

Figure 1

Site Location Map

Key
 Site Boundary

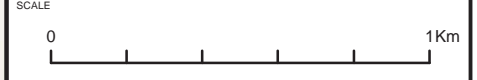
FOR
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Drawn/checked:	VO/SO
DWG no:	01/24559/DBA/01/01
AOC Project No.:	24559



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE
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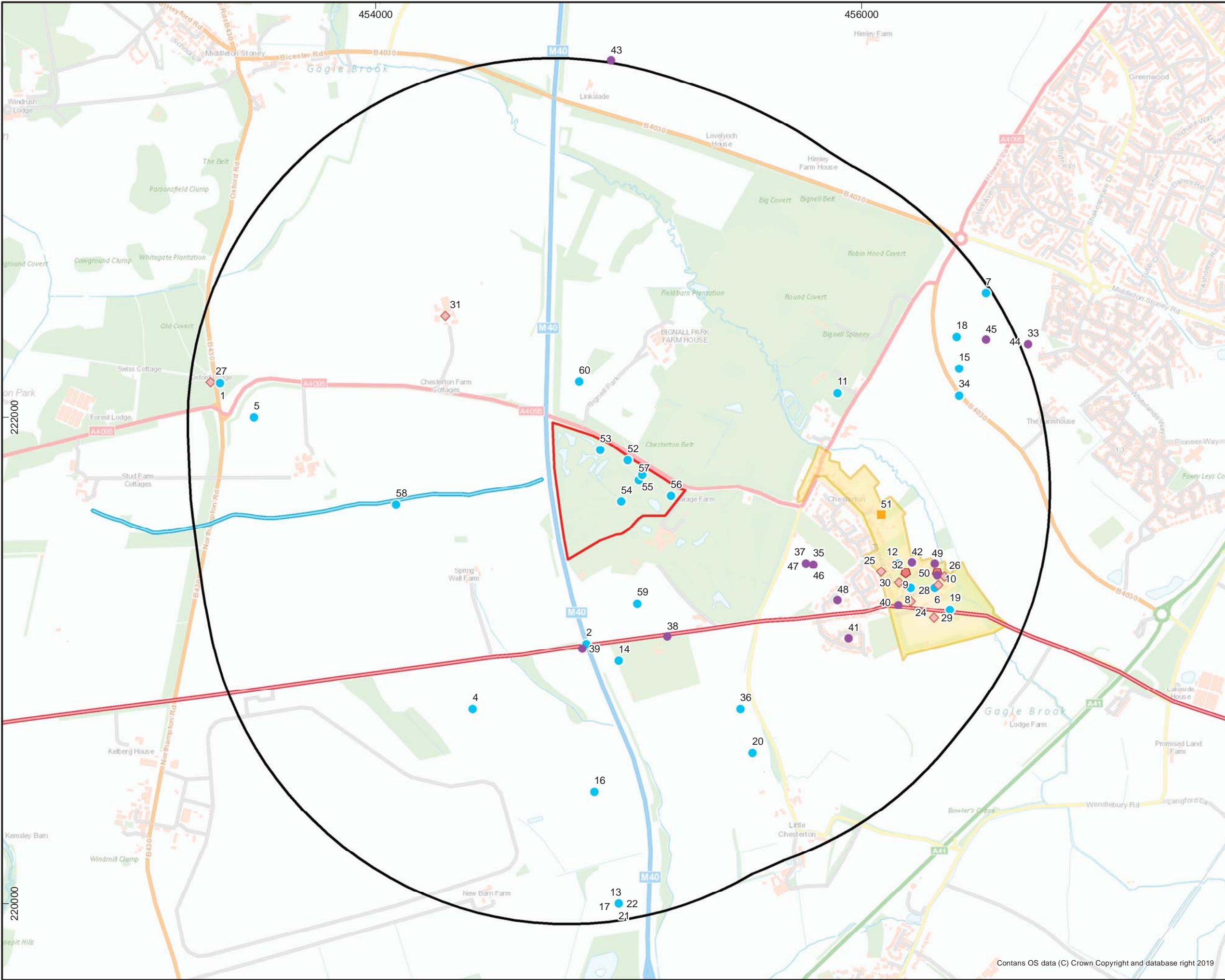


Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
 USDA, USGS, AeroGRID, IGN, and the GIS User Community

Heritage Assets Recorded within the 1.5km Study Area

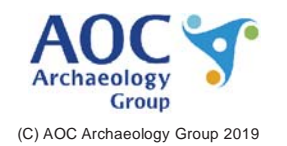
Key

- ◆ Listed Building- Grade II*
- ◇ Listed Building- Grade II
- Non designated
- Event
- Conservation Area
- 1.5km Study Area
- Site Boundary
- HER Linear (Akeman Street)
- Non-designated Linear (North Brook High Way)
- Conservation Area



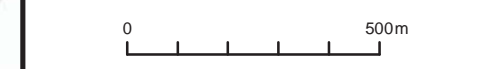
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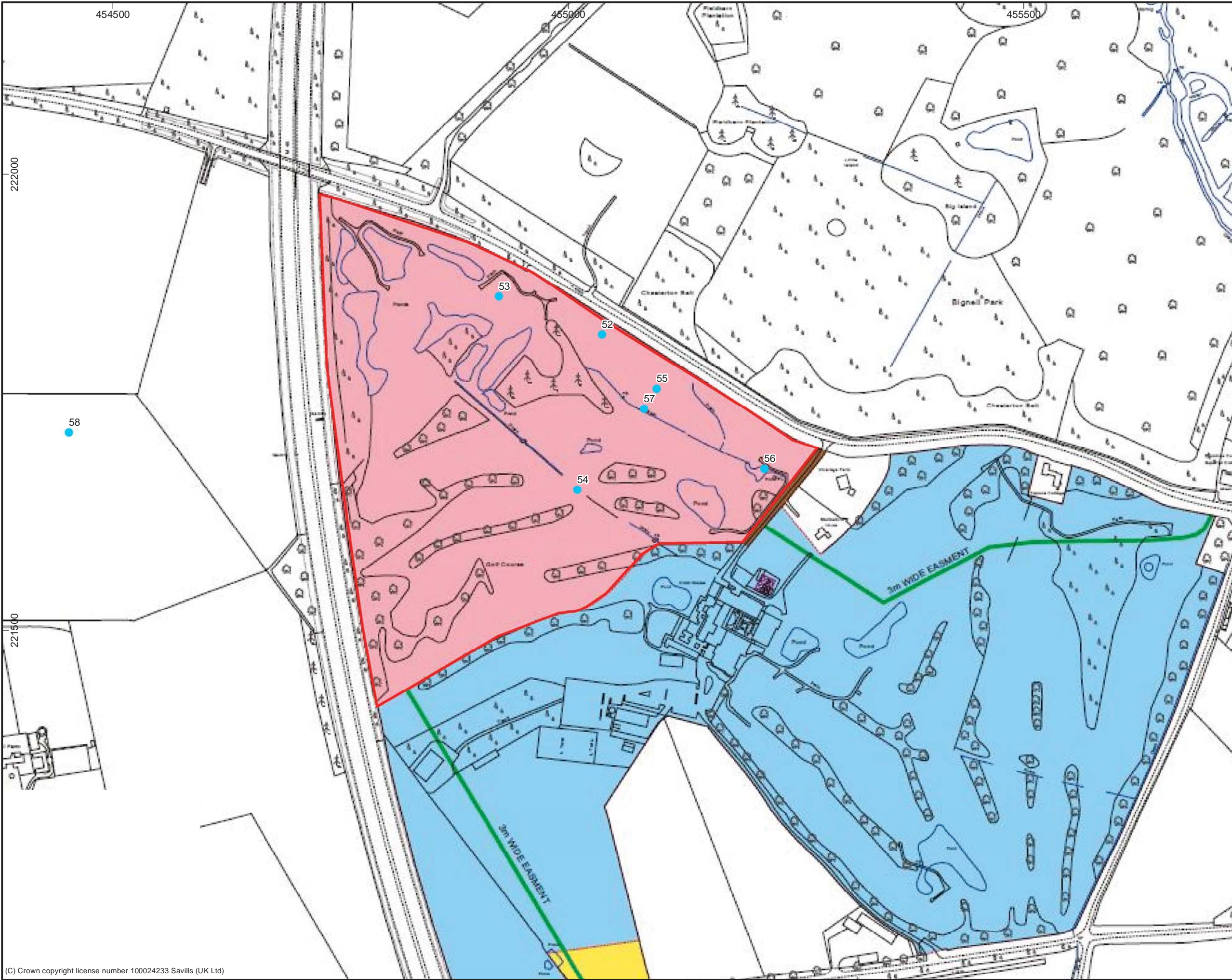
Drawn/checked:	ML/SO
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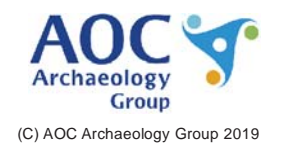


Heritage Assets Recorded within the Site

- Key**
- Site Boundary
 - Non designated

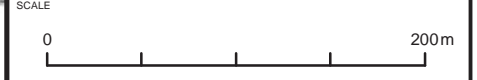
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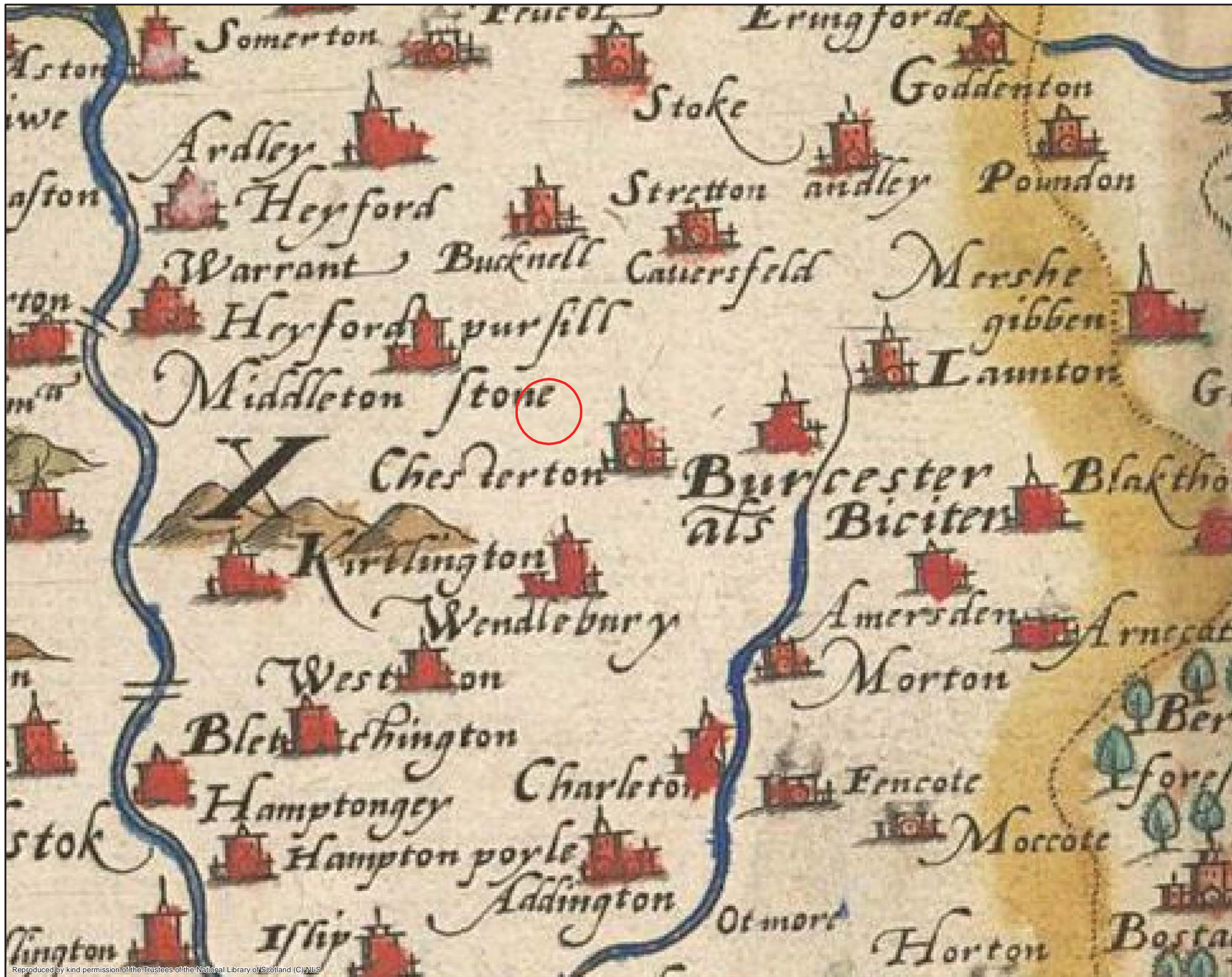
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Coordinate System: British National Grid
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Figure

4

Extract from Saxton Map of 1579

Key

□ Approximate Site Location

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SCALE Not To Scale

SCALE



Figure 5

Extract from Chesterton
Pre-enclosure Map,
1764 - 1768

Key
 Site Boundary

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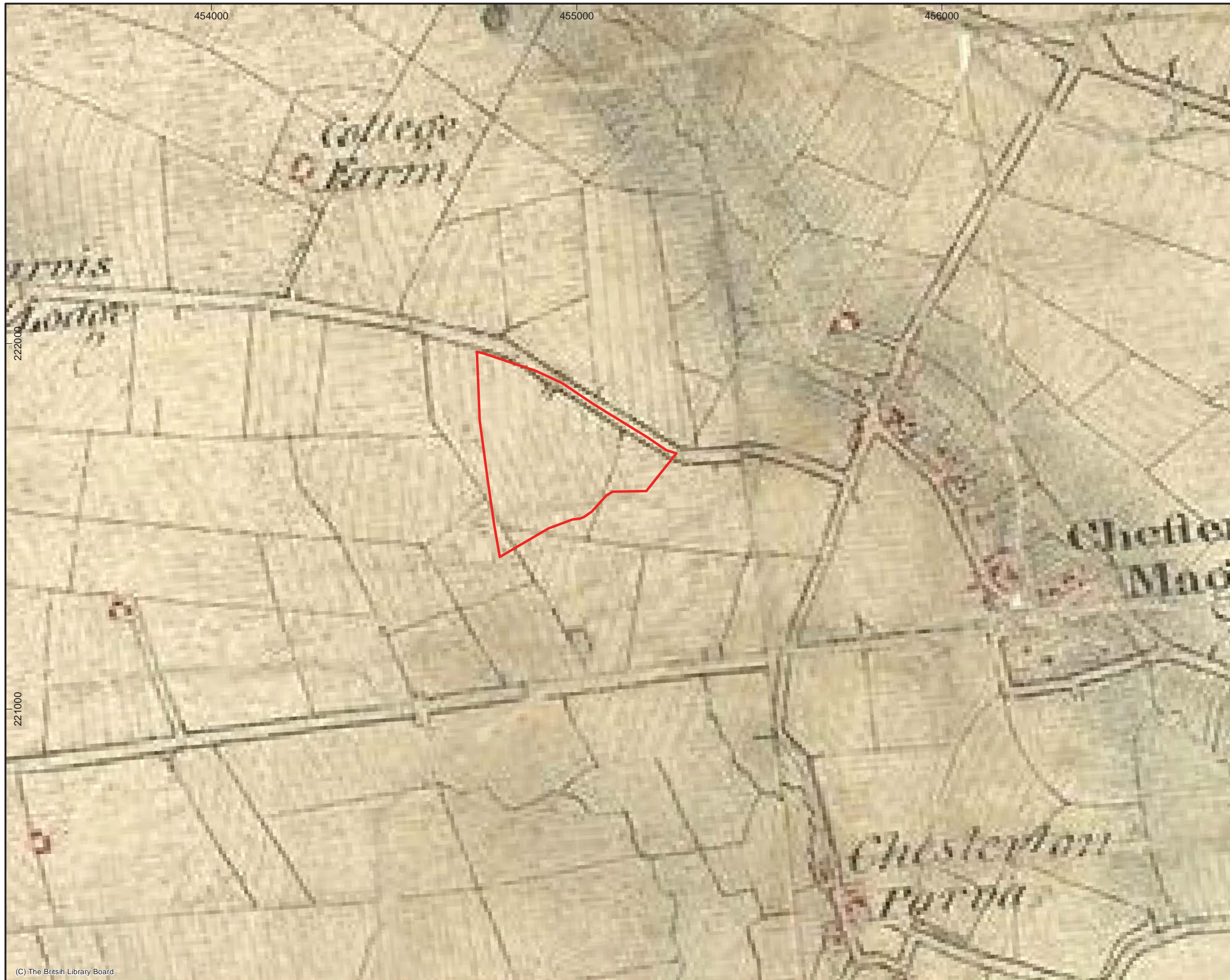
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DWG no:	01/24559/DBA/05/01
AOC Project No.:	24559



SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:6,000 @ A3





Figure

6

Extract from Stanley Map, 1815

Key

□ Site Boundary

FOR

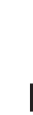
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SYSTEM

