



ENVIRONMENTAL STATEMENT

VOLUME 2

**APPENDIX 13.6 – SCHEDULE OF LIKELY
VISUAL EFFECTS**

APPENDIX 13.6 SCHEDULE OF LIKELY VISUAL EFFECTS

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 1a: VIEW FROM THE A4095 ALONG THE NORTH EASTERN BOUNDARY OF THE SITE Receptors: Road Users Direction of View: South West Grid Reference: E:455024, N:221871 AOD +83m	This view is taken from the A4095 along the north eastern boundary of the Site, north west of the proposed Site access point and represents the sequential view along the A4095. The view is dominated by the road corridor of the A4095. As shown, the vegetation along the Site's boundary comprises a mixture of unmanaged hedgerow and trees and is set back from the edge of the road by a narrow section of grass verge, which broadens further along the road toward the eastern corner of the Site. Views towards the Site are heavily filtered in summer but there are occasional glimpses through boundary vegetation in winter.	Value Views from the A4095 are transient and the boundary vegetation of the Site contributes to the rural intimate character of the road. However, there are no landscape or cultural designations associated with this view and they are considered to be of local value at most. Therefore, the value is considered to be Low .	Road Users: Low
		Susceptibility Vehicles travel along the road at a relatively high speed and appreciation of wider landscape is of limited importance to their journey. Views along the A4095, for the most part, are channeled and framed by roadside vegetation, with views to development of the Site likely to be heavily filtered or reduced to glimpses. For road users, the susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase There would be temporary views of construction traffic and filtered views of other activities at ground level within the Site, along with filtered views of taller elements such as cranes and emergence of new built form through existing boundary vegetation – with a clear but oblique fleeting view and at the break in current boundary vegetation where the new Site access is proposed. This addition would alter a relatively small proportion of the current view, with views of the remaining road corridor unaffected. Therefore, during construction, the magnitude of impact is considered to be Medium Adverse .	EFFECT Road users: Direct Temporary Short Term Minor Adverse
		Operation Phase (Year 0) <u>Daytime</u> At completion, as illustrated by the wireline provided at Appendix H , views of the new built form would be largely screened in summer and heavily filtered in winter along most of the road. There would be a fleeting open view through to the car park and entrance façade at the new access point, along with heavily filtered oblique views of the car park. These visual effects are indirect due to the direction of travel. The magnitude of impact is considered to remain as Medium Adverse . <u>Night time</u> Proposed lighting will be concentrated to areas of the Site around the new buildings and car park, these would be screened / filtered by the existing vegetation along the north eastern boundary and blocks of retained woodland to the northern part of the Site. There may be glimpses of this additional light in the winter months, along with a minor increase in sky glow. Overall, the magnitude of impact at night is considered to remain as Medium Adverse .	Road users: Direct Temporary Short Term Minor Adverse
Operation Phase (Year 15) <u>Daytime</u> In the long term, new planting proposed along the north eastern boundary of the Site would be establishing well, significantly screening and softening views of the new built form, particularly when viewed across the proposed northern parkland. Additional trees and hedgerows in and around the car park would reduce views of the car park and buildings to heavily filtered glimpses, with a fleeting view of the well designed vista to the port cochere at the entrance. At Year 15, the magnitude of impact is considered to improve to Low Adverse . <u>Night time</u> Perception of the scheme would remain as the daytime, with improved screening / filtering of lighting. Overall, the magnitude of impact remains Low Adverse .	Road users: Direct Permanent Long Term Negligible		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY	
VIEWPOINT 1b: VIEW FROM FOOTPATH 161/6/10, NORTHERN END WITHIN BICESTER GOLF COURSE Receptors: PROW users Direction of View: South Grid Reference: E:454903, N:222380 AOD +85m	This is taken from the northern end of the footpath 161/6/10. The view looks into the existing golf course with man-made small scale undulating landform and groups of trees providing layers of intervening vegetation. To the west, the existing vegetation along the north eastern boundary of the Site screens views of the wider landscape beyond. This viewpoint is located within the Site.	Value There are no landscape or cultural designations associated with this view. People walking along the footpath pass through the busy golf course with views of the wider landscape significantly restricted. Therefore the value is considered to be Medium .	PROW users: Medium	
		Susceptibility The footpath is not clearly signed and is seldom used (if at all, according to golf course staff). Therefore, their susceptibility to development of the Site is considered to be Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase The PROW would be closed during construction however, given its current lack of use, the magnitude of impact is considered to be Low Adverse .	PROW users Direct Temporary Short Term Minor Adverse	
Operation Phase (Year 0) <u>Daytime</u> At completion, the footpath would be diverted along the southern boundary of the Site however, the public would be permitted entrance into the newly created Northern Parkland, where the landscape setting of this amenity route would be more in character with the surrounding landscape outside the Site, forming an improvement on the current views. Receptors are likely to experience partial and filtered views of the new built form and landscaped car park, albeit screened and softened by existing retained woodland from the former golf course. Existing boundary vegetation will be mostly retained and incorporated into the new Northern Parkland and surrounding boundaries, also helping to offer a green backdrop and contain the Proposed Development. On balance, given the improvements to the landscape setting in the northern part of the Site, with large built form set within retained areas of existing vegetation, the magnitude of impact is considered to be Low - Medium Adverse . <u>Night time</u> Use of the current PROW at night is considered unlikely. There would be no lighting proposed through the Northern Parkland, so its use after dark is also considered unlikely. Proposed lighting will be concentrated to areas of the Site around the new buildings and car park, which would be partly screened / filtered by retained woodland in the Northern Parkland. Given the unlikely use of this area after the hours of darkness, overall the magnitude of impact is considered to be Low Adverse .	PROW users: Direct Temporary Short Term Minor Adverse			
Operation Phase (Year 15) In the long term, new planting proposed within the Northern Parkland and around building / car park will have established sufficiently to offer a mature landscape setting for the scheme, softening views of the Proposed Development. At Year 15, the magnitude of impact is considered to improve to Very Low Adverse . <u>Night time</u> As for Year 0, limited use of this area during the hours of darkness is likely to constrain perception of visible lighting, with establishment of additional vegetation further reducing the magnitude of the night time impact to Very Low Adverse .	PROW users: Direct Permanent Long Term Negligible to Minor Adverse			

