

| APPENDIX C VISUAL EFFECTS TABLE (VET) ⁱ | | | | | | | | | | | | | |
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| Ref | Receptor Type and Location <small>(including approx. no. of dwellings where applicable)</small> | Judged Sensitivity of Visual Receptor | | | Judged Magnitude of Visual Effects | | | | 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 | Value | Overall Sensitivity | Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small> | Nature of View | Is the View Permanent or Temporary | Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project | | | | | |
| | | High Medium Low | High Medium Low | High Medium Low | | Full Partial Glimpse None | | High Medium Low Negligible/ None | | Major Moderate Minor Negligible None | Major Moderate Minor Negligible None | Major Moderate Minor Negligible None | |
| A | Residents Hawkwell Farm-Lords Farm | High | Medium | High | Adjacent. | Full | P | Construction: High Completion: High Year 15: Medium | For these residents, together with those in Hawkwell Farm Cottages and in the immediate vicinity of Lord's Farm they would experience close range views of the proposed development to include views of new buildings and landscape features. These residents have, to some degree, existing filtered views of the built-up area of Bicester and Elmsbrook and the development would be observed within that context. The green infrastructure framework includes retained and new planting which will assist in assimilating development into the site as well as 'green buffers' and offsets from these properties In combining sensitivity and the magnitude of change alongside professional judgement, effects for these residents are judged to be Major-Moderate Adverse on completion, which is considered by the author to be a 'significant effect'. These effects would reduce to Moderate Adverse in the longer term (year 15) on account of the framework of planting that would be established and maturing, and which would assist in filtering and 'softening' views of the proposed development. It is considered that the Proposed Development would result in change and effect on these receptors but would not result in an unacceptable long-term harm. | Major-Moderate Adverse | Major-Moderate Adverse | Moderate Adverse | Construction: Yes Completion: Yes 15 years post Completion: No |
| B | Residents Bicester (south of A4095) | High | Medium | High | Adjacent | Partial | P | Construction: Medium Completion: Medium Year 15: Medium-Low | The established boundary hedgerows and tree cover that forms the site's southern boundary along the A4095 will be retained, with new built development set back from this landscape edge. For existing residents that lie opposite the site, together with footway and cycle users there would some filtered views of the proposed development and for those properties in the vicinity of Germander Way they would experience | Moderate Adverse | Moderate Adverse | Moderate-Minor Adverse | Construction: No Completion: No 15 years post Completion: No |

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| | | | | | | | | | <p>views of the new access junction into the site.</p> <p>Views of the proposed development would be restricted and effectively filtered by a combination of established vegetation on the edge of the site, and by the tree belts along the existing residential areas, such that views would be obscured and 'softened' by intervening planting. In the summer months, visibility of the proposed development would be heavily restricted by the framework of tree planting along the road corridor. For some receptors there would be views of the new access junction into the site and in these locations, there will be views of the proposed housing.</p> <p>In combining sensitivity and the magnitude of change alongside professional judgement, effects for these residents is judged to be Moderate Adverse on completion. These effects would reduce to Moderate- Minor Adverse in the longer term (year 15) on account of the framework of perimeter planting that would be established and maturing, and which would further assist in filtering views of the proposed development. This includes 'infill' and new planting along the southern parts of the site to strengthen the boundary hedgerow. It is considered that the Proposed Development would result in change and effect on these receptors but would not result in an unacceptable long-term harm</p> | | | | |
| C | Residents Elmsbrook | High | Medium | High | Adjacent | Full-Partial | P | <p>Construction: High-Medium Completion: High-Medium Year 15: Medium</p> | <p>For those residents that lie on the edge of Elmsbrook there will be close range views of the proposed development given their location directly adjacent to the site. Views will vary in extent but are expected to include views new housing, streets, the school extension, and green and blue infrastructure. The site's boundary hedgerows, where they border Elmsbrook, are retained within green corridors, and will supplemented with new planting to create a strong boundary edge to filter and 'soften' views. These corridors will connect with a broad area of green space that contains the northern watercourse and which will designed with new woodland planting. This is considered to be an appropriate and sympathetic design response that would 'soften' and filter views of the proposed development for receptors within Elmsbrook to the north and for those receptors that will ultimately occupy the development west of Elmsbrook as part of North West Bicester allocation.</p> <p>In combining sensitivity and the magnitude of change alongside professional judgement, effects for these residents is judged to be Major-Moderate Adverse on completion, which is considered by the author to be 'significant'. These effects would reduce to Moderate Adverse in the longer term (year 15) on account of the framework of planting that would be established and maturing, and which would filter and 'soften' views of the Proposed Development.</p> | Major-Moderate Adverse | Major-Moderate Adverse | Moderate Adverse | <p>Construction: Yes Completion: Yes 15 years post Completion: No</p> |

