

Date: September 2014

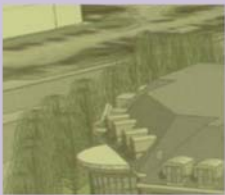
Land West of Chesterton

Landscape and Visual Appraisal

Prepared by
CSa Environmental Planning

On behalf of
Taylor Wimpey UK Ltd

Report No: **CSa/2325/01**



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	Date	Prepared by	Authorised by	File Ref
DRAFT	08.05.14	RC	CA	2325/01
Rev A	15.09.14	RC	CA	2325/01a

Report No: CSa/2325/01a

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1.0 INTRODUCTION

Background

- 1.1 CSa Environmental Planning has been appointed by Taylor Wimpey UK Ltd to undertake a landscape and visual appraisal of land west of Chesterton, Oxfordshire. The findings of this appraisal have informed the preparation of an outline planning application for residential development.
- 1.2 The Site currently comprises two agricultural fields north west of Green Lane. It lies adjacent to the existing village at the south western edge of the settlement.
- 1.3 This appraisal describes the existing landscape character and quality of the Site and its visual characteristics. The report then goes on to discuss the development proposals and any potential landscape or visual impacts on the wider area.

Methodology

- 1.4 This appraisal is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in March 2014. The weather on the day of the site visit was overcast clearing to sunny spells and visibility was generally good.
- 1.5 In landscape and visual impact appraisals, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from any residential properties, but also from public rights of way and other areas with general public access). This report therefore considers the potential impact of development on both landscape character and visibility. The methodology utilised in this appraisal is contained in **Appendix G** at the rear of this document.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 SITE CONTEXT

Site Context

- 2.1 The Site comprises two fields, one arable and one pastoral located at the south western edge of the village of Chesterton. It is bound to the north by allotments; to the east by properties at The Woodlands and Fortescue Drive; to the south by a mature tree line and arable fields and to the west by an unnamed road and Bicester Country Club.
- 2.2 The existing village of Chesterton follows the linear layout of Alchester Road where the original village centre is located. The village bounds the site to the north and east, with Bicester Country Club located to the west.
- 2.3 Bicester town is located approximately 5 minutes drive from the Site along the route of the A41, with the M40 located a short distance to the west providing connections to London, Oxford and Birmingham.
- 2.4 Adjacent to the northern boundary, is an area of allotments, beyond the allotments, approximately 85m from the northern boundary, are the dwellings at Orchard Rise and Banks Furlong.
- 2.5 The Chesterton Conservation Area is located at the eastern edge of the settlement with an extension proposed to include land north of the existing designation and east of Alchester Road. The Conservation Area boundary and proposed extension area is shown on the Heritage Plan at **Appendix D**.

National Landscape Character

- 2.6 The Character Map of England' (a national appraisal of landscape character by the Countryside Agency (now Natural England)) identifies the settlement at Chesterton as lying within the Upper Thames Clay Vales character area (Area 108).
- 2.7 The Character Map describes the Upper Thames Clay Vales as a broad belt of open, gently undulating lowland farmland on Upper Jurassic clays containing a variety of contrasting landscapes. The valley bottoms, with open floodplain landscapes, display gravel workings and flooded pits, a regular and well-ordered field pattern, willow pollards and reedbeds along the water courses. The vales of Oxfordshire are dominated by 18th century enclosure landscapes of small woods and hawthorn/blackthorn hedges and the brick-built buildings within the vales reflect the widespread use of the local clay as a building material.

County Landscape Character

- 2.8 Oxfordshire County Council has undertaken the Oxfordshire Wildlife and Landscape Study ('OWLS') which divides the county into regional character areas, which are further sub-divided in landscape character types. The site falls into the Upper Thames Vale character area and the Clay Vale landscape type.
- 2.9 The key characteristics of the Clay Vale are described as a flat, low lying landscape with mixed land uses dominated by pastureland with small to medium sized hedged fields. Streams and ditches tend to be densely tree-lined and dominated by pollarded willows and poplars. Villages in the area tend to be small to medium sized and nucleated in form.

Statutory and Non-Statutory Designations

- 2.10 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that neither the Site, nor the landscape adjoining it, is covered by any statutory designations for landscape character or quality.

Conservation Area and Listed Buildings

- 2.11 There are no listed buildings within or adjacent to the Site. The majority of the listed buildings in Chesterton can be found within the Conservation Area. The western edge of the Conservation Area is located approximately 130 metres from the eastern edge of the site. From the northern field there is a very occasional, glimpsed view of a rooftop within the Conservation Area or a glimpsed view of the village Church tower, although this is not a tall or prominent feature. Accordingly, the proposals will have little effect on the character or setting of the Conservation Area.

Scheduled Monuments

- 2.12 There are no Scheduled Monuments within the Site or within 1km of the Site boundary.

Tree Preservation Order

- 2.13 There are no Tree Preservation Orders ('TPO') on any trees within or at the boundaries of the Site. This was confirmed by email from Cherwell District Council on 27 March 2014. There are however a number of TPOs on a small parcel of land a short distance from the south eastern corner of the site.

3.0 LANDSCAPE POLICY CONTEXT

Local Policy

- 3.1 Cherwell District Council ('CDC') have prepared their Local Plan in accordance with the National Guidance set out in the National Planning Policy Framework ('NPPF'). The Submission Local Plan was submitted to the Secretary of State for approval in January 2014. Until such time as this Local Plan is formally adopted, the saved policies contained in the adopted Cherwell Local Plan (1996) remain relevant in so far as they are consistent with the NPPF. In addition, the Council published the non-statutory Local Plan in September 2011, which although not formally adopted has been approved as an interim document prior to completion of the new development plan.

