

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
<p><b>General Comment on Baseline Views:</b>                      The site has limited visibility from the wider landscape due to the mature hedgerows at the boundaries of the site; intervening overlapping layers of woodlands, trees and hedgerows; and the topography of the site and surrounding area including land dropping to the north to the Sor Brook and the embankment of the disused railway. Publicly available views of the site typically comprise limited and local views from adjacent roads and Public Rights of Way. The site survey found no medium and long distance views of the site beyond 0.5km.</p>				<p><b>General Comment on the Development Proposals and Visual Effects:</b>                      The assessment of effects is based on an updated site survey with photographs taken in January 2018 representing the worst case, with dwellings up to 8m high to the ridge and based on the illustrative layout shown on drawing no 1697 /0001/B. The assessment has been undertaken to take account of the effects at completion stage without the mitigating effects of new planting. Photographs 1A to 6A are winter photographs similar taken from similar locations to photographs 1 to 6 of Peter Brett Associates Landscape and Visual Appraisal dated October 2017.</p>				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<p><b>1A: Berry Hill Road from verge opposite existing site entrance</b></p>	<p><b>Designation:</b> None.  <b>LCA:</b>                      LCT 16: Upstanding Village Farmlands                      Local Character Area NU/16 Bodicote (Oxfordshire CC 2004)                      LCA: Cherwell Valley (Cherwell DC 1995)  <b>Distance:</b> 10m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b>                      Glimpsed view from Berry Hill Road, opposite the existing site entrance. There is no pavement along the road at this location, although there is a narrow grass verge and so receptors are limited to moderate number of motorist and few pedestrians. A hedgerow containing a number of mature and semi-mature trees runs along the southern site boundary. A wooden post and rail fence also runs along the boundary, behind and partially glimpsed through, the hedgerow. Looking through the metal farm gate across the access track, there is a view of part of the paddock area within the site and the buildings associated with the stable yard. The spire of the Church of St Mary the Virgin is barely discernible through the trees.</p>	<p><b>Value of Views:</b>                      Low  <b>Susceptibility to Change:</b>                      Low  <b>OVERALL SENSITIVITY:</b>                      LOW</p>	<p>Existing entrance will become vehicular access to development, with associated surfacing, kerbs and lighting and potential minor tree loss, as well as new footpath eastwards along northern side of Berry Hill Road as far as entrance. Existing land use including gates, fences and stables will be replaced with new houses approximately 8m to the ridge approximately 35m from current road edge to the left (west) and 80m from road edge to right (east), partly behind existing tree belt. Hedge along eastern boundary will be visible for approximately 100m along boundary, and will then be partly obscured by new houses, although mature trees are likely to be visible above buildings. It is likely that the current barely discernible view of the church spire will no longer be available.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt along Berry Hill Road.                       New tree and shrub planting in gardens and public areas and new woodland planting between site boundary and new houses on right (east) side of access road.</p>	<p><b>Size/Scale:</b> Moderate  <b>Geographical Extent:</b>                      A small and glimpsed element of the wider view which is concentrated along Berry Hill Road  <b>Duration:</b> Long term  <b>Reversibility:</b> No  <b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Minor Significance NOT SIGNIFICANT</b></p>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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 HLCA: Historic Landscape Character Area  
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2A: From gateway on Berry Hill Road looking north along access track on site	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from the access track at the entrance to the site. Few viewers, limited to those accessing the private land or stopping at the gateway. The paddocks, subdivided by post and rail fences are seen, with stables and an arena seen in the middle distance. The hedgerow containing a number of mature trees is seen along the eastern site boundary. The tower and spire of the Church of St Mary the Virgin in the historic centre of Adderbury stands out against the ridge beyond and the sky.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Existing entrance will become vehicular access to development, with associated surfacing, kerbs and lighting and potential minor tree loss. Existing land use including gates, fences and stables will be replaced with new houses approximately 8m high approximately 40m from viewpoint to left (west) of road and 75m from viewpoint on right (east) side of road. Hedge along eastern boundary will be visible for approximately 100m along boundary, and will then be partly obscured by new houses, although mature trees are likely to be visible above buildings. The view of the church spire will remain but will change in character as it will be framed by new development. It will however be available to the wider public accessing the site and to the residents of the site.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.</p> <p>New tree and shrub planting in gardens and public areas and new woodland planting between site boundary and new houses on right (east) side of access road.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Although the whole view shown will be affected, it is a small element of the wider view which is concentrated along Berry Hill Road.</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	Minor Significance NOT SIGNIFICANT

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<b>3A: Berry Hill Road opposite entrance to public right of way, looking north</b>	<p><b>Designation:</b> None</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 20m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered view from Berry Hill Road, opposite the south-east corner of the site. There is no pavement along the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorist and few pedestrians. Substantial hedgerows containing a number of mature trees are seen along the southern and eastern site boundaries. There are some glimpsed views into the site through gaps in this vegetation. Looking north, the public right of way, which runs adjacent to the eastern site boundary, is seen. This is enclosed on either side by mature and semi-mature hedgerows.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>New footpath and site access will result in minor cutting back of roadside vegetation but, apart from minor tree loss at access, tree belt will remain. Filtered views of new houses about 8m high about 85m from viewpoint will be available beyond open space, replacing existing paddocks and stables, and views of houses further onto site will be obscured by those houses and existing tree belt. New woodland planting will eventually screen view.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New woodland planting will block gap in trees.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> Only effects will be filtered and limited view through trees and minor changes to entrance 60m away</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p>	<p><b>Minor Significance NOT SIGNIFICANT</b></p>