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| <p>D</p> | <p>Residents Bucknell</p> | <p>High</p> | <p>Medium</p> | <p>High</p> | <p>Varies c600m at closet point</p> | <p>Glimpsed views of new perimeter structural landscape</p> | <p>P</p> | <p>Construction: Negligible Completion: Negligible Year 15: Negligible</p> | <p>The primary design and mitigation measures embedded within the proposed development includes a substantial area of structural woodland and green space within the western part of the site, which includes proposed Community Park. The design retains the site's hedgerows and trees – to include the tall established hedgerow on the western boundary- and the provision of new woodland planting trees and large area of green space. This design measure will maintain the separation that currently exists between the site and Bucknell, as well as integrating the built form into the landscape and providing a sympathetic interface between development and the local landscape. Through the baseline analysis there were no clear views identified of the site for residents in Bucknell -even in the winter months-, and it is judged that the exiting landscape fabric and the new green infrastructure would prevent and heavily restrict views of the built elements within the site such that any views- if at all- are likely to be extremely limited and inconsequential.</p> <p>In combining sensitivity and the magnitude of change alongside professional judgement, effects for these residents is judged to be Negligible on completion and in the longer term (year 15) on account of the design and mitigation measures which includes the framework of retained and new planting within the western part of the site.</p> | <p>Negligible</p> | <p>Negligible</p> | <p>Negligible</p> | <p>Construction: No Completion: No 15 years post Completion: No</p> |
| <p>E</p> | <p>Rights of Way Users Public Footpath (western boundary)</p> | <p>High</p> | <p>Medium</p> | <p>High</p> | <p>Within western part of Site</p> | <p>Full - Partial</p> | <p>P</p> | <p>Construction: Medium Completion: Medium Year 15: Medium-Low</p> | <p>Users of the Public Footpath will experience views of the new Solar Panels, the sports pitches, and views of the structural landscape along the western part of the site as part of the proposed Community Park. Built elements of housing of new housing would be set back form the route and would be observed and experienced alongside built elements in Elmsbrook. The built development is set back some distance from the route beyond areas of green space, existing hedgerows, and new planting within the Community Park. As planting matures views of housing would lessen and would be filtered by intervening habitats</p> <p>Footpath users will be able to continue to walk through the site and connect with routes towards Bucknell. Whilst there would be a change in the nature of the route for these receptors with views of arable fields being replaced by views of solar panels, sports, open space and planting it is considered that this would form an interesting and not unpleasant experience for these receptors - albeit one which is very different to that currently experienced.</p> | <p>Moderate Adverse</p> | <p>Moderate Adverse</p> | <p>Moderate-Minor Adverse</p> | <p>Construction: No Completion: No 15 years post Completion: No</p> |

