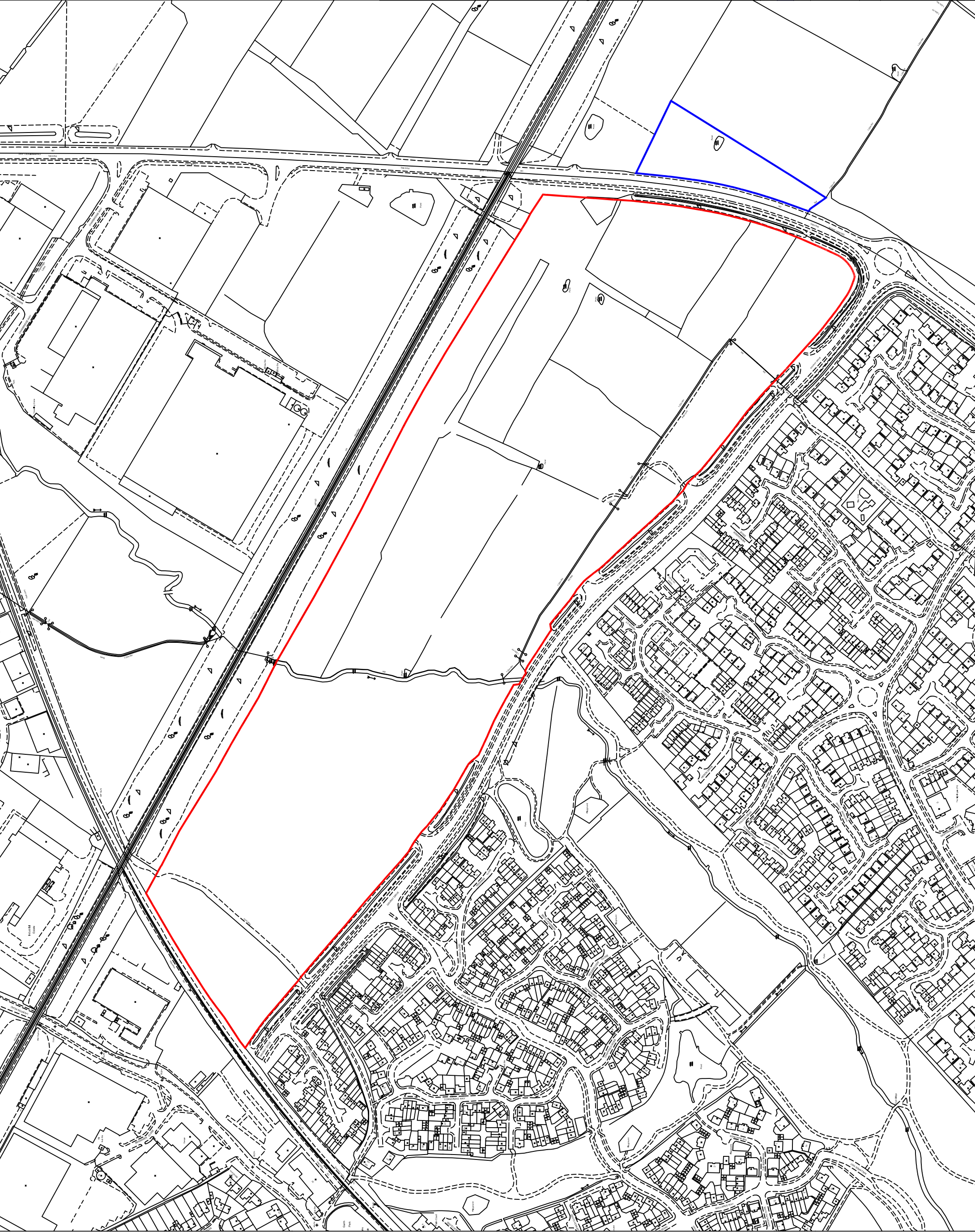


No Figures

Figures

101	Red Line Plan
102	Development Framework Plan



Key :-

- Site Boundary
- Land Under Control Of The Applicant

REVISION LIST

Revision	Details	Rev Date
1	Initial	10/02/2014

Dec 2004	1:2500@A2	10/02/2014
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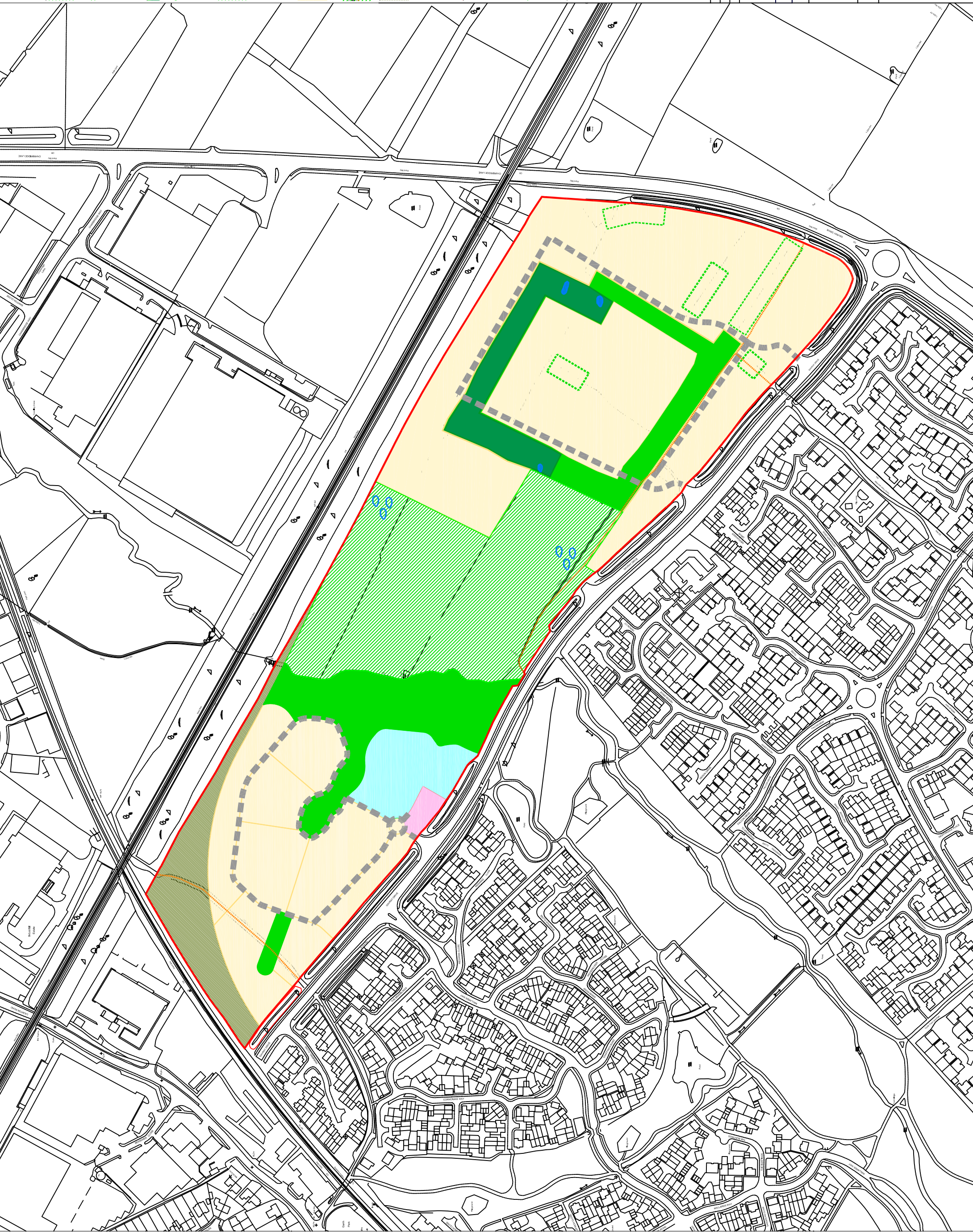
LAND NORTH OF GAVRAY DRIVE, BICESTER

Application Site Plan

Drawn	Checked	Approved	Design Number	Revision
ADW	AG	DK	JUG014 / 101	



DAVID LOCK ASSOCIATES LIMITED
52 NORTH THIRTIETH STREET, CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 657875 FAX: 01908 657877 EMAIL: info@dlad.co.uk
www.dlad.co.uk



Key :-

Site Boundary

Developable Area
(Max building height 10m)

Retained Open Space,
Wildlife Corridor and TPO's.

Retained Open
Space, Hedgerows
and TPO's

Country Wildlife Site

TPO's to be retained
subject to detailed
design.

Retained existing ponds.

Created ponds.

Land Reserved For Rail
Chord

Land Reserved For
Primary School

Land Reserved For Potential
Community Facilities

Existing And Retained
Public Footpath

Primary street corridor.

