Appendix 1:

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Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Level of Effect – a judgement of the level of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd edition, para 5.40) and identifies "the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations." (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is "the relative value that is attached to different landscapes by society" (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual

terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and* Reversibility of effect are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Level of Effect

Best practice guidelines stipulate that the level of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation;

Neutral: The development would cause very limited changes to the landscape; the development would create neither an adverse or beneficial change to the landscape receptor; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity;

Neutral: The development would cause very limited changes to the visual context/views; the development would create neither an adverse or beneficial change to the visual receptor; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Designations and Conservation Interests/Associations Landscapes recognised and valued for their quality and / or cultural associations / recreational value	**Landscape Value** **Key Characteristics and Features** As recognised in published Landscape Character Assessments or policy	**Landscape Condition** Degree to which the landscape is intact and legible & its scenic quality	**Landscape Susceptibility** The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences
High 	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	**Visual Susceptibility (the ability of the receptor to view the proposed development without undue negative consequences)**
High 	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the development. Residents, people using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.
	Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Residents, users of Public Rights of Way and Access Land with intermittent views towards the development.

Low	No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Residents, users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	**Geographical Extent** of effect indicates the geographic area over which the effects will be felt	**Duration and Reversibility** of effect identifies the time period over which the change to the receptor would arise as a result of the development.
High	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	**Geographical Extent** Wide, and/or within close proximity, and/or open views.	**Duration and Reversibility** identifies the time period over which the change to the receptor would arise as a result of the development.
High  **Low**	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Effect

Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2:

=

Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Anneliese Walker <a.walker@tylergrange.co.uk>
Tue 02/11/2021 16:50
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>

That is much appreciated Tim, many thanks.

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463
e a.walker@tylergrange.co.uk

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Cirencester, GL7 7EX

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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 02 November 2021 15:29
To: Anneliese Walker <a.walker@tylergrange.co.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: RE: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Hi Anneliese

Sorry I missed your email of the 14th October. I am happy with your methodology and cumulative site selection.

The methodology is a clear and uncomplicated way forward, in accordance with GLVIA3.

I am happy for you to proceed on this basis.

Kind regards

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
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www.cherwell.gov.uk
Follow us:
Facebook: www.facebook.com/cherwelldistrictcouncil
Twitter: @Cherwellcouncil

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 02 November 2021 11:02
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

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Hi Tim,

I realise that you have been away on annual leave so may have missed my email dated the 14th October. I wondered if you would be able to review and advise in relation to the cumulative site selection and approach to the methodology?

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463
e a.walker@tylergrange.co.uk

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Cirencester, GL7 7EX

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From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 14 October 2021 15:09
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Dear Tim,

Many thanks for your feedback, it is much appreciated.

I have discussed this with the client and project team and can confirm that we will provide a full Landscape and Visual Impact Assessment (LVIA) to accompany the planning application, rather than a Landscape and Visual Appraisal. This will be undertaken in accordance with the GLVIA3 and I attach a copy of our standard LVIA methodology and criteria tables, for your review.

The additional viewpoint location is noted, and we will add this to the photoviewpoint location plan for the purposes of the submission.

In relation to cumulative effects, I propose that this is limited to the following planning applications:

1. Heyford Park, South of Camp Road (reference: 16/02446/F). Status: permitted (under construction)
2. Land East Of Larsen Road Heyford Park (reference: 15/01357/F). Status: under consultation (received resolution to grant permission subject to the signing of a S106)
3. Heyford Park, Camp Road (reference: 18/00825/HYBRID). Status: under consultation (received resolution to grant permission subject to the signing of a S106)

The landscape character area feedback is also noted.

I would be grateful if you could confirm whether you are happy with the approach identified above.

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

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From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 07 October 2021 12:22
To: Anneliese Walker <a.walker@tylergrange.co.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: RE: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Dear Anneliese

Thank you for this. I think the development warrants a full LVIA in accordance with GLVIA3 and current LI guidance. An additional representative viewpoint location is indicated on the enclosed plan.

Please note my original response under the PREAPP:

From the Landscape section of the D&AS:
'The 'Wet Corridor' relates to the linear strip of land which contains small woodland copses, scattered trees (including mature oaks), ponds and comprises managed grassland with an access track to its western edge. Given the topography, landscape features and character, this area is likely to be more sensitive to development than the 'grassland'.'

This indicates that this characterful area is a sensitive landscape receptor which must be methodically tested in relation to its level of sensitivity, and its level of capacity to accept the type development. The residual effects also to be assessed subject the landscape mitigation proposals, which have been influenced by the analysis and judgement.

Cumulative landscape and visual impacts and effects are to be considered: the combination of this development and other similar developments in the locality.

A full LVIA is required to be implemented in accordance with GLVIA3. Evidence of the masterplan development through the LVIA process is required.

In respect of limiting the focus on that the area covered by the 'Farmed Plateau' and the 'Upper Heyford I would also consider a written-only narrative of the landscape effects to the attractive Cherwell Valley.

Let me know if you have any questions.

Best regards

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council
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Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 07 October 2021 07:32
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

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Dear Tim,

Proposed residential development with associated access, parking and landscaping; Land to the North of Camp Road, Heyford Park

Tyler Grange Group Limited have been instructed to provide a Landscape and Visual Appraisal (LVA) with associated Landscape Strategy Plan for the proposed residential development with access, parking and landscaping of land north of Camp Road at Heyford Park. I would like to confirm photoviewpoint locations and the study area for inclusion within the LVA with yourself before proceeding if possible.

The site boundary is outlined on the attached plan in red.

I have attached a plan to this email which shows the proposed photoviewpoint locations (drawing no: 13464/P10) for the LVA. These locations have been chosen following the production of Zone of Theoretical Visibility (ZTV) (underlaid on drawing 13464/P10), a review of local planning policy and designations, two initial site visits and aerial mapping. I propose that the study area for the LVA is defined by the map extents of the photoviewpoint location plan.

The photoviewpoint locations have been chosen to be representative of a number of visual receptors including the local residents, users of public rights of way and local roads. The viewpoints also allow for views from a range of orientations and distances to be considered, to allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development.

I would also ask that you confirm that when considering the extent of likely effects on landscape character, that the LVA may limit its focus to that area covered by the 'Farmed Plateau' Landscape Type within the Oxfordshire Wildlife and Landscape Study and the 'Upper Heyford Plateau' landscape character area within the Cherwell Landscape Character Assessment (1995).

I would be grateful if you could kindly confirm that you are happy with the proposed photoviewpoint locations and approach to the LVA as detailed above, and whether you have any further matters we need to consider.

If you have any queries, please do not hesitate to contact me. I look forward to hearing from you.