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| | | | | | | | | | In combining sensitivity and the magnitude of change alongside professional judgement, effects for these residents is judged to be Moderate Adverse on completion. It is judged that these effects would reduce to Moderate-Minor Adverse in the longer term (year 15) on account of the framework of planting that would be established and maturing. It is considered that the Proposed Development would result in change and effect on these receptors but would not result in an unacceptable long-term harm. | | | | |
| F | Rights of Way Users Public Footpath, (Lower Farm) | High | Medium | High | Varies, but adjacent at closest point | Partial-Glimpse of new structural landscape | P | Construction: Low Completion: Low Year 15: Negligible | Users of this Footpaths will experience views of the established hedgerow on the western boundary which is retained and strengthened by new areas of woodland and tree planting as part of the Community Park. It is considered that there would be no substantive change in the overall experience for these receptors. In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Minor Adverse -Negligible on completion and in the longer term (year 15) this would reduce to Negligible on account of the design and mitigation measures which includes the framework of retained and new planting. | Minor Adverse-Negligible | Minor Adverse-Negligible | Negligible | Construction: No Completion: No 15 years post Completion: No |
| G | Rights of Way Users Public Footpath (Bucknell) | High | Medium | High | Varies, but adjacent at closest point near Bicester Road. | Glimpse of new structural landscape | P | Construction: Low Completion: Low Year 15: Negligible | Users of this Footpaths will experience views of the established hedgerow on the western boundary which is retained and strengthened by new areas of woodland and tree planting as part of the Community Park. It is considered that there would be no substantive change in the overall experience for these receptors. In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Minor Adverse-Negligible on completion and in the longer term (year 15) this would reduce to Negligible on account of the design and mitigation measures which includes the framework of retained and new planting. | Minor Adverse-Negligible | Minor Adverse-Negligible | Negligible | Construction: No Completion: No 15 years post Completion: No |
| H | Rights of Way Users Public Bridleway | High | Medium | High | Varies, but adjacent near southern end. | Partial - Glimpsed | P | Construction: Low Completion: Low Year 15: Negligible | Users of this Bridleway will experience very limited views of the proposed development - if any, and these would be restricted to some very occasional and minor glimpsed views of the upper and the highest part of the built development specifically the mixed-use elements from where the route lies close to Bicester. Much of the Proposed Development would be effectively hidden and obscured by the intervening landscape framework, which includes the wooded railway embankment. In combining sensitivity and the magnitude of change alongside professional judgement, | Minor Adverse-Negligible | Minor Adverse-Negligible | Negligible | Construction: No Completion: No 15 years post Completion: No |

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| | | | | | | | | | effects for these receptors is judged to be Minor Adverse -Negligible on completion. It is judged that these effects would reduce to Negligible in the longer term (year 15) on account of the framework of planting that would be established and maturing within the site. It is considered that the Proposed Development would result in very limited change and effect on these receptors and would not result in an unacceptable long-term harm. | | | | |
| I | Highway Users B4100 | Medium Low | Low | Medium- Low | Varies, but adjacent near A650 roundabout | Partial- Glimpsed | P | Construction: Low Completion: Low Year 15: Negligible | Highway users will experience some glimpsed filtered views of the proposed solar panels within the northern part of the site, albeit these will be over a short duration and experienced at speed. Receptors would also gain view of the edge of Elmsbrook (and in due course the remainder the allocation). Some partial fleeting views of the proposed development housing would be likely, filtered by existing vegetation along the northern watercourse, and observed as a minor component of the view. The site's boundary hedgerow would be strengthened with additional planting to create a well-defined boundary edge, whilst new woodland and tree planting would be provided along the corridor of the northern watercourse. In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Minor Adverse -Negligible on completion. It is judged that these effects would reduce to Negligible in the longer term (year 15) on account of the green the framework of planting that would be established and maturing | Minor Adverse- Negligible | Minor Adverse- Negligible | Negligible | Construction: No Completion: No 15 years post Completion: No |
| J | Highway Users A650 | Medium- Low | Low | Medium- Low | Adjacent | Partial- Glimpsed | P | Construction: Medium -Low Completion: Medium Low Year 15: Negligible | Highway users currently experience filtered and transient views of the residential edge of Bicester with tree belts 'softening' and filtering views of the built-up area. Intermittent and glimpsed views of the proposed development's new housing would be experienced seen beyond the established hedgerow with visibility substantially reduced in the summer months. Additional new planting would be located along the southern boundary edge to provide further containment. Highway users will also experience views of the new junction along the A4095, that will provide access into the Site, and clearer views of the proposed development in these locations. It is concluded that whilst there will be some occasional views of the proposed development, as highway users pass by, their current experience is characterised by views of housing, such that the proposed development would be observed in that context and would not result in a substantial change in their overall experience. In combining sensitivity and the magnitude of change alongside professional judgement, | Minor Adverse | Minor Adverse | Negligible | Construction: No Completion: No 15 years post Completion: No |