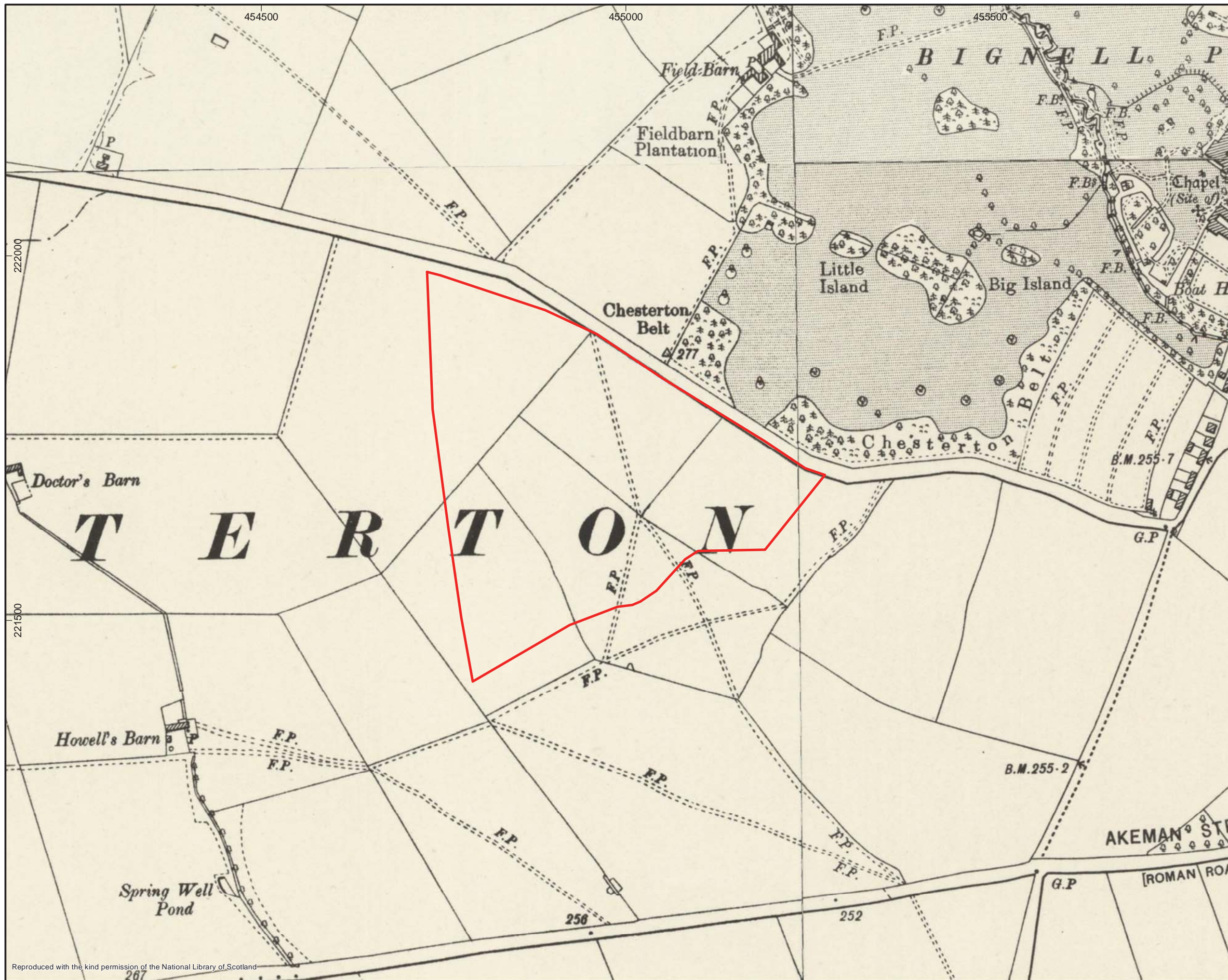
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:10,000 @ A3

SCALE





Extract from Ordnance Survey Map, 1900

Key
 Site Boundary

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 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:5,000 @ A3



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454500

455000

455500

456000

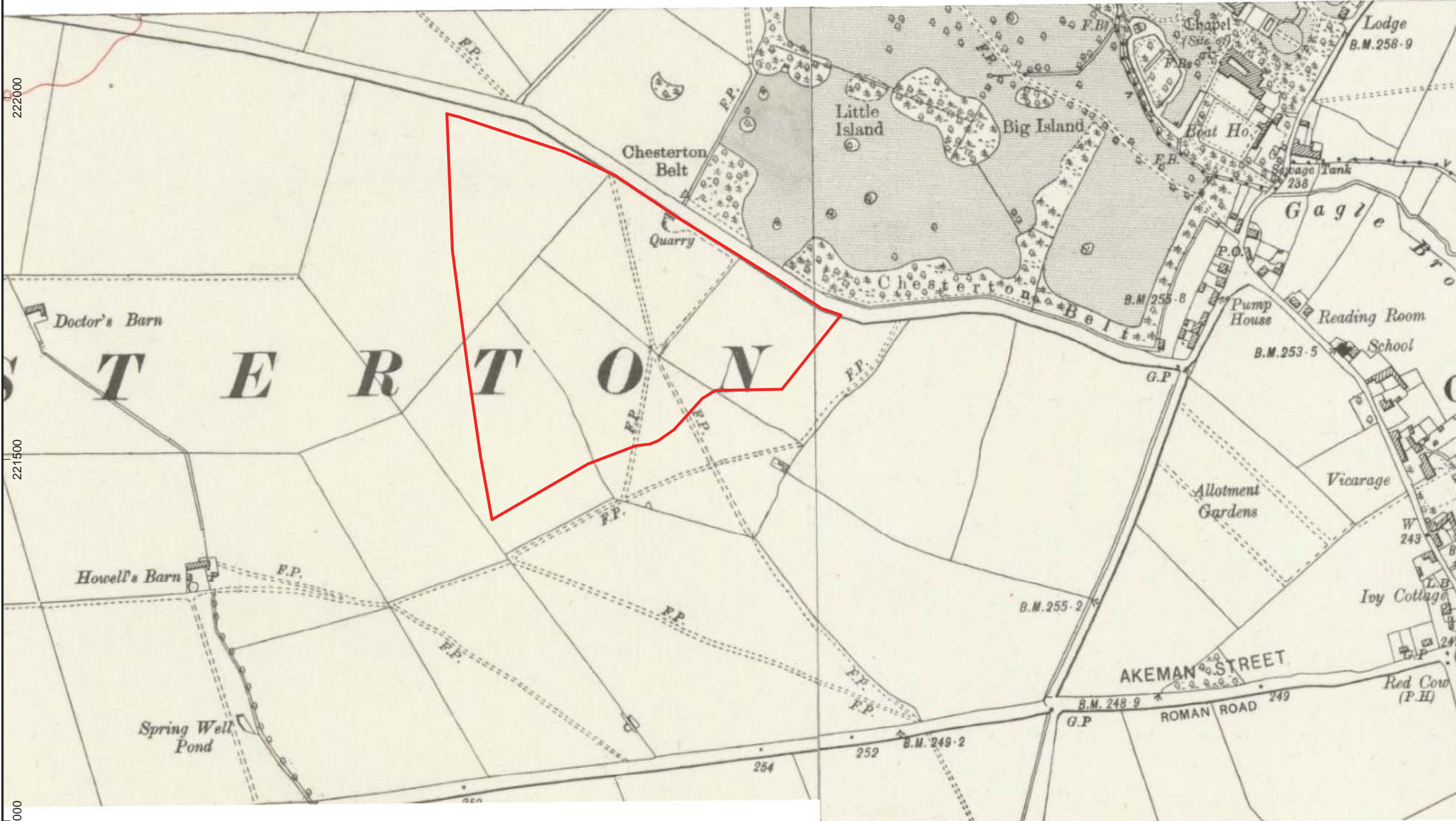
Figure

8

Extract from Ordnance Survey Map, 1923

Key

Site Boundary



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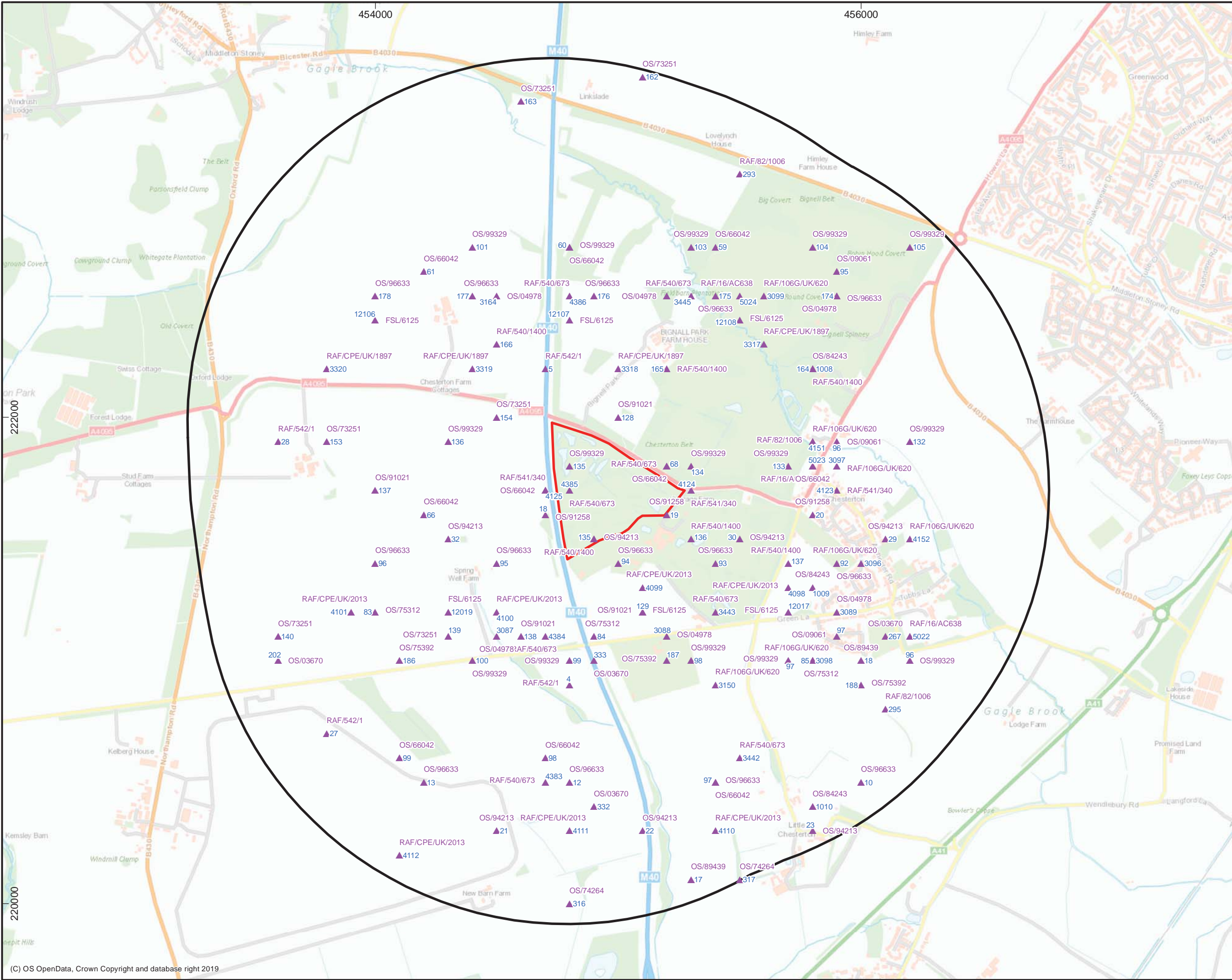
(C) AOC Archaeology Group 2019



SYSTEM
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Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
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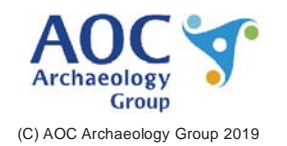


Vertical Aerial Photographs within the 1.5km Study Area

- Key**
- ◻ 1.5km Study Area
 - ◻ Site Boundary
 - ▲ Vertical Aerial Photograph
 - ▲ Sortie Number
 - ▲ Frame Number

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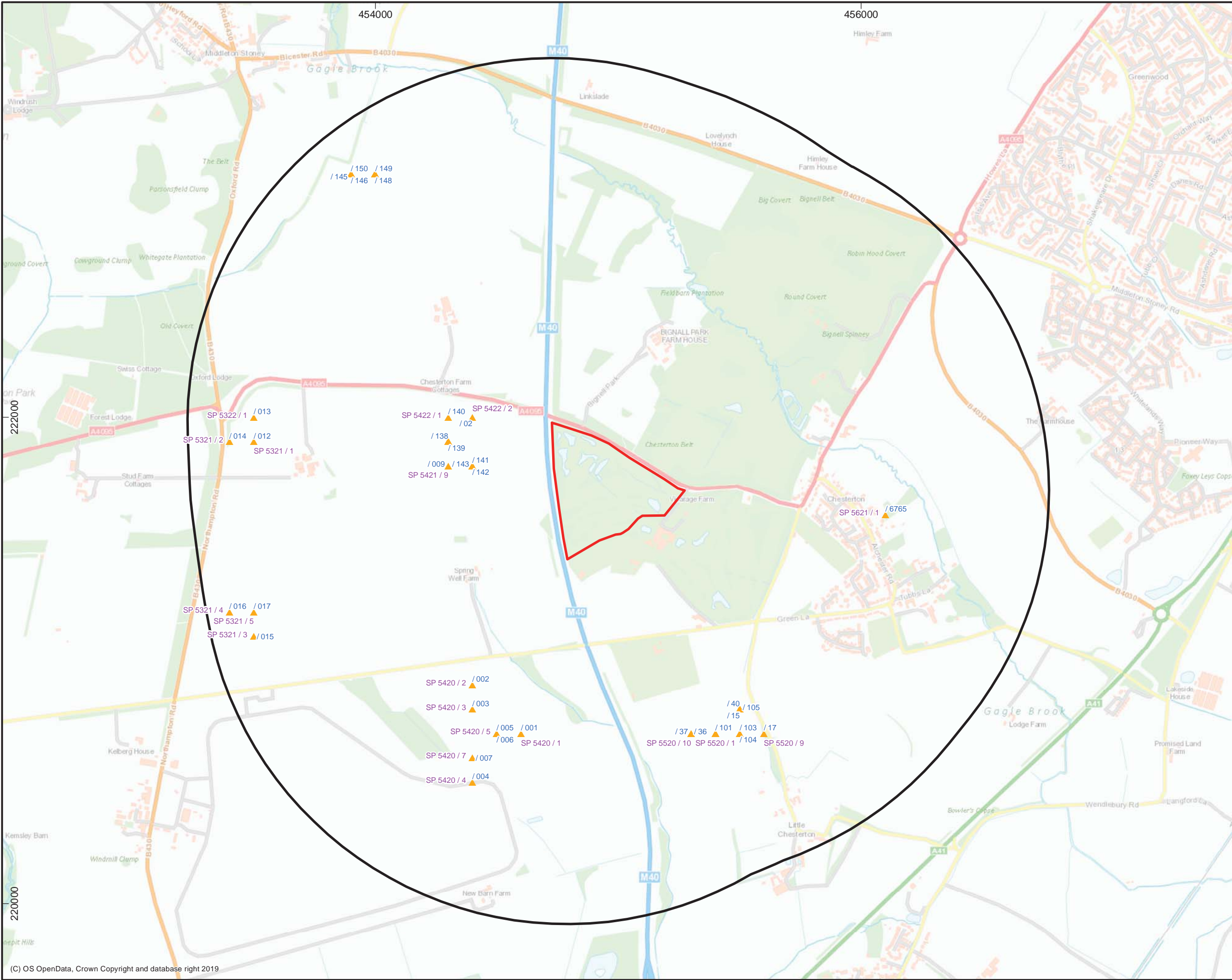
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AOC Project No.:	24559



SYSTEM
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Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
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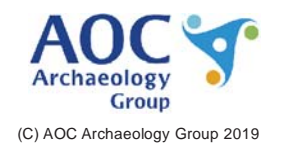


Oblique Aerial Photographs within the 1.5km Study Area

- Key**
- ◻ 1.5km Study Area
 - ◻ Site Boundary
 - ▲ Oblique Aerial Photograph
 - ▲ Photo Reference Frame Number

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AOC Project No.:	24559



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:15,000 @ A3





Figure

11

Extract from 1947 Aerial
Photography,
RAF/CPE/UK/1897,
Frame 3320

Key

- Site Boundary
- Northbrook High way (Site 58)

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Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

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SCALE



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222000

454000

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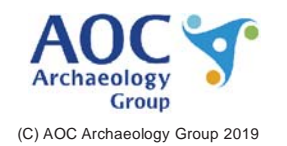


Hill Shade LiDAR Datasets within the 1.5km Study Area

Key
 □ 1.5km Study Area
 □ Site Boundary

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SYSTEM
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SCALE 1:12,500 @ A3





Sky View Factor LiDAR Datasets within the 1.5km Study Area

- Key**
- 1.5km Study Area
 - Site Boundary

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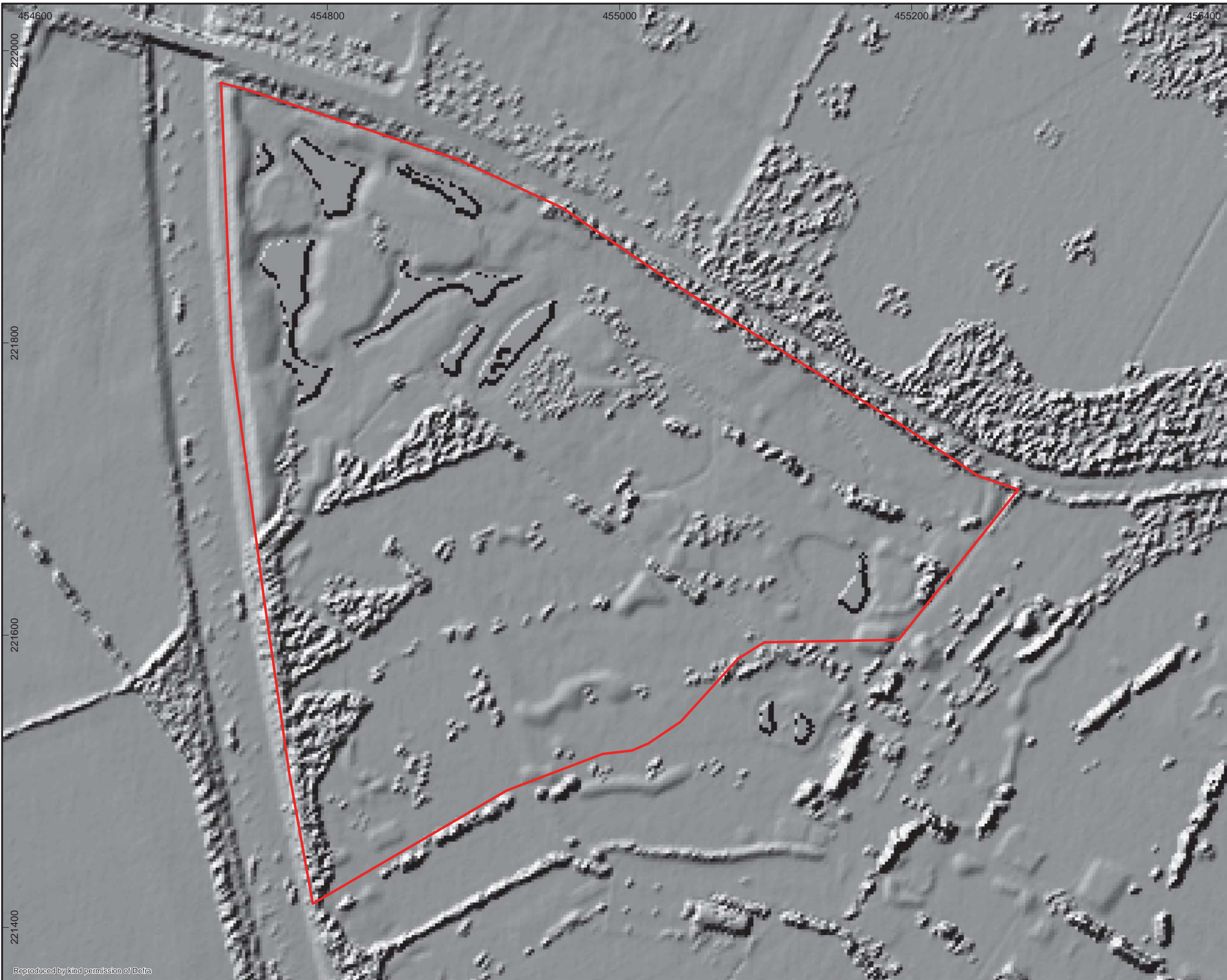
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SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE
 1:12,500 @ A3





