

Approximate extent of application area



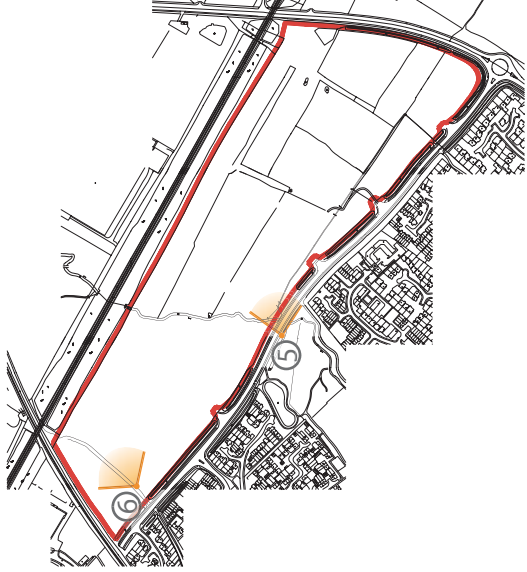
Photoviewpoint 3: From the corner of Gavray Drive, looking northwards towards the site, the dense boundary vegetation is evident.

Three storey residential dwellings associated with Bicester Fields Farm



Photoviewpoint 4: From the bridge crossing the Langford Brook, looking west along Gavray Drive, clear views are available across the western portion of the application area.





Three storey residential dwellings associated with Bicester Fields Farm



Approximate extent of application area

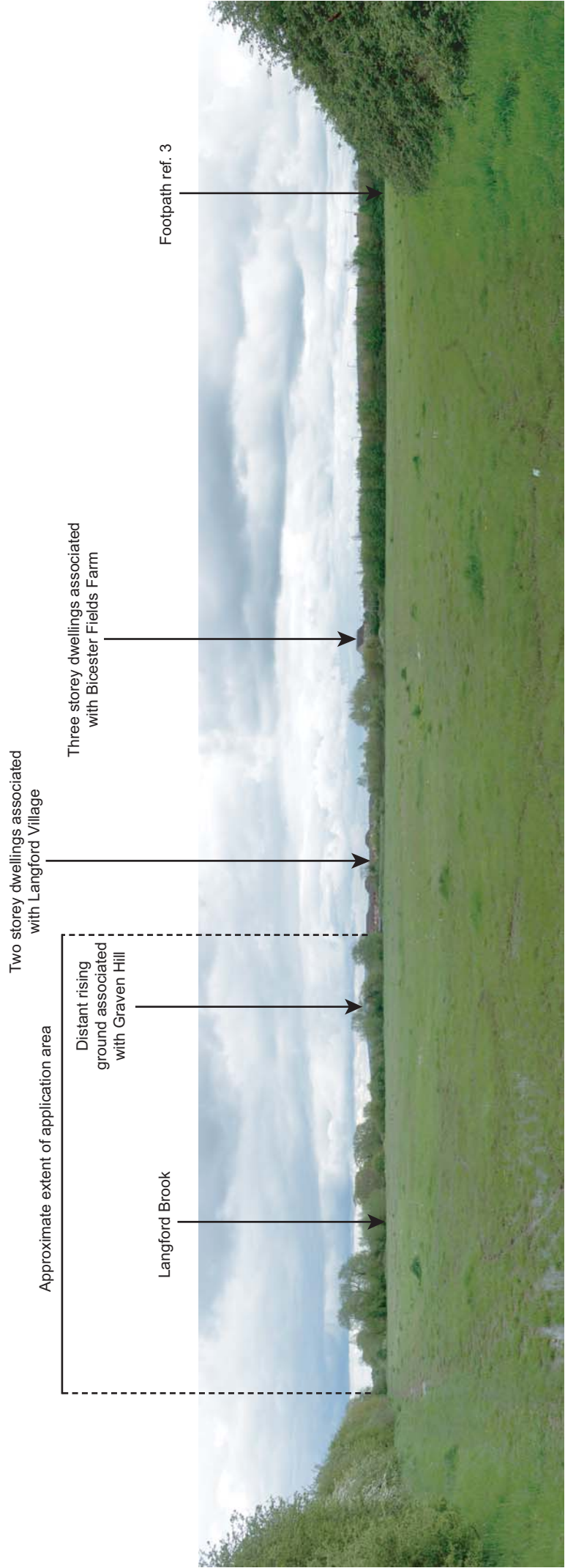
Photoviewpoint 5: From the bridge crossing the Langford Brook, looking west along Gavray Drive, clear views are available across the western portion of the application area.

Footpath ref. 3

Warehouse block associated with Bicester Park



Photoviewpoint 6: Looking northeast from within the application area, on footpath ref. 3, large industrial blocks exist adjacent to the site, to the north and west.



Photoviewpoint 7: From the northwest corner of the site from footpath ref. 3, looking towards Gavray Drive, views to residential dwellings are available, though limited/filtered.

Southern boundary of application area

Several mature oak trees dominate the site



Photoviewpoint 8: Looking west upon entering the site on footpath ref. 4, hedgerows filter views in all directions.



Approximate extent
of application area

Warehouse block associated
with Bicester Park

Bicester Town



Photoviewpoint 9: Distant views are available from Blackthorn Hill from bridleway ref. 9.



FIGURE 6.11 - LANDSCAPE AND VISUAL IMPACT IDENTIFICATION MATRIX

X = Impact will occur (beneficial, neutral or adverse).
 - = No impact

	Direct Impacts (Temporary)	Protective / security fencing	Site clearance	Site access and haulage routes	Mobile construction plant such as cranes	Soil / vegetation stripping	Stock pile and material storage areas	Site huts, utilities and parking	Direct Impacts (Permanent)	Residential development and associated infrastructure	Hedgerow and tree removal	Indirect Impacts	Upgrading of local highway and rail infrastructure, new signage
LANDSCAPE RECEPTORS													
Langford Brook		X	X	-	-	X	-	-		-	-		-
Public Footpath ref. 3 and ref. 4		X	X	X	X	X	X	X		X	X		-
Field Boundary Hedgerows		X	X	X	-	X	-	-		X	X		-
Individual trees		X	X	X	-	X	-	-		X	X		-
Pasture Fields and Riverside Meadows		X	X	X	X	X	X	X		X	X		-
VISUAL RECEPTORS													
Public Footpath ref. 3 and ref. 4		X	X	X	X	X	X	X		X	X		-
Properties south of Gavray Drive		-	X	X	X	X	X	X		X	-		X
Gavray Drive		-	-	-	X	-	-	-		X	-		X
Aylesbury Railway Line and Oxford & Thames Valley Railway Line		-	X	-	X	-	-	-		X	X		-

FIGURE 6.12 - PREDICTED TEMPORARY LANDSCAPE IMPACTS

LANDSCAPE RECEPTORS	LANDSCAPE VALUE	PROPOSAL	IMPACTS	IMPACT MAGNITUDE	IMPACT SIGNIFICANCE	MITIGATION	RESIDUAL IMPACT SIGNIFICANCE
Langford Brook	Moderate (Local)	Retention of grassland paddocks and associated vegetation of areas adjacent to Langford Brook. Construction of residential properties/local facilities/school within 40m of the river corridor. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Potential change in the setting of the Langford Brook through visual disturbance as a result of construction activity.	Low	Negligible-Low	Ensure protective fencing is erected in accordance with BS 5837 to protect any retained important vegetation. Protective hoardings and construction setback zones will also ensure that the watercourse is not contaminated or disrupted.	Low Beneficial
Public Footpaths ref. 3 & ref. 4	County	Construction of residential properties/local facilities/school within 1m of public footpaths. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, flood alleviation works, soil stripping and removal of vegetation.	Potential change in the setting of the footpath through reduced quality and changed character of setting, as a result of construction activity in close proximity and as a result of temporary closure.	Medium	Medium	Clear signage to alert uses of temporary proposed footpath diversion. Protective fencing erected to ensure site security and safety. Large sections of the existing footpath will be separated by protective fencing from the development works to maintain and control access and prevent potential hazards. Temporary diversions away from construction traffic and activity will be required at various stages in the construction process.	Medium Adverse
Field Boundary Hedgerows	Moderate (Local)	Construction of residential properties/local facilities/school within 5m of field boundaries. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, flood alleviation works, soil stripping and removal of vegetation.	Clearance of limited sections of tree belts / field boundary hedgerows (approximately 593m). Presence of construction activity and haulage routes. Potential damage to existing hedgerows and ditches to be retained.	Medium	Low	Ensure protective fencing is erected in accordance with BS 5837 to protect any retained important hedgerows.	Low Adverse
Individual trees	High (Local)	Construction of residential properties/local facilities/school within 15m of individual trees. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, flood alleviation works, soil stripping and removal of vegetation.	Clearance of a limited number of trees (6no. in total). Presence of construction activity and haulage routes.	Low	Low	Ensure protective fencing is erected in accordance with BS 5837 to protect any retained important trees.	Low Adverse
Pasture Fields and Riverside Meadows	High (Local)	Construction of residential properties/local facilities/school within 1m of public footpaths. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Clearance of areas of existing pasture associated with the development area. Presence of construction activity and haulage routes.	Medium	Low-Medium	Width of construction area minimised in order to retain larger areas of grassland.	Low Adverse

