

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET) ¹										
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	Is the Overall Effect Significant?
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change (including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
National Landscape Character & Regional Landscape Character										
Natural England, National Character Area Profile (NCA). Cotswolds NCA	Medium (within the context of the site)	Medium (within the context of the site)	Medium (within the context of the site)	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The site lies within this NCA. There would be no impacts and effects on substantial areas of the NCA. Effects (construction, completion and at Year 15 after completion) on the NCA are considered to be Negligible given, that impacts would be localised in extent to a small part of the NCA, which covers a substantial area of the landscape The Proposed Development would be located within that part of the NCA that is characterised to varying degrees by urban influences, such that the introduction of the development would not be an uncharacteristic element within the context of this NCA. Indirect effects on the nearby Upper Thames Clay Vale NCA, and the Bedfordshire & Cambridgeshire Claylands NCA would similarly be Negligible at all stages of the project,	Negligible	Negligible	Negligible	Construction: No Completion: No Year 15: No
Landscape Character Assessment (LCA): County/District										

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<p>Oxfordshire Wildlife Landscape Study (2014)</p> <p>Wooded Estatelands Landscape Type; Middleton Stoney Local Landscape Character Area.</p>	Medium (within the context of the site)	Medium (within the context of the site)	Medium (within the context of the site)	Construction: Medium- Low Completion: Medium-Low Year 15: Low	No	<p>Direct impacts would be restricted to a comparatively small part of the of the Wooded Estatelands and the Middleton Stoney Local Landscape Character Area. Whilst there would be a level of impact, this would be within a localised area and within that part of the landscape that is already influenced, to varying degrees, by existing built development. The maturing landscape structure of the green and blue infrastructure of proposed new woodland, trees and hedgerows would be representative of local landscape character and would provide benefits through, for example, increased tree cover.</p> <p>Given the disruption to the landscape and the loss of some existing features- albeit this is limited in extent- , together with the magnitude of change (impact) upon the receptor, it is judged that the Proposed Development would lead to effects and levels of significance that would be Moderate -Minor Adverse on completion (year 1). On account of the scheme's maturing landscape structure that would be providing benefits for local landscape character, the longer-term effects (at Year 15) on these receptors would reduce in degree and significance to Minor Adverse. These effects would be localised to a small part of these receptors.</p>	Moderate-Minor Adverse	Moderate-Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No
Landscape Character: Site and Immediate Context										

<p>Site and Immediate Context</p>	<p>Medium</p>	<p>Medium</p>	<p>Medium</p>	<p>Construction: High-Medium Completion: High- Medium Year 15: Medium</p>	<p>No</p>	<p>It is judged that the direct impacts on the landscape would be restricted to that of the site with some indirect effects on the immediate landscape around it.</p> <p>The proposed development would result in disruption in the site's landscape fabric with modest changes in local landform to accommodate appropriate development platforms and levels for the building, parking and roads. There will be some disruption and some loss in vegetation to accommodate the proposed development, although much of the principal landscape features within the site (watercourses, woodland, hedges and high-quality mature trees) are retained forming part of the development's green and blue infrastructure. The proposed development will mean the loss of the site's agricultural fields, albeit these are judged to be comparatively limited landscape value.</p> <p>These impacts in terms of their degree, together with the quality and value of these elements have been factored into the overall assessment. This process also considers the design and mitigation measures which comprises the conservation of features, compensatory planting and the delivering of extensive new habitats of woodland, trees, hedges and greenspace as part of the green and blue infrastructure. The influence and impact of the ongoing and consented development within the immediate landscape will also influence landscape character</p> <p>It is judged that at the outset and on the completion of the Proposed Development at year 1 the impact on the site's landscape and its immediate surroundings would result in an effect and level of significance that would be Major- Moderate Adverse. This is as a consequence of overall scale of the development and the disruption in landscape character on the site and the immediate area. This effect is considered by the author to be 'significant'. However, these effects would be limited to localised area of the landscape with no marked landscape effects on the wider landscape given the overall containment of the Site (and development upon it) within the surrounding landscape. Furthermore, these effects would rapidly diminish as the extensive green and blue infrastructure becomes established. In the longer term, the green and blue infrastructure would be delivering a series of maturing habitats that would provide compensatory habitats to provide mitigation for the relatively limited loss of the landscape features to accommodate the development. Moreover, it would deliver wider environmental benefits in terms of new woodland, trees, hedgerows and natural greenspace that would provide benefits for local landscape character. The development would be set within this green framework of existing and new habitats such that it would be appropriately and sensitively integrated into the landscape and observed within the context of the built-up area of Bicester and the ongoing and consented development expanding around the site as part of the wider North West Bicester allocation. It is assessed that in the longer term the level of landscape effects and significance would reduce to Moderate-Minor Adverse (15 years after completion) as a result of the establishing green and blue infrastructure. In the much long term, as the green and blue infrastructure become fully mature and established these effects would further reduce. In conclusion, a development of this scale, type and</p>	<p>Major- Moderate Adverse</p>	<p>Major- Moderate Adverse</p>	<p>Moderate- Minor Adverse</p>	<p>Construction: Yes Completion: Yes Year 15: No</p>
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						extent and on a greenfield site of this nature is likely to result in effects of this degree at the outset and it is considered that whilst there would be levels of harm the proposed development is appropriate within this landscape and would not result in any unacceptable long-term landscape harm.				

ⁱ Conclusions on the level of effects, and whether these are adverse or beneficial, are drawn from separate judgements on the sensitivity of the receptors and the magnitude of the effects alongside qualitative judgment. GLVIA3 observes that it is not essential to establish a series of thresholds for the different levels of effects, although the distinction between levels can be helpfully defined by using a word scale such as major, moderate, minor and negligible.

Where it is determined that the assessment falls between or encompasses two of the defined thresholds then the judgement may be described as, for example, Substantial-Moderate or Moderate-Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both