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 2: VIEW FROM BRIDGE ALONG THE A4095 OVER THE M40 Receptors: Road Users Direction of View: South East Grid Reference: E:454676, N:222011 AOD +87m	This view is taken from an elevated position looking south east toward the Site and wider vale landscape. The M40 cuts through the centre of the view, along the eastern alignment of which lies the Site. The M40 lies in cutting at this point, with the banks adjacent to the Site planted with mixed deciduous and coniferous trees – that is reinforced by planting along this boundary within the Site - forming a strong physical and visual barrier. Views of the Site are therefore limited to glimpses through and above existing vegetation. The viewpoint also demonstrates the relatively low lying vale landscape that is cut through and influenced by this major transport infrastructure. Views from this bridge are relatively open as it passes over the M40, albeit vegetation alongside the A4095 before and after the view is more substantial and constrains views out across the landscape (see Viewpoint 1a).	Value The landscape here is substantially influenced by the M40, there is no landscape or cultural designation associated with the view and it is considered to be of local value at most. Therefore, the value is considered to be Low .	Road users Low
		Susceptibility Vehicles travel along the road and cross the bridge at a relatively high speed and appreciation of wider landscape is of limited importance to their journey. Views of development on the Site are likely to be heavily filtered or screened by the existing boundary vegetation with only the upper extent of the new built form is visible. For road users, the susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase There would be temporary direct views of the higher construction activities / plant / cranes, above the existing tree line. Ground level construction work would be largely screened. This addition would alter a small proportion of the current view and would be seen beyond the existing busy M40 as an oblique and fleeting view from vehicles passing over the bridge. Therefore, during construction, the magnitude of impact is considered to be Low Adverse .	EFFECT Road users: Direct Temporary Short Term Minor Adverse
		Operation Phase (Year 0) <u>Daytime</u> At completion, as illustrated by the photomontage provided at Appendix H , receptors are likely to experience partial and fleeting filtered view of the upper extent / roofline of new built form – with existing vegetation along the western edge of the Site providing strong screening and containment of the Proposed Development. These visual effects are indirect due to the direction of travel. The magnitude of impact is considered to be Low Adverse . <u>Night time</u> The additional lighting generated from the Proposed Development will be largely screened by the retained woodland vegetation along the western boundary, and will only result in a very small addition to the current visual baseline. There may be an increase in sky glow and negligible oblique glimpses of illuminated surfaces through vegetation in winter. Overall, the magnitude of impact at night is considered to remain as Low Adverse .	Road users: Direct Temporary Short Term Minor Adverse
Operation Phase (Year 15) <u>Daytime</u> In the long term, also as illustrated by the photomontage provided at Appendix H , the existing vegetation alongside the western boundary will have matured further, raising the height of the vegetated skyline and further limiting views of the development roofline. New planting to the northern and western boundaries - along with substantial planting in the Northern Parkland - will also contribute to the reduction in views of the Proposed Development. At Year 15, the magnitude of impact is considered to improve to Neutral - Very Low Adverse . <u>Night time</u> As for Year 0, minimal changes from the daytime – with further establishment of planting reducing the likely glimpses of lighting on the Proposed Development. Overall, the magnitude of night time impact would reduce to Very Low Adverse .	Road users: Direct Permanent Long Term Neutral - Negligible		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 3: VIEW FROM PUBLIC FOOTPATH 161/6/10 CLOSE TO THE SOUTHERN BOUNDARY OF THE SITE Receptors: Walkers Golf Course and Hotel visitors Direction of View: North West Grid Reference : E:455093, N:221525 AOD +80m	This view is taken from the public footpath that runs across the Site, close to the southern boundary of the Site. The view comprises the existing golf course with its locally undulating landform and trees scattered throughout. There is a pond located to the right of the view. In the distance, boundary vegetation along the M40 and the A4095 is partially visible, constraining the outlook to the wider landscape beyond. The viewpoint also represents the existing land use and landscape features within the Site.	Value There are no landscape or cultural designations associated with this view. People walking along the footpath pass through the busy golf course with no views of the wider landscape. Therefore, the value is considered to be Medium . Users of the Bicester Golf Course, Hotel and Spa have a proprietary interest in their views, with the current setting forming part of their experience, albeit of a man made and undesignated landscape, therefore their value is also considered to be Medium .	All receptors: Medium
		Susceptibility The footpath is not clearly signed and is seldom used (if at all, according to golf course staff). Therefore, their susceptibility to development of the Site is considered to be Low . Golf Course and Hotel users will have a range of direct and/or partial views of development on the Site, over a short distance. Their activities involve a degree of appreciation of the surrounding landscape, which in this case, is formed by the setting of golf course with very limited relationship to the wider landscape. Therefore, their susceptibility is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction receptors would experience direct views of construction activity and plant, in the middle ground, to a large proportion of the view and resulting in a strong degree of contrast. The magnitude of change is considered to be High Adverse .	EFFECT All receptors: Direct Temporary Short Term Moderate - Major Adverse
		Operation Phase (Year 0) <u>Daytime</u> At completion, a large graded bund (up to 4m above existing ground levels) would be provided along the northern edge of the current 10 th Fairway (to the near side of the nearest trees running across the horizontal centre line of Viewpoint photo 3), planted with new woodland. The remaining foreground grassland, trees and ponds will be largely retained and incorporated into an area of new open space, offering layers of screening and quality landscape setting, significantly filtering views of the new built form. The bund would screen views of the service road and yards to the rear of the resort. Views of built form above the bunding would remain, partly screened by retained vegetation in summer but only lightly filtered in winter. There would also be filtered views of the car park to the far right of the view. The magnitude of impact is considered to be Medium Adverse <u>Night time</u> Proposed bunding will assist in screening views of lighting to the service yard but lighting from hotel new rooms and the car park will remain, contrasting with the current views of the relatively dark golf course. Areas of retained vegetation will help to filter the lighting from the lower floors of the built form and car park. Overall, the magnitude of impact will increase at night to Medium - High Adverse .	All receptors: Direct Temporary Short Term Moderate Adverse