Figure

14

Hill Shade LiDAR
Datasets within the Site

Key

- 1.5km Study Area
- Site Boundary

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AOC Project No.:	24559



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SYSTEM

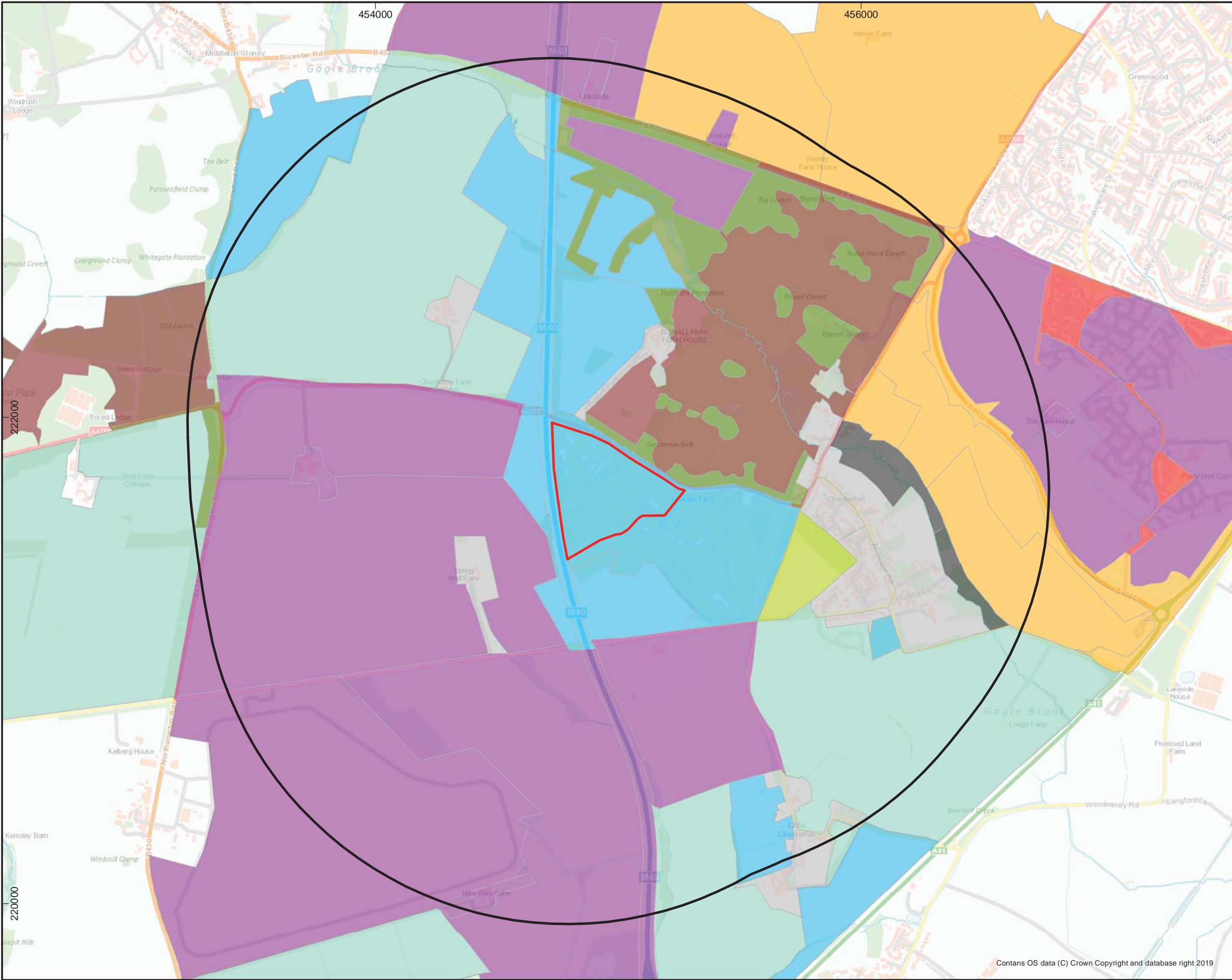
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Datum: OSGB 1936

SCALE

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SCALE





Historic Landscape Characterisation within the 1.5km Study Area *

- Key**
- 1.5km Study Area
 - Site Boundary
 - Historic Landscape Characterisation**
 - Planned Enclosure
 - Piecemeal Enclosure
 - Reorganised Enclosure
 - Amalgamated Enclosure
 - Open Field System
 - Pasture
 - Designed Landscape
 - Planned Woodland
 - Orchards and Horticulture
 - Rural Settlement

*Note: HLC Attribute Field "Broad Types" and "HLC Types" have been amalgamated to show predominated historic characterisations, with shortened terms for Visual Clarity within this figure

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AOC Project No.:	24559



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:15,000 @ A3





Plate 1: View northwest of Site 54 in use as Golf Course drainage ditch



Plate 2: View northeast of Golf Course from near western boundary



Plate 3: View southeast of Golf Club House and Hotel



Plate 4: View southeast of mature trees on banks separating golf fairways



Plate 5: View southeast from northwest corner of Site of water feature



Plate 6: View northeast of water feature near M40 boundary



Plate 7: View northwest of bunker near Bicester Golf Club House and Hotel

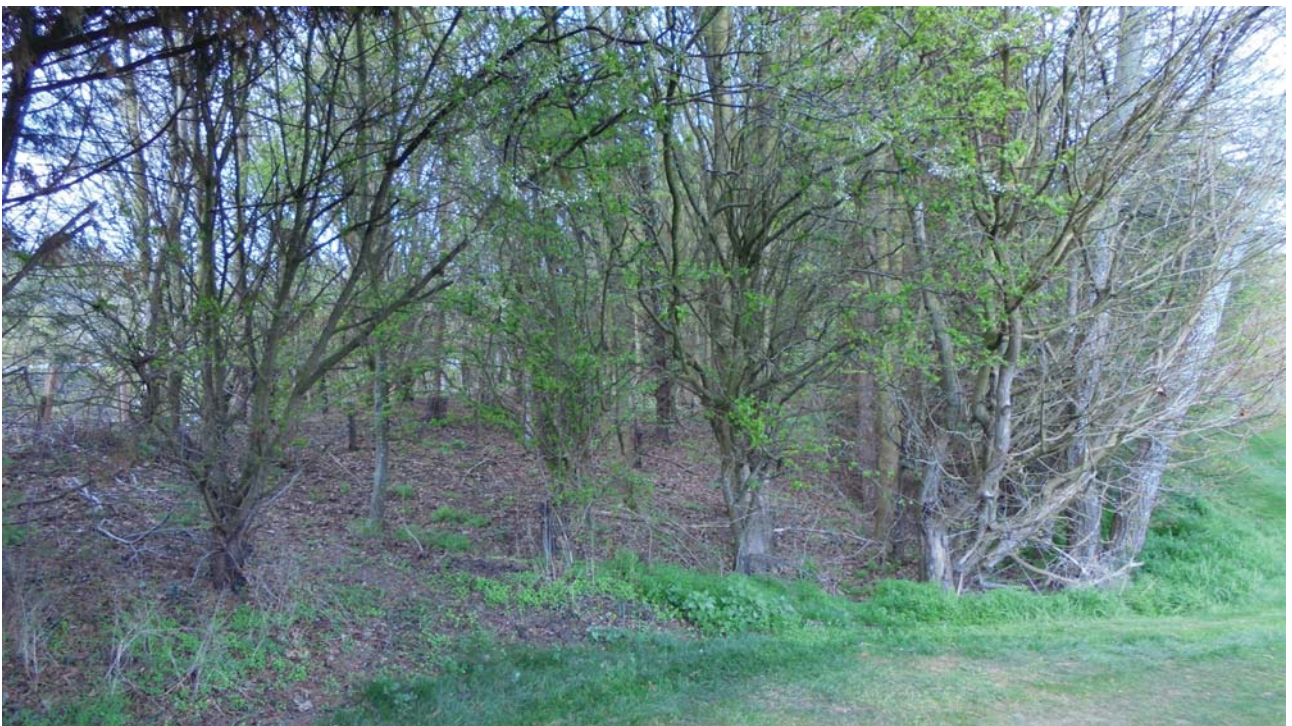


Plate 8: View northwest of M40 bank



Plate 9: View west from Site of M40



Plate 10: View southeast along A4095 boundary



Plate 11: View southwest along Site's southeastern boundary



Plate 12: View south of field drains (Site 55)

**Great Wolf Development,
Land Adjoining Bicester Hotel & Golf Club
Historic Environment Desk Based Assessment**

Appendix 1: Site Gazetteer

Site Number	1
Site Name	Anglo Saxon Barrow 40m SE of Oxford Lodge
Type of Site	BARROW
NMRS Number	
HER Number	5125
Status	Non designated
Easting	453360
Northing	222140
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Includes an AS hlaew situated SE of Oxford Lodge. Survives as earthwork measuring up to 20m in diam, and standing up to 2m high.</p> <p>(1) Despite the W quadrant of the barrow having been removed to bedrock by excavation prior to road widening in 1974, the barrow mound survives as a clearly visible earthwork measuring up to 20m in diameter (N to S) and standing up to c.2m high. The barrow mound originally stood c.2.5m high but has been partly landscaped on the W side to improve road visibility. There was no indication that it ever had a quarry ditch. Excluded from the scheduled area is the boundary fence between the road carriageway and the field in which the barrow lies, although the ground beneath is included</p> <p>(2) Large mound at junction of A43 and A4095 over 2m high by 20m across. Covered by trees. Unusually large for a Bronze Age barrow - perhaps Roman or Saxon?</p> <p>(4) Excavation carried out in advance of damage by road widening in 1974. Quadrant of mound excavated to bedrock. No inhumations or other structures recorded. Mound contained a number of abraded RB sherds but no other dating evidence - probably quite recent?</p> <p>(5) Classified as Saxon hlaew for MPP</p> <p><1> English Heritage, Scheduled Ancient Monuments Record, SM 28165 (Scheduling record). SOX283.</p> <p><2> General reference, Wharton: History of Kiddington, 3rd edition, p.18 (Bibliographic reference). SOX373.</p> <p><3> Victoria County History of Oxford, Vol I (1939) p.263 (Serial). SOX252.</p> <p><4> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 4 (1974) p.12 (Serial). SOX5.</p> <p><5> MPP Documents for Oxfordshire, S Lisk, 22.1.93 (Index). SOX259.</p> <p><6> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 6125/12.105 (Photograph). SOX264.</p>

Site Number	2
Site Name	Akeman Street (west section)
Type of Site	ROAD
NMRS Number	
HER Number	8921
Status	Non designated
Easting	454867
Northing	221069
Parish	

Council

OXFORDSHIRE

Description

Margary Road 16b; section of road from Alchester to Cirencester. See also PRN 8920.#

HER Record centred 439230, 214410. AOC number centred on OS 1888 Map.

(4) Presence of road shown up by its roadside ditches exposed in a pipe trench

(5) Gas pipeline trench in 1972 showed little evidence for a metalled surface or side ditches

(6) Slight agger 5m wide parallel to and 10m south of present Chesterton Lane. Rough stone cobble surface 0.1m thick and 2-5m wide below turf line. Laid in natural subsoil. Undated. Exposed at SP 5485 2105. Confirmed by pipeline trench and testing assoc with M40.

(7) Watching brief prior to housing development revealed section of Akeman Street, buried 0.6m below present ground level. Possible ditch located on south side, now found on north side. No Roman artefacts recovered

(8) At SP 550 211, construction of a road bridge for Chesterton Lane revealed layers of metalling of Akeman Street, lying 5.1m below the surface

(9) Fabric of Akeman Street was located, 6.5m wide and up to 0.51m thick

(10) Account of excavation of Akeman Street in trial trench. Akeman St located 2km W of Alchester; known to lie beneath Chesterton Lane. Partly sectioned by bridge foundation. Pottery found on surface. Roadside ditches not visible, but metalled surface (made up of brashy subsoil quarried from roadside ditches) was. Road appears to have been patched and once remetalled.

11) A length of the Road was fieldwalked in 2004 ahead of a pipeline. No significant scatters were located.

12) During groundworks prior to erection of new dance studio. WB identified 2 cut features, interpreted as roadside ditches, as well as discrete pit with abundant finds.

13) A Watching Brief carried out ahead of the construction of a new building and access. The site was evaluated in 1996 and located a Roman trackway. A ditch relating to this trackway was recorded in this watching brief as well as a modern farmyard surface.

15) Portions of road's course survive in hedgerow alignments and under fields. Akeman Street crosses the A40 in the vicinity of the grade-separated interchange.

16) Same information in 3rd edition as 1st edition on section of road in Oxfordshire.

17) A small undated ditch was recorded on the N side of the road during a WB on the western side of Ramsden. Aligned with the road and containing a pebble fill which may be the eroded metalled surface.

18) Draft publication report for Oxo.

19) See for information in DRF (SP31NE) related to possible Roman road connecting to Akeman St, running through Finstock.

20) Photo transferred to Oxon History Centre.

21) WB was successful in establishing the alignment of the Roman road and its excellent state of preservation.

22) Section of Roman road was mapped as part of this NMP project; it is visible as cropmark and slight earthwork. Road is located W of Bembury Lodge Plantation between SP 2085 0761 and SP 2117 0771, and is defined as a linear cropmark and slight earthwork of the buried metalled road which measures approx 7m in width. The road follows the alignment of field boundaries to the E and then continues along the road line. (data from NMP SP 20 NW 39 long listing).

23) See Oxo published report for detail.

<1> I D Margary, 1957, Roman Roads in Britain, pp.144-147 (Bibliographic reference). SOX747.

<2> Archaeological Journal, Vol 9, p.30; Vol 6 (1926) pp.43-53 (Serial). SOX443.

<3> Oxford Architectural & Historical Society, Oxoniensia, Vol 7 (1942) p.109 (Serial). SOX284.

<4> Field Notes/Field Visit, R A Chambers, 30.4.80. See DRF under PRN 12384 (Unpublished document). SOX261.

<5> Oxford Architectural & Historical Society, Oxoniensia, Vol XLIII (1978) p.48. Archaeology of Charlbury to Arncott Gas Pipeline (Serial). SOX284.

<6> Oxford Architectural & Historical Society, Oxoniensia, Vol 57 (1992) p.51. Archaeology of the M40 (Serial). SOX284.

<7> Oxford Archaeological Unit, 1993, Watching brief at Green Lane, Chesterton (Unpublished document). SOX851.

<8> Britannia, Vol XXI (1990) p.334. See CAS Lib: Vale 41 (Serial). SOX282.

<9> Britannia, Vol XXVI (1995) p.355 (Serial). SOX282.

Site Number	3
Site Name	Undated Square Enclosure with internal Circular
Type of Site	CIRCULAR ENCLOSURE
NMRS Number	
HER Number	9190
Status	Non designated
Easting	
Northing	
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Identified from preliminary survey of M40 routes and AP- No location provided No other details <1> Aerial Photographs, In possession of Eastern Road Construction Unit in 1974 (Part of 1962 County Coverage) (Photograph). SOX295. <2> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 6125/13024 (Photograph). SOX264.

Site Number	4
Site Name	Undated Trackway and Associated Buildings
Type of Site	BUILDING
NMRS Number	
HER Number	9191
Status	Non designated
Easting	454400
Northing	220800
Parish	WESTON-ON-THE-GREEN
Council	OXFORDSHIRE
Description	From preliminary survey of M40 routes. ? Roman villa; ? structures associated with airfield No other details <1> Aerial Photographs, In possession of Eastern Road Construction Unit in 1974 (Part of 1962 County Coverage) (Photograph). SOX295.

Site Number	5
Site Name	Bronze Age Ring Ditches
Type of Site	RING DITCH
NMRS Number	
HER Number	13905

Status	Non designated
Easting	453500
Northing	222000
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Group of 4 ring ditches 200m SW of Oxford Lodge. Identified from AP's No other details <1> English Heritage, NMR Aerial Photographs, SP 4420/1/020 (Photograph). SOX294

Site Number	6
Site Name	Site of Manor Farm Mill
Type of Site	WATERMILL
NMRS Number	
HER Number	4369
Status	Non designated
Easting	456300
Northing	221300
Parish	BICESTER
Council	OXFORDSHIRE
Description	The walls of a wheel space on the small stream mark the remains of a mill. Site only. Wheel missing, probably undershot 2) Unclassifiable for MPP <1> Local Informant as main provider of information, J K Major, 27.6.70 (Verbal communication). SOX277. <2> MPP Documents for Oxfordshire, S Lisk, 8.6.93 (Index). SOX259.

Site Number	7
Site Name	Site of Post Medieval Windmill, Bicester Field
Type of Site	WINDMILL
NMRS Number	
HER Number	13598
Status	Non designated
Easting	456510
Northing	222510
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Bicester's last windmill, destroyed in 1886. Located ca 730m NE of Bignell House. Remains fully excavated 1) Richard Davis' map of 1797 and APs show the location of a windmill. The aerial photos

reveal a cropmark which marks the place where the basal 'tump' was and also the accomodation way to it

4) Scored for MPP

5) In Trench 11, the remains of a post Medieval or possibly earlier windmill, also observed on an earlier geophysical survey, were revealed. An area around this trench was opened up, with the site of the former windmill fully exposed and investigated. It was a segmented enclosure with a central cruciform post foundation. The date range of the pottery found in the enclosure and cruciform features, taken with the historic map evidence, suggests prolonged use of the site as a windmill, from perhaps the C13 or C14. No significant archaeological resources were found elsewhere in the development area.

<1> 1797, Davis Map, Examined by I Hornbrook (1984) (Map). SOX386.

<2> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 12109-10 (Photograph). SOX264.

<3> 1768, Jeffrey's Map of Oxfordshire (Map). SOX382.

<4> MPP Documents for Oxfordshire, S Lisk, 10.6.93 (Index). SOX259.

<5> Pre-Construct Archaeology, 2013, Bicester Phase 2, Land South Of Middleton Stoney Road, Bicester, Oxfordshire: Archaeological Evaluation and Excavation Report (Unpublished document). SOX3024.

Site Number	8
Site Name	Medieval Ditches and Pit (SE of Church of St Mary)
Type of Site	DITCH
NMRS Number	
HER Number	4986
Status	Non designated
Easting	456200
Northing	221300
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	DITCH (Medieval - 1066 AD to 1539 AD) Evidence DESTROYED MONUMENT Evidence SUB SURFACE DEPOSIT PIT (Medieval - 1066 AD to 1539 AD) Evidence SUB SURFACE DEPOSIT
	Ditches and a pit dating from the C12th to the C13th have been located by members of the OUAS
	No more details <1> Oxford Architectural & Historical Society, Oxoniensia, Vol XXV (1960) p.131 (Serial). SOX284.