FIGURE 6.13 - PREDICTED PERMANENT LANDSCAPE IMPACTS

LANDSCAPE RECEPTORS	LANDSCAPE VALUE	PROPOSAL	IMPACTS	IMPACT MAGNITUDE	IMPACT SIGNIFICANCE	MITIGATION	RESIDUAL IMPACT SIGNIFICANCE
Langford Brook	Moderate (Local)	Residential, amenity and school use and associated infrastructure including road, footpath and cycleway access. Change of use to public open space as a linear park, including wetland habitats.	Disturbance due to increased human activity in and adjacent to the river and pond habitat.	Medium	Low	Protection and enhancement of the water environment associated with the Brook, to improve its long-term habitat potential. New belts of linear planting and ecological management in order to improve / enable habitat creation. Benefit in allowing public access onto land previously with limited access.	Low Beneficial
Public Footpaths ref. 3 & ref. 4	County	Residential, amenity and school use and associated infrastructure including road, footpath and cycleway access. Diversion of footpaths through residential areas.	Change in the setting of the public footpaths due to permanent diversion through the residential area. Change in character of the public footpath routes from principally rural to more urban in character	Medium	Medium	Retain footpath links to the wider landscape. Planting of trees and hedgerows along footpath routes to soften urban character. Creation of new footpath and footpath / cycleways within new development.	Medium Adverse
Field Boundary Hedgerows	Moderate (Local)	Residential, amenity and school use and associated infrastructure including road, footpath and cycleway access.	Loss of some 593m of tree belts / hedgerows.	Low	Negligible-Low	Loss of hedgerow minimised through design layout. Existing retained hedgerows to be strengthened through planting up of gaps. Replacement hedgerow planting to be incorporated into residential edge buffer strips.	Low Adverse
Individual trees	High (Local)	Residential, amenity and school use and associated infrastructure including road, footpath and cycleway access.	Loss of a limited number of trees, 6no. in total, of high local importance due to the lack of mature trees and woodland cover within the vicinity.	Medium	Low-Medium	New native tree planting throughout the site in the form of street trees and parkland trees in areas of open space.	Low Adverse
Pasture Fields and Riverside Meadows	High (Local)	Residential, amenity and school use and associated infrastructure including road, footpath and cycleway access.	Loss of approximately 13 ha. of pastoral land.	Medium	Low-Medium	Compensation through creation of areas of public open space and community facilities; retention and enhancement of habitats within the County Wildlife Park.	Low Adverse

FIGURE 6.14 - PREDICTED TEMPORARY VISUAL IMPACTS

VISUAL RECEPTORS	VISUAL SENSITIVITY	PROPOSAL	IMPACTS	IMPACT MAGNITUDE	IMPACT SIGNIFICANCE	MITIGATION	RESIDUAL IMPACT SIGNIFICANCE
Public Footpath ref. 3 and ref. 4	High	Construction of residential properties and associated infrastructure within 1m of public footpaths ref. 3 and ref. 4. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Clear views of construction vehicles, soil / vegetation stripping excavations and development construction. Tree and hedgerow removal. Temporary diversion / closure of footpath.	High	Medium-High	Clear signage to alert users of temporary closure / footpath diversion. Protective fencing, erected to ensure site security and safety, will restrict some views. Boundary hedgerows and tree and shrub buffers planted in advance of construction commencing.	Medium Adverse
Properties south of Gavray Drive	Very High	Construction of residential properties within 40m of existing properties. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Clear and glimpsed views of construction vehicles, soil / vegetation stripping and development construction. Tree and hedgerow removal will also be visible from some properties.	Medium	Medium-High	Implementation of hedgerow reinforcement and tree planting along Gavray Drive.	Medium Adverse
Gavray Drive	Medium	Construction of residential properties within 10m of Gavray Drive. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Glimpsed and clear views towards the construction vehicles, soil / vegetation stripping and development construction. Tree and hedgerow removal. Visual disturbance created by moving traffic, especially during hours of darkness.	Low	Low	Implementation of hedgerow reinforcement and tree planting along Gavray Drive.	Low Adverse
Aylesbury Railway Line and Oxford & Thames Valley Railway Line	Low	Construction of residential properties within 30m of railway line. Associated haulage routes, construction compounds, fixed and mobile plant, excavations, soil stripping and removal of vegetation.	Glimpsed/filtered views of construction vehicles, soil / vegetation stripping and development construction.	Low	Negligible-Low	New hedgerow / tree planting to the northeast edge of the application area to filter views towards the development. Strengthening of boundary vegetation to the north of the application area.	Negligible Adverse

FIGURE 6.15 - PREDICTED PERMANENT VISUAL IMPACTS

VISUAL RECEPTORS	VISUAL SENSITIVITY	PROPOSAL	IMPACTS	IMPACT MAGNITUDE	IMPACT SIGNIFICANCE	MITIGATION	RESIDUAL IMPACT SIGNIFICANCE
Public Footpath ref. 3 and ref. 4	High	Residential use and associated infrastructure including road, footpath and cycleway access. Original footpath routes retained unchanged will therefore pass through residential areas. Footpath ref. 4 will also pass through the County Wildlife Park.	Direct change in view from views across pastureland, enclosed by hedgerows, to housing and associated infrastructure for approximately 400m of the existing rights of way. Over 200m of footpath extends through the retained habitat of the County Wildlife Park.	High	Medium-High	Retain footpath links to the wider landscape. Planting of trees and hedgerows along footpath routes to filter views to residential properties / roads. Creation of new footpath and footpath / cycleways within new development.	Medium Adverse
Properties south of Gavray Drive	Very High	Residential use and associated infrastructure including road, footpath and cycleway access.	Clear and glimpsed views of housing and associated infrastructure, as well as increased traffic. Visual disturbance of an increased amount of moving traffic through the landscape, particularly the presence of vehicular lighting during hours of darkness.	Medium	Medium-High	The development, the majority of which is to be built at-grade with the existing landscape allowing retention of some views to the rising higher ground to the south east of the application area. Retention and strengthening of boundary vegetation to filter views towards the residential development from Gavray Drive road corridor and beyond.	Medium Adverse
Gavray Drive	Medium	Residential use and associated infrastructure including road, footpath and cycleway access.	Glimpsed and clear views towards residential development. Visual disturbance of an increased amount of moving traffic on the roads.	Low	Low	New hedgerow / tree planting to the northeast edge of the application area to filter views towards the residential development. Strengthening of boundary vegetation facing onto Gavray Drive.	Low Adverse
Aylesbury Railway Line and Oxford & Thames Valley Railway Line	Low	Residential use and associated infrastructure including road, footpath and cycleway access.	Glimpsed/filtered views of housing and associated infrastructure.	Low	Negligible-Low	New hedgerow / tree planting to the northeast edge of the application area to filter views towards the residential development. Strengthening of boundary vegetation to the north of the application area.	Negligible Adverse

