



ENVIRONMENTAL STATEMENT
VOLUME 1
CHAPTER 13 - LANDSCAPE AND VISUAL
ASSESSMENT

13. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

13.1. INTRODUCTION

- 13.1.1. This Chapter reports the outcome of the assessment of likely effects arising from the Proposed Development upon landscape character (including physical landscape resources) and the views and visual amenity experienced by people.
- 13.1.2. This Chapter has been prepared by Bradley Murphy Design (BMD), who are competent in producing Landscape and Visual Impact Assessment (LVIA) chapters for inclusion within Environmental Statements (ES). The LVIA was carried out by Yu Yang, a Chartered Landscape Architect, in accordance with the guidance listed in **Sections 13.2** and **13.3**.
- 13.1.3. The LVIA includes: a description of the assessment methodology; a summary of the landscape and visual baseline conditions of the Site and the surrounding area; an assessment of the likely effects of the Proposed Development during construction and operation; any primary mitigation measures required to prevent, reduce or offset any adverse effects; any potential enhancement measures proposed to improve the baseline conditions; secondary mitigation and, the likely residual effects.
- 13.1.4. The LVIA is intended to be read as part of the wider ES, with particular reference to **Chapter 4: Proposed Development, Chapter 9: Biodiversity, Chapter 10: Archaeology and Cultural Heritage** and **Chapter 14: Cumulative Effects**.
- 13.1.5. To aid the reader, a glossary of terms is provided in **Volume II: Appendix 13.1**.
- 13.1.6. This Chapter is also supported by the following technical appendices presented in **Volume II: Technical Appendices**:
- Appendix 13.1 Assessment Methodology
 - Appendix 13.2 Planning Policy
 - Appendix 13.3 Baseline Figures
 - Appendix 13.4 Viewpoint Photographs
 - Appendix 13.5 Schedule of Likely Landscape Effects
 - Appendix 13.6 Schedule of Likely Visual Effects
 - Appendix 13.7 Schedule of Likely Cumulative Effects
 - Appendix 13.8 Accurate Visual Representations (AVRs)
 - Appendix 13.9 Illustrative M40 Views
 - Appendix 13.10 Cross Sections
- 13.1.7. This Chapter should also be read in conjunction with the following Figures provided at the end of this Chapter and also within **Volume II: Appendix 13.3**:
- Figure 13.1: Site Location and Study Area;
 - Figure 13.2: Planning and Environmental Designations;
 - Figure 13.3: Landscape Character Areas;
 - Figure 13.4: Topography;
 - Figure 13.5: Access and Water;
 - Figure 13.6a: ZTV – Bare Earth;
 - Figure 13.6b: ZTV – Visual Barriers;
 - Figure 13.7: PRoW and Viewpoint Locations;

- Figure 13.8: Landscape and Visual Analysis.

13.2. LEGISLATION, POLICY AND GUIDANCE

- 13.2.1. A detailed review of all relevant policy and guidance at a national, regional and local level has been undertaken as part of this assessment. Not all policies are referred to or listed in full however, those of greatest relevance to the Site, study area and the nature of the Proposed Development are included for reference in **Volume II: Appendix 13.2**.

NATIONAL POLICY

National Planning Policy Framework (NPPF) Ref.13.5 – updated 19th February 2019.

- 13.2.2. The NPPF sets out three dimensions to achieve sustainable development, these are economic, social and environmental considerations. High quality design and local character are repeating themes through the core planning principles. The NPPF also notes the importance that design 'evolves' in response to local issues and to the view of local communities and sets out principles in relation to conservation and enhancement of the natural environment.

LOCAL POLICY

Adopted Cherwell Local Plan 2011-2031 Ref.13.6

- 13.2.3. The Cherwell Local Plan was adopted on 20 July 2015. It forms part of the development plan policies that guide development during the plan period. The key policies that are relevant to landscape and visual matters in relation to the Site and Proposed Development are extracted below and detailed in **Volume II: Appendix 13.2**:
- *Policy PSD1 Presumption in Favour of Sustainable Development* states the Council's approach to secure development that improves the economic, social and environmental conditions;
 - *Policy BSC10 Open Space, Outdoor Sport and Recreation Provision* states that convenient access to open space, sport and recreation should be secured.
 - *Policy ESD1 Mitigating and Adapting to Climate Change* states that new development should ensure its resilience to climate change taking into account the known physical and environmental constraints and through the provision of green infrastructure;
 - *Policy ESD3 Sustainable Construction* states that new development should be designed with high quality and constructed through sustainable methods including sustainable drainage systems and provision of open space, planting, water, etc.;
 - *Policy ESD10 Protection and Enhancement of Biodiversity and the Natural Environment* states existing features of nature conservation value should be incorporated as essential components of green infrastructure for biodiversity enhancement;
 - *Policy ESD13 Local Landscape Protection and Enhancement* states that new development will be expected to respect and enhance local landscape character and secure appropriate mitigation;
 - *Policy ESD15 The Character of the Built and Historic Environment* states that new development should contribute positively to local distinctiveness, respecting local topography, landscape features and views in particular within designated landscape or conservation areas and their setting; and
 - *Policy ESD17 Green Infrastructure* states that new development should consider multi-functional green infrastructure as an integral part of the masterplan process and improve sustainable connectivity.



Adopted Cherwell Local Plan 1996 Ref.13.8

- 13.2.4. The Saved Policies from the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan, planning policies relevant to landscape and visual matters comprise:
- *C7 Landscape Conservation* states that new development will not be permitted if it would cause demonstrable harm to the topography and character of landscape;
 - *C10 Historic landscapes, parks and gardens and historic battlefields* states that new development that would have a detrimental effect upon the character and appearance of historic landscape, parks and gardens and their setting will normally be resisted;
 - *C23 Retention of features contributing to character or appearance of a conservation area* states that there will be presumption in favour of retaining key features that make a positive contribution to the character or appearance of a conservation area;
 - *C25 Development affecting the site or setting of a scheduled ancient monument* states that in considering proposals for development which affect the setting of a scheduled monument, the Council will have regard to the desirability of maintaining its overall historic character; and
 - *C28 Layout, design and external appearance of new development* states that standards of layout, design and external appearance should be controlled to ensure the new development are sympathetic to the character of the surrounding urban or rural context.

Interactive Adopted Policies Map Ref.13.22

- 13.2.5. The LVIA has also reviewed the interactive Adopted Policies Map, which brings together the Development Plan policies and site allocations from all the Development Plan documents.

OTHER ENVIRONMENTAL DESIGNATIONS

Conservation Areas

- 13.2.6. Chesterton Conservation Area is located to the east of the Site c. 475m at its closest point, occupying much of the original historic village core that was established by the middle of the 18th Century. **Viewpoint 5** at **Volume II: Appendix 13.4** illustrates the view from the western corner (the closest point to the Site) of the Chesterton Conservation Area. The landscape to the west of Maunde Close including the Bicester Golf Course has very limited connection with the Chesterton Conservation Area due to the strong degree of containment provided by the densely established vegetation along the edge of the golf course.
- 13.2.7. The Chesterton Conservation Area Appraisal **Ref.13.17** was published in 2008 and describes the special character and appearance of the area. The appraisal also includes a general management plan to ensure any future development preserves or enhances the identified special character. The guidance relevant to the LVIA includes:
- Encourage the retention of grassed verges which meet the roads edges without the use of a kerb, where appropriate;
 - Protect views into and out of the Conservation Area; and
 - Preserve the setting of the Conservation Area.
- 13.2.8. Bicester Conservation Area is located to the north east of the Site c. 2.9km at its closest point. It covers the majority of the historic settlement. Bicester Conservation Area Appraisal **Ref.13.27** was updated in 2011, providing a comprehensive review of the current character and appearance of Bicester and the Conservation Area. There is no intervisibility between the Bicester Conservation Area and the Site, due to the screening provided by the existing settlement, large areas of emerging

built form to the south west of Bicester, various road corridors and the extent of intervening vegetation. The impact upon the landscape setting of Bicester Conservation Area will be indiscernible and therefore, it is not considered further within this LVIA.

- 13.2.9. Western-on-the-Green Conservation Area is located to the south west of the Site, c. 3.3km at its closest point. As represented by **Viewpoint 11** at **Volume II: Appendix 13.4**, this conservation area is unlikely to be influenced by development of the Site as a combined result of the long distance, the sloping and undulating nature of intervening landform, the strongly vegetated M40 corridor, along with other areas of intervening vegetation including areas of small scale woodland. The impact upon the landscape setting of Western-on-the-Green Conservation Area will also be indiscernible and therefore, it is not considered further within this LVIA.

Registered Park and Gardens

- 13.2.10. There are two Registered Park and Gardens within the Study Area (described in paragraphs 13.2.11 and 13.2.12 below), namely Middleton Park (Grade II) located c.1.4km to the north west of the Site, and Kirtlington Park (Grade II) c. 2.8km to the south west of the Site.
- 13.2.11. Middleton Park occupies an area of c. 330ha, to the west of the village of Middleton Stoney. The land is mainly level with a gentle fall to both west and south. The park area is now primarily under the plough, with consequent loss of many parkland trees. It is largely enclosed by belts of woodland around its edges. **Viewpoints 7** and **8** at **Volume II: Appendix 13.4** illustrate the character of the landscape to the east of Middleton Park and views from its eastern edge towards the Site.
- 13.2.12. Kirtlington Park occupies an area of c.300ha, to the eastern edge of the village of Kirtlington. The setting of Kirtlington Park is largely agricultural and rural. The park is enclosed by a woodland belt, particularly noticeable along the eastern boundary, known as the Long Plantation. The heart of the park is planted up with a number of clumps and parkland trees. **Viewpoint 12** at **Volume II: Appendix 13.4** illustrates the character of the landscape to the east of Kirtlington Park and views from its eastern edge towards the Site.
- 13.2.13. Both Middleton Park and Kirtlington Park are well contained by their significantly wooded eastern boundaries, preventing views in and out. Given the long distance to the Site, combined with the effects of intervening vegetation, landform and transport routes, the Site does not form part of their landscape setting. Therefore, these assets are not considered further as part of this LVIA.

Scheduled Monuments

- 13.2.14. There are three Scheduled Monuments situated within the Study Area comprising:
- Middleton Stoney Castle, located c.1.85km to the north west of the Site;
 - Saxon Barrow, located c.1.43km to the west of the Site; and
 - Alchester Roman Site, located c. 2.2km to the south east of the Site.
- 13.2.15. The Site does not form part of the landscape setting for any of the above Scheduled Monuments.

Listed Buildings

- 13.2.16. Listed buildings within the Study Area are mainly located within the surrounding Conservation Areas and Registered Park and Gardens as mentioned above. In addition, there are a cluster of buildings located in the centre of Wendlebury as well as a few scattered in the countryside close to various farm complexes.



13.2.17. There are eight listed buildings located within the Chesterton Conservation Area, of closest proximity to the Site, comprising:

- Manor Farm House (Grade II*);
- Church of St Mary (Grade II*);
- Thatchover (Grade II);
- Ivy Cottage including front garden area railings and gate to west (Grade II);
- Chesterton Lodge including forecourt balustrade immediately west (Grade II);
- Stables and Coach Houses North West of Chesterton Lodge (Grade II);
- 4 Tubbs Lane (Grade II); and
- 6 Tubbs Lane (Grade II).

13.2.18. Other nearby listed buildings include:

- Barn approximately 40 metres north west of Chesterton Fields Farmhouse (Grade II), c.500m to the north west of the Site; and
- Bridge approximately 200 metres north east of Lodge Farmhouse (Grade II), c. 1.65km to the south east of the Site.

13.2.19. All the Listed Buildings are either enclosed by their own landscape setting or by surrounding built form. There is no physical or visual relationship between these assets and the Site and therefore these are not considered further as part of this LVIA.

GUIDANCE

13.2.20. The following guidance documents have been used to inform the preparation of this Chapter:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA3), published jointly by the Landscape Institute and the Institute of Environmental Management & Assessment **Ref. 13.1**;
- GLVIA3 Statement of Clarification 1/13 (2013), published by the Landscape Institute **Ref.13.2**; and
- Landscape Institute Advice Note 06/19, Visual Representation of Development Proposals (2019), published by the Landscape Institute **Ref. 13.3**.

SUMMARY OF PLANNING POLICIES AND GUIDANCE

13.2.21. The relevant findings from the current planning policies and environmental designations have been recorded on **Volume II: Appendix 13.3: Figure 13.2: Planning and Environmental Designations**. The following key points have been used to inform the landscape proposals and assessment:

- Ensure that the landscape / green infrastructure proposals form an integral part of the masterplan process;
- Understand the physical and environmental constraints and incorporate them into the provision of green infrastructure through sustainable methods including sustainable drainage systems, provision of suitable areas of open space, planting, water, etc;
- Secure appropriate landscape mitigation to ensure the proposals respect and enhance local landscape character;
- Establish a framework of multi-functional green infrastructure that incorporates features of nature conservation value for biodiversity enhancement and improve sustainable connectivity; and

- Respect key landscape features and views from designated landscape or heritage assets and their settings and contribute positively to local distinctiveness.

13.3. CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

13.3.1. **Table 13.1** provides a summary of the consultation activities undertaken in support of the preparation of this Chapter.

Table 13.1 - Summary of Consultation Undertaken to Date

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
Cherwell District Council	Tim Screen Landscape Officer	7 th March 2019, email communication	Agreement on LVIA methodology, potential locations for representative viewpoints and verified views
Cherwell District Council.	Tim Screen Landscape Officer	15 th May 2019, pre-app meeting	Agreement on additional representative viewpoints and verified views
Highways England	Glen Strongitharm Spatial Planning Assistant Manager	18 th July 2019, email communication	Agreement of location and representation of illustrative views from M40
Cherwell District Council.	James Kirkham Case Officer	23 rd August 2019, pre-app report-interim response	-
Cherwell District Council.	Tim Screen Landscape Officer	9 th September 2019, pre-app meeting	Final agreement on LVIA viewpoint locations and illustrative cross sections

SCOPE OF THE ASSESSMENT

- 13.3.2. An EIA Scoping Report was submitted to Cherwell District Council in June 2019, as presented in **Volume II: Appendix 2.1**. Further information can be found in **Chapter 2: Approach to the Assessment**.
- 13.3.3. In response to the scoping opinion and output from various pre-app consultations, the following aspects have been scoped into the LVIA:
- Inclusion of cumulative effects, based on the agreed list of cumulative schemes;
 - Inclusion of the night time landscape and visual effects (as required by GLVIA3), with reference to Hoare Lea's Lighting Impact Assessment;
 - Regarding the receptors outlined in Table 12.2 of the Scoping Report (**Volume II: Appendix 2.1**), whilst we consider that impacts upon these receptors will be negligible / neutral at the most (insignificant) and should be scoped out (e.g. National Character Area 108 and the various

Registered Parks and Gardens to the west of the Site) – for completeness, the LVIA has included them in the baseline information, described the context and likely effects on these receptors;

- Sequential views from the M40 have been included in the LVIA, based on a series of viewpoints and a set of indicative illustrations (non-verified), as agreed with Highways England;
- Sequential views and effects on roads to the south of the Site have been described in the LVIA, with specific viewpoint locations along these roads as represented by the proposed viewpoints submitted as part of Scoping Report; and
- Due to restrictions on the use of photography from specific locations, Viewpoints 14a & 17 have been assessed based on field survey / site visit but without supporting representative viewpoint photographs.

Insignificant Effects

- 13.3.4. As mentioned above and in the scoping report, the elements shown in **Table 13.2** are not considered to give rise to likely significant effects as a result of the Proposed Development. However, for the completeness, they are listed here and the reasons for exclusion are outlined in the justification.

