Land North of Gavray Drive, Bicester

Technical Appendix 8.2: Landscape and Visual Effects

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On behalf of:
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Technical Appendix 8.2
Landscape and Visual Effects

Notes:
Each receptor is attributed a degree of sensitivity using the thresholds in **Annex EDP 1** and takes into account the 'susceptibility' of the receptor to change to the type of development proposed.
Effects of moderate or greater are considered to be 'significant' in visual terms
Effects of moderate/minor or lesser, are 'not significant' in visual terms

Receptor	**Sensitivity**	**Construction:** **Magnitude. Effect. Nature.**	**Operation Year 1:** **Magnitude. Effect. Nature.**	**Operation Year 15 and Beyond:** **Magnitude. Effect. Nature.**
Sub Regional-level Landscape Character: Oxfordshire Wildlife and Landscape Study (OWLS) Host: Bicester Urban Area	**Low**	High. Moderate/Minor. Adverse.	Medium. Minor. Adverse.	Low. Minor/Negligible. Adverse.
Sensitivity of Receptor Explanation	**Description of Context**	**Magnitude of Change**		**Summary**
None of the landscape components within the site and its immediate context are unusual or particularly rare within the wider landscape setting (including the adjoining Clay Vale landscape Type) and are typical of an urban-fringe location. Taking these matters into account, it is considered that the sensitivity of the site is low.	The site is situated wholly within the urban area of Bicester (the 'host area') but represents landform that has never been developed. OWLS have no published character study for this urban area.	<u>Construction Phase:</u> Indirect effects relating to the immediate urban area of Bicester relate to lighting, noise, vibration and the movement of materials to/from the proposed development. Generally, noise/vibration effects would be most acutely perceived by residents adjacent to the application site (i.e. south at neighbourhoods off Gavray Drive). Such indirect effects are less likely to be appreciable to the north and west of the site due to the intervening railway lines, industrial activities off Charbridge Road and Charbridge Way. The construction works would lead to a loss of some trees and hedgerows, where access would be necessary, and include localised ground remodelling. Some of the effects would be temporary in nature, as it is proposed that the ground disturbed during the creation of the attenuation feature is returned to grassland. The works would require temporary lighting where previously there was little street lighting. Construction activities will be stark and not benefit from the softening effects of strategic landscape planting. Taking these matters into account, the overall magnitude of change at the level of the parcel is considered to be very high at site level (effects on the wider landscape reduce quickly). Given the relatively small area of land being developed within the wider parcel and the retained features and habitats across the site, the overall magnitude of change is considered to be **high**. <u>Operation (Year 1):</u> At Year 1 the proposed development will have replaced all pre-existing farmland with residential uses and some public open space. Trees and hedgerows will be retained where possible; indeed, the retention and incorporation into the scheme of such features is given a high priority. The baseline characterisation describes the undulating, agricultural land use of this unit, and its urban-rural fringe character; the landscape being of generally good to fair quality, with a number of landscape detractors including an overhead power line.		During the temporary construction phase, this receptor will experience a worst case moderate/minor adverse level of effect which is **not significant** in visual terms. In the short term, this will reduce to a minor adverse effect which is **not significant**. In the long-term, the magnitude of change will reduce again to low, leading to a minor/negligible adverse effect, which is **not significant**.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Topography is a key characteristic of the parcel, trees and substantial hedgerows. These will be retained and enhanced wherever possible. Notwithstanding sensitive design and mitigation, the development of the site will permanently change the character from urban-fringe agriculture to urban. Whilst mitigation planting at this stage would not have any perceptible effect, the screening qualities of existing trees and hedgerows would have a noticeable impact on containing landscape effects both internally and externally, particularly to the south, reducing the overall magnitude of change to **medium**. <u>Operation (Year 15):</u> The development would integrate with existing built form to the south and west that characterises the urban edge of Bicester adding further weight to this distinct and legible settlement edge. However, overall, the proposed development would have a relatively limited urbanising effect on the adjoining rural areas Bicester is already defined by strong urban form i.e. railway line, A4421 main roadway and also the relatively modern built form including industrial units and residential settlement. Through maturity of mitigation measures combined with existing inherent mitigation and an already urban setting, the residual effect of the proposed development is likely to diminish in adverse effects to a barely discernible situation. The residual effect is considered to be **low**.	