Site Number	9
Site Name	Church of St Mary, Manor Farm Lane, Great
Type of Site	CHURCH
NMRS Number	1300898
HER Number	5108
Status	Listed Building- Grade II*

Easting	456180
Northing	221360
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Late C12, C13-C15. Restored in 1865 by F.C. Penrose

SP52SE CHESTERTON MANOR FARM LANE

6/39 (North side)

07/12/66 Great Chesterton

Church of St Mary (Formerly listed as Church of St Mary Virgin)

GV II*

Church. Late C12, C13, C14 and C15; restored 1866 by F.C. Penrose. Limestone rubble, partly rendered, with ashlar dressings; lead roofs. Chancel, aisled nave, west tower and south porch. Chancel has two 2-light Decorated windows to south but has C13 lancet low-side windows, cusped to south, and a C13 priests' door with a renewed shouldered arch; east window is of 1852 and the parapet is probably C15. Narrow south aisle has a 2-light Decorated window with geometrical tracery and 3 square-headed C15 windows. South porch is probably C14 but the entrance arch has been rebuilt though retaining ancient doors; it shelters a simple C14 doorway. Rendered north aisle is restored, with C19 windows to east and west, but it retains a blocked chamfered doorway and 2 square-headed windows, one with Perpendicular tracery. C15 clerestory has square-headed windows of 2 trefoiled lights. 3-stage C14 tower has a 2-light west window with reticulated tracery, and has similar bell-chamber openings; the solid parapet has a frieze of quatrefoils. Interior: chancel has a C14 triple sedilia with free-standing shafts and ball-flower ornament plus traces of painted decoration; rectangular double-bowl piscina and aumbry, above, also have some painted patterning. Roof is dated 1857. Chancel arch has detached shafts with stiff -leaf capitals. Transitional north arcade of 3-bay nave has pointed arches on round piers with scalloped capitals; taller C13 south arcade has moulded capitals. Nave roof with moulded cambered beams and moulded purlins is probably C15/C16, but aisle roofs are C19. Fittings include a plain tub font with an elaborate C18 wrought-iron finial and arched crane, plus several pieces of C16 and C17 woodwork incorporated into furnishings and a fine C17 communion table with carved baluster legs. Memorials include a brass to William Maunde (died 1612) and his wife. Wrought-iron chandeliers have details similar to the font ironwork and may be contemporary.

(V.C.H.; Oxfordshire, Vol. VI, p.102; Buildings of England: Oxfordshire, pp.617-8).

Listing NGR: SP5618821366

(3) Replacement of suspended timber floors beneath the pews has confirmed that both the north and south aisle arcades rest on foundations of an earlier rectangular nave.

6) Transferred to Oxon History Centre.

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 6/39 p.17 (Index). SOX260.

<2> Victoria County History of Oxford, Vol 6 (1959) p.102 (Serial). SOX252.

<3a> OAU Newsletter, Arch News vol xviii no 1 March 1990 p.18 (Article in serial). SOX270.

<3> CBA South Midlands Group, South Midlands Archaeology, Vol 21 (1991) p.101. R A Chambers (Serial). SOX5.

<4> OAU Newsletter, Arch News, vol xvii no 4 December 1989 pp.11-12 (Article in serial). SOX270.

<5> Additional Information in Detailed Record File, Report and section regarding replacement of floorboards beneath pews (1991) (Index). SOX258.

<6> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

Site Number	10
Site Name	Manor Farm House, Manor Farm Lane
Type of Site	HALL HOUSE
NMRS Number	1369747

HER Number	12700
Status	Listed Building- Grade II*
Easting	456310
Northing	221360
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Early C12 and C16/17, remodelled late C18. SP52SE CHESTERTON MANOR FARM LANE (South side) Great Chesterton 6/40 Manor Farm House GV II*</p> <p>Manor house. Early C12 and C16/C17, remodelled late C18. Limestone rubble with wooden lintels; Stonesfield-slate and Welsh-slate roof with brick stacks. L-plan with attached range. 2 storeys plus attics and one storey plus attic. Regular 5- window front of main range has a central doorway and renewed sashes (12-pane at ground floor and 9-pane above) and has a stone band above first-floor windows; stone-slate roof has 3 gabled roof dormers with brick gable stacks. Lean-to addition against right gable wall. Short rear wing, returning on left, is probably C16/C17 and originally extended beyond the present front; a single-storey kitchen bay to rear of it is C18. Large range linked to rear of right end of main range, and parallel with it, is C12 with a C17 roof; it has 2 original small window openings in the right end (both with later lintels) and an original round-headed entrance, converted to a window and now contained within the linking range. The remains of a window in the left gable is probably medieval. C20 gable and steps to rear. To rear of this range is a timber-framed privy, with brick infill, probably early C18. Interior: rear wing and left end of house have intersecting chamfered beams and an early partition with lattice panels; front windows have panelled shutters; pine panelling in lean-to room. Linking range has some medieval stonework and an early beam which may have formed part of a porch to the C12 range. Lower storey of C12 range is the barrel-vaulted undercroft to a first-floor hall or chamber; the round-arched splays to the end windows and the groined vault over the original doorway survive, but the undercroft is now subdivided by a later, though possibly medieval, crosswall, and there are inserted doorways to right and in the left gable wall plus an inserted window to rear. Upper floor is now contained within the 6-bay butt-purlin roof which has through tenons and had 2 collars (the lower collars are now removed). The building had become a detached outbuilding until late C20 when it was linked to the house, converted, and recognized as one of the earliest known examples of the first-floor hall or chamber, and evidence for a contemporary encircling moat was found. (Dr. J. Blair, <i>Medieval Archaeology</i>, Vol.28, (1984), pp.235-6; V.C.H.: Oxfordshire, Vol.VI, p.93). Listing NGR: SP5631621367</p> <p>(3) To the east of the present manor house is a rectangular building with paved stone barrel vaulted undercroft. Undercroft probably dates to first half of C12th, and is rare surviving fragment of domestic architecture of that period. Rebuilt in Post Med. Report transferred to Oxon History Centre.</p> <p>(4) Survey by J Steane and J Blair to rear of house revealed barrel vault and 2 semi-circular headed doorways. Recognised as lower part of a Norman 1st floor hall house; photographic and measured surveys have been made</p> <p>(5) Excavation and study of standing building by J Blair and J Steane. Found were mid-Saxon sherds in a ditch, one of few Saxon sites in NE Oxon. May have been centre of some importance due to its location on Akeman Street. C12th sherds of St Neots ware may indicate this site was the caput of a small barony; vaulted cellar and stone building and moat remain as well. Later medieval buildings were found. Plans and sections included.</p> <p>9) Transferred to oxon History Centre (including B&W photos).</p> <p>(11) Archaeological observations and photographs of undercroft, rare C12th survival of utilitarian nature. All proposed alterations will not impinge on undercroft.</p> <p>(12) Attention was given to the C12th undercroft, which survives because of stone construction. Good status indicator. A brief walk was taken around the interior of the house to ascertain the overall relationship of the parts. Detailed historical account.</p> <p>13) Transferred to Oxon History Centre.</p>

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64:6/40 p.18 (Index). SOX260.
<2> General reference, M Wood: 'The English Medieval House' (1965) pp.16-34 (Bibliographic reference). SOX373.
<3> Field Notes/Field Visit, J M Steane, J Blair, C Bradford, (1980/1). (Unpublished document). SOX261.
<3a> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 11 (1981) pp.80-1 (Serial). SOX5.
<4> Medieval Archaeology, Vol XXV (1981) p.218 (Serial). SOX318.

Site Number	11
Site Name	Bignell Deserted Medieval Village
Type of Site	SETTLEMENT
NMRS Number	
HER Number	861
Status	Non designated
Easting	455900
Northing	222100
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Ruins of chapel near Bignell, formerly the manor of Bigenhull recorded c.1700. Modern houses cover suspected site, no visible remains. Village was deserted between 1350 and 1450</p> <p>5) Are faint traces of the DMV in the Fairey AP's. Identified during the Cherwell District cropmark survey.</p> <p><1> General reference, Dunkin: 'History of Bicester' (1816) p.135 (Bibliographic reference). SOX373. <2> Allison, Beresford & Hurst, 1965, Deserted Villages of Oxfordshire, p.32 (Monograph). SOX317. <3> Medieval Village Research Group, See DRF (Serial). SOX336. <4> Additional Information in Detailed Record File, Notes from Mrs Wickham Steed (undated) (Index). SOX258. <5> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 12.016-7 (Photograph). SOX264.</p>

Site Number	12
Site Name	Medieval Building (site of)
Type of Site	BUILDING
NMRS Number	
HER Number	1591
Status	Non designated
Easting	456150
Northing	221400
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Earthworks in centre of Chesterton originally thought to be Roman fort. Now known to be

remains of 13th century building. Medieval pottery finds imply that occupation stopped in 14th century

1) Site investigated by the OUAS in the early 1960s
<1> Medieval Archaeology, Vol 4 (1960) pp.153-5 (Serial). SOX318

Site Number	13
Site Name	Roman Brooch
Type of Site	FINDSPOT
NMRS Number	
HER Number	9949
Status	Non designated
Easting	455000
Northing	220000
Parish	WENDLEBURY
Council	OXFORDSHIRE
Description	<p>Bronze disc brooch with ten radiating lugs, face with central field of blue enamel within ring of red enamel; catch plate and hinge attachment. Diameter = 23mm. Found near Alchester but exact location unknown. MARGINAL</p> <p>1) Correspondence discarded as it related only to sending and return of brooch for photographing; photo has been retained. <1> Local Informant as main provider of information, Mr Murray (finder). Correspondence, including photograph, in DRF (Verbal communication). SOX277.</p>

Site Number	14
Site Name	Mesolithic Quartzite Macehead
Type of Site	FINDSPOT
NMRS Number	
HER Number	2547
Status	Non designated
Easting	455000
Northing	221000
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Recorded on OS Record Card. MARGINAL</p> <p>No other details <1> OS Record Card, SP 52 SE 3 (Index). SOX273.</p>

Site Number	15
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Site Name	Bronze Age Ring Ditches (c.600m ENE of Bignell)
Type of Site	RING DITCH
NMRS Number	
HER Number	13588
Status	Non designated
Easting	456400
Northing	222200
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Two contiguous circles, the north-westerly appears to have a raised central area. There may be two others in the area represented by roughly circular dark areas. Identified from AP's</p> <p>2) Linear feature (as sketched on cropmark overlay) visible in this AP series, but the ring ditches are not. Examined during the Cherwell District cropmark survey</p> <p>3) Ring ditches identified through aerial photography. Darker circular features are interpreted as natural features (possibly anomalies in underlying limestone) as they do not show up on photographs that show other features clearly. In the same area are a series of rectangular enclosures and linear features which continue into PRN 13589</p> <p><1> RAF Aerial Photographs, (1947) OS Mosaic (Photograph). SOX335.</p> <p><2> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 12.016-7, 12.109 (Photograph). SOX264.</p> <p><3> Air Photo Services Ltd, 2005, Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology (Unpublished document). SOX1735.</p>

Site Number	16
Site Name	Bronze Age Ring Ditch (500m S of Akeman Street)
Type of Site	RING DITCH
NMRS Number	
HER Number	13906
Status	Non designated
Easting	454900
Northing	220460
Parish	WESTON-ON-THE-GREEN
Council	OXFORDSHIRE
Description	<p>Single ring ditch identified from NMR AP</p> <p>No other details</p> <p><1> English Heritage, NMR Aerial Photographs, SP 5519/1 (Photograph). SOX294.</p>

Site Number	17
Site Name	Neolithic to Bronze Age Axehead
Type of Site	FINDSPOT
NMRS Number	

HER Number	16075
Status	Non designated
Easting	455000
Northing	220000
Parish	BICESTER
Council	OXFORDSHIRE
Description	Flint axehead found in field near Bicester by travelling veteran during last war. MARGINAL No more details <1> Local Informant as main provider of information, J Wallis, OCM. Recorded on SMR by S Lisk, 29.11.97 (Verbal communication). SOX277. <2> Additional Information in Detailed Record File, Detailed description and illustrations (1996) (Index). SOX258.

Site Number	18
Site Name	Undated Rectangular Enclosure (c.450m ENE of
Type of Site	LINEAR FEATURE
NMRS Number	
HER Number	13589
Status	Non designated
Easting	456390
Northing	222330
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Multi-sided rectangular enclosure with several internal divisions plus two small circular enclosures 2) Rectangular enclosures from APs plotted on 1:10000 OS Map. 1961 AP show complex series of cropmarks at this location, which are caused by natural, archaeological and modern features. The archaeological features comprise a series of ditched rectangular enclosures and associated boundaries and trackways. Features are likely to be more extensive than shown on the photos. The area is likely to have been overlain by ridge and furrow, now mostly eroded, and has been heavily ploughed. Enclosures merge into the cropmarks of PRN 13588, a series of possible ring gullies, and these two sites may be associated. <1> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 12109-10 (Photograph). SOX264. <2> Air Photo Services Ltd, 2005, Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology (Unpublished document). SOX1735.

Site Number	19
Site Name	Well at Chesterton Lodge
Type of Site	WELL
NMRS Number	
HER Number	16295
Status	Non designated

Easting	456362
Northing	221210
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Limestone construction; 19m deep; 70 cm diameter. Still waterfilled; no dating evidence. Visible on C18 maps in settled area; may be coeval with first Chesterton Lodge in c. 1800. Roman date cannot be ruled out.

1) Only 3rd map referred to on letter has been found.
<1> Field Notes/Field Visit, S Weaver, 20.10.00. See report and letter in DRF (Unpublished document). SOX261.
<2> Slide Cabinet, 1 of well taken by S Weaver (2000) (Photograph). SOX303.

Site Number	20
Site Name	Roman Coins
Type of Site	FINDSPOT
NMRS Number	
HER Number	16452
Status	Non designated
Easting	455550
Northing	220620
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Ca 25 late Roman coins from a rural area in proximity to Alchester. Suggestive of presence of villa or settlement nearby.

1) Coins found from metal detecting within an area of 50 x 50m; mostly late Roman coins. (Information missing, SVL, 20/01/15).
<1> Additional Information in Detailed Record File (Index). SOX258.

Site Number	21
Site Name	Medieval objects with Roman brooch found near
Type of Site	FINDSPOT
NMRS Number	
HER Number	16579
Status	Non designated
Easting	455000
Northing	220000
Parish	BICESTER
Council	OXFORDSHIRE
Description	C14-15 collection, including horseshoe, belt plate, Medieval seal die, and dress fastener found near Bicester c. 13/12/2000; AM ID form filed in DRF. MARGINAL

1) Form discarded as all information added; all finds retained by finder.
<1> Ashmolean Museum (Artefact Identification). SOX322.

Site Number 22
Site Name Roman Brooch found at Greenfield
Type of Site FINDSPOT
NMRS Number
HER Number 16581
Status Non designated
Easting 455000
Northing 220000
Parish BICESTER
Council OXFORDSHIRE
Description Roman Brooch, perhaps 2nd Century. Found c.1997. MARGINAL

1) Original AM form has been discarded as all the info on it has been transferred to this record.
<1> Ashmolean Museum (Artefact Identification). SOX322.

Site Number 23
Site Name Medieval silver strap end from Bicester
Type of Site FINDSPOT
NMRS Number
HER Number 16961
Status Non designated
Easting 455000
Northing 220000
Parish BICESTER
Council OXFORDSHIRE
Description Found from metal detecting in Sept 2001; late medieval. Possibly St Jerome

1) TREASURE ITEM; see for details.
2) see for photo.
3) see for Ashmolean identification.
<1> Oxford Architectural & Historical Society, Oxoniensia, Vol LXIX (2004), p 421 (Serial). SOX284.
<2> DCMS, 2001, Treasure Annual Report 2001, see p 84 (Serial). SOX1603.
<3> Additional Information in Detailed Record File (Index). SOX258.

Site Number 24
Site Name STABLES AND COACH HOUSES NORTH WEST
Type of Site COACH HOUSE

NMRS Number	1241628
HER Number	18122
Status	Listed Building- Grade II
Easting	456200
Northing	221245
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Stables and coach houses. Probably 1890; for Henry Tubb, a Bicester banker

SP52SE CHESTERTON

Stables and Coach Houses north
1714-0/6/10007 west of Chesterton Lodge
GV II

Dressed and coursed limestone with freestone dressings. Slate roofs with stone coped gable ends and lead roll ridges. Stone axial and gable-end stacks. PLAN: H-shaped plan with small forecourt on the north side and longer wings on the south side flanking a larger courtyard. Italianate style.

EXTERIOR: 1-storey and attic and single-storey south wings. North front: 3-bay centre with arched ground floor openings and three small gables with oculae and small finials; flanking 2-storey wings with rusticated quoins, oculae on the ground floor and round-arch windows above. South side facing courtyard has similar gables, central segmental arch doorway with hoodmould and carriage doorways to left and right with elliptical arches with hoodmoulds. Long single-storey wings to right and left with hipped-roof blocks in the angles, the S.E. wing with segmental-headed sash windows and round-headed doorways, all with moulded architraves with keystones, the S.W. wing has carriage doors; both wings have large roundheaded sashes in the gable ends. Low wall enclosing south side of courtyard with ashlar gate-piers with ball-finials. Leadclad clock tower over centre of main range with low square dome with finial.

INTERIOR not inspected.

Listing NGR: SP5620021245

Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 1714-0/6/10007, p.18(a) (Index). SOX260.