Table 13.2 – Summary of Insignificant Effects

Element scoped out	Justification
<i>Landscape Character</i>	
NCA 108 Cotswolds	Given the scale of this National Character Area (NCA) and extent of enclosure afforded to the Site and surrounding landscape, any influence on the character of the NCA as a result of the Proposed Development is likely to be limited to areas in close proximity to the Site. This would result in negligible effects at most to the overall NCA. However, the NCA's guidance on environmental opportunities does provide some high-level objectives which could inform the overall masterplan for the Proposed Development, so are considered as part of the LVIA.
<i>Setting of Heritage Assets</i>	
Registered Parks and Gardens	As illustrated by Viewpoints 8 and 12, Middleton Park and Kirtlington Park both have no physical or visual relationship with the Site and Proposed Development. Both parks present significant physical and visual containment along their eastern edges, created by their dense and wide woodland belts, with a greater degree of visual separation than is represented by these viewpoints. Therefore, any effects are likely to be insignificant.
<i>Visual Receptors</i>	

Element scoped out	Justification
Residents	Residents of Tannora Cottage have very limited or no views of the Proposed Development due to the strong screening provided by the mature landscape setting surrounding the property and within the southern half of the golf course (to be retained).
<i>Visitors to Heritage Assets</i>	
Chesterton Conservation Area	Views of the Proposed Development are very limited or no views available. Included for completeness, as requested by scoping opinion
Listed buildings within Chesterton and close to Chesterton Fields Farmhouse	Views of the Proposed Development are very limited or no views available. Included for completeness, as requested by scoping opinion
Registered Parks and Gardens	Views of the Proposed Development are very limited or no views available. Included for completeness, as requested by scoping opinion

ELEMENTS SCOPED INTO THE ASSESSMENT

Potentially Significant Effects – Construction and Operation Phase

13.3.5. The elements summarised in

13.3.6. **Table 13.3** are considered to have the potential to give rise to significant effects during the construction and operation of the Proposed Development and have therefore been included within the LVIA

Table 13.3 Summary of Elements Scoped into the Assessment

Element scoped in	Justification
<i>Landscape Resources</i>	
Land use	Change in land use from green recreational to built form across large areas of the Site; adverse Improvements to public access and use of the Site; beneficial
Landform	Change to the central and southern parts of the Site to accommodate new built form and areas of car parking; adverse Incorporation of new ponds, earth shaping and above ground drainage features; beneficial
Vegetation	Loss of some existing vegetation including grassland and trees, offset by new planting along the boundaries and within new areas of green space; beneficial



Element scoped in	Justification
Waterbodies	Loss of an existing pond but retention and enhancement of a large number of other ponds; beneficial
Public footpath 161/6/10	Diverted within the Site with designated alignment and through high quality landscape, improving access; beneficial
<i>Landscape Character</i>	
Wooded Estatelands LT	Direct impact but limited to very small area in relatively close proximity to Site; adverse to neutral
CW/59 Middleton Stoney LDU	Direct impact but limited to very small area in relatively close proximity to Site; adverse to neutral
Site	Direct impact; change of character; long term beneficial
<i>Visual Receptors</i>	
Residents	Residents of Vicarage Farm and Stableford House; direct and/or filtered views of the new built form and car park from northwest and west facing sides of the properties, short to middle distance
Users of PRow	Users of Footpath 161/6/10, direct and/or filtered views of the new built form and car park, near to middle distance
	Users of PRow in the wider landscape are likely to have filtered, heavily filtered views or glimpses of the Proposed Development
Users of golf course, hotel and spa	Direct and/or filtered views of the new built form, near to middle distance
Users of roads	Users of the A4095 are likely to have filtered and limited direct views of the new built form and car park, near to middle distance
	Users of the B4030 Green Lane are likely to have partial or filtered views of the Proposed Development at elevated locations.
	Users of the wider local roads may be likely to have limited glimpsed or heavily filtered views of the Proposed Development.

EXTENT OF THE STUDY AREA

- 13.3.7. A preliminary study area has been identified, considering the nature and scale of the Proposed Development in relation to the existing physical characteristics of the landscape as well as making reference to existing published landscape character assessments and studies.
- 13.3.8. Following identification of the preliminary study area, Zones of Theoretical Visibility (ZTV) have been modelled digitally to identify those areas of the landscape that theoretically would be visually connected to the Proposed Development. **Volume II: Appendix 13.3: Figures 13.6a & 13.6b** illustrate the ZTV, with **Figure 13.6b** taking account of the effect that settlements and significant woodland blocks / belts would have on views towards the Proposed Development. The ZTV is based on a maximum height of 23m for the tallest element of the Proposed Development (the slide tower). A detailed methodology for production of the ZTV is included at **Volume II: Appendix 13.1**.
- 13.3.9. Following the preliminary study and output from the ZTV, a series of viewpoint locations were identified to represent the range of likely views of the Proposed Development, these were modified during field surveys in February, April and May of 2019. Consultations were also carried out with the Landscape Officer of Cherwell District Council (Tim Screen), to agree the LVIA methodology, viewpoint locations and requirements for Accurate Visual Representations (AVRs) (via email dated 7th March 2019 and pre-application meetings on 15th May 2019, 18th July 2019, and 9th September 2019).
- 13.3.10. The 3km extent of the Study Area (refer to **Volume II: Appendix 13.3: Figure 13.1** at) has then been determined by collectively considering the preliminary study area, the results of the ZTV modelling, fieldwork and the consultations with Cherwell District Council. It is considered that any direct or indirect landscape or visual impacts arising as a result of the Proposed Development at a distance greater than this radius would be negligible at worst and therefore will not be considered further as part of the LVIA.

METHOD OF BASELINE DATA COLLATION

Desk Study

- 13.3.11. In order to understand the baseline position for landscape and visual receptors, a preliminary desk study was undertaken which identified potential sensitive / designated landscape resources – following a review of national Geographic Information System (GIS) databases, Ordnance Survey (OS) maps, existing published landscape character studies, relevant planning policies and guidance, and other documents in relation to landscape designations and protect views. The desk study has included a review of the following sources of information:
- National Planning Policy Framework (February 2019) **Ref.13.5**;
 - The Adopted Cherwell Local Plan 2011-2031 Part I (2015) **Ref.13.6**;
 - Non-statutory Cherwell Local Plan 2011 (2004) **Ref.13.7**;
 - ENV06 Bicester Environmental Baseline Report (September 2013) **Ref.13.9**;
 - ENV07 Bicester Green Buffers Report (September 2013) **Ref.13.10**;
 - ENV08 Bicester Landscape Sensitivity and Capacity Assessment (September 2013) **Ref.13.11**;
 - ENV13 Cherwell Landscape Sensitivity and Capacity Assessment (September 2010) **Ref.13.13**;
 - ENV19PM Bicester Landscape Sensitivity and Capacity Assessment Addendum (August 2014) **Ref.13.12**;
 - Natural England NCA Profile 107: Cotswolds **Ref.13.14**;

- Natural England NCA Profile 108: Upper Thames Clay Vales **Ref.13.15**;
- Oxfordshire Wildlife and Landscape Study (OWLS): Oxfordshire Regional Character Areas – Cotswolds; Landscape Types – Wooded Estatelands; Local Landscape Area – CW/59 Middleton Stoney **Ref.13.16**;
- Chesterton Conservation Area Appraisal (2008) **Ref.13.17**;
- Countryside Design Summary Supplementary Planning Guidance (1998) **Ref.13.18**;
- Ordnance Survey Mapping at 1:25,000 scale;
- Aerial photography of the Site and wider area (Google Earth, www.maps.google.co.uk and www.bing.com/maps) **Ref.13.19**;
- Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping (www.magic.gov.uk) **Ref.13.20**; and
- National Heritage List for England, Historic England (<http://historicengland.org.uk/listing/the-listing>) **Ref.13.21**

Site Visit

- 13.3.12. Several site visits have been undertaken to confirm the desk study findings, understand the landscape and visual baseline condition and inform the site analysis and masterplan evolution.
- 13.3.13. During field work, a total of **20** representative viewpoints locations have been visited and **17** viewpoint photographs were taken in accordance with ‘Landscape Institute Advice Note 01/2011’ by using a digital single-lens reflex (SLR) camera with a fixed 50mm lens at approximately 1.6m in height. They are presented as a series of panoramic viewpoints that were stitched together using Adobe Photoshop CC – Photomontage and have been used to inform the assessment of both landscape and visual impacts.
- 13.3.14. In addition to the representative viewpoint photography, **10** Accurate Visual Representations (AVRs) contained in **Volume II: Appendix 13.8**, have also been produced to accurately show the location, size and degree of visibility of the Proposed Development, further assisting to inform the visual impact assessment.
- 13.3.15. Representative photographs from the M40 have not been taken, due to health and safety requirements of Highways England. However, **5** indicative photomontages have been produced by laying extracts from the 3D model of the scheme with street views extracted from Google StreetView (from locations agreed with Highways England looking northbound and southbound). It must be noted that these are not considered as Verified Views (i.e. they do not comply with the requirements of Landscape Institute Guidance Note 06/2019) however, they provide an illustrative representation of likely views towards the Proposed Development from both the northbound and southbound carriageways of the M40. These illustrative photomontages are contained in **Volume II: Appendix 13.9**.

ASSESSMENT METHODOLOGY

- 13.3.16. Full details of the LVIA methodology are included at **Volume II: Appendix 13.1**. The approach used to identify and assess landscape and visual effects is summarised as follows:
- Determine the scope of the assessment;
 - Collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field survey work;

- Review the type of development proposed and determine the susceptibility of the landscape and visual receptors to the type of change proposed;
- Combine value with susceptibility to determine the sensitivity of landscape and visual receptors to the nature of the development proposed;
- Describe the nature and magnitude of change (impact) likely to be experienced by landscape and visual receptors as a result of the Proposed Development;
- Assess the level (and significance) of effects for landscape and visual receptors in relation to the Proposed Development, through a clear description of judgements on sensitivity and magnitude of impact;
- Describe any measures (mitigation) to avoid or reduce the magnitude of any adverse impact; and
- Describe any residual effects following mitigation and identify their significance.

SIGNIFICANCE CRITERIA

13.3.17. The assessment of potential effects as a result of the Proposed Development has taken into account both the construction and operation phases. The construction phase includes enabling works, earthworks and construction activities as set out in **Chapter 4: The Proposed Development**. The operation phases take into the account of the proposed landscape mitigation that will be incorporated into the masterplan and will be fully implemented by the works.

13.3.18. The significance level attributed to each effect has been assessed based on a combination of the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor. The sensitivity of the affected receptor and the magnitude of change are assessed on a scale of very high, high, medium, low and very low (as outlined in **Volume II: Appendix 13.1**).

Receptor Sensitivities

13.3.19. The sensitivity of a landscape resource or visual receptor is derived by determining its value (defined by qualities including whether it is a protected landscape or view, its level of tranquillity, cultural associations, condition etc.) and combining this with its susceptibility to the nature of the development proposed (ability of the landscape or view to accommodate the change proposed). Table A.01 and A.02 at **Volume II: Appendix 13.1** define the criteria for determining the value of landscape and visual receptors, whilst Table A.03 and A.06 define the criteria for determining the susceptibility of landscape and visual receptors. **Table 13.4** below defines how these criteria are combined to derive the sensitivity of landscape or visual receptors.

Table 13.4 Matrix for Determining Sensitivity of Landscape and Visual Receptors

	Value					
		Very Low	Low	Medium	High	Very High
Susceptibility	Very Low	Very Low	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High



Magnitude of Change / Impact

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

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

13.3.21. Table A.05 and A.08 at **Volume II: Appendix 13.1** define the criteria for determining the magnitude of impact on landscape and visual receptors. As an example, **Table 13.5** and **Table 13.6** below provide the criteria for determining the magnitude of impact for landscape and visual change respectively.

Table 13.5 Criteria for Determining Magnitude of Impact for Landscape

Magnitude	Criteria
Very High	<p>The size and scale of change is considered to be very high due to the total loss of or alteration to existing landscape character or highly distinctive / important features and elements, resulting in a complete change to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the landscape at a national level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
High	<p>The size and scale of change is considered to be high due to the notable loss of or alteration to existing landscape character or distinctive / important features and elements, and / or the addition of uncharacteristic noticeable features and elements, degrading the integrity of key aesthetic or perceptual qualities.</p> <p>Geographical extent of change would influence the landscape at a regional level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Medium	<p>The size and scale of change is considered to be medium due to the partial loss of or alteration to existing landscape character or features and elements, and / or the addition of uncharacteristic features and elements, resulting in key aesthetic or perceptual qualities out of scale or at odds with the local pattern and landform.</p> <p>The geographical extent of change would influence the landscape at a local level.</p> <p>Impacts would be considered medium term and / or potentially reversible, although it may not be practical to do so.</p>
Low	<p>The size and scale of change is considered to be low due to minor loss or alteration of existing landscape features and elements, resulting in a discernible negative effect to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the immediate setting of the proposed development.</p>

Magnitude	Criteria
	Impacts would be considered short term and / or potentially reversible and in practical terms would easily be achievable.
Very Low	<p>The size and scale of change to existing landscape features and elements is considered to be barely discernible.</p> <p>The geographical extent of change would influence the site only.</p> <p>Impacts would be considered short term / temporary and / or easily reversible and in practical terms would very easily be achievable.</p>

Table 13.6 Criteria for Determining Magnitude of Impact for Views

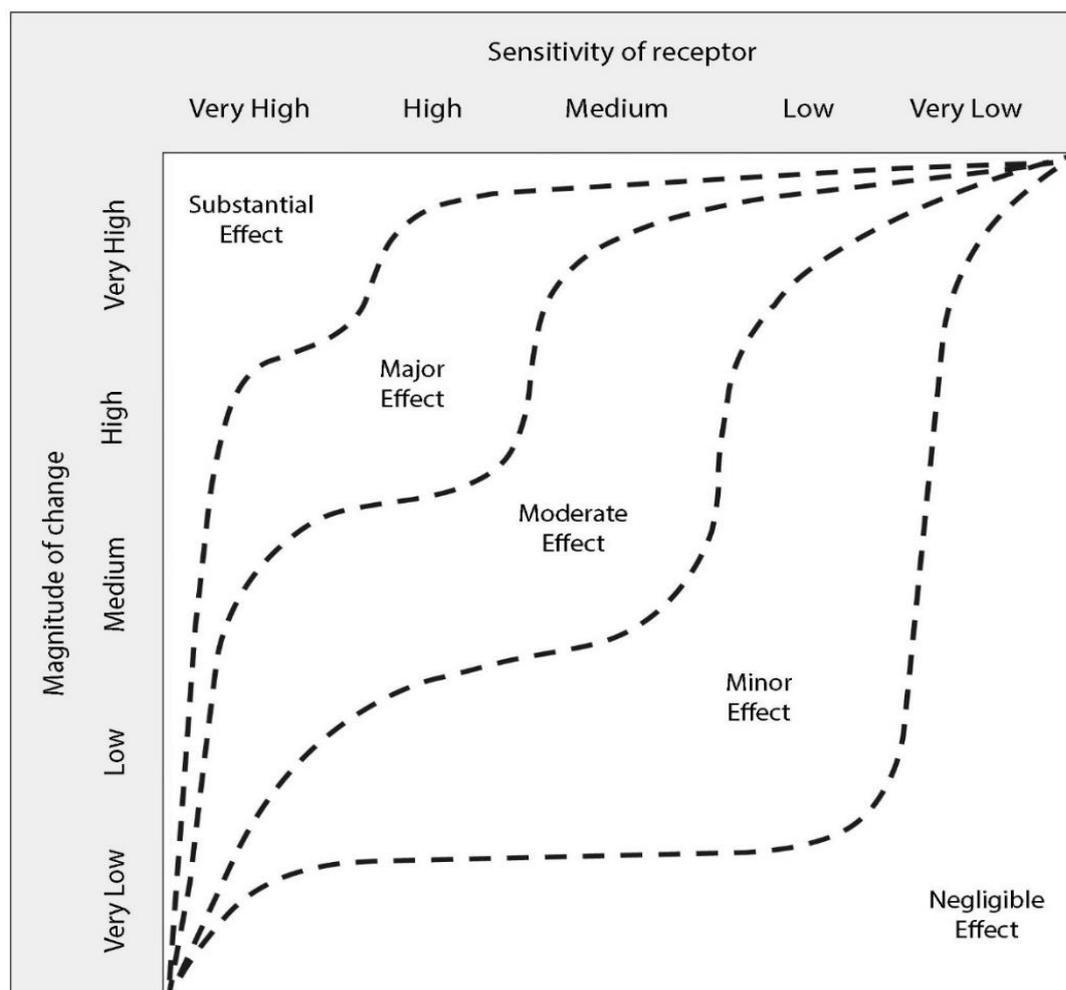
Magnitude	Criteria
Very High	<p>The scale of change is considered to be very high due to the total loss or major alteration to key elements / features / characteristics of views. The Proposed Development creates a new focus and has a defining influence on the view.</p> <p>The geographical extent of change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

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

Significance of Effect

- 13.3.22. The final conclusion for both landscape and visual effects are based on a combination of sensitivity and magnitude of change (impact). The overall judgement on the nature and level of these effects, referred to as significance, is based on the sequential combination of each criteria, leading to balanced justification as described by the criteria provided in Tables A.10 and A.11 at Volume II: Appendix 13.1, with professional judgement applied to inform this determination. The matrix in Table 13.7 below provides an indication of how significance is determined by this combination of sensitivity and magnitude but it is not applied without due consideration of the specific details of the site and development under consideration.
- 13.3.23. Describing effects likely to arise as a result of the Proposed Development and determining their significance requires the application of professional judgement to weigh the findings of the sensitivity of receptors against the predicted magnitude of change (impact), which can be beneficial adverse or neutral.

Table 13.7 Matrix for Classifying Effects (Volume II: Appendix 13.1)



EFFECT SIGNIFICANCE

13.3.24. For the purpose of this assessment, effects are described in relation to their relevance to decision making and have been defined as follows:

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

13.3.25. As set out in **Volume II: Appendix 13.1**, effects that are classified as **Substantial or Major** (either beneficial or adverse) are considered to be **significant**. Effects classified as **Moderate and below** are considered to be **not significant**, with Moderate effects having the potential to be material to decision making.

13.4. BASELINE CONDITIONS

LANDSCAPE CHARACTER REVIEW

13.4.1. Reference has been made to published guidance on landscape character for the area. The Site is located in the following landscape types/areas from national to local levels, which are illustrated on **Volume II: Appendix 13.3: Figure 13.3: Landscape Character:**

- National Character Area: NCA 107 Cotswolds and NCA 108 Upper Thames Vales;
- Oxfordshire Landscape and Wildlife Study: Wooded Estatelands Landscape Types (LT); also reference to Clay Vale LT, Alluvial Lowlands and Wooded Hill LT; and
- Oxfordshire Landscape and Wildlife Study: CW59 Middleton Stoney Landscape Description Unit (LDU); also reference to the adjacent UT/38 Weston-on-the-Green LDU, UT/45 River Rat LDU, and UT/51 Graven Hill LDU.

