



- Site boundary: 6.00ha
 - Proposed residential area: 2.75ha
Up to 95 new homes @ 34dph
 - Proposed vehicular access point
 - Proposed main street through development
 - Potential pedestrian links to existing public footpath and recreation ground
 - Proposed pedestrian routes
 - Proposed TRIM trail training stations
 - Existing bus stops
 - Long distance cycle route 5 /West Midlands Cycle Route
 - Existing public footpaths
 - Conservation Area
 - Underground water mains (3m easement either side of pipeline)
 - Proposed farm access
 - Proposed traffic calming measures on South Newington Road
- Open space provision**
- Proposed public open space: 3.25ha approx. 54% of Site to be public open space (to include new landscaping, SuDS feature and foul pump station)
 - Trees with Tree Preservation Orders
 - Proposed new structural vegetation
 - Existing vegetation
- Flooding and drainage**
- Potential location for sustainable drainage features (SuDS)
 - Existing watercourse

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Project	South Newington Road, Bloxham		
Title	Development Framework Plan: Option B		
Client	Gladman Developments Ltd		
Scale	1:1250 @ A1	Drawn	AS
Date	December 2016	Checked	RR
Drawing No.	CSA/3114/107	Rev	F

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Appendix G

Methodology and Summary Landscape & Visual Effects

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METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with

relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text

demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M25 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Conservation Area, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a substantial loss of character and quality. Development of the type proposed would be discordant and prominent.</p>			
	<p>A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a pronounced loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.</p>			
		<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant with the character of the landscape/townscape.</p>		
			<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.</p>	

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements				
	No loss or alteration of key landscape/ townscape characteristics, features or elements				

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; are visually intrusive and would disrupt important views; are likely to impact on the integrity of a range of characteristic features and elements and their setting; will impact a high quality or highly vulnerable landscape; cannot be adequately mitigated. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> noticeably change the character, scale and pattern of the landscape/townscape; may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. are a noticeable element in key views; not possible to fully mitigate. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; will impact on certain views into and across the area; mitigation will reduce the impact of the proposals but some minor residual effects will remain. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> complement the scale, landform and pattern of the landscape/townscape; development may occupy only a relatively small part of the Site; maintain the majority of landscape features; incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> maintain existing landscape/townscape character; has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; utilises a highly degraded landscape or brownfield site. 				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table SLE 1 LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Hedgerows and hedgerow trees	Medium	<p>There are hedgerows, woodland trees and some garden hedges on the Site boundaries. The unmanaged hedgerow along the western boundary and at the south western corner are of notable landscape value.</p> <p>There are no trees within the interior of the two Areas, but there is a mature hedgerow and a storm damaged white willow which mark the internal boundary of the Site.</p>	<p>The majority of the hedgerows around the fields can be retained. There will be some loss of a section of the hedgerow along the frontage of South Newington Road to accommodate access into the Site. In addition, there will be some losses in the internal hedgerow for vehicular and pedestrian access. As the Development Framework Plan shows the proposed planting will more than compensate for this loss.</p> <p>The rest of the hedgerows and woodland on the Site boundaries can be protected during and after construction.</p>	Slight	Slight Adverse	Slight Beneficial as the landscaping matures
Watercourses	N/A	There are no watercourses within or on the boundaries of the Site.	N/A			
Public footpath (136/5/10)	Medium	A public footpath runs through the Recreation Ground, and through Area A extending to the west after leaving the Site.	The footpath is capable of being retained along its existing alignment, and there will therefore be no direct effects, but some indirect effects which are detailed below.	Neutral	Neutral	Neutral
Pasture with barn / existing dwelling / farm access road	Medium	The Site comprises two pastoral fields, a barn and a farm access track on the south western edge of Bloxham.	The area will be converted from agricultural and residential use with relatively ordinary characteristics to a residential development with public open space and infrastructure.	Moderate	Moderate Adverse	Moderate Adverse

Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of the Site and its immediate surroundings	Medium (Site and surroundings)	The Site is not covered by any statutory designation for character or quality. The Site and surrounding farmland is part of a series of small scale fields on the lower elevations of a closely undulating landscape with steep sided valleys cut through by watercourses. In terms of character it is fairly typical of the Ironstone Hills and Valleys within the Cherwell District Landscape Character Assessment, however it does differs from the wider character are due to its location on the edge of the settlement.	<p>There would be a change in character of the Site, but the Development Framework Plan shows that the housing will not extend any further west than the existing housing, and that the proposed area of public open space can become part of an open space buffer on the western side of the settlement, linked to The Slade Nature Reserve and the public open space related to the Woodlands development, on Tadmarton Road.</p> <p>As shown in the Development Framework Plan, the development can be contained within its boundary vegetation, and in time will become integrated into the character of the rest of the village.</p>	Moderate – while the Site itself would undergo significant change, there would be a lower impact on the adjoining village and the farmland to the south and west	Slight Adverse	Slight Adverse
Townscape	<p>Medium quality/ sensitivity and value (townscape);</p> <p>Medium / High quality and sensitivity in the Conservation Area</p>	The adjoining 20 th century housing in proximity of the Site is generally pleasant' 1960's and late 1970's suburban housing, with a recreation ground at the north eastern corner. Bloxham is a roughly nucleated settlement which lies either side of the High Street and South Newington Road, while stretching to the north along Banbury Road. To the northeast of the Site is the Bloxham Conservation Area, which contains several listed buildings, including the Grade I listed Church of St Mary, and the Grade II* listed Rectory Farmhouse.	The development would be well related to the settlement and consistent with the settlement pattern. Although it would extend the envelope of the village to the southwest, the new housing within the development would extend no further than the western edge of the existing housing on Hyde Grove. It would be set back from the southernmost edge of the settlement behind public open space, but would be in close proximity to existing housing and community facilities.	Slight	Slight Adverse	Negligible Adverse as the new planting matures.