REVISION LIST

Revision	Details	Rev Date
A	Areas modified	08/04
B	Areas modified	11/04
C	Areas modified	11/04

Based on the Ordnance Survey's 1:25000 map of 2011 with the correction
David Lock Associates, 50 North Tyneside Street, Central Milton Keynes MK9 3BP
TEL: 01908 605780 FAX: 01908 605747 EMAIL: info@da-lock.co.uk
www.da-lock.co.uk

Dec 2004	1:25000@A2	In
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LAND NORTH OF GAVRAY DRIVE, BICESTER

Development Framework Plan

Drawn	Checked	Approved	Drawing Number	Revision
ADW	AG	DK	JUG014 / 102	C



DAVID LOCK ASSOCIATES LIMITED
50 NORTH THIRTIETH STREET, CENTRAL MILTON KEYNES, MK9 3BP
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No Figures

Figures

4.1 Distribution of ALC Grades and Auger Boring 13 Location



Figure 4.1: Distribution of ALC Grades and Auger Boring 13 Location

Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester, Oxfordshire
- Phase 1

As shown
CPM2172/42a
11/04 RWB/MP

AS

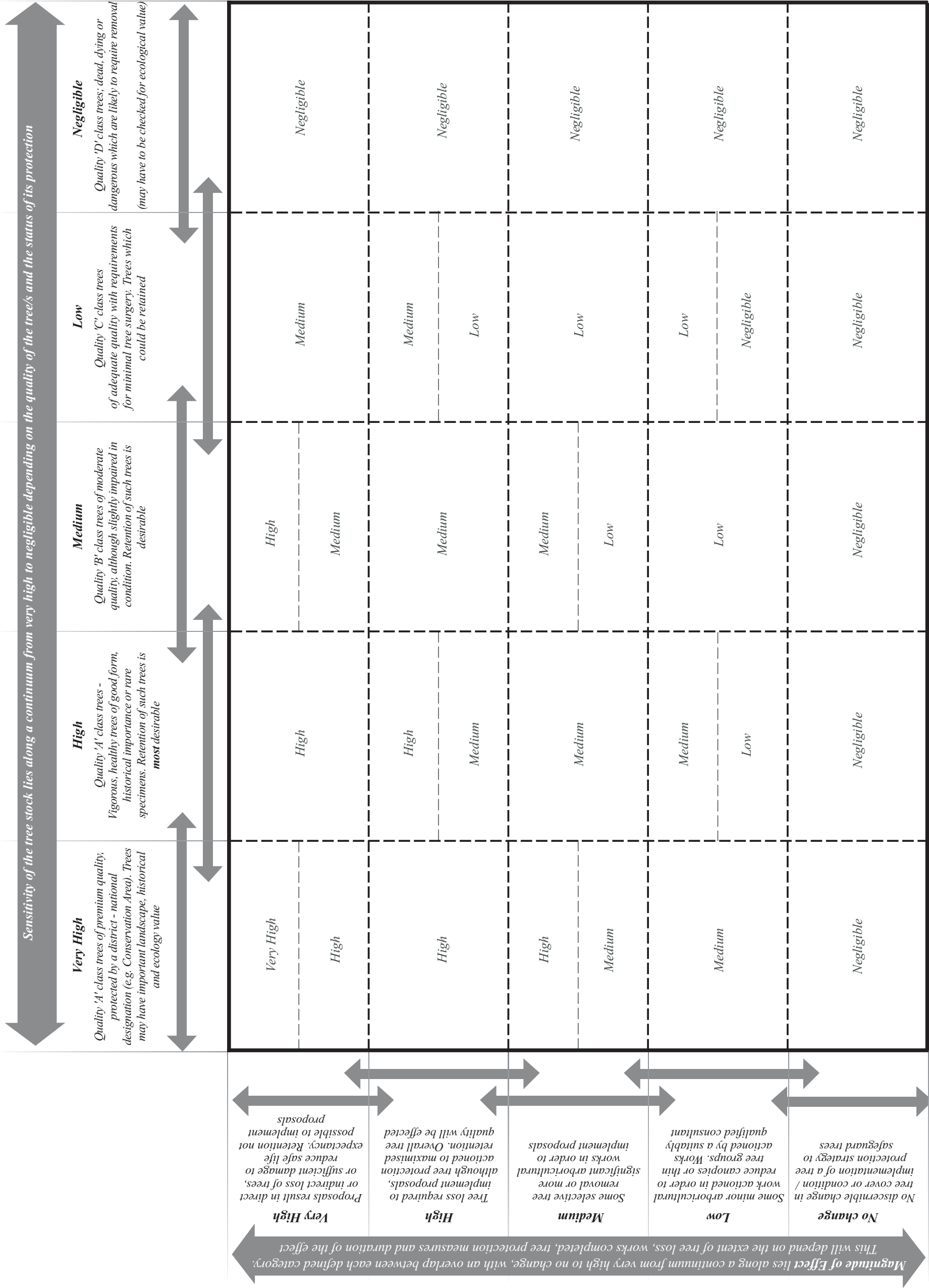
Drawing Title	Client
	Project
Scale	Drawing No
Date	Checked