13.4.2. Sensitivity for each landscape character receptor assessed by the LVIA is provided in **Volume II: Appendix 13.5: Schedule of Likely Landscape Effects.**

National Character Areas

13.4.3. Natural England has divided England into 159 distinct natural areas referred to as National Character Area (NCAs). The boundaries follow natural lines in the landscape, rather than administrative boundaries and each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity.

NCA107 Cotswolds

13.4.4. The Cotswolds NCA 107 stretches from the Dorset coast to Lincolnshire. The Site and north-western part of the Study Area lies within the very eastern end of the Cotswolds NCA. The dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high and open wold and the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. Key characteristics of relevance include:

- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the river valleys;
- On river valleys, hedgerows form the main field boundaries;
- Large areas of common land;
- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames;
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, etc.;
- The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow; and
- Parkland, gardens and historic designed landscapes are features particularly of broad lowland.

13.4.5. The NCA guidance also notes recent changes and trends, which include: increase in woodland coverage; restoration of boundary features; and, larger and fewer agricultural field units.

13.4.6. Statements of Environmental Opportunities for NCA107 include: safeguard and conserve the historic environment; strengthen ecological and landscape connectivity; and incorporate quality green infrastructure.

NCA 108 Upper Thames Clay Vale

- 13.4.7. The Upper Thames Clay Vale is a broad belt of open and/or gently undulating lowland farmland. The south-eastern extent of the Study Area lies within the eastern part of NCA 108 Upper Thames Clay Vale. The key characteristics of relevance include:
- Low-lying clay-based flood plains;
 - Woodland cover is low but hedges, hedgerow trees and field trees are frequent;
 - Watercourses are often marked by lines of willows;
 - Many heritage features including nationally important survivals of ridge and furrow, Roman roads, and deserted medieval villages;
 - Settlement is sparse on flood plains; and
 - Major routes include mainline rail and a network of roads including the M40.
- 13.4.8. The NCA guidance notes recent changes and trends, which include: increase in woodland coverage; improvement in boundary features; removal or conversion of old field barns; and expansion in settlement.
- 13.4.9. Statements of Environmental Opportunities for NCA 108 include: incorporate strategic areas of wet grassland, wet woodland, ponds, ditches and hedgerows; adequate greenspace in association with all development; provide benefits for biodiversity, tranquillity and recreation.
- 13.4.10. It is considered that, whilst the character assessments provided at a national level inform the context for the county and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the scale and size of the Proposed Development. Therefore, these character areas will not be considered further as part of the assessment.

County Landscape Character

- 13.4.11. Oxfordshire County Council has produced the Oxfordshire Wildlife and Landscape Study 2004 (OWLS) **Ref.13.16**, which addresses landscape character and biodiversity across the county. It refers to the seven NCAs that fall within the county, and identifies the twenty four Landscape Types (LTs) that reflect a similar pattern of geology, topography, land use and settlement. The following LT's are of relevance to the Site and the study area.

Wooded Estatelands LT

- 13.4.12. At the county level, the Site and the north western extent of the Study Area lies within the Wooded Estatelands LT as identified by the OWLS. The Wooded Estatelands LT covers a large strip of landscape from the eastern end of the Cotswolds to the north of Bicester, representing a wooded estate landscape characterised by arable farming and small villages with a strong vernacular character. The key characteristics of the Wooded Estatelands LT are:
- Rolling topography with localised steep slopes;
 - Large blocks of ancient woodland and mixed plantations of variable sizes;
 - Large parklands and mansion houses;
 - A regularly-shaped field pattern dominated by arable fields; and
 - Small villages with strong vernacular character.

- 13.4.13. OWLS also recognises some factors resulting in change to the landscape, which include: the fragmentation of field boundaries led by intensive agriculture; visually intrusive large-scale barn complexes; visually intrusive large-scale business parks; and visually prominent large airfield.
- 13.4.14. In terms of landscape strategy, the primary objective stated by OWLS is to safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages. In order to achieve this, OWLS also provides related guidelines and the following points are considered of relevance to the Site and the Proposed Development:
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type;
 - Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle;
 - Minimise the visual impact of intrusive land uses with judicious planting of tree and shrub species characteristic of the area; and
 - Promote the use of building material that is appropriate to this landscape type.
- 13.4.15. In terms of recommendations, the OWLS highlights that the key is to safeguard and enhance the landscape character of the ancient woodlands, parklands, species-rich hedgerow network and tree-lined watercourses.

Clay Vale LT

- 13.4.16. The south-eastern part of the Study Area lies within the Clay Vale LT, which covers the vale landscape adjacent to the northern part of the River Cherwell and the Upper Thames area south of Bicester. The Overview for the LT provides the following description: *this is a low-lying vale landscape associated with small pasture fields, many watercourses and hedgerow trees and well defined nucleated villages*. Given the LT lies approximately 1km from the boundary of the Site, combined with the degree of intervening topography and vegetation, any effects on this LT are considered to be negligible at most and so this LT is not considered further as part of the LVIA.

Alluvial Lowlands LT

- 13.4.17. Further south east of Clay Vale LT, the Alluvial Lowlands LT covers a small part of the Study Area. It is associated with alluvium drifts, adjacent to the river corridor of the River Ray. The Overview for the LT provides the following description: *this landscape type includes flat landscapes of lowland river valleys, associated with alluvial soils. It is characterised by a regular pattern of medium-sized hedged fields with permanent pasture and arable cropping*. Given the LT lies approximately 2km from the boundary of the Site, combined with the degree of intervening topography and vegetation, any effects on this LT are considered to be negligible at most and so this LT is not considered further as part of the LVIA.

Local Landscape Character

- 13.4.18. In the finer grain, two hundred and forty Landscape Description Units (LDU) are recorded in OWLS to represent the subtle variations within each of the National/Regional Character Areas. The following are of relevance to the Site and Study Area and also illustrated on **Figure 13.3** at **Volume II: Appendix 13.3**.

CW/59 Middleton Stoney LDU

- 13.4.19. The Site and the north-western part of the Study Area lies within the CW/59 Middleton Stoney, for which the landscape character is described in OWLS as:

The area is dominated by large arable fields and localised improved grassland. There are smaller grass fields around villages, particularly Kirtlington. Woodland is a strong landscape element, and large woodland blocks are associated with the parklands and estates. It is mainly ancient semi-natural woodland, with species such as ash, oak, hazel, and field maple, as well as mixed plantations. Throughout the landscape, there are belts of young mixed and coniferous plantations next to roadside hedges and they often function as field boundaries. Hedgerow trees such as ash, sycamore and occasionally oak are found in some roadside hedges, but they are sparser to the north where there is more intensive arable cropping. In parts there are dense corridors of willow and ash, belts of semi-natural woodland and poplar plantations bordering watercourses. Hedgerows vary from tall, thick species-rich hedges with shrubs such as wayfaring tree, dogwood, hazel, field maple, spindle and wild privet through to low, gappy internal field hedges. Parklands are a prominent feature throughout and they include Middleton Parks in the north and Kirtlington Parks in the south.

UT/38 Weston-on-the-Green LDU

- 13.4.20. The south-eastern part of the Study Area mostly lies within the UT/38 Weston-on-the-Green, the landscape character of which is described in OWLS as:

The area has mixed land uses, small to medium-sized fields, with arable farming dominating to the east of the A34. The landscape is comparatively well wooded in relation to the rest of the landscape type. There are small deciduous oak and ash plantations, as well as medium-sized secondary and ancient woods with oak standards and some ash and hazel coppice scattered throughout the area. Densely scattered hedgerow trees of oak, ash and field maple, particularly in roadside hedges, add to the overall tree cover. Hedges are generally tall, thick, in good condition and occasionally species-rich. The exception is where they border arable fields and, in this situation, they are low and gappy.

- 13.4.21. Given this LDU lies approximately 1km from the boundary of the Site, combined with the degree of intervening topography and vegetation, any effects on this LT are considered to be negligible at most and so this LT is not considered further as part of the LVIA.

UT/45 River Ray LDU

- 13.4.22. A small part of the south-eastern Study Area lies with the River Ray LCA, which is described in the OWLS as:

The area is characterised by medium to large-sized fields with both arable farming and semi-improved grassland. Fields are enclosed by hedges which, in several places, are adjacent to species-rich ditches. The hedges mainly consist of hawthorn, elm, blackthorn and goat willow. They are generally in good condition and relatively tall and thick, except in areas dominated by arable farming and particularly around Merton. Tree cover is a very distinctive feature, with hedgerow trees scattered throughout the area. They are denser and more prominent in pastoral areas and within hedges that are adjacent to ditches. They consist mainly of ash, crack willow, some oak, dead elm and occasionally poplars.



13.4.23. Given this LDU lies approximately 2km from the boundary of the Site, combined with the degree of intervening topography and vegetation, any effects on this LT are considered to be negligible at most and so this LT is not considered further as part of the LVIA.

PHYSICAL LANDSCAPE RESOURCES

13.4.24. The following section describes the individual components of the physical landscape that are present in the Site and wider Study Area. These have been reviewed in order to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features which together contribute to local landscape character.

Topography and Landform

13.4.25. As illustrated on **Figure 13.4: Topography at Volume II: Appendix 13.3**, the landform of the Site is characterised by the engineered undulations of the golf course. Overall, the Site has a gentle fall from the north-western corner towards the south-eastern boundary, generating a change in level of approximately 7m. The majority of the Site lies between c. 80m AOD and c. 85m AOD.

13.4.26. The topography of the Site is set within the wider context of a transition between broadly undulating but gently rising valley slopes to the north-west and a relatively level and flat landscape to the south-east. This is consistent with the topographical changes described in the national and regional character areas from the rolling Cotswolds to the low-lying Upper Thames Clay Vales.

13.4.27. The variation in local topography offers a degree of physical and visual containment in places.

Hydrology and Water Features

13.4.28. There are a number of ponds located within the Site, many of which are set in a cluster to the northern part of the Site. The existing ponds appear to have been engineered as part of the design for the golf course landscape. They are surrounded by marginal and emergent vegetation or have shallow grassland banks with occasional trees. A narrow and shallow ditch runs south-east from the central woodland block towards the Hotel and Spa, roughly lying parallel to the A4095. A dry ditch also crosses the central part of the Site.

13.4.29. In the wider Study Area, there are numerous water features including a river, streams, ditches and ponds. The Gagle Brook is located to the north-east of the Site, crossing Bignell Park, and Gallos Brook lies to the west of the M40. Both of these watercourses run through the narrow undulating valleys towards the open vale landscape. The key water features are illustrated on **Figure 13.5: Access and Water at Volume II: Appendix 13.3**.

Land Use

13.4.30. The Site covers the northern sections of the existing Bicester Hotel Golf and Spa (BHGS), presenting a recreational use of the land. In the wider context, land is occupied by a mixture of uses but predominantly by arable farming. The agricultural landscape is generally laid out to a geometric pattern formed by small to medium sized fields. Pasture fields are largely concentrated on smaller fields while the cropping is situated on the larger ones. This agricultural land use supports a number of individual farmsteads and provides the setting for smaller villages such as Chesterton, Little Chesterton, Middleton Stoney, Weston-on-the-Green, and Wendlebury. Large parklands with their distinctive country houses, extensive woodland and ornamental lakes are also very typical in the local landscape.

13.4.31. Bicester and its large emerging fringe development contain a variety of typical urban uses of land including residential, commercial, retail, educational, business, and industrial etc. In addition, an RAF airfield is located to the west of the M40, and small business parks are also seen.

Vegetation Pattern

13.4.32. The vegetation on Site mainly comprises trees, shrubs and grassland. The larger scale and more dense areas of vegetation include plantations, woodland, areas of scrub and hedgerows - largely located along the boundaries but with some areas of plantation toward the centre of the Site - with many mature trees scattered across the Site individually or in small groups to fulfil typical roles of the golf course. As concluded in the Arboricultural Constraints Report **Ref.13.23**, *“approximately 99% of the identified Arboricultural features within the Site are low quality specimens. These are predominantly trees which have been established as part of the golf course and whose purpose is to delineate fairways or to provide a degree of low level screening within and around the Site.”*

13.4.33. In the wider context, this is a wooded landscape with some large prominent blocks of woodland located within Bignell Park, Graven Hill, Middleton Park and Kirtlington Park. There are also a significant number of smaller and mainly mixed plantations scattered throughout the area. The strong riparian vegetation bordering valley streams are also locally prominent features. The hedgerow network is generally continuous around pastoral field enclosures, but has been removed in sections to accommodate arable crop production. The vegetation along major transport corridors such as railway lines, the M40, A34 and A41 introduces another linear pattern of vegetation to the local landscape. In general, the wooded character offers a strong degree of screening / containment with views largely constrained by individual areas of field boundary vegetation. There are occasional extended vistas of the wider landscape but these are often interrupted by scattered trees or areas of woodland.

Public Access

13.4.34. There is a public footpath across the Site, coded as 161/6/10 by Oxfordshire County Council. The actual alignment is not clearly signed and is difficult to locate. Based on site observations and feedback from the golf course staff, this is not a well-used path. Safety is a major concern when passing through the busy golf course.

13.4.35. The wider countryside is well served by various types of Public Rights of Way (PRoW) linking the scattered villages and key destinations. This network is illustrated on **Figure 13.7: PRoW and Viewpoint Locations** at **Volume II: Appendix 13.3**. The M40 presents a physical barrier for connectivity of PRoW. This is somewhat compensated by the local road bridges over the motorway. Long distance walk Oxfordshire Way runs across Kirtlington Park and through the village of Weston-on-the-Green to the south-west of the Site.

Development and Transport Pattern

13.4.36. Bicester forms the main town within the Study Area, the centre of which is located c. 3.3km to the north east of the Site. Bicester is a historic market town but has been through substantial urban growth in the past few years, including a large residential led mixed use development to the south west occupying the roughly triangular shaped area of land between Middleton Stoney Road, Oxford Road and Vendee Drive. Once completed, this will form the new south western urban edge of the settlement, bringing it closer to the Site and considerably increasing the urban influence over the adjacent landscape.



- 13.4.37. Chesterton village is located between the Site and Bicester. This small settlement is mainly located along Alchester Road and Green Lane. The village is situated on a relatively flat landform and is enclosed to the north by Bignell Park, to the east by the Gagle Brook corridor and to the west by the Bicester Golf Course with only the southern edge comparatively exposed. Chesterton has also been infilled with small scale housing development located to the north of Green Lane.
- 13.4.38. To the south of Chesterton lies the smaller settlement of Little Chesterton, which consists of a few private houses, a farmstead and a small business park. Further afield, Wendlebury lies to the south of the A41 c. 2km to the south-east of the Site. It is a small village stretching along Wendlebury Road. Middleton Stoney is located c. 2km to the north-west of the Site, located on the junction between the B430 and B4030. It's mainly comprised of residential properties with small local businesses. Weston-on-the-Green is located c. 3km to the south-west of the Site, lying mostly to the western side of the B430 with a couple of large local farm complexes situated to its eastern side.
- 13.4.39. The Study Area also accommodates some major transport corridors, which include: the M40 that runs in an approximately north and south direction along the Site's western boundary; the A34 to Oxford and the A41 to Bicester, both of which join the M40 at Junction 9 to the south of the Site; the Chiltern Railways line that runs through the centre of Bicester; the A4095 aligning with the north-eastern boundary of the Site; and, the B4030 and B430 as well as other local roads.
- 13.4.40. As a result of this comprehensive transport network, the remoteness or sense of tranquillity in the surrounding landscape is considerably degraded, especially in areas in the close proximity to this network.

SUMMARY OF LANDSCAPE CHARACTER AND RESOURCES

- 13.4.41. The Site is characterised by a man-made landscape of a well-established golf course and does not contain many key characteristic features as defined in the OWLS. The following components make the main contribution to the local landscape:
- Well established boundary vegetation, in particular the woodland belt along the M40 and the hedgerow / hedgerow trees along the A4095;
 - Small scale woodlands and plantations in the northern part of the Site;
 - A number of existing ponds; and
 - Existing Public Footpath (PRoW).
- 13.4.42. Dense boundary vegetation encloses the Site, providing a strong physical barrier / containment. Any change in the physical landscape resources of the Site will mainly impact upon the character of the Site and its immediate context such as adjacent roads / boundaries. Therefore, the impact on the local landscape character of the Wooded Estatelands LT and CW/59 Middleton Stoney LDU will be considered as part of the LVIA.
- 13.4.43. It's also essential to note that the Site is situated on an area of transitional landscape between the undulating Cotswolds and the largely flat area of the Thames Valley. The characteristics of the neighbouring landscape types should be reflected in the landscape framework for the Proposed Development, to assist in assimilating it into the adjoining landscape types and character areas.