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Sub Regional-level Landscape Character: Oxfordshire Wildlife and Landscape Study Neighbouring: Clay Vale	**Medium**	Low. Minor. Adverse.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation	**Description of Context**	**Magnitude of Change**		**Summary**
The sensitivity of the wider local landscape character area is regarded to be medium – reflecting the coherence and generally good condition, though undesignated nature, of the local landscape context adjacent to the urban edge of Bicester and containing a number of major transport corridors such as the London – Birmingham railway line and the M40.	This landscape type extends from the vale landscapes adjacent to the northern part of the River Cherwell to the Upper Thames area south of Bicester. It also occupies a large part of the Vale of White Horse to the north-east of Wantage and borders part of the River Thame and its tributaries. This is a low-lying vale landscape associated with small pasture fields, many watercourses and hedgerow trees and well-defined nucleated villages. This landscape type review summarises the key positive and negative attributes and key issues for this LCA. The character appraisal recognises its distinctive, rural, character and the pressures placed upon it from industrial, commercial and residential development on the fringes of	<u>Construction Phase:</u> It is likely indirect, perceptual, effects would occur to the Clay Vale landscape type including construction activities whereby lighting, noise, vibration and the movement of materials to/from the proposed development might be disruptive on a temporary basis. Such indirect effects are less likely to be appreciable to the north and west of the site due to the intervening railway lines, industrial activities off Charbridge Road and Charbridge Way. It is anticipated that, where perceived effects occur, they would be short-term and temporary in nature and minimised by an appropriate construction management plan designed to reduce the effects on the existing landscape receptors. Construction activities would not directly affect the wider landscape as the physical effects of construction (i.e. changes to fabric and character) would be contained within the application site and its immediate context and do not extend unacceptably within the wider landscape. Taking these matters into account, the overall magnitude of change is considered to be **low** albeit these changes would be perceived locally and not across the wider Clay Vale character area.		During the temporary construction phase, this receptor will experience a worst case minor adverse level of effect which is **not significant** in visual terms. Post completion of the Proposed Development, intervening mature vegetation, distance and built form will screen the proposals and **no effect** is predicted.

Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
	urban settlements which can be visually intrusive. The M40 motorway can be visually intrusive, whilst the degradation of hedgerows through dominant arable farming can lead to a 'gappy' are a range of patterns of change that would potentially affect the area in proximity of the application site. The application site, however, occupies a location where the urban edge is strong, and the distinction between urban and rural is relatively clear-cut.	<u>Operation (Year 1):</u> Due to there being no intervisibility between the site and the Clay Vale LT, at year 1 the proposed development would not be experienced from the wider area. Given construction activities and movement will have ceased, it is considered that the proposed development will have **no change** to the LT. <u>Operation (Year 15):</u> Due to there being no intervisibility between the site and the Clay Vale LT, at year 1 the proposed development would not be experienced from the wider area. Given construction activities and movement will have ceased, it is considered that the proposed development will have **no change** to the LT.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 1	Bicester Footpath 3 at sites north-eastern corner	**PRoW Users**	**High**	Very High. Major. Adverse.	Very High. Major. Adverse.	High. Major/Moderate. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Bicester Footpath 3 enters the site towards the western corner of the northern field parcels from Gavray Drive. Open views are afforded into the large arable field parcel in the northern extent of the site, where vegetation along Langford Brook can be identified in the middle distance and the large industrial units at Bicester Distribution Park to the north form a prominent feature in the view, behind the elevated railway lines.		<u>Construction Phase:</u> Due to the location of the view within the Site, it is likely that construction activity will be openly visible and in close proximity to this location. There is also potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over partially constructed buildings. During construction, where ground level and taller elements are visible, the Proposed Development would form a central part of the view giving rise to a **very high** magnitude of change. <u>Operation (Year 1):</u> On completion, it is likely that all distant views from this context would be limited by newly built form within the Proposed Development, with local character becoming further urbanised. The Proposed Development will form a central part of the view, which would comprise residential set back from the view with a new attenuation feature and landscaping in the foreground, giving rise to a **very high** magnitude to change. <u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the generally acceptance of the Proposed Development over this timeframe, the proposals become assimilated into the landscape. However, given the proximity of the receptor to the Proposed Development, the magnitude of change is likely to reduce only to **high**.	