



# Land South of Green Lane, Chesterton: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

**Appeal Reference: APP/C3105/W/23/3331122**

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# **Appendix A    Method used in Assessing Landscape and Visual Effects**

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## A.1 Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3<sup>1</sup> (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

## A.2 Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character

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<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

### A.2.1 Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

### A.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

**Table A1: Interpretation of Landscape Designations**

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International
National Parks, National Landscapes, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having	Local Authority/Community



Designation	Description	Value
	value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

**Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes**

Factor	Criteria
<b>Natural Heritage</b>	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
<b>Cultural Heritage</b>	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
<b>Landscape Condition</b>	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
<b>Associations</b>	Landscape which is connected with notable people, events and the arts.
<b>Distinctiveness</b>	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
<b>Recreational</b>	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way





Factor	Criteria
	where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
<b>Perceptual (Scenic)</b>	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
<b>Perceptual (Wildness and Tranquillity)</b>	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
<b>Functional</b>	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

### A.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

**Table A3: Landscape Receptor Susceptibility to Change**

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.



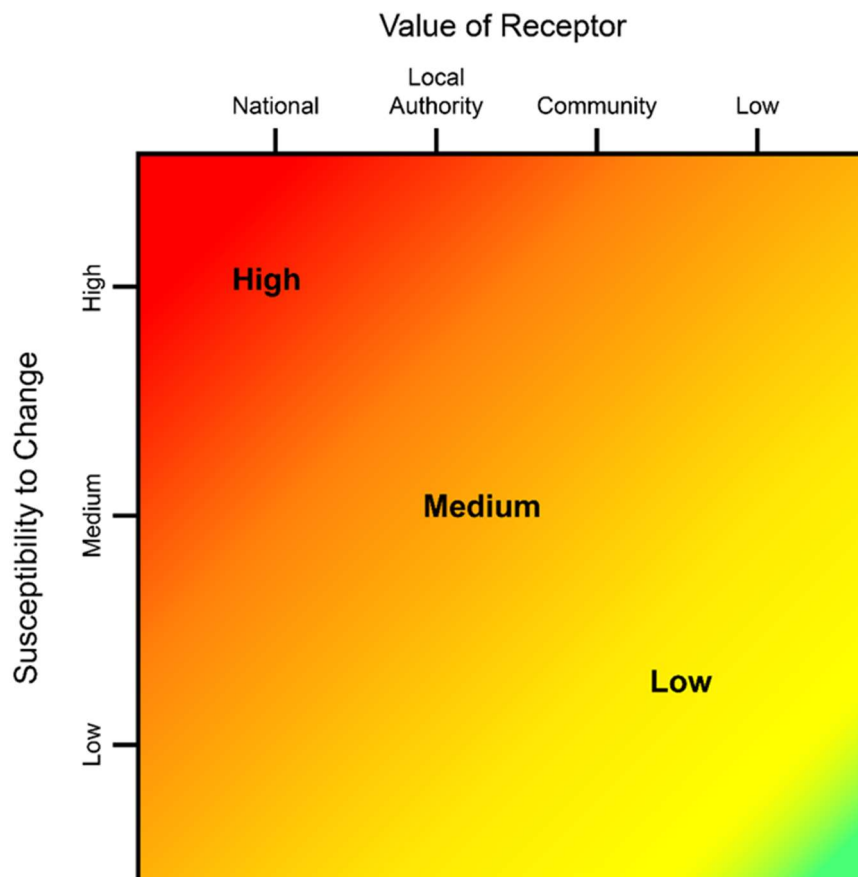
### A.2.4 Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

**Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**



**Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

### A.2.5 Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

### A.2.6 Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.



**Table A5: Magnitude of Landscape Change: Size/Scale of Change**

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

### A.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

**Table A6: Magnitude of Landscape Change: Geographical Extent**

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself.
Medium extent of landscape change	Landscape change extends beyond the site boundaries.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

### A.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.



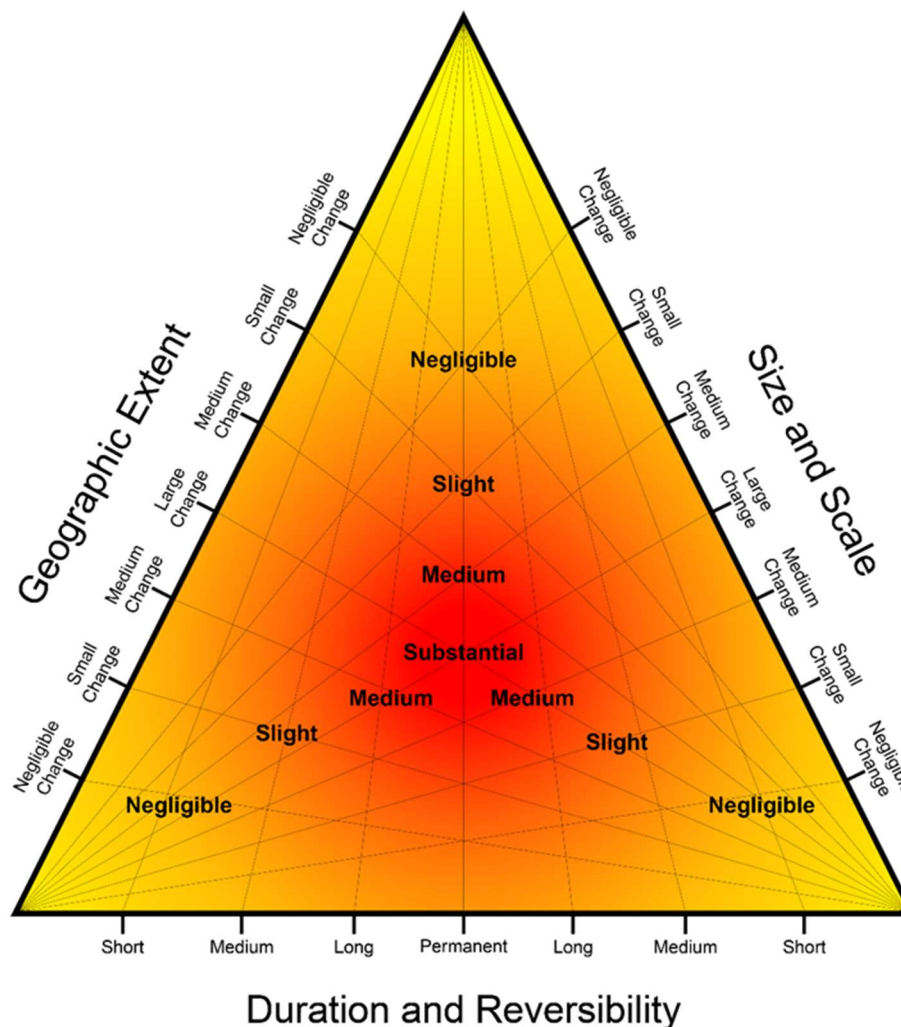
**Table A7: Magnitude of Landscape Change: Duration and Reversibility**