Site Number	25
Site Name	THATCHOVER, ALCHESTER ROAD, GREAT CHESTERTON
Type of Site	HOUSE
NMRS Number	1046535
HER Number	18117
Status	Listed Building- Grade II
Easting	456078
Northing	221366
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	House, formerly subdivided. C17

SP52SE CHESTERTON ALCHESTER ROAD

(West side)
Great Chesterton
6/38 Thatchover

II
 Limestone rubble with wooden lintels; thatch roof with brick stacks. L-plan. One storey plus attic. Irregular 4-window front has a doorway, to right of centre, beside a shallow projection; windows, of 2 and 3 lights, all have renewed casements and, at first floor, are mostly half dormers. Main range has 2 ridge stacks plus a gable stack, to left, rising from a stone chimney projection. Rear wing, returning on right, has similar casements plus further gable stack. Interior: some original spine and lateral beams have matrices for soffit tenons with diminished haunches.
 Listing NGR: SP5607821366
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 6/38, p.16 (Index). SOX260.
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

Site Number	26
Site Name	NO 6 TUBBS LANE GREAT CHESTERTON
Type of Site	HOUSE
NMRS Number	1046536
HER Number	18119
Status	Listed Building- Grade II
Easting	456339
Northing	221345
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Cottage, probably formerly a mill house. 1769 on datestone, part possibly earlier: extended C20

SP52SE CHESTERTON TUBBS LANE
 (North side)
 Great Chesterton
 6/41 No.6
 GV II
 Limestone rubble, partly coursed, with wooden lintels; concrete interlocking-tile roo. Single-unit plan, extended to rear. 2 storeys. 2-window front has a doorway to right, 3 renewed 2-light casements, and an area of random rubble walling to left, defined by a straight joint, which is probably older than the dated section. Interior not inspected.
 Listing NGR: SP5633921345
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 6/41, p.18 (Index). SOX260.
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

Site Number	27
Site Name	OXFORD LODGE, A43
Type of Site	GATE LODGE
NMRS Number	1200180
HER Number	18116
Status	Listed Building- Grade II

Easting	453321
Northing	222144
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Gate lodge. Late C18 SP52SW CHESTERTON A43 (West side) 5/37 Oxford Lodge II Limestone rubble with some ashlar dressings. Elongated octagonal plan with additions. 2-storey crenellated tower has arched Gothick ground-floor windows with a crenellated porch in the left cant of the front. First floor has small openings above an ashlar band: at the front, round windows flanking a blind quatrefoil; at the rear, the same but mostly blind. Crenellated chimney to right. Hipped-roofed addition to rear. Interior not inspected. One of the gate lodges to Middleton Park (q.v.). Listing NGR: SP 53321 22144 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 5/37, p.15 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

Site Number	28
Site Name	NO 4 TUBBS LANE GREAT CHESTERTON
Type of Site	HOUSE
NMRS Number	1200194
HER Number	18120
Status	Listed Building- Grade II
Easting	456314
Northing	221311
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	House. C17 or possibly earlier SP52SE CHESTERTON TUBBS LANE 6/42 (South side) Great Chesterton No.4 GV II Coursed limestone rubble with some wooden lintels; concrete interlocking-tile roof with rendered stacks. 3-unit plan. 2 storeys plus attic. 3-window front has the doorway to left of centre and a 2-light casement to right, both with rendered lintels, and has a 3-light casement to left with a wooden lintel; first-floor casements are all of 2 lights. Left gable has a 2-light attic window above the roof of an early single-storey addition. Right end wall is rendered. Main roof has stacks to left of centre and on the right gable, both with stone weatherings. Interior not inspected. Listing NGR: SP5631421311 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 6/42, p.19 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card

(Photograph). SOX2063.

Site Number	29
Site Name	CHESTERTON LODGE INCLUDING FORECOURT
Type of Site	COUNTRY HOUSE
NMRS Number	1241627
HER Number	18121
Status	Listed Building- Grade II
Easting	456296
Northing	221176
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Country house. 1890; for Henry Tubb, a banker of Bicester

The following buildings shall be added:-

SP53SE CHESTERTON Chesterton Lodge including forecourt
1714-0/6/10001 balustrade immediately west
GV II

Coursed dressed limestone with freestone dressings. Slate hipped roofs with lead roll hips and ridge and moulded stone eaves cornice. Stone axial stacks with cornices.

PLAN: Central 3-storey block with entrance and stairhall, flanking 2-storey wings and service wing on left [north]. Italianate style.

EXTERIOR: 3-storey 2:2:2 bay centre block with superimposed orders with Composite pilasters, entablatures, pedimented centre bay with acroteria, rusticated corner pilasters and central doorway in antis with tripartite window above with balustrade. 2-storey 2:2 bay flanking wings with tripartite sashes on the ground floor and paired sashes with scrolled pediments. The right [south] wing projects at the rear and has two large 2-storey bow windows on its south side. 2:5:4 bay east garden front. Service wing on north side has tower with balustraded parapet. Centre block has wooden lantern over centre.

INTERIOR: Elaborate intact interior with large central stairhall. INCLUDING balustrade to forecourt immediately west of house.

SOURCES : Buildings of England, p. 618. Kelly's Directory.

Listing NGR: SP5629621176

Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 1714-0/6/10001, p.18(a) (Index). SOX260.

Site Number	30
Site Name	IVY COTTAGE INCLUDING FRONT GARDEN
Type of Site	HOUSE
NMRS Number	1276742
HER Number	18118
Status	Listed Building- Grade II
Easting	456152
Northing	221321
Parish	CHESTERTON

Council	OXFORDSHIRE
Description	House. Circa 1840; extended circa late C19 or C20 The following building shall be added:- SP52SE CHESTERTON ALCHESTER ROAD 1714-0/6/10006 (East side) Ivy Cottage including front garden area railings and gate to west GV II Limestone rubble with vermiculated cement quoins; brick extension at rear. Slate roof with gabled ends. Gable-end stacks with short red brick shafts. PLAN: Double depth plan with two principal front rooms , central entrance to stairhall and service rooms in integral outshut at rear right. Outshut extended on left circa late C19 or C20. EXTERIOR: 2 storeys. Symmetrical 3-window west front. C19 12-pane sashes in exposed boxing on first floor; ground floor in moulded architraves and replaced by C20 French casements; central doorway in pilastered doorcase with entablature and 6- panel door. Roof at rear carried down over outshut; brick extension on right; casement windows with glazing bars and panelled door at centre. INTERIOR: Staircase has stick balusters, wreathed mahogany handrail and turned newel. Much of the joinery survives including panelled doors, but the chimneypieces in the front left and right rooms have been replaced. INCLUDING: C19 Wrought and cast-iron front garden area railings and gate with fleur-de-lis finials and scroll stanchions. Listing NGR: SP5615221321 Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 1714-0/6/10006, p.16 (Index). SOX260.

Site Number	31
Site Name	BARN APPROXIMATELY 40 METRES NORTH
Type of Site	BARN
NMRS Number	1046534
HER Number	18115
Status	Listed Building- Grade II
Easting	454286
Northing	222418
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Barn. Mid/late C18 SP52SW CHESTERTON A4095 (North side) 5/36 Barn approx. 40m. NW of Chesterton Fields Farmhouse II Limestone rubble; corrugated-asbestos roof. 5-bay and 3-bay plans, each with porch. Front has 5-bay section to left with central hipped-roofed porch; smaller section to right has central double doors. Rear has small double doors below a depressed arch in the centre of the 5-bay section, and has a central hipped-roofed porch to the 3-bay section. Small rectangular ventilator are now blocked. Interior: butt-purlin roof with through tenons. Listing NGR: SP5428622418 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 5/36, p.15 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

Site Number	32
Site Name	Anglo Saxon/Medieval pit and ditch, Manor Farm
Type of Site	DITCH
NMRS Number	
HER Number	26417
Status	Non designated
Easting	456205
Northing	221405
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Watching brief located an Anglo Saxon/Medieval rubbish pit and a contemporary ditch</p> <p>1) WB located two features: a rubbish pit and a ditch, both contemporary and of Anglo Saxon/Medieval date. These features appear contemporary with medieval remains found 40m NE of St Mary's Church, a C13 building lying 60m west of the site. The ditch could represent a boundary ditch delineating the edge of the settlements. The pit contained fragments of pot, bone and floor tile, spanning period AD 450-1350</p> <p><1> John Moore Heritage Services, 2010, The Tithe Barn, Manor Farm Lane, Chesterton, Oxfordshire: Archaeological Watching Brief (Unpublished document). SOX2508.</p> <p><2> CBA South Midlands Group, South Midlands Archaeology, SMA 41 (2011) 39 (Serial). SOX5.</p>

Site Number	33
Site Name	Prehistoric settlement site at Whitelands Farm
Type of Site	CURVILINEAR ENCLOSURE
NMRS Number	
HER Number	27952
Status	Non designated
Easting	456683
Northing	222300
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Geophysical survey identified limited traces of features that suggest early occupation of the site.</p> <p>1) Potential ditches were recorded within or close to a cropmark complex, thought to represent a field system, but the majority of cropmark features were not clearly identified by the survey. Clear traces of a former windmill were detected, and immediately to the east, a number of less distinct anomalies which could reflect earlier mills, or possibly much earlier remains, such as barrows. Traces of a penannular enclosure were also observed, as well as ridge and furrow. See report for locational information.</p> <p><1> Pre-Construct Archaeology, 2012, Whitelands Farm, Bicester: Report on Geophysical Survey (Unpublished document). SOX2929.</p>

Site Number	34
Site Name	Late Iron Age settlement
Type of Site	SETTLEMENT
NMRS Number	
HER Number	28189
Status	Non designated
Easting	456400
Northing	222090
Parish	BICESTER
Council	OXFORDSHIRE
Description	<p>Several features indicative of settlement were located by trenches in Area E of the evaluation in alignment with previously seen cropmarks, these were discrete and fairly deep</p> <p>Settlement features include postholes, pits and gullies covering an area at least 150m2, directly associated spatially with a field system of probable Late Iron Age date. A field boundary was also noted.</p> <p><1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.</p>

Site Number	35
Site Name	Probable Enclosure, Linear Ditch and Possible Pits
Type of Site	DITCH
NMRS Number	
HER Number	28484
Status	Non designated
Easting	455800
Northing	221395
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Magnetometer survey results indicate the presence of cut features of archaeological potential in the form of a rectilinear enclosure and linear ditch. Several other discrete anomalies may be cut pit and ditch features.</p> <p>1) A detailed magnetometer survey located a positive rectilinear anomaly that appears to relate to an enclosure feature. A further linear ditch, with an apparent deliberate 5.5m gap, is located to the west of the enclosure. Several other linear and discrete anomalies have been located within the site, but these are generally very weak and indistinct and although they may be related to cut, ditch-like and pit-like features, their origin is uncertain. Widespread magnetic debris to the north-eastern part of the site is likely to have originated from its use as allotment gardens. The south-western part of the site contains evidence of medieval cultivation in the form of ridge and furrow.</p> <p><1> Archaeological Surveys Ltd, 2014, Land North of Green Lane, Chesterton, Oxfordshire, Magnetometer Survey Report (Unpublished document). SOX5393.</p>

Site Number	36
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Site Name	Rectangular enclosure with interior curvilinear
Type of Site	CURVILINEAR ENCLOSURE?
NMRS Number	
HER Number	28497
Status	Non designated
Easting	455500
Northing	220800
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Aerial photographic evidence of large rectangular enclosure with possible interior enclosure and pits.</p> <p>1) S Ford provided AP information that was not found on HER during DBA done. 2) Two aerial photos found at NMR during DBA showing large rectangular enclosure with interior possible curvilinear enclosure and several pits, all undated. Geological marks also visible. 3) Also visible on OCC 2009 aerial coverage for the area. 4) Proximity (approx 200m N) of enclosures to area where late Roman coins were found (PRN 16452) may be significant.</p> <p><1> Professional Judgement, info from S Ford (Unpublished note). SOX275. <2> Aerial Photographs, SP 5520/7 SP55208 20-Jul-2005 NMR 23985/15 (Photograph). SOX295. <3> Aerial Photographs, 2009 coverage -- online OCC resource (Photograph). SOX295. <4> Professional Judgement (Unpublished note). SOX275.</p>

Site Number	37
Site Name	Roman enclosure and undated ditch
Type of Site	BOUNDARY DITCH
NMRS Number	
HER Number	28649
Status	Non designated
Easting	455770
Northing	221400
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>Earliest evidence was an EBA arrowhead, but trenches revealed rectilinear enclosure identified by geophysical survey.</p> <p>1) The evaluation confirmed that the anomalies identified by the geophysical survey correspond well to buried archaeological features. Both the enclosure and boundary ditches were preserved, but to different degrees across the Site. In general truncation of enclosure was greater within the south-west half of Field 2 (trenches 5 and 6), which was currently under arable cultivation. The overlying deposits in this area were fairly shallow (0.3 m deep) and it seems likely that ploughing has truncated the enclosure ditch here. The best preserved remains were recorded within Field 1, where a greater depth of overburden was present above the ditch. Ditch 304 was sealed by 0.5 m of top and subsoil. The evaluation did not record any internal features, such as pits or postholes, within the enclosure. This may be a result of the nature of the work, but if such features do survive it seems likely that the best chance of their survival would be in the area of trench 3.</p>

Dating of the enclosure remains uncertain as the only dateable find was a small undiagnostic sherd of Romano-British pottery. Roman activity is known in the wider area and it is possible that this pottery is residual. In light of lack of finds and internal features this feature has been interpreted as an agricultural enclosure, presumably at some distance from a settlement. The boundary ditch was relatively well preserved in both fields. No finds were recovered from either section and it remains undated. The alignment of the ditch appears to follow the alignment of the unnamed road forming the western boundary of the Site, and it is possible that the ditch represents an earlier field boundary or track side ditch.

<1> Wessex Archaeology, 2017, Land West of Chesterton, Oxfordshire: Archaeological Evaluation Report (Digital archive). SOX5755.

Site Number	38
Site Name	M40 Investigations
Type of Site	Watching Brief
NMRS Number	
HER Number	EOX1205
Status	Event
Easting	455200
Northing	221100
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Watching brief along route of M40; Akeman St partly sectioned by bridge foundations. Ditches not visible, but metalled surface found.

Site Number	39
Site Name	M40 Investigations
Type of Site	Watching Brief
NMRS Number	
HER Number	EOX1206
Status	Event
Easting	454850
Northing	221050
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Watching brief along M40; section S of present Chesterton Lane revealed rough stone cobble exposed in 2 trenches.

Site Number	40
Site Name	Land adjacent to Red Cow Public House
Type of Site	Watching Brief
NMRS Number	

HER Number	EOX2791
Status	Event
Easting	456149
Northing	221228
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	WB carried out during excavation of footings prior to the construction of a house. No archaeological features were identified but disturbance was identified associated with the landscaping of the beer garden and the use of the site as a bottle dump. All finds, including the glass, dated from the C19th and C20th

Site Number	41
Site Name	Green Lane
Type of Site	Evaluation
NMRS Number	
HER Number	EOX2839
Status	Event
Easting	455945
Northing	221093
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Despite investigation of 19 soil anomalies, very few features certainly of man-made origin were found, the best being a stone-lined drain. None of these features were dated and no pre-modern artefacts were recovered as stray finds from the trench spoilheaps. Nothing resembling Roman roadside settlement was discovered. The site is considered to have no archaeological potential

Site Number	42
Site Name	The Tithe Barn, Manor Farm Lane
Type of Site	Watching Brief
NMRS Number	
HER Number	EOX2893
Status	Event
Easting	456205
Northing	221405
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Watching brief located Anglo Saxon/Medieval pit and contemporary ditch. Watching brief occurred during monitoring of area for new build and excavation for new foundations and services.

Site Number	43
Site Name	EFW Grid Connection, Ardley
Type of Site	Desk Based Assessment
NMRS Number	
HER Number	EOX2899
Status	Event
Easting	454968
Northing	223469
Parish	ARDLEY
Council	OXFORDSHIRE
Description	<p>The proposed scheme has the potential to damage or destroy archaeological remains present along the route. Points at which this is particularly likely to occur are detailed in the report. It is recommended, therefore, that a detailed scheme of mitigation should be designed which may involve pre construction excavations and/or watching brief to provide monitoring and salvage excavation with contingency for more extensive investigation where discoveries merit it. See report for details. No new archaeological information revealed (all data from HER).</p>

Site Number	44
Site Name	Whitelands Farm
Type of Site	Geophysical Survey
NMRS Number	
HER Number	EOX3334
Status	Event
Easting	456683
Northing	222300
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	<p>The survey has identified limited traces of features that suggest early occupation of the site. Potential ditches were recorded within or close to a cropmark complex (thought to represent a field system associated with an early farmstead). However, the majority of cropmark features were not clearly identified by the survey. As such, it is possible that these have either been ploughed out, or lack sufficient magnetic enhancement to enable a contrast with surrounding soils. Slight penanular features that may be archaeological are recorded in the S and NW parts of site.</p>

Site Number	45
Site Name	Bicester Phase 2
Type of Site	Excavation
NMRS Number	

HER Number	EOX3463
Status	Event
Easting	456510
Northing	222320
Parish	BICESTER
Council	OXFORDSHIRE
Description	In advance of a proposed housing development of South West Bicester, a programme of trial trenching evaluation and further excavation was conducted. 46 trenches of 50m x 1.8m were excavated, only one yielding archaeological information. No other finds or features of archaeological significance were observed

Site Number	46
Site Name	Land North of Green Lane
Type of Site	Geophysical Survey
NMRS Number	
HER Number	EOX5795
Status	Event
Easting	455800
Northing	221395
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	A detailed magnetometer survey was undertaken within two land parcels, totalling approximately 2.6ha, ahead of a proposed residential development. The north eastern part of the site contained short grazed grass and the area to the south west contained a rapeseed crop at the time of the survey. The results of the survey indicate the presence of cut features of archaeological potential including a rectilinear enclosure and linear ditch as well as several other weaker features; possibly pits and ditches

Site Number	47
Site Name	Land W of Chesterton
Type of Site	Evaluation
NMRS Number	
HER Number	EOX6136
Status	Event
Easting	455770
Northing	221400
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Wessex Archaeology was commissioned by Taylor Wimpey Oxfordshire to undertake an archaeological evaluation on land west of Chesterton as part of a programme of archaeological investigation carried out prior to proposed residential development at the site. Previous

geophysical survey of the site had indicated the presence of anomalies of probable archaeological origin within the site, and the archaeological trenches were mainly targeted on these anomalies as well as a small number within blank areas in order to ground test the results. The evaluation consisted of ten 30 m by 1.8 m machine excavated trenches, representing a 2% sample of the development area. The evaluation identified archaeological features in seven of the trenches, all of which were ditches and corresponded well with the geophysical anomalies.

Site Number	48
Site Name	Green Lane
Type of Site	Watching Brief
NMRS Number	
HER Number	EOX64
Status	Event
Easting	455900
Northing	221250
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Located at E end of Chesterton opposite row of houses known as "The Green." Topsoil stripped.

Site Number	49
Site Name	The Old Manor House
Type of Site	Building Survey
NMRS Number	
HER Number	EOX689
Status	Event
Easting	456300
Northing	221400
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Archaeological observations and photographs of undercroft, rare C12 survival of utilitarian nature. All proposed alterations will not impinge on undercroft.

Site Number	50
Site Name	The Old Manor House
Type of Site	Building Survey
NMRS Number	
HER Number	EOX835
Status	Event

Easting	456310
Northing	221350
Parish	CHESTERTON
Council	OXFORDSHIRE
Description	Attention was given to the C12th undercroft, which survives because of stone construction. Good status indicator. A brief walk was taken around the interior of the house to ascertain the overall relationship of the parts. Detailed historical account.