Operation Phase (Year 15) <u>Daytime</u> In the long term, establishment of new woodland planting on the bund along the 10 th Fairway would assist in softening and filtering views of the Proposed Development, particularly in the summer months. Coniferous species are proposed within the broadleaved woodland mix, to reflect current planting elsewhere on the golf course, so the screening function would be enhanced in the winter months. Extensive tree and hedgerow planting will have established within the car park, significantly reducing views of parking and built form of the development beyond. The retained and supplementary planting along both western and north eastern boundaries would offer a robust backdrop to the new built form. The nature of views would be of a well landscaped leisure park, for which the magnitude of change is considered to reduce to Low Adverse . <u>Night time</u> During the night, establishment of woodland vegetation along the 10 th Fairway bund and extensive car park planting would also reduce the perception of visible lighting. An increase in sky glow will remain however, the magnitude of impact at night is also considered to reduce to Low Adverse .	All receptors: Direct Permanent Long Term Minor Adverse		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p>VIEWPOINT 4:</p> <p>VIEW FROM BRIDGE ALONG GREEN LANE OVER THE M40</p> <p>Receptors: Road users</p> <p>Direction of View: North</p> <p>Grid Reference: E:454841, N:221066</p> <p>AOD +77m</p>	<p>This view is taken from an elevated position looking north towards the Site, across the M40 corridor and fields to the south of the Bicester Golf Course.</p> <p>The M40 cuts through the centre of the view, along the eastern alignment of which lies the Site. The M40 lies in cutting at this point, with the banks adjacent to the Site planted with mixed deciduous and coniferous trees. The highway, gantries and other infrastructure of the M40 serve as detracting features in the view.</p>	<p>Value Views along Green Lane are transient and the boundary vegetation along both sides of the lane contribute to its rural intimate character. At the bridge over the M40, views are relatively open but are degraded considerably by the M40 and associated infrastructure. There is no landscape or cultural designation associated with the view and it is considered to be of local value at most. Therefore, the value is considered to be Low.</p> <p>Susceptibility Vehicles travel along the lane and cross the bridge at a relatively high speed and appreciation of the wider landscape is of limited importance to their journey. There would be views of development on the Site as a result of the relatively open southern boundary however, this would be a fleeting oblique glimpse at the bridge crossing only, with no further views from further east of west of the bridge due to the enclosure of vegetation alongside the lane. For road users therefore, susceptibility is considered to be Medium.</p>	<p>Road Users: Medium</p>
	<p>To the south of the Site lie the Bicester Golf Club Hotel and Spa, which includes an area of tennis courts, car park and a large 'barn style' building containing a fitness club. A linear lake is being excavated alongside the M40, the earthworks of which are evident on the Viewpoint 4 photograph at Appendix D.</p> <p>Vegetation alongside the M40 is limited along the area to the south of the 'barn style' fitness club, allowing views across the motorway and into the Site.</p>	<p>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</p> <p>Construction Phase There would be temporary oblique fleeting views of the taller construction activities / plant / cranes and emerging built form, above the existing buildings associated with the Golf Course Hotel and Spa. Ground level construction work would be largely screened from view. Early earthworks would include the creation of a bund rising up to 4m along the south boundary of the Site, which would also assist in screening views of ground floor works. Construction works would alter a small to medium proportion of the current oblique view, with views of the remaining road corridor remaining unaffected. Views would also be seen beyond the existing busy M40 corridor and current construction work to the immediate south west of the Site. Therefore, during construction, the magnitude of impact is considered to be Medium Adverse.</p>	<p>EFFECT</p> <p>Road users: Direct Temporary Short Term Minor – Moderate Adverse</p>
	<p>Blocks of woodland vegetation and trees on the Site contribute to a wooded skyline.</p> <p>Views along Green Lane, to the east and west of the bridge, are enclosed by tall vegetation along both sides of the lane (which can be seen to the right side of the Viewpoint 4 photograph), with no views out over the wider landscape.</p>	<p>Operation Phase (Year 0) <i>Daytime</i> At completion, as illustrated by the photomontage provided at Appendix H, there would be oblique fleeting views of the new built form, particularly the waterpark building and external sections of slides. Existing vegetation retained along the southern and western edges of the Site would help to screen and soften views of the Proposed Development. The retained and supplementary planting along the western boundary and within the Northern Parkland would offer a robust backdrop to the new built form. However, new planting will not be sufficiently mature to provide the intended screening function, leaving the upper extent of buildings visible. The magnitude of impact is considered to remain Medium Adverse.</p> <p><i>Night time</i> Proposed lighting will be visible in areas around the service yard and car park, with lighting in hotel room windows picking out the form of the building. This lighting will be partly screened by the new bund and retained vegetation along the western and southern boundaries, resulting in oblique fleeting views over moving car headlights and tail lights on the M40. There may also be a minor increase in sky glow. Given the influences by the lighting resources as listed above, the prominence of the Proposed Development is considered to be similar in night time and day time views, with the magnitude of impact remaining as Medium Adverse.</p>	<p>Road users: Direct Temporary Short Term Minor – Moderate Adverse</p>
		<p>Operation Phase (Year 15) <i>Daytime</i> In the long term, establishment of new woodland planting on the bund along the 10th Fairway would assist in softening and filtering oblique fleeting views of the Proposed Development, particularly in the summer months. Coniferous species are proposed within the broadleaved woodland mix, to reflect current planting elsewhere on the golf course, so the screening function would be enhanced in the winter months. The retained and supplementary planting along the western boundary and within the Northern Parkland would offer a robust backdrop to the new built form. The majority of proposed built form would be well screened in summer and heavily filtered in winter. The top extent of rooflines may remain visible, but would be seen in the context of the existing golf course club / hotel and associated car park. The magnitude of impact is considered to improve to Low Adverse.</p> <p><i>Night time</i> During the night, establishment of woodland vegetation along the 10th Fairway would also reduce the perception of visible lighting. An increase in sky glow will remain however, the magnitude of impact at night is also considered to improve to Low Adverse.</p>	<p>Road users: Direct Permanent Long Term Minor Adverse</p>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p>VIEWPOINT 5:</p> <p>VIEW FROM JUNCTION BETWEEN THE A4095 AND THE HALE</p> <p>Receptors: Residents Road Users Visitors to Conservation Area</p> <p>Direction of View: West</p> <p>Grid Reference E:455759, N:221637</p> <p>AOD +79m</p>	<p>This view is taken at the very western corner of the Chesterton Conservation Area at the junction between the A4095 and The Hale.</p> <p>The view is dominated by the T-junction. The A4095 runs from the centre of the view and curves away from the village of Chesterton, seen to the far right of the view. The southern half of the existing Bicester Golf Course is located to the south west of the junction and is enclosed by dense boundary vegetation. The Site lies in the distance, beyond the southern half of the golf course and is not visible from this location in summer or winter views (due to the extent of vegetation on the boundaries and throughout the southern 9 holes of the golf course).</p>	<p>Value Residential receptors, adjacent to the A4095 have a proprietary interest in their views, therefore their value is considered to be High.</p> <p>The A4095 aligns with the western corner of the Chesterton Conservation Area. Travelling along the road, the vehicular users experience changes in views from a rural country lane to a more distinctive village setting. Therefore, the value is considered to be High.</p> <p>For visitors to the Chesterton Conservation Area, their value is considered to be High.</p> <p>Susceptibility The extent of intervening vegetation across the southern 9 holes of the golf course significantly constrain views of the Site, which is unlikely to influence views from this location and distance, therefore their susceptibility is considered to be Low.</p>	<p>All receptors</p> <p>Medium</p>
	<p>This viewpoint also represents the setting to this edge of the Chesterton Conservation Area. It is clear that there are very limited opportunities for views of the wider landscape from this location.</p>	<p>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</p> <p>Construction Phase Construction activities are unlikely to be discernible from this viewpoint due to the significant screening provided by the vegetation along the boundaries of and within the remaining 9 holes of the golf course. There may be views of construction traffic along the A4095, therefore the magnitude of change is considered to be Negligible Adverse.</p>	<p>EFFECT</p> <p>All Receptors</p> <p>Direct Temporary Short Term Negligible</p>
		<p>Operation Phase (Years 0 & 15) At completion, as illustrated by the wireline provided at Appendix H, there would be no views of the Proposed Development. The magnitude of change is considered to be Neutral.</p>	<p>All Receptors</p> <p>Neutral</p>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p>VIEWPOINT 6:</p> <p>VIEW FROM BRIDGE ALONG THE B4030 OVER THE M40</p> <p>Receptors: Road Users</p> <p>Direction of View: South</p> <p>Grid Reference E:454700, N:223318</p> <p>AOD +90m</p>	<p>This view is taken from the B4030 bridge over the M40, further north of the Site than the A4095 over-bridge.</p> <p>From this elevated position, the view comprises a relatively flat landscape through which the M40 cuts, with Bignell Park presenting a wooded character to the east (left) of the motorway. To the west (right) of the M40, less vegetation coverage allows views out over agricultural fields in the middle distance.</p>	<p>Value Views from the B4030 are transient and the roadside vegetation of the Site contributes to the rural intimate character of the road. There are no landscape or cultural designations associated with the view and the landscape is influenced considerably by the M40. Therefore, the value is considered to be Low.</p>	<p>Road users Low</p>
	<p>The Site is barely visible from this location.</p>	<p>Susceptibility Vehicles travel along the road and cross the bridge at a relatively high speed and appreciation of wider landscape is of limited importance to their journey. Views of development on the Site are likely to be very limited from this location, therefore their susceptibility is considered to be Low.</p>	
	<p>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</p> <p>Construction Phase & Operation Phase (Years 0 & 15) <i>Daytime & Night time</i> Views of construction activities and completed built form would be barely discernible at this distance, representing only a very limited proportion of the distant view, glimpsed obliquely from the road - above and amongst intervening vegetation (see wireline at Appendix H). Given the distance and influence on such a very limited proportion of the view, the magnitude of change is considered to be Very Low Adverse.</p>	<p>Road users Negligible</p>	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT 7: VIEW FROM THE CROSSING OF PUBLIC FOOTPATH 161/11/10 AND BRIDLEWAY 297/1/20 Receptors: Walkers Horse Riders Direction of View: South East Grid Reference E:453734, N:222908 AOD +95m	This is taken within the landscape to the west of the M40. The view is dominated by the agricultural field enclosed by hedgerows with occasional hedgerow trees. This view also illustrates some of the key characteristic features in the local landscape such as large scale arable fields, gappy hedgerows, lightly undulating landform. The Site is not visible from this location.	Value The footpath lies within the local landscape, which is not designated in terms of landscape or cultural value, therefore, the value of these views is considered to be Medium .	OVERALL SENSITIVITY All Receptors Low
		Susceptibility People walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> Views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral .	EFFECT All Receptors Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 8: VIEW FROM PUBLIC FOOTPATH 161/11/10 Receptors: Walkers Visitors to Middleton Park Direction of View: South East Grid Reference E:453335, N:222564 AOD +95m	This view is taken along the edge of Middleton Park, a Grade II Registered Park and Garden. The view comprises a large arable field situated on gently rising landform and is enclosed by hedgerow that is gappy in places. Hedgerow trees or field trees are very limited, with only a few seen in the middle distance. The Site is not visible from this location.	Value The footpath lies on the edge of Middleton Park, a Registered Park and Garden, which is of national importance, therefore, the value of this view is considered to be Very High .		All Receptors Medium
		Susceptibility People walking along the footpath or visiting the Middleton Park are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> Views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation, variations in topography and the distance to the Proposed Development. The magnitude of change is considered to be Neutral .		All Receptors Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
<p>VIEWPOINT 9:</p> <p>VIEW FROM FOOTPATH 404/15/10 TO THE NORTH OF NEW BARN FARM COMPLEX</p> <p>Receptors: Walkers Residents</p> <p>Direction of View: North East</p> <p>Grid Reference E:454533, N:220055</p> <p>AOD +72m</p>	<p>This is taken within the landscape to the west of the M40. The foreground view is dominated by a small pasture field to the centre and right with the New Barn Farm complex and a private tennis court to the left. To the far right corner, there is a deep man made ditch forming the field boundary. In the middle ground, there are direct views of an adjacent airfield. Beyond the airfield, a small poplar plantation is prominent against the skyline.</p>	<p>Value The footpath lies within the local landscape, which is not designated in terms of landscape or cultural value, therefore, the value of this view is considered to be Medium.</p> <p>Residents have a proprietary interest in their views; therefore, their value is considered to be High.</p>	<p>Residents: Medium PRoW users: Low</p>
	<p>This view also demonstrates the open vale landscape to the south or south east of the Site.</p>	<p>Susceptibility People walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low.</p>	
	<p>The Site is not visible from this location.</p>	<p>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</p> <p>Construction Phase & Operation Phase (Years 0 & 15) <i>Daytime & Night time</i> As illustrated by the wireline provided at Appendix H, views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral.</p>	<p>EFFECT</p> <p>All Receptors Neutral</p>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT 10: VIEW FROM FOOTPATH 161/8/10 Receptors: Walkers Direction of View: North West Grid Reference E:456769 N:220452 AOD +65m	This view is taken from the south of the A41. The foreground view is comprised of a small scale pasture field, which is enclosed by boundary hedgerows and a good number of large mature hedgerow trees. There are filtered views of the Wendlebury Road to the left. To the centre in the distance, there are partial views of a continuous line of vegetation which denotes the transport corridor of the A41. The Site is not visible from this location.	Value The footpath lies within the local landscape, which is not designated in terms of landscape or cultural value, therefore, the value of this view is considered to be Medium .	Walkers Low
		Susceptibility People walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> As illustrated by the wireline provided at Appendix H , views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral .	
		Walkers Neutral	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT 11: VIEW FROM FOOTPATH 404/15/10 NEAR WESTON-ON-THE-GREEN Receptors: Walkers Direction of View: North East Grid Reference E:456769 N:220452 AOD +72m	The view is dominated by a large scale, open, and flat arable field enclosed by frequently gappy hedgerows. To the very left corner lies a small plantation. In the distance to the centre of the view, a poplar plantation forms a prominent feature. To the right, there are a few hedgerow trees screening views further afield. This views also demonstrates the relatively flat vale landscape that lies to the south of the Site. The Site is not visible from this location.	Value The footpath lies within the local landscape, which is not designated in terms of landscape or cultural value, therefore, the value of this view is considered to be Medium .	Walkers Low
		Susceptibility People walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> Views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral .	EFFECT Walkers Neutral

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT 12: VIEW FROM LONG DISTANCE ROUTE 270/2/20 ON THE EDGE OF KIRTLINGTON PARK Receptors: Walkers Visitors to Kirtlington Park Direction of View: North East Grid Reference E:451823 N:219412 AOD +75m	This view is taken from eastern edge of Kirtlington Park, a Grade II Registered Park and Garden. The view is dominated by an open arable field on the edge of Kirtlington Park. The landform is relatively flat or gently undulating. The public footpath is seen cutting through the centre of the field. To both far and right corners, the short sections of woodland planting along the eastern boundary of Kirtlington Park can be seen on the edge of the photograph. In the distance, a continuous tree belt forms the horizon and denotes the location of Gallos Brook. The Site is not visible from this location.	Value The long distance route is located on the edge of Kirtlington Park, a Registered Park and Garden, which is of national importance, therefore, the value of this view is considered to be Very High .	All Receptors Medium
		Susceptibility People walking along the footpath or long distance route are likely to be focused on the landscape and enjoyment of the surrounding landscape forms an important part of their journey however, they have no views of the Site and would have no views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> Views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral .	
		All Receptors Neutral	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT 13: VIEW FROM PUBLIC FOOTPATH 161/11/10 TO THE EAST OF CHESTERTON FIELDS FARM Receptors: Walkers Visitors to Listed Buildings Direction of View: South East Grid Reference E:451823 N:219412 AOD +92m	This view is taken from eastern edge of Chesterton Fields Farm at the end of public footpath 161/11/10. The view comprises a small / medium sized agricultural field situated on a relatively flat landform and enclosed by hedgerows with hedgerow trees. The public footpath cuts through the field leading to the distant edge. The vegetation along M40 is also visible in the background. The Site is not visible from this location.	Value The footpath lies within the local landscape, which is not designated in terms of landscape or cultural value, therefore, the value of this view is considered to be Medium . The Barn, located approximately 40 metres north west of Chesterton Fields Farmhouses, is designated as Grade II Listed Building. The value of views from the Barn are considered to be High .	OVERALL SENSITIVITY Walkers Low Visitors to Listed Buildings Medium
		Susceptibility People visiting the listed building and walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms an important part of their journey / setting. However, enclosed by the boundary hedgerows, this agricultural field is relatively contained, combined with the dense structural planting within the M40 corridor, there would be no views of the nature of development proposed. Therefore, their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase & Operation Phase (Years 0 & 15) <u>Daytime & Night time</u> Views of construction activities and of the completed development would not be perceived at this distance, due to the extent of intervening vegetation and the distance to the Proposed Development. The magnitude of change is considered to be Neutral	EFFECT All Receptors Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 14a: VIEW FROM ACCESS POINT TO BIGNELL PARK Receptors: Road users Direction of View: South Grid Reference E:454843, N:221968 AOD +87m	This view is taken from the A4095 at the access point to Bignell Park, a private estate containing Bignell Park Barns, a private residential property and business park on a former farm complex. The view is dominated by the road corridor of the A4095 as it slopes away gently from the viewpoint. As shown, the vegetation along the both sides of the A4095 comprises a mixture of hedgerow and trees, set back from the edge of the road. Views towards the Site are heavily filtered in summer but there are occasional glimpses through boundary vegetation in winter.	Value The boundary vegetation of the Site contributes to the rural intimate character of the A4095, as seen from the access point to Bignell Park. There are no landscape or cultural designations associated to the view. Therefore, the value is considered to be Low .		Road users Low
		Susceptibility Vehicles travel along the road at a relatively high speed and those entering Bignell Park will be focused upon the approach to the junction, so appreciation of the wider landscape is of limited importance to their journey. Views along the A4095, for the most part, are channeled and framed by roadside vegetation, with views to development of the Site likely to be heavily filtered or reduced to glimpses. For road users, the susceptibility is considered to be Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		Construction Phase There would be temporary views of construction traffic and filtered views of other activities at ground level within the Site, along with filtered views of taller elements such as cranes and emergence of new built form through existing boundary vegetation – with a clear but oblique fleeting view and at the break in current boundary vegetation where the new Site access is proposed. This addition would alter a relatively small proportion of the current view, with views of the remaining road corridor unaffected. Therefore, during construction, the magnitude of impact is considered to be Medium Adverse .
Operation Phase (Years 0 & 15)		Daytime As illustrated by the wireline provided at the Appendix H , views of completed scheme would be largely screened in summer and heavily filtered in winter, due to the extent of existing vegetation retained to the northern and eastern parts of the Site. The existing rural character of the A4095 will be largely retained and reinforced with additional planting. Additional planting in the Northern Parkland would also substantially limit views of the proposed built form once established. The magnitude of change is considered to be Low Adverse . Night time Proposed lighting will be concentrated to areas of the Site around the new buildings and car park, these would be screened / filtered by the existing vegetation along the north eastern boundary and blocks of retained woodland to the northern part of the Site. There may be glimpses of this additional light in the winter months (reducing substantially once additional vegetation has matured), along with a minor increase in sky glow. Overall, the magnitude of impact at night is considered to remain as Low Adverse .	Road users Direct Permanent Short to Long Term Negligible	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 14b: VIEW FROM BIGNELL PARK BARNs Receptors: People at work Residents Direction of View South West AOD +86m	This view was assessed at the northern end of the driveway into Bignell Park Barns and its junction with the driveway of the adjacent residential properties. Views from this location are dominated by the parkland style landscape of Bignell Park, which is well contained by its boundary vegetation and enjoys a good level of tranquility. Bignell Park Barns comprises a small business park, located in a central area of Bignell Park, with the buildings set around a courtyard green. Buildings along the western edge have relatively open views across the park towards the west/south west boundaries, where extensive mature vegetation prevents views out toward the wider landscape. The residential properties that lie adjacent to the business units are also located in the central part of Bignell Park. However, the orientations of the dwellings and extent of nearby intervening vegetation substantially limits views to the south west, in the direction of the Site.	Value There are no landscape or cultural designations associated with the view. Bignell Park is well maintained and presents a distinctive parkland character to the local landscape. However, the park is privately owned with no public access. Occupiers of Bignell Park are considered to have a proprietary interest in their views, therefore the value of their view is considered to be High .	All receptors Medium
		Susceptibility Given the extent of woodland along the southern edge of the park and along the A4095, there would be very limited opportunity for views of the nature of development proposed, with potential for some heavily filtered glimpses in the winter months. Therefore, the susceptibility of these views is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase There is potential for temporary views of construction activities, limited to taller elements such as cranes seen over the canopies of existing boundary vegetation. This addition would only alter a very small proportion of the current view, seen in the distance. Therefore, during construction, the magnitude of impact is considered to be Low Adverse .	All receptors Direct Temporary Short Term Minor Adverse
Operation Phase (Years 0 & 15) <u>Daytime</u> Views of the Proposed Development will be screened in the summer and heavily filtered in the winter months, due to the extent of the existing woodland belt along the edge of Bignell Park, combined with retained and reinforced vegetation along the A4095. Additional planting in the Northern Parkland and within the proposed car park will also help to limit views especially in the winter months. Overall, the magnitude of impact is considered to be Very Low Adverse . <u>Night time</u> Screening provided by layers of existing and proposed vegetation would limit views of additional lighting to potential occasional glimpses in the winter months before the establishment of new planting, with existing vegetation likely to screen any views of lighting in summer months. Once new planting reaches maturity, there are unlikely to be any glimpses of additional lighting. There would be a minor increase in sky glow, but perceived in the context of the adjacent lighting of the existing golf course / spa hotel and Chesterton. Overall, the magnitude of the night time impact is also considered to be Very Low Adverse .	All receptors Direct Permanent Short to Long Term Negligible		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 15: SINGLE TRACK ROAD TO THE NORTH OF LITTLE CHESTERTON Receptors: Road users Direction of View: North West Grid Reference E:455585, N:220756 AOD +70m	This view is taken from the single track road that runs in a north-south direction to the north of Little Chesterton. Views from the road are open to the west, over a medium sized agricultural field situated on a relatively flat area of landform. The single track lies to the far right of the view and is enclosed by hedgerow and hedgerow trees to the right. To the middle ground, the field is enclosed by a continuous line of hedgerow with hedgerow trees, which bound the southern edge of the Bicester Sports Association. Beyond the vegetation, there are filtered views of the existing changing buildings and rugby goal posts within the Bicester Sports Association. In the distance, the canopies of plantation to the north east of an Airfield to the west of the M40 are visible to the left of the view. The Site is situated to the right of the view, beyond the vegetated horizon, and is not visible from this location.	Value Views from this location are relatively open due to the lack of roadside vegetation. This leads to a quick glance of the nearby landscape when travelling north from the village, albeit with views of the wider landscape prevented by vegetation in the middle distance. There are no landscape or cultural designations associated with the view. Therefore, the value is considered to be Low .	Road users: Low	
		Susceptibility For people travelling along the road, an appreciation of the wider landscape is of limited importance to their journey. Views of the nature of development proposed will be heavily filtered by existing intervening vegetation with potential for views of only the very limited upper extents of new built form at most. Therefore, susceptibility of these views is considered to be Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase & Operation Phase (Year 0) <u>Daytime</u> As illustrated by the wireline provided at Appendix 13.H , views of construction activities and of the completed building would be barely discernible at this distance, representing only a very limited proportion of the distant view if at all, glimpsed above and amongst intervening vegetation. Given the distance and influence on such a limited proportion of the view, the magnitude of change is considered to be Very Low Adverse . <u>Night time</u> The Proposed Development will be situated behind the remaining golf course, hotel and spa, which are lit by a number of different lighting sources including flood lighting for the tennis courts, street lighting for car park and directional lighting for the buildings. Given the distance and additional sky glow from Chesterton, the lighting generated from the Proposed Development will only result in a very small addition above that already perceived. Overall, the magnitude of impact at night would also be Very Low Adverse .	Road users: Direct Temporary Short Term Negligible	
		Operation Phase (Year 15) <u>Daytime</u> In the long term, following the establishment of planting proposed to the south of the new built form (elevated on new mounding), combined with further maturing of existing planting, the Proposed Development would become well screened, improving the magnitude of change to Neutral . <u>Night time</u> As for Year 0, minimal changes from the daytime, overall, the magnitude of night time impact would also be Neutral .	Road users: Neutral	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		
VIEWPOINT 16: VIEW FROM SPRING WELL FARM Receptors: Residents Direction of View: North East Grid Reference E:454427, N:221373 AOD +80m	This view is taken from the private drive leading to Spring Well Farm, to the east of an existing barn. The view looks into a small pasture field (left and centre) and a paddock (right), separated by a short section of hedgerow. Landform slightly rises away from the viewpoint and the outlook is enclosed by a continuous line of hedgerow, which also forms a vegetated horizon. The Site is not visible from this location.	Value There are no landscape or cultural related designations associated with the view. Residents have a proprietary interest in their views, therefore their value is considered to be High .	Residents Medium	
		Susceptibility Given the extent of intervening vegetation, there is very limited scope for any views of the nature of development proposed from this location, therefore susceptibility of this view is considered to be Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		
		Construction Phase, & Operation Phase (Year 0 & Year 15) <u>Daytime</u> There would be no views of construction activity and of the completed built form from this location, due to the combined intervention of gently rising landform and layering of intervening vegetation including the field boundary hedgerows, the heavily vegetated slopes of the M40 and woodland planting along the western boundary of the Site. Therefore, the magnitude of impact is considered to be Neutral . <u>Night time</u> Lighting impact will only be associated with sky glow as the Proposed Development is not visible from this location. The existing lighting - associated with the golf course, hotel and spa, from traffic on the M40 and settlement of Chesterton - already provides a degree of glow in the middle distance. The additional lighting from the Proposed Development will not considerably increase this sky glow and therefore, will not result in a perceivable change. Overall, the magnitude of night time impact is considered to be Neutral to Very Low Adverse .		Residents Neutral to Negligible

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 17: VIEW FROM SIMMS FARM Receptors: Residents Direction of View: East Grid Reference E:453768, N:221814 AOD +93m	As indicated by the Aerial Photograph included at Appendix 13.D , the Simms Farm farmhouse and farm complex is surrounded by a well enclosed and mature landscape setting. The eastern boundary in particular comprises large mature trees and shrubs, which prevent views in/out of the farm complex, particularly in the direction of the Site. Between the Simms Farm and the Site, there are additional layers of intervening vegetation including hedgerows, hedgerow trees, small blocks of woodland and the well vegetated slopes of the M40. As a result, views towards the Site are extremely limited.	Value There are no landscape or cultural designations associated with the view. Residents have a proprietary interest in their views, therefore, their value is considered to be High .	Residents Medium
		Susceptibility Given the extent of vegetative enclosure to Simms Farm and the degree of intervening vegetation, there are unlikely to be any views of the nature of development proposed from this location, therefore their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase, Operation Phase (Year 0 & 15) <u>Daytime</u> There would be no views of construction activity and of the completed built form from this location, due to the extent of vegetation enclosing the farm and layering of intervening vegetation including field boundary hedgerows, the heavily vegetated slopes of the M40 and woodland planting along the western boundary of the Site. Therefore, the magnitude of impact is considered to be Neutral . <u>Night time</u> Lighting impact will only be associated with sky glow as the Proposed Development is not visible from this location. The existing lighting – associated with the golf course, hotel and spa, traffic on the M40 and settlement of Chesterton - already provides a degree of glow in the middle to long distance. The additional lighting from the Proposed Development will not result in noticeable increase the sky glow and therefore, will not result in a perceivable change. Overall, the magnitude of impact is considered to be Neutral .	EFFECT Residents Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 18: VIEW FROM VICARAGE FARM AND STABLEFORD HOUSE Receptors: Residents Direction of View West AOD +80m	<p>These two properties are accessed via the A4095, located to the east of the Site and north east of the existing golf course hotel.</p> <p>A service road into the existing golf course hotel runs from the A4095, along the south east boundary of the Site, between these two properties and the Site. An existing hedgerow and trees lie along this boundary, providing a strong degree of screening at ground level, heavily filtering views towards the Site. From the upper levels of these properties, there are more direct views of the Site over this vegetation, albeit partly screened / filtered by mature trees.</p> <p>The front of Stableford House faces the A4095, with the rear of the property facing west and south west toward the proposed position of the hotel building, with oblique views toward the proposed car parking area.</p> <p>The front of Vicarage Farm is accessed from and faces the existing golf hotel service road along the south east boundary of the Site. The property faces north west, with more direct views toward the proposed car parking area and oblique views toward the hotel building.</p> <p>The existing golf hotel building enters some views from these properties, particularly from upper floors.</p>	<p>Value There are no landscape or cultural designations associated with this view. Residents have a proprietary interest in their views. The landscape of the golf course does form contribute to their current setting, albeit as a man-made / engineered landscape used for recreational purposes and only seen from the upper floor windows, with lower floor views constrained by boundary vegetation. Therefore, the value is considered to be High.</p>	Residents High
		<p>Susceptibility There is potential for partial and filtered ground floor views of the form of development proposed, with more direct open and partially filtered views from upper levels, over a short to middle distance. Therefore, the susceptibility of these views to the nature of development proposed is considered to be High.</p>	
		<p>Construction Phase Vegetation would be retained along and within the boundary of the Site closest to these two properties. During construction, residents would experience direct and filtered views of construction activities and plant, seen above and beyond existing intervening vegetation - occupying a medium proportion of the current ground floor view and large proportion of the upper floor views toward the Site. These works would contrast with existing views of the current golf course landscape. The magnitude of impact is considered to be Medium to High Adverse.</p>	Residents Direct Temporary Short Term Moderate to Major Adverse
		<p>Operation Phase (Year 0) <u>Daytime</u> At completion, two large graded bunds (rising up to 4m above existing ground levels) would be provided along the Site boundary (in closest proximity to Vicarage Farm and Stableford House) and planted with new woodland containing deciduous and evergreen coniferous trees. This earthwork will help to considerably reduce the views towards – and influence of noise from – the proposed built form and car park at ground level. Views of built form above the bunding would remain, partially screened by retained vegetation in the summer and filtered in the winter. Residents viewing from less frequently occupied north-west and west facing upper floor windows would experience more direct and less screened / filtered views of the new built form and car park. From all other windows that do not face the Site, there would be very limited views of the Proposed Development, if at all. Before the benefit of establishment to proposed vegetation, the magnitude of impact is considered to be Medium Adverse for the most impacted views.</p> <p><u>Night time</u> Views from the ground floor of these properties - of lighting to the proposed car park (particularly cars) would be screened by bunding but there will be filtered and glimpsed views of lighting from the upper levels of hotel rooms, providing a slight contrasting with the current views of the dark golf course but seen in the context of lighting at the BGHS. Views from upper floors of these properties would experience more lightly filtered or open views of lighting from the car park and new building but also seen in this context. Overall, the magnitude of night time impact is also considered to be Medium Adverse.</p>	Residents Direct Temporary Short Term Moderate Adverse