VISUAL BASELINE

- 13.4.44. This section provides a description of the nature and extent of the existing views from, towards and between the Site and surrounding areas. It also includes reference to specific locations that will potentially be subject to impacts as a result of the Proposed Development.
- 13.4.45. An initial visual appraisal was undertaken in February 2019 to consider the ‘winter’ baseline when vegetation is not in leaf and this forms the basis of the judgements described in **Appendix 13.6**. Subsequent fieldwork was carried out in April and May 2019 to capture additional views requested by CDC. The location of each representative viewpoint is illustrated on **Figure 13.7** at **Volume II: Appendix 13.3** and the related viewpoint photographs are provided in **Volume II: Appendix 13.4**.

Visual Context

- 13.4.46. The Site is visually contained from the wider landscape context due to the combined influence of gently sloping landform, dense boundary vegetation, and screening provided by strong areas of vegetation in the surrounding landscape – including that of the southern half of the golf course, outside the Site boundary.
- 13.4.47. Along the western boundary, the heavily vegetated M40 corridor offers a substantial visual barrier preventing views into the Site from the west. The A4095 runs along the north-eastern boundary of the Site and the existing roadside hedgerow and trees also offer a strong visual barrier, screening or heavily filtering views into the Site. The southern and south-eastern boundaries are only partly enclosed, allowing views from the southern part of the golf course and associated hotel and spa. Views of the Site from the wider context of the Study Area are very limited, with most areas subject to no views of the Site or any of its tall woodland / plantation.

Visual Receptors and Representative Viewpoints

- 13.4.48. A detailed description of the visual baseline is contained in the **Schedule of Likely Visual Effects** at **Volume II: Appendix 13.6** and should be read with reference to the related viewpoint photographs and their relative positions within the ZTV that takes account of visual barriers, as illustrated on **Figure 13.6b** at **Volume II: Appendix 13.3**.
- 13.4.49. Sensitivity for visual receptors assessed by the LVIA is provided in **Volume II: Appendix 13.6: Schedule of Likely Visual Effects**.

Residents

- 13.4.50. Residential receptors are represented by **Viewpoints 5, 9, 13, 14b, 16, 17** and **18**. In close proximity, residents of Vicarage Farm and Stableford House (Viewpoint 18, approval to take photos denied) between the Site and the remaining golf course have direct and/or filtered views to the north-west and west towards the southern and central parts of the Site, with more open views from upper floors. This is due to the close distance and limited extent of taller woodland vegetation forming a screening buffer along the boundary of the Site, with limited or no views of the Site from other sides of the properties. Further to the north-east, residents at Bignell Park (Viewpoint 14b, approval to take photos denied) have no views of the Site due to the intervening woodland belt along the park edge and the A4095. To the west, the vegetated edge of the M40 forms a strong visual barrier screening many views, combined with the undulating landform and other layers of intervening vegetation, visibility of the Site from the west is very limited. Based on the site survey, there are unlikely to be any views of the Site from Spring Well Farm (Viewpoint 16) and Simms Farm (Viewpoint 17).



Visitors to Heritage Assets

13.4.51. Views of people from heritage assets are represented by **Viewpoints 5, 8, 12, and 13**. It is clear that there is no view of the Site from any of the surrounding heritage assets, due to a collective influence of intervening topography, vegetation, built form and distance.

PRoW Users

13.4.52. Views of people using PRoW are represented by **Viewpoints 1b, 3, 7, 8, 9, 10, 11, and 12**. The Public Footpath 161/6/10 runs across the centre of the Site. People walking along this footpath have direct and open views of the Site, as represented by Viewpoints 1b and 3. Views of the Site from other PRoW are very limited, if at all.

Road Users

13.4.53. Views of from the surrounding road network are represented by **Viewpoints 1a, 2, 4, 5, 6, 14a, 15 and Viewpoints A, B, C, D and E** along the M40. The M40 lies in cutting as it passes west of the Site, with extensive woodland vegetation preventing views into the Site when travelling southbound (see Viewpoints A and B) and a range of open / filtered views of the Site when travelling northbound, between the Green Lane over-bridge and the south-west corner of the Site (see Viewpoints C, D and E). There are direct and / or filtered views of the Site from the elevated bridge of Green Lane over the M40, as represented by Viewpoint 4 to the south west. There are also heavily filtered views of the Site where the A4095 and B4030 bridge over the M40 to the north - these are shown on **Viewpoints 2 and 6** respectively. Other than the above elevated locations, the Site is not frequently seen in sequential views along these local roads.

Recreational users

- 13.4.54. Players of the remaining golf course will have very limited views of the Site due to the separation provided by the residential properties of Vicarage Farm and Stableford House, along with the built form and complex of the hotel and spa, including associated facilities such as car parks and tennis courts.
- 13.4.55. Views of people staying in the hotel and spa are represented by **Viewpoint 3**. People staying in the hotel have direct and/or filtered views of the Site, to a lesser extent from the ground floor and greater extent from the upper floor.

People at Work Place

13.4.56. Bignell Park Barns is located within Bignell Park and is the closest work place in the vicinity of the Site. Based on observations during fieldwork, there are no views of the Site, due to the extent of vegetation along the south-western edge of Bignell Park and the A4095.

FUTURE BASELINE

13.4.57. The current CDC Local Plan (2011-2031) promotes the substantial urban expansion to Bicester through various allocated mixed uses, strategic housing, employment, and tourism uses around its urban fringe. As a result, it is likely that the landscape that currently surrounds Bicester will be gradually transformed into built up areas and its adjacent landscape character will be heavily influenced by those future urban expansions. The Site lies within the 'gap' between Bicester and the M40, where the tranquillity of the landscape is already influenced by the busy motorway and various local roads leading to Bicester. The future urban expansion along the western edge of the town is likely to put greater pressure upon this 'gap', further influencing its rural character.

SENSITIVE RECEPTORS

13.4.58. The following summarises the sensitive receptors assessed as part of this LVIA:

- Individual landscape resources including land use, landform, vegetation, waterbodies, public footpath 161/6/10; Landscape character at Site level, in the context of the Wooded Estatelands LT and CW/59 Middleton Stoney LDU; and
- Visual receptors with direct and filtered views of the Site in the short and middle distance, to include: residents of Vicarage Farm and Stableford House, close to the south-eastern boundary of the Site; users of PRow 161/6/10; visitors to the hotel and spa; and, users of the nearby local roads, in particular from elevated locations.

13.5. RELEVANT ELEMENTS OF THE PROPOSED DEVELOPMENT AND ESTABLISHING THE PRE-MITIGATION SCENARIO

CONSTRUCTION PHASE

13.5.1. The construction phase is likely to involve initial activities such as enabling work on Site, introduction of infrastructure as well as ongoing construction activities necessary to implement the Proposed Development. Whilst not exhaustive, the features and activities of relevance to the LVIA are likely to include:

- Site clearance and accommodation works (including removal of vegetation where required);
- Movement and presence of associated construction vehicles and plant – including cranes, piling rigs, excavation and construction plant;
- Presence of construction compounds, site offices and welfare facilities;
- Earthworks / groundworks and construction of internal utilities and road infrastructure and development platform;
- Presence of protection measures in accordance with BS5837/2012 Trees in relation to design, demolition and construction – Recommendations **Ref.13.24**;
- Emerging built form of the Proposed Development including the lodge and indoor / outdoor waterpark facilities;
- Temporary construction lighting; and
- Alterations to the existing road network for road improvement and new access point from the A4095.

13.5.2. Construction work will be managed in accordance with a Construction Environmental Management Plan (CEMP), setting out how environmental issues would be managed in compliance with any particular requirements imposed by the planning permission, as well as in compliance with relevant legislation, regulations and best practice guidance.

13.5.3. To ensure the adverse impacts associated with the construction phase of the Proposed Development are minimised, mitigation measures would be implemented as outlined in **Chapter 4: The Proposed Development**, with the following of relevance to the LVIA:

- Access to the Site for construction traffic would be from the A4095 (with no access through the villages of Chesterton or Little Chesterton), via the new access point, avoiding any disturbance to adjacent residents and operation of the remaining golf course, hotel and spa;
- Minimise construction area and contractor's temporary work area to avoid unnecessary impacts to landscape resources and minimise visual intrusion;

- Site hoarding should be designed sensitively in both colour and size to screen views to the construction work but not to form a prominent feature;
- Existing tree and scrub / shrub and woodland vegetation to be retained as part of the Proposed Development (as indicated on the Landscape General Arrangement Plan) would be protected in accordance with BS5837:2012; and
- Follow the operational time restriction to limit after dark welding and lighting; the security lighting would be kept at the minimum level needed for visual and security protection.

OPERATIONAL PHASE

13.5.4. The Landscape Strategy has formed an integral part of the evolution of the masterplan, based on constraints and opportunities drawn from the landscape and visual baseline information – to include an analysis of the Site and its surrounding context (illustrated on **Figure 13.8 Landscape and Visual Analysis** at **Volume II: Appendix 13.3**). The Landscape Strategy contains the landscape design principles and mitigation and enhancement measures, in summary these comprise:

- Conserve and enhance landscape components of value where possible, to include: existing waterbodies; large areas of woodland / plantation; boundary vegetation and individual trees;
- Reflect the landscape character of the wider CW/59 Middleton Stoney LDU, in particular to introduce and/or enhance key characteristic features such as woodland, parklands, species rich hedgerow as boundary treatment, and hedgerow trees;
- Establish a multi-functional framework of green infrastructure that strengthens ecological and landscape connectivity, improves landscape resources, reduces flood risk through integration of the Sustainable Drainage (SuDS) Strategy, and enhances visual amenity;
- Minimise visual impacts, especially upon those who have nearer and clearer views of the Proposed Development, including adjacent residents, users of the public footpath within the Site and visitors to the remaining golf course, hotel and spa; and
- Provide a designated route, improved access and enhanced landscape setting for the diverted public footpath.

13.5.5. The landscape strategy has also been developed in response to the various landscape conservation and enhancement guidelines contained in the NCA107, NCA108, and OWLS as listed in Section 13.4. The implementation of multi functional green infrastructure will help to enrich the landscape features, reinforce the boundary vegetation, strengthen the ecological and landscape connectivity, increase the woodland coverage, provide publicly accessible green space and bring benefits for biodiversity and recreation.

Primary Mitigation Measures

Siting and Built Form

13.5.6. The development envelope will be constrained to the central and southern parts of the Site, in order to retain the valuable landscape features that are mostly situated to the northern part. The new built form and its associated car park will also be pulled away from the edges to maximise retention of boundary vegetation. This will help to maintain the current visual containment and prevent any prominent visual intrusion.

13.5.7. The new buildings / structures will be situated to the western end of the Proposed Development, maximising the distance to the existing residential properties to reduce potential visual impact, with

taller built features (such as the waterpark slide tower) sited closer to the strip of existing mature woodland along the western boundary of the Site, maximising the immediate benefit of screening.

- 13.5.8. The building heights will be varied to reduce the perception of overall massing, with pitched roofs and fenestration detailing set out to reflect local character of built form.
- 13.5.9. The external finishes of the built form have also been carefully considered to ensure the colour, texture and tonal quality are compatible with the existing landscape context and local character of built form. Materiality has been applied to differentiate between various buildings and their constituent parts, which would be perceived as separate buildings on maturing of the landscape proposals, further breaking up the perceived massing of the buildings.

Boundary Treatment

- 13.5.10. The character along the A4095 will be slightly changed as result of the incorporation of the new access and filtered views of the new built form including the signage, entrance and car park. The proposed access point is located to the southern section of the north-eastern boundary, where the existing vegetation is considerably narrower and of lower influence to screening of the Site. This will minimise the impact upon the more valuable vegetation along the northern section of this boundary, helping to maintain the current character of the A4095. The car park would be surrounded with a new species-rich hedgerow, with supplementary tree and scrub planting strengthening the boundary with the A4095.
- 13.5.11. In addition, native broadleaved woodland planting will be provided along the northern edge of the Northern Parkland, enhancing the physical and visual containment of the Site and limiting views of the new hotel buildings and the large hard standing of the car park at the ground level. Overall, the north-eastern boundary will become well wooded in the long term, contributing to the woodland parkland character of the adjacent Bignell Park and enhancing the local wooded landscape character.
- 13.5.12. The majority of existing vegetation along the western boundary will be retained to maintain the current screening / separation between the Site and the adjacent M40 corridor. There will inevitably be some loss of vegetation in particular close to the south-western corner to accommodate the new waterpark. However, the value of this vegetation has been assessed as low in the Tree Constraints Plan **Ref.13.23**. Additional native broadleaved woodland planting will be incorporated to strengthen the screening and further reduce the impacts. After 10-15 years, the new planting will be sufficiently established to provide the intended degree of physical and visual containment and help to assimilate the Proposed Development into its context.
- 13.5.13. The southern and south-eastern boundaries are currently not defined by any continuous strip of vegetation or other landscape features and hence are relatively open, affording clearer views towards the Proposed Development from the adjacent residential properties and visitors to the hotel and spa. The landscape strategy will focus on forming a definitive edge to the Proposed Development and reducing visual intrusion. This is to be achieved through provision of a multi-functional area of open space, to include retained vegetation where appropriate, carefully positioned bunds up to 4m high planted with native woodland with coniferous evergreen trees and new scattered parkland trees. The retained vegetation and proposed bunds will provide early screening immediately on completion, reducing the extent of direct views of the Proposed Development and car park from adjacent visual receptors, including views from the M40 and Green Lane overbridge to



the south west. The inclusion of some coniferous species in the broadleaved woodland mix will help to reduce the visual impact, especially in the winter months.

Public Rights of Way

- 13.5.14. The existing footpath 161/6/10 will be diverted to meander through the new open space along the south-east boundary, joining the A4095 at the very eastern corner of the Site. The diverted footpath will be aligned to the south-eastern side of the proposed mounding to be tucked away from the new built form, reducing the its visual prominence upon the walkers.
- 13.5.15. The current northern access point for the existing footpath 161/6/10 will provide public access into the Northern Parkland, with a circular route through the park, terminating back at the northern access point. This additional facility, with extensive landscape enhancements, will provide a substantial improvement to public use of the Site over the current provision.

Lighting Strategy

- 13.5.16. Lighting will be provided as outlined in the Lighting Design, Exterior Lighting Design Concepts Stage 2 Planning Document **Ref.13.25**, submitted alongside the planning application for the Proposed Development. This defines the following specific zones for lighting around the development:
- Car Parks / Service Road (2.5 lux minimum, 10 lux average);
 - Main Entrance Vehicle Route (8 lux minimum, 20 lux average);
 - Service Yards (20 lux minimum, 50 lux average);
 - Pedestrian Routes, outside FEC (navigational assistance only)
- 13.5.17. As reported in the Illumination Impact Profile **Ref.13.26**:

The design has used the luminaires specified within the lighting design masterplan DOC-1616193-20190820-BA-LIGHTING DESIGN CONCEPTS-03 with a lumen output which would be suitable to meet the lighting guidelines for this project. If these types of luminaires are used it will be possible to develop the site with a negligible impact on the surrounding area.

The roads & car parks are lit utilising LED "flat bed" fittings with no upward light component. They are column mounted at 6m to ensure minimal spill to surrounding areas. The boundary area to the south eastern car park utilises a similar fitting but on 4m columns to minimise visibility from nearby residential properties. The service yards are lit to a higher level than the access roads and car parks, however provision will be made for PIR operation to ensure the additional level of light is only in use as is necessary for safety purposes. The pedestrian amenity areas to the to the north west are lit with bollard lighting, These provide low level path indication only. The typical height for these units is 900mm.

Enhancement Measures

- 13.5.18. In addition to the above mitigation measures, high quality open spaces, external spaces around the new buildings, landscape within the car park / along internal roads and a network of paths / trails will also be proposed to further improve the landscape resources and enhance the character of the Site.

Northern Parkland

- 13.5.19. The Northern Parkland covers the northern part of the Site, forming a key aspect of the landscape proposals, establishing physical connections to, and assisting in assimilation of the Proposed Development into, the wider landscape. New native woodland planting will comprise a mixture of

coniferous and deciduous species as evident in the local landscape. This will result in a notable improvement on enhancing the wooded character and providing a smooth transition to the adjacent parkland estate. New paths and trails will also be incorporated to promote public accessibility and interaction with nature.

Arrival Place and Car Park Landscape

- 13.5.20. The entrance boulevard comprises avenue trees, formal hedgerows and ornamental planting, framing views toward the lodge and offering a strong sense of arrival. Key tree groups will be retained where appropriate within the proposed car park, and together with new tree planting and hedges, this will help to break up views across the car park, providing a green canopy and further filter views towards the new built form.
- 13.5.21. The external space surrounding the built form will be designed cohesively to reflect the architectural style of the lodge as well as the local landscape. Axis on the entrance boulevard, the vision for the lodge entrance is to create an iconic landmark landscape – retaining and extending an existing pond and enhancing the surrounding planting structure. This will help to achieve a unique landscape character to soften and breaking up the new built form, to offer an immediate connection to nature, and to add visual interest and enhance visual amenity.

Biodiversity

- 13.5.22. There are opportunities to create landscape and biodiversity enhancement, in particular associated with establishment of various habitats on Site to form an adequate and designated zone for wildlife. The landscape proposals will seek to maintain habitat corridors / connections as an essential principle of implementing green infrastructure. The species for proposed woodland / tree belts will comprise a range of native trees and shrubs to provide food resources and shelter for local wildlife. The reinforcement of existing scrub vegetation will also offer nesting opportunities for birds, invertebrates and mammals. Surrounded by grassland and trees, the retained ponds with permanent water will provide wet or semi-wet habitats for a broad range of invertebrates. The design of any new ponds will include sinuous margins, a series of safe, shallow and unshaded southern banks to create various habitat conditions for aquatic vegetation to establish and wildlife to colonise. Upon the establishment of a wide range of habitats incorporating valuable ecological components, the biodiversity on Site will be enhanced, which will contribute further to the character of the landscape and improved sense of tranquillity.

13.6. ASSESSMENT OF EFFECTS, MITIGATION AND RESIDUAL EFFECTS

- 13.6.1. A detailed assessment of the likely impacts and effects of the Proposed Development on landscape and visual amenity is provided in the **Schedule of Likely Landscape Effects at Volume II: Appendix 13.5** and **Schedule of Likely Visual Effects at Volume II: Appendix 13.6**. The findings are summarised in the section below.
- 13.6.2. Potential impacts associated with lighting have also been considered as part of the LVIA. During construction, there will be a limited amount of night time light relating to work activities, and these activities would be temporary. The predicted impacts will be minimal and will not result in a noticeable difference to the effects identified for the day time. Therefore, night time effects during the construction phase are not considered further as part of this LVIA.
- 13.6.3. For short term (Year 0) and long term (Year 15) effects, the night time impacts of the Proposed Development have been considered (with reference to the Illumination Impact Profile **Ref 13.26**),



with any change between day and night time effects described and set out in **Appendix 13.6**. Where a specific reference is not made between day and night time effects, it is considered that there is no difference.

CONSTRUCTION PHASE

- 13.6.4. Depending on the nature of construction activities and the associated logistics for moving material and plant on and off Site, it is likely that construction features and activities would be visible from areas in close proximity to the Site, largely between and above the various areas of existing vegetation and surrounding built form. There would also be middle distance views from a limited number of elevated locations such as bridges over the M40 along both the A4095 and Green Lane. Views of the construction activities from distant locations are likely to be very limited or not perceived.

Table 13.8 Landscape Effects during Construction Phase

<p>Landscape Effects</p>	<p>Site Level</p> <p>The majority of the construction works would be largely limited to the central parts of the Site. Vegetation and ponds in the northern part will be retained and protected from any potential damage from construction work. There will be direct loss of some existing low value grassland and a number of trees. The existing landform will also be modified to prepare for the building platform and associated infrastructure, along with construction of mounding along the southern boundaries and additional ponds in various areas. The majority of the boundary vegetation (the key landscape features) will be retained and hoarding will be erected to provide another layer of containment.</p> <p>Landscape effects during the construction phase will be largely restricted to the Site itself, having a Direct Temporary Short Term Moderate Adverse Effect (not significant) – derived by a combination of its Medium sensitivity and Medium (adverse) magnitude of impact.</p> <p>Local Landscape Character</p> <p>Alterations to the landscape resources of the Site would have a limited influence on the overall character of the Wooded Estate LT, with the majority of the mature boundary vegetation retained as part of the Proposed Development and most areas of planting retained in the northern part of the Site. Construction works would introduce a temporary uncharacteristic level of activity in the vicinity of the Proposed Development, with the wider area remaining unaffected.</p> <p>In the wider context of both the Wooded Estatelands LT and CW/59 Middleton Stoney LDU, the landscape effects are considered to be Direct Temporary Short Term Minor Adverse (not significant) – derived by a combination of its High sensitivity and Low (adverse) magnitude of impact.</p>
<p>Secondary Mitigation</p>	<p>No secondary mitigation proposed in addition to the primary mitigation listed in Section 13.5 and Chapter 4: The Proposed Development.</p>
<p>Residual effects and monitoring</p>	<p>Given all primary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects during construction remain as reported above and are considered to be not significant.</p>

Table 13.9 Visual effects during construction phase

<p>Visual Effects</p>	<p>The visual effects of Direct Temporary Short Term Moderate - Major Adverse (significant) are related to those visual receptors with Medium to High sensitivity and experience Medium-High (adverse) magnitude of impact, located in the vicinity of the Proposed Development including users of the PRoW 161/6/10, residents of Vicarage Farm and Stableford House, and visitors to the hotel and spa (Viewpoints 3 and 18). This is due to these receptors experiencing direct and filtered views towards the construction activities, resulting in a great contrast and relatively large change compared to the existing visual baseline. However, the impacts are considered to be temporary.</p> <p>For all the other visual receptors, the significance of visual effects will be Direct Temporary Short Term Minor – Moderate Adverse, Negligible or Neutral (not significant).</p>
<p>Secondary Mitigation</p>	<p>No secondary mitigation proposed in addition to the primary mitigation listed in Section 13.5 and Chapter 4: The Proposed Development.</p>
<p>Residual effects and monitoring</p>	<p>Given all primary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects during construction remain as reported above with users of PRoW 161/6/10, residents of Vicarage Farm and Stableford House, and visitors to the hotel and spa having direct temporary short term significant visual effects. Visual effects of all other visual receptors are considered to be not significant.</p>

OPERATION PHASE

- 13.6.5. Impacts during operation are concerned with the long-term alteration in the baseline from the existing golf course to the Proposed Development, which will be seen as a permanent component in the local landscape.
- 13.6.6. There will be loss of existing boundary vegetation along the A4095 to accommodate the highway work and new access. The modification of landform will be focussed on the central part of the Site, where the existing grassland and a number of trees will also be removed, to accommodate the Proposed Development. The existing public footpath will be diverted and incorporated into the new areas of open space and supplemented by new paths and trails, enhancing the public accessibility of the Site.
- 13.6.7. As stated in the previous section, the Landscape Strategy aims to establish a well connected and multi-functional framework of green infrastructure that serves the intended mitigation and enhancement functions. The landscape resources will be considerably enriched including: the implementation of species rich wildflower grassland, enhancement of hedgerows and additional hedgerow trees, increase in woodland coverage and improvement on public accessibility to open spaces. In addition, the retention of existing ponds, incorporation of the SuDS and various valuable ecological habitats will also help to reduce the flood risk and enhance the biodiversity locally.
- 13.6.8. Overall, the effects on physical landscape resources are considered to be beneficial. The assessment of impacts on individual landscape resources are summarised in **Table 13.14 - Summary of Effects Table for Landscape and Visual Impacts**

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Construction Phase				
Change to Landscape Character : Site Level	Landform, Vegetation, PRoW, Waterbodies, Tranquillity	-, T, D, ST Moderate Adverse	N/A	-, T, D, ST Moderate Adverse (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, T, D, ST Minor Adverse	N/A	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, T, D, ST Moderate - Major Adverse	N/A	-, T, D, ST Moderate - Major Adverse (significant)
Change to Visual Amenity	Viewpoint 3: PRoW 161/6/10, visitors to hotel and spa	-, T, D, ST Moderate - Major Adverse	N/A	-, T, D, ST Moderate - Major Adverse (significant)
Change to Visual Amenity	Viewpoint 4	-, T, D, ST Minor - Moderate Adverse	N/A	-, T, D, ST Minor – Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoints 1a, 1b, 2, 14a, 14b & A to E	-, T, D, ST Minor Adverse	N/A	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 5, 6, 15 & 16	-, T, D, ST Negligible	N/A	-, T, D, ST Negligible (not significant)
Change to Visual Amenity	Viewpoints 7, 8, 9, 10, 11, 12, 13 & 17	Neutral	N/A	Neutral (not significant)
Operation Phase (Year 0)				

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Landscape Character : Site Level	Landform, Vegetation, PRoW, Waterbodies, Tranquillity	-, T, D, ST Minor - Moderate Adverse	Retention of existing vegetation and additional planting, to enhance and increase landscape resource. Enhancement of retained ponds. Diversion of PRoW and connection to northern park to enhance provision.	-, T, D, ST Minor Adverse (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, T, D, ST Minor Adverse	Retention of the majority of boundary vegetation; implementation of new planting	-, T, D, ST Negligible (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, T, D, ST Moderate - Major Adverse	Proposed bund, implementation of new planting, and retention of existing vegetation	-, T, D, ST Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoint 3: PRoW 161/6/10, visitors to hotel and spa	-, T, D, ST Moderate - Major Adverse	Retention of vegetation where possible and new woodland planting elevated on bund along southern and south eastern boundaries	-, T, D, ST Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoint 4	-, T, D, ST Moderate Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Minor – Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoints 1a, 1b, 2, A to E	-, T, D, ST Minor – Moderate Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 6, 14a, 14b, 16,	-, T, D, ST Negligible – Minor Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Negligible (not significant)

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Visual Amenity	Viewpoints 5, 7, 8, 9, 10, 11, 12, 13, 15, 17,	Neutral	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	Neutral (not significant)
Operation Phase (Year 15)				
Change to Landscape Character : Site Level	Landform, Vegetation, PRow, Waterbodies, Tranquillity	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, including enhancements to retained ponds	-, P, D, LT Minor Beneficial (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Neutral (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor - Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoint 3: PRow 161/6/10, visitors to hotel and spa	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor Adverse (not significant)
Change to Visual Amenity	Viewpoint 4	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 1b, A & B	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Minor Adverse (not significant)

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Visual Amenity	Viewpoints 1a, 14a, 14b & C to E	-, P, D, LT Negligible - Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible (not significant)
Change to Visual Amenity	Viewpoints 2 & 16	-, P, D, LT Negligible	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Neutral (not significant)
Change to Visual Amenity	Viewpoints 5, 6, 7, 8, 9, 10, 11, 12, 13, 15 & 17	Neutral	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	Neutral (not significant)

13.6.9. below.

Operation Phase (Year 0)

13.6.10. It is assumed that the landscape proposals would be implemented toward the end of the construction activities however, it is unlikely that this would be sufficiently established on completion to provide any substantial contribution to the intended mitigation function. Therefore, the assessment of likely effects at Operational Phase (Year 0) assumes the worst case scenario, without landscape mitigation in place.

Table 13.10 Landscape effects during operation phase (Year 0)

<p>Landscape Effects</p>	<p>Site Level</p> <p>The Proposed Development will permanently transform the existing golf course to a leisure resort, introducing large scale built form set in a high quality landscape. There will be a localised loss of boundary vegetation to accommodate a new access off the A4095, but the character of the road will largely remain unchanged given the retention of existing vegetation and provision of supplementary planting. The new built form and car park will involve removal of some trees (mostly low value) within the central part of the Site. This will be compensated by establishing a hierarchy of planting structure that comprises new woodland planting, new parkland trees, species-rich hedgerows around the perimeter of the car park, additional hedgerow trees, extensive trees and hedgerows within the car park, shrubs / ornamental planting (close to the hotel), and extensive areas of wildflower grassland. As a result, there would be a considerable improvement on the existing landscape resource of the Site, reflecting the parkland / woodland character in the surrounding landscape and assimilating the Proposed Development into its context. Most of the existing ponds would be retained and enhanced.</p> <p>The significance of effects upon the Site landscape character is considered to be Direct Temporary Short Term Minor Adverse (not significant) – derived by a combination of its Medium sensitivity and Low (adverse) magnitude of impact.</p>
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	<p><u>Local Landscape Character</u></p> <p>The Proposed Development would introduce additional large scale built form into the landscape. The resort buildings would be situated on an area currently used as golf course, so would not reduce any of the agrarian features found in the wider landscape. There would be minimal loss of key landscape features, particularly along the M40 and A4095 boundaries, where new native woodland planting and species rich boundary hedgerows are proposed to strengthen areas of existing vegetation. Overall, given the extent of enclosure provided by surrounding landscape features, key characteristics of the wider LT/LDU, would remain unchanged.</p> <p>In the wider context of both the Wooded Estatelands LT and CW/59 Middleton Stoney LDU, the significance of effects is considered to be Direct Temporary Short Term Negligible (not significant) – derived by a combination of their High sensitivity and Very Low (adverse) magnitude of impact.</p>
<p>Secondary Mitigation</p>	<p>No secondary mitigation proposed in addition to the primary mitigation listed in Section 13.5 and Chapter 4: The Proposed Development.</p>
<p>Residual effects and monitoring</p>	<p>Given all primary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects at the operation phase (Year 0) remain as reported above and are considered to be not significant.</p>

Table 13.11 Visual Effects during operation phase (Year 0)

<p>Visual Effects</p>	<p><u>Daytime</u></p> <p>The significance of visual effects is considered to be Direct Temporary Short Term Moderate Adverse (not significant) upon the residents of Vicarage Farm and Stableford House (Viewpoint 18) - derived by a combination of their High sensitivity and experiencing a Medium (adverse) magnitude of impact. The magnitude of impact upon residents of these two properties is considered to reflect the worst case scenario, for views from upper floor windows that face the Site. Effects on views from lower floors or from other parts of the properties not facing the Proposed Development, would be less or neutral. For users of PRow 161/6/10 and visitors to the hotel and spa (Viewpoint 3), the significance of visual effects is considered to be Direct Temporary Short Term Moderate Adverse (not significant) – derived by a combination of its Medium sensitivity and experiencing a Medium (adverse) magnitude of impact.</p> <p>The proposed vegetated bunds along the southern and south-eastern boundaries of the Site will reduce the visual intrusion of the new built form, particularly from the ground level. There will be views of the upper extent of the new buildings over the top of the bunds and partial and filtered views of the planted car park. Retained vegetation will provide a degree of screening in the summer but only lightly filtering views in the winter.</p> <p>For all the other receptors, the significance of visual effects is assessed as Direct Temporary Short Term Minor – Moderate Adverse (not significant) at the most, with some being Minor Adverse and Negligible (not significant) and the rest of Neutral.</p> <p><u>Night time</u></p> <p>There would be a slight increase in impact upon these visual receptors as illustrated by Viewpoint 3 and 18, as a result of views of additional lighting from the waterpark, hotel rooms and car park, which generates a great contrast to the relatively dark golf course. Overall, the visual effects remain the same as concluded for the daytime.</p>
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	For all the other receptors, the magnitude of change at night is largely the same as assessed in the daytime. The effects are considered to be Direct Temporary Short Term Minor -Moderate Adverse, Minor Adverse, and Negligible or Neutral (not significant) .
Secondary Mitigation	No secondary mitigation proposed in addition to the primary mitigation listed in Section 13.5 and Chapter 4: The Proposed Development .
Residual effects and monitoring	Given all primary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects at the operation phase (Year 0) remain as reported above and are considered to be not significant .

Operation Phase (Post – Establishment of Mitigation, Year 15)

13.6.11. The mitigation related to landscape and visual matters have largely been incorporated into the Proposed Development as an integral part of the masterplanning, used to shape and influence the layout, scale, pattern, massing and height of the proposals (as detailed in Section 13.5 above). The new planting will have been well established (8m-12m high) 10-15 years after implementation, and will be able to provide its intended screening or softening function as required by the landscape strategy.

Table 13.12 Landscape effects at operation phase (Year 15)

Landscape Effects	<p>Site Level</p> <p>Landscape mitigation and enhancement proposals along the boundaries of the Site will have matured to provide substantial screening and softening of the new built form, helping to further assimilate the Proposed Development into the landscape of the Site. New woodland planting will be establishing well to offer a stronger coverage and further enhancing the local wooded landscape character. Although there will be permanent presence of the new large scale built form, the landscape proposals will provide a well established landscape setting that breaks up its massing, with a high quality external landscape in the immediate context of the new buildings.</p> <p>The significance of effects will be Direct Permanent Long Term Minor Beneficial (not significant) – derived by a combination of the Medium sensitivity and Low (beneficial) magnitude of change.</p> <p>Local Landscape Character</p> <p>At year 15 the structural landscape planting - provided as mitigation to further soften views of the new buildings - would have established. Areas of woodland - proposed along the northern, western and southern boundaries - would reflect the current wooded character evident in the wider landscape and would allow the Proposed Development to assimilate sympathetically into the wider landscape setting. There would be improvement in landscape resources as the proposed multi-functional green infrastructure matures, providing an increase in high quality landscape features when compared to the current highly managed landscape of the existing golf course. Over time the geographical extent of change is considered to become barely perceptible.</p> <p>In the wider context of both the Wooded Estatelands LT and CW/59 Middleton Stoney LDU, the significance of effects is considered to be Direct Permanent Long Term Negligible or Neutral (not significant) – derived by a combination of the High sensitivity and Very Low (adverse) or Neutral magnitude of impact.</p>
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<p>Secondary Mitigation</p>	<p>A Landscape & Ecological Management Plan has been produced to support the Great Crested Newt District Licence Application, this: sets out the long term aims and objectives of how the landscape components are to be established and maintained; includes a prescriptive series of timed operations that form a working document to instruct the Management Company / Landscape Contractor.</p>
<p>Residual effects and monitoring</p>	<p>Given all primary and secondary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects at the operation phase (Year 15) remain as reported above and are considered to be not significant.</p>

Table 13.13 Visual effects at operation phase (Year 15)

<p>Visual Effects</p>	<p><u>Daytime</u></p> <p>The significance of visual effects is considered to be Direct Permanent Long Term Minor to Moderate Adverse (not significant) upon the residents of Vicarage Farm and Stableford House (Viewpoint 18) – derived by combining their High sensitivity and experiencing a Medium to Low (adverse) magnitude of impact. For users of PRoW 161/6/10 and visitors to the hotel and spa (Viewpoint 3), the significance of visual effects is considered to be Direct Permanent Long Term Minor Adverse (not significant) – derived by combining its Medium sensitivity and experiencing a Low (adverse) magnitude of impact. Establishment of new woodland planting on the bunds along the southern boundaries would assist in softening and filtering views of the Proposed Development. The incorporation of coniferous species would further enhance the screening in the winter months and also reflects the current planting mix elsewhere in the golf course. Extensive tree and hedgerow planting will have established in the car park to significantly reduce views of hard standing, parked cars and built form beyond. During a meeting at Vicarage Farm, it was noted that there are a number of new trees establishing within the garden of the property, if retained, at Year 15 these will have established to further reduce impacts on views from this property – particularly in the summer. The retained and supplementary planting along both western and north eastern boundaries as well as to the northern part of the Site would offer a robust backdrop to the new built form.</p> <p>For all the other receptors, the significance of visual effects is assessed as Direct Permanent Long Term Minor Adverse (not significant) at the most, with majority being Negligible (not significant) or Neutral.</p> <p><u>Night time</u></p> <p>Establishment of woodland vegetation along the bunds and extensive car park planting would further reduce the perception of visible lighting. However, an increase in sky glow will remain.</p> <p>For all the receptors, the magnitude of change at night is largely the same as assessed in the daytime. The effects are considered to be Direct Permanent Long Term Minor to Moderate Adverse, Minor Adverse, and Negligible or Neutral (not significant).</p>
<p>Secondary Mitigation</p>	<p>A Landscape & Ecological Management Plan has been produced to support the Great Crested Newt District Licence Application, this: sets out the long term aims and objectives of how the landscape components are to be established and maintained; include a prescriptive series of timed operations that form a working document to instruct the Management Company / Landscape Contractor.</p>

<p>Residual effects and monitoring</p>	<p>Given all primary and secondary mitigation measures have been successfully incorporated into the Proposed Development, the residual effects at the operation phase (Year 15) remain as reported above and are considered to be not significant.</p>
---	---

13.7. LIMITATIONS AND ASSUMPTIONS

13.7.1. To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The LVIA considers the contribution from heritage and ecological features make to the character and value of the landscape and visual receptors, along with an assessment of the likely effect of the Proposed Development on the landscape character and views associated with heritage features. The LVIA has been carried out in landscape and visual terms only and does not assess direct or any other indirect effects on heritage or ecological resources (these are covered by other chapters of the Environmental Statement);
- The LVIA is based on views from publicly accessible locations, where an impact on residential and other private views (e.g. commercial properties) is noted, this has, necessarily been estimated (unless access was provided by the land owner);
- The viewpoints identified on **Figure 13.7** at **Volume II: Appendix 13.3** are intended to illustrate the potential impact from a representative range of receptors including residents, users of public rights of way, visitors to public / private open space, users of leisure facilities, users of the road network etc. The LVIA has not necessarily identified all locations from where the Proposed Development would potentially be visible; and
- In the absence of a detailed design and layout the effects of lighting cannot be accurately determined however, the LVIA includes an assessment of the likely effects of: temporary lighting resulting from construction; sky glow; and, change to the landscape and views as a result of the introduction of lighting as part of the Proposed Development.

13.8. SUMMARY

13.8.1. The Landscape & Visual Impact Assessment (LVIA) reported in this chapter of the ES has been prepared by Yu Yang, a Chartered Landscape Architect from Bradley Murphy Design (BMD).

13.8.2. The Site is characterised by the existing BHGS and does not contain many features characteristic of the surrounding landscape, as defined by the OWLS. The main features contributing to the local landscape comprise:

- Well established boundary vegetation, in particular the woodland belt along the M40 and the hedgerow / hedgerow trees along the A4095;
- Small scale woodlands and plantations in the northern part of the Site;
- A number of existing ponds.

13.8.3. There are views into and across the Site from upper storey north-west and west facing windows at nearby properties of Vicarage Farm and Stableford House immediately to the south east, along with views from an existing PRow that crosses through the Site. The southern and south-eastern boundaries are only partly enclosed in the vicinity of the Hotel and Spa, also allowing views from the southern part of the golf course and associated Hotel and Spa.



- 13.8.4. Otherwise, the Site is largely visually contained from the wider landscape context due to the combined influence of gently sloping landform, dense boundary vegetation and screening provided by strong areas of vegetation in the surrounding landscape – including that of the southern half of the golf course, outside the Site boundary.
- 13.8.5. Along the western boundary, the heavily vegetated M40 corridor offers a substantial visual barrier preventing views into the Site from the west. The A4095 runs along the north-eastern boundary of the Site and the existing roadside hedgerow and trees also offer a strong visual barrier, screening or heavily filtering views into the Site. Views of the Site from the wider context of the Study Area are very limited, with most areas subject to no views of the Site or any of its tall woodland / plantation.
- 13.8.6. The majority of the construction works would be largely limited to the central and southern parts of the Site, with existing vegetation and ponds in the northern part of the Site retained and protected from damage. There will be direct loss of some low value grassland and a number of trees, with existing landform modified slightly to accommodate the development, including mounding along the southern boundaries. The majority of key landscape features (particularly along the boundaries) will be retained. Overall the landscape effects on Site during construction would be Direct Temporary Short Term **Moderate Adverse (not significant)**.
- 13.8.7. Given the extent of enclosure, alterations to the landscape resources on Site and construction activities would have a limited influence on the local landscape character beyond the boundaries of the Site, resulting in a Direct Temporary Short Term **Minor Adverse** effect (**not significant**). There would be no effects on the character of the wider landscape.
- 13.8.8. In terms of visual effects, properties in close proximity to the Site, the existing BHGS and the PRoW that runs through the Site would have the greatest views of construction activities, resulting in a Direct Temporary Short Term **Moderate – Major Adverse** effect (**significant**). Visual effects for all other views during construction would reduce substantially given the increasing distance and extent of enclosure, so are considered **not significant**.
- 13.8.9. Immediately following completion of the Proposed Development, the existing landscape of the Site would be permanently transformed, with the removal of some trees (mostly low value) within the central part of the Site and a localised loss of vegetation to provide an access from the A4095. New planting would increase the landscape resource of the Site, with existing ponds retained and enhanced, resulting in a Direct Temporary Short Term **Minor Adverse** effect (**not significant**).
- 13.8.10. Given the extent of enclosure, the completed development would have a limited influence on the character of the local landscape surrounding the Site, resulting in Direct Temporary Short Term **Negligible** effect (**not significant**). There would be no effects on the character of the wider landscape.
- 13.8.11. In terms of visual effects, the greatest change to views would be to the properties in close proximity to the Site, the existing BHGS and the PRoW that runs through the Site (which would be diverted along the southern boundary). For Vicarage Farm, Stableford House, the Hotel and Spa and PRoW, there would be a Direct Temporary Short Term **Moderate Adverse** effect (**not significant**). Visual effects would be less for all other locations (**not significant**).
- 13.8.12. Following establishment of landscape mitigation and enhancement planting, 15 years after completion, the extent of screening along the boundaries and new woodland planting within the Site will be establishing well, assimilating the Proposed Development into the surrounding landscape.

With the benefits provided by a more extensive framework of structural planting, the effects on Site would improve to Direct Permanent Long Term **Minor Beneficial (not significant)**. The additional planting on Site would further reduce any influence of new built form on the character of the surrounding local landscape, resulting in a Direct Permanent Long Term **Negligible – Neutral effect (not significant)**.

- 13.8.13. In terms of visual effects, the establishment of woodland elevated on mounding along the southern boundaries would reduce views of the Proposed Development from the adjacent properties of Vicarage Farm and Stableford House, improving the effect to Direct Permanent Long Term **Minor to Moderate Adverse (not significant)**. Views from the Hotel and Spa and PRoW would reduce further to Direct Permanent Long Term **Minor Adverse (not significant)**. Visual effects for all other locations would also reduce further (**not significant**).
- 13.8.14. There would be no impacts on Registered Parks and Gardens or any other designated features within the landscape, including the Chesterton Conservation Area, which lies c. 475m to the south east of the Site at its closest point – due to the extent of visual containment around the Site.
- 13.8.15. **Table 13.14** below provides a summary of the significant landscape and visual effects.



Table 13.14 - Summary of Effects Table for Landscape and Visual Impacts

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Construction Phase				
Change to Landscape Character : Site Level	Landform, Vegetation, PRow, Waterbodies, Tranquillity	-, T, D, ST Moderate Adverse	N/A	-, T, D, ST Moderate Adverse (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, T, D, ST Minor Adverse	N/A	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, T, D, ST Moderate - Major Adverse	N/A	-, T, D, ST Moderate - Major Adverse (significant)
Change to Visual Amenity	Viewpoint 3: PRow 161/6/10, visitors to hotel and spa	-, T, D, ST Moderate - Major Adverse	N/A	-, T, D, ST Moderate - Major Adverse (significant)
Change to Visual Amenity	Viewpoint 4	-, T, D, ST Minor - Moderate Adverse	N/A	-, T, D, ST Minor – Moderate Adverse (not significant)

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Visual Amenity	Viewpoints 1a, 1b, 2, 14a, 14b & A to E	-, T, D, ST Minor Adverse	N/A	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 5, 6, 15 & 16	-, T, D, ST Negligible	N/A	-, T, D, ST Negligible (not significant)
Change to Visual Amenity	Viewpoints 7, 8, 9, 10, 11, 12, 13 & 17	Neutral	N/A	Neutral (not significant)
Operation Phase (Year 0)				
Change to Landscape Character : Site Level	Landform, Vegetation, PRow, Waterbodies, Tranquillity	-, T, D, ST Minor - Moderate Adverse	Retention of existing vegetation and additional planting, to enhance and increase landscape resource. Enhancement of retained ponds. Diversion of PRow and connection to northern park to enhance provision.	-, T, D, ST Minor Adverse (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, T, D, ST Minor Adverse	Retention of the majority of boundary vegetation; implementation of new planting	-, T, D, ST Negligible (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, T, D, ST Moderate - Major Adverse	Proposed bund, implementation of new planting, and retention of existing vegetation	-, T, D, ST Moderate Adverse (not significant)



Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Visual Amenity	Viewpoint 3: PRow 161/6/10, visitors to hotel and spa	-, T, D, ST Moderate - Major Adverse	Retention of vegetation where possible and new woodland planting elevated on bund along southern and south eastern boundaries	-, T, D, ST Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoint 4	-, T, D, ST Moderate Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Minor – Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoints 1a, 1b, 2, A to E	-, T, D, ST Minor – Moderate Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 6, 14a, 14b, 16,	-, T, D, ST Negligible – Minor Adverse	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	-, T, D, ST Negligible (not significant)
Change to Visual Amenity	Viewpoints 5, 7, 8, 9, 10, 11, 12, 13, 15, 17,	Neutral	Retained and supplementary vegetation along the boundaries of the Site; additional planting to the Northern Parkland; additional planting on bund along southern boundaries	Neutral (not significant)
Operation Phase (Year 15)				

Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
Change to Landscape Character : Site Level	Landform, Vegetation, PRow, Waterbodies, Tranquillity	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, including enhancements to retained ponds	-, P, D, LT Minor Beneficial (not significant)
Change to Landscape Character : Local	Wooded Estatelands LT, CW/59 Middleton Stoney LDU	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Neutral (not significant)
Change to Visual Amenity	Viewpoint 18: Adjacent Residents	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor - Moderate Adverse (not significant)
Change to Visual Amenity	Viewpoint 3: PRow 161/6/10, visitors to hotel and spa	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor Adverse (not significant)
Change to Visual Amenity	Viewpoint 4	-, P, D, LT Moderate Adverse	Management and maturity of retained vegetation, establishment of additional planting elevated on bunds, particularly along southern boundaries	-, P, D, LT Minor Adverse (not significant)
Change to Visual Amenity	Viewpoints 1b, A & B	-, P, D, LT Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Minor Adverse



Description of Effects	Receptor	Significance and Nature of Effects Prior to Mitigation / Enhancement	Summary of Mitigation / Enhancement	Significance and Nature of Effects Following Mitigation / Enhancement (Residual)
				(not significant)
Change to Visual Amenity	Viewpoints 1a, 14a, 14b & C to E	-, P, D, LT Negligible - Minor Adverse	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible (not significant)
Change to Visual Amenity	Viewpoints 2 & 16	-, P, D, LT Negligible	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	-, P, D, LT Negligible - Neutral (not significant)
Change to Visual Amenity	Viewpoints 5, 6, 7, 8, 9, 10, 11, 12, 13, 15 & 17	Neutral	Management and maturity of retained vegetation, establishment of additional planting, particularly along boundaries	Neutral (not significant)

NB: Aspects of the Proposed Development considered as part of the pre-mitigation scenario are summarised above in Section 13.5.

Key to table:

+ / - = Beneficial or Adverse P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term N/A = Not Applicable

13.9. REFERENCES

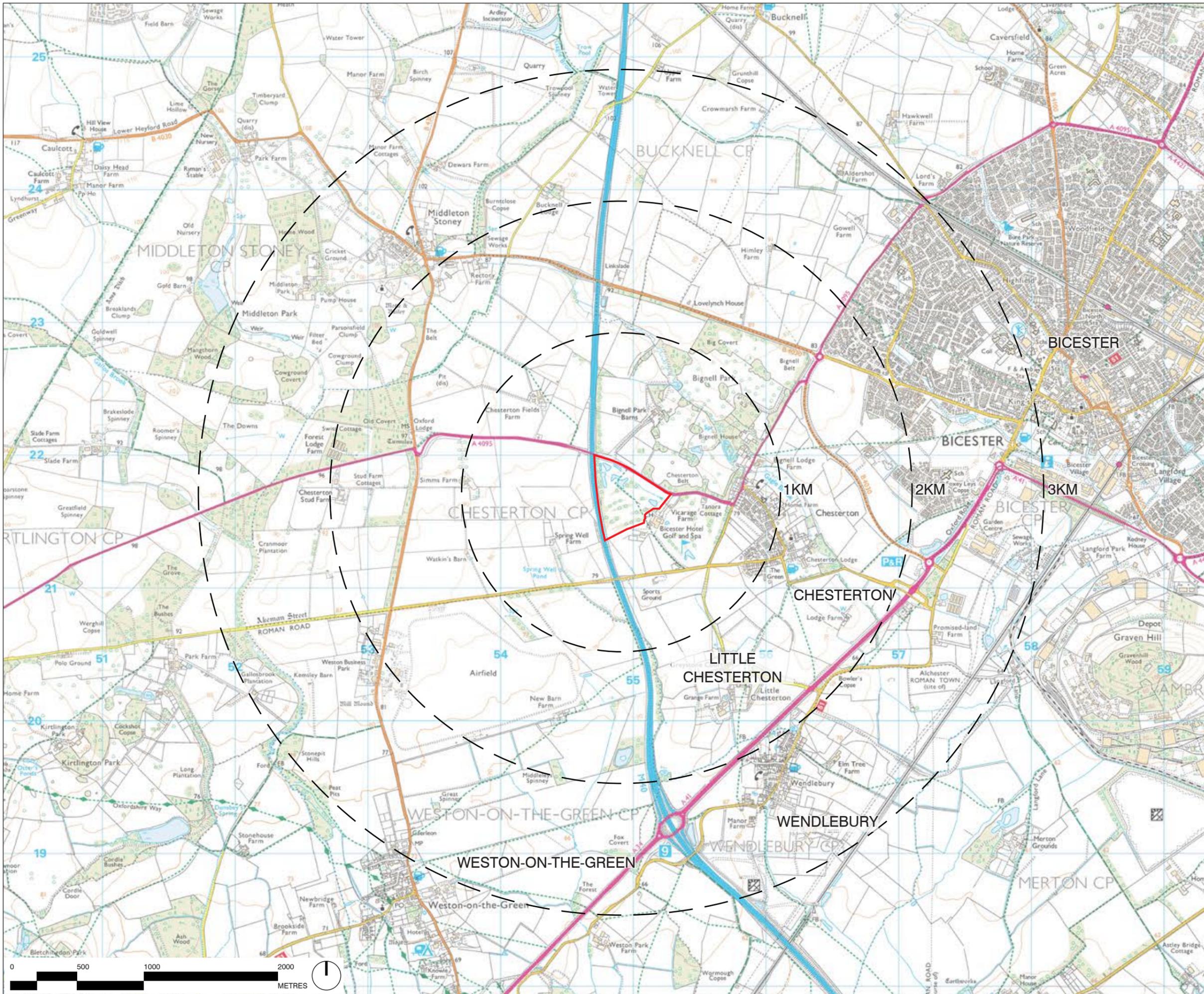
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FIGURES





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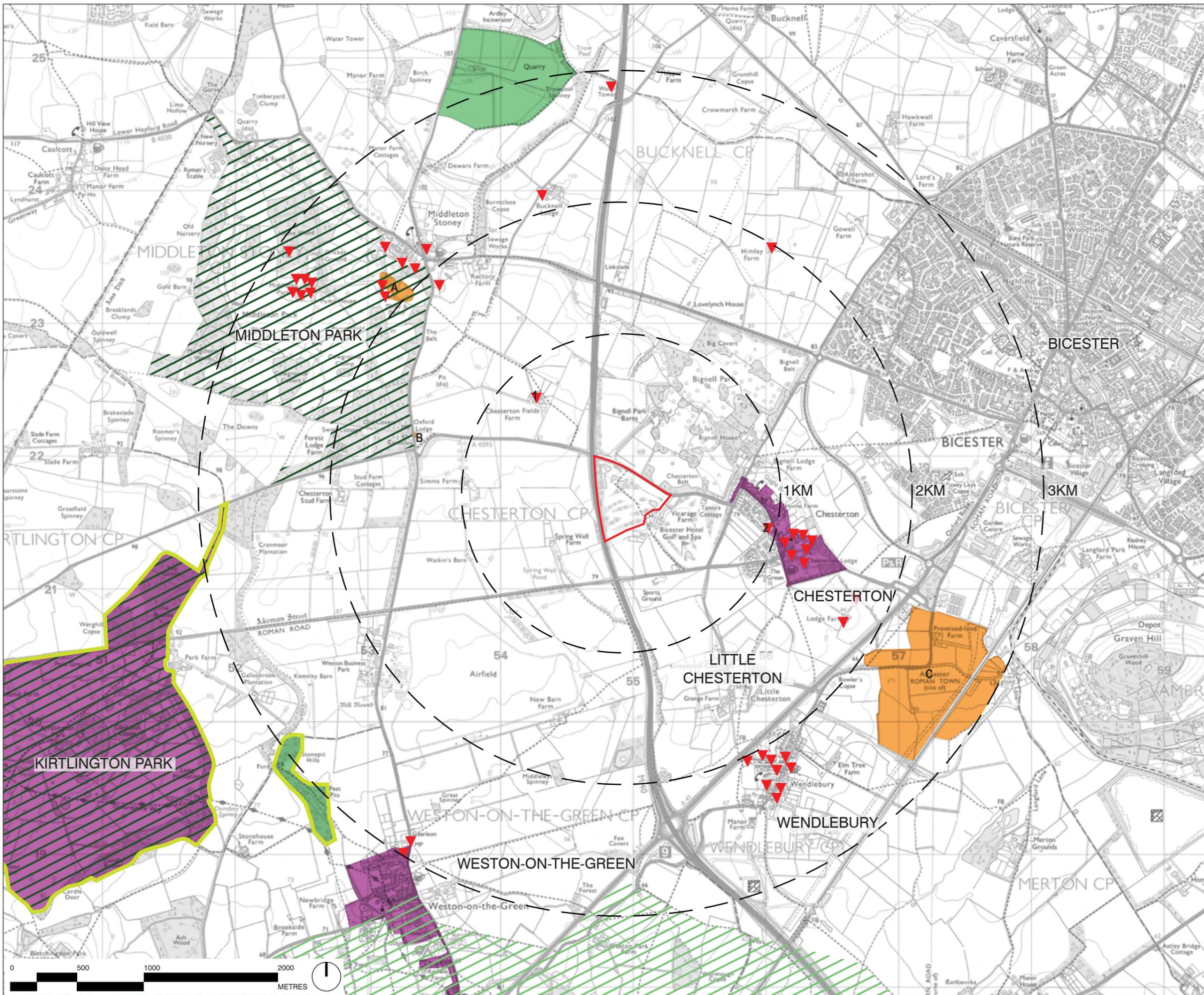
-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE



Rev	Description	Date	
	Purpose of Issue		
	PLANNING		
Bradley Murphy Design Ltd 6 The Courtyard Hatton Technology Park Dark Lane Hatton Warwickshire CV35 8XB			
t: 01926 676496 e: info@bradlerymurphydesign.co.uk www.bradlerymurphydesign.co.uk			
Client			
GREAT WOLF RESORTS			
Project			
GREAT WOLF LODGE, BICESTER			
Drawing Title			
Figure 13.1: Site Location and Study Area			
Drawn	Checked	Approved	Date
AW	YV	RW	12.09.2019
Job No.	Scale	Sheet Size	Revision
19.010	NTS	A3	
Drawing Number			
BMD.19.010.LVIA.FIG.13.1			



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-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE
- CHERWELL ADOPTED LOCAL PLAN POLICIES 2015**
-  CONSERVATION AREA
Policy no. ESD15
-  SCHEDULED MONUMENT
Policy no. ESD13 &15
-  REGISTERED PARK AND GARDEN
Policy no. ESD13 &15
-  EXISTING GREEN SPACE
Policy no. BSC10
-  GREEN BELT
Policy no. ESD14
- MAGIC.GOV.UK**
-  SITE OF SPECIAL SCIENTIFIC INTEREST
- HISTORIC ENGLAND**
-  LISTED BUILDING

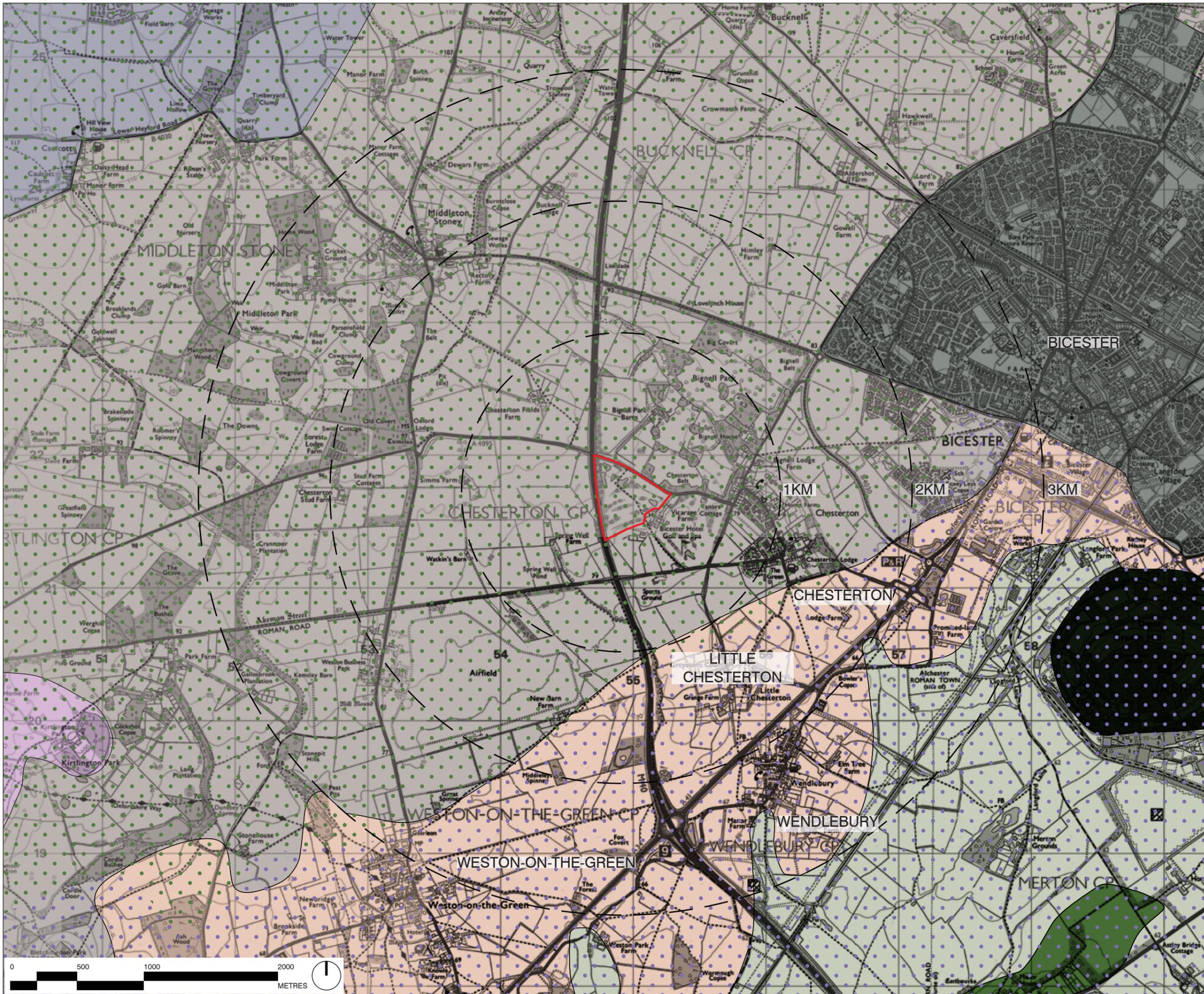
SCHEDULED MONUMENT
 A: Middleton Stoney Castle
 B: Saxon Barrow
 C: Alchester Roman Site

LISTED BUILDINGS
 1: Barn approximately 40m north west of Chesterton Fields Farmhouse (Grade II)
 2: Thatchover (Grade II)

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	Purpose of Issue		
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GREAT WOLF RESORTS			
Project			
GREAT WOLF LODGE, BICESTER			
Drawing Title			
Figure 13.2: Planning and Environmental Designa-			
Drawn	Checked	Approved	Date
AW	YV	RW	12.09.2019
Job No.	Scale	Sheet Size	Revision
19.010	NTS	A3	
Drawing Number			
BMD.19.010.LVIA.FIG.13.2			



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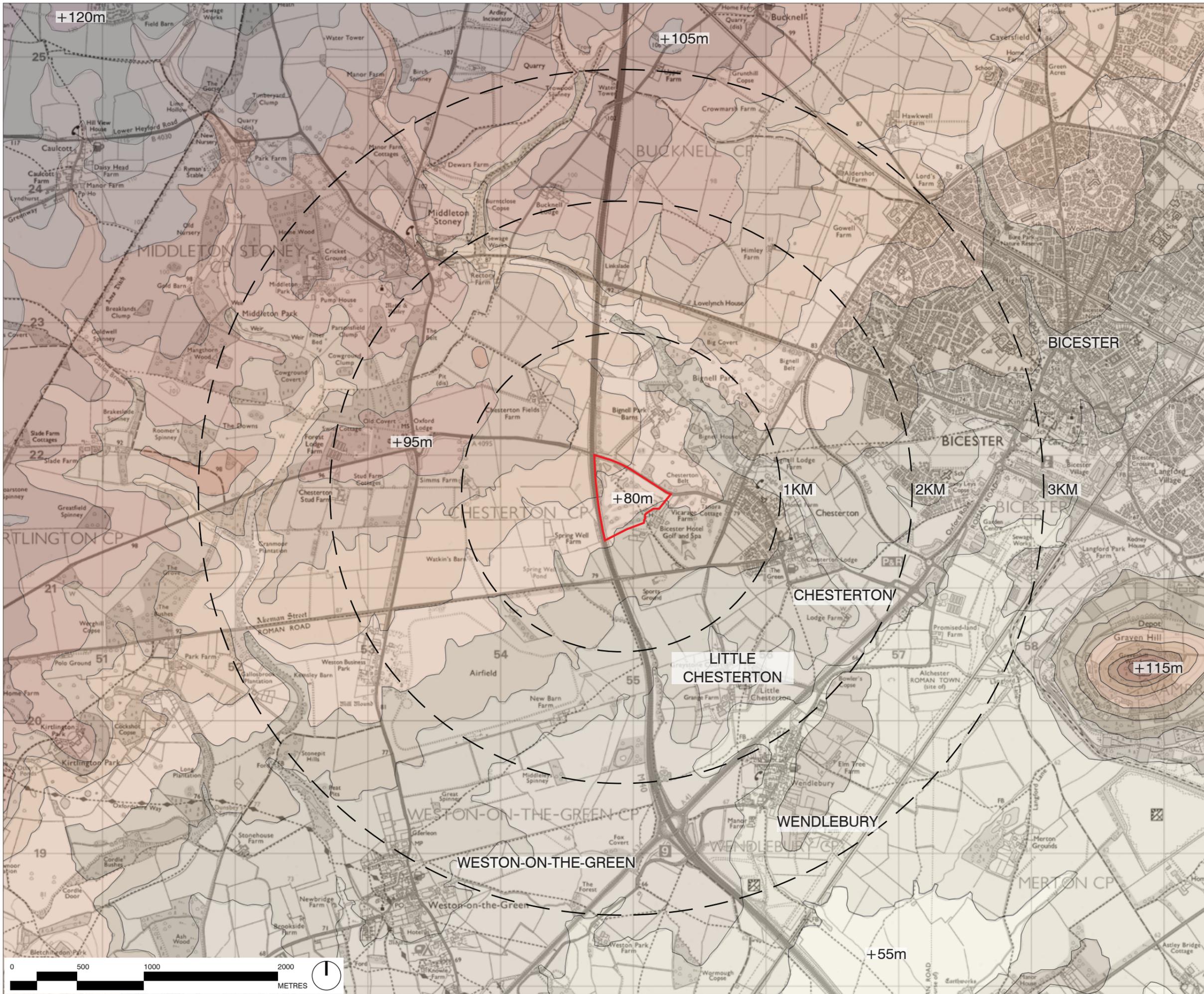
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-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE
- NATIONAL LANDSCAPE CHARACTER**
-  COTSWOLDS
-  UPPER THAMES VALE
- OXFORDSHIRE WILDLIFE AND LANDSCAPE STUDY 2004**
- Landscape Type (LT)**
- Landscape Description Unit (LDU)**
-  SETTLEMENT
-  FARMLAND PLATEAU LT FRITWELL(CW/57) LDU
-  WOODED ESTATELAND LT MIDDLETON STONEY (CW/58) LDU
-  WOODED ESTATELAND LT MIDDLETON STONEY (CW/59) LDU
-  CLAY VALE LT WESTON-ON-THE-GREEN (UT/38) LDU
-  ALLUVIAL LOWLANDS LT RIVER RAY (UT/45) LDU
-  LOWLANDS VILLAGE FARMLANDS LT MERTON (UT/50) LDU
-  WOODED HILLS LT GRAVEN HILL (UT/51) LDU

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	Purpose of Issue		
	PLANNING		
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Project			
GREAT WOLF LODGE, BICESTER			
Drawing Title			
Figure 13.3: Landscape Character Areas			
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AW	YV	RW	12.09.2019
Job No.	Scale	Sheet Size	Revision
19.010	NTS	A3	
Drawing Number			
BMD.19.010.LVIA.FIG.13.3			



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-  DISTANCE FROM CENTRE OF SITE



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GREAT WOLF LODGE, BICESTER			
Drawing Title			
Figure 13.4: Topography			
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19.010	NTS	A3	
Drawing Number			
BMD.19.010.LVIA.FIG.13.4			

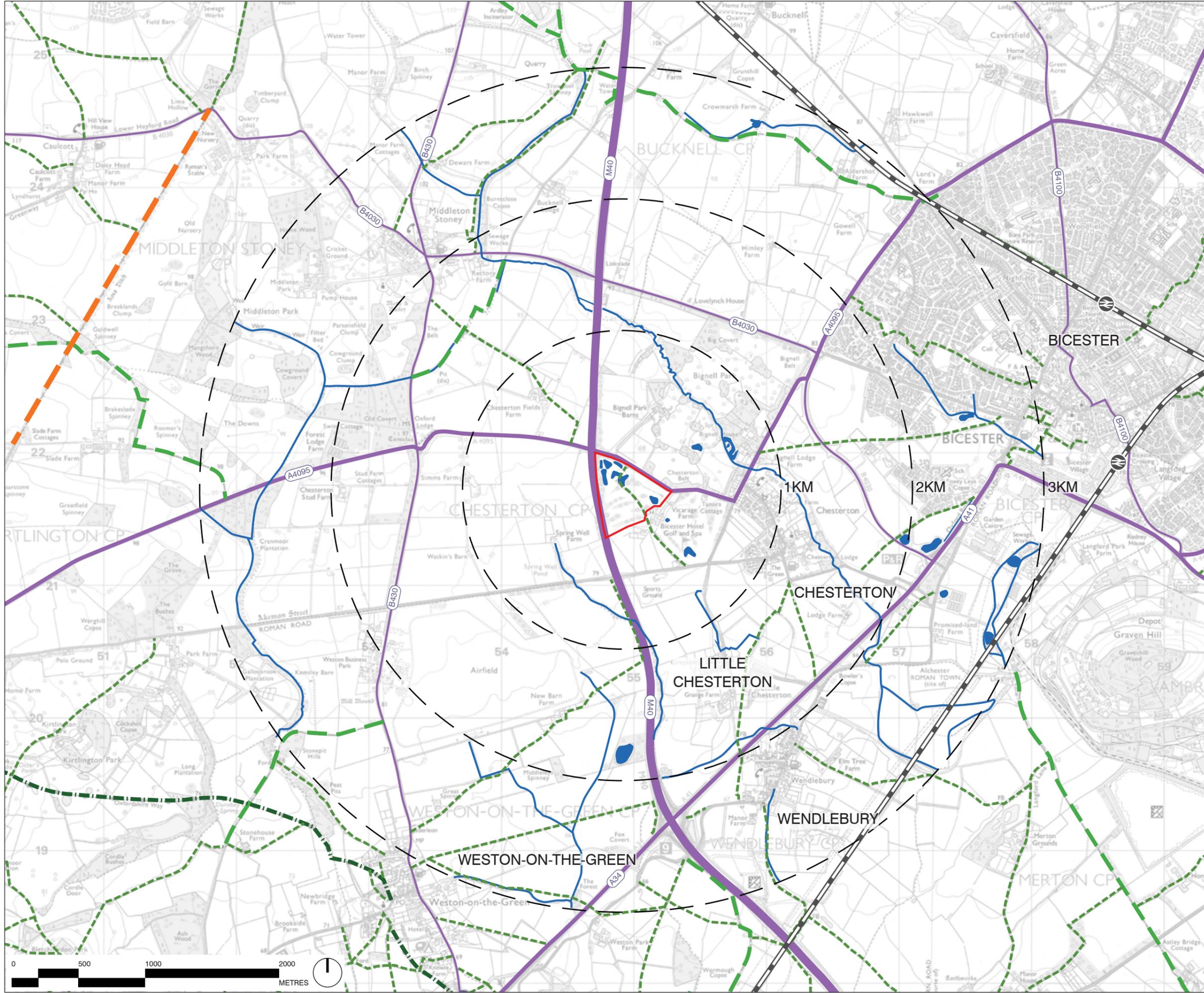


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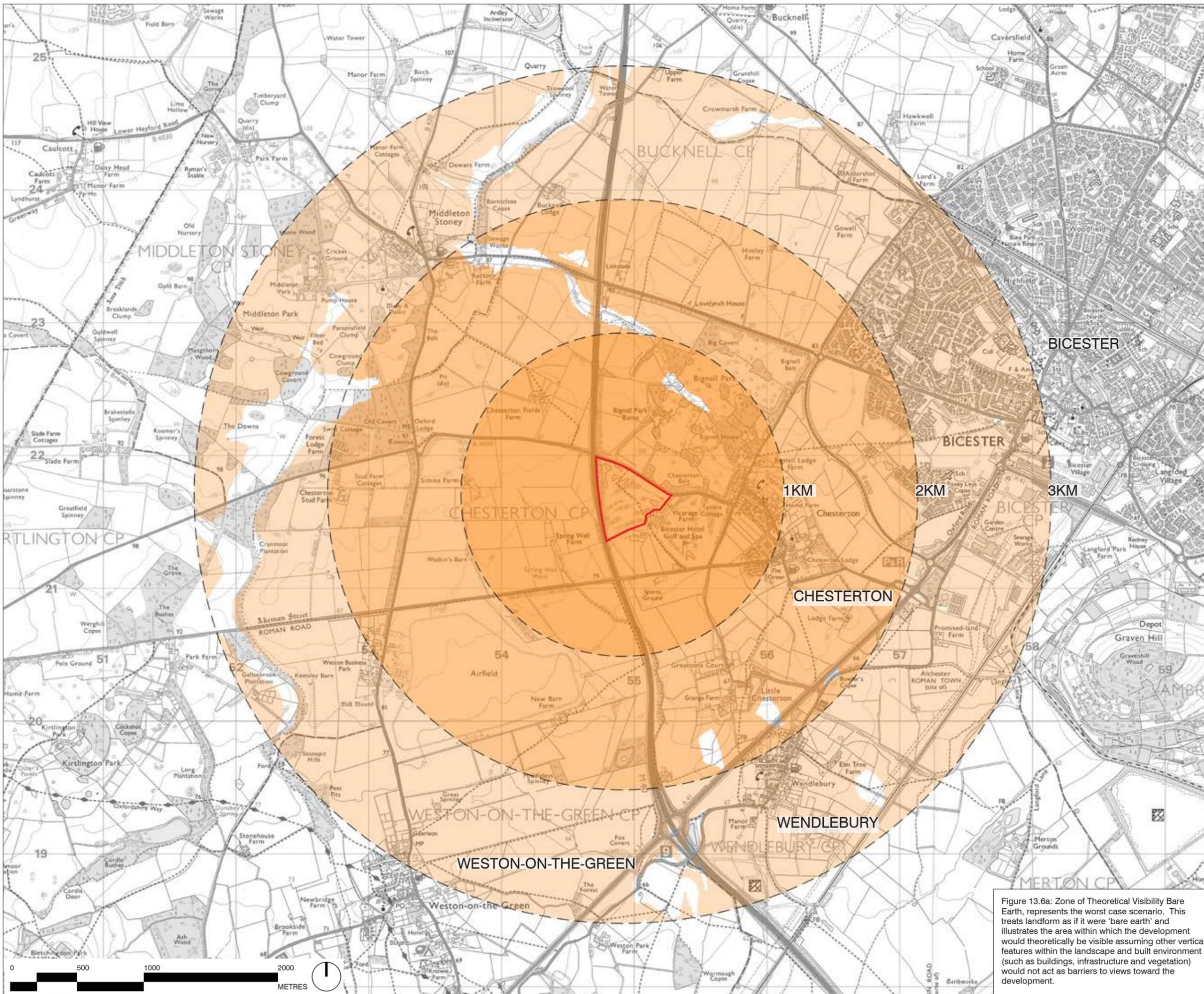
-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE
-  RAILWAY
-  MAJOR AND LOCAL ROADS
-  WATER COURSES & WATER BODIES
-  LONG DISTANCE ROUTES
-  BYWAYS
-  BRIDLEWAYS
-  FOOTPATHS



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Figure 13.5: Access and Water			
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BMD.19.010.LVIA.FIG.13.5			

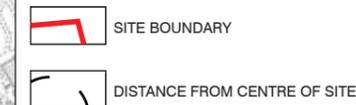


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ZONE OF THEORETICAL VISIBILITY (ZTV)

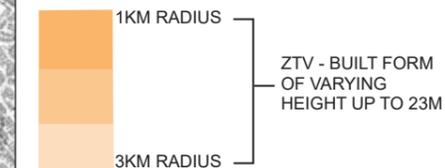
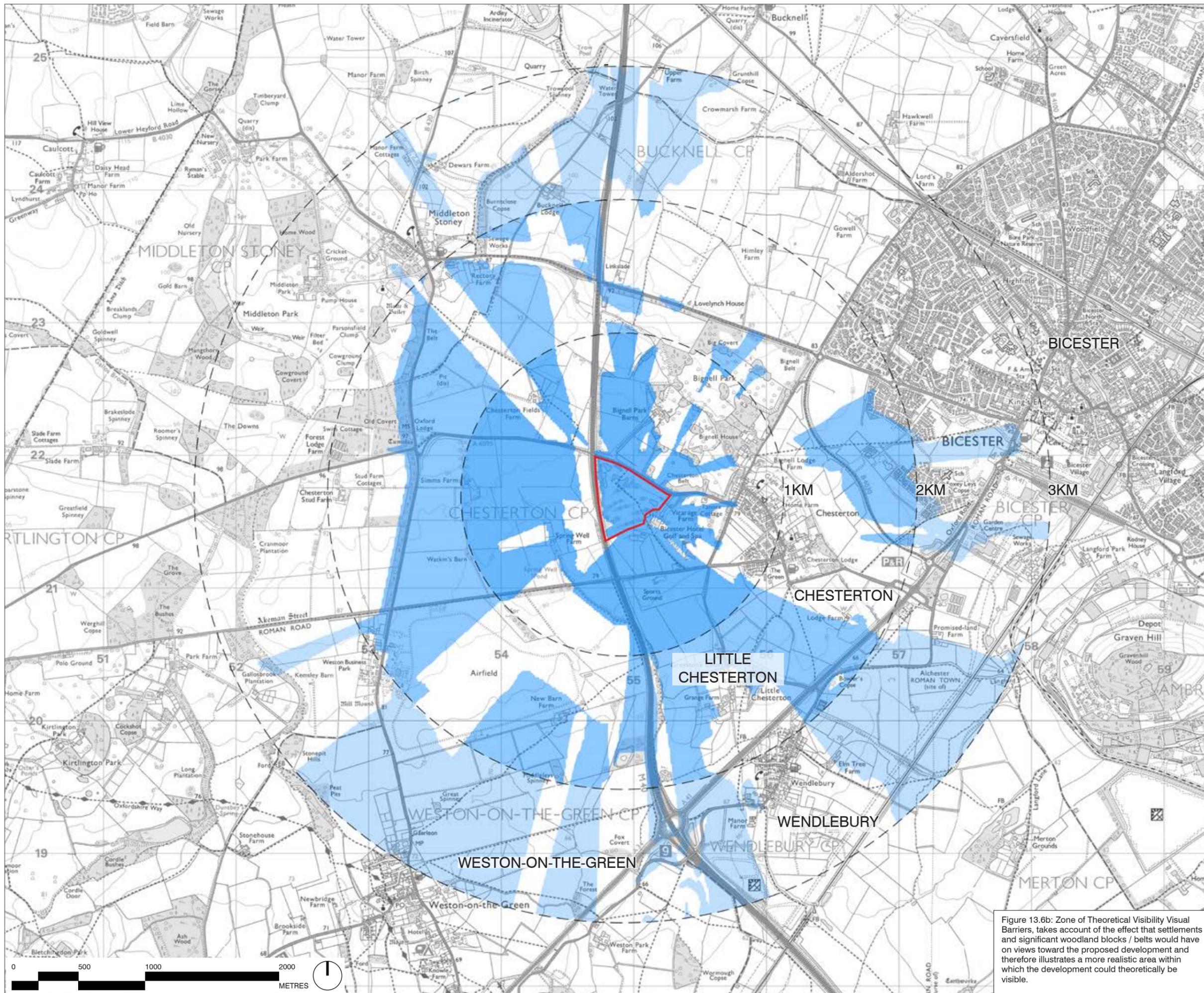


Figure 13.6a: Zone of Theoretical Visibility Bare Earth, represents the worst case scenario. This treats landform as if it were 'bare earth' and illustrates the area within which the development would theoretically be visible assuming other vertical features within the landscape and built environment (such as buildings, infrastructure and vegetation) would not act as barriers to views toward the development.

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Figure 13.6a - ZTV - BARE EARTH			
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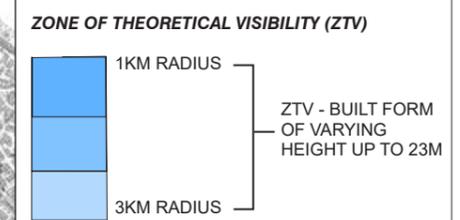
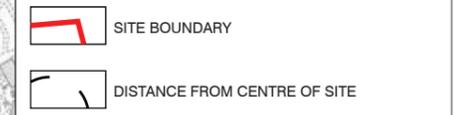


Figure 13.6b: Zone of Theoretical Visibility Visual Barriers, takes account of the effect that settlements and significant woodland blocks / belts would have on views toward the proposed development and therefore illustrates a more realistic area within which the development could theoretically be visible.

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Figure 13.6b: ZTV - VISUAL BARRIERS		
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Drawing Number	Date	
BMD.19.010.LVIA.FIG.13.6b	12.09.2019	
		Revision

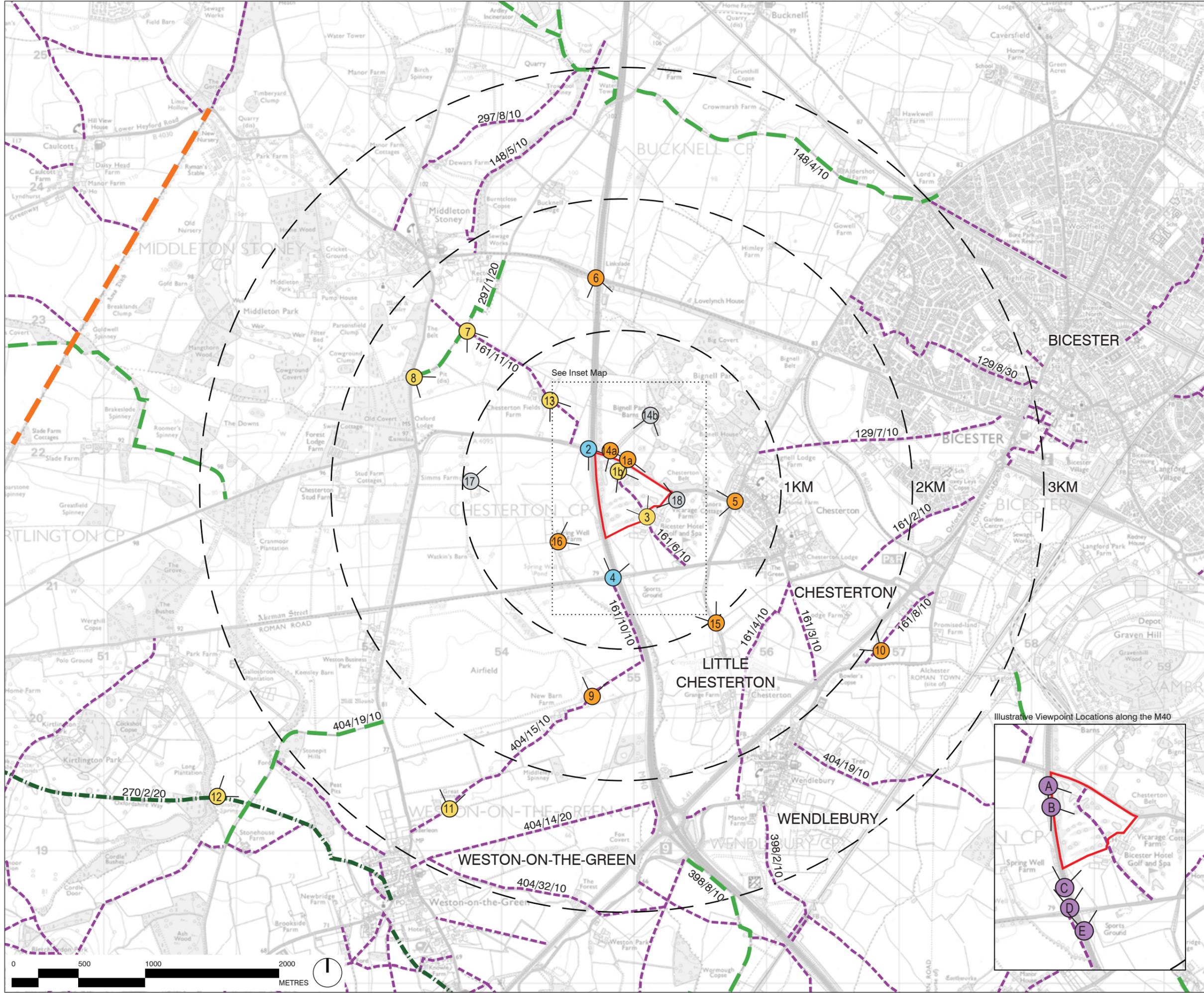


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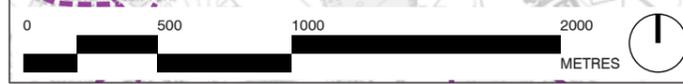
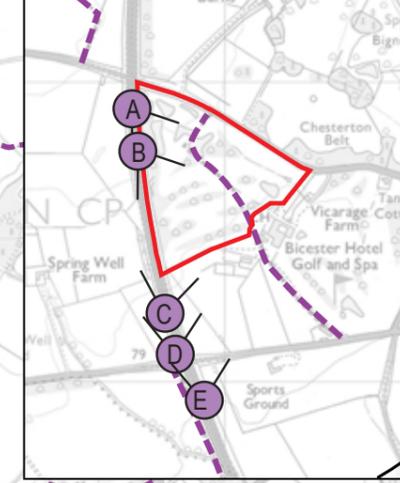
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-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE
-  LONG DISTANCE ROUTES
-  BYWAYS
-  BRIDLEWAYS
-  FOOTPATHS
-  VIEWPOINT WITH PHOTOGRAPH
-  VIEWPOINT WITH WIRELINES
-  VIEWPOINT WITH PHOTOMONTAGE
-  M40 ILLUSTRATIVE VIEWPOINT
-  VIEWPOINT WITHOUT PHOTOGRAPH



Illustrative Viewpoint Locations along the M40



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Figure 13.7: PROW and Viewpoint Location			
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BMD.19.010.LVIA.FIG.13.7			



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-  SITE BOUNDARY
-  EXISTING VEGETATION SCREENING, FRAMING, AND FILTERING VIEWS
-  EXISTING WATER BODIES ON SITE
-  EXISTING BUILT FORM
-  CONSERVATION AREA
-  DIRECT SHORT DISTANCE VIEWS
-  FILTERED SHORT DISTANCE VIEWS
-  FILTERED MIDDLE DISTANCE VIEWS
-  EXISTING PUBLIC FOOTPATH
-  POTENTIAL AREA FOR LANDSCAPE AND ECOLOGICAL ENHANCEMENT
-  POTENTIAL AREA FOR LANDSCAPE BUFFER BETWEEN GOLF/SPA/HOTEL COMPLEX AND PROPOSED RESORT
-  OPPORTUNITIES FOR ADDITIONAL STRUCTURAL BOUNDARY PLANTING
-  OPPORTUNITIES FOR LANDSCAPE BUFFER ALONG THE A4095



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www.bradleymurphydesign.co.uk

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Figure 13.8: Landscape and Visual Analysis

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Drawing Number BMD.19.010.LVIA.FIG.13.8			

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