

Technical Appendix 9.3

Cumulative Assessment

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
1	View from Northampton Road, looking east	Vehicle users and pedestrians (Low sensitivity)	Depending on timescales, it is possible that in-combination views of construction activities would be possible within the site with those associated with Cumulative Site 14, albeit in longer distance views. The change would remain barely perceptible at this distance. On completion, it is considered that there would be no in combination views of the site and Cumulative Site 14. Therefore, effects would remain as set out within the main LVIA.	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any material in-combination views with Cumulative Site 14. The magnitude of change is not considered to increase beyond very low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

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2	View from PRow 404/15/10, looking east	Footpath users (High sensitivity)	Although views from this context are partially screened by mature landscape features within the view, although unlikely, during the construction phase and short-term, receptors may experience in-combination winter views of the Proposed Development and Cumulative Site 14. Graven Hill can be seen in the distance (Cumulative Site 2) however, any construction activity would be barely perceptible due to distance, if seen at all, and the cumulative effect would be negligible/none. On completion, it is considered that there would be no in combination views of the site and Cumulative Site 14. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with Cumulative Site 14. The magnitude of change is not considered to increase beyond very low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
3	View from B430, looking west	Vehicle users and pedestrians (Low sensitivity)	For vehicle users travelling along the B430, although unlikely, there is the potential for in-combination winter views of both the site and Cumulative Site 14, being seen in transient views at a distance of approximately 2km. Higher level construction activity would be barely perceptible at this distance. On completion, it is considered that there would be no in combination views of the site and Cumulative Site 14. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with Cumulative Site 14. The magnitude of change is not considered to increase beyond very low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
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4	View from a B-road (Green Lane) to the north of the site, looking south-east	Vehicle users on B-road (Low sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. The magnitude of change is not considered to increase beyond very low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

5	View from a motorway bridge on Green Lane to the north of the site, looking south-east	Vehicle users on B-road (Low sensitivity)	<p>During construction there would be in-combination views of both the site and Cumulative Site 11. The submitted assessment for Cumulative Site 14 (Planning Ref. 19/02550/F) found that taller construction activities would be visible and would <i>“alter a small to medium proportion of the current oblique view, with views of the remaining road corridor remaining unaffected.”</i> The magnitude of change was considered to be medium, which gave rise to a minor to moderate adverse effect. The magnitude of change on completion was considered to be the same due to the upper extent of new built form being visible.</p> <p>The submitted assessment for Cumulative Site 17 found that the development at the Bicester Sports Academy <i>“would be visible but viewed in the context of a wide panorama including extensive infrastructure associated with Bicester Hotel Golf and Spa, M40 motorway and the existing infrastructure in the northern part of the Site”</i>. Further, the assessment noted that <i>“The proposed clubhouse and other ancillary buildings would be of a visually interesting, agricultural style of built development, using a range of materials including brick, timber and metal cladding to break up the massing and provide a softened appearance”</i>. At year 1, the assessment predicted a minor adverse effect. The addition of the proposed development would introduce further built elements into the</p>	<p>In the long-term, the submitted assessment for Cumulative Site 14 (Planning Ref. 19/02550/F) found that <i>“The majority of proposed built form would be well screened in summer and heavily filtered in winter”</i>, giving rise to a low magnitude of change and a minor adverse effect. Although views of Cumulative Site 14 and the proposed development would remain partial views, although being well-screened during summer months, the perception of the horizontal scale of development on the eastern side of the M40 would increase. With regards to the effects arising from Cumulative Site 17, the submitted assessment found that the <i>“Establishment of proposed vegetation by year 15 would reduce visual impact by screening vertical elements at the lower level”</i>, resulting in a minor/negligible adverse effect in the long-term.</p> <p>Overall, the magnitude of change arising from the proposed development is considered to increase from low to medium, giving rise to a minor adverse effect, which is not significant.</p>
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PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
			view however, this would be limited to the taller elements of construction activity and partial views of built form on completion. At construction and at year 1, the magnitude of change is considered to increase from low to medium, giving rise to a minor adverse effect, which is not significant .	