During the temporary construction phase, receptors at this viewpoint will experience a worst case major adverse level of effect which is **significant** in visual terms. In the short term, this will remain a major adverse effect which is **significant**. In the long-term, the magnitude of change will reduce slightly to high, leading to a major/moderate adverse effect, which is **significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 2	Bicester Footpath 3 along sites northern boundary	**PRoW Users**	**High**	Very High. Major. Adverse.	Very High. Major. Adverse.	High. Major/Moderate. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Bicester Footpath 3 enters the site towards the western corner of the northern field parcels from Gavray Drive. Open views are afforded into the large arable field parcel in the northern extent of the site, where vegetation along Langford Brook can be identified in the middle distance and the large industrial units at Bicester Distribution Park to the north form a prominent feature in the view, behind the elevated railway lines. Glimpses are also afforded from this location towards Gavray Drive through boundary vegetation.		Construction Phase: Due to the location of the view within the Site, it is likely that construction activity will be openly visible and in close proximity to this location. There is also potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over partially constructed buildings. During construction, where ground level and taller elements are visible, the Proposed Development would form a central part of the view giving rise to a **very high** magnitude of change. Operation (Year 1): On completion, it is likely that all distant views from this context would be limited by newly built form within the Proposed Development, with local character becoming further urbanised. The Proposed Development will form a central part of the view, which would comprise residential set back from the view with a new attenuation feature and landscaping in the foreground, giving rise to a **very high** magnitude to change. Operation (Year 15): In consideration of the maturation of the landscape strategy, and the generally acceptance of the Proposed Development over this timeframe, the proposals become assimilated into the landscape. However, given the proximity of the receptor to the Proposed Development, the magnitude of change is likely to reduce only to **high**.		During the temporary construction phase, receptors at this viewpoint will experience a worst case major adverse level of effect which is **significant** in visual terms. In the short term, this will remain a major adverse effect which is **significant**. In the long-term, the magnitude of change will reduce slightly to high, leading to a major/moderate

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 3	Bicester Footpath 3 over railway footbridge	**PRoW Users**	**High**	Very High. Major. Adverse.	Very High. Major. Adverse.	High. Major/Moderate. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		As part of the recently constructed Bedford to London railway extension, Bicester Footpath 3 runs across the new railway line via a pedestrian footbridge, which affords elevated views across the immediate landscape, including the arable fields in the northern extent of the site. The site sits in the immediate foreground. However, the elevated position of the footbridge allows a visual connection beyond the site, including properties at the northern edge of Langford Village, the industrial units at Bicester Distribution Park and vehicles running along Gavray Drive. The vegetation running along Langford Brook helps to truncate views further into the site.		Construction Phase: Due to the elevated location of the view adjacent to the Site, it is likely that construction activity will be openly visible and in close proximity to this location. There is also potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over partially constructed buildings. During construction, where ground level and taller elements are visible, the Proposed Development would form a central part of the view giving rise to a **very high** magnitude of change. Operation (Year 1): On completion, it is likely that most distant views from this context would be limited by newly built form within the Proposed Development, with local character becoming further urbanised. The Proposed Development will form a central part of the view, which would comprise residential set back from the view with a new attenuation feature and landscaping in the foreground, giving rise to a **very high** magnitude to change. Operation (Year 15): In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. However, given the proximity of the receptor to the Proposed Development, the magnitude of change is likely to reduce only to **high**.		During the temporary construction phase, receptors at this viewpoint will experience a worst case major adverse level of effect which is **significant** in visual terms. In the short term, this will remain a major adverse effect which is **significant**. In the long-term, the magnitude of change will reduce slightly to high, leading to a major/moderate adverse effect which is **significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 4	Bicester Footpath 4 running along the foot/cycleway along Gavray Drive	**PRoW Users**	**High**	Very High. Major. Adverse.	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