Figures

5.0	Significance Matrix For Impacts On Arboricultural Quality
5.1	Significance Matrix For Impacts On Arboricultural Amenity
5.2	Predicted Arboricultural Quality Impacts – Primary Receptor (within main text)
5.3	Predicted Arboricultural Amenity Impacts – Primary Receptors (within main text)
5.4	Findings of Arboricultural Survey
5.5	Tree Preservation Order Details

FIGURE 5.0 : SIGNIFICANCE MATRIX FOR IMPACTS ON ARBORICULTURAL QUALITY
(Quality class categories in accordance with BS 5837 : Trees in Relation to Construction (1991))



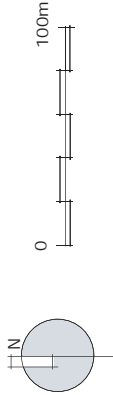
Note 4 (The Helliwell System) and the DETR Guidance for Tree Preservation Orders: A Guide to the Law and Good Practice)

(this does not include ecological value)

Magnitude of Effect lies along a continuum from very high to no change, with an overlap between each defined category. This will depend on the extent of impact to amenity and setting, the number of viewers effected and the duration of effects.



- Study area
- Individual tree (approximate location)
- Tree group / hedgerow group (approximate extent)
- Scrub / vegetation not surveyed (see CPM ecology survey)



Findings of Arboricultural Survey

Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester, Oxfordshire

As shown

CPM2172/10a

11/04 JB/SH

Checked

Drawing Title

Client

Project

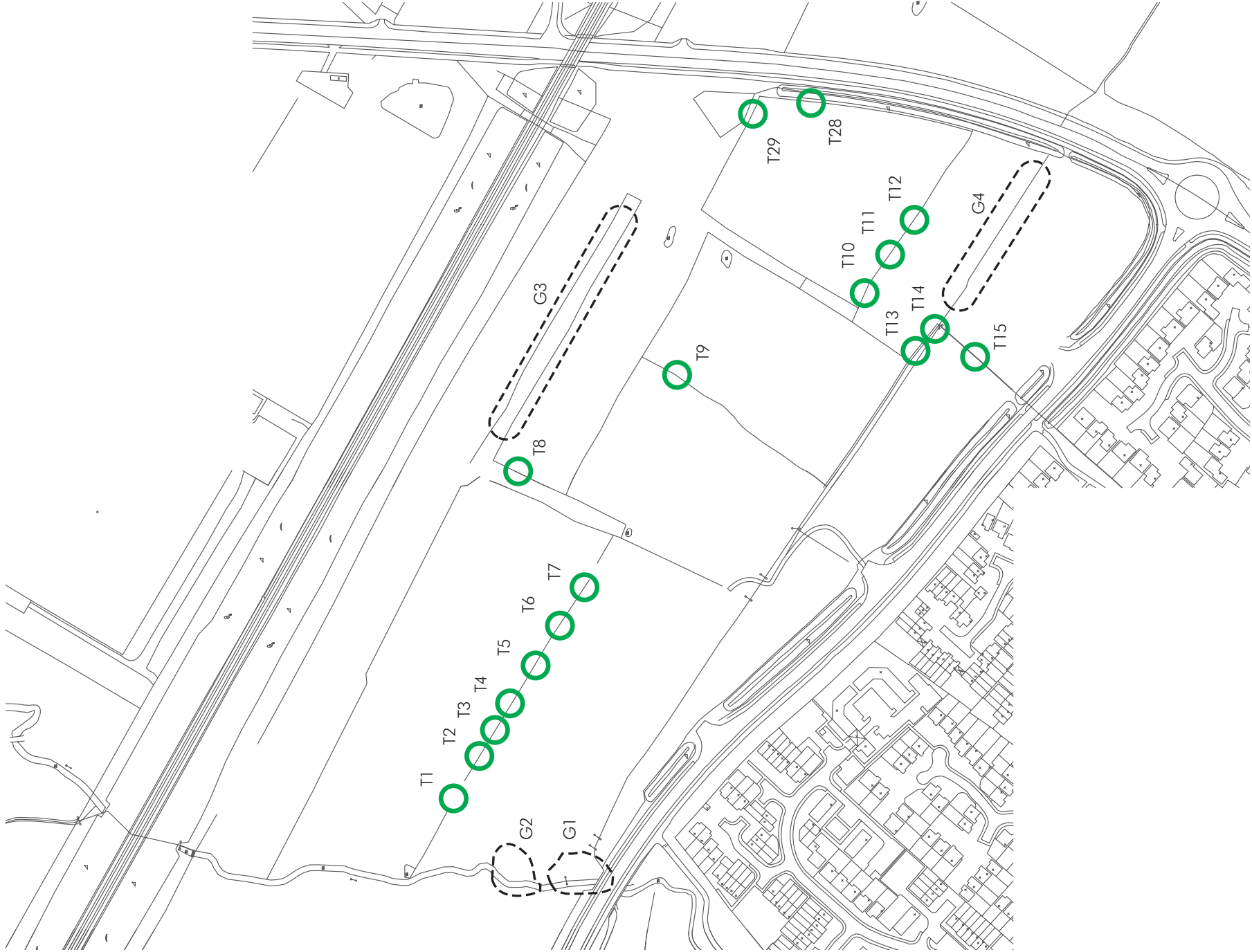
Scale

Drawing No

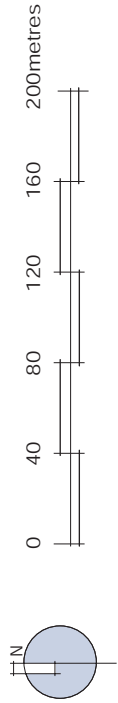
Date

Checked





Tree Preservation Order No 17/90



Drawing Title	Tree Preservation Order Details
Client	Gallagher Estates Ltd & London and Metropolitan
Project	Land North of Gavray Drive, Bicester, Oxfordshire
Scale	As shown
Drawing No	CPM2172/47a
Date	11/04 JB/LS
Checked	

Figures

6.0	Significance Matrix For Impacts On Landscape Character And Features
6.1	Significance Matrix For Visual Effects
6.2	Planning Context
6.3	Landuse And Landscape Character
6.4	Visual Envelope
Photo Viewpoints	Photo Viewpoints 1 - 9
6.11	Landscape And Visual Impact Identification Matrix
6.12	Predicted Temporary Landscape Impacts
6.13	Predicted Permanent Landscape Impacts
6.14	Predicted Temporary Visual Impacts
6.15	Predicted Permanent Visual Impacts
6.20	Proposed Landscape Mitigation And Enhancement Framework Plan

FIGURE 6.0 : SIGNIFICANCE MATRIX FOR IMPACTS ON LANDSCAPE CHARACTER AND FEATURES

Landscape impacts are changes in the fabric, character and quality of the landscape as a result of development. Landscape Impact Assessment is therefore concerned with:

- Direct impact on specific landscape elements
- Subtle effects on landscape character and distinctiveness
- Impact on acknowledged special interests or values

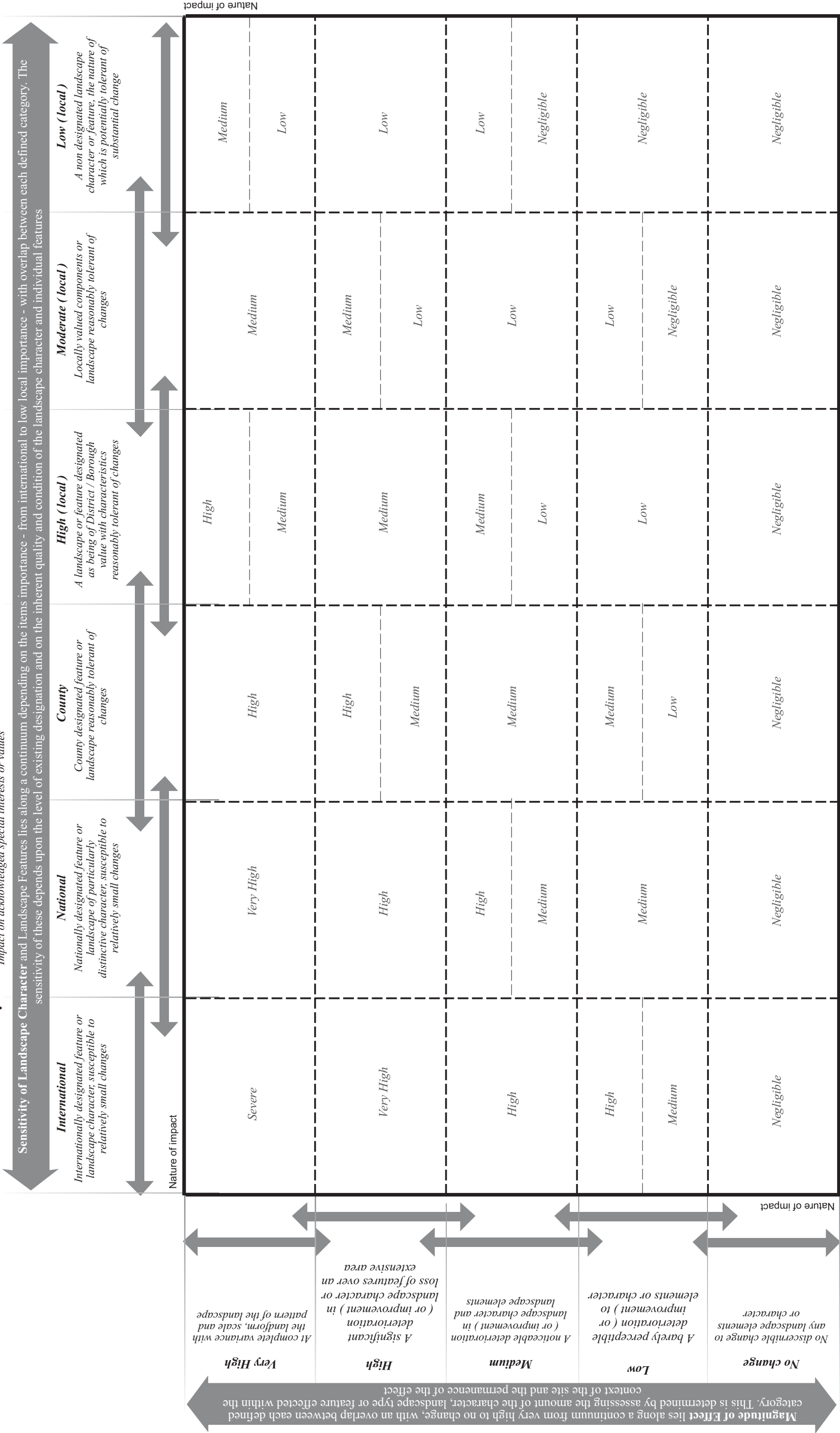
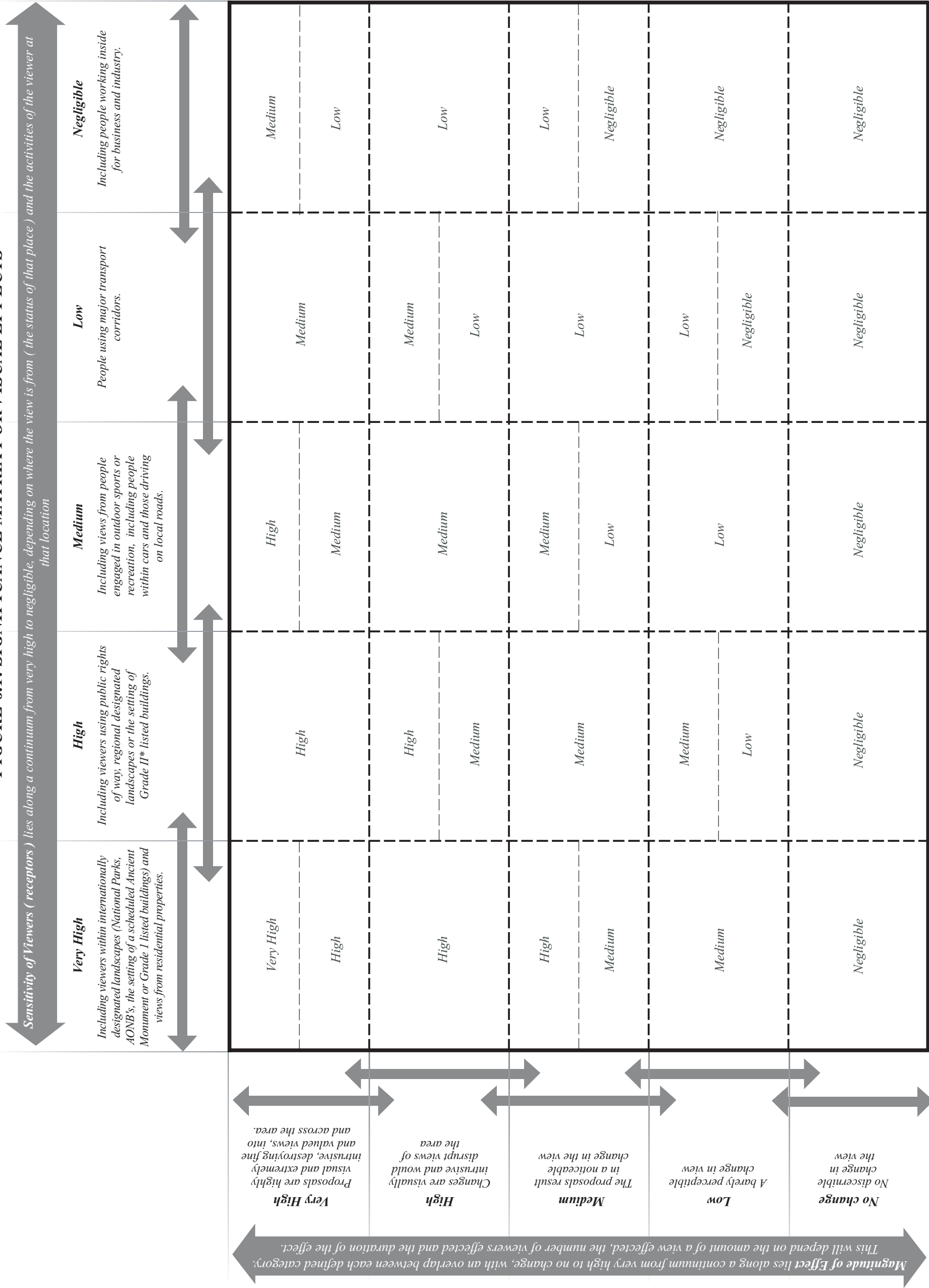


FIGURE 6.1: SIGNIFICANCE MATRIX FOR VISUAL EFFECTS

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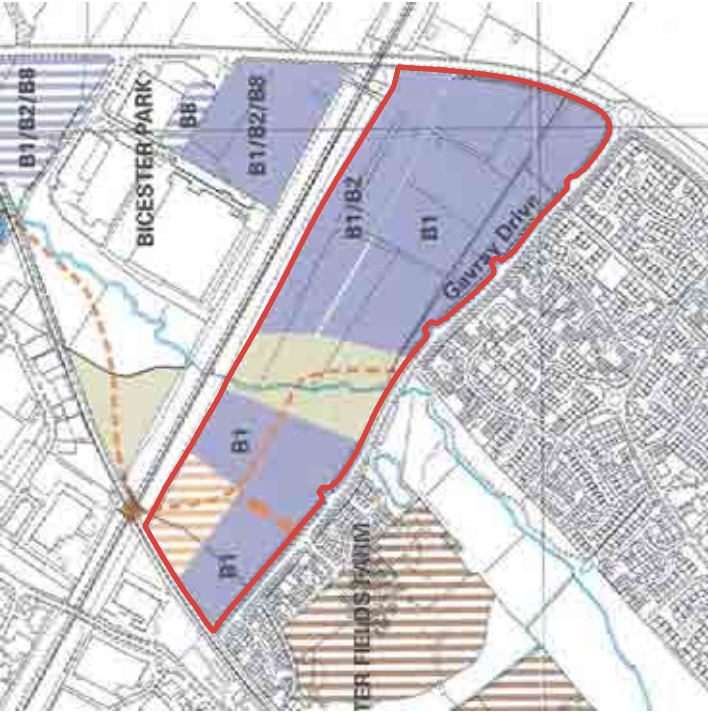
Cherwell Local Plan, adopted November 1996

- Application area
- Committed Site for Employment Generating Development
- Proposed Site for Employment Generating Development
- Recreational Purposes



Cherwell Local Plan, Revised Deposit Draft, Pre-Inquiry Changes, June 2004

- Proposed Site for Employment Generating Development
- Retained County Wildlife Site
- Proposed Recreational Use
- Land Safeguarded for Connecting Railway Line
- Proposed New or Improved Road
- Strategic Footpath
- Proposed Railway Station
- Proposed Multi Modal Transport Interchange



Cherwell Local Plan 2011, Deposit Draft, February 2001

- Proposed Site for Employment Generating Development
- Proposed Recreational Use
- Strategic Footpath Cycleway Link
- Proposed Multi Modal Transport Interchange
- Proposed New or Improved Road



Cherwell Local Plan 2011, Revised Deposit Draft, September 2002

- Proposed Housing Site
- The reference number(s) shown on this map refer to changes that have been made to the Deposit Draft Cherwell Local Plan 2011: February 2001
- Proposed Site for Community Care Home
- Proposed Primary School

Note: The four plan extracts show the progression of the Local Plan.

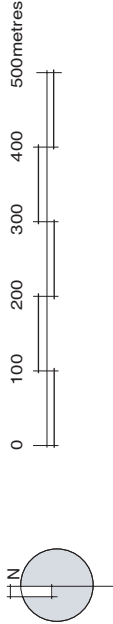
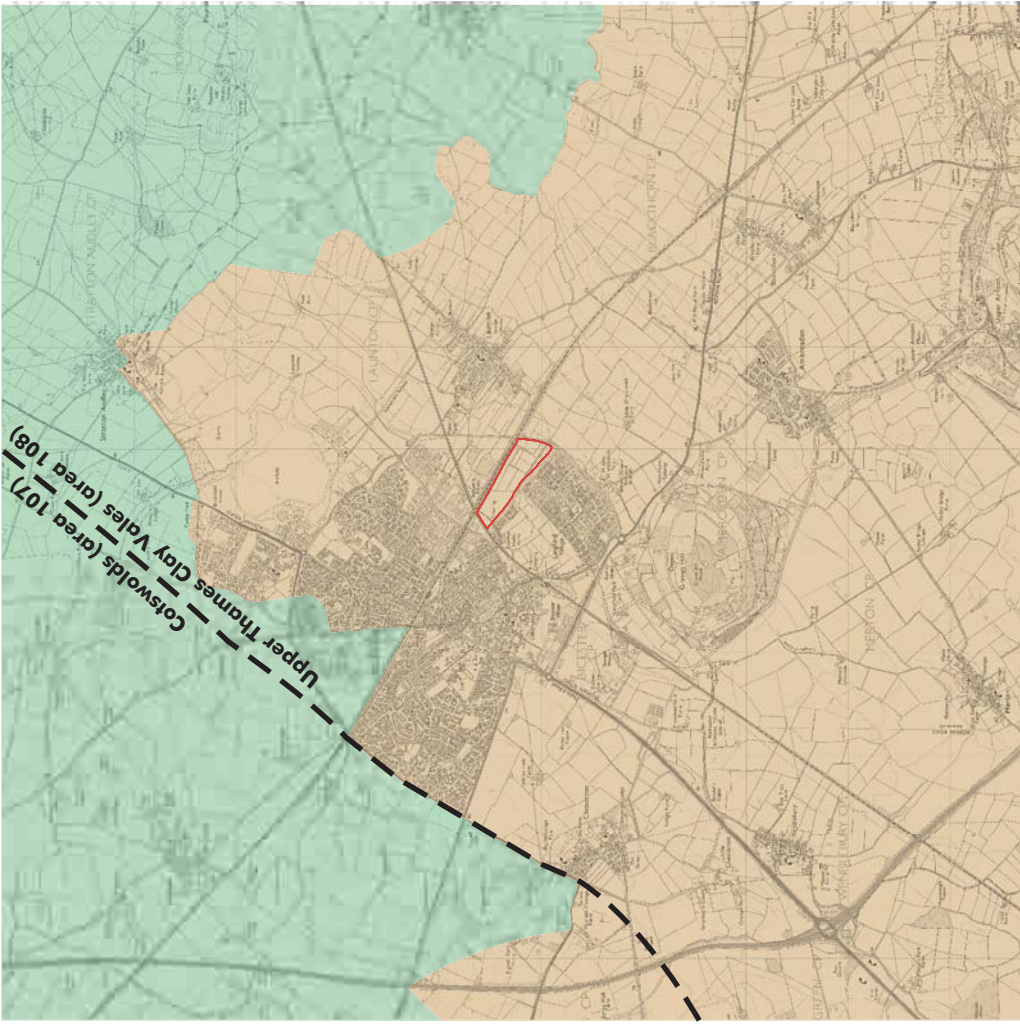