6	View from a minor road to the north of the site, looking south	Vehicle users on a minor road (Medium sensitivity) and Roadside pedestrians (Medium sensitivity)	<p>From this location, both the proposed development and Cumulative Site 14 are unlikely to be seen in combination views, although short-distance views would be possible. Receptors travelling north would experience views of Cumulative Site 14 and receptors travelling south would experience view of the proposed development. During construction and at year 1, the submitted assessment for Cumulative Site 1 (Planning Ref. 19/02550/F) found that <i>“views of construction activities and of the completed building would be barely discernible”</i>, giving rise to a very low magnitude of change and a negligible adverse effect.</p> <p>The submitted assessment for Cumulative Site 17 found that effects in the short term would be moderate adverse, stating that the <i>“clubhouse and car park, lighting columns and sports posts will appear as new development influences at year 1, however, the sense of openness and development within a larger green space would be retained, within the context of existing built form and infrastructure within the Site and the M40 infrastructure and movement of vehicles”</i></p> <p>The proposed development is predicted to give rise to a high magnitude of change at this location during construction and the addition of Cumulative Site 14 and 17 is not considered to give rise to additional effects. Therefore, effects would remain as set out within the main LVIA</p>	<p>In the long-term, the submitted assessment for Cumulative Site 14 (Planning Ref. 19/02550/F) found that <i>“following the establishment of planting proposed to the south of the new built form (elevated on new mounding), combined with further maturing of existing planting, the Proposed Development would become well screened, improving the magnitude of change to Neutral. The long term effects arising from Cumulative Site 17 were considered by the submitted assessment to be minor beneficial due to “Proposed trees and mixed native woodland edge and hedgerow will restore locally characteristic boundary vegetation in the view and screen existing influences of sports infrastructure within the northern part of the Site” and “Improved screening of the M40 and associated infrastructure”.</i></p> <p>There are not considered to be any cumulative effects over and above those stated within the main LVIA. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>
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			Construction & Year 1	Year 15
			and there would be <u>no additional cumulative effects.</u>	
7	View from PRow 161/4/10, looking south-west	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
8	View from a minor road Grange Farm, looking east	Vehicle users on a minor road (Medium sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
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9	View from PRow 161/14/20, looking west	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
10	View from PRow 161/14/20 and a minor road, looking west	Vehicle users on a minor road (Medium sensitivity) and Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