This is not a recorded or promoted view. Receptors at this location will be on a footpath, slow moving or stationary. Visual receptors are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view. However, as there is likely to be some appreciation of the landscape, although it is a landscape that is not designated for its landscape value, receptors at this location are considered to have a high sensitivity.		Bicester Footpath 4 runs parallel to the site's southern boundary at this point, on the southern side of Gavray Drive. Views along the route are generally limited by boundary vegetation. However, the existing bell-mouth junction on the site boundary affords a glimpsed view into the larger arable field. This is a limited view where the elevated railway embankment truncates any views further north, the large units at Bicester Distribution Park can also be identified through gaps in boundary vegetation.		Construction Phase: It is likely that construction activities will be seen from this viewpoint in close distance views, with low to high level activities being readily visible in the view. Although construction hoarding will screen some low-level views, higher level activity will be clearly visible. The Proposed Development is likely to create a new focus and give rise to a **very high** magnitude of change. Operation (Year 1): In the short-term, although the Proposed Development has been set back from Gavray Drive, built form will be clearly noticeable in short-distance views. Although the planting of new hedgerows, hedgerow trees and other associated landscaping will provide some softening to the view, it is unlikely that the landscape scheme will have matured sufficiently to provide a visual screen. The Proposed Development will be noticeable, and despite the presence of urbanising elements (SCR road), the view would be fundamentally altered, giving rise to a **high** magnitude of change. Operation (Year 15): In the longer term as materials within the proposals have become weathered and the landscape strategy has matured, the completed development becomes assimilated into its context and is likely to become a generally accepted feature in the view. As such, the magnitude of change is expected to reduce to **medium** by year 15.		During the temporary construction phase, receptors at this viewpoint will experience a worst case major adverse level of effect which is **significant** in visual terms. In the short term, this will reduce slightly to high, leading to a major/moderate adverse effect which is **significant**. In the long-term, the magnitude of change will reduce slightly again to medium, leading to a moderate adverse effect which is **significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 5	Bicester Footpath 4 running along the foot/cycleway along Gavray Drive	**PRoW Users**	**High**	Very High. Major. Adverse.	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
This is not a recorded or promoted view. Receptors at this location will be on a footpath, slow moving or stationary. Visual receptors are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view. However, as there is likely to be some appreciation of the landscape, although it is a landscape that is not designated for its landscape value, receptors at this location are considered to have a high sensitivity.		Bicester Footpath 4 runs parallel to the site's southern boundary at this point, on the southern side of Gavray Drive. Views along the route are generally limited by boundary vegetation. However, the gap in vegetation shown at this point along Langford Brook allows views into the northern extent of the site. The elevated railway embankment can be identified in the middle distance, as well as a number of buildings on the eastern edge of Bicester.		Construction Phase: It is likely that construction activities will be seen from this viewpoint in close distance views, with low to high level activities being readily visible in the view. Although construction hoarding will screen some low-level views, higher level activity will be clearly visible. The Proposed Development is likely to create a new focus and give rise to a **very high** magnitude of change. Operation (Year 1): In the short-term, although the Proposed Development has been set back from Gavray Drive and seen in the context of a large area of open space, built form will be clearly noticeable in short-distance views. Although the planting of new hedgerows, hedgerow trees and other associated landscaping will provide some softening to the view, it is unlikely that the landscape scheme will have matured sufficiently to provide a visual screen. The Proposed Development will be noticeable, and despite the presence of urbanising elements (SCR road), the view would be fundamentally altered, giving rise to a **high** magnitude of change. Operation (Year 15): In the longer term as materials within the proposals have become weathered and the landscape strategy has matured, the completed development becomes assimilated into its context and is likely to become a generally accepted feature in the view. As such, the magnitude of change is expected to reduce to **medium** by year 15.		