Kind Regards,
Anneliese

Tyler Grange

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Associate

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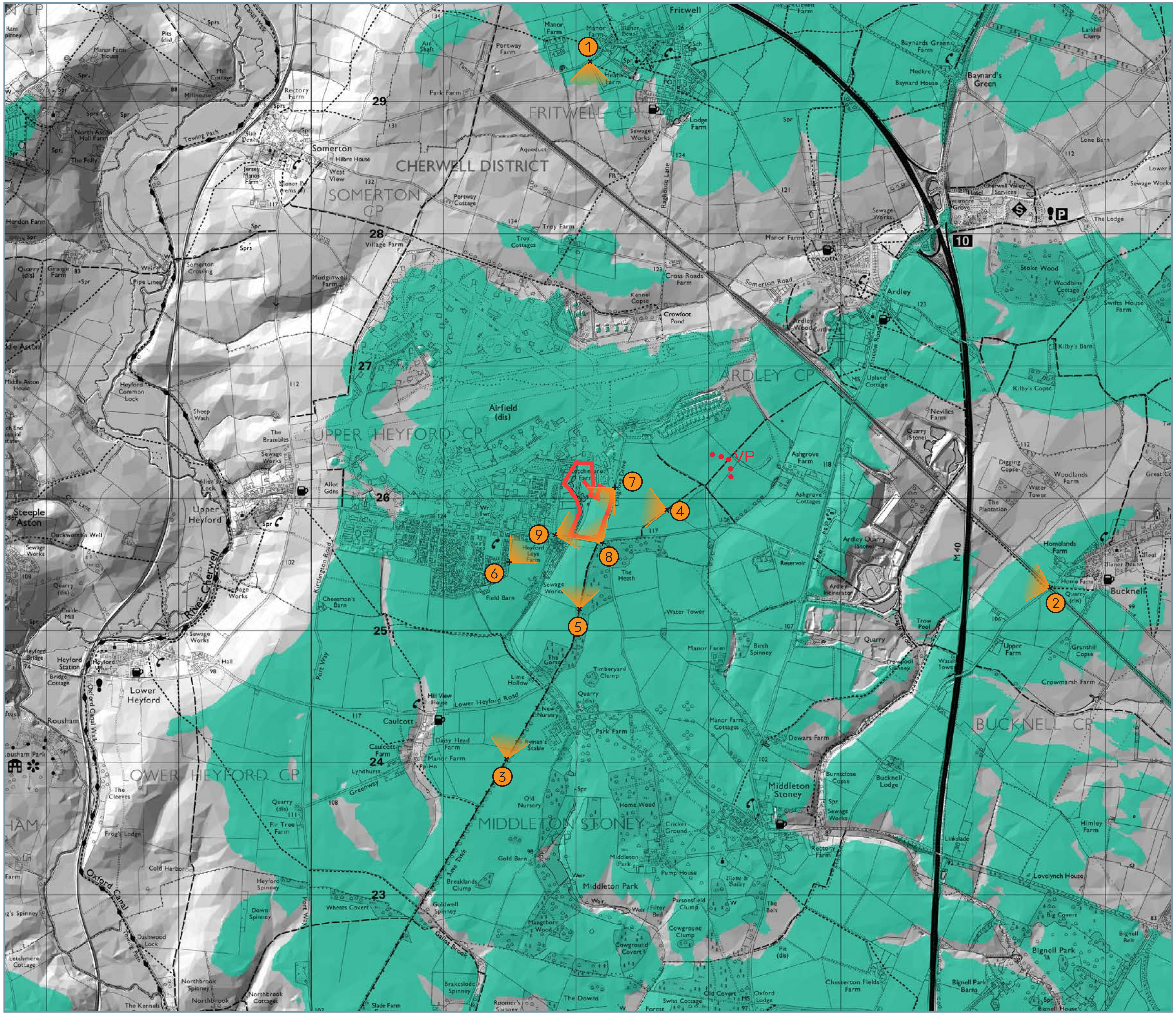

Site Boundary

Viewpoints

Potential Visibility (10m ridge height)
Based on landform data alone

N

Project	Land to the north of Camp Road, Heyford Park
Drawing Title	**Viewpoint Location Plan**
Scale	Not to Scale @ A3
Drawing No.	13464/P10
Date	October 2021
Checked	KC/AW

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0128 583 1804 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

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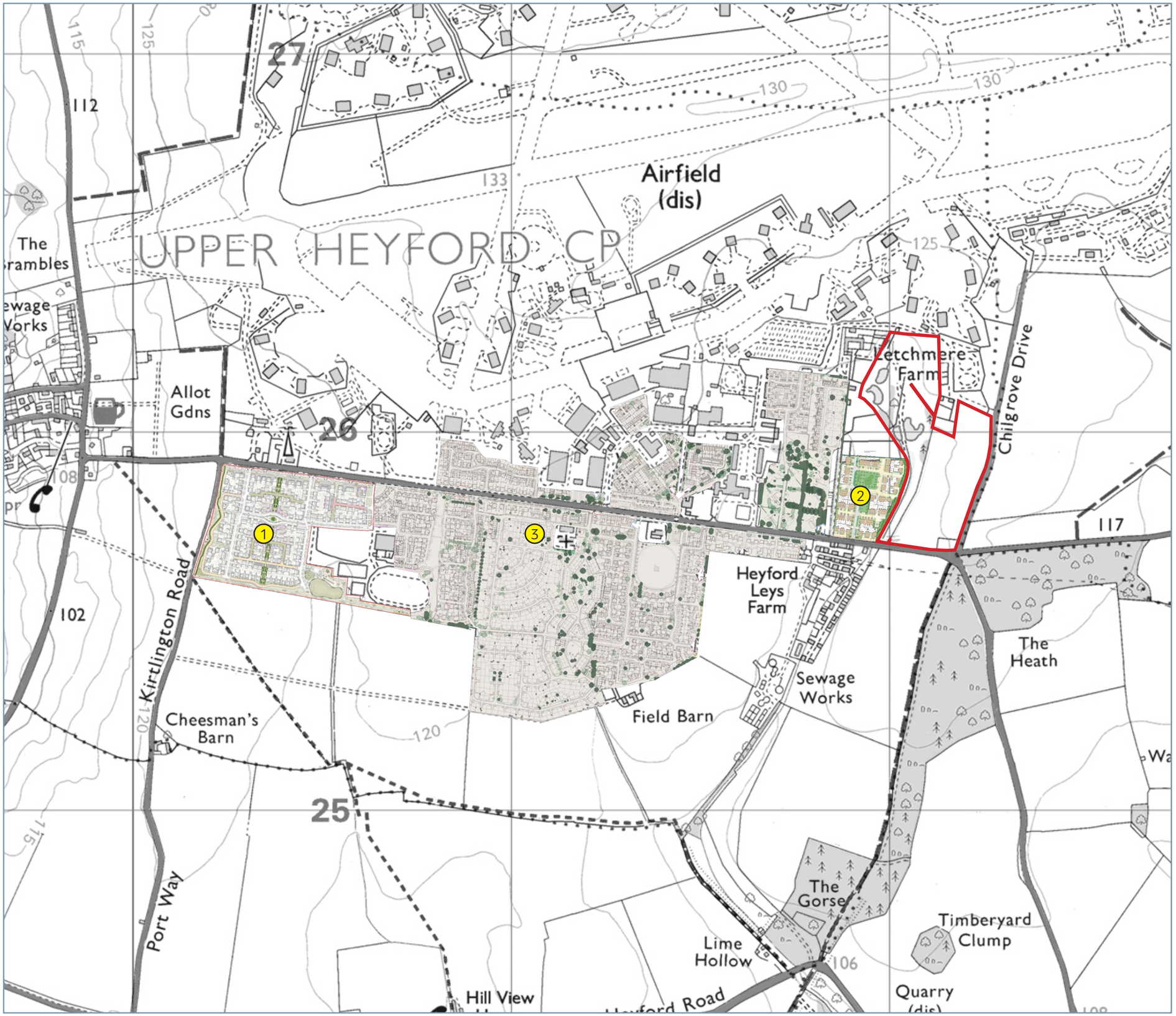

- Site Boundary
- 1 Heyford Park, South of Camp Road (Reference: 16/02446/F)
- 2 Land East Of Larsen Road Heyford Park (Reference: 15/01357/F)
- 3 Heyford Park, Camp Road (Reference: 18/00825/HYBRID)

N

Project	Land to the north of Camp Road, Heyford Park
Drawing Title	**Proposed Cumulative Sites**
Scale	Not to Scale @ A3
Drawing No.	13464/P12
Date	October 2021
Checked	KC/AW

Tyler Grange
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Appendix 3:

DOCUMENT 40

CHERWELL DISTRICT LANDSCAPE ASSESSMENT

FOR

CHERWELL DISTRICT COUNCIL

BY

COBHAM RESOURCE CONSULTANTS
AVALON HOUSE
MARCHAM ROAD
ABINGON
OXON
OX14 1UG

NOVEMBER 1995

7292

Figure 5

LANDSCAPE CHARACTER AREAS

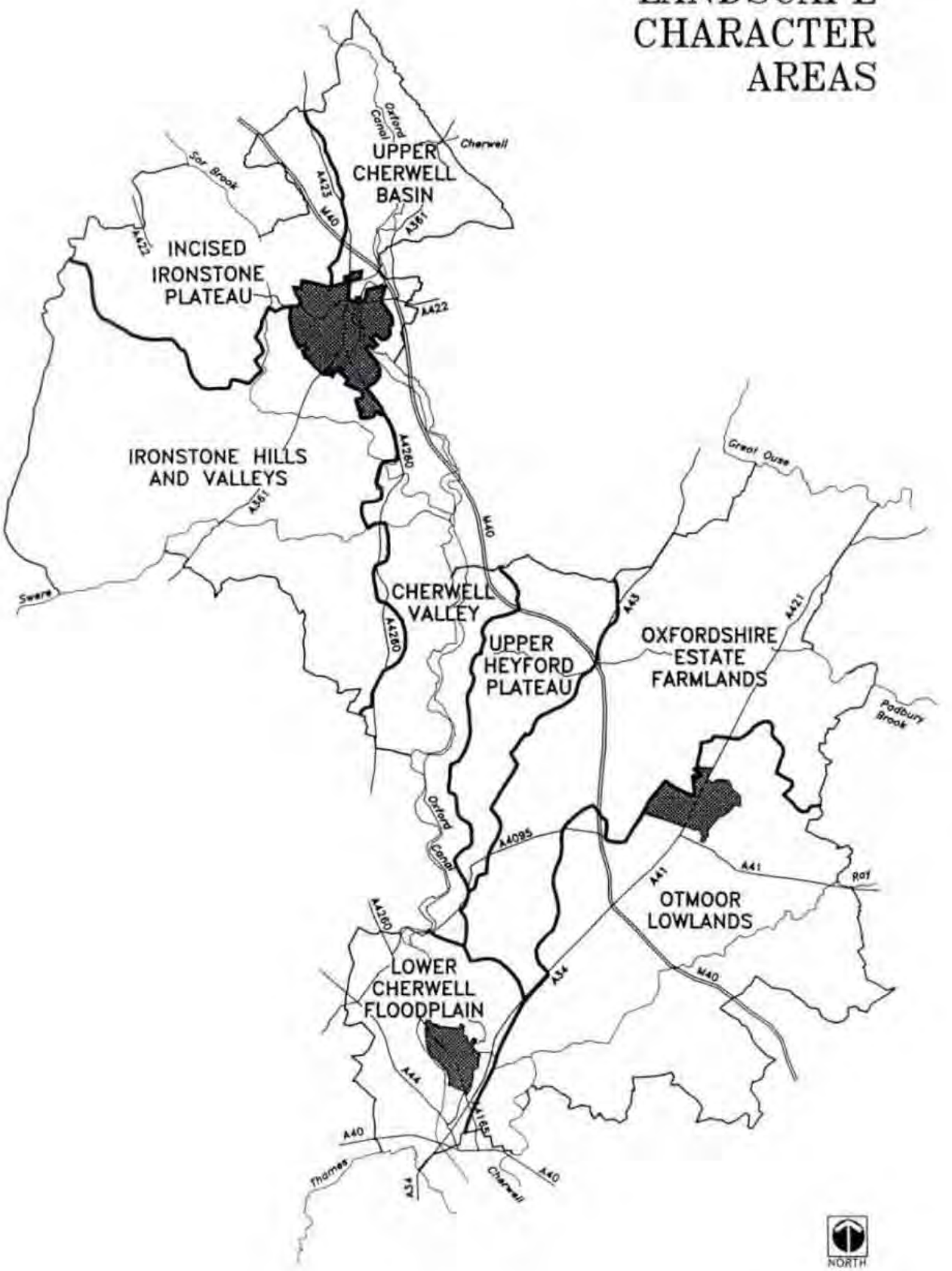
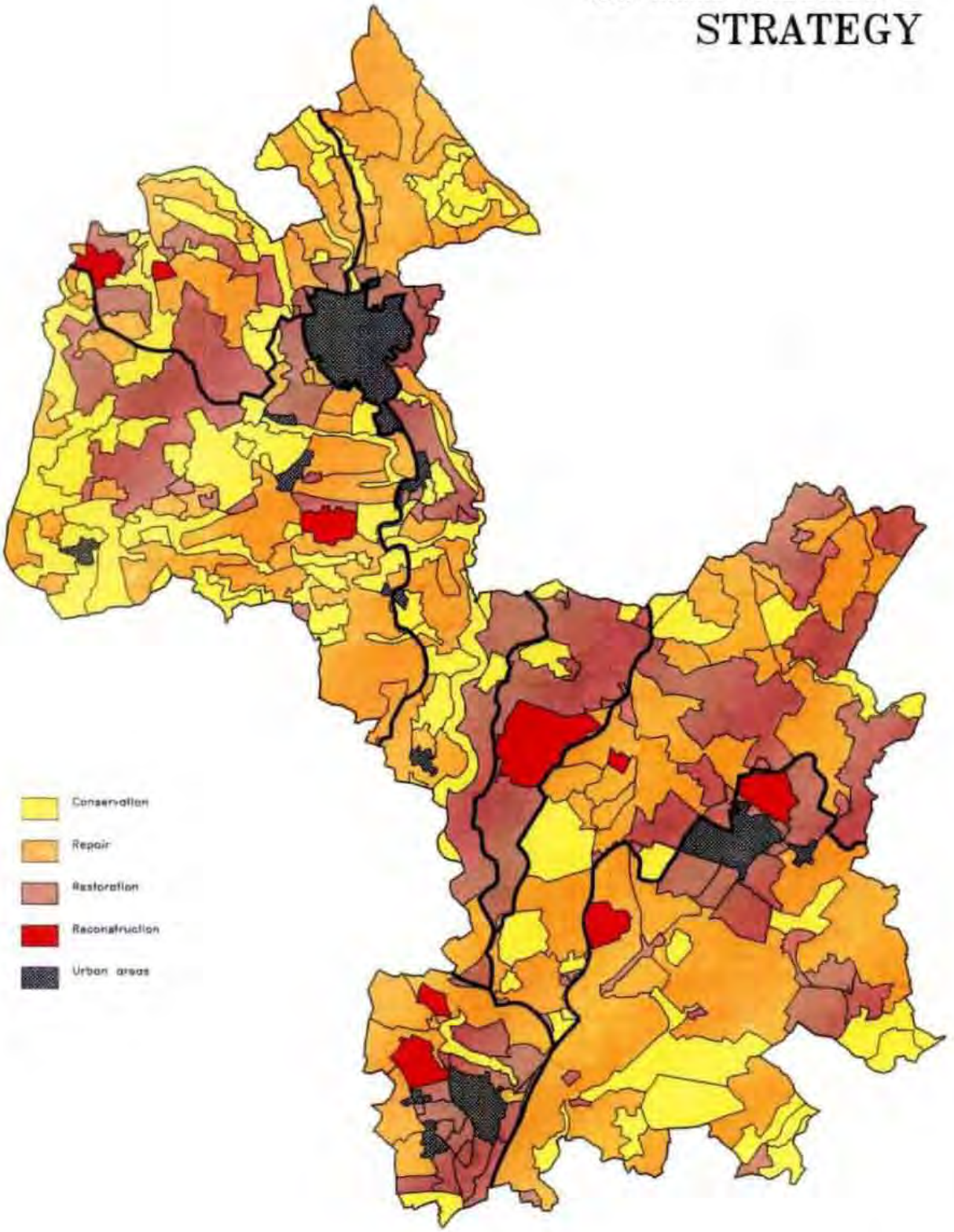
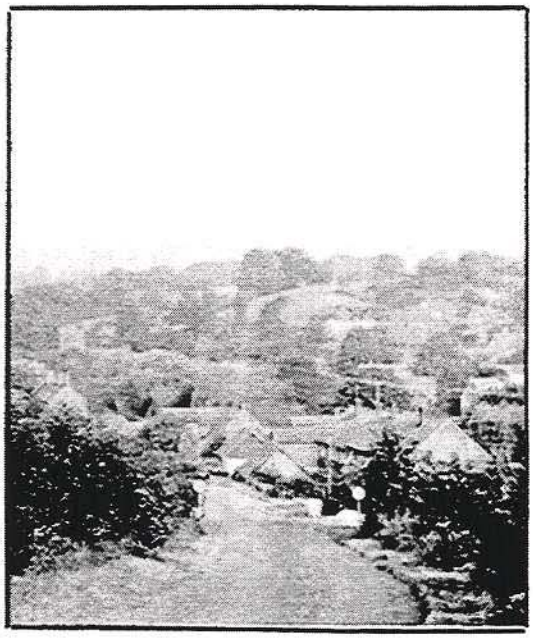