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<b>4A: Public right of way to east of site, looking west</b>	<p><b>Designation:</b> Public right of way</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A framed and glimpsed view from the public footpath (101/13) adjacent to the eastern site boundary. For a moderate number of walkers looking through a gap in the hedgerow, there is a view across the southern part of the site. The paddocks are seen, sub-divided by post and rail fencing, with the substantial hedgerow and mature trees seen along the southern site boundary. Looking across the site to the middle distance there are glimpsed views of properties along Berry Hill Road and within Adderbury, filtered by intervening trees and hedgerows.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Foreground beyond hedgerow will be open space up to access road, approximately in position of existing access 45m away. Beyond, houses will be set back 15 to 20m from the belt of trees fronting onto Berry Hill Road. Views further across site will be obscured by new houses. New woodland planting will eventually screen view.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New woodland planting on open space will block gap in trees.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Although the whole view shown will be affected, it is a small element of the wider view which is concentrated to the north along the footpath and includes the church</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Moderate significance SIGNIFICANT</b></p>

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5A: Public right of way along northern boundary of site, looking south	<p><b>Designation:</b> Public right of way</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from public footpath (101/6) running within the northern edge of the site. Moderate number of walkers. The footpath runs to the south of the boundary hedgerow, and is separated from the rest of the site by an intermittent post and electric-line fence. There are open views across the paddocks at the north of the site. The site rises to a local crest in the centre, which limits views of its southern section. A shallow valley feature becomes more pronounced towards the north of the site. The substantial boundary hedgerows are seen to the east and north of the site, and partially seen at the south of the site. Looking west, a hedge with intermittent mature trees is seen, beyond which there are glimpsed views of properties along Berry Hill Road.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Foreground will remain undeveloped as open space. Irregular edge of residential development will appear along horizon as clustered groups of buildings beyond closest edge of stables, with lower part on left hand (eastern) side concealed by landform, and full height visible on right hand (western) side.</p>	<p>Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> affects skyline as view tends to be concentrated along line of footpath, although extensive vegetation on north side of path deflects wider views southwards</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Moderate significance SIGNIFICANT</b></p>

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<b>6A: Berry Hill Road to west of site, looking north east</b>	<p><b>Designation:</b> None</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 40m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered and oblique view from Berry Hill Road to the south-western corner of the site. There is no pavement along this length of the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorists and few pedestrians. Looking north, existing properties along Berry Hill Road are seen. The site occupies land to the east of these. The substantial hedgerow, containing mature trees, which forms the southern site boundary is seen along Berry Hill Road.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Upper parts of new houses visible in south-west corner of site, approximately same height as adjacent house, through few gaps in hedge or filtered by trees, set back from existing building line. Houses beyond screened by nearest houses, and along Berry Hill Road largely screened by trees.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> limited to a very small area of view, which tends to be focussed along Berry Hill Road</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p>	<p><b>Minor significance NOT SIGNIFICANT</b></p>

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7: From footpath 101/24 looking south east	<p><b>Designation:</b> Public right of way</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 120m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>An open view across grassland on rising ground with intermittent trees on the skyline. Moderate number of walkers. Trees and a transmission pole in the north-western part of the site can be seen, but the boundary hedges and the site itself are hidden by the rising landform. To the right of the view, a close boarded fence prevents views from the footpath as it heads south to run adjacent to and between dwellings and gardens. The spire of the church of St Mary the Virgin can be seen to the left of the view.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Potentially upper parts of two or three new houses on western part of site may be seen to the right (south) of large tree in north western corner of site. Other houses hidden by landform and close boarded fence along footpath. Remainder of site is open space to left (north) of houses and will be unaffected.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting.</p>	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> New houses visible in very small area of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	<p>Adverse</p>	<p><b>Not significant</b> <b>NOT SIGNIFICANT</b></p>

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8: From footpath 101/13 looking west across site.	<p><b>Designation:</b> Public right of way</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered view from the public footpath (101/13) adjacent to the eastern site boundary. Moderate number of walkers looking through a small gap in the hedgerow across the northern part of the site. Paddocks are seen, sub-divided by electric fencing, with the substantial hedgerow and mature trees seen along the northern site boundary. Looking across the site to the middle distance there are glimpsed views of properties along Berry Hill Road and within Adderbury, filtered by intervening trees and hedgerows. Users tend to focus on views north along path which includes spire of church.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Filtered views of edge of new housing on far side of site to left (south) of tree in north-west corner of site as nearest properties are to left (south) of stables. Site to right (north) will be open space and largely unchanged.</p>	<p>Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> New houses visible in very small area of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p>	<p><b>Minor Significance NOT SIGNIFICANT</b></p>