During the temporary construction phase, receptors at this viewpoint will experience a worst case major adverse level of effect which is **significant** in visual terms. In the short term, this will reduce slightly to high, leading to a major/moderate adverse effect which is **significant**. In the long-term, the magnitude of change will reduce slightly again to medium, leading to a moderate adverse effect which is **significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 6	Launton Footpath 8 at southern edge of village	**PRoW Users**	**High**	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		This view has been taken at the southern edge of Launton, where a network of PRoW traverse the agricultural landscape south of the village. The upper sections of the large units at Bicester Industrial Park can be identified through intervening vegetation, however the site is screened from the view.		Construction Phase: In the construction phase, due to intervening built form, distance and mature vegetation the Proposed Development would not be visible. **No change**. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No change**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No change**.		At all stages of the Proposed Development, the proposals will not be visible, and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 7	Western extent of Launton Footpath 4 on A4421	**PRoW Users**	**High**	Very Low. Minor. Adverse.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
		Road Users	**Low**	Very Low. Negligible. Adverse.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change	Summary
Visual receptors are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view. Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view. Road users, including roadside pedestrians are considered to have a low sensitivity.	This view is taken from the western extent of Launton Footpath 4 as it meets the A4421, where users are required to cross the road and enter the site along Bicester Footpath 4. The photograph shows the vegetation along the sites eastern boundary is dense in nature and heavily restricts any further intervisibility with the site beyond the boundary.	Construction Phase: All low-level construction activities will not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a minor constituent of the view, giving rise to a **very low** magnitude of change. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No Effect**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No Effect**.	The worst case effects at this viewpoint will be during the temporary construction phase, and in the short term, receptors will experience a minor adverse level of effect which is **not significant**. Post completion of the Proposed Development, intervening mature vegetation, distance and built form will screen the proposals and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 8	Launton Footpath 3 and 4 on southern side of railway line	**PRoW users**	**High**	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change	Summary
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.	This PVP represents the available view from the junction of Launton Footpath 3 and 4 immediately south of the London to Birmingham railway line. Graven Hill can be identified in the distance. However, field boundary vegetation restricts any further intervisibility with the landscape to the west, including the site.	Construction Phase: In the construction phase, due to intervening topography, distance and mature vegetation the Proposed Development would not be visible. **No change**. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No change**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No change**.	At all stages of the Proposed Development, the proposals will not be visible, and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 9	Blackthorn bridleway 9 on Blackthorn Hill	**PRoW Users**	**High**	Very Low. Minor. Adverse.	Very Low. Minor. Adverse.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Taken from Blackthorn Bridleway 9 as it rises in elevation towards Blackthorn Hill from the A41 to the south. The large units at Bicester Distribution Park to the north of the site form a prominent feature in the available view, with a number of taller buildings within Bicester identifiable in the backdrop. Intervening vegetation and built form help to heavily filter/screen views into the site.		Construction Phase: Due to intervening landscape features, low-level construction activities will not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over vegetation, albeit with reduced adverse effect due to distance. During construction, where taller elements are visible, they would be broken up by mature vegetation, giving rise to a **very low** magnitude of change. Operation (Year 1): In the short-term, the vast majority of the Proposed Development would be screened and heavily filtered from this location by existing mature vegetation. However, it is possible that some taller elements may be visible above the Site's mature boundary landscape features, more likely to be associated with taller elements within the north of the site (up to three storey residential dwellings). The Proposed Development will form a distant and discrete part of the view, which would comprise very limited views of built broken up by mature vegetation, giving rise to a **very low** magnitude to change. Operation (Year 15): By year 15, the Proposed Development would not be visible. **No change**.		At all stages of the Proposed Development, the proposals will give rise to a worst-case minor adverse effect which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 10	Ambrosden Footpath 5 south of Scheduled Monument	**PRoW Users**	**High**	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		This PVP provides a representative view from the network of footpaths in the landscape to the south-east of the site. The large units at Bicester Distribution Park can be identified above the tree line, with the rooflines of properties along the eastern edge of Langford Village glimpsed in the middle distance. Intervening vegetation and undulating topography screen any potential views towards the site and its immediate context.		