Category	Description
Permanent/Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

### A.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

**Figure A2: Determining the Magnitude of Landscape Change**

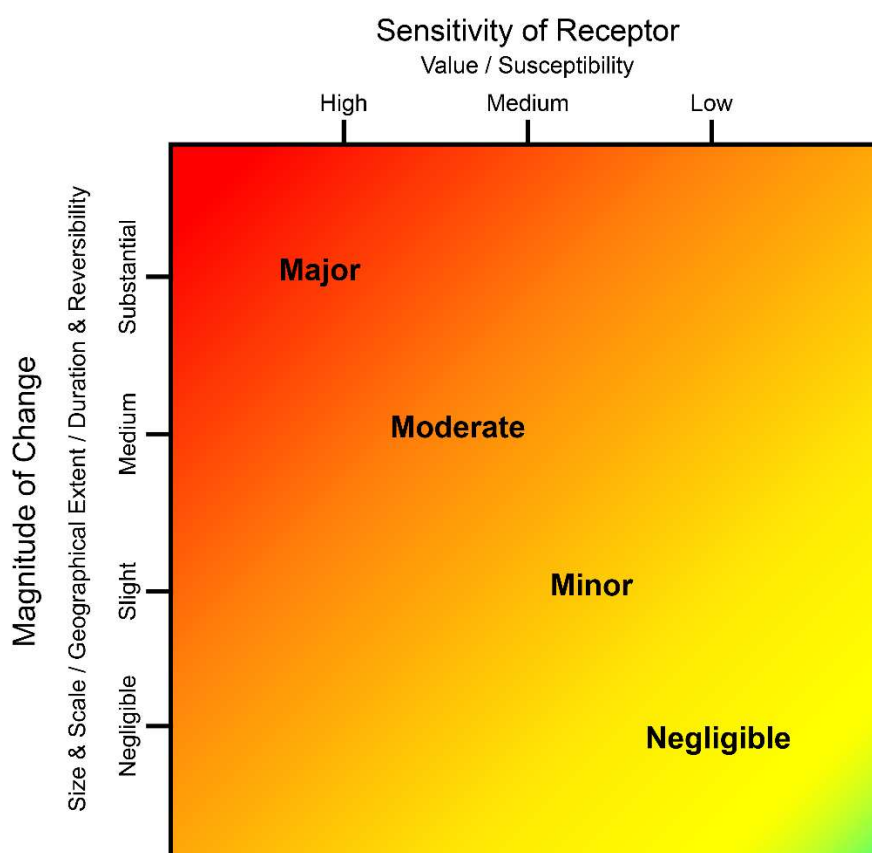


### A.2.10 Assessment of Landscape Effects and Significance

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

**Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments).** Moderate effects are not considered to be important planning considerations/significant effects, although it is possible that a concentration of such effects could be considered to be an important planning consideration/significant effect.

**Figure A3: Assessment of Landscape Effects**



### A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;



- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

### **A.3.1 Visual Sensitivity**

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

### **A.3.2 Value Attached to Views**

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.



**Table A8: Factors Considered in assessing the Value Attached to Views**

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

### A.3.3 Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 *“this division is not black and white and in reality there will be a gradation in susceptibility to change”*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

**Table A9: Visual Receptor Susceptibility to Change**

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.





Susceptibility	Criteria
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

### A.3.4 Defining Sensitivity

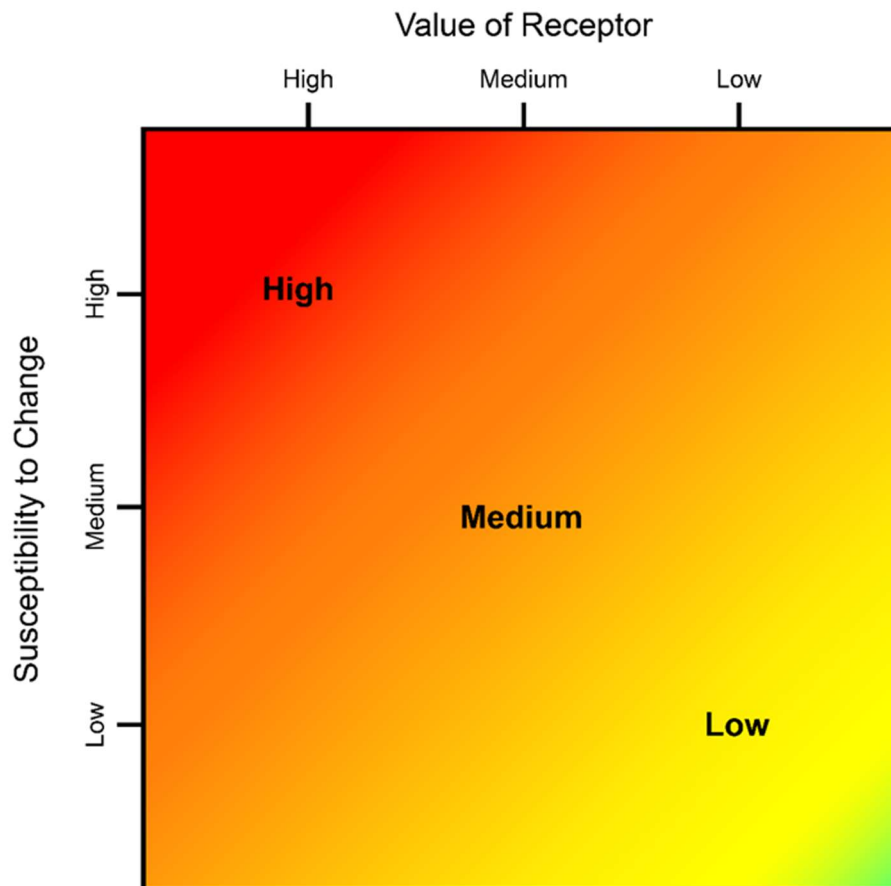
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

**Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors**

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.



**Figure A4: Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups**



### A.3.5 Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

### A.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.



**Table A11: Magnitude of Visual Change: Size/Scale of Change**

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

### A.3.7 Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

**Table A12: Magnitude of Visual Change: Geographical Extent of Change**

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.