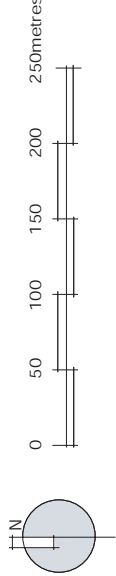
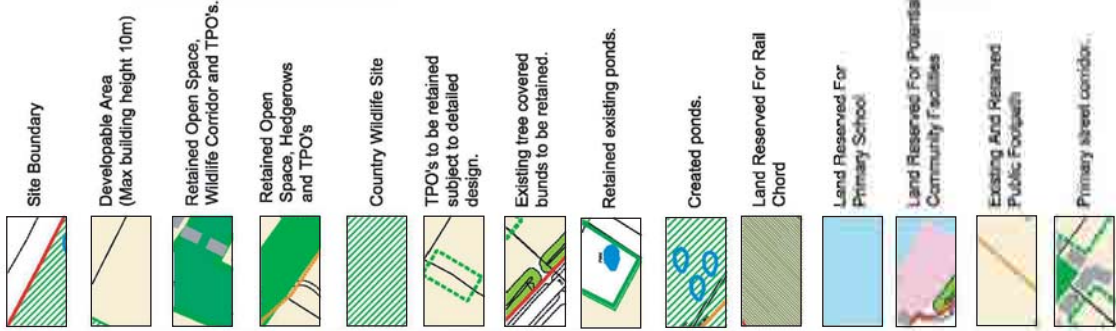
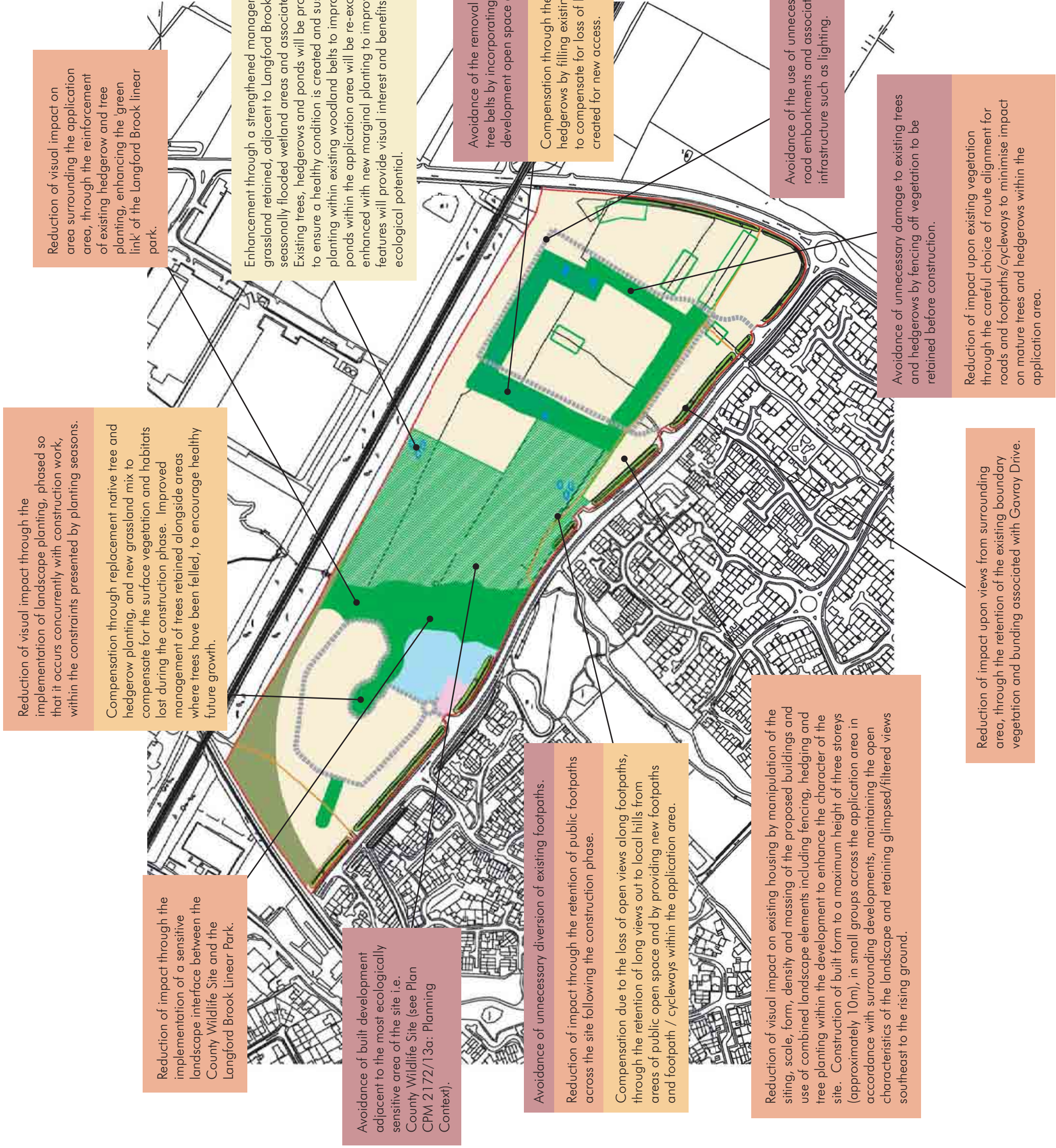


Figure 6.20 : Proposed Landscape Mitigation and Enhancement Framework Plan

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Land North of Gavray Drive, Bicester, Oxfordshire

1:5000

CPM2172/58

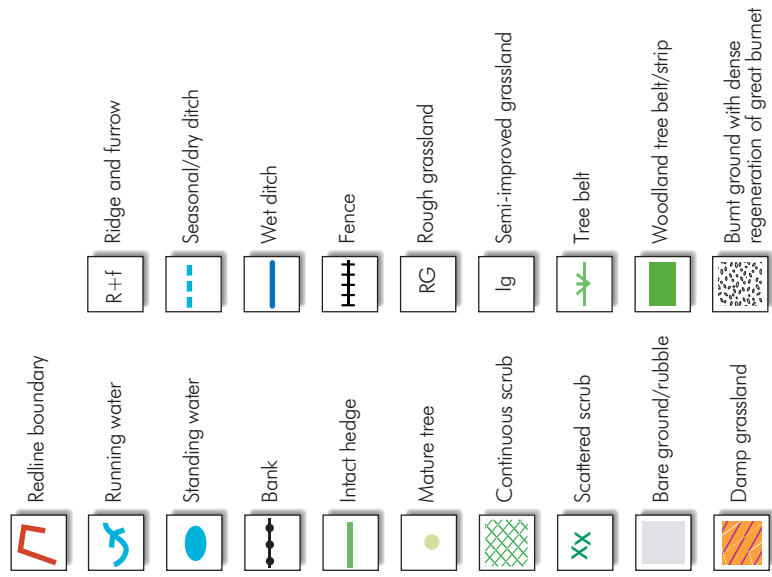
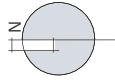
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Client	Gallagher Estates Ltd and London and Metropolitan
Project	Land North of Gavray Drive, Bicester, Oxfordshire
Scale	1:5000
Drawing No	CPM2172/58
Date	12/04 SC/LS
Checked	JB.

Figures

- | | |
|-----|--|
| 7.1 | Habitat Features |
| 7.2 | Bat Survey Sampling Locations |
| 7.3 | Outline Great Crested Newt Mitigation Strategy |



etc = Quadrat number
 etc = Field number

H1 etc = Hedge number
P1 etc = Pond

Species Abbreviations
Fe = Ash (*Fraxinus excelsior*)
Qr = Oak (*Quercus robur*)
Salix sp = Willow (*Salix* sp)



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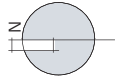
Figure 7.1 : Habitat Features
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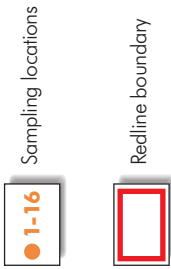