Construction Phase: In the construction phase, due to intervening topography, distance and mature vegetation the Proposed Development would not be visible. **No change**. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No change**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No change**.		At all stages of the Proposed Development, the proposals will not be visible, and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 11	Bicester Footpath 5 through Langford Village Public Open Space	**PRoW Users**	**High**	Very Low. Minor. Adverse.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Users of Bicester Footpath 5 and the adjacent public open space are afforded views north towards the site. However, intervening vegetation screens any intervisibility. The large units at Bicester Distribution Park form an identifiable feature within the available view, seen in context with properties within Langford Village overlooking the public open space to the left. Intervening vegetation screens any potential views into the site.		Construction Phase: Low-level construction activities will not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a minor constituent of the view, giving rise to a **very low** magnitude of change. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No Effect**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No Effect**.		The worst case effects at this viewpoint will be experienced during the temporary construction phase, and in the short term, receptors will experience a minor adverse level of effect which is **not significant**. Post completion of the Proposed Development, intervening mature vegetation, distance and flat topography will screen the proposals and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 12	Mallard Way	**Road Users**	**Low**	High. Moderate/Minor. Adverse	Medium. Minor. Adverse	Low. Minor/Negligible. Adverse
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view. Road users, including roadside pedestrians are considered to have a low sensitivity.		Vehicular and pedestrian receptors travelling north along Mallard Way are afforded a single glimpsed view into the site through vegetation on the site's southern boundary. In the winter scene, the security fencing along the sites northern boundary can be identified through the vegetation, with Gavray Drive in the foreground. This glimpsed view looks towards the larger of the two arable fields in the northern extent of the site, however it is considered that the view will become heavily filtered/screened during full leaf.		Construction Phase: It is likely that construction activities will be seen from this viewpoint in close distance views, with low to high level activities being visible in the view. Although construction hoarding will screen some low-level views, higher level activity will be clearly visible. The Proposed Development is likely to create a new focus and give rise to a **high** magnitude of change. Operation (Year 1): In the short-term, although the Proposed Development has been set back from Gavray Drive, built form will be noticeable in short-distance views. Although the retention and planting of new hedgerows, hedgerow trees and other associated landscaping will provide some softening to the view, it is unlikely that the landscape scheme will have matured sufficiently to provide a visual screen. The Proposed Development will be noticeable, however given the urban setting of the existing view, residential built form will not form an expected feature in the receiving landscape, reducing the magnitude of change to **medium**. Operation (Year 15): In the longer term as materials within the proposals have become weathered and the landscape strategy has matured, the completed development becomes assimilated into its context and is likely to become a generally accepted feature in the view. As such, the magnitude of change is expected to reduce to **low** by year 15.		During the temporary construction phase, receptors at this viewpoint will experience a worst-case moderate/minor adverse level of effect which is **not significant** in visual terms. In the short term, this will reduce to a minor adverse effect which is **not significant**. In the medium to long-term, the site will be assimilated into its context and would not be distinguishable within the view. As such there will be a minor/negligible effect which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 13	Launton Road	**Road Users**	**Low**	Very Low. Negligible. Adverse.	Very Low. Negligible. Adverse.	Very Low. Negligible. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view. Road users, including roadside pedestrians are considered to have a low sensitivity.		Taken from the footway along the western side of Launton Road, this photograph shows the urban nature of the area west of the site and the railway links. Views towards the site are screened by intervening development and vegetation.		