Category	Description
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

### A.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

**Table 13: Duration and Reversibility**

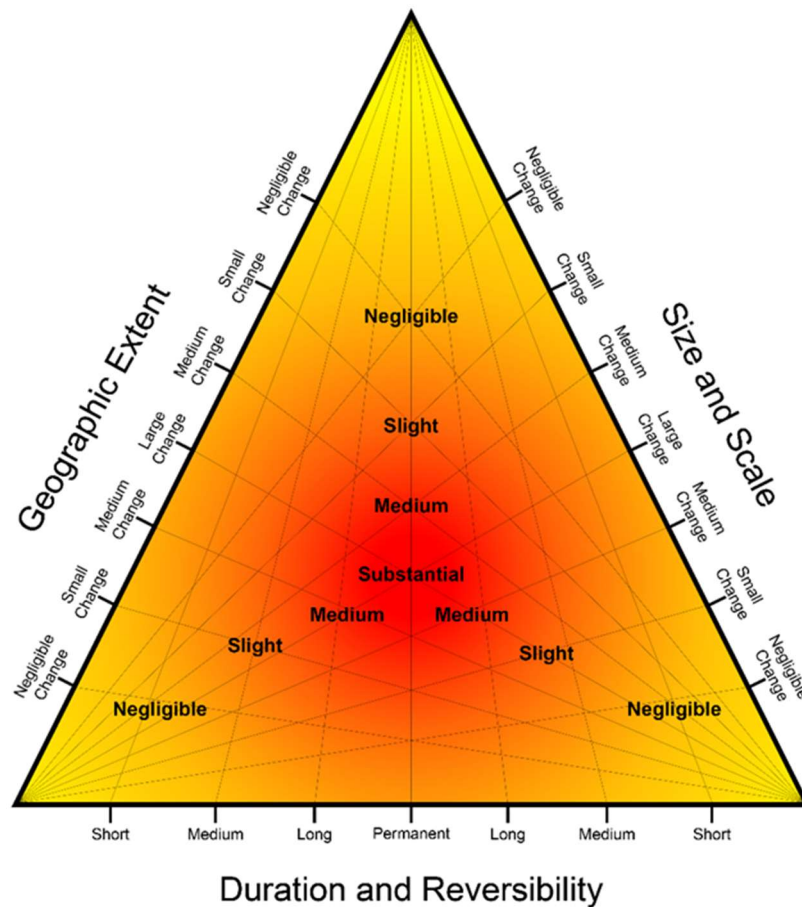
Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

### Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.



**Figure A5: Determining the Magnitude of Visual Change**



### A.3.9 Assessment of Visual Effects and Significance

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

**Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments).** Moderate effects are not considered to be important planning considerations/significant effects, although it is possible that a concentration of such effects could be considered to be an important planning consideration/significant effect.



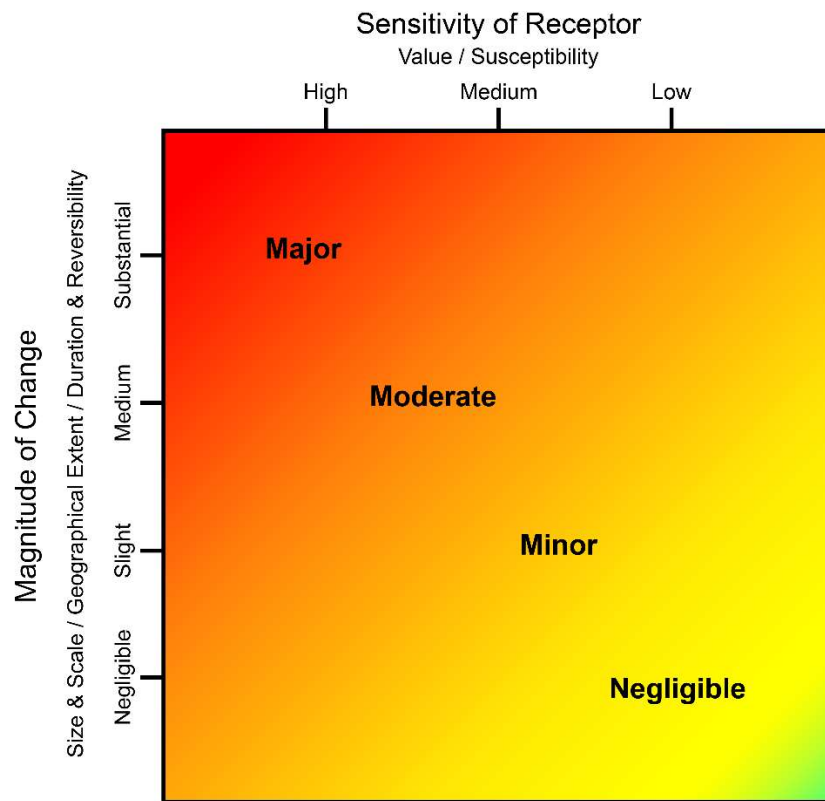
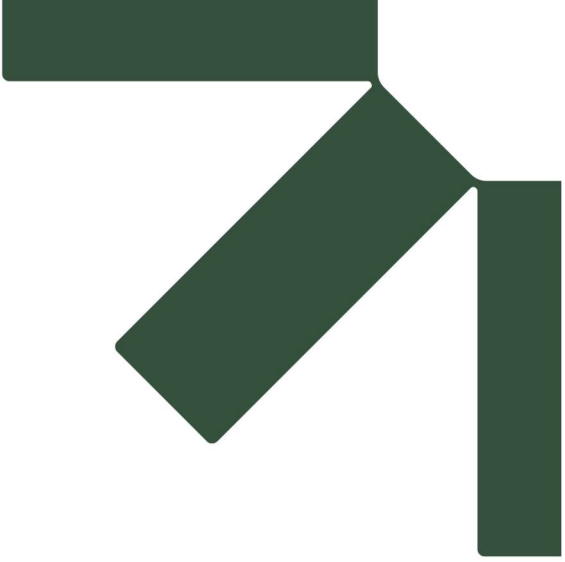


Figure A6: Assessment of Visual Effects





# **Appendix B    Methodology for Preparing Zone of Theoretical Visibility (ZTV)**

**Land South of Green Lane, Chesterton: Appendices to the  
Proof of Evidence of Jeremy Smith BSc (Hons), DipLA,  
CMLI**

**Appeal Reference: APP/C3105/W/23/3331122**

SLR Project No.: 403.65091.00001

8th January 2024

## B.1 Introduction

A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawings GLC2a and GLC2b) to provide an objective assessment of the potential theoretical visibility of the proposed development. The proposed design is taken from the Illustrative Layout prepared by Ayre Chamberlain Gaunt, drawing reference 353-ACG-XX-OO-DR-A-1050.

The ZTV includes only the most significant areas of existing vegetation, such as larger hedgerows and trees, and does not include any proposed mitigation planting. The height of trees on the site is taken from the arboricultural survey and LiDAR data, but vegetation heights in the wider landscape are based upon site assessment and apply conservative height estimates (for example 10 metres for mature trees is approximately half to a third of the height of many mature trees in this part of England). Therefore, the extent of visibility as defined on the ZTV is conservative.

## B.2 Existing Features

Data for the landform is derived from topographic survey data for the site and its immediate context, and OS Terrain data for the wider context. Tree heights around the site are taken from arboricultural survey data. For barriers offsite, vegetation heights are derived from a combination of LiDAR data and conservative estimates.

## B.3 Proposed Development

The ZTV has been based on the layouts provided on the Illustrative Layout, which was provided in 3D computer model for by the architects. **Proposed building heights of 9m to ridge were used in the model in order to provide a worst-case assessment of visibility (noting that the DAS states that ridge heights would be around 8m).**

To generate the ZTV the receptor point grid interval was set to a 25m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points were selected across the target area.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees, since field survey identified that vertical angles of less than 0.25 degrees would be screened by intervening vegetation and/or buildings.







# Appendix C Methodology for Preparing Photomontages

**Land South of Green Lane, Chesterton: Appendices to the  
Proof of Evidence of Jeremy Smith BSc (Hons), DipLA,  
CMLI**

**Appeal Reference: APP/C3105/W/23/3331122**

SLR Project No.: 403.65091.00001

8<sup>th</sup> January 2024

## C.1 Introduction

**Autumn/Winter Photographs have been taken for all representative viewpoints, and photomontages have been prepared to illustrate the potential visual effects of the appeal proposals at years 1 and 15 for three of the representative viewpoints. Winter views for representative viewpoints are also shown in the Allen-Pike LVA.**

### C.1.1 Viewpoint Photographs

Photography was obtained using a full frame digital Single Lens Reflex (DSLR) camera mounted with a 50 mm 'fixed' lens (predominately Nikon D600). The camera was mounted on a tripod with a panoramic head in order to obtain a stable platform and the single frame and panoramic views. The position of the tripod was recorded with a handheld GPS device. In addition to recording the location of the viewpoint, observations relating to time of day, weather, cloud cover, and visibility were recorded.

Following completion of the fieldwork, the photography was reviewed and the clearest images selected for the production of panoramic images. In some cases, small adjustments were made to the images through the use of Adobe Photoshop software in order to improve clarity. The panoramas were then prepared through the joining of individual frames in Photoshop to generate 360 degree panoramas.

Viewpoint photographs are presented as a cylindrical panoramic image at A1 width. Presented field of view is 39.6° x 27° (Horizontal x Vertical). Viewing distance is 50cm.

#### Photomontages

Type 3 Photomontages have been prepared for the following viewpoints (year 1 and year 15). Viewpoint locations are shown on an extract from the Viewpoint Location Plan on **figure 1**, below:

- Viewpoint 3: Green Lane
- Viewpoint 4: Unnamed Lane West of the Appeal Site
- Viewpoint 5: Footpath on the edge of the conservation area, Chesterton cricket club

### C.1.2 The Proposed Buildings

The appeal proposals are in outline and there are therefore no details of the proposed building design. However, the Illustrative Layout prepared by Ayre Chamberlain Gaunt, drawing reference 353-ACG-XX-OO-DR-A-1050 indicates potential building positions, and these, combined with an assumed building height of 9 metres to ridgeline, have been used to illustrate the potential extent of built form within views.

Given that no details of materials, or other details such as windows or doors, are available, built form is shown only as a shaded outline.

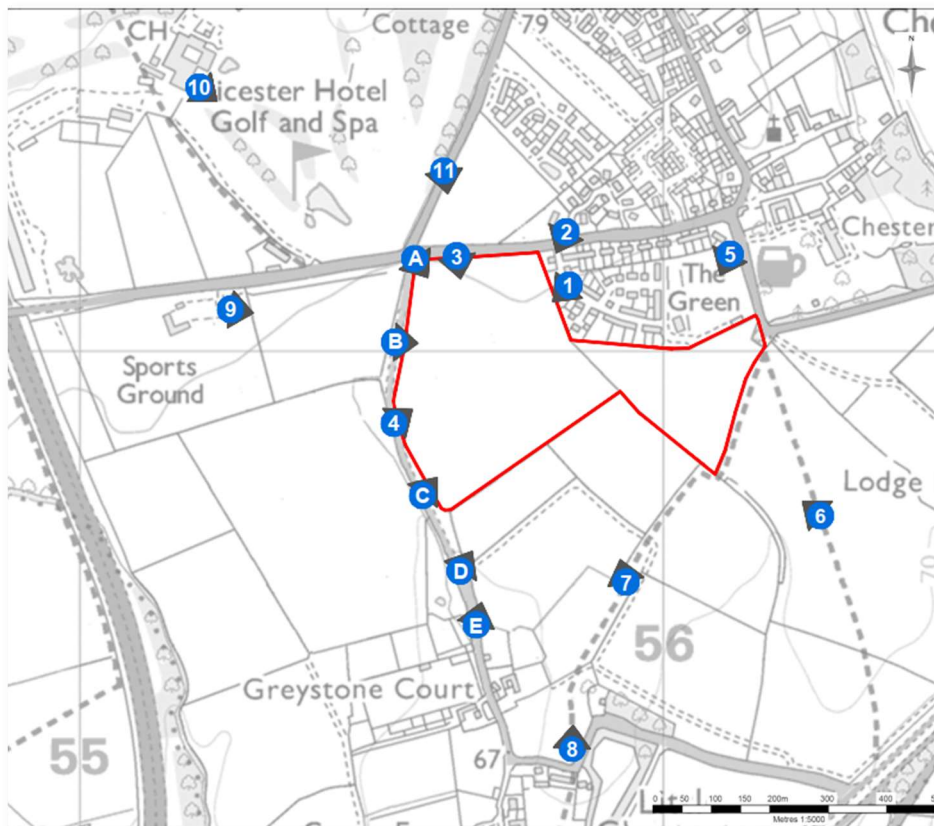
### C.1.3 Proposed Planting Heights

Views at year 1 show woodland and hedgerow planting in 60cm tubes, whereas street trees are shown as light standards 2.5 to 3m tall. Views at year 15 show woodland planting at 7.5 to 8m tall, street trees at 8 to 10m tall, and hedgerows between 2.5m and 3m high, depending upon the character and position of the hedgerow.

Examples on growth rates for photomontages prepared by IEMA states that the growth rate for a 30-45cm transplant is typically 30cm per year in the first three years, increasing to 50cm per year for subsequent years. On this basis trees planted as young stock would achieve a height of 7.5 metres in 15 years.



**Figure C1: Viewpoint Locations used in the SLR LVIA. Viewpoints 3, 4, and 5 have been used for Photomontages.**



### C.1.4 Detailed Methodology

This Technical Methodology is produced as part of the requirements of the Landscape Institute Visual Representation of Development Proposals (VRDP) Technical Guidance Note 06/19 (17 September 2019), which states:

*'2.3 Visualisations should: .... be accompanied by appropriate information, including a Technical Methodology and **required data within page title blocks** (Appendix 7.2 and 10);'*

In Table 2 – Visualisation Types 1-4 (VRDP) indications are given in terms of the detail of reporting required in the Technical Appendix, under 'Reporting Methodology and Data Sources'. This indicates that an outline description of sources is recommended and a methodology for Visualisations Type 1 and 2, with increasing detail through Visualisation Type 3 to Visualisation Type 4.

Appendix 7 paragraph 7.2.2 of the VRDP states;

*'A Technical Methodology should be provided as an Appendix to Type 3 and 4 visualisations. This will assist recipients with understanding the level of technical approach and also explain reasoning for any departures from standards. This should be proportionate to the requirements of the assessment and the required images. See Appendix 10.'*

The VRPD (paragraph 3.5.2) identifies 4 types of visualisations as follows, with Type 1 being the least technically sophisticated and Type 4 the most sophisticated:

- Type 1 annotated viewpoint photographs;
- Type 2 3D wireline / model;
- Type 3 photomontage / wireline; and



- Type 4 photomontage / wire (survey / scale verifiable).

Table 1 - Relationships between Purpose, User and Visualisation Types (VRDP) indicates the relationship between the types of visualisation and the purpose and intended users of the various visualisations. It is noted in 3.5.6 of the VRDP that categories of user and purpose (i.e. A-D) illustrate four convenient levels along a scale and provide a broad indication as to the appropriate visualisation types for the different levels of users and purposes not a definitive relationship.

Paragraph 3.7.1 of the VRDP guidance states:

*‘For any given project for which visual representation may be required, the proposed approach to visualisation should be set out in a brief description, explaining:*

- *the anticipated Purpose / Users;*
- *the indicative assessment of Sensitivity and Magnitude and resulting likely indicative overall Degree or Level of Effect; and*
- *other factors influencing the selection of the Visualisation Type.’*

**Table C1: Visualisation Type**

Factor	Proposed Approach
Purpose / Users	Planning Application for Non-EIA development. Users: Planning Authority, Council’s landscape consultant, public and consultees.
Indicative overall Assessment levels	Sensitive receptors close to the site, who may experience a high magnitude of effect as proposed development would be close in several views.
Other factors influencing visualisation type	Concerns regarding landscape and visual effects were expressed in pre-app consultations.

Appendix 10 of the VRDP identifies an ‘Indicative Listing’ of information for each project that should be provided within the overall Technical Methodology. The required information is contained in this document (Appendix 2A) in Table 2: Overall Technical Details.

In addition, Appendix 10 of the VRDP also identifies the technical information required **Per Viewpoint** and to be provided on each page of the photograph / visualisation in a series of figure notes. This information is recorded on the visualisation drawings prepared for this assessment.





# **Appendix D    Assessment of Potential Landscape Effects**

**Land South of Green Lane, Chesterton: Appendices to the  
Proof of Evidence of Jeremy Smith BSc (Hons), DipLA,  
CMLI**

**Appeal Reference: APP/C3105/W/23/3331122**

SLR Project No.: 403.65091.00001

8 January 2024

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

**Table D1: Landscape Value - Evaluation of the Value of the Site and its Immediate Context in accordance with Table 1 of “Assessing Landscape Value – a Technical Guidance Note” (TGN 02/21, Landscape Institute).**

Factor	Assessment	Notes
<b>Natural Heritage</b>	Community	The appeal site and its context have no ecological designations and there are no notable habitats with the exception of the hedgerow network and predominantly semi-mature trees.
<b>Cultural Heritage</b>	Local Authority within the conservation area, low elsewhere	There are no known heritage features present within the site itself, and no heritage features within the immediate vicinity of the site. Chesterton conservation area is of Local Authority value and contains a number of listed buildings.
<b>Landscape condition</b>	Community	Several sections of hedgerow at the west and east of the site have been removed, and the new development at Vespasian Way is prominent across the site. In the wider landscape the hedgerow structure remains largely intact, and there are a number of mature and semi-mature trees.
<b>Associations</b>	Low	No associations in literature, art or other media.
<b>Distinctiveness</b>	Community	No particularly distinctive features, and the site exhibits only a few of the key characteristics of the Wooded Estatelands. Landscape around Little Chesterton has a more intact hedgerow framework but is more influenced by noise and movement from traffic on the A41 and M40.
<b>Recreational</b>	Community	There is no formal public access to the appeal site, but the unnamed lane to the west of the site and footpaths between Chesterton and Little Chesterton afford access to the countryside.
<b>Perceptual (Scenic)</b>	Community	The appeal site itself provides an open, rural aspect from the settlement edge, but the prominent recent housing at Vespasian Way reduces the scenic quality of the site. The scenic quality of the recreational uses to the west and north-west is reduced by buildings, sports pitches/golf courses.
<b>Perceptual (Wilderness and tranquillity)</b>	Low	There are glimpses of the existing houses on Vespasian Way across the appeal site, and traffic noise from the M40 and A41 across the site and particularly at the south of the study area gives a clear sense of being close to major infrastructure.
<b>Functional</b>	Community	ALC grade 3a (BMV). The landscape within the appeal site provides a part of a wider network of hedgerows,



Factor	Assessment	Notes
		trees and woodlands that supports biodiversity and contributes to the healthy functioning of the landscape. There are no national landscape designations nearby.

The overall value of the appeal site and its context is assessed as **Community**, increasing to **Local Authority** at Chesterton conservation area (which is outside of the appeal site).



**Table D2: Assessment of Sensitivity of Landscape Receptors**

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Gently sloping, open, arable fields on the settlement edge	Community	High/Medium	Medium	The arable fields have an inherently high susceptibility to residential development, although this susceptibility is marginally reduced by the influence of existing built form at Vespasian Way, to the north.
Smaller scale pasture fields to the south of the appeal site	Community	Low	Low	The pasture fields to the south of the appeal site have an inherently high susceptibility to residential development. However, the appeal proposals do not propose built form in these fields, and glimpsed views of the existing settlement edge at Vespasian Way are available across this area.
Network of breached hedgerows with some mature and semi-mature trees	Community	Low	Low	Whilst hedgerows and trees are inherent susceptible to residential development, the low density nature of the proposals, as illustrated by the landscape strategy in the Allen-Pyke LVA, provides ample space to conserve the existing hedgerows and to enhance them over time with further native tree and shrub planting.
Chesterton Conservation Area, to the north-east of the appeal site	Local Authority	Low	Medium/Low	Whilst the conservation area itself has a high susceptibility to residential development, the appeal proposals do not include any changes to landscape within this designation, and as the ZTV illustrates the proposed development would not be visible from within the designation.
Sports Facilities to the west and north-west of the appeal site	Community	Low	Low	These sports facilities have a partially suburban character, particularly the golf course and hotel. The appeal proposals would not result in direct change for these areas, and built form is already visible form within these areas.
Aesthetic and Perceptual Aspects				
Medium scale and semi-enclosed	Community	Medium	Medium/ Low	The introduction of new built form, with gardens and streetscapes, has potential to increase the degree of enclosure and thus reduce perceived scale. However, as the site is already of a medium





Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
				scale and enclosed by vegetation, the susceptibility to these effects is reduced.
Simple, still landscape but with some noise, light, diversity and movement from adjacent buildings and traffic	Community	High/Medium	Medium	The proposed development would introduce various colours and textures into a predominantly rural site, as well as further movement from traffic. However, as some existing built form at Vespasian Way is prominent across the site, and given that traffic noise from the M40 and A41 is audible across the appeal site, susceptibility is marginally reduced.
Overall Character				
Wooded Estatelands east of the M40 and south of the B4030	Community	Medium	Medium/ Low	This area of the Wooded Estatelands includes the built form of Chesterton, the Bicester golf course and hotel, BSA, and a number of roads including the M40. Whilst this remains a predominantly rural landscape it is therefore also characterised by strong man made influences including built form, movement, noise and light.
Clay Vale south of Bicester and east of the M40	Community	Low	Low	The appeal proposals would result in no direct changes to this part of the landscape type, and glimpses of built form, with movement and noise from nearby roads, are already characteristics of this area.



**Table D3: Assessment of Magnitude of Landscape Change**

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Gently sloping, open, arable fields on the settlement edge	Large/Medium	Medium	Permanent	Substantial/ Medium	<p>The proposed development would introduce buildings into an area that is currently open arable fields, and the new homes would become a locally dominant feature within the field. However, prominent housing is already a characteristics of the landscape in the locality of the appeal site, and this partially reduces the scale of effect.</p> <p>The landscape effects would be largely limited to the appeal site, although there would be glimpses of the new buildings in adjacent fields, particularly in the first ten to fifteen years.</p> <p>The development would be permanent in duration.</p>
Smaller scale pasture fields to the south of the appeal site	Small	Small	Permanent	Slight	<p>There would be no direct changes to the landscape of this area, but as the ZTV illustrates glimpses of the proposed development would be possible from some fields. Importantly, glimpses of existing residential development at Vespasian Way can already be obtained from these areas, so the development would not introduce an entirely new element.</p>
Network of breached hedgerows with some mature and semi-mature trees	Small	Small	Permanent	Slight	<p>Nearly all existing hedgerows and trees would be the retained, due to the low density nature of the proposals. As the illustrative landscape strategy at figure 10 of the Allen-Pyke LVA shows, there would be ample space to provide new tree, woodland and mosaic scrub/woodland planting. There would be a biodiversity enhancement.</p>



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Chesterton Conservation Area, to the north-east of the appeal site	No effect	No effect	No effect	No effect	There would be no direct effects on the conservation area, and as the ZTV illustrates there would also be no visual effects of the development upon this designation.
Sports Facilities to the west and north-west of the appeal site	Small	Small	Permanent	Slight	There would be no direct changes to the landscape of this area, but as the ZTV illustrates glimpses of the proposed development would be possible within the BSA site, but not the golf course. Importantly, glimpses of existing residential development at Vespasian Way can already be obtained from BSA, so the development would not introduce an entirely new element.
<b>Aesthetic and Perceptual Aspects</b>					
Medium scale and semi-enclosed	Medium	Small	Permanent	Medium	The proposed new built form and streetscapes would increase the degree of enclosure and change the scale of parts of the appeal site from medium to small scale.  These effects would be limited to the site itself, as the scale and character of adjacent fields would continue to be predominantly semi-enclosed and medium scale.  The proposed changes would be permanent.
Simple, still landscape but with some noise, light, diversity and movement from adjacent buildings and traffic	Medium	Medium	Permanent	Medium	The proposed development would result in a greater variety of colours, textures and movement within the appeal site. However, existing built form at Vespasian Way is already prominent across the site, and traffic noise is also characteristic in the locality of the appeal site.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					These effects would be largely limited to the site itself, but with some visual effects on adjacent fields. The proposed changes would be permanent.
Overall Character					
Wooded Estate lands east of the M40 and south of the B4030	Small	Small	Permanent	Slight	The proposed development would result in the introduction of residential development to one arable field which is already visually influenced by prominent housing at Vespasian Way. New pitches and parking would be provided on the other field, adjacent to existing playing fields, a community centre and a clubhouse. The remaining sections of this character area, which are already partly characterised by residential development and POS, would remain largely unchanged, since there would be no direct changes, and only glimpsed visibility of built form within an area where such glimpses are already found.
Clay Vale south of Bicester and east of the M40	Negligible	Negligible	Permanent	Negligible	There would be no direct changes to this landscape type, and limited potential for visibility of the appeal proposals. Glimpses of built form, movement and traffic noise are already a characteristic element of this area.



**Table D4: Assessment of Landscape Effects**

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = important effect)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Gently sloping, open, arable fields on the settlement edge	Medium	Substantial/ Medium	<b>Major/ Moderate</b>	<b>Negative</b>
Smaller scale pasture fields to the south of the appeal site	Low	Slight	Minor	Negative
Network of breached hedgerows with some mature and semi-mature trees	Low	Slight	Minor	Positive
Chesterton Conservation Area, to the north-east of the appeal site	Medium/Low	No effect	No effect	Neutral
Sports Facilities to the west and north-west of the appeal site	Low	Slight	Minor	Neutral
Aesthetic and Perceptual Aspects				
Medium scale and semi-enclosed	Medium/ Low	Medium	Moderate/Minor	Negative
Simple, still landscape but with some noise, light, diversity and movement from adjacent buildings and traffic	Medium	Medium	Moderate	Negative
Overall Character				
Wooded Estatelands east of the M40 and south of the B4030	Medium/ Low	Slight	Moderate/Minor	Negative
Clay Vale south of Bicester and east of the M40	Low	Negligible	Negligible	Neutral





# **Appendix E    Assessment of Potential Visual Effects**

**Land South of Green Lane, Chesterton: Appendices to the  
Proof of Evidence of Jeremy Smith BSc (Hons), DipLA,  
CMLI**

**Appeal Reference: APP/C3105/W/23/3331122**

SLR Project No.: 403.65091.00001

8<sup>th</sup> January 2024

The following tables assess the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development, for each of the representative viewpoints.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 4.0 of the proof of evidence, which provides an overview and interpretation of the potential visual effects of the development for each of the visual receptor groups (for example residents, walkers, vehicle users, etc.).



**Table E1: Analysis of Sensitivity of Viewpoints/Visual Receptors at Representative Viewpoints**

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Vespasian Way	Low	Residents Cyclists/ Pedestrians Vehicle Users	High High Medium	Medium Medium Medium/Low	Residents are likely to be focused on views of the countryside from their living rooms and gardens. Cyclists/pedestrians are also likely to be focused on views. Vehicle users are transitional viewers.
2. Green Lane, near The Woodlands	Low	Residents Cyclists/ Pedestrians Vehicle Users	High High Medium	Medium Medium Medium/Low	Residents are likely to be focused on views of the countryside from their living rooms and gardens. Cyclists/pedestrians are also likely to be focused on views. Vehicle users are transitional viewers.
3. Green Lane, West of Appeal Site Access	Low	Cyclists/ Pedestrians Vehicle Users	High Medium	Medium Medium/Low	Cyclists/pedestrians are likely to be focused on views. Vehicle users are transitional viewers.
4. Unnamed Lane, West of the Appeal Site	Low	Cyclists/ Walkers Vehicle Users	High Medium	Medium Medium/Low	This viewpoint is located to the south of the formal footpath, and does not have a footway. Walkers and cyclists are likely to be focused on countryside views. Vehicle users are transitional viewers.
5. Footpath at The Green, Chesterton Cricket Club	Medium	Residents Pedestrians Users of Sports Facilities	High High Medium	High/Medium High/Medium Medium	Residents are likely to be focused on views of the countryside from their living rooms and gardens. Pedestrians are also likely to be focused on views. Users of sports facilities, including players and spectators, are likely to primarily focused on sports. This location is adjacent to the conservation area and on a formal path, and therefore is of medium value.
6. Footpath 161-3-10	Medium	Walkers	High	High/Medium	Public footpath. Walkers are likely to be focused on countryside views.





7. Footpath 161-4-10	Medium	Walkers	High	High/Medium	Public footpath. Walkers are likely to be focused on countryside views.
8. Footpath 161-4-10, Northern edge of Little Chesterton	Medium	Walkers	High	High/Medium	Public footpath. Walkers are likely to be focused on countryside views.
9. Bicester Sports Association Sports Ground	Low	Users of Sports Facilities	Low	Low	Users of sports facilities, including players and spectators, are likely to primarily focused on sports.
10. Bicester Hotel Golf and Spa	Low	Users of Sports Facilities	Low	Low	Users of sports facilities, including players and spectators, are likely to primarily focused on sports.
11. Unnamed Road West of Penrose Gardens	Low	Cyclists Vehicle Users	High Medium	Medium Medium/Low	Cyclists are likely to be focused on views. Vehicle users are transitional viewers.
12. Vendee Drive	Low	Residents Cyclists/ Pedestrians Vehicle Users	High High Medium	Medium Medium Medium/Low	Residents are likely to be focused on views of the countryside from their living rooms and gardens. Cyclists/pedestrians are also likely to be focused on views. Vehicle users are transitional viewers.



**Table E2: Analysis of Magnitude of Visual Change at Representative Viewpoints**

Viewpoint	Size and Scale of Change (after Construction)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (after Construction)	Magnitude (after 10 to 15 years)	Notes
1. Vespasian Way	Medium	Small	Small	Permanent	Medium	Slight	New houses would be clearly visible at the centre of this view, but would be viewed in the context of existing housing to the left and right of the view. By year 15 the existing planting on the edge of the Vespasian Way development will have grown, reducing the visibility of the proposed new homes.
2. Green Lane, near The Woodlands	Medium/Small	Medium/Small	Small	Permanent	Medium/Slight	Medium/Slight	New houses would be clearly visible at the right of this view, but would be viewed in the context of existing housing to the left of the view and along Green Lane. New houses would continue to be visible in year 15.
3. Green Lane, West of Appeal Site Access	Medium	Small	Small	Permanent	Medium	Slight	Existing houses at Vespasian Way are already visible in this view, and the road and footway of Green Lane is clearly visible to the left of the view. Proposed new houses would be visible through gaps in the existing hedgerow in the period following construction, but by year 15 proposed tree and shrub planting in the adjacent to the existing hedgerow would reduce the scale of the visible built form.



4. Unnamed Lane, West of the Appeal Site	Large/Medium	Small	Small	Permanent	Substantial/Medium	Slight	Existing houses at Vespasian Way are clearly visible in the middle ground of this view, but the proposed development would be new homes to the foreground of the view. Once the existing breach in the hedgerow is gapped up with new planting, and trees and shrubs have reached semi-maturity by year 15, views of the proposed housing would be largely screened and filtered.
5. Footpath at The Green, Chesterton Cricket Club	Negligible	Small	Small	Permanent	Negligible	Slight/Negligible	The proposed houses would not be visible from this perspective. The only visible element in the view would be new tree planting on the proposed POS, to the south of the cricket pitch.
6. Footpath 161-3-10	Negligible	Negligible	Small	Permanent	Negligible	Slight/Negligible	As the ZTV in GLC2a illustrates, there would be negligible potential for views from this perspective. There is some potential for visibility of new tree planting in the proposed POS, particularly at year 15 once proposed trees have reached semi-maturity.
7. Footpath 161-4-10	Negligible	Negligible	Small	Permanent	Slight/ Negligible	Slight/ Negligible	The ZTV indicates that there is a small potential for glimpsed views of the proposed housing at this location, although on my site visit views towards the site were screened by the adjacent hedgerow. at Vespasian Way from this location, although on my site visit these views were screened by the adjacent hedgerow. In the locality of this viewpoint there are some glimpsed views towards existing housing at Vespasian Way.



8. Footpath 161-4-10, Northern edge of Little Chesterton	Negligible	Negligible	Small	Permanent	Slight/Negligible	Slight/Negligible	The ZTV indicates that there is a small potential for glimpsed views of the proposed housing at this location, although it was clear from my site visits that there are at least three substantial hedgerows between the site and this location, and the opportunities to obtain views of the proposed houses would in reality be negligible.
9. Bicester Sports Association Sports Ground	Negligible	Negligible	Small	Permanent	Slight/Negligible	Slight/Negligible	The ZTV indicates that there is a small potential for glimpsed views of the proposed housing at this location, although it was clear from my site visits that the hedgerows around the BSA complex are more effective at filtering views than the conservative estimates indicated in the ZTV. In reality there is therefore negligible potential of obtaining views of the proposed development from this location.
10. Bicester Hotel Golf and Spa	No effect	No effect	No effect	No effect	No effect	No effect	The ZTV indicates that it is unlikely that views would be obtainable from this location, and my site visits confirmed that structural vegetation within and around the golf course would provide screen views of the proposed new homes.
11. Unnamed Road West of Penrose Gardens	Small	Negligible	Small	Permanent	Slight	Slight/Negligible	Existing houses on Green Lane are visible through the trees at the right of this view, and filtered views of the proposed new homes would be visible at the right of the view in the years following construction. Once the proposed new boundary planting has reached semi-maturity in year 15, views of houses would be largely screened in winter and fully screened in summer.



