

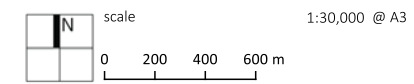
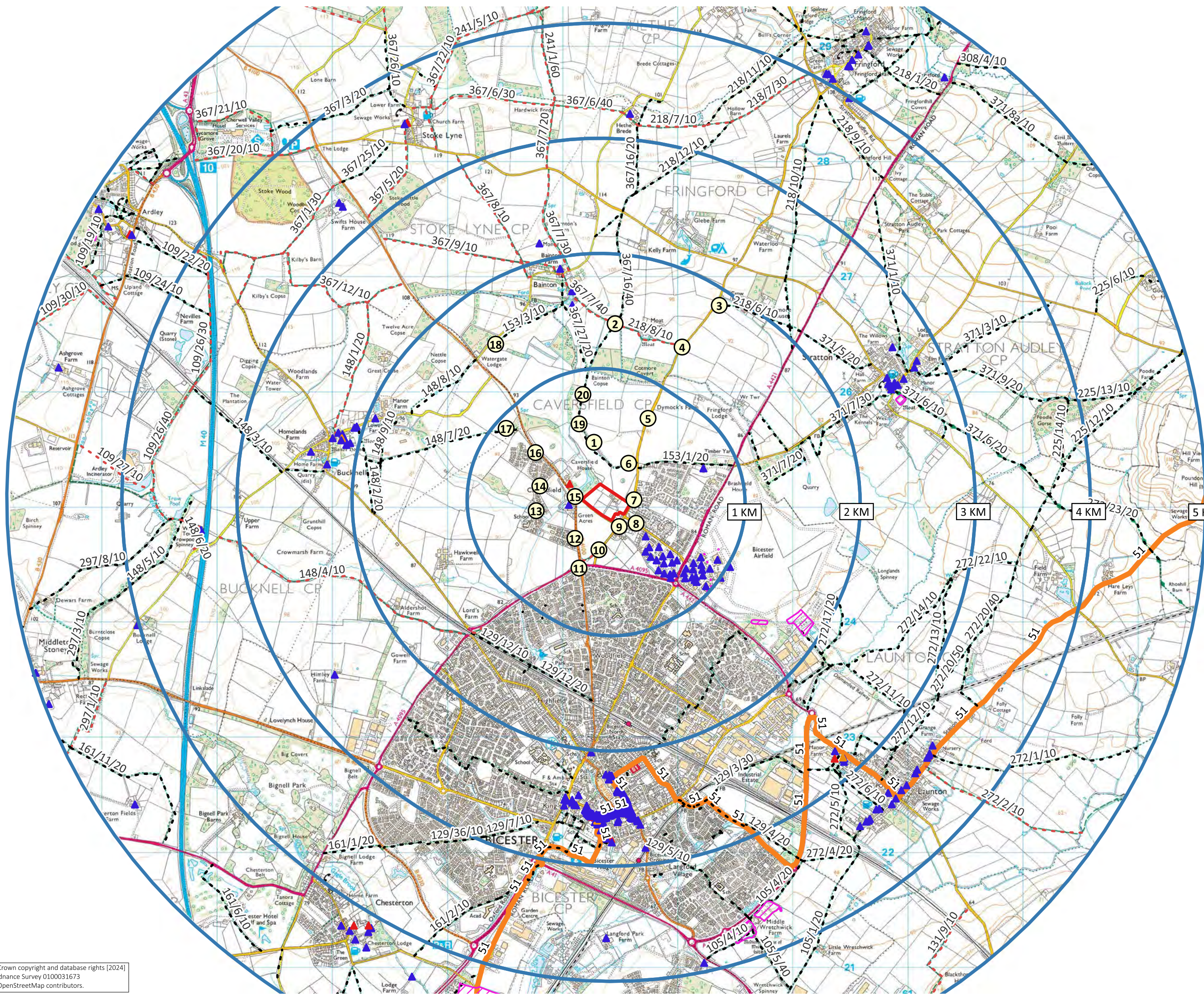
- 12.29. Having taken into account, and assessed accordingly, the potential effects of the proposed scheme on the landscape and visual amenity within the study area. It is considered that the proposed development and landscape mitigation is consistent with the landscape character and settlement of Caversfield. The proposed scheme exhibits the potential to integrate successfully within this locally distinctive landscape, and the development as proposed, would be an appropriate type, scale and form, in keeping with the existing character and local distinctiveness of the area.
- 12.30. Consequently, this appraisal finds that the proposed scheme would not lead to unacceptable levels of effect on landscape resources, visual amenity, and any influence the scheme may have, would be benign, and largely imperceptible.



APPENDIX ZLA 1



- Key**
- ▭ Application Site
 - ▭ Distance Intervals (1km)
 - Viewpoints (1-20)
- Listed Buildings
- ▲ I
 - ▲ Grade II
 - ▲ Grade II*
 - ▭ Scheduled Monuments
- Public Rights of Way
- - - Bridleway
 - - - Footpath
 - - - Restricted Byway
 - National Cycle Network



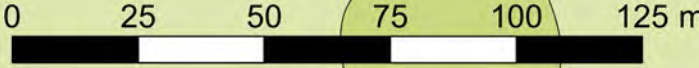
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APPENDIX ZLA 2





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PLANNING

- Site boundary
- 1 Proposed vehicular/cycle/pedestrian access
- 2 Proposed emergency/pedestrian & cycle access
- 3 Primary tree lined street
- 4 Secondary street
- 5 Village mews
- 6 Private lane/drive
- 7 Shared surface
- 8 Informal courtyard with agricultural theme
- 9 Historic track alignment
- 10 Cycle way
- 11 Play space (LEAP)
- 12 Natural play/ trail space
- 13 Sustainable drainage
- 14 Entrance green (wildflower planting)
- 15 Planted swale corridor
- 16 Existing vegetation retained and enhanced as necessary
- 17 Mown path
- 18 Open grassland
- 19 Community orchard
- 20 Garden Common
- 21 Natural open space
- 22 Soft development edge
- 23 Area to be fenced off for ecology/ wildlife
- 24 Drop bollards

Rev.	Date	Description
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Land West of Fringford Road
 CAVERSFIELD

Illustrative Masterplan

Job ref: 501	Drawing number: P07	Revision: -
Scale: 1:1,500 @ A3	Date: December 2023	



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APPENDIX ZLA 3