Figure 7.2: Bat Survey Sampling Locations

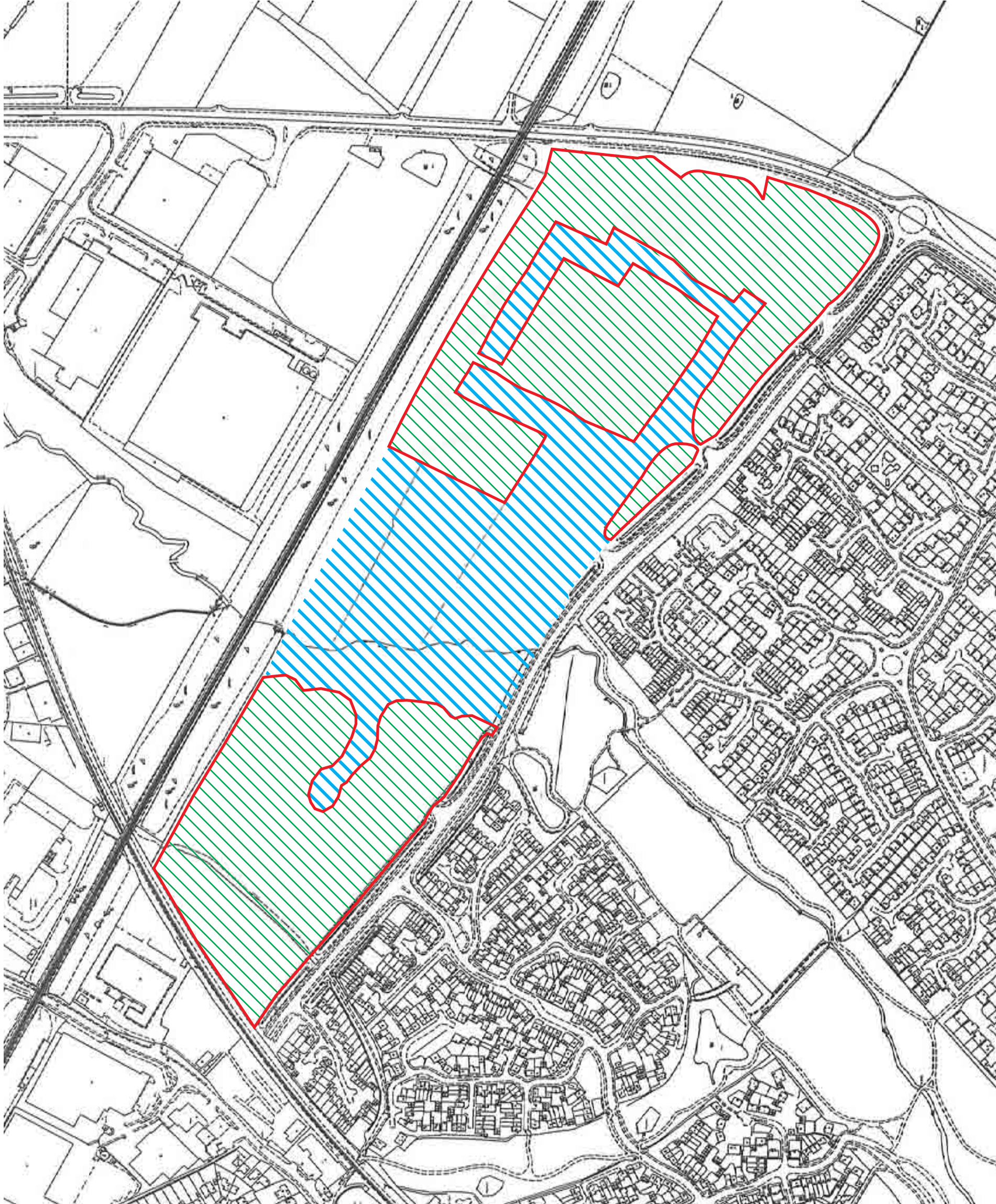
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- Amphibian fencing / pitfall traps
- Great crested newt capture / translocation area
- Potential receptor site to include new ponds and refugia

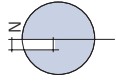


Figure 7.3: Outline Great Crested Newt Mitigation Strategy

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Land North of Gavray Drive, Bicester, Oxfordshire

Not to scale

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Figures

8.1	2004 Flood Zone Maps
8.2	Cross-Section Locations in the HEC-RAS Model
8.3	Representative Photographs of Modelled Structures
8.4	Digital Terrain Model of the Site
8.5	1% AEP (1 in 100-year) Flood Extent
8.6	Final 1% AEP (1 in 100-year) Flood Extent
8.8	Site Development Proposals
8.9	Depths of Flooding