Figure 15

ENHANCEMENT STRATEGY



Countryside Design Summary

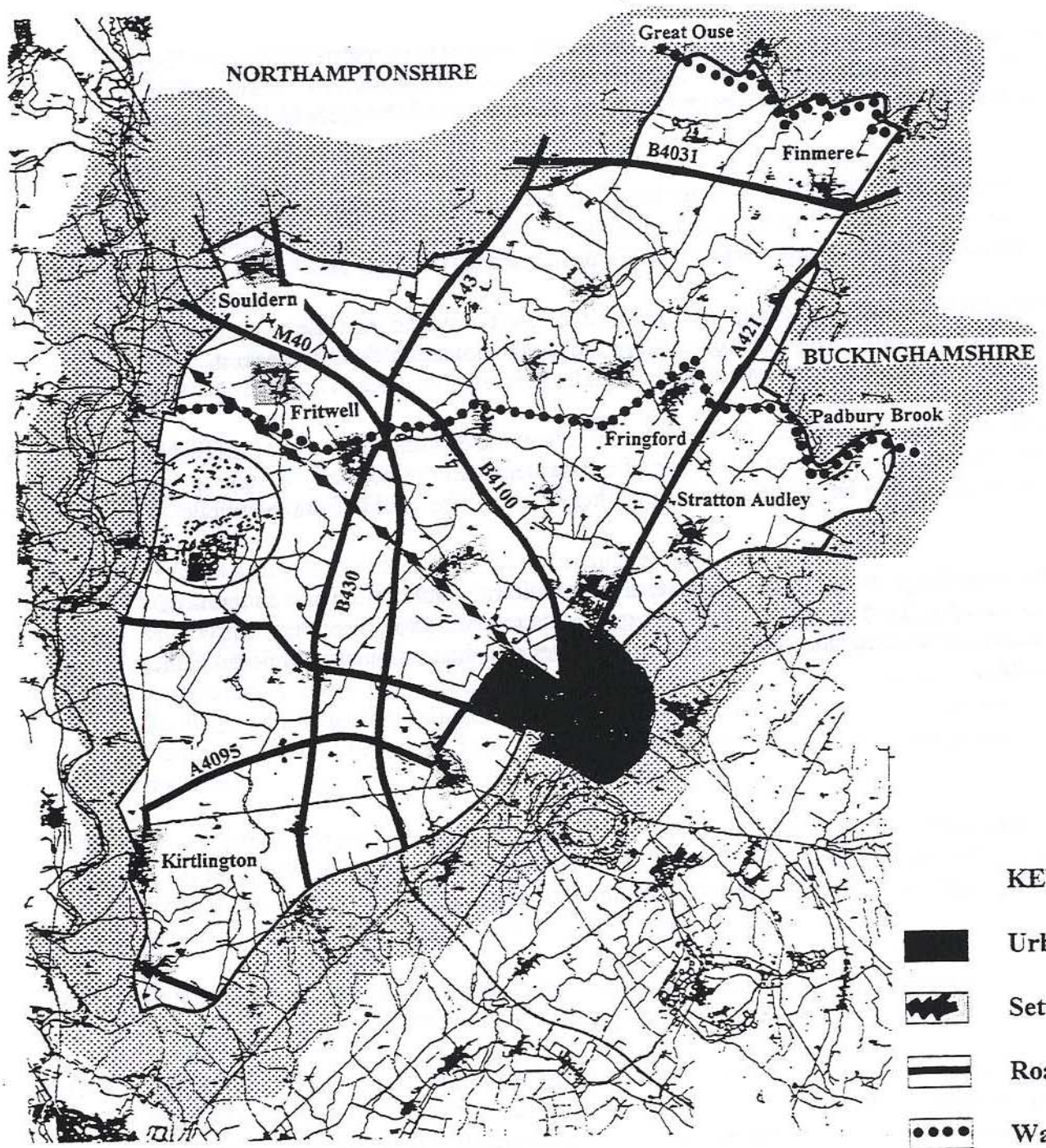


DEVELOPMENT AND PROPERTY SERVICES

JUNE 1998

Cherwell District Council
North Oxfordshire

PLOUGHLEY LIMESTONE PLATEAU



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