Site Number	51
Site Name	Chesterton
Type of Site	Conservation Area
NMRS Number	
HER Number	
Status	Conservation Area
Easting	456080
Northing	221601
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>Chesterton Conservation Area was designed in March 1988. Under the Act Local Planning Authorities have a duty to consider boundary revisions to their conservation areas "from time to time". Chesterton Conservation Area was reviewed in January 1995 and it is now considered appropriate to undertake a further review in order to further define the key characteristics of the area, so that this document can be used to inform the development of the proposed South West Bicester urban extension.</p> <p>Archaeology</p> <p>The Chesterton Conservation Area occupies much of the original historic village core. Still present within the village are the medieval buildings of the Old Manor and St Mary's Church, plus 13th Century building remains and the Post Medieval site of manor farm mill, a smithy and a school. From studying it would seem logical that the roman road, which enters the village from the west and exits from the south east, at one time crossed through the heart of the village. It would appear that this road was diverted in order to make way for Chesterton Lodge. Predominantly the archaeological sites lie outside of the boundary of the conservation area, located to the North and West. The archaeological map includes two large areas investigated as part of the Bicester urban extension.</p>

Site Number	52
Site Name	A4095 Quarry
Type of Site	Quarry
NMRS Number	
HER Number	
Status	Non designated
Easting	455037

Northing	221824
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>A small quarry is depicted bordering the A4095 road from the time of the Ordnance Survey Map of 1923. Although still depicted on the Ordnance Survey Map of 1967 to 1968 the quarry has been filled in by the time of the Ordnance Survey Map of 1970.</p> <p>Ordnance Survey, 1923, Oxfordshire XXII.SE (includes: Bletchingdon; Chesterton; Kirtlington; Weston on the Green.), Revised: 1919, Published: 1923 OS Plan 1967-1968, 1:2500 OS Plan 1970, 1:10560</p>

Site Number	53
Site Name	Entranceway
Type of Site	Entranceway
NMRS Number	
HER Number	
Status	Non designated
Easting	454924
Northing	221866
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>A prominent entranceway is shown on Stanley's Map of 1815. This entranceway is still extant on the present day golf course.</p> <p>Stanley, W., 1815, Bicester</p>

Site Number	54
Site Name	Field Boundary
Type of Site	Field Boundary
NMRS Number	
HER Number	
Status	Non designated
Easting	455010
Northing	221654
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>A field boundary is visible on the Ordnance Survey Map of 1900 on a southeast to northwest alignment. This boundary is still present on the modern Bicester Golf Course as a drainage boundary.</p> <p>Ordnance Survey, 1900, Oxfordshire XXII.SE (includes: Bletchingdon; Chesterton; Kirtlington; Weston on the Green.), Revised: 1898, Published: 1900</p>

Site Number	55
Site Name	Golf Club Land Drains
Type of Site	Land Drains
NMRS Number	
HER Number	
Status	Non designated
Easting	455097
Northing	221765
Parish	Chesterton
Council	OXFORDSHIRE
Description	Although ground conditions were dry at the time of the walkover survey conducted by AOC Archaeology Group on the 28th of March 2019, it was observed that the eastern portion of the Site is known to be more poorly drained. Evidence for disturbance associated with land drains can be clearly seen together with several drainage ditches in this part of the Site.

Site Number	56
Site Name	Chesterton Golf Club Water Feature
Type of Site	Golf Club Water Feature
NMRS Number	
HER Number	
Status	Non designated
Easting	455215
Northing	221677
Parish	Chesterton
Council	OXFORDSHIRE
Description	A water feature approximately a golf pond is visible on the Ordnance Survey Map of 1993 to 1996. This feature matches an extant golf pond on the present Bicester Golf Course. OS Plan, 1993 to 1993, 1:10000

Site Number	57
Site Name	Chesterton Golf Course Drainage Feature
Type of Site	Golf Course Drainage Feature
NMRS Number	
HER Number	
Status	Non designated
Easting	455083
Northing	221743

Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>A water drainage feature leading off on a southeast to northwest alignment from a golf pond is visible on the Ordnance Survey Map of 1993 to 1996. This feature matches an estant water drainage feature on the present Bicester Golf Course.</p> <p>OS Plan, 1993 to 1993, 1:10000</p>

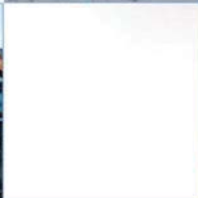
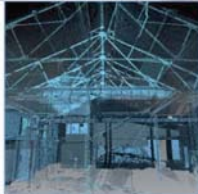
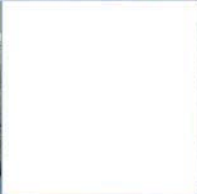
Site Number	58
Site Name	Northbrook High Way
Type of Site	Road
NMRS Number	
HER Number	
Status	Non designated
Easting	454084
Northing	221642
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>A road or track labelled 'Northbrook High Way' can be seen between the fields of 'Upper Crop' and 'Lower Crop' on an irregular west to east alignment, this route accesses 'Standle Ley's from the west.</p> <p>By the time of Stanley's Map of 1815, 'Northbrook High Way' is no longer extant follow the enclosure of the land around Chesterton.</p> <p>It is visible as a slightly irregular cropmark on aerial photography undertaken on the 12th of December 1946 and the 16th of April 1947.</p> <p>1764-8, Chesterton Pre-enclosure Map, c. 1764 – 68, JIVF/1 (Oxfordshire History Centre) Stanley, W., 1815, Bicester Aerial Photograph: RAF/CPE/UK/1987: Frame 3320 (Historic England Archives, Swindon) Aerial Photograph: RAF/CPE/UK/2013: Frame 4101 (Historic England Archives, Swindon)</p>

Site Number	59
Site Name	Field North of Green Lane
Type of Site	Ridge and Furrow
NMRS Number	
HER Number	
Status	Non designated
Easting	455076
Northing	221235
Parish	Chesterton
Council	OXFORDSHIRE
Description	<p>Ridge and Furrow discernible in LiDAR Data from 2003.</p> <p>sp5421_DSM_2m.asc</p>

Department for Environment, Food & Rural Affairs, 2019, Available:
<https://environment.data.gov.uk/DefraDataDownload/?Mode=surveyDefra> Survey data
Download.
[Accessed 11th April 2019]

Site Number	60
Site Name	Land West of Bignell Park
Type of Site	Ridge and Furrow
NMRS Number	
HER Number	
Status	Non designated
Easting	454838
Northing	222147
Parish	Chesterton
Council	OXFORDSHIRE
Description	Ridge and Furrow discernible in LiDAR Data from 2003. sp5422_DSM_2m.asc

Department for Environment, Food & Rural Affairs, 2019, Available:
<https://environment.data.gov.uk/DefraDataDownload/?Mode=surveyDefra> Survey data
Download.
[Accessed 11th April 2019]



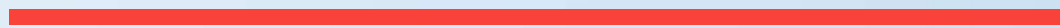
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Appendix C

LVIA METHODOLOGY



A. ASSESSMENT METHODOLOGY

A.1 Introduction

A.1.1 This assessment aims to identify and describe the nature and significance of the effects likely to arise as a result of the proposed development on the existing landscape and the visual amenity of people.

A.2 Approach

A.2.1 This methodology has been developed in accordance with the principles of good practice set out in the following published guidance produced by the relevant professional organisations concerned with landscape and visual assessment:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (2013), (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management & Assessment
- GLVIA3 Statement of Clarification 1/13 (2013), published by the Landscape Institute
- Natural England's 'Approach to Landscape Character Assessment' (2014)
- Landscape Institute Advice Note 01/11, Photography and photomontage in landscape and visual impact assessment (2011), published by the Landscape Institute

A.2.2 The GLVIA3 states that:

"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."

A.2.3 Whilst linked, the assessment of landscape and visual effects are treated separately in LVIA. The overall approach used to identify and assess landscape and visual effects is summarised as follows:

- Determine the scope of assessment;
- Collate baseline information through desk study research and field based survey work, select appropriate landscape and visual receptors and establish their value;
- Review the proposed development and determine susceptibility of landscape and visual receptors to the nature of development proposed;
- Combine value with susceptibility to determine the sensitivity of landscape and visual receptors to the nature of development proposed;
- Describe the nature and magnitude of change likely to be experienced by landscape and visual receptors as a result of the proposed development;
- Describe any measures to avoid or reduce the magnitude of any adverse change;
- Assess the significance of effects for landscape and visual receptors in relation to the proposed development through a clear description of judgements on sensitivity and magnitude; and
- Identify those effects that are considered relevant to decision making.

Purpose of LVIA

- A.2.4 The overriding aim of LVIA is to draw out the key landscape and visual issues that are likely to arise as a result of a proposed development and to ensure that the significance of effects and the scope for reducing any adverse effects are properly understood by the public and the competent authority. Whilst it is important to identify the range of effects likely to be experienced by receptors, the aim should be to identify and describe in detail any significant effects that are likely to be most relevant to decision making.

Professional Judgement in LVIA

- A.2.5 The GLVIA3 asserts that professional judgement is a very important part of LVIA as much of the assessment must rely on qualitative judgements about the nature of change and whether it is positive, neutral or negative. However; professional judgement must be informed by clear and transparent methods, as clarified in paragraph 2.24 of the GLVIA3:

“In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.”

Limitations of LVIA

- A.2.6 Landscape results from the interplay between the natural, physical and cultural components of the environment and as such the assessment of landscape and visual effects is a process closely linked with other topics, notably ecology and the historic environment. The LVIA considers the contribution heritage and ecological features make to the character and value of the landscape and visual receptors, along with an assessment of the likely effect of the Proposed Development on the landscape character and views associated with heritage features. The LVIA has been carried out in landscape and visual terms only, as an assessment of effects on heritage assets and their wider cultural setting (e.g. impacts on cultural and historic associations) are considered to be beyond the remit of this LVIA. The LVIA does not assess direct or any other indirect effects on heritage or ecological resources.
- A.2.7 The LVIA is based on views from publically accessible locations. Where an impact on residential and other private views (e.g. commercial properties) is noted this has, necessarily, been estimated (unless access is provided by a landowner). The viewpoints identified in the LVIA are illustrative of the worst case potential impact from a representative range of receptors including residences, rights of way, public open spaces, private open space, commercial operations, the road and rail network etc. This LVIA does not necessarily identify all locations from where the Proposed Development would potentially be visible.
- A.2.8 In the absence of a detailed design and layout the effects of lighting cannot be accurately determined however an assessment is provided on: the likely effects of temporary lighting resulting from construction; the change to the baseline sky glow; and, the change to the landscape and views as a result of the introduction of lighting as part of the proposed development.

A.3 Scope of Assessment

Spatial Scope

A.3.1 A preliminary study area has been identified, the extent of which considers the nature and scale of the proposed development in relation to the existing physical characteristics of the landscape as well as existing landscape studies and assessments. The preliminary study area is based on an approximate radius of 5km (amend as necessary) from the boundary of the site, which is considered to be sufficient to account for potential significant effects that may arise as a result of the proposed development.

Zones of Theoretical Visibility

A.3.2 Zones of theoretical visibility (ZTV) were modelled digitally to identify those areas of the landscape that theoretically are visually connected with the proposed development, in order to refine the extent of the study area. Two ZTVs have been modelled that illustrate both worst case and more realistic scenarios.

A.3.3 Figure 1: Zone of Theoretical Visibility 1, represents the worst case scenario. This treats landform as if it were 'bare earth' and illustrates the area within which the development would theoretically be visible assuming other vertical features within the landscape and built environment (such as buildings, infrastructure and vegetation) would not act as barriers to views toward the development.

A.3.4 Figure 2: Zone of Theoretical Visibility 2, takes account of the effect that settlements and significant woodland blocks / belts would have on views toward the proposed development and therefore illustrates a more realistic area within which the development could theoretically be visible.

A.3.5 Both ZTVs consider the potential visibility of a developable volume encompassing all built form proposed within the site, rather than the visibility of individual buildings. This 'jelly mould' approach has been adopted to represent the worst case parameters with regard to building locations, footprint dimensions and heights to ridgeline.

A.3.6 The ZTVs were modelled using the Key Terra-Firma ZTV module for AutoCAD 2018 (amend as necessary) and are based on the following parameters and data sources:

- Ordnance Survey mapping at 1:25,000 scale
- Ordnance Survey Landform Profile contour data at 5m height intervals
- Viewer eye height set at 1.6m above landform
- The developable volume is set at a maximum height of 23m (indicative at this stage), to be confirmed on completion of the Parameter Plan;
- Settlements are set at 9m high following landform and set as visually impermeable
- Woodland blocks are set at 12m high following landform and set as visually impermeable

Determining the Study Area

- A.3.7 The final 3km extent of the study area has been determined by considering together the preliminary study area, the results of the ZTV modelling and the initial findings of the baseline appraisal and assessment process.
- A.3.8 Consultation will be undertaken to agree scope of study area and proposed viewpoints.
- A.3.9 It is considered that any direct or indirect landscape or visual effects arising as a result of the proposed development at a distance of greater than 3km would be negligible and are therefore not included within this assessment.

Temporal Scope

- A.3.10 This assessment considers landscape and visual effects at the following stages of the proposed development:
- Effects during construction: Assesses the likely impact of temporary construction activities and considers the changing nature of the site itself.
 - Effects during operation at Year 0: Assesses the completed development assuming structural landscape treatments would have been implemented and would be establishing, albeit not to a level sufficient to provide a screening function.
 - Effects during operation at Year 15: Assumes structural landscape treatments would have reached semi-maturity allowing for an assessment of likely landscape and visual effects that takes established mitigation measures into account.
 - Effects during summer and winter are considered where these would substantially differ as a result of vegetation growth or leaf cover.
 - Effects at night are considered where these would substantially differ from day time effects.

Cumulative Effects

- A.3.11 Cumulative effects fall into two types:
- Effects arising from within the project itself, where effects of different types arising under different topics can combine to potentially increase effects on a single receptor or environmental resource. For example, people in their homes may be affected by adverse effects in terms of noise, air quality and visual impact combined. The assessment of these cumulative effects are covered elsewhere in the Environmental Statement.
 - Effects from other reasonably foreseeable projects in combination with the project being assessed. Such projects may include other nearby developments. These could include multiple effects of the same type acting on a single receptor or environmental resource, for example in terms of landscape – the visual impact of multiple developments on a single visual receptor or their cumulative effect on a particular landscape resource. The assessment of these cumulative effects are covered in the Landscape and Visual Impact Assessment Chapter of the Environmental Statement.
- A.3.12 ‘Reasonably foreseeable’ projects are considered as those with valid planning permissions as granted by the Local Planning Authority, and for which EIA is a requirement, or for which an LVIA has been undertaken.

A.4 Determining Baseline Conditions

A.4.1 Information has been collated through desk study and field survey in order to describe the baseline situation in relation to landscape character, landscape features and elements and the visual amenity of people within the study area.

Desk Study

A.4.2 A variety of sources have been reviewed to gain an understanding of the quality, variety and sensitivity of the features and elements that contribute toward landscape character and visual amenity in order to identify potential landscape and visual receptors.

A.4.3 These include relevant published local policy and guidance documents, existing published landscape character studies, Ordnance Survey mapping and aerial photography. The relevant departments of Lichfield District Council and Cannock Chase District Council will be consulted to identify the presence of designated or undesignated assets not recorded in development plan or other guidance documents (e.g. Tree Preservation Orders).

Data Sources

A.4.4 The desk study has included a review of the following sources of information:

- The National Planning Policy Framework (February, 2019)
- The Adopted Cherwell Local Plan 2011-2031 (Part I) (2015);
- Cherwell Local Plan 2011-2031 (Part 2, emerging);
- Adopted Local Plan 1996 Saved Policies (adopted in November 1996, saved in September, 2007)
- Non-statutory Cherwell Local Plan 2011 (December 2004);
- The Oxfordshire Plan 2050 (in preparation);
- ENV06 Bicester Environmental Baseline Report (September 2013)
- ENV07 Bicester Green Buffers Report (September 2013);
- ENV08 Bicester Landscape Sensitivity and Capacity Assessment (September 2013);
- ENV13 Landscape Sensitivity and Capacity Assessment (September 2010);
- ENV19PM Bicester Landscape Sensitivity and Capacity Assessment Addendum (August 2014)
- Natural England NCA Profile 108: Upper Thames Clay Vales;
- The Character of England: Landscape, Wildlife and Natural Features (2014);
- Oxfordshire Wildlife and Landscape Study (OWLS): Oxfordshire Regional Character Areas – Cotswolds; Landscape Types – Wooded Estatelands;
- Chesterton Conservation Area Appraisal (2008);
- Ordnance Survey Mapping at 1:25,000 scale
- Aerial photography of the site and wider area (Google Earth, www.maps.google.co.uk and www.bing.com/maps)
- Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping (www.magic.gov.uk)
- National Heritage List for England Map Search, English Heritage (<http://www.english-heritage.org.uk/>)
- National Cycle Network mapping (www.sustrans.org.uk)

- British Geological Survey, Geology of Britain Viewer (<https://www.bgs.ac.uk/>)

Site Survey

- A.4.5 Initial field work provides a context for LVIA and helps to identify likely opportunities and constraints for a proposed development. In best practice, the findings of initial field work can be used to influence and guide the design of the proposed development in order to avoid or reduce potential impacts and to achieve the best fit with the landscape. Survey work for this LVIA will undertaken in order to further identify those features or elements that contribute to the character of the area and determine the potentially visibility of the proposed development.

Photography

- A.4.6 A series of representative and specific viewpoint photographs were captured during field work using a digital SLR camera with a fixed 50mm lens (equivalent focal length) at approximately 1.6m in height. The method used to capture and present the photographs was consistent with Landscape Institute Advice Note 01/2011. These are presented as a series of panoramic viewpoints that were stitched together using Adobe Photoshop CC – Photomerge and have been used to inform the assessment.

Selection of Landscape and Visual Receptors

- A.4.7 Landscape and visual receptors were identified during desk study and have been verified during field survey work to provide a baseline against which to describe those effects likely to arise as a result of the proposed development. Receptors used within this assessment include:
- Landscape character types or areas drawn from published documents;
 - Physical landscape features and elements; and
 - Views experienced by people and their visual amenity.

Establishing Value

Landscape Value

- A.4.8 Landscape value describes the relative level of value or importance attached to a landscape or feature (that would potentially be affected by the proposed development) by the different stakeholders and parts of society that use or experience that landscape resource.
- A.4.9 Factors that have been considered in the determination of landscape value include landscape designations and the level of importance that they signify (i.e. whether international, national or local), relevant local planning policy and guidance, the status of individual areas or features (e.g. TPOs), the quality, condition and rarity of individual features or elements within the landscape and any verifiable local community interest (e.g. village greens, allotments etc.).
- A.4.10 The value of landscape receptors are determined against the criteria set out in Table A.01 in order to establish a consistent and objective baseline against which the potential effects arising as a result of the proposed development can be assessed. Professional judgement is applied to determine the value attributed in response to these criteria. The factors listed below are not

considered to be exhaustive and for any one receptor, these factors may overlap between degrees of value. Therefore, not all criteria need to be attributed to any one receptor for that value to be assigned.

Table A.01 Criteria considered when determining landscape value.