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Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
9:From Berry Hill Road, looking north-east	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 10m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered view from Berry Hill Road towards the south-western corner of the site; the surface of the site can be seen through the network of stems and branches. There is no pavement along this length of the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorists and few pedestrians. It is unlikely that many receptors would experience this view as it is at right angles to the road and most receptors would see the view obliquely, as they pass along the road at speed. Looking north-west, existing properties along Berry Hill Road are seen. The substantial hedgerow, containing mature trees, which forms the southern site boundary is seen along Berry Hill Road. Heavily filtered views of the spire of the Church of St Mary the Virgin are possible in the winter.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	Gap made in tree line to allow pedestrian access and views to church through development, with houses either side; filtered views of houses visible through line of trees.	Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Largely filtered view of housing across most of view, but most viewers will be looking along road rather than at right angles</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>		<b>Minor Significance NOT SIGNIFICANT</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<b>10: From site looking north-east</b>	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across northern part of site, looking towards the village on the ridge beyond the wooded former railway line. This is not a publicly accessible viewpoint and viewers are limited to the few people using the site for equestrian purposes. Part of the tower and the whole of the spire of the Church of St Mary the Virgin is a striking and prominent landmark above the wooded horizon, providing the focus of the view. The village and the nave of the church are entirely screened by the wooded valley floor and embankment.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Fencing removed and management for horses will be replaced with management for landscape and nature conservation; informal edge to new housing behind viewpoint. Public access to site provides opportunity for views that are not currently available.</p>	<p>Valley landform in northern part of site left undeveloped. Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Allows public access to view not currently accessible</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Beneficial	<b>Minor Significance NOT SIGNIFICANT</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
11: From junction of bridleway 101/9 with A4260 Oxford Road looking north-west	<p><b>Designation;</b> Public bridleway</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 85m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across carriageway to junction of Oxford Road and Berry Hill Road, dominated by carriageways, signage and traffic. From point at which bridleway changes from being lined with hedgerows, limiting visibility, to being open where it joins Oxford Road. Moderate number of bridleway users and many road users, all of whom are focussed on negotiating road rather than the amenity of the view. South-east corner of site can be identified where footpath 101/13 emerges onto Berry Hill Road, and by adjacent large tree. Site not discernible owing to roadside vegetation, hedgerows and mature trees either side of 101/13.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Minor changes to tree cover along Berry Hill Road to allow access. Potential heavily filtered views of upper parts of houses along eastern side of site seen through trees along Oxford Road and along footpath 101/13.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting.</p>	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> Over very limited part of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	<p>Adverse</p>	<p><b>Not significant</b> <b>NOT SIGNIFICANT</b></p>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
12: from footpath 101/13, north of the site, looking south	<p><b>Designation:</b> Public footpath</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 125m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered view from footpath across meadow, moderate number of walkers. In winter, very few parts of the surface of the northern part of the site and the upper parts of trees on the southern edge are just discernible in an oblique view across the paddock and through the hedges and trees.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	Heavily filtered views of small parts of northern edge of development with open space below on rising ground.	Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> Covers a very small and heavily filtered part of the view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	Adverse.	<b>Not significant NOT SIGNIFICANT</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
13: From junction of footpath 101/11 and 101/14 north of Adderbury, looking south	<p><b>Designation:</b> Public footpaths</p> <p><b>LCA:</b> LCT 7: Farmland slopes and valley sides (Oxfordshire CC 2004) Local Character NU/15 Adderbury LCA: Ironstone Hills and Valleys (Cherwell DC 1995)</p> <p><b>Distance:</b> 1km</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered views of Adderbury through winter trees. Many walkers on network of footpaths north of the village.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
14: From Oxford Road A4260 looking west towards site.	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 310 m</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Framed view from roadside footpath experienced by many road users and few pedestrians, whose attention is unlikely to be focussed on the view but on the road ahead, although incidental views of fields and woods form part of the experience of travelling along the road. Roadside vegetation limits visibility, as well as hedgerows along footpath 101/13; however, surface of site and lower part of hedgerows are hidden by rolling landform.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	Heavily filtered views of small parts of eastern edge of development may be possible.	Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting.	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> covers a very small and heavily filtered part of the view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	Adverse	<b>Not significant</b> <b>NOT SIGNIFICANT</b>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
15: From footpath 101/26, south of Adderbury, looking north-east.	<p><b>Designation:</b> Public footpath</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 290m</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Filtered views of rear of properties off St Mary's Road. Views to site obscured by winter trees on field boundary and either side of Berry Hill Road. Moderate number of walkers on footpath.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
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BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View, Type of View and Number of Users	Value of View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
16: From footpath 300/5, west of Adderbury, looking east.	<p><b>Designation:</b> Public footpath.</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Ironstone Hills and Valleys (Cherwell DC 1995)</p> <p><b>Distance:</b> 1.64km</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Partly framed view towards west side of Adderbury with horticultural premises in middle ground seen through trees, and the spire of the Church of St Mary the Virgin in Adderbury. Moderate number of walkers and moderate number of users of Milton Road to the south of the viewpoint.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
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Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
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