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11	View from Langford Lane, on a bridge of the railway, looking west	Vehicle users on a minor road (Medium sensitivity)	With consideration of cumulative effects, there is unlikely to be any notable change to this view. However, depending on timescales it is possible that higher level construction activities relating to the proposed development could be seen in combination views with taller construction activities associated with Cumulative Sites 2 and 10, albeit seen at some distance. The proposed development would not be seen to increase the horizontal massing of development associated with the western edge of Bicester, although would contribute to an increase in built form throughout the local context generally. If seen in combination views, due to the increased massing within the local context, it is considered that the magnitude of change would increase from low to medium, giving rise to a moderate/minor adverse effect which is not significant due to distance.	On completion, the proposed development would form a minor constituent of the view, if seen at all. Where views are possible, these views are likely to be limited to winter months. Due views of the proposed development being limited, it is not considered that the cumulative magnitude of change would increase beyond low when considered with Cumulative Sites 2 and 10. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
12	View from PRow 398/1/20, adjacent to Oxford Road, looking north-west	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
13	View from the A41 to the south of the site, looking north	Vehicle users on main road (Low sensitivity)	In views from the A41, although unlikely, it is possible that construction activities within the site could be seen in combination with taller construction activities associated with Cumulative Site 14, albeit with reduced adverse effect due to distance. There is even less likelihood of there being in-combination views with Cumulative Sites 2, 3 and 10. However, with regard to new development, the focal point of the view would remain the activities within the site and the magnitude of change would not increase beyond medium. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, any views of newly built form would be limited to the proposed development, with any views of named cumulative developments sites either being barely perceptible or not seen at all. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
14	View from PRow No. 161/4/10, adjacent to a minor road, looking south-west	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond low and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
15	View from PRow 398/1/20, looking north-west	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in this view, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the M40	Vehicle users on main road (Low sensitivity)	For receptors travelling along the M40, there may be some sequential views of the proposed development and Cumulative Site 15 and also Site 16, albeit with sequential views being separated by approximately 5km. However, during construction, as the receptor passes in relatively close proximity to each development, it is possible that in both cases the developments could be seen as a new and recognisable elements within the view and likely to be recognised by the receptor. On completion, the proposed development would be seen in narrow view by receptors travelling at approximately 70mph. Cumulative effects are considered to be no greater than medium, giving rise to a minor adverse effect, which is not significant .	In the long term, while there may be some views of both the proposed development and Cumulative Site 5 and also Site 16, these views are separated by approximately 5km. The proposed development site includes robust planting to the western boundary to mitigate views from the west, such that any transient views from the M40 would likely be limited to winter months and encompass a narrow portion of the view for vehicle users travelling at speed. The proposed development and Cumulative Site 15 do not sit within the same view cone, nor are the considered to be in such close proximity to give rise to cumulative visual effects. The magnitude of change arising from both the proposed development and Cumulative Site 15 would be no greater than low, giving rise to a minor/ negligible adverse effect which is not significant .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the A41	Vehicle users on main road (Low sensitivity)	Receptors travelling along the A41 in an easterly direction experience views represented by Photoviewpoint EDP 13. It has been assessed that the construction of the proposed development would be clearly visible, resulting in a high magnitude of change. On completion, the proposed development would remain clearly noticeable, and the magnitude of change would remain high. For road users travelling east, views of other named cumulative sites would not be possible until the receptor meets the edge of Bicester, some 2.5km to the east. While there would be some sequential views of the proposed development and Cumulative Sites 2, 4 and 10, resulting in a perceived increase in built form throughout the local context, it is not considered that the magnitude of change would rise above high. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .	In the long term, while there would remain some sequential views of the proposed development and Cumulative Sites 2, 4 and 10, the combination of built form would not be considered to fundamentally alter the character of local views beyond that stated within the main LVA, being medium in magnitude. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the A4095	Vehicle users on main road (Low sensitivity)	As for receptors represented by Photoviewpoint EDP 5, receptors travelling along the A4095 experience transient views of the local, often rural, context. Along the A4095, depending on construction timescales, sequential views may be possible of the proposed development and Cumulative Sites 3, 14 and 17. However, Cumulative Site 4 is closely related to the western edge of Bicester and visually separate from the Proposed Development and Cumulative Sites 14 and 17. At construction and at year 1, the cumulative effects are considered to arise from in combination views of the proposed development and Cumulative Sites 14 and 17, where magnitude of change is considered to increase from low to medium, giving rise to a minor adverse effect, which is not significant .	Importantly, in the long-term, the proposed development would not reduce the journey time between the built extents of Bicester and the village of Chesterton. Overall, cumulative effects would be limited to those arising from the proposed development and Cumulative Sites 14 and 17 (assessed above at PVP 5). At year 15, the magnitude of change is considered to increase from low to medium, giving rise to a minor adverse effect, which is not significant .
NA	PRoW users travelling south-west from Chesterton	Footpath users (High sensitivity)	Views for footpath users between Chesterton and Little Chesterton are represented by Photoviewpoints EDP 7 and 14. As set out above, during construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .	In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas of Bicester in local views, nor would there be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Residents within Little Chesterton	Residents (Very high sensitivity)	Residential receptors in Little Chesterton experience views similar to that presented in Photoviewpoint EDP 8 and 9. From this context, as set out above, the construction of the proposed development would not be seen in combination views with the construction of any of the named cumulative sites. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .	Residential receptors in Little Chesterton experience views similar to that presented in Photoviewpoint EDP 8 and 9. From this context, as set out above, the proposed development would not be seen in combination views any of the named cumulative sites. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .