



**Land off Ploughley  
Road, Ambrosden**

**LVA Addendum**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Archstone Ambrosden Ltd and  
Bellway Homes Ltd**

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## APPENDICES

Appendix EDP 1 Winter Photoviewpoints (edp4579\_d030a 01 February 2023 JFr/MMM)

## PLANS

Plan EDP 1: Findings of Visual Appraisal  
(edp4579\_d003e 22 February 2023 DJo/LTi)

## **Section 1**

### **Introduction**

- 1.1 This LVA Addendum (hereafter referred to as the 'addendum') should be read in conjunction with the Landscape and Visual Appraisal (LVA) report (edp4579\_r005) (hereafter referred to as the 'LVA') relating to Land off Ploughley Road, Ambrosden, prepared by EDP in autumn 2022. The addendum provides winter photography of views presented as part of the LVA and four additional viewpoint locations not presented in the LVA.
- 1.2 The photography presented in this addendum was undertaken to visualise a worst-case scenario during the winter months and add views on the approach to the site and within the wider landscape to the south of the site. They were provided to add to the evaluation of potential effects arising as a result of the proposed development.
- 1.3 The methodology followed for the site photography was undertaken in line with best practice guidance as per GLVIA3<sup>1</sup> and Landscape Institute (LI) TGN 06/19 Visual Representation of development proposals<sup>2</sup>. The site visit was undertaken in January 2023 during clear weather conditions by a qualified landscape architect.

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<sup>1</sup> LI/IEMA (2013) Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3)

<sup>2</sup> Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals; Accessed at: [https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI\\_TGN-06-19\\_Visual\\_Representation.pdf](https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf); accessed on: 26.01.23

## Section 2 Winter Photography

2.1 **Appendix EDP 1** provides winter photography of **Photoviewpoints EDP 1 to 12**. The locations of the viewpoints are consistent with those presented in the LVA and are shown on **Plan EDP 1**. The winter photography is an additional test of the visual envelope of the site when trees are not in leaf. **Table EDP 2.1** below summarises the location of views, their receptor sensitivity and the identified visibility during the winter months.

**Table EDP 2.1:** Summary of Representative Photoviewpoints (PVP)

PVP No.	Location	Grid Reference	Receptor and assigned sensitivity	Winter Visibility
1a and 1b	View from bridleway 105/2/10	460652, 219980	Users of Public Rights of Way (PRoW) – high sensitivity; Residents – high sensitivity	The winter view is consistent with the summer view. There are expansive views across the local landscape from the bridleway where there are gaps in the vegetation. Visibility across the landscape is increased due to the lack of foliage on trees and shrubs.
2	View from bridleway 105/6/20 looking towards north-east corner of site	460749, 220080	Users of PRoW – high sensitivity	The winter view is consistent with the summer view. There is a slight gap in foliage to the left of the view where the site can be seen through the vegetation. Beyond this, visibility of the site is as per the summer photography.
3	View from Ploughley Road	460163, 220155	Road users – low sensitivity	The winter view is consistent with the summer view. There is increased visibility of the site where trees are not in leaf.
4	View from field gate on site entrance	460390, 219921	Road Users – Low Sensitivity	The winter view is consistent with the summer view. Views of commercial development along the A41 are less filtered due to the lack of foliage on leaves.
5	View from Ploughley Road	460390, 219921	Road users – Low sensitivity	The winter view is consistent with the summer view.
6	View from bridleway 105/2/10	460864, 220219	Users of PRoW – High sensitivity	The winter view is consistent with the summer view.

<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Receptor and assigned sensitivity</b>	<b>Winter Visibility</b>
7	View from bridleway 131/10/1	461702, 219293	Users of PRoW – High sensitivity	The winter view is consistent with the summer view.
8	View from drive off Merton Road	459341, 218681	Road Users – low sensitivity	The winter view is consistent with the summer view.
9	View from A4421 at entrance to Jubilee Lake	459611, 221457	Road Users – low sensitivity; Residents – High Sensitivity; Users of Jubilee Lake – Medium Sensitivity	The winter view is consistent with the summer view.
10	View from bridleway 295/4/30	458911, 218372	Users of PRoW – high sensitivity	The winter view is consistent with the summer view.
11	View from bridleway 295/4/50	458977, 218287	Users of PRoW – High sensitivity	The winter view is consistent with the summer view.
12	View from footpath 110/10/10	461709, 217216	Users of PRoW – High Sensitivity	The winter view is consistent with the summer view.

- 2.2 The lack of foliage during the winter months would increase visibility from some locations. Views on the approach to Ambrosden along Ploughley Road would have uninterrupted views of the site and the proposed development throughout the seasons. Close-range views from bridleway 105/2/10 and 105/6/20 have views of the site and would experience considerable change as a result of the proposed development.
- 2.3 Overall, visibility of the site would be consistent during the summer and winter months. The anticipated effects for visual receptors are considered to be as per the LVA. The conclusions made in the LVA therefore do not change.

## Section 3 Additional PVPs

3.1 **Appendix EDP 1** provides additional views **Photoviewpoints EDP A to D**, as shown on **Plan EDP 1**. The additional locations provide views to determine the visibility of the site in the context of the local landscape and potential effects on visual receptors as a result of the proposed development. These views were not requested by the LPA but were provided to add to the existing visual appraisal. **Table EDP 3.1** below summarises these views.

**Table EDP 3.1:** Summary of Additional Representative Photoviewpoints

<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Distance and Direction of View</b>	<b>Receptor and assigned sensitivity</b>	<b>Rationale</b>
A	Intersection of PRoW 105/1/10 and 105/5/40	459975, 220801	720m, looking south-east	Users of PRoW – high sensitivity	View from PRoW to the north of the site.
B	Entrance to Ploughley Road	460062, 220535	450m, looking south-east	Road users – low sensitivity	View from Ploughley Road on the approach to the site from the A41.
C	View from A41	460121, 220535	380m, looking south-east	Road users – low sensitivity	View on the approach to the site from the A41.
D	View from PRoW 110/4/10	459510, 217484	2.6km, looking north	Users of PRoW – high sensitivity	Long distance view from PRoW to the far south of the site.

### **BASELINE DESCRIPTION OF ADDITIONAL PHOTOVIEWPOINTS**

3.2 The following is a description of the baseline views, which considers the additional photoviewpoints and their visibility of the site. The sensitivities identified in the table are consistent with those identified in the LVA for similar receptor groups.

#### **Users of Public Rights of Way - Photoviewpoints EDP A and D**

3.3 **Photoviewpoint EDP A** is considered representative of users of PRoW in the landscape to the north of the site. As noted in the LVA, views from PRoW to the north-west of the site are

influenced by commercial development along the A41, which is a prominent feature in views across the local landscape. Views of the site are screened by the intervening built form and vegetation to the north and north-east of the site.

- 3.4 **Photoviewpoint EDP D** is considered representative of users of PRoW in the wider landscape surrounding the site. Views show the local land use - which is primarily agricultural - local vegetation patterns - which generally are hedgerows with scattered hedgerow trees and areas of woodland groups - and give an understanding of the local landform - which is predominantly flat, with slight undulations and a local high point at Graven Hill to the west of the site. The site is not visible from long distance views to the south, due to the relative distance from the site and the intervening vegetation.

#### **Road Users - Photoviewpoints EDP B and C**

- 3.5 **Photoviewpoint EDP B** and **C** are considered representative of road users along the A41 and on the approach to Ploughley Road travelling towards Ambrosden. As noted in the LVA, there are uninterrupted views of the site due to the rise in topography towards the eastern edge of the site. While the site is visible, it is seen in the context of the existing settlement of Ambrosden.

#### **LIKELY EFFECTS ON ADDITIONAL PHOTOVIEWPOINTS**

- 3.6 The following is an appraisal of the likely effects that would occur as a result of the proposed development.

#### **Construction Effects**

- 3.7 As identified in the LVA, construction activities, movement of site traffic, lighting, noise and sounds will be ever present during the construction process. Appropriate management plans in accordance with relevant British Standards would ensure a carefully controlled construction process. The magnitude of change would, however, be very high on the site level and would diminish as the distance to the site increases. Visually, this would have an effect on close to medium-range views along Ploughley Road and the A41 (as shown in **Photoviewpoints EDP B** and **C**). These effects would, however, be temporary and extend only for the duration of the construction process.

#### **Likely Effects (Year 1 and Operation)**

#### **Users of Public Rights of Way - Photoviewpoints EDP A and D**

- 3.8 As identified in the LVA, PRoW to the north-west of the site are influenced by commercial development along the A41. Due to the intervening built form along the A41 and the local vegetation patterns surrounding the site, there would be limited effects as a result of the proposed scheme (as indicated in **Photoviewpoint EDP A**). Views from the north-west would therefore experience a low magnitude of change where the site is visible. This would result in a **moderate/minor adverse** effect due to the receptor's high sensitivity. Generally, views of the site are screened from PRoW to the north. In addition, the future influence of the 'Bicester 12' strategic development site will have the effect of increasing the prominence

of built development within the local context, fundamentally changing the character of the immediate landscape and strongly influencing views from PRow to the north of the site.

- 3.9 As noted in the LVA, there would be no visibility of changes within the site from PRow to the south and south-west. This is due to the relative distance of PRow from the site and the intervening landform and vegetation patterns (as shown in **Photoviewpoint EDP D**).

#### **Road Users - Photoviewpoints EDP B and C**

- 3.10 As identified in the LVA, the site is clearly visible for road users on the approach to Ambrosden. While it is seen in the context of the existing settlement, proposed built form as part of the development would be noticeable in views. Additional tree planting would create a soft development edge and would filter views towards the site. Nevertheless, the magnitude of change for road users on the approach to Ambrosden would be high. Combined with the low sensitivity of the receptor, this would constitute a **moderate/minor adverse** effect. However, visual effects would reduce over time as the landscape strategy matures and the materials used within the proposed scheme weather and assimilate into the local landscape.

## Section 4 Summary and Conclusion

- 4.1 This addendum has provided winter photography of views presented as part of the LVA and additional photography to support the LVA. The site visit and photography were undertaken following best practice guidelines and principles. Photoviewpoint locations are provided on **Plan EDP 1. Photoviewpoints EDP 1 to 12** and **A to D** are provided in **Appendix EDP 1**.
- 4.2 The winter views, as described in **Section 2** of this addendum, confirm the likely effects that were predicted as part of the LVA. The photography shows the increased visibility that is possible during the winter months when trees are not in leaf. The additional views, as described in **Section 3** of this addendum, add to the assessment that was undertaken as part of the LVA. The provided additional photoviewpoints confirm the visual envelope of the site and its visibility across the local landscape.
- 4.3 The identified visual receptors within this addendum and their sensitivities are consistent with those presented in the LVA. While seasonal changes were factored into the LVA produced in autumn 2022, it is useful to have a photographic evidence base to show this and confirm the identified effects. Likely effects arising from the proposed development during the construction phase and at completion are consistent with the findings of the LVA.
- 4.4 Overall, the likely effects on views as a result of the proposed development are as per the LVA. Road users from Ploughley Road to the north-west and west of the site have views of the site. Views from PRow to the north are limited due to commercial development along the A41. Views to the east and south are generally limited due to the intervening vegetation and local landform surrounding the site. The future influence of the 'Bicester 12' strategic development site will change the character of the immediate landscape surrounding the site and strongly influence views from PRow to the north of the site. Over time, as the landscape strategy matures and the materials used within the proposed scheme weather and assimilate into the local landscape, visual effects would reduce for road users along Ploughley Road and the A41. The visibility of the site would be consistent during the summer and winter months. The anticipated effects for visual receptors are consistent with the LVA and the conclusions made in the LVA therefore do not change.