Figure 8.1 2004 Flood Zone Maps

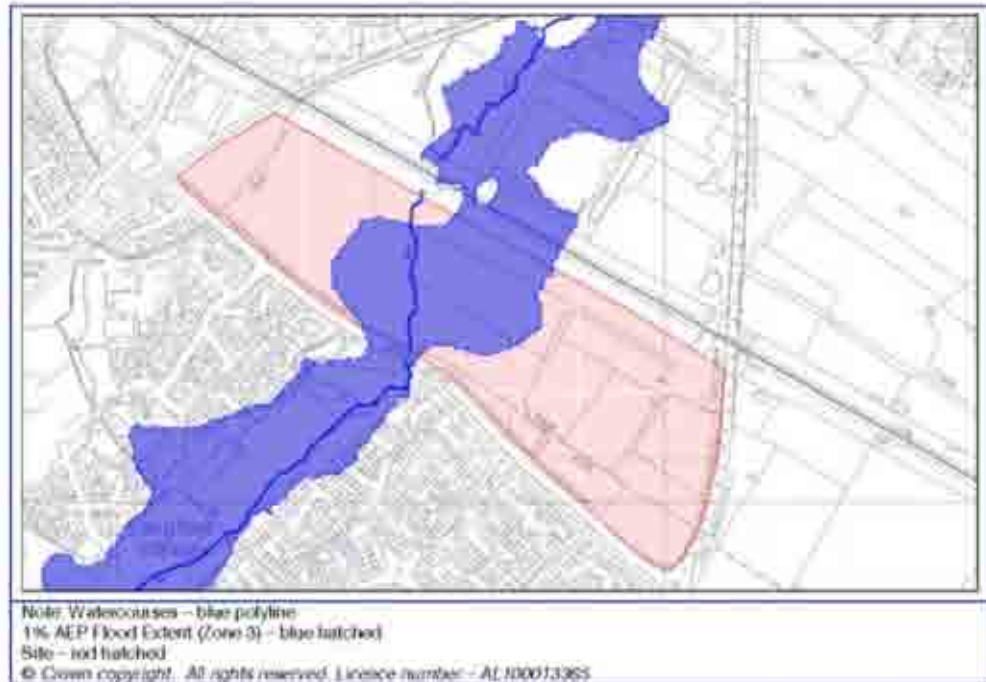


Figure 8.2 Cross-Section Locations in the HEC-RAS Model

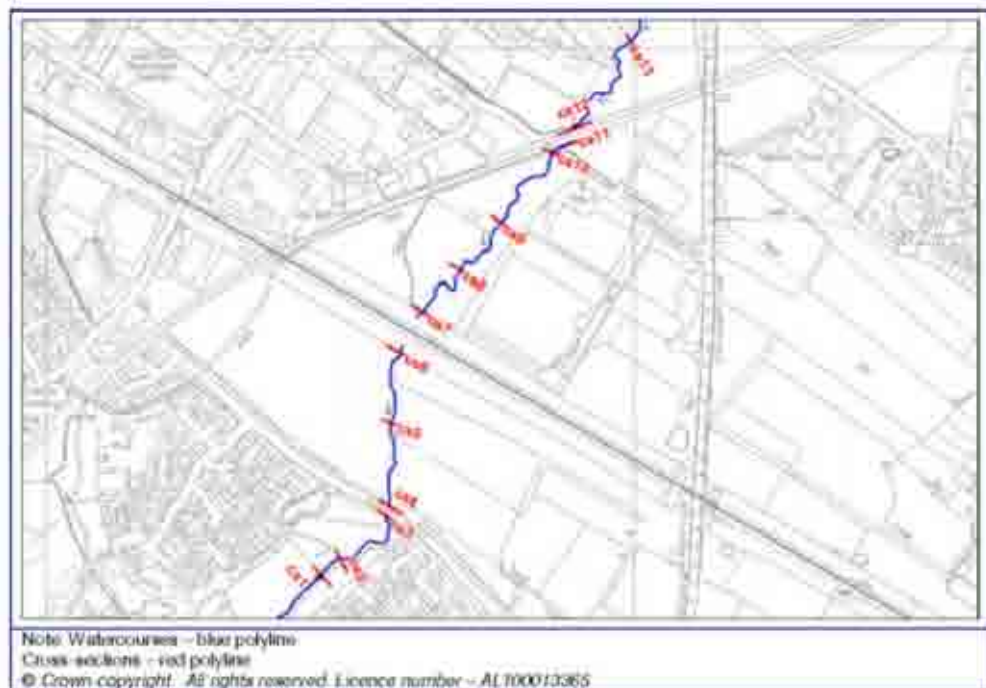


Figure 8.3 Representative Photographs of Modelled Structures

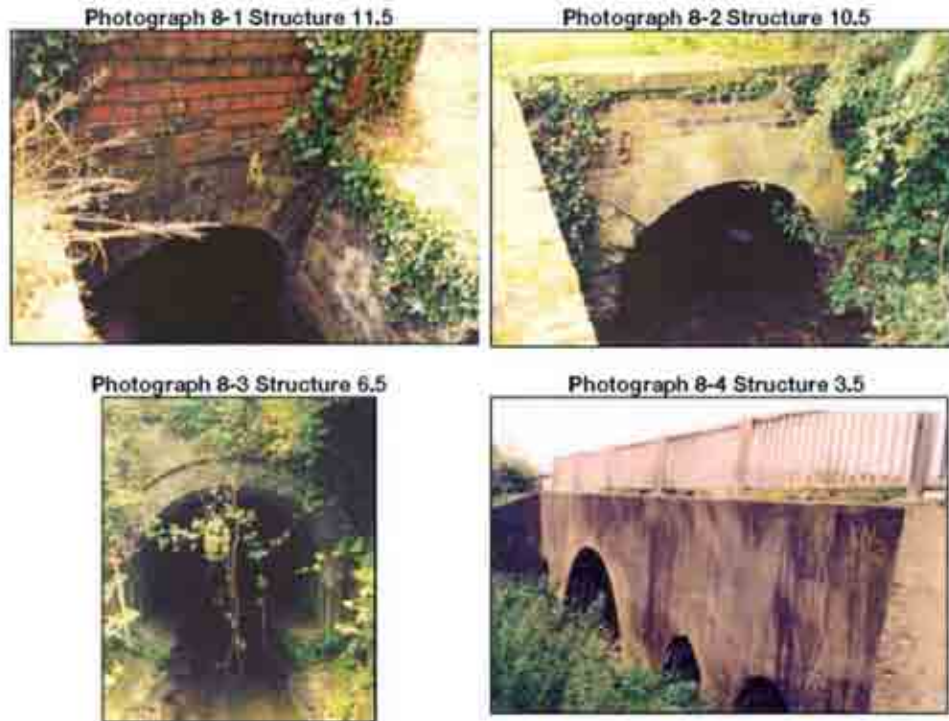


Figure 8.4 Digital Terrain Model of the Site

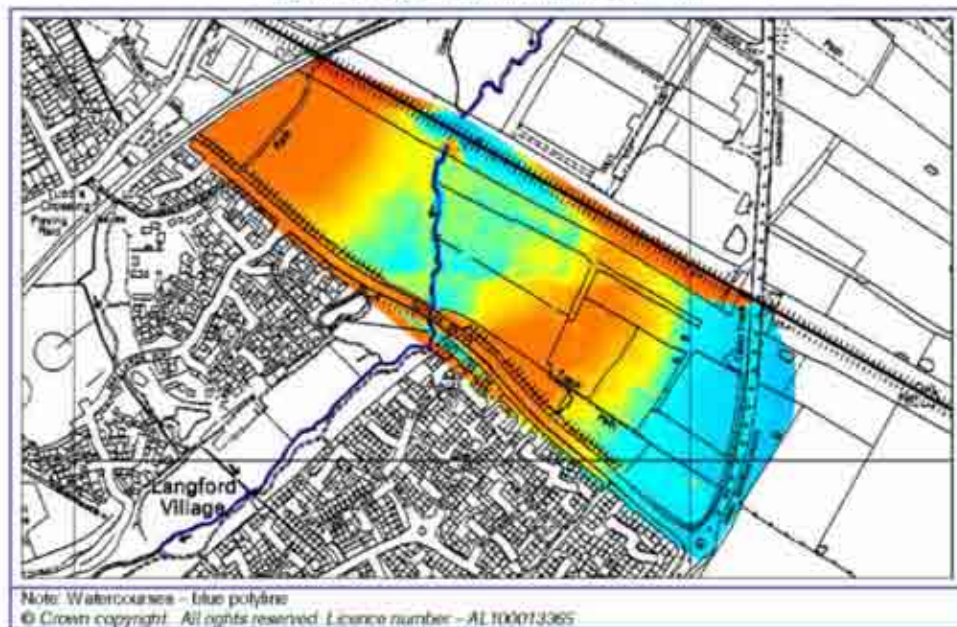


Figure 8.5 1% AEP (1 in 100-year) Flood Extent

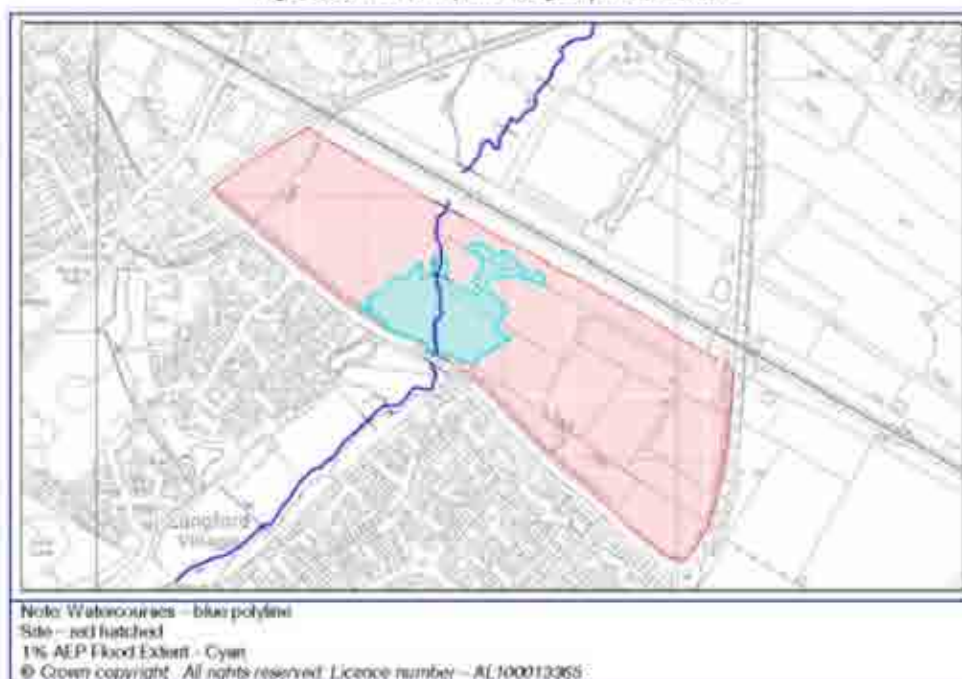


Figure 8.6 Final 1% AEP (1 in 100-year) Flood Extent

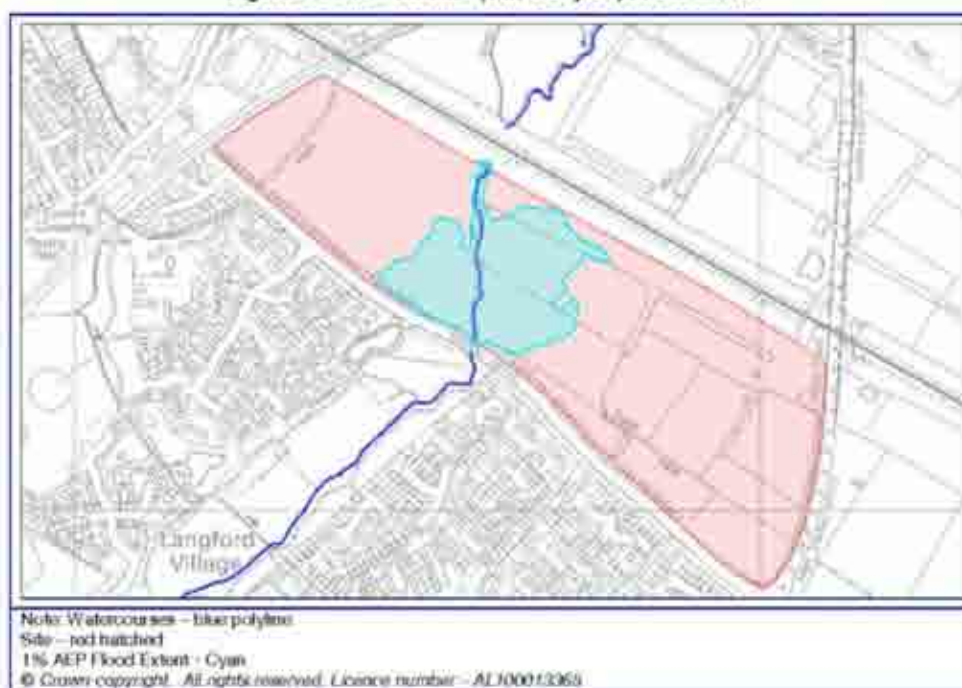


Figure 8.8 Site Development Proposals

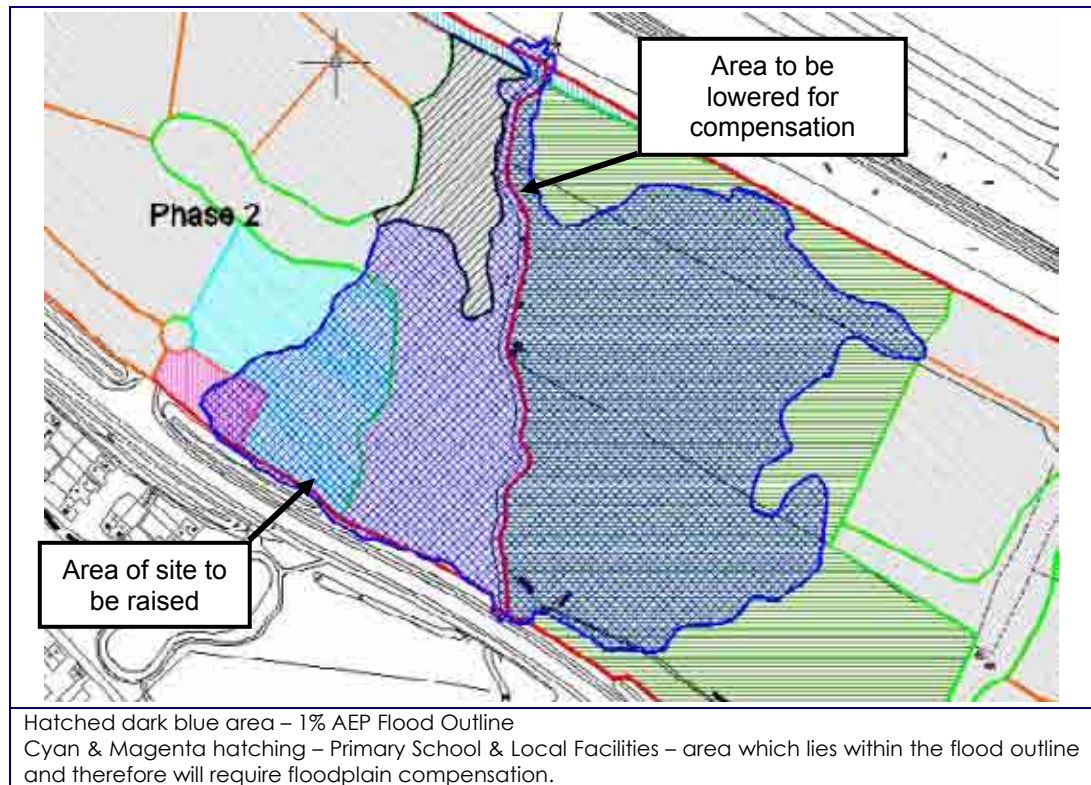
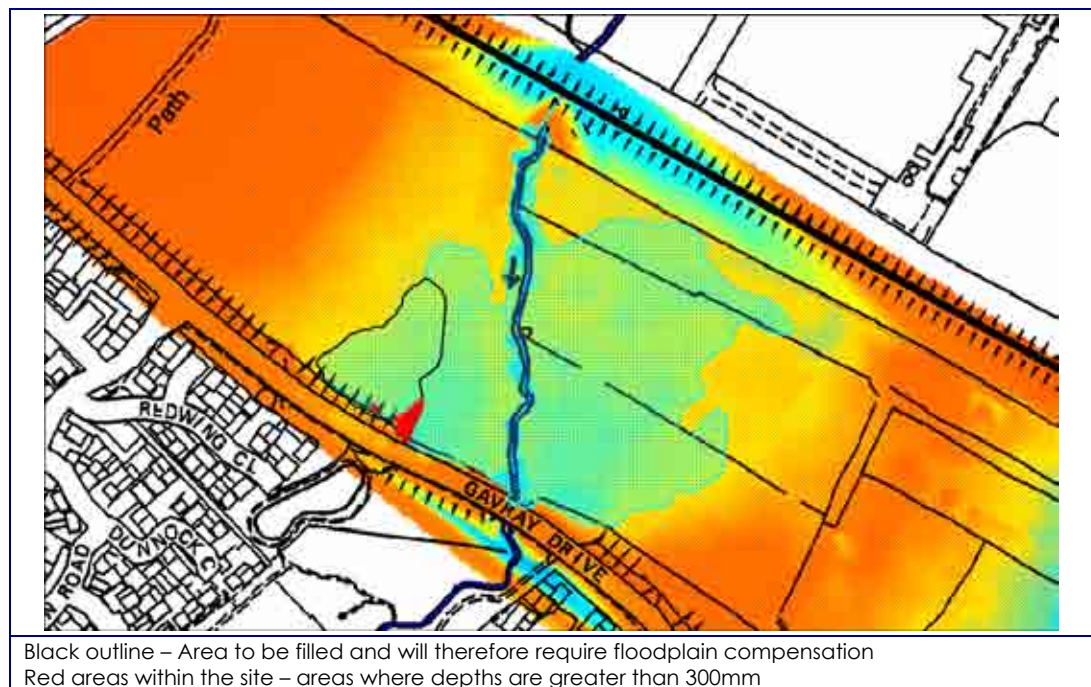


Figure 8.8 Depths of Flooding

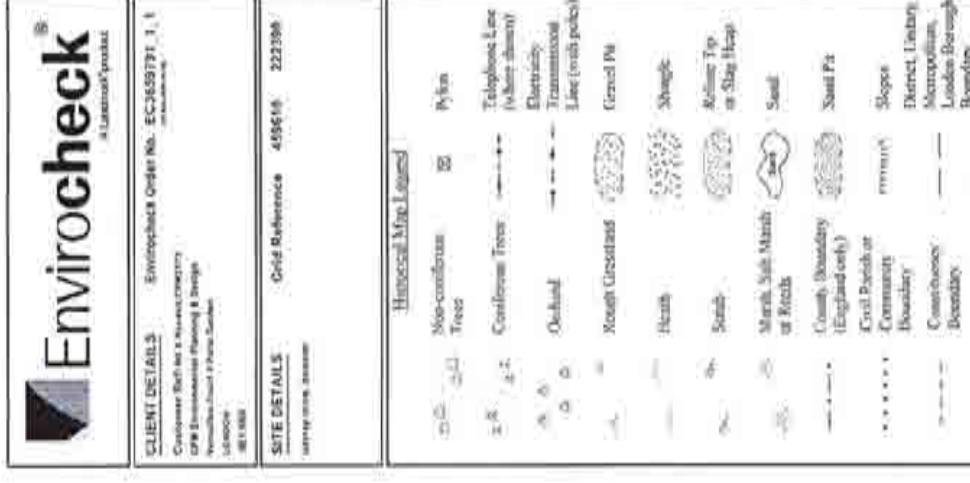
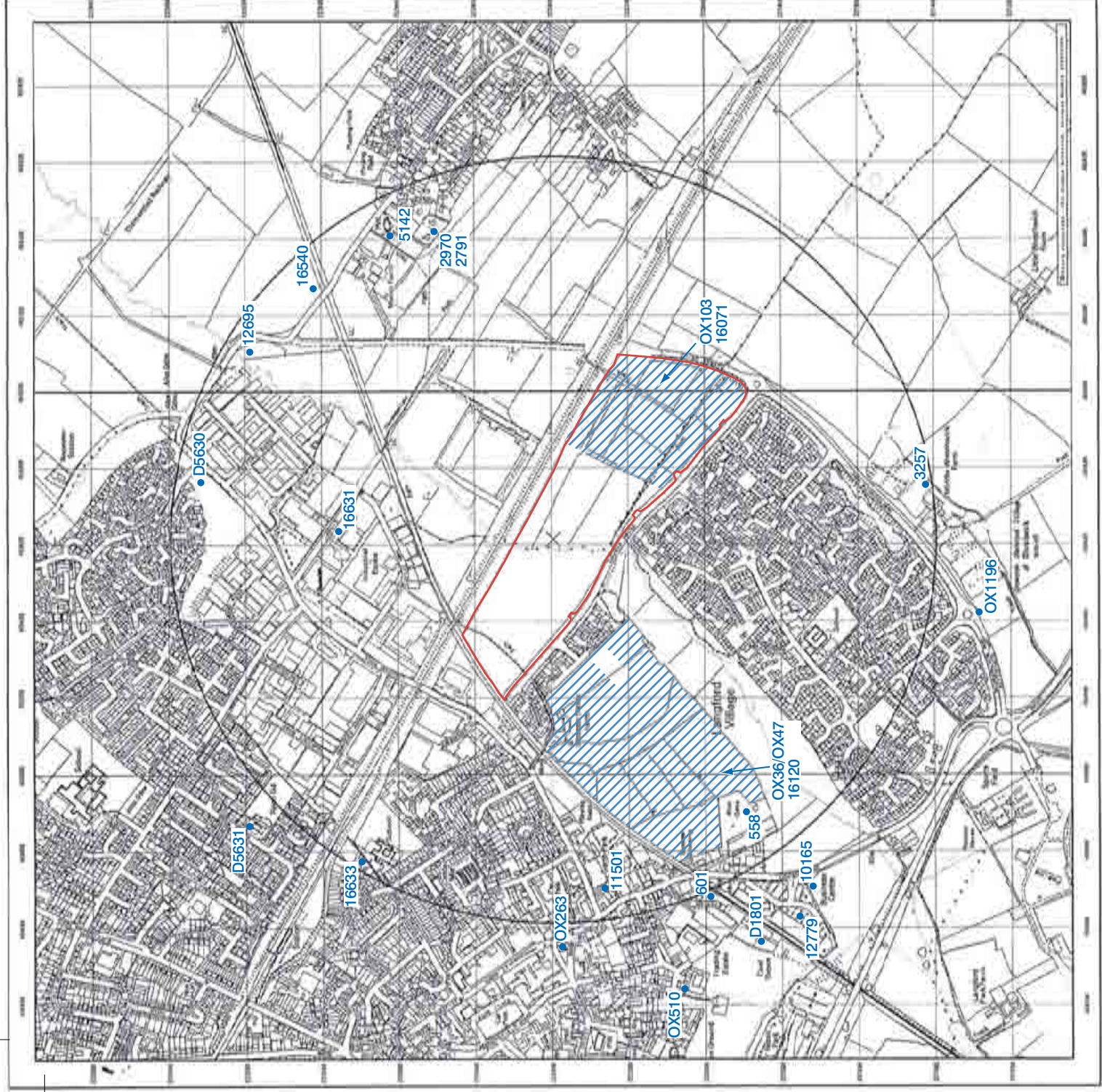


No Figures

No Figures

Figures

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|------|---|
| 11.1 | Previously Identified Archaeology and Cultural Heritage |
| 11.2 | Archaeology Extract from Richard Davis Map of Oxfordshire, 1797 |
| 11.3 | Extract from the Pre-Ordinance Survey Map of 1812-1814 |
| 11.4 | 1923 Ordinance Survey Map |



Site boundary



SMR entries

Figure 1.1: Previously Identified Archaeology and Cultural Heritage

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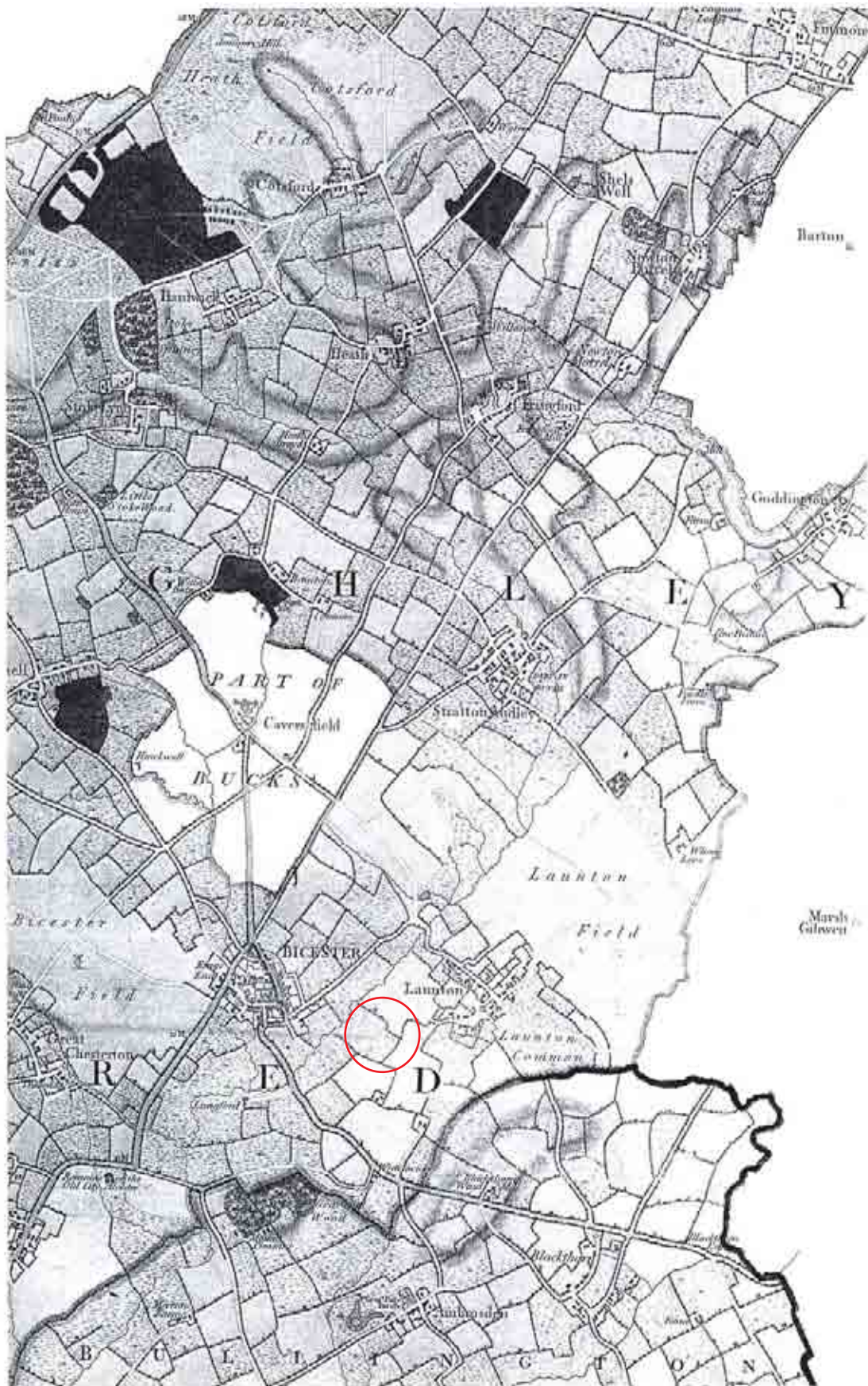
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Site location