Value	Criteria
Very High	<p>International and National level designated areas (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc) are present within the receptor.</p> <p>The area is considered to be an important component of the country's character and is experienced by a high number of tourists.</p> <p>The condition of the landscape and its individual elements is good and is generally maintained to a high standard.</p> <p>Rare or distinctive elements and / or features are key components that contribute to the character of the area / quality of the landscape resource.</p> <p>The landscape generally has an elevated level of tranquillity and / or may be valued for its wildness / remoteness.</p>
High	<p>Regional or County level designated areas (e.g. Areas of Great Landscape Value (AGLV), Green Belt, Country Parks, Grade II Listed Buildings, Conservation Areas etc) are present within the receptor.</p> <p>The area is considered to be an important component of the region or county's character and is experienced by a reasonable proportion of its population.</p> <p>The condition of the landscape and its individual elements is good and is generally well maintained.</p> <p>Rare or distinctive elements and / or features may be present and would contribute to the character of the area / quality of the landscape resource.</p> <p>The landscape, or areas within it, may have a high level of tranquillity.</p>
Medium	<p>No designated landscapes are present, but the landscape may be valued locally (e.g. village greens, allotments or public open spaces etc).</p> <p>Use of the area is likely to be limited to the local community with informal recreational use / greenspace.</p> <p>The condition of the landscape and its individual elements are good to fair, but has good potential for flora and fauna.</p> <p>If present, rare or distinctive elements and / or features are not notable components that contribute to the character of the area.</p> <p>The landscape generally has a moderate level of tranquillity.</p>
Low	<p>A landscape of low importance, of low quality and in fair to poor condition, with few features of value or interest.</p> <p>The landscape has little or no amenity value.</p>

Value	Criteria
	<p>Rare or distinctive elements and / or features are not present.</p> <p>The landscape has low potential for biodiversity.</p> <p>The landscape is of limited tranquillity.</p>
Very Low	<p>Industrial or contaminated land.</p> <p>The landscape has no amenity value.</p> <p>A landscape of very low quality and in poor condition, with very low potential for biodiversity.</p> <p>The landscape is not considered to be tranquil.</p>

Value Attached to Views

A.4.11 A view is valued through formal designation and / or indicators of value attached by people. Table A.02 sets out the value attached to visual receptors, in order to establish a consistent and objective baseline against which the potential effects arising as a result of the proposed development can be assessed. As noted for Landscape Value above, the list of factors noted in the criteria below is not considered exhaustive and professional judgement is applied to determine an appropriate value for each view.

Table A.02 Criteria for determining value attached to views

Value	Criteria
Very High	<p>Views from / over / toward landscapes of International and National importance (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc), particularly where the view provides a contribution to the significance of the asset.</p> <p>Views from viewpoints within highly popular visitor attractions / tourist destinations.</p> <p>Protected views.</p>
High	<p>Views from / over / toward landscapes of Regional or County importance (e.g. Areas of Great Landscape Value (AGLV), Country Parks, Long Distance Trails, Grade II Listed Buildings, Conservation Areas etc).</p> <p>Views from viewpoints within moderately popular, well used visitor attractions / tourist destinations, including long distance trails, rights of way etc.</p> <p>Views to which receptors have a proprietary interest, including residential properties.</p>

Value	Criteria
Medium	Views from / over / toward landscapes of local importance, which may be subject to designation (e.g. village greens, allotments or public open spaces etc). Views from landscapes / viewpoints not used by substantial numbers of people, including public rights of way, touring routes, cycle paths, canals, public open spaces etc.
Low	Views from landscapes with no designations and of at most local importance. Views from viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way. Views with no cultural associations.
Very Low	Views from landscapes of no importance, of poor scenic quality or with no sense of tranquillity.

A.5 Assessment of Likely Effects

A.5.1 Having determined the baseline conditions for the site and study area, the assessment process then proceeds with the following stages:

- Evaluate the sensitivity of landscape and visual receptors in relation to the proposed development;
- Assess the magnitude of change (impact) arising as a result of the proposed development in relation to: landscape character, physical features and elements of the landscape; and, the visual amenity and views of people;
- Combine judgements on the nature of receptor (sensitivity) with the nature of change (magnitude of impact) to arrive at a clear and reasoned professional judgement regarding the significance of effects

A.5.2 The criteria used for each of these stages of the assessment process in relation to both landscape and visual receptors are detailed in the following section of the methodology and are arranged in word scales in line with the preferred approach described within the GLVIA3.

A.5.3 Criteria detailed within these scales provide examples of the different thresholds used within the assessment process. It is important to note that these criteria act as a guide for professional judgement but do not replace it.

Assessment of Landscape Effects

Landscape Sensitivity

A.5.4 In LVIA, the sensitivity of landscape receptors is specifically related to the particular development that is being proposed and its location. Whilst landscapes generally have some intrinsic sensitivity, landscape receptors have different features and elements that can accommodate different types of development and levels of change.

A.5.5 The sensitivity of receptors is assessed by combining judgements on the value attached to the landscape resource and its susceptibility to the type of change proposed, i.e. a judgement about the nature of the proposed development and the baseline capacity of the landscape to accept that type of change. The sensitivity of landscape receptors will vary therefore depending on the type and nature of development proposed.

Landscape Susceptibility

A.5.6 Landscape susceptibility describes the ability of a landscape receptor to accommodate change (i.e. the proposed development) without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies or strategies.

A.5.7 Table A.03 sets out the criteria that have been considered when determining landscape susceptibility. As noted for landscape value, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

Sensitivity of Landscape Receptors

A.5.8 Receptors are selected to describe the likely effects on the landscape resource arising as a result of the proposed development at a range of scales and can include wider landscape character areas / types as well as specific features or elements within the site and the surrounding area.

A.5.9 Sensitivity is specific to each landscape receptor and reflects a balanced judgement on the value attached to the receptor and its susceptibility to the type of change proposed. The matrix in Table A.04 illustrates how sensitivity is determined by a combination of value and susceptibility of the landscape receptor.

A.5.10 The sensitivity of landscape receptors is described using a five point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Table A.03 sets out the examples of criteria to determine landscape susceptibility. The criteria identified in the table indicates criteria along the varying scale of their adjacent descriptor, varying from Very High to Negligible. This list is not considered exhaustive and professional judgement is used to attribute susceptibility with consideration to these criteria. Not all criteria need to be met for a specific value to be attributed to any one receptor.

Table A.03 Criteria for determining landscape susceptibility

Susceptibility	Criteria
Very High	<p>The proposed development would conflict with relevant or specific national planning policies or strategies.</p> <p>The landscape is of a very large scale and / or there is a negligible level of containment, resulting in a significant degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is no existing reference or context within the receptor to the type of development proposed.</p>

Susceptibility	Criteria
	<p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area.</p> <p>The receptor has a very low level of ability to accept the type of development proposed and there are very limited opportunities for mitigation.</p>
High	<p>The proposed development would conflict with relevant or specific local planning policies or strategies.</p> <p>The landscape is of a large scale and / or there is a low level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is little or no existing reference or context within the receptor to the type of development proposed.</p> <p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area or, where present, these have little influence on the character or experience of the landscape.</p> <p>The receptor has a low level of ability to accept the type of development proposed and there are limited opportunities for mitigation.</p>
Medium	<p>The proposed development would not be supported by specific local planning policies or strategies but may be in line with general policy, guidance or strategies.</p> <p>The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a minor degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is some existing reference or context within the receptor to the type of development proposed.</p> <p>There are limited opportunities for replacement of existing elements.</p> <p>Detracting features or major infrastructure are present in the area and these have a noticeable influence on the character or experience of the landscape.</p> <p>The receptor has a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation.</p>
Low	<p>The proposed development would be in line with local planning policies, strategies or guidance and the site may be allocated for the type of development proposed.</p> <p>The landscape is of small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There are many existing references within the receptor to the type of development proposed. Few / no existing landscape elements are present</p>

Susceptibility	Criteria
	<p>(e.g. brownfield sites) or, where these are present, these can easily be replaced.</p> <p>Some existing features are detracting and / or major infrastructure is present which has an obvious influence on the character or experience of the landscape.</p> <p>The receptor has a high level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement.</p>
Very Low	<p>The proposed development would be in line with local and national planning policies, strategies and guidance and the site may be allocated for the type of development proposed.</p> <p>Due to the scale of enclosure, the receptor has no interaction with the surrounding landscape.</p> <p>The proposed development would be in keeping with the land use of the site and the surrounding landscape.</p> <p>All landscape elements are easily replaceable.</p> <p>Existing features are detracting and / or major infrastructure is present which heavily influences the character or experience of the landscape.</p> <p>The receptor has a very high level of ability to accept the type of development proposed and there are very good opportunities for mitigation and enhancement.</p>

Table A.04 Matrix for determining landscape sensitivity

		VALUE				
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Very Low	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

Magnitude of Landscape Change

A.5.11 The magnitude of impact for landscape change is influenced by a number of factors including the extent to which landscape features are lost and / or altered, the introduction of new features into the landscape and the resulting change in the physical and / or perceptual characteristics of the landscape. It is determined by, but not necessarily limited to:

- The size and scale of the impact;
- The extent of the geographical area over which change is likely to be felt;
- The duration of the impact and its potential reversibility; and
- The proximity of the landscape receptor to the site and the nature of the effect.

A.5.12 Consideration has been given to the location of character areas in relation to the proposed development as it is recognised that landscape features in close proximity to a proposed development would usually have a much stronger influence on the sense of the landscape character than more distant features. It is however acknowledged that more distant features can also have an influence.

A.5.13 The magnitude of impact for landscape change is described using a five point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very high, high / very high, high, medium / high, medium, low / medium, low or Very Low.

A.5.14 The magnitude of impact for landscape change has been assessed with reference to the criteria set out in Table A.05 with professional judgement applied in its determination.

Table A.05 Criteria for determining magnitude of impact for landscape change

Magnitude	Criteria
Very High	<p>The size and scale of change is considered to be very high due to the total loss of or alteration to existing landscape character or highly distinctive / important features and elements, and / or the addition of uncharacteristic conspicuous features and elements, resulting in a complete change to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the landscape at a national level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
High	<p>The size and scale of change is considered to be high due to the notable loss of or alteration to existing landscape character or distinctive / important features and elements, and / or the addition of uncharacteristic noticeable features and elements, degrading the integrity of key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the landscape at a regional level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Medium	<p>The size and scale of change is considered to be medium due to the partial loss of or alteration to existing landscape character or features and elements, and / or the addition of uncharacteristic features and elements, resulting in key aesthetic or perceptual qualities out of scale or at odds with the local pattern and landform.</p>

Magnitude	Criteria
	<p>The geographical extent of change would influence the landscape at a local level.</p> <p>Impacts would be considered medium term and / or potentially reversible, although it may not be practical to do so.</p>
Low	<p>The size and scale of change is considered to be low due to minor loss or alteration of existing landscape features and elements, resulting in a discernible negative effect to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the immediate setting of the proposed development.</p> <p>Impacts would be considered short term and / or potentially reversible and in practical terms would easily be achievable.</p>
Very Low	<p>The size and scale of change to existing landscape features and elements is considered to be barely discernible.</p> <p>The geographical extent of change would influence the site only.</p> <p>Impacts would be considered short term / temporary and / or easily reversible and in practical terms would very easily be achievable.</p>

Assessment of Visual Effects

Visual Sensitivity

- A.5.15 Visual receptors are people and comprise individuals or groups of people who are likely to be affected by the proposed development at specific viewpoints or a series of viewpoints. The sensitivity of visual receptors is determined by balancing judgements about the susceptibility of receptors to changes in their views and visual amenity (i.e. by the proposed development) with the baseline value attached to the view by the receptor. The sensitivity of visual receptors will therefore vary depending on the type and nature of development proposed.

Susceptibility of Visual Receptors

- A.5.16 The susceptibility of different receptors to changes in their views and visual amenity is a function of the occupation or activity of people experiencing a view at a particular location and the extent to which their attention is focussed on the view and visual amenity they experience.
- A.5.17 Table A.06 sets out the criteria that have been considered when determining the susceptibility of visual receptors to change. As noted for the value of views, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

Table A.06 Criteria for determining susceptibility of visual receptors

Susceptibility	Criteria
Very High	Tourists and visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience.
High	<p>Occupiers of residential properties with clear views toward the development.</p> <p>People engaged in outdoor recreation whose attention is likely to be focussed on the landscape and / or particular views, or for whom their appreciation of views is an important factor in the enjoyment of the activity.</p> <p>People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity.</p>
Medium	<p>Occupiers of residential properties with oblique or partially screened views.</p> <p>People at work and in educational institutions for whom the appreciation of setting is important to the quality of working / school life, with oblique or partially screened views.</p> <p>People staying in hotels and healthcare institutions who are likely to appreciate views of their surroundings.</p> <p>People engaged in outdoor recreation or sport which involves an appreciation of views (including public rights of way, touring routes, cycle paths, public open spaces etc), but not used by substantial numbers of people.</p> <p>People travelling through the landscape for short periods of time on roads, rail, canals or other routes who are likely to experience and appreciate views of their surroundings or are passing through the landscape to enjoy the view.</p>
Low	<p>Occupiers of residential properties with limited views of the development.</p> <p>People at their place of work where the appreciation of the setting is of limited importance to the quality of working life.</p> <p>People staying in hotels and healthcare institutions who are unlikely to appreciate views of their surroundings.</p> <p>People engaged in outdoor recreation or sport which does not involve an appreciation of views.</p> <p>People travelling through the landscape who have limited views of their surroundings or for whom the appreciation of views is of limited importance to their journey (e.g. on main roads, rail corridors, infrequently used public rights of way or footways adjacent to carriageways).</p>
Very Low	<p>People travelling through the landscape often at high speed (e.g. on motorways and main line railways).</p> <p>People who have no views of their surroundings or for whom views of their surroundings are not important.</p>

Sensitivity of Visual Receptors

- A.5.18 Receptors have been selected to describe the range of likely effects on the views of people and their visual amenity arising as a result of the proposed development, taking into account a range of factors including the number and sensitivity of viewers likely to be affected.
- A.5.19 Sensitivity is specific to each visual receptor and reflects a balanced judgement on the value attached to the view by the receptor, their visual amenity and its susceptibility to the type of change proposed. The matrix in Table A.07 illustrates how sensitivity is determined by a combination of value and susceptibility of the visual receptor.
- A.5.20 The sensitivity of visual receptors is described using a five point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Sensitivity is assessed to be very high, high / very high, high, medium / high, medium, low / medium, low or Very Low.

Table A.07 Matrix for determining landscape sensitivity

		VALUE				
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Very Low	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

Magnitude of Visual Change

- A.5.21 The impact on visual receptors is assessed with regard to the magnitude of change (impact) to the views and visual amenity of people arising as a result of the proposed development. The magnitude of visual impact is evaluated in relation to its size or scale, its geographical extent and its duration and reversibility.
- A.5.22 The magnitude of visual change is described using a five point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very high, high / very high, high, medium / high, medium, low / medium, low or Very Low.
- A.5.23 The magnitude of visual impact has been assessed with reference to the criteria set out in the Table A.08 with professional judgement applied in its determination.

Table A.08 Criteria for determining magnitude of visual impact

Magnitude	Criteria
Very High	<p>The scale of change is considered to be very high due to the total loss or major alteration to key elements / features / characteristics of views. The proposed development creates a new focus and has a defining influence on the view.</p> <p>The geographical extent of change is considered to be very high due to the adjacent or close proximity of the receptor to the development, the full and / or direct view and the substantial extent of the view that would change as a result of the development.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
High	<p>The size and scale of change is considered to be high due to the major loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be high due to near distance proximity of the receptor to the development, the full and / or near direct to slight angle of view and the substantial extent of the view that would change as a result of the development.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Medium	<p>The size and scale of change is considered to be medium due to the reasonable extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be medium due to the middle distance of the receptor to the development, the partial and / or oblique angle of view and the reasonable extent of the view that would change as a result of the development.</p> <p>Impacts would be considered medium term and would potentially be reversible, although it may not be practical to do so.</p>
Low	<p>The size and scale of change is considered to be low due to the limited extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be low due to the middle to long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the minimal extent of the view that would change as a result of the development.</p> <p>Impacts would be considered short term, would potentially be reversible and in practical terms would easily be achievable.</p>

Magnitude	Criteria
Very Low	<p>The size and scale of change is considered to be very low due to the barely perceptible extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be barely perceptible due to the long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the extent of the view that would change as a result of the development.</p> <p>Impacts would be considered short term or temporary, would easily be reversible and in practical terms would very easily be achievable.</p>

Definitions of Terms used to Describe Change

A.5.24 The GLVIA3 emphasises the importance of clarifying any assumptions underlying professional judgements, therefore where verbal scales are used to describe the nature and magnitude of changes (impacts) likely to occur as a result of the proposed development, which differ from the previously defined scales, the following definitions apply.

Nature of Change

A.5.25 The nature of change is defined as follows:

- Direct (resulting directly from the development) or Indirect (consequential change resulting from the development);
- Permanent or Temporary (if temporary a timescale will be described); and
- Positive, Negative or Neutral.

A.5.26 The GLVIA3 acknowledges that determining whether change is positive, negative or neutral is a challenging issue and requires informed professional judgements to be made with reference to the following criteria as a minimum:

- The degree to which the proposal fits with existing landscape character; and
- The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character of the landscape

Nature of View

A.5.27 This criterion describes the nature and relative amount of time over which views of the proposed development are likely to be experienced. Views are described as being:

- Full: views would be relatively open / unscreened and of a duration sufficient to appreciate the scale of the proposed development;
- Partial: views of the proposed development would be partially screened / filtered and / or would be of a limited duration that would not allow the full scale of the development to be fully appreciated; or

- Glimpsed: views of the proposed development would be largely screened and / or the duration of views would be so limited that the scale of the development cannot be appreciated by the receptor.

Distance of Receptor from Site Boundary

A.5.28 This is expressed in metres or kilometres and considers the following thresholds in relation to the site boundary:

- Adjacent: next to or in very close proximity to the site;
- Near Distance: up to 500m;
- Middle Distance: between 500m and 2km; or
- Long Distance: 2km and above.

Area of Landscape Affected

A.5.29 This criterion provides thresholds that describe the geographical extent of the landscape over which change arising as a result of the proposed development would be felt. Change is described as being of the following scales:

- Regional: likely to influence more than one landscape type or character area;
- Local: at the scale of a landscape type or character area;
- Immediate Setting: within close proximity to the site; or
- Site only: within the development itself.

Angle of View of Visual Receptors

A.5.30 This criterion describes the angle of the view toward the proposed development that a visual receptor is likely to experience in relation to the activity they are undertaking, e.g. walking along a public footpath:

- Direct: in line with the activity being undertaken.
- Indirect: not in line with the activity being undertaken.

Duration of Impact

A.5.31 The duration of impacts are considered against the following thresholds:

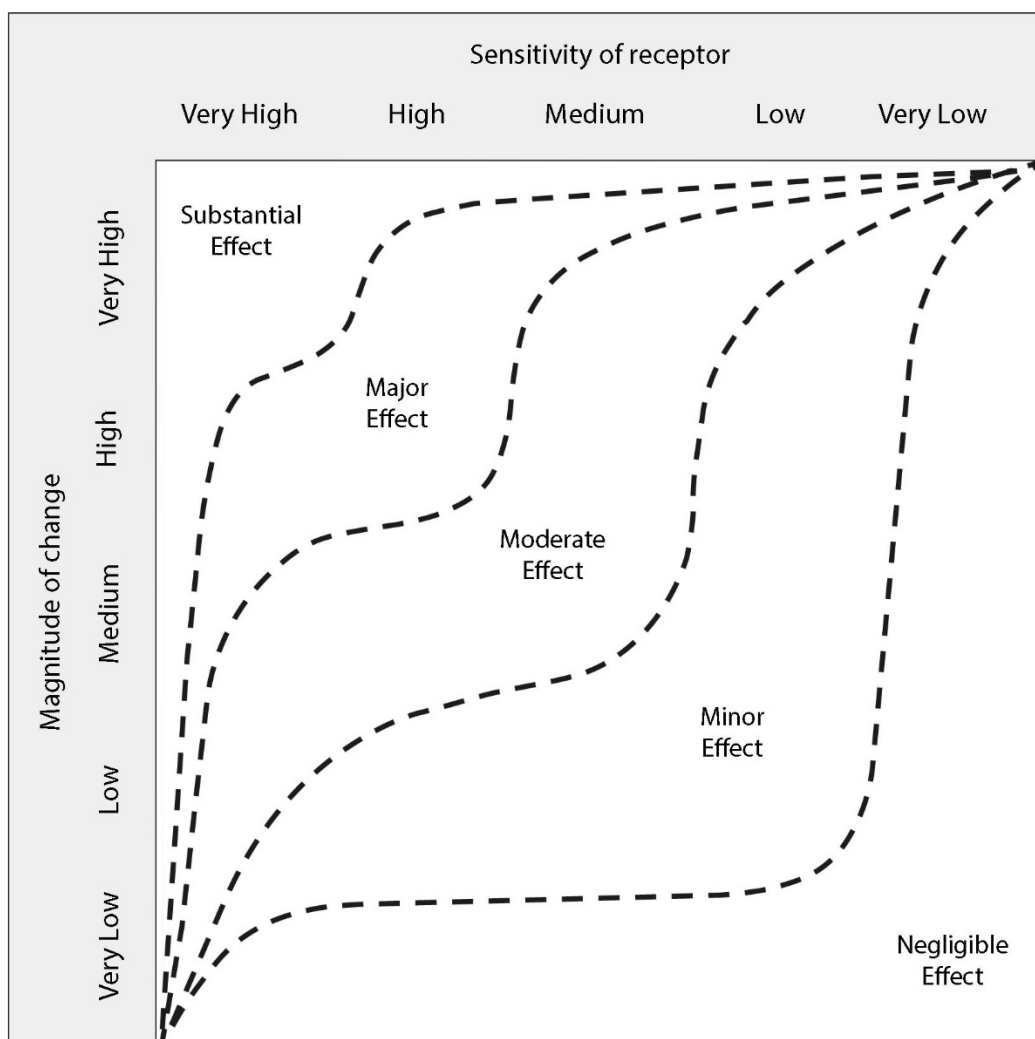
- Temporary : During Construction
- Short term: up to 5 years
- Medium term: between 5 and 10 years
- Long term: over 10 years

A.5.32 The reversibility of impacts is also considered. These are recorded as either reversible or irreversible and comprise a judgement about the prospects and practicality of a particular impact being reversed over a defined timescale.

A.6 Determining Effects

A.6.1 The final conclusions for both landscape and visual effects are based on a combination of sensitivity of the receptor and magnitude of change (impact). The overall judgement on the nature and level of these effects is based on the sequential combination of each criteria, leading to a balanced justification as described by the criteria provided in Tables A.10 & A.11, with professional judgement applied to inform this determination. The matrix in Table A.09 provides an indicative illustration of how the effect is determined by this combination of sensitivity and magnitude but is not applied without due consideration of the specific details of the site and development under assessment.

Table A.09 Matrix for determining significance of effect



A.6.2 Describing the effects likely to arise as a result of the proposed development and determining their significance requires the application of professional judgement to weigh the findings of the sensitivity of receptors against the predicted magnitudes of change (impact), which can be beneficial, adverse or neutral.

A.6.3 The significance of landscape and visual effects are described using a five point word scale. Intermediate levels of significance can be attributed where relevant. Significance of landscape effects is assessed as being substantial, major / substantial, major, moderate / major, moderate, minor / moderate, minor or negligible. A judgement of neutral effect can also be determined where there is no discernible change.

A.6.4 The criteria used to determine the significance of both landscape and visual effects are set out in Tables A.10 and A.11 and are derived from guidance provided within the GLVIA3.

Table A.10 Criteria for determining significance of landscape effects

Effect	Description. The proposed development would:
Substantial Adverse Effect	<ul style="list-style-type: none"> • Be at complete variance with the character of the landscape. • Permanently diminish the integrity of a wide range of characteristic features and elements. • Permanently damage the sense of place.
Major Adverse	<ul style="list-style-type: none"> • Be at considerable variance with the character of the landscape. • Degrade or diminish the integrity of a wide range of characteristic features and elements. • Substantially damage the sense of place.
Moderate Adverse Effect	<ul style="list-style-type: none"> • Conflict with the character of the landscape. • Have an adverse impact on some characteristic features and elements. • Diminish the sense of place.
Minor Adverse Effect	<ul style="list-style-type: none"> • Not quite fit with the character of the landscape. • Be at variance with characteristic features and elements. • Detract from the sense of place.
Negligible Adverse Effect	<ul style="list-style-type: none"> • Result in a barely perceptible deterioration of landscape character. • Have a barely perceptible impact on characteristic features and elements. • Barely degrade the sense of place.
Neutral Effect	<ul style="list-style-type: none"> • Maintain the existing character of the landscape. • Blend in with characteristic features and elements. • Enable the sense of place to be maintained.
Negligible Beneficial Effect	<ul style="list-style-type: none"> • Result in a barely perceptible improvement to landscape character. • Provide limited enhancement of characteristic features and elements. • Barely improve the sense of place
Minor Beneficial Effect	<ul style="list-style-type: none"> • Complement the character of the landscape. • Enhance characteristic features and elements. • Slightly enhance the sense of place.

Effect	Description. The proposed development would:
Moderate Beneficial Effect	<ul style="list-style-type: none"> • Slightly enhance the character of the landscape. • Enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development. • Enhance the sense of place.
Major Beneficial Effect	<ul style="list-style-type: none"> • Enhance the character of the landscape. • Enable the restoration of characteristic features and elements completely lost or diminished as a result of changes from inappropriate management or development. • Greatly enhance the sense of place.
Substantial Beneficial Effect	<ul style="list-style-type: none"> • Significantly enhance the character of the landscape. • Enable the restoration of characteristic features and elements of a very high value landscape, completely lost or diminished as a result of changes from inappropriate management or development. • Significantly enhance the sense of place.

Table A.11 Criteria for determining significance of visual effects

Effect	Description. The proposed development would:
Substantial Adverse Effect	<ul style="list-style-type: none"> • Cause a significant deterioration to the view of a receptor of very high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.
Major Adverse Effect	<ul style="list-style-type: none"> • Cause a major deterioration to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.
Moderate Adverse Effect	<ul style="list-style-type: none"> • Cause an obvious deterioration to the view of a receptor of medium to high sensitivity that would constitute a clear change in the view or would introduce a discordant element into the view; or, a major deterioration to the view of a receptor of low sensitivity.
Minor Adverse Effect	<ul style="list-style-type: none"> • Cause a limited deterioration to the view of a receptor of medium to high sensitivity that would constitute a noticeable change in the view or would introduce uncharacteristic features or elements into the view; or, an obvious deterioration to the view of a receptor of low sensitivity.
Negligible Adverse Effect	<ul style="list-style-type: none"> • Result in a barely perceptible change in the view, associated with the introduction of uncharacteristic features or elements.
Neutral	<ul style="list-style-type: none"> • Not be visible to the receptor. Any associated mitigation would represent an indiscernible change to the baseline situation.
Negligible Beneficial Effect	<ul style="list-style-type: none"> • Result in a barely perceptible change in the view, associated with the introduction of characteristic features or elements.

Effect	Description. The proposed development would:
Minor Beneficial Effect	<ul style="list-style-type: none"> Result in a limited improvement to the view of a receptor of medium to high sensitivity; or, an obvious improvement to the view of a receptor of low sensitivity.
Moderate Beneficial Effect	<ul style="list-style-type: none"> Result in an: obvious improvement to the view of a receptor of medium to high sensitivity; or, a major improvement to the view of a receptor of low sensitivity.
Major Beneficial Effect	<ul style="list-style-type: none"> Result in a major improvement to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.
Substantial Beneficial Effect	<ul style="list-style-type: none"> Result in a significant improvement to the view of a receptor of very high sensitivity.

Describing the Importance of Effects to Decision Making

A.6.5 For the purposes of this assessment, the significance of effects are described in relation to their importance to decision making and have been defined as follows:

- **Substantial** – Considerable effect (by extent, duration or magnitude of impact) of more than local significance or in breach of recognised acceptability, legislation, policy and / or standards. Considered to be very important and material to decision making.
- **Major** – Obvious effect (by extent, duration or magnitude of impact) considered to be important and material to the decision making process.
- **Moderate** – Potential to be material to decision making.
- **Minor** – Slight, very short or highly localised effect of low significance, not important for decision making.
- **Negligible or Neutral** – No significant effect, not relevant to decision making.

A.7 Assessment of Cumulative Effects

A.7.1 As noted under Section A.3 above, cumulative effects fall into two distinct types:

- Effects arising from within the project itself, where effects of differing types arising under different topics can combine to potentially increase effects on a single receptor or environmental resource. For example, people in their homes may be affected by adverse effects in terms of noise, air quality and visual impact combined. The assessment of these cumulative effects are covered elsewhere in the Environmental statement.
- Effects from other reasonably foreseeable projects in combination with the project being assessed. Such projects may include other nearby developments. These could include multiple effects of the same type acting on a single receptor or environmental resource, for example in terms of landscape – the visual impact of multiple developments on a single visual receptor or their cumulative effect on a particular landscape resource. The assessment of these cumulative effects are covered in the LVIA chapter of the Environmental Statement.

- A.7.2 'Reasonably foreseeable' projects are considered as those with valid planning permissions as granted by the Local Planning Authority, and for which EIA is a requirement, or for which a non-statutory LVIA or TVIA has been undertaken.
- A.7.3 When considered in isolation, the environmental effects from an individual development upon any single receptor or landscape resource may not be significant. However, when there is potential for effects from a number of individual developments to interact, they will be considered in combination, which may result in the cumulative effect being significant.
- A.7.4 The significance of cumulative effects should be determined by the extent to which the various impacts can be accommodated by a particular receptor or environmental resource.
- A.7.5 The following factors should be considered:
- Which receptors or resources are affected? This is a judgement based on a review of the assessments carried out for each development, where there is potential for cumulative effects, to determine receptors or resources common to more than one assessment.
 - How would the receptor or resource be affected? This is a consideration of the nature of the cumulative effect.
 - How far can the resource absorb cumulative effects? This is a judgement of the ability of the receptor or landscape resource to accommodate the cumulative effect without increasing the overall significance of effect.
- A.7.6 In accordance with the main methodology for the EIA, the assessment of cumulative effects takes into account the impacts during the phases of construction, immediately post-completion (Year 0) and once mitigation measures have established (Year 15).
- A.7.7 The criteria for judging the significance of cumulative effects is as follows:
- **Substantial** : effects that the decision maker must take into account as the receptor / resource is irretrievably compromised
 - **Major** : effects that may become a key decision making issue
 - **Moderate** : potential to be material to decision making
 - **Minor** : effects that are locally significant
 - **Negligible or Neutral** : effects that are beyond the current forecasting ability or are within the ability of the resource to absorb such a change
- A.7.8 It should be noted that the cumulative effect reported is not the sum of the effects for each project. A potential cumulative effect arises when the effect of the whole may be considered to be greater than the sum of the two parts, where the two developments in combination may result in an effect of greater significance. The cumulative assessment defines this additional effect.
- A.7.9 Noting the criteria outlined above, where the additional effect is **Substantial** or **Major**, taking into account the capacity of the environment to accommodate the number of projects proposed, it could influence the decision making process for the project. If **Moderate**, further work may be required to reduce the cumulative effect as the project progresses. A **Minor** effect is still

considered to be of significance for the local area, it does not imply that the effects for each project considered separately are **Minor**.

A.8 LVIA and the Design Process

Mitigation & Enhancement Measures

- A.8.1 Mitigation measures are proposed to prevent, reduce and where possible offset any adverse landscape and visual effects and are typically developed in collaboration with members of the design team and environmental specialists.
- A.8.2 In terms of LVIA, the aims of mitigation are to ensure the proposed development achieves the best fit with the local landscape character, retains and makes best use of existing landscape features and provides adequate screening for visual receptors. The type(s) of mitigation measures proposed are influenced by the surrounding landscape character and where possible would address opportunities to enhance biodiversity and improve nature conversation.
- A.8.3 Enhancement relates to any proposals that seek to improve the landscape and / or visual amenity of the proposed development site and its wider setting beyond its original baseline condition and as such is not specifically related to the mitigation of adverse effects.
- A.8.4 For the purposes of this LVIA it has been assumed that mitigation and enhancement measures would be implemented during the construction phase and would be in place at completion. Mitigation is therefore considered within this assessment as an integral part of the development proposals.

A.9 Glossary of Terms

- A.9.1 Definitions of the following terms used throughout this LVIA have been included for ease of reference.

Table A.09 Glossary of terms

Term	Definition
Baseline	Also referred to as the 'baseline situation', this term describes the existing nature of the landscape and the visual environment within the study area at a fixed point in time, as well as any changes likely to occur independently of the proposed development, including the legislative and planning context and any relevant published guidance.
Construction	Construction, also referred to as the construction phase, refers to the all activity on and offsite required to implement the proposed development. The construction phase is considered to commence with the first activity on site, for example the creation of site access or site clearance works, and ends with demobilisation.

Term	Definition
Demobilisation	This term refers to the completion and the removal of physical and manpower resources from a construction site at the completion of the construction phase.
Designated Landscape	Area(s) of land identified as being of importance at international, national or local levels, either defined by statute or identified in development plan or other documents.
Development	Any proposal that results in a change to the landscape and / or visual environment.
Effect	The nature of the change(s) likely to occur as a result of a particular impact.
Direct effect	An effect that is directly attributable to the proposed development.
Indirect effect	An effect that results from the proposed development as a consequence of a direct effect(s), often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway.
Element	Individual parts which make up the landscape, for example trees, hedgerows or buildings.
Enabling works	Enabling works cover those activities and preparations required to make a site construction ready and include the creation of access routes, and installation of security fencing, hoarding, signage and site compound(s). Enabling works are considered to occur during the construction phase.
Enhancement	Measures that seek to improve the landscape of the site and / or its wider setting beyond its baseline condition.
Feature	Prominent or eye-catching elements in the landscape, such as wooded skylines, parkland trees, church spires, or a particular aspect of the proposed development.
Impact	This term describes the action being undertaken, for example construction of the proposed development or the removal of landscape features.
Key characteristic	The combination of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	This term relates to the surface cover of the land and is usually expressed in terms of vegetation cover or lack thereof.
Land use	This term refers to what land is used for and is based on broad categories such as urban, industrial, agriculture or forestry.

Term	Definition
Landform	The shape and form of the land surface resulting from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area (LCA)	Single unique areas which are discreet geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape.
Landscape Character Type (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape quality / condition	A measure of the physical state of the landscape. It may include the extent to which the character typical of the area is represented in individual locations, the intactness of the landscape and the condition of individual elements.
Landscape receptor	The constituent features and elements of the landscape, its specific or perceptual qualities and its character considered in relation to the proposed development.
Landscape resource	This term refers to the character and all features, elements and qualities of the landscape, which is defined by the European Landscape Convention (ELC) as follows: " <i>Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors</i> " (Council of Europe, 2000). The landscape resource concerns all types of landscape within the study area and covers " <i>natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degrade landscapes</i> " (Article 2 of the ELC, Council of Europe, 2000).
(The) Landscape scheme	The landscape design for the proposed development, incorporating all landscape mitigation and enhancement measures.
Landscape value	The relative value that is attached to landscapes by society, which may vary depending on the nature of the stakeholder.
Magnitude of change	A judgement regarding the size and scale of the change, the geographical extent of the area that would be affected and the duration of the effect and its reversibility.

Term	Definition
Mitigation	This term refers to those measures that are proposed to prevent / avoid, reduce and where possible offset any adverse effects.
Open Access Land	Land where the public have access either by legal right or informal agreement, within which certain activities may be restricted.
Operation	Also referred to as completion, this term describes the operation phase of the completed development and is considered to commence at the end of the construction phase, after demobilisation. The duration of the operation phase is dependent on the nature of the proposed development.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception / perceptible	A term used to describe the sensory (i.e. received through human senses) with the cognitive (i.e. knowledge and understanding gained from many sources and experiences).
Permissive Paths	A path over which there is no formal right of access (i.e. not a public right of way) whose use by the public is allowed by the landowner.
(The) Proposed development	The proposed development, also referred to as development proposals, is the 'fixed' or 'frozen' design of the scheme for which planning consent is sought.
Public Right of Way	In England and Wales public rights of way are routes on which the public have a legally protected right to pass. These include footpaths, bridleways, byways open to all traffic and restricted byways.
Receptor	See 'Landscape Receptor' and 'Visual Receptor'.
Sensitivity (of a receptor)	A judgement regarding the susceptibility of a receptor to the change arising as a result of the proposed development and the value attached to the receptor.
Significance of effect	The level or importance of landscape and visual effects, determined by considering together sequentially the sensitivity of the receptor with the magnitude of effect.
Stakeholder	The whole constituency of individuals and groups who have an interest in a subject, place or landscape.
Study area	The area within which it is considered that changes arising as a result of the proposed development would result in the highest and / or most important direct or indirect effects.
Topography	Local detail or specific features of landform.

Term	Definition
Tranquil / tranquillity	A state of calm and quietude associated with peace and considered to be an important asset of landscape.
Viewpoint	The location from which photographs that describe specific or representative views toward the proposed development are captured.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides the setting or backdrop for the enjoyment of peoples activities.
Visual envelope	The approximate geographical area(s) from within which full or partial views of the proposed development would be possible.
Visual receptor	Individuals and / or defined groups of people who have the potential to be affected by the proposed development.
Worst case	Reasonable prediction of the scenario that would result in the highest level of effect(s).
Zone of Theoretical Visibility (ZTV)	Those areas of the landscape that theoretically are visually connected with the proposed development.



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