**Appendix EDP 1**  
**Winter Photoviewpoints**  
**(edp4579\_d030a 01 February 2023 JFr/MMM)**

Approximate extent of site



To be viewed at comfortable arm's length



Commercial development can be glimpsed through trees

Approximate extent of site

Residential development

To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site

Commercial development along A41



To be viewed at comfortable arm's length



Approximate extent of site

Residential properties to the east of the site

Ploughley Road

To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length



Approximate extent of site

Typical field boundaries and scattered trees

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



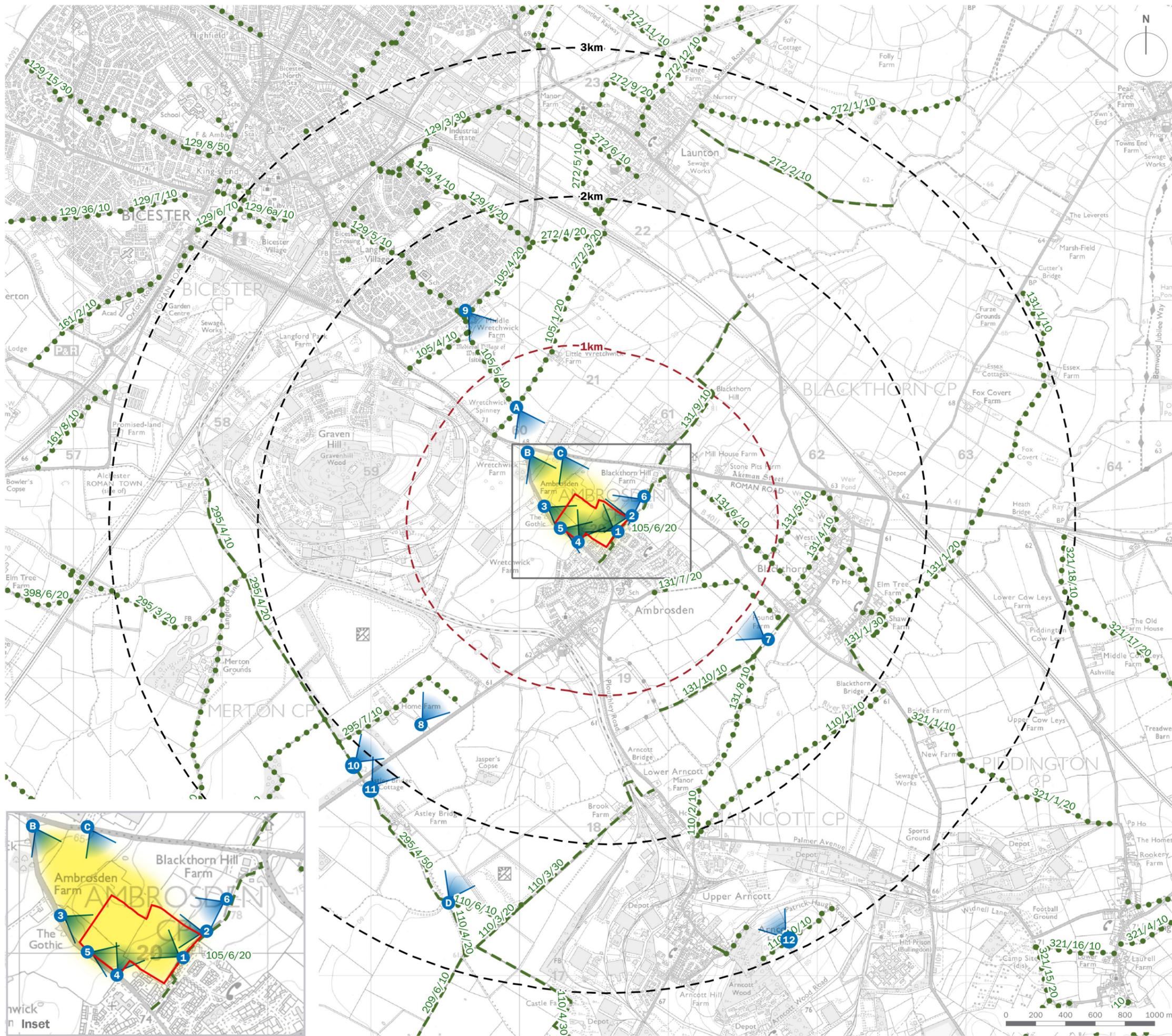
Agricultural buildings

Approximate extent of site

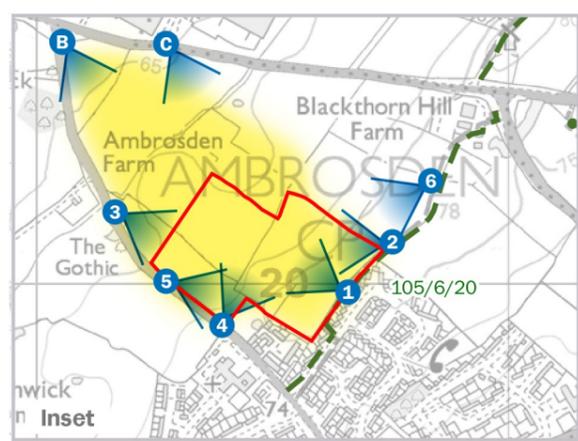
To be viewed at comfortable arm's length

## Plans

**Plan EDP 1:** Findings of Visual Appraisal  
(edp4579\_d003e 22 February 2023 DJo/LTi)



- Site Boundary
  - Range Rings (at 1km intervals)
  - 1km Detailed Study Area
  - 1  Photoviewpoint Location
  - Zone of Primary Visibility (ZPV)
- Public Rights of Way (PRoW)
- Footpath
  - Bridleway
  - Restricted Byway



client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Land off Ploughley Road, Ambrosden**

drawing title  
**Findings of Visual Appraisal**

date	<b>22 FEBRUARY 2023</b>	drawn by	<b>DJo</b>
drawing number	<b>edp4579_d003e</b>	checked	<b>LTI</b>
scale	<b>1:25,000 @ A3</b>	QA	<b>RBa</b>



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



**CARDIFF**  
**02921 671900**

**CHELtenham**  
**01242 903110**

**CIRENCESTER**  
**01285 740427**

**info@edp-uk.co.uk**  
**www.edp-uk.co.uk**

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