<p>Operation Phase (Year 15) <u>Daytime</u> In the long term, establishment of new woodland planting on the bunds closest to these properties would significantly assist in softening and filtering views of the Proposed Development and associated car park, particularly in the summer months. Coniferous species within the broadleaved woodland mix would reflect current planting elsewhere on the golf course and would enhance screening into the winter months. Extensive tree and hedgerow planting will have established in the car park, significantly reducing views of parking and of built form beyond. If retained, tree planting within the residential grounds of Vicarage Farm and Stableford House will also have established to further reduce the impact. The retained and supplementary planting to the Northern Parkland and along the western boundary would offer a robust backdrop to the new built form. The current views of the golf course would be replaced with a recreational resort heavily screened by woodland in close proximity to these properties and seen in the context of the existing BGHS. Overall, the magnitude of impact is considered to reduce to Low to Medium Adverse.</p> <p><u>Night time</u> During the night, establishment of woodland vegetation on the bund and extensive car park planting would also reduce the perception of visible lighting. However, an increase in sky glow will remain, therefore, the magnitude of impact at night is also considered to reduce to Low to Medium Adverse.</p>	Residents Direct Permanent Long Term Minor to Moderate Adverse		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
VIEWPOINT A: ILLUSTRATIVE SOUTHBOUND VIEW FROM THE M40 Receptors: Users of the M40 Direction of View: South East Grid Reference E:454711, N:221881 AOD +85m VIEWPOINT B: ILLUSTRATIVE SOUTHBOUND VIEW FROM THE M40 Receptors: Users of the M40 Direction of View: South East Grid Reference E:454723, N:221725 AOD +85m	These views are indicated by Google Street. View images included at Appendix 13.I and are intended to illustrate the sequential views from the southbound carriageway of the M40. As indicated by these views, this section of the M40 lies in cutting with the side slopes between the motorway and Site planted with maturing woodland, heavily screening the Site and preventing views of the wider landscape to the east. The Site is not visible from these two locations. As drivers and passengers of the M40 pass the Site, the vegetation to the east of the motorway becomes more sparse, however, views of the Site would be behind the viewer.	Value There are no landscape or cultural designations associated with these views, therefore their value is considered to be Low .	OVERALL SENSITIVITY Users of the M40 Low
		Susceptibility People travelling along this section of the M40 have limited views of the surrounding landscape due to the enclosure resulting from the motorway passing through cutting and associated vegetation, particularly on the east side of the motorway. Combined with the high speed of traffic, appreciation of views in this location is of limited importance to their journey. There is potential for glimpses of the nature of development proposed, but these would be fleeting and seen above existing woodland vegetation. Therefore, their susceptibility is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase & Operation Phase (Year 0 & 15) <u>Daytime & Night Time</u> As illustrated by the illustrative images at Appendix 13.G , views of construction activity and of the completed development would be largely screened with only very upper extent of cranes and completed built form visible above existing intervening woodland. The existing vegetation along the embankment will be largely retained and reinforced by additional native woodland planting, strengthening the screening function, particularly where existing woodland is less dense toward the northern boundary of the Site. Therefore, the magnitude of impact is considered to be Low to Very Low Adverse .	EFFECT Users of the M40 Direct Temporary/Permanent Short to Long Term Negligible to Minor Adverse

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT C: ILLUSTRATIVE NORTHBOUND VIEW FROM THE M40 Receptors: Users of the M40 Direction of View: North East Grid Reference E:454807, N:221208 AOD +80m VIEWPOINT D: ILLUSTRATIVE NORTHBOUND VIEW FROM THE M40 Receptors: Users of the M40 Direction of View: North East Grid Reference E:454855, N:221073 AOD +77m VIEWPOINT E: ILLUSTRATIVE NORTHBOUND VIEW FROM THE M40 Receptors: Users of the M40 Direction of View: North East Grid Reference E:454891, N:220975 AOD +75m	These three illustrative views are also indicated by Google Street View images included at Appendix 13.I and are intended to illustrate the sequential views from the northbound carriageway of the M40. As indicated by these views, this section of the M40 also lies in cutting. When approaching the proximity of the Site, to the south of the Green Lane over-bridge, there is extensive mature structural planting alongside the M40 (as illustrated by Viewpoint E), preventing views of the Site. As viewers near the Green Lane over-bridge, there are views of the Site under the bridge but these remain partly obscured by the bridge structure and intervening built form to the south of the Site (including the large green barn style building associated with the golf and spa hotel). On emerging from under the bridge (as illustrated by Viewpoint D), there are views of woodland and trees between the existing fairways of the golf course, also obscured by the barn style building associated with the golf and spa hotel. A gantry and signage on the M40 serve as visual detractors in the view, with limited vegetation directly along the east side of the motorway in this location. Further north (as illustrated by Viewpoint C), the barn style building becomes more prominent in the view but is softened by an area of mature woodland vegetation that lies along the western boundary of the Site and the M40. Glimpsed views of tall vegetation on the golf course continue to break the skyline.	Value There are no landscape or cultural designations associated with these views, therefore their value is considered to be Low .	Users of the M40 Low
		Susceptibility People travelling along this section of the M40 have limited views of the surrounding landscape due to the enclosure resulting from the motorway passing through cutting. Combined with the high speed of traffic, appreciation of views in this location is of limited importance to their journey. There is potential for direct and/or filtered views of the nature of development proposed, seen in the context of existing visual detractors including gantries and other highway infrastructure. Relatively direct views would be seen at a distance and through the existing bridge, with the closest views being more oblique and obscured by existing built form – with only the potential for a short and fleeting opportunity for a relatively direct and open view of the proposed built form. Therefore, overall susceptibility of these views is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase & Operation Phase (Year 0) <u>Daytime & Night Time</u> There would be direct but fleeting views of construction activities and partial and filtered views of emerging and completed built form, only seen on the section of the motorway from the Green Lane over-bridge to a point perpendicular to the southern boundary of the Site (over a distance of approx. 300m / seen for approx. 10 seconds when travelling at 70mph). This is due to the limited extent of existing vegetation to the east of the motorway in this area. The addition will alter a small proportion of the current view, set amongst retained mature vegetation and behind the existing barn style building associated with the golf and spa hotel. In general, there are views of various forms of development along the M40, including large industrial, distribution and retail warehouses, although these are limited in the section of the motorway in the vicinity of the Site. Given the fleeting nature and small proportion of the view affected, the magnitude of impact is considered to be Low Adverse .	
		Operation Phase (Year 15) <u>Daytime & Night Time</u> New woodland planting along the southern boundary of the Site would be elevated on a large bund and will have matured sufficiently by Year 15 to be providing its intended screening function, significantly softening and filtering views of the Proposed Development from the motorway (see Rendered View for Viewpoint 4 at Appendix 13.H , albeit the impact of mitigation planting would be more effective from the M40, being seen from a lower level perspective than that on top of the Green Lane over-bridge). Therefore, the magnitude of impact will improve to Very Low Adverse .	Users of the M40 Direct Permanent Long Term Negligible