Adopted Local Plan (1996)

- 3.2 **Saved Policy C7** states that development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape. Development will be required to take account of changes in level or slope, not protrude above prominent ridges or skylines, not detract from important views and not expand out of any valley or depression which confines present development.
- 3.3 **Saved Policy C14** states that in exercising its development control functions the council will normally accept opportunities for countryside management projects where:
- i) All important trees, woodland and hedgerows are retained;
 - ii) The ecological value of the site will not be reduced; and
 - iii) New tree and hedgerow planting using species native to the area is provided.
- 3.4 **Saved Policy C17** states that the Council will seek to secure enhancements on the urban fringe through tree and woodland planting in connection to new development.

Non-Statutory Local Plan

- 3.5 **EN34 Landscape Character** states that the Council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would;
- i) Cause undue visual intrusion into the open countryside;
 - ii) Cause undue harm to important natural landscape features and

topography;

iii) Harm the setting of settlements, buildings, structure or other landmark features; or

iv) Harm the historic value of the landscape.

3.6 **EN35 Landscape Character** states that the Council will seek to retain woodlands, trees, hedgerows, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.

3.7 **EN36 Landscape Enhancement** states that the Council will seek opportunities 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.

Cherwell Submission Local Plan 2006-2031

3.8 **Saved Policy C14** is retained within the new Local Plan. Similarly, **Draft Policy ESD 13: Local Landscape Protection and Enhancement** reiterates the objectives of **Policy EN36** as set out above.

3.9 **Policy ESD 15: Boundaries to Growth** states that proposals for development on the edge of the built up area must be carefully designed and landscaped to soften the built edge of the development and assimilate it into the landscape by providing green infrastructure that will positively contribute to the rural setting of the towns. Existing important views of designated or attractive landscape features will need to be taken into account. Proposals will also be considered against the requirements of Policy ESD 13.

4.0 SITE DESCRIPTION AND VISIBILITY

- 4.1 The Site lies on the south western edge of Chesterton, north west of Green Lane and immediately east of an unnamed road. The Site is broadly rectangular in shape with the northern boundary lying adjacent to existing allotments; the eastern boundary adjacent to housing at Fortescue Drive and The Woodlands; the southern boundary is defined by mature trees and arable fields; and the western boundary by an unnamed road and Bicester Country Club golf course. The key characteristics of the Site are shown on the aerial photograph at **Appendix B** and the photographs at **Appendix C**.

Vegetation and Boundary Conditions

- 4.2 The Site comprises two fields, of which the majority of the existing vegetation is contained at the Site boundaries. The exception to this is the wooden post and rail fence which divides the two fields along which are scattered shrubs / remnant sections of hedgerow (**Photograph 09**). The southern field is being used for arable agriculture and the northern field is currently being grazed by sheep. Access to both of the fields is via the unnamed road to the west (**Photograph 18**).
- 4.3 The western boundary is contained by a mature hedgerow, and the occasional tree (**Photograph 04**) with access into the Site approximately half way along. The hedgerow along the southern section of the Site is mature and has been heavily managed with the hedgerow to the northern section of the boundary taller, behind which are a number of small agricultural sheds.
- 4.4 The southern boundary consists of mature, outgrown hedgerow and trees which border a further agricultural field to the south (**Photograph 03**). The eastern boundary also consists of mature trees and scrub with close board garden fencing along the boundary to the rear gardens of properties at The Woodlands and Fortescue Drive (**Photograph 07**).
- 4.5 The northern boundary of the Site is made up of a wooden post and rail fence with scattered scrub along the eastern half and a laid hedgerow along the western half (**Photograph 14**).

Landscape Quality

- 4.6 The Site comprises two fields bound by a road and Bicester Country Club to the west, allotments and the village of Chesterton to the north and east and agricultural fields to the south. It is influenced by its proximity to the existing housing at The Woodlands, Fortescue Drive and Orchard Rise. Overall, the landscape is considered to be of medium quality.

Topography

- 4.7 The Site topography broadly reflects the generally flat landform of the surrounding landscape. The Site lies at approximately 75 metres Above Ordnance Datum ('AOD') throughout.
- 4.8 Beyond the Site to the west the land rises slightly to approximately 95 metres AOD, approximately 2km from the Site. To the north the land remains at approximately 75 metres AOD before falling away slightly towards the town of Bicester. The land to the south and east also falls away fractionally to a level of 70-65 metres AOD towards the village of Wendlebury and the A41.

Visibility

- 4.9 An appraisal of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the aerial photograph at **Appendix B** and the photographs contained in **Appendix C**.
- 4.10 From our appraisal it is apparent that views of the Site are extremely limited, by virtue of the well vegetated landscape and generally flat topography. The key views of the Site are described in the tables contained in **Appendix F** and are summarised below.

Near distance views

- 4.11 The principal near distance views are those from the adjoining area of allotments and from adjoining residential properties at The Woodlands and Fortescue Drive to the east and at the nearby Orchard Rise and Banks Furlong to the north.
- 4.12 There are approximately 6 properties at The Woodlands and Fortescue Drive whose rear gardens abut the eastern boundary of the Site. These views are very heavily filtered by the existing line of mature trees and shrubs along the eastern Site boundary, with occasional glimpsed view from upper storey windows (**Photograph 02**).
- 4.13 Approximately 18 dwellings at Banks Furlong and Orchard Rise (**Photograph 05**) lie adjacent to the allotments that abut the northern boundary. These dwellings are a mix of bungalows and 2 storey dwellings, with a small number of the 2 storey dwellings obtaining views of the Site from first floor windows between areas of vegetation at the allotment boundary.
- 4.14 An informal footpath runs along the eastern edge of the allotment site into an area of informal open space. From this location (**Photograph 23**) there are partial views of the Site through gaps in the existing vegetation.