Wider Landscape Character	Medium / High quality and sensitivity	The wider landscape consists of a mix of arable and pastoral fields, bound by a network of strong hedgerows with hedgerow trees, scattered villages and to the southeast, a large MOD Wireless Station. It comprises a complex topography of rounded hills, often with steep sides rising from numerous streams and larger watercourses which cut through the area. Trees are a strong feature; they line streams, mark the course of the disused railway, are a feature of the hedgerows and comprise a limited number of scattered woodland blocks.	The development will be well related to the settlement and will be contained by the new planting. Given the topography and the woodland in the area around the village, there will be little impact on the wider landscape character as a result of the development.	Negligible	Slight Adverse	Neutral as the planting establishes
Other Effects						
Cumulative impacts	We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment.					
Lighting	<p>The Site is currently in arable use and is unlit. The neighbouring farmland to the south, east and west is similarly unlit. While the recreation ground is also not lit, the adjoining residential edge of Bloxham has street lighting and background lighting from properties, as does the development on higher ground along Barford Road to the east of the Site.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.</p>					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS						
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from South Newington Road (Photographs 21, 22 and 24)	Medium / Low	There are views of the Site across South Newington Recreation Ground, adjacent to the Site, and immediately to the south of the Site. Views further to the north are limited by the existing townscape, and to the south views are largely prevented by intervening hedgerows in the fields and those that line the road.	The proposals will maintain and reinforce the hedgerow adjacent to the development along South Newington Road, although there will be views of the housing at the entrance. Views of the upper storeys and rooftops of the housing will be visible over the hedgerows from the south, however as the tree planting along the access road matures, the housing will become filtered.	Slight	Slight Adverse	Negligible Adverse as the new planting establishes
Views from Bloxham Road to the southwest of the Site (Photograph 23)	Medium	There is a partial, filtered view of the interior of the Site from the eastern end of Bloxham Road. Further west intervening vegetation and farm buildings prevent views of the Site.	Housing of the development would be largely screened by intervening vegetation and farm buildings, but would be visible from the eastern end of the road. The proposed tree planting along the southern access road will assist in filtering views of the housing, which would be seen in the context of the existing housing to the north.	Slight	Slight Adverse	Negligible Adverse as the new planting establishes
View from Tadmarton Road to the northwest of the Site	Medium	There are no views of the Site from this road due to the hedgerows and hedgerow trees which partly line the road and the trees associated with The Slade Nature Reserve and the disused railway.	There will be no views of the development from this road.	Neutral	Neutral	Neutral
Views from public footpath 136/5/10 which runs through the Site and to the west (becoming 298/2/10) [Photographs 02, 07, 09 and 26] This footpath forms part of the Bloxham Circular Walk.	Medium / High	Views of the Site from the South Newington Recreation Ground are of Area B, and partial, filtered views of Area A. Once within the Site views from the footpath are of Area A, with partial, filtered views of Area B. Beyond this, the views to the west along the footpath are increasingly filtered by intervening hedgerows aided by the slight dome in the western part of the Site.	The existing open view will be replaced by new housing in views for a short section from the Recreation Ground and within the new public open space of the development. These will be softened by the proposed planting along the north eastern boundary and within the public open space. Beyond the development, the retained field boundary vegetation to the west of the Site filters views of the housing across the new public open space, while the housing will become less and less distinct further to the west.	Moderate (within the Site and in the near vicinity); Negligible (further to the west)	Moderate Adverse; beyond the Site to the west, the effect reduces to Negligible Adverse	Slight Adverse as the proposed planting within the public open space matures

<p>Views from public bridleway 136/9/30 (continuing as 298/1/10, 136/9/20 and 136/9/10) to the west of the Site (Photographs 27, 28 and 29)</p> <p>This footpath forms part of the Bloxham Circular Walk.</p>	Medium	<p>Close to the Site the poplar trees on the edge of the Site can be distinguished as can the existing housing to the north, however the interior of the Site is not distinct.</p> <p>Further from the Site, views are prevented by the undulating topography and by the woodland at the Slade Nature Reserve.</p>	Where views are possible, these would be partial filtered views of the rooftops of the housing from the western part of this bridleway, however, these would not be noticeable component of the view.	Negligible (where new housing is visible); Neutral for the rest of the bridleway	Negligible Adverse (where housing is visible); Neutral for rest of bridleway	Neutral once the proposed planting matures
<p>Views from the informal footpath along the disused railway line and the southern edge of The Slade Nature Reserve (Photographs 07 and 07a)</p>	Medium	Where views of the Site are possible, these are restricted to gaps in the understorey, and at the entrance to the Nature Reserve.	For most of this footpath, and within the Nature Reserve there will be no views of the development. Where view are possible, these will be of the housing seen from gaps close to, and at the entrance to The Slade Nature Reserve. The planting along the northern edge, and within the public open space will filter views in due course.	Slight (where visible); Neutral for the rest of the footpath and Nature Reserve	Slight Adverse / Neutral	Neutral once the proposed planting within the public open space matures
<p>Views from Hobb Hill on public footpath 136/6/20 to the north of the Site (Photograph 30)</p> <p>This footpath forms part of the Bloxham Circular Walk.</p>	Medium	There is a partial view of the southern part of the Site from the highest elevations of this footpath, while for the rest of the footpath there is no view of the Site.	Views will be of the southern part of the housing, as seen on the south western edge of Bloxham, and in the context of the rest of the village. The development will not be a large component of the view. Retention of the existing boundaries and new planting along them and within the public open space will further assist in softening the views.	Negligible	Negligible Adverse	Negligible Adverse
<p>Views from public footpath (298/9/10 and 136/8/10) to the southwest of the Site (Photograph 25)</p>	Medium	There are no views of the interior of the Site from this footpath due to intervening vegetation and the fall of the land towards the Site.	Views of the rooftops of the development will be possible over the intervening hedgerows, seen in the context of the village to the north. Tree planting along the southern boundary will further assist in integrating the development into the treed environment of the village.	Negligible	Slight Adverse	Negligible Adverse as the new planting establishes
<p>Views from the sports fields and the pavilion of the South Newington Recreation Ground (Photograph 12)</p>	Low	There are views of the Site from the sports fields. Partial views of Area B, and partial, filtered views of Area A from the rear and western sides of the sports pavilion are possible.	New housing will be visible from the fields and from the windows and doors of the pavilion, but is set back from the north western boundary of the Recreation Ground. Planting along this and the southern boundary with the Recreation Ground will in due course filter the lower level views.	Moderate	Moderate Adverse	Slight Adverse as the proposed planting establishes
Residential Views						
<p>Views from properties adjacent to the northern boundary of</p>	High	There are views of Area A and partial filtered views of Area B from the first and some ground floor	The existing view from first and some ground floor windows of fields would be replaced by new housing, set back behind the new	Substantial (those with direct	Substantial Adverse (those with direct	Moderate Adverse / Slight Adverse as the proposed

the Site on Colesbourne Road and Hyde Grove (Photographs 06, 13, 14 and 15)		windows of the properties on Colebourne Road. Similar, but oblique views are possible from the properties on Hyde Grove from first floor windows.	public open space. New planting along the boundaries and within the public open space, and the retention of the hedgerow surrounding Area B will soften views of the housing.	ground floor views of the Site) / Moderate (for those with oblique or first floor views)	ground floor views of the Site) / Moderate Adverse (for those with oblique or first floor views)	planting establishes
View from properties adjacent to the northern boundary of South Newington Recreation Ground on Colesbourne Road and Orchard Grove, and from properties on Ludford Gardens to the north and northeast of the Site (Photographs 14 and 15)	Medium / High	There are views of Area B and some partial, filtered views of Area A from properties on Colesbourne Road across the playing fields of the Recreation Ground from first and some ground floor windows where lower fences allow. There are oblique views across the playing fields from first floor windows of the properties on Orchard Grove and Ludford Gardens.	The existing view of fields across the Recreation Ground from first and some ground floor windows will be replaced by new housing. New planting along the boundaries and within the public open space, and the retention of the hedgerow surrounding Area B will assist in softening these views.	Substantial (those with direct ground floor views of the Site) / Moderate (for those with oblique or first floor views)	Substantial Adverse (those with direct ground floor views of the Site) / Moderate Adverse (for those with oblique or first floor views)	Moderate Adverse / Slight Adverse as the proposed planting establishes
View from the pair of semi-detached properties on the Site's eastern boundary on South Newington Road (Photograph 12)	Medium	There are first floor views of Area B and partial, filtered views of Area A from these two properties.	New housing, seen from first floor windows will replace the view over the fields, softened in due course by the proposed planting along the boundaries between the houses and the development.	Moderate	Moderate Adverse	Slight Adverse as proposed planting establishes
Views from properties on the western edges of Barford Road, Manning Close and Gascoigne Way to the east of the Site (Photograph 12)	Medium	There are mainly filtered and partial views of the Site from some of these properties to the east of the Site. For the majority however, views are well filtered by intervening vegetation.	Views of the new housing will be partial and filtered where views are possible, and will be limited by intervening vegetation and other housing, however these will not be an intrusive element of the view.	Slight	Slight Adverse	Negligible Adverse as the proposed planting establishes
Seasonal Variation						
The above assessment is based upon an appraisal of winter views. When the vegetation is in leaf the development will be less visible given the well treed character of the landscape, while many of the development will be similar between summer and winter due to the topography of the area.						



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