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| | | | | | | | | | effects for these receptors is judged to be Minor Adverse on completion. It is judged that these effects would reduce to Negligible in the longer term (year 15) on account of the framework of planting that would be established and maturing around the perimeter of the site. | | | | |
| K | Highway Users Bicester Road – Bucknell Road | Medium -Low | Low | Medium – Low | Within site | Full- Partial | P | Construction: Medium Completion: Medium Year 15: Low | For highway users that are travelling in either direction there will be views of the proposed development's housing, typically where there are breaks in the hedgerow network, as well as more open views of the employment, mixed use area and new school when receptors are on the very southern parts of the road near the A4095 roundabout on the edge of Bicester. The roadside hedgerows are retained within green corridors, and these will be supplemented with new hedgerows and tree planting to create a green setting to development and to filter and 'soften' views of buildings. 8.7.51 In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Moderate-Minor Adverse on completion. It is judged that these effects would reduce to Minor Adverse in the longer term (year 15) on account of the green and blue infrastructure and by the framework of additional planting that would be established and maturing along the roadside. | Moderate – Minor Adverse | Moderate – Minor Adverse | Minor Adverse | Construction: No Completion: No 15 years post Completion: No |
| L | Highway Users Bainton Road | Medium- Low | Low | Medium- Low | Adjacent | Partial | P | Construction: Low Completion: Low Year 15: Negligible | There are some occasional breaks in the roadside hedgerow such that highway users will experience some glimpsed views of the proposed solar panels within the northern part of the site. Receptors also gain view of the edge of Elmsbrook, and some partial glimpsed views of the proposed development's new housing would be observed, albeit filtered by intervening observed alongside housing at Elmsbrook that is visible. The site's boundary hedgerow would be 'infilled' and strengthened with new hedgerow and tree planting to create a well-defined boundary edge. In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Minor Adverse -Negligible on completion. It is judged that these effects would reduce to Negligible in the longer term (year 15) on account of the green the framework of planting that would be established and maturing. | Minor Adverse- Negligible | Minor Adverse- Negligible | Negligible | Construction: No Completion: No 15 years post Completion: No |
| M | Other Receptors Rail Users | Low | Low | Low | Adjacent | Full Partial | | Construction: Medium- Low Completion: Medium- Low | Rail users would experience fleeting and close-range views of the Proposed Development as they pass the Site as speed. Built uses would be observed within the context of the wider built-up area of | Minor Adverse | Minor Adverse | Negligible | Construction: No Completion: |

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| | | | | | | | | Year 15: Negligible | <p>Bicester that is visible and would not be an uncharacteristic feature. The existing framework of mature trees and hedges would provide some filtering of the view, and this would increase in the longer term on account of the landscape framework of new planting.</p> <p>In combining sensitivity and the magnitude of change alongside professional judgement, effects for these receptors is judged to be Minor Adverse on completion. It is judged that these effects would reduce to Negligible in the longer term (year 15) on account of the green and blue infrastructure and the framework of planting that would be established and maturing.</p> | | | | <p>No 15 years post Completion: No</p> |
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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. The following descriptive thresholds have been used for this LVIA in terms of levels of significance.

- **Major:** A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.
- **Moderate:** A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.
- **Minor:** A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.
- **Negligible:** A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.

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, Major-Moderate or Moderate-Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both