

Approximate extent of the Application Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 3: View from PRoW (LPA ref:218/6/10) situated outside of Caversfield with open countryside

Grid Reference	459363, 226751
Elevation	94m AOD
Distance to nearest Site Boundary	1.9 km, NE/40 degrees
View Direction	SW/220 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 12.53 (24HR CLOCK)

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Visual Survey
Viewpoint 3

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 4: View from the junction of PRoW (LPA ref: 218/8/10) and the local minor roadway, Fringford Road, to the north east of Caversfield passing through open countryside

Grid Reference	459040, 226389
Elevation	92m AOD
Distance to nearest Site Boundary	1.4 km, NE/40 degrees
View Direction	SW/220 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.01 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 5: View from local minor roadway, Fringford Road, to the north east of Caversfield passing through open countryside

Grid Reference	459040, 226389
Elevation	97m AOD
Distance to nearest Site Boundary	1.4 km, NE/40 degrees
View Direction	SW/220 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.10 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 6: View from PRoW (LPA ref:153/1/10) passing through open countryside on the village edge of Caversfield

Grid Reference	458575 , 225380
Elevation	89m AOD
Distance to nearest Site Boundary	0.3 km, E-NE/60 degrees
View Direction	SW/240 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 11.54 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 7: View from local roadway, Fringford Road, as it passes through the village of Caversfield (passed the Former RAF Bicester Conservation Area)

Grid Reference	458622 , 225063
Elevation	87m AOD
Distance to nearest Site Boundary	Within 0.1km E/90 degrees
View Direction	W/270 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 11.48 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 8: View from local roadway, Skimmingdish Road, as it passes through the Former RAF Bicester Conservation Area

Grid Reference	458640, 224859
Elevation	84m AOD
Distance to nearest Site Boundary	Within 0.15km SE/135 degrees
View Direction	NW/315 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 11.46 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 9: View from local roadway, Fringford Road, as it passes through the Former RAF Bicester Conservation Area on the edge of Caversfield

Grid Reference	458493 , 224830
Elevation	85m AOD
Distance to nearest Site Boundary	Within 0.1km S/180 degrees
View Direction	N/360degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.21 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 10: View from the junction of PRoW (LPA ref: 153/1/10) and the local minor roadway, Fringford Road, to the south west of Caversfield passing through open countryside between the village and the existing urban edge of Bicester town

Grid Reference	458317 , 224629
Elevation	87m AOD
Distance to nearest Site Boundary	0.30km, S-SW/220 degrees
View Direction	E/NE 40 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.25 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 11: View from the pedestrian route along the A4095 main roadway situated on the existing urban edge of Bicester town

Grid Reference	458144, 224470
Elevation	88m AOD
Distance to nearest Site Boundary	0.55km, SW/240 degrees
View Direction	NE/30 degree
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.30 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 12: View from the junction of Charlotte Avenue and the B4100 Bicester Roadway on the urban edge of Bicester town

Grid Reference	458109 , 224728
Elevation	88m AOD
Distance to nearest Site Boundary	0.3km, W/260 degrees
View Direction	E/80 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.35 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 13: View from Charlotte Avenue overlooking public open space within the existing residential development

Grid Reference	457772 , 224968
Elevation	84m AOD
Distance to nearest Site Boundary	0.5km W/270 degrees
View Direction	E/90 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 14.21 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 14: View from Charlotte Avenue overlooking public open space within the existing residential development

Grid Reference	457804 , 225183
Elevation	84m AOD
Distance to nearest Site Boundary	0.4km NW/300 degrees
View Direction	SE/120 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 14.11 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 15: View from the junction of B4100 Bicester Road and the local minor roadway, Aunt Ems Lane, to the north west of Caversfield

Grid Reference	458110, 225091
Elevation	86m AOD
Distance to nearest Site Boundary	Within 0.1km NW/330 degrees
View Direction	SE/150 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.42 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 16: View from the junction of Charlotte Avenue and the B4100 Bicester Roadway on the urban edge of Bicester town

Grid Reference	457766, 225473
Elevation	91m AOD
Distance to nearest Site Boundary	0.6km, NW/330 degrees
View Direction	SE/150 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.50 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 17: View from PRoW (LPA ref:148/7/20) situated on the north western edge of Bicester progressing west toward the open countryside

Grid Reference	457511, 225683
Elevation	92m AOD
Distance to nearest Site Boundary	1.0km, NW/340 degrees
View Direction	SE/160 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 13.57 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 18: View from PRow (LPA ref:153/3/10) passing through open countryside on the village edge of Caversfield site

Grid Reference	457420, 226414
Elevation	9m AOD
Distance to nearest Site Boundary	1.55km, NW/340 degrees
View Direction	SE/160 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 14.46 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 19: View from PRow (LPA ref:153/1/10) situated on the north western edge of Caversfield passing through open countryside

Grid Reference	458274, 225562
Elevation	89m AOD
Distance to nearest Site Boundary	0.55km, N/350 degrees
View Direction	S/170 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 12.04 (24HR CLOCK)

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 20: View from PRow (LPA ref:153/1/10) passing through open countryside north west of Caversfield

Grid Reference	458178 , 225978
Elevation	91m AOD
Distance to nearest Site Boundary	0.85km, N/350 degrees
View Direction	S/170 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 12.08 (24HR CLOCK)

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APPENDIX ZLA 6



LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

This methodology is specific to developments determined by the Local Planning Authority as not requiring a full Environmental Impact Assessment. The Third Edition of the GLVIA3² provides clarification that the same principles and processes apply for EIA and non-EIA assessments however there is no requirement for establishing whether the effects are significant given this development falls out with the formal requirements of Environmental Impact Assessment.

The methodology sets out the approach for the core steps in describing the baseline conditions, identifying where potential impacts may occur and evaluating the subsequent effects. In accordance with GLVIA3, the appraisal reflects the clear distinction between the landscape as a resource and visual amenity. The steps of the methodology used in the LVA are set out below:

- Illustrative Tools
- Baseline Conditions:
 - Landscape Baseline
 - Visual Amenity Baseline
- Potential Effects - including magnitude of change and nature of change:
 - Assessment and Evaluation of Landscape Effects
 - Assessment and Evaluation of Effects on Visual Amenity

ILLUSTRATIVE TOOLS

In accordance with The Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, a proportionate approach has been applied to determine the visualisation type appropriate for this project. It is considered annotated viewpoint photographs are sufficient level of detail to support the appraisal.

The viewpoint assessment is illustrated by photographs taken to represent a maximum visibility scenario. Photographs have been annotated to show the extent of the site within the view, its context and highlight key features. The photographs used have been taken using a full frame sensor digital camera with a 50 mm lens equivalent mounted on a tripod, which conforms to the GLVIA³ guidance since this lens size is considered to most closely represent the view obtained by the human eye. The photographs have been taken to most represent a maximum visibility scenario during the season in which the assessment is undertaken.

It should be noted that whilst photography is a valuable tool to assist in the visualisation process, it cannot be expected to replicate the actual view or predicted view which would be attained on the ground. The photographs provide the viewer with a fair representation of the proposed Development site within its setting.

² *Guidelines for Landscape and Visual Impact Assessment, (Landscape Institute and Institute of Environmental Management and Assessment 2013)*

³ *Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, 2019)*



BASELINE CONDITIONS

Desktop Survey Work

The following desktop sources were consulted in order to compile the baseline information:

- Existing Landscape Character Assessments;
- Register of Parks and Gardens;
- Ordnance Survey Maps; and
- Aerial photography.

Landscape Baseline

Landscape receptors comprise the landscape fabric of the site, landscape character areas/ types and designated landscapes which may be affected either directly or indirectly by the proposed Development.

Existing Landscape Character Assessments have been reviewed and interpreted for use within the appraisal based on field work and further desktop survey work. A description is provided of the existing landscape elements, features, characteristics, designations and the value, condition and importance of the landscape and resources within the study area which are likely to have potential impacts as a result of the proposed Development.

An evaluation is required for each landscape character area/ type and landscape receptor which has the potential to interact with the development on:

Landscape value – It is often regarded in association with landscape designations however other more local factors have been considered such as local heritage or community interest. Key factors in regard to landscape value include landscape condition, scenic quality, rarity, recreational value, tourism, local heritage and community interest.

Susceptibility to change – Landscapes are constantly changing and evolving. The current pressures in the landscape have been clearly stated in the absence of the proposal for each landscape character area/ type.

Landscape sensitivity to changes has been defined as high, medium, low or negligible based on professional interpretation of a combination of parameters including:

- The value placed on the landscape as defined by designation/other identifiable form of recognition;
- The scale and pattern of the landscape and its elements/features;
- The simplicity or complexity of the landscape;
- The nature of skylines;
- Landscape quality or condition;
- Existing land-use;
- Visual enclosure/openness of views and distribution of visual receptors; and
- The scope for mitigation, which would be in character with the existing landscape.



Table A.2: Sensitivity of The Landscape Baseline

Visual Sensitivity	Land Use
Very High	<p><i>Value:</i> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><i>Susceptibility to Change:</i> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
High	<p><i>Value:</i> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p><i>Susceptibility to Change:</i> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
Medium	<p><i>Value:</i> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p><i>Susceptibility to Change:</i> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
Low	<p><i>Value:</i> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p> <p><i>Susceptibility to Change:</i> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.</p>
Negligible	<p><i>Value:</i> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.</p> <p><i>Susceptibility to Change:</i> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change</p>



Visual Amenity Baseline

Visibility Analysis concentrated on publicly accessible areas and key receptors including residential and outdoor recreational areas, as well as road and public footpath networks. The aim is to identify the interactions between the proposal and the visual receptors.

The study area is based upon analysis of the natural landform, using contours from the 1:25k Ordnance Survey map and a desktop review of intervening structures which are predicted to screen views of the Development such as buildings on mass and block woodland from the aerial.

Fieldwork is undertaken to establish the extent of available views towards the site and to establish the extent of views from the site.

Visual receptors comprise those individuals or groups of people who may have views of the proposed Development. The main groups of visual receptors are usually defined as follows:

- Residents;
- Tourists or visitors, which includes users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or public rights of way whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes; principal views from residential buildings; beauty spots or picnic areas;
- Hill walkers, which includes those walking on unmarked footpaths; and
- Road users.

Viewpoint Assessment - A selection of viewpoints was identified and considered to be representative of the main sensitive receptors in the study area for the purposes of assessing the proposed Development. The viewpoints have been numbered in a clockwise direction starting in the north and were chosen to be representative such as a promoted visitor attraction or illustrative to demonstrate a particular effect or theme from the appraisal.

Viewpoint Description - The extent and nature of the existing views are described by reference to the following and illustrated through annotated photographs:

- Composition of the view, landscape character, features, visual amenity and quality of the landscape;
- nature of the view;
- elevation;
- direct or indirect/ angled;
- full or partial;
- open or filtered;
- seasonal variation; and
- extent.



The extent of view and proportion of the development which is visible is categorised as follows:

Full views - Where greater than 75% of the proposed Development is visible

Partial views - Where less than 75% of the proposed Development is visible

Restricted views - Where less than 50% of the proposed Development is visible and/ or very limited views of the proposed Development

Distance: The distance of the views towards the application and development is categorised below:

Short distance - less than 0.25km

Medium distance - between 0.25 and 0.5km

Long distance - Greater than 0.5km

Viewpoint Sensitivity is defined as high, medium or low based on an interpretation of a combination of parameters, as follows and defined in Table A.1:

- Location and context of the viewpoint;
- Land use or main activity at the viewpoint;
- Frequency and duration of use;
- Landscape character and quality of the intervening landscape; and
- Value attached to view.

Table A.2: Visual Sensitivity in relation to Main Activity at Viewpoint

Visual Sensitivity	Land Use
Very High	<i>Value/Susceptibility to Change:</i> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
High	<i>Value/Susceptibility to Change:</i> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
Medium	<i>Value/Susceptibility to Change:</i> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
Low	<i>Value/Susceptibility to Change:</i> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
Negligible	<i>Value/Susceptibility to Change:</i> View may be affected by many landscape detractors and unlikely to be valued.