Construction Phase: Due to intervening landscape features, low-level construction activities will not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over vegetation, albeit with reduced adverse effect due to distance. During construction, where taller elements are visible, they would be broken up by mature vegetation, giving rise to a **very low** magnitude of change. Operation (Year 1): In the short-term, the vast majority of the Proposed Development would be screened and heavily filtered from this location by existing mature vegetation. However, it is possible that some taller elements may be visible above the Site's mature boundary landscape features, more likely to be associated with taller elements within the northern edge of the site (up to three storey residential dwellings). The Proposed Development will form a distant and discrete part of the view, which would comprise very limited views of built broken up by mature vegetation, giving rise to a **very low** magnitude to change. Operation (Year 15): In consideration of the further maturation of existing mature vegetation within the landscape, and the general acceptance of the Proposed Development over this timeframe, the magnitude of change would reduce as the proposals become assimilated into the landscape, giving rise to a **very low** magnitude to change.		At all stages of the Proposed Development, the proposals will give rise to a worst-case minor adverse effect which is **not significant**.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 14	Ongoing development at Graven Hill	**Road Users**	**Low**	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view. Road users, including roadside pedestrians are considered to have a low sensitivity.		This slightly elevated PVP is representative of those available from the northern slopes of Graven Hill as residential development continues as part of 'Policy Bicester 2' within the adopted Cherwell Local Plan. Within the view, the roofs of the large industrial units at Bicester Distribution Park can be identified in the distance, however the site itself is screened by intervening vegetation.		Construction Phase: In the construction phase, due to intervening topography, distance and mature vegetation the Proposed Development would not be visible. **No change**. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No change**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No change**.		At all stages of the Proposed Development, the proposals will not be visible, and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 15	Garth Park	**Public Open Space Users**	**Medium**	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so for recreational purposes rather than any enjoyment of the view. Generally, their sensitivity is judged to be medium as a result of their local recreational value.		This view is directed towards the site which lies behind the Bedford to London railway line and the northern corner of Langford Village. A tall security fence forms the boundary of the open space which separates the area from the railway corridor, this also screens any potential for intervisibility with the site.		Construction Phase: In the construction phase, due to intervening development, distance and mature vegetation the Proposed Development would not be visible. **No change**. Operation (Year 1): Post completion, the Proposed Development would not be visible. **No change**. Operation (Year 15): By year 15, the Proposed Development would still not be visible. **No change**.		At all stages of the Proposed Development, the proposals will not be visible, and **no effect** is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PVP EDP 16	Bicester Footpath 3 on footbridge over railway line	**PRoW Users**	**Medium**	Very Low. Negligible. Adverse.	Very Low. Negligible. Adverse.	Very Low. Negligible. Adverse.
Sensitivity of Receptor Explanation		**Description of View**		**Magnitude of Change**		**Summary**
Visual receptors using this route are likely to be doing so to access amenities rather than enjoying the view. Given the urban outlook and audible detractors along the railway corridor, the sensitivity of this section of the footpath is considered to be medium.		Running along the footbridge over the railway line, this elevated PVP affords views across the roofscape of the urban area surrounding Launton Road and the northern tip of Lanford Village to the right of the railway line. The large industrial units at Bicester Distribution Park can be glimpsed through intervening vegetation, however built form and boundary vegetation screen any potential views into the site.		Construction Phase: Due to intervening landscape features, low-level construction activities will not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible over vegetation, albeit with reduced adverse effect due to distance. During construction, where taller elements are visible, they would be broken up by mature vegetation, giving rise to a **very low** magnitude of change. Operation (Year 1): In the short-term, the vast majority of the Proposed Development would be screened and heavily filtered from this location by existing mature vegetation. However, it is possible that some taller elements may be visible above the Site's mature boundary landscape features, more likely to be associated with taller elements within the northern edge of the site (up to three storey residential dwellings). The Proposed Development will form a distant and discrete part of the view, which would comprise very limited views of built broken up by mature vegetation, giving rise to a **very low** magnitude to change. Operation (Year 15): In consideration of the further maturation of existing mature vegetation within the landscape, and the general acceptance of the Proposed Development over this timeframe, the magnitude of change would reduce as the proposals become assimilated into the landscape, giving rise to a **very low** magnitude to change.		At all stages of the Proposed Development, the proposals will give rise to a worst-case minor adverse effect which is **not significant**.

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