Drawing Title

**Figure 11.2: An Extract From
Richard Davis' Map of
Oxfordshire, 1797**

Client

Gallagher Estates Ltd & London and
Metropolitan

Project

Land North of Gavray Drive, Bicester,
Oxfordshire

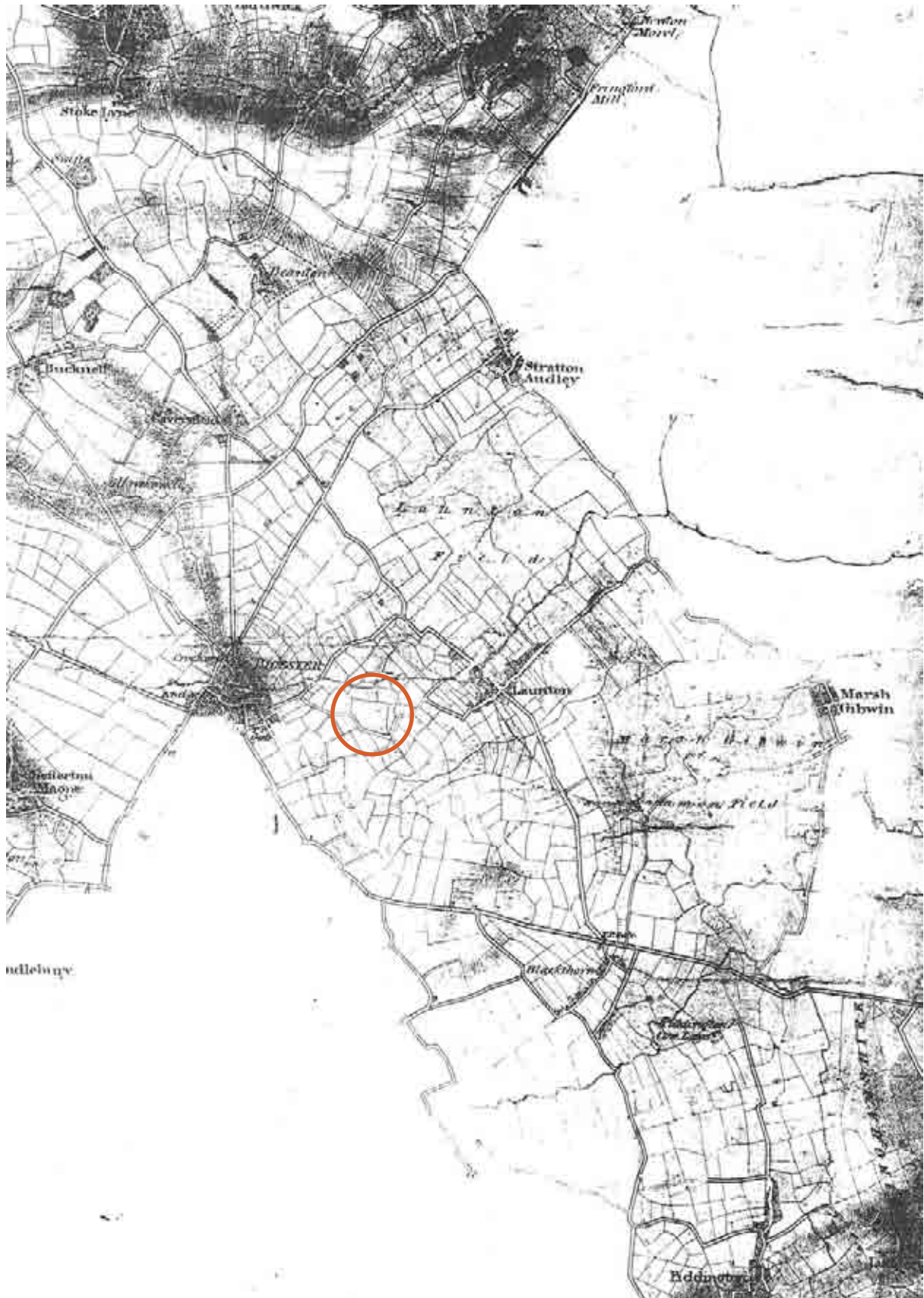
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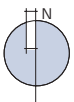
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Site location



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Figure 11.3: Extract from the Pre-Ordinance Survey Map of 1812-1814

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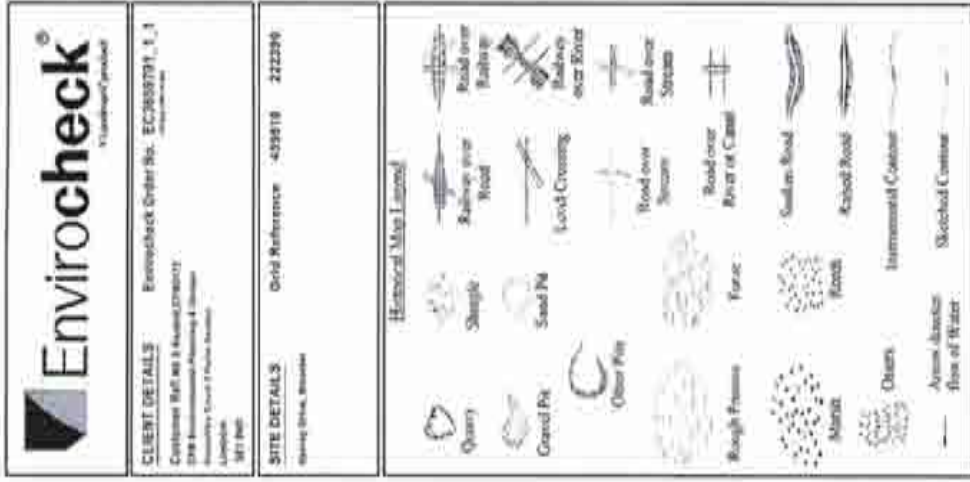
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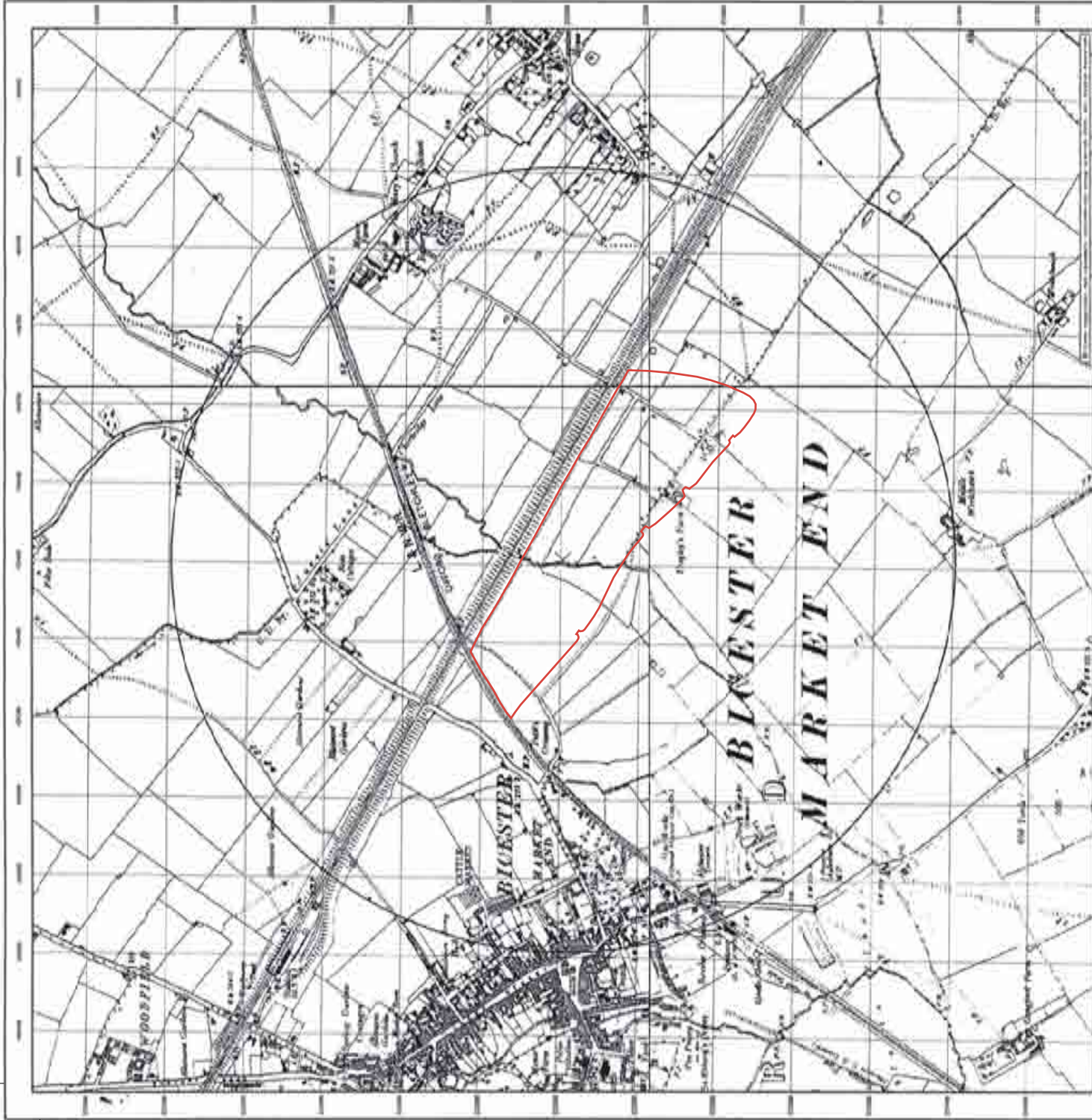
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Figures within Transport Assessment

No Figures

No Figures