12. Vendee Drive	No effect	No effect	No effect	No effect	No effect	No effect	The ZTV indicates that it is unlikely that views would be obtainable from this location, and my site visits confirmed that there is no potential for visibility due to intervening vegetation and buildings.
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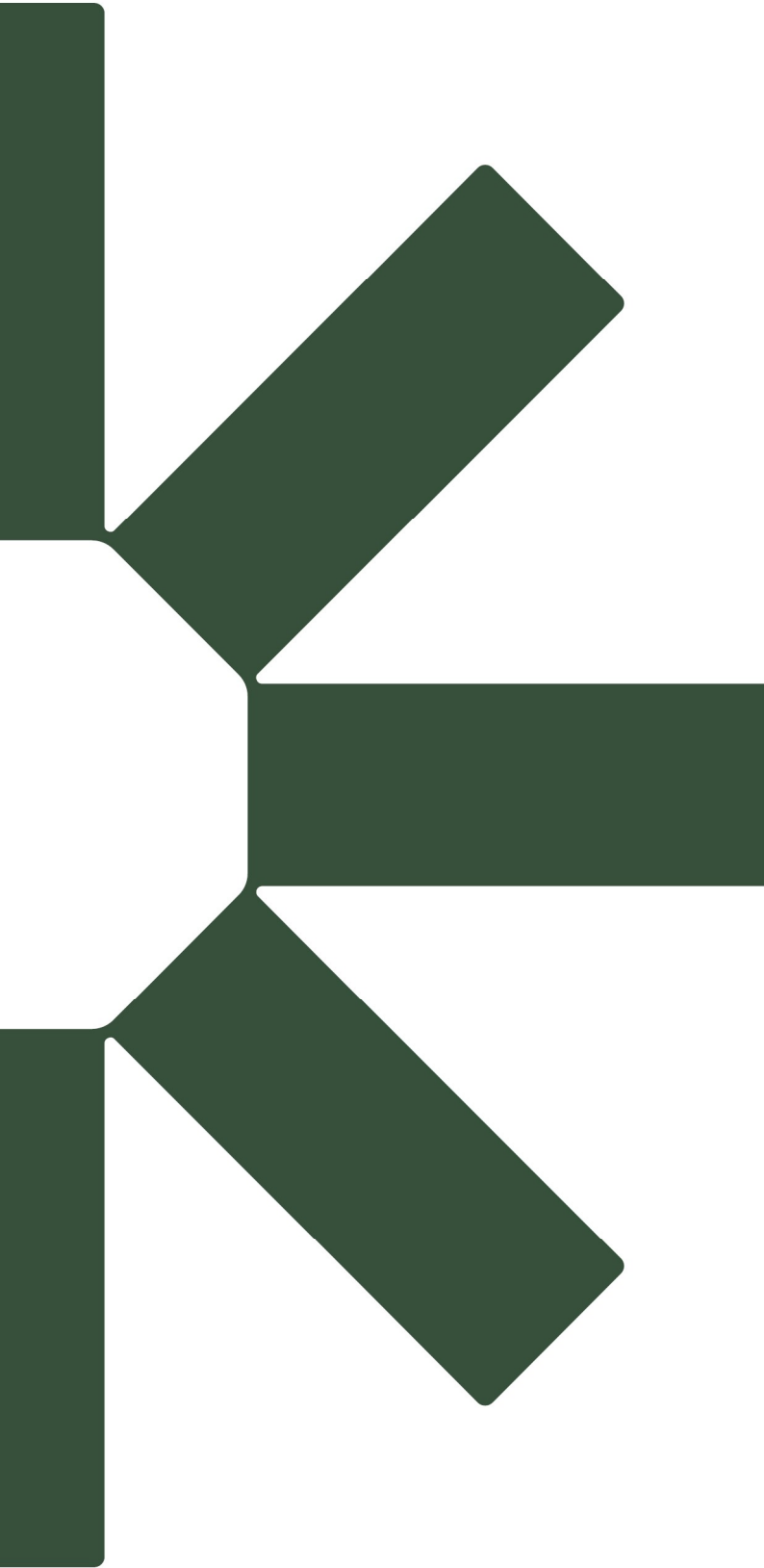
**Table E3: Assessment of Visual Effects at Representative Viewpoints**

Viewpoint	Potential Receptors	Sensitivity	Magnitude (after Construction)	Magnitude (after 10 to 15 years)	Visual Effects (after Construction) (Bold type = Significant Effect)	Visual Effects (after 10 to 15 years) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
1. Vespasian Way	Residents Cyclists/ Pedestrians Vehicle Users	Medium Medium Medium/Low	Medium	Slight	Moderate Moderate Moderate/Minor	Moderate/Minor Moderate/Minor Minor	Negative
2. Green Lane, near The Woodlands	Residents Cyclists/ Pedestrians Vehicle Users	Medium Medium Medium/Low	Medium/Slight	Medium/Slight	Moderate Moderate Moderate/Minor	Moderate/Minor Moderate/Minor Minor	Negative Negative Negative
3. Green Lane, West of Appeal Site Access	Cyclists/ Pedestrians Vehicle Users	Medium Medium/Low	Medium	Slight	Moderate Moderate/Minor	Moderate/Minor Minor	Negative
4. Unnamed Lane, West of the Appeal Site	Cyclists/ Walkers Vehicle Users	Medium Medium/Low	Substantial/Medium	Slight	<b>Major/Moderate</b> Moderate	Moderate/Minor Minor	Negative
5. Footpath at The Green, Chesterton Cricket Club	Residents Pedestrians Users of Sports Facilities	High/Medium High/Medium Medium	Negligible	Slight/Negligible	Minor/Negligible Minor/Negligible Negligible	Minor Minor Minor/Negligible	Neutral Neutral Neutral
6. Footpath 161-3-10	Walkers	High/Medium	Negligible	Slight/Negligible	Minor/Negligible	Minor	Neutral



7. Footpath 161-4-10	Walkers	High/Medium	Slight/ Negligible	Slight/ Negligible	Minor	Minor	Neutral
8. Footpath 161-4-10, Northern edge of Little Chesterton	Walkers	High/Medium	Slight/Negligible	Slight/Negligible	Minor	Minor	Neutral
9. Bicester Sports Association Sports Ground	Users of Sports Facilities	Low	Slight/Negligible	Slight/Negligible	Negligible	Negligible	Neutral
10. Bicester Hotel Golf and Spa	Users of Sports Facilities	Low	No effect	No effect	No effect	No effect	Neutral
11. Unnamed Road West of Penrose Gardens	Cyclists Vehicle Users	Medium Medium/Low	Slight	Slight/Negligible	Moderate/Minor Minor	Minor Minor/Negligible	Negative
12. Vendee Drive	Residents Cyclists/ Pedestrians Vehicle Users	Medium Medium Medium/Low	No effect	No effect	No effect	No effect	Neutral





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