- 4.15 From the unnamed road that runs adjacent to the Site's western boundary (**Photographs 19 and 20**) clear views are only available at the open access point into the field. Transient views from those passing the Site are limited by the existing mature hedgerow. Partial views over the hedgerow into the interior of the Site will be visible from those walking along the road.

Middle distance views

- 4.16 From the public footpath at Bicester Country Club (**Photograph 25**) views of the Site are prevented by the intervening, landscaped golf course and the mature vegetation at the golf club's eastern boundary.
- 4.17 From the road that leads into Little Chesterton, south east of the Site, views across the fields towards houses at Green Lane are apparent and the occasional glimpsed view of a dwelling at the Woodlands (**Photograph 26**). Views of the Site, however, are limited by the intervening areas of existing vegetation.
- 4.18 From the southern end of the unnamed road that runs adjacent to the western boundary, (**Photograph 24**) views of the site are limited to those of the vegetation at the southern Site boundary.
- 4.19 From public vantage points further east and south views of the Site are prevented by intervening vegetation and topography.
- 4.20 From the Chesterton Conservation Area views of the Site are prevented by the intervening built form outside of the Chesterton Conservation Area designation. If the proposed extension to the Conservation Area is adopted, views of the Site will still be unavailable as a result of existing, intervening built development and vegetation at the Site boundaries.
- 4.21 Views from further east and north are precluded by intervening vegetation, development and the nature of the local topography.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 In the following section the suitability of the Site to accommodate the proposed development is assessed against a series of landscape criteria. This appraisal has informed the preparation of the Illustrative Masterplan and Landscape Strategy contained at **Appendix F** and **E** respectively. The proposals will provide a residential development, associated landscaping and infrastructure.

5.2 The key landscape principles as shown on the Landscape Strategy are summarised below:

- New vehicular access will be provided from unnamed road to the west of the Site;
- Retention and enhancement of the majority of trees and hedgerows at the boundaries of the Site;
- Retention of the existing hedgerows to the southern section of the western boundary in order to respect the existing character of the route;
- Retention of the existing vegetation at the eastern boundary in order to provide a sensitive setting for the existing residential properties;
- Retention of the existing hedgerow at the northern boundary and to provide new additional landscaping to soften and filter views from the existing properties at Orchard Rise and Banks Furlong and the allotments;
- Provision of new open space in the north western area of the Site, including new shrub and tree planting;
- Provision of drainage basins, as part of a sustainable drainage system in the northern open space and south eastern area of open space, planted with new trees and shrubs.
- Provide a pedestrian connection to the existing informal open space north of the Site at the eastern edge of the allotments; and
- New tree and shrub planting within the residential area and open space.

5.3 In the following section a brief commentary is made on the effects of developing the site against a series of landscape criteria.

Relationship to the Existing Urban Area

- 5.4 The proposed development area is well related to the existing urban area of Chesterton, with housing at the Woodlands and Fortescue Drive adjoining the Site to the east. Existing dwellings at Orchard Rise and Banks Furlong are located a short distance from the northern boundary with the allotments located in between. The existing, mature vegetation to the Site boundaries and in particular, the mature tree belt to the edge of Bicester Country Club and the existing mature vegetation to the southern Site boundary, provide a strong sense of containment to the wider landscape and a robust edge to development in this direction.

Impact on landscape features

- 5.5 The majority of the existing vegetation is contained at the Site boundaries and should not therefore pose a constraint to development at the Site. Vegetation will be retained as part of the layout of the Site, although some vegetation may be lost in order to facilitate access. In addition, the vegetation located along the fenceline, which divides the Site in two, will be lost in order to facilitate a coherent and well thought out masterplan. Notwithstanding this, any losses can be replaced and additional areas of new planting can be provided within the development.

Public rights of way

- 5.6 There are no public rights of way which cross the Site. The informal footpath that runs along the eastern side of the allotments can remain along its current alignment. Any views will be from a relatively short section of the footpath and will be filtered by the existing vegetation at the Site boundaries.

Visibility

- 5.7 The visibility of the Site has been considered in the preceding section. This appraisal found that the Site is only visible from a limited number of viewpoints, typically from adjoining dwellings and the unnamed road at the western boundary. Significantly, the containment provided by the existing vegetation at the Site boundaries and the urban area, the topography and the vegetated nature of the surrounding landscape largely prevents views from the wider area. A summary of the key visual effects is set out on the tables contained in **Appendix G**.

East

- 5.8 There will be a small number of heavily filtered views of the development from approximately 6 properties at The Woodlands and Fortescue Drive. The site layout has sensitively addressed this by providing an appropriate set back distance between the new and existing properties and through the provision of open space in the south eastern corner of the Site. The retention of the

existing vegetation at this boundary will also reduce opportunities to view the proposed development.

- 5.9 From further east there are opportunities for views of the existing dwellings at Green Lane on the edge of Chesterton but opportunities to view the Site are limited by the existing vegetation within the landscape.

North

- 5.10 Adjacent to the northern boundary is an area of allotments, from which there will be relatively open views of development at the Site. These views are already influenced by the proximity of the existing housing and new landscaping adjacent to the northern boundary of the Site will soften views of the proposals.

- 5.11 There are approximately 18 dwellings at Orchard Rise and Banks Furlong which abut the allotment site at the northern boundary. These dwellings are a mix of bungalows and two storey houses, of which a small number of the two storey dwellings have partial views into the Site over and between areas of existing vegetation. A small number of partial views will remain, however they will be seen over the existing allotments and can be partially mitigated by additional landscaping at the northern boundary, such that any effects are not considered to be significant.

South

- 5.12 The mature, existing vegetation at the southern Site boundary prevents the majority of views of the Site. From the southern end of the road running adjacent to the western Site boundary, on the approach into the village, views of the Site are of the existing vegetation at the southern boundary. The southern boundary vegetation will be retained as part of the proposed development, retaining a robust edge to the village and filtering views of development.

- 5.13 From further south, views of the development will be prevented by the nature of the topography and intervening vegetation.

West

- 5.14 The existing tree belt to the edge of Bicester Country Club, limits views of the Site from further afield and also provides a robust edge to the proposed development. Transient views of the Site from vehicles will be prevented by the existing hedgerow at the western boundary but there will be opportunities to see the interior of the Site over the hedgerow by pedestrians. Any effects can be mitigated by additional landscaping adjacent to the boundary of the Site.

- 5.15 From further west, views of the Site are prevented by intervening vegetation and the nature of the topography.

Landscape Character and Quality

- 5.16 As discussed in the previous section, the Site does not carry any statutory designations for landscape, scientific or nature conservation interest.
- 5.17 The Site is well related to the existing urban edge of Chesterton and would form a logical extension to the village with built form reaching no further southwards than existing development at The Woodlands and no further eastwards than existing development at Banks Furlong. The existing, mature vegetation to the Site boundaries and to Bicester Country Club form a robust edge to the settlement and to further expansion in this direction. The proposals, therefore, would complement the existing pattern of development in the settlement and would not impact on the setting of the wider landscape.

Compliance with Planning Policy and Landscape Guidance

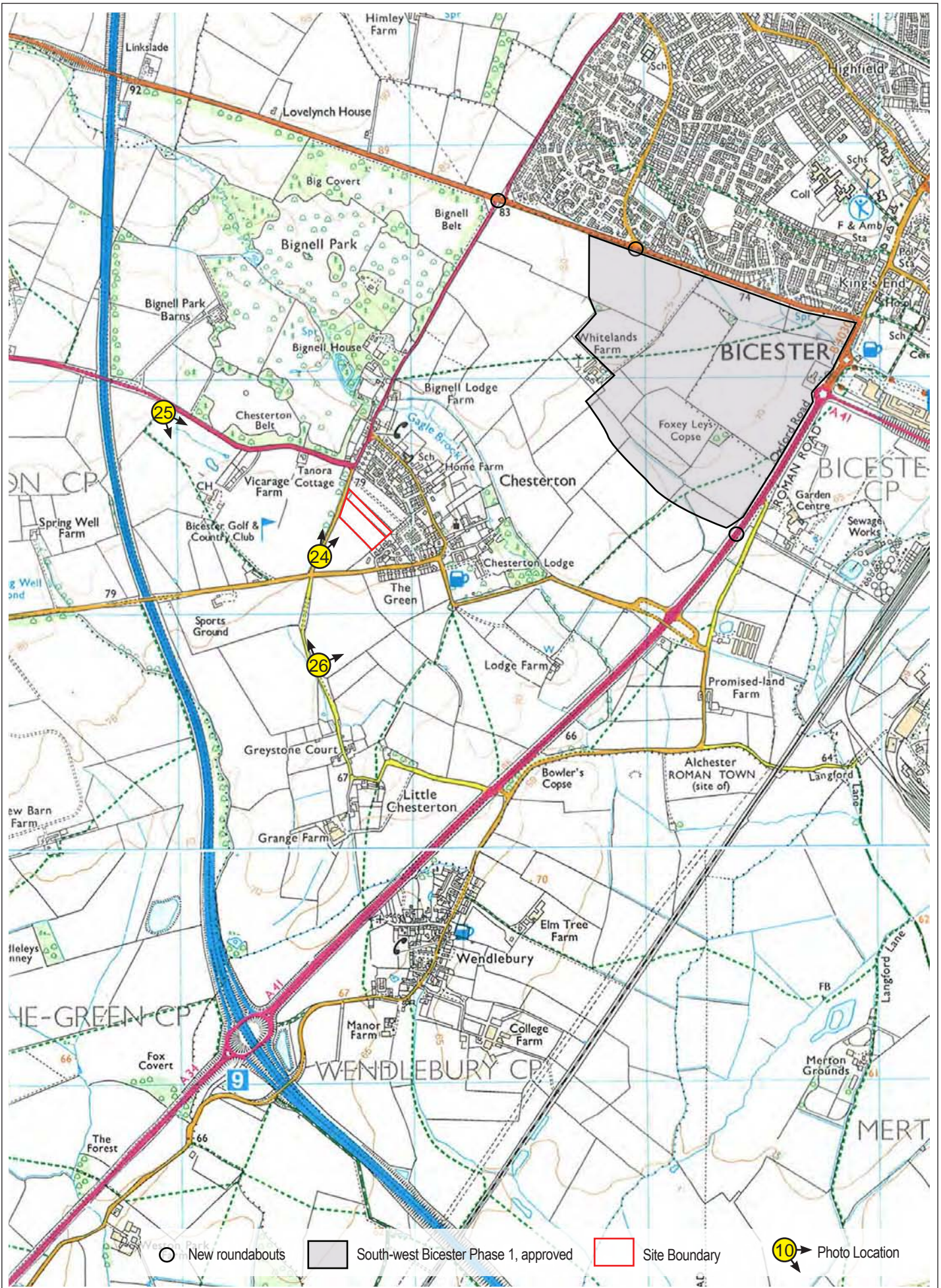
- 5.18 The Landscape Strategy Plan demonstrates how an appropriate development can be accommodated at the edge of the settlement, which respects the scale and amenity of the surrounding residential area; is well contained in views and will not impact on the setting of any heritage assets; retains the majority of the existing landscape features, and makes provision for new landscape planting. As a result the proposals will not contradict any policies within Cherwell District Council's Adopted Local Plan or Submission Local Plan.

6.0 CONCLUSION

- 6.1 The Site lies at the south western edge of Chesterton, Oxfordshire, immediately west of the existing dwellings at The Woodlands and Fortescue Drive. It is the subject of an outline planning application which will provide residential development, associated landscape planting and infrastructure.
- 6.2 The Site is not subject to any statutory or non-statutory designations for landscape quality, scientific or nature conservation interest.
- 6.3 In terms of visibility, the Site is only visible from a small number of instances, being generally well contained by the almost flat and well vegetated surrounding landscape and by existing mature vegetation at the majority of the Site boundaries. It is well related to the existing urban area of Chesterton and lies in close proximity to the village centre.
- 6.4 In conclusion, subject to the adoption of the measures described in Section 5 and shown on the Landscape Strategy Plan at **Appendix E**, it is considered that the Site can be developed without harm to the wider landscape, and in a manner consistent with existing pattern of development at Chesterton.

Appendix A

Location Plan
CSa/2325/101



 <p>Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 5NT t 01462 743647 f 01462 743648 e ashwell@csaenvironmental.co.uk</p>	Project	Land west of Chesterton, Oxfordshire	Date	March 2014	Drawing Number	CSa/2325/101
	Title	Location Plan	Scale	Not to Scale	Revision	-
	Client	Taylor Wimpey UK Ltd	Drawn	RC	Checked	CA

Appendix B

Aerial Photograph
CSa/2325/100



Project	Land west of Chesterton, Oxfordshire
Title	Aerial Photograph
Client	Taylor Wimpey UK Ltd

Date	March 2014		
Scale	Not to Scale		
Drawn	RC	Checked	CA

Drawing Number	CSa/2325/100
Revision	-

Appendix C

Photographs
CSa/2325/103



Photograph 01



Photograph 02

Project	Land west of Chesterton, Oxfordshire	Date	April 2014		Drawing Number	CSa/2325/103	
Title	Photosheets	Drawn	RC	Checked	CA	Revision	-
Client	Taylor Wimpey UK Ltd						

Dwellings at The Woodlands

Southern Site Boundary



Photograph 03

Hedgerow to south western boundary

Fenceline separating the two fields



Photograph 04



Photograph 05



Photograph 06

Project	Land west of Chesterton, Oxfordshire	Date	April 2014		Drawing Number	CSa/2325/103	
Title	Photosheets	Drawn	RC	Checked	CA	Revision	-
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South western boundary

Dwellings at The Woodlands



Photograph 07

Southern boundary

Hedgerow at south western boundary

Dwellings at Orchard Rise

Fenceline separating the two fields



Photograph 08

Hedgerow at south western boundary

Trees to Bicester Country Club

Fenceline separating the two fields



Photograph 09

Fenceline separating two fields

Northern boundary



Photograph 10



Photograph 11



Photograph 12

Project	Land west of Chesterton, Oxfordshire
Title	Photosheets
Client	Taylor Wimpey UK Ltd

Date	April 2014
Drawn	RC
Checked	CA

Drawing Number	CSa/2325/103
Revision	-

Fenceline separating two fields



Photograph 13

Fenceline separating two fields

Allotments

Northern boundary



Photograph 14



Photograph 15



Photograph 16

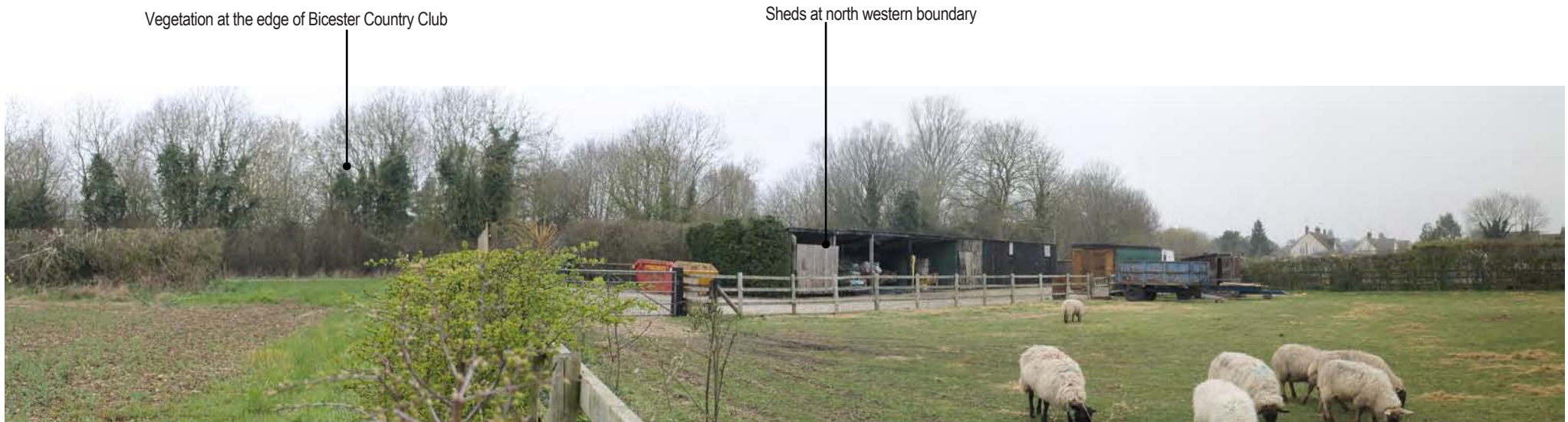
Project	Land west of Chesterton, Oxfordshire
Title	Photosheets
Client	Taylor Wimpey UK Ltd

Date	April 2014		
Drawn	RC	Checked	CA

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Photograph 17



Photograph 18

Project	Land west of Chesterton, Oxfordshire	Date	April 2014	Drawing Number	CSa/2325/103
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Photograph 19



Photograph 20

Project	Land west of Chesterton, Oxfordshire	Date	April 2014	Drawing Number	CSa/2325/103
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Photograph 21



Photograph 22

Project	Land west of Chesterton, Oxfordshire	Date	April 2014		Drawing Number	CSa/2325/103	
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Photograph 23



Looking north towards Chesterton. Photograph 24

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View from public footpath looking towards the Site. Photograph 25



overlap

Dwellings at The Woodlands

Dwellings on the southern side of Green Lane



overlap


Views from lane into Little Chesterton, south east of the Site. Photograph 26

Appendix D

MAGIC Map Extract with Heritage Information
CSa/2325/102



- Site Boundary
- Ancient Monument
- Registered Park and Garden
- Ancient Woodland
- Chesterton Conservation Area
- Chesterton Conservation Area - Proposed extension
- Listed Buildings
 1. Thatcover, Grade II
 2. Church of St. Mary, Grade I
 3. Ivy Cottage, Grade II
 4. Manor Farm House, Grade I
 5. 4 Tubbs Lane
 6. 6 Tubbs Lane
 7. Chesterton Lodge
 8. Bridge north of Chesterton Lodge, Grade I
 9. Oxford Lodge
 10. Stables and Coach House at Chesterton Lodge

 <p>Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 5NT t 01462 743647 f 01462 743648 e ashwell@csaenvironmental.co.uk</p>	Project	Land west of Chesterton, Oxfordshire	Date	March 2014	Drawing Number	CSa/2325/102
	Title	MAGIC Map Extract with Heritage Information	Scale	Not to Scale	Revision	-
	Client	Taylor Wimpey UK Ltd	Drawn	RC	Checked	CA

Appendix E

Landscape Strategy Plan
CSa/2325/108

1 Main Distributer Road

Objectives

- Establish lines of trees to create strong landscape features within the key primary streetscape
- Develop an open character to the main street with wide grass verges

Indicative Species for Avenue Trees:

Indicative Species	Common name	Size	Root Condition
Corylus colurna	Turkish Hazel	18-20cm girth	CG
Carpinus betulus 'Frans Fontaine'	Hornbeam	18-20cm girth	CG
Tilia cordata 'Greenspire'	Lime	18-20cm girth	CG



Residential Landscaping

Objectives:

- Plant new street trees to provide structure and create focal points within the development; and
- New tree and ornamental shrub planting within landscaped parcels to soften the built form, including species known for wildlife value, such as Cherry, Birch, Lavender and Viburnum, as described in 'Plants for Wildlife Friendly Gardens' produced by Natural England.




6 Soakage Depression

Objectives

- Create a large, predominantly dry, shallow depression to provide additional overland drainage capacity in peak conditions.
- Plant isolated parkland trees and wetland style thicket to provide shade and interest, utilising species tolerant of potentially seasonally wet conditions.

Indicative Species	Common Name	Supply Size	Root Condition
Alnus glutinosa	Alder	60-80cm	BR
Betula pubescens	Downy Birch	60-80cm	BR
Corylus avellana	Hazel	60-80cm	BR
Cornus sanguinea	Dogwood	40-60cm	3L Container
Crataegus monogyna	Hawthorn	60-80cm	BR
Salix fragilis	Crack Willow	60-80cm	BR
Salix cinerea	Gray Willow	60-80cm	BR
Viburnum opulus	Guelder Rose	60-80cm	BR

Wet Meadow Mix
EM8 'Wet meadow mix' by Emorsgate Seeds Ltd or equal and approved



5 LAP Play Area

Objectives

Create a dedicated play space will be provided for children aged under 5 years old that will provide a safe space for play and running around. Adult seating will be provided and the space will be enclosed by railings with gated access.

Suggested play provision:

- Multi-play unit offering climbing and sliding set in wetpour safety surfacing;
- Carved timber features set in grass;
- A wetpour surfaced area with small play structures;

All equipped LAP will be located at least 10 metres away from the nearest habitable room of the proposed dwelling.




2 Native Hedgerow Buffer

Objectives

Reinforce existing hedgerow with new native infill planting along the boundary to provide natural enclosure to the north / northeast. Relax management of hedgerow to allow existing planting to form wide native hedgerows providing screening and a robust boundary to the development. Hedgerow trees to be planted intermittently along length of boundary.

Indicative Species	Common Name	Size(cm)	% Mix
Corylus avellana	Hazel	45-60	20
Crataegus monogyna	Hawthorn	45-60	30
Ilex aquifolium	Holly	45-60	10
Prunus spinosa	Blackthorn	45-60	20
Rosa canina	Dog rose	45-60	10
Viburnum opulus	Guelder Rose	45-60	10



Hedgerow Trees

Indicative Species	Common Name	Supply Height(cm)	Girth(cm)
Acer campestre	Field Maple	200-250	8-10
Quercus robur	Oak	200-250	8-10
Prunus avium	Wild Cherry	200-250	8-10

3 Public Open Space

Objectives

- Incorporating new tree planting and structured shrub planting to provide a robust edge to the new development and softening views from neighbouring houses
- Establish areas of informal wildflower meadow, incorporating groups of parkland trees.
- Introduce mowing regime to encourage development of more diverse grass sward for benefit of wildlife and increase species diversity through introduction of native wildflower species into the meadow mix
- Incorporate new areas of native thicket shrubs with limited high canopy trees to form small copses within the long grassland areas to add visual interest and cover for wildlife.
- Meadow areas to provide additional habitat and cover for reptiles
- Create new informal mown grass footpaths to provide dog walking routes.

Parkland Trees

Indicative Species
Quercus robur
Tilia cordata
Sorbus aucuparia



Structural Shrub Mix with High Canopy Trees

Indicative Species	Common Name	Height(cm)	Root condition	% Mix
Betula pendula	Silver Birch	125-150	BR	10
Prunus avium	Wild Cherry	125-150	BR	10
Sorbus aucuparia	Rowan	125-150	BR	10
Understorey				
Cornus alba	Dogwood	125-150	BR	20
Corylus avellana	Hazel	125-150	BR	20
Ilex aquifolium	Holly	125-150	C	10
Ligustrum vulgare	Privet	125-150	BR	10
Viburnum opulus	Guelder Rose	125-150	BR	10

Structural Shrub Mix

Indicative Species	Common Name	Height(cm)	Root condition	% Mix
Berberis atropurpurea	Berberis	30-40	3L	20
Cornus alba 'Sibirica'	Dogwood	30-40	3L	20
Colinus corymbosa		40-60	3L	10
Escallonia 'Donard Radiance'		30-40	3L	20
Genista lydia		30-40	3L	10
Ligustrum japonicum		40-60	3L	10
Ilex aquifolium 'JC vonToll'	Holly	40-60	3L	10

Meadow Mix
EM2 'Standard meadow mix' by Emorsgate Seeds Ltd or equal and approved

4 Lanes

Objectives

- Residential units softened by abundant shrub planting and ornamental hedgerows to the outer edge of the private drive
- Tree planting to compliment the existing leafy character of the development and its setting
- Carriageway surface-dressed to provide an intimate residential character adjacent to the countryside edge



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LEGEND

- Application boundary
- Existing Trees / Vegetation

Softworks

- Structural Native Shrubs with High Canopy Trees
- Structural Native Shrubs
- Wetland Thicket
- Extra-Heavy Standard Trees / Advanced Nursery Stock
- Street / Garden Trees
- Half-standard Trees
- Ornamental Hedge Planting
- Native Hedge Planting
- Ornamental Shrub Planting
- Amenity Grass
- Wildflower Meadow Mix
- Wet Wildflower Meadow Mix
- Great Crested Newt Hibernacula

Revision/Date	By	Description

C&A environmental planning
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Project: Land west of Chesterton, Oxfordshire
Title: Landscape Strategy
Client: Taylor Wimpey UK Ltd

Scale @ Size: 1:500@ A1
Date: Sept 2014
Drawing Number: C&A/2325/108

Drawn: AB
Checked: CA
Revision: -

Appendix F

Illustrative Masterplan



-  Proposed New Access
-  Proposed Footpath
-  Illustrative Paths
-  Existing Vegetation
-  Proposed Planting
-  Infrastructure
-  Development
-  Front Gardens / Footpaths
-  Buildings
-  Potential Location for Play Area
-  Water Balancing Facility

0m 20 40 60m
scale 1:1000

LAND AT CHESTERTON, OXFORDSHIRE - ILLUSTRATIVE MASTERPLAN - (1:1000 A3)

September 2014

Appendix G

Landscape and Visual Effects Tables

LANDSCAPE EFFECTS

Direct effects on landscape features	Existing Conditions	Mitigation	Magnitude of Change	Landscape Effect
Hedgerows	The majority of the existing hedgerows at the Site boundaries can be retained although there may be some losses as a result of the proposed access. The shrubs and hedgerow dividing the Site will be lost in order to facilitate a cohesive layout.	The existing hedgerows will be reinforced and any losses can be replanted and will benefit from enhanced management.	Low	Slight adverse. Although short sections of hedgerow may be lost in order to facilitate the development, this can be compensated for by new planting and improved management.
Trees	The majority of existing trees are located at the peripheries of the Site, mostly at the southern and eastern boundaries.	The trees at the boundaries of the Site can be retained as part of the proposals and benefit from improved management and new tree and shrub planting within the development will benefit the Site.	Low	Slight beneficial. Retaining the existing trees will help to assimilate the development into the wider landscape. New tree planting will add to the existing tree cover and provide species diversity and varied age structure.
Public Rights of Way	There are no public footpaths within the Site.	None required.	Neutral	Neutral

Indirect effects on landscape	Quality & Sensitivity	Existing Conditions	Proposals	Magnitude of Change	Landscape Effect
Landscape Character of Immediate Area	Medium	The Site comprises two arable fields divided by a wooden fence. The majority of the existing vegetation is contained to the peripheries of the Site and can be retained as part of the layout. It is influenced by its proximity to the existing urban area of Chesterton to the north and east.	The Site is contained by development to the east and to the north and new housing would not be incongruous in this location. The Site is well contained by existing vegetation to the south, east and west.	Medium	Slight adverse. Any effects will be localised and limited to the proximity of the Site and there would be no material effect on the setting of the immediate landscape.
Landscape Character of Wider Area	Medium	The Site is visually separated from the wider countryside by topography and the existing mature vegetated boundaries of the Site to the south, east and west.	Development at the Site can retain the existing mature vegetation at the boundaries as part of a coherent and well thought out scheme. The retention of this vegetation will help to contain the Site from the wider countryside.	Medium/Low	Slight adverse. Any effects will be limited to the proximity of the Site, with existing and new vegetation containing the Site from the wider landscape and causing no material effect on the setting of the wider countryside.
Cumulative Effects	Phase 1 of new development at the south west of Bicester is approved and the approximate extent of the development is shown on the location plan at Appendix A. However there is no inter-visibility between the Site and the approved development and will not cause any cumulative effects. There are no other known cumulative effects likely to result from the development.				

VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect
Views from Road into Little Chesterton (Photograph 26)	Low	Views are prevented by the existing vegetation at the eastern boundary and intervening vegetation along Green Lane.	None required.	Neutral	Neutral
Views from the approach along unnamed Road adjacent to western boundary (Photograph 24)	Medium/ Low	Views on the approach to the Site and the village are of the existing, managed vegetation at the southern boundary.	There will be filtered, transient views of the Site from the road, but these views will be limited by the existing vegetation at the southern boundary. More open views of the development will be available to pedestrians.	Low	Insignificant. Heavily filtered views of the proposed development will be seen from this location through existing and new landscaping.
View from public footpath to the west (Photograph 25)	Medium	Views from the public footpath over Bicester Country Club golf course towards the Site. Views are prevented by the existing tree belt at the eastern boundary of the golf course.	None required.	Neutral	Neutral
Properties at Banks Furlong and Orchard Rise	Medium	Approximately 18 properties back onto the allotment site that abuts the northern boundary and some of the properties have views of the Site from their rear first floor windows.	New planting at the northern Site boundary will help to reduce the views available from these properties. The existing properties are set back from the Site by the allotments and by vegetation at the perimeter.	Medium	Slight adverse. There will be some loss of visual amenity from a small number of properties, however they are well set back from the proposed development and new planting as part of the proposals will also help to reduce effects on the visual amenity.
Views from public footpath to the north east (Photographs 23)	Medium	There are partial views of the Site from the public footpath to the north east. Views are screened in part by existing vegetation.	There will be heavily filtered views of the proposed housing through the existing vegetation and new planting at the northern boundary of the Site.	Low	Slight adverse. Housing would be most visible where there is a gap in the existing vegetation, however new planting at the northern boundary will filter views with any effects diminishing as the planting matures.
Views from Chesterton Conservation Area	High	Views are prevented by the intervening built development outside the Conservation Area and existing vegetation.	None	Neutral	Neutral
Views from properties	Medium	The rear gardens of approximately 6	The retention of the existing planting will	Medium	Slight adverse. The proposals

<p>at The Woodlands and Fortescue Drive</p>		<p>properties back onto the eastern Site boundary. These views are very heavily filtered by the existing mature vegetation at the eastern boundary.</p>	<p>continue to restrict views into the Site. Appropriate set back distances as part of the proposals will also help to protect the amenity of these properties.</p>		<p>will, in the majority, be screened by the existing vegetation at the eastern boundary and with sensitive design of the proposals at the eastern Site boundary the amenity of the existing properties will be protected.</p>
<p>Residential Amenity</p>	<p>Medium</p>	<p>There are views into the Site from the housing served off Banks Furlong and Orchard Rise, from approximately 18 properties.</p> <p>There are views into the site from the housing served off The Woodlands and Fortescue Drive, from approximately 6 properties.</p>	<p>Development will be visible, mainly from first floor windows, and partially screened by vegetation.</p> <p>Development will be heavily filtered by mature vegetation at the eastern boundary.</p>	<p>Medium</p>	<p>Some loss of outlook from these properties but normal privacy distances will be met or exceeded.</p>

Appendix H

Methodology

CSa Methodology for Landscape and Visual Appraisals

- M1 In landscape and visual appraisal, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but substantial visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the appraisal should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which (for appraisals of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'Landscape Character Assessment, Guidance for England and Scotland, 2002', to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:-

- (i) *existing land use;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *the scope for mitigation, which would be in character with the existing landscape; and*
- (v) *the value placed on the landscape.*

- M4 There is a strong inter-relationship between landscape/townscape quality and sensitivity as high quality landscapes/townscapes usually have a low ability to accommodate change.
- M5 For the purpose of our appraisal, landscape/townscape quality and sensitivity has been combined and is assessed using the criteria in Table LE1. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:

'The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'

- M7 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial or adverse.
- M10 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:-
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- Mitigation & Residual Effects**
- M17 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.

- M18 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-time and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and once any landscape mitigation has had an opportunity to establish.
- M19 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M20 The appraisal concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate the text is supported by tables which summarise the sensitivity of the views/landscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M21 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M22 In carrying out landscape appraisal it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND SENSITIVITY

	Very High	High	Medium	Low
Description of the Landscape/Townscape	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park or Area of Outstanding National Beauty</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p>Sensitivity: A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Sensitivity: A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Sensitivity: A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Sensitivity: A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.</p>

Footnote:
 1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Table LE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Total loss of or severe damage to key characteristics, features or elements.				
		Partial loss of or damage to key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	
					No loss or alteration of key landscape/townscape characteristics, features or elements

Table LE 3 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Neutral
Description of the Effect	<p>The proposals are damaging to the landscape/townscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting; • will be damaging to a high quality or highly vulnerable landscape/townscape; • cannot be adequately mitigated. 			
		<p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape; • are visually intrusive and will adversely impact on the landscape/townscape; • not possible to fully mitigate; • will have an adverse impact on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. 		
			<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape; • will impact on certain views into and across the area; • cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape; • affect an area of recognised landscape/townscape quality. 	
				<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/townscape; • avoid being visually intrusive and adversely affecting the landscape/townscape; • maintain or improve existing landscape/townscape character.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day.</p> <p>Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas.</p> <p>Non-motorised users of minor or unclassified roads in the countryside.</p> <p>Visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Dominating changes over all or most of the view(s).					
	Major changes over a large proportion of the view(s).					
	Major changes over a small proportion of the view(s).					
	Minor changes over a large proportion of the view(s).					
	No discernable change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Insignificant	Neutral
Description of the Effect	The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity.					
	The proposals would not significantly change the view but would still be discernible.					
	No change in the view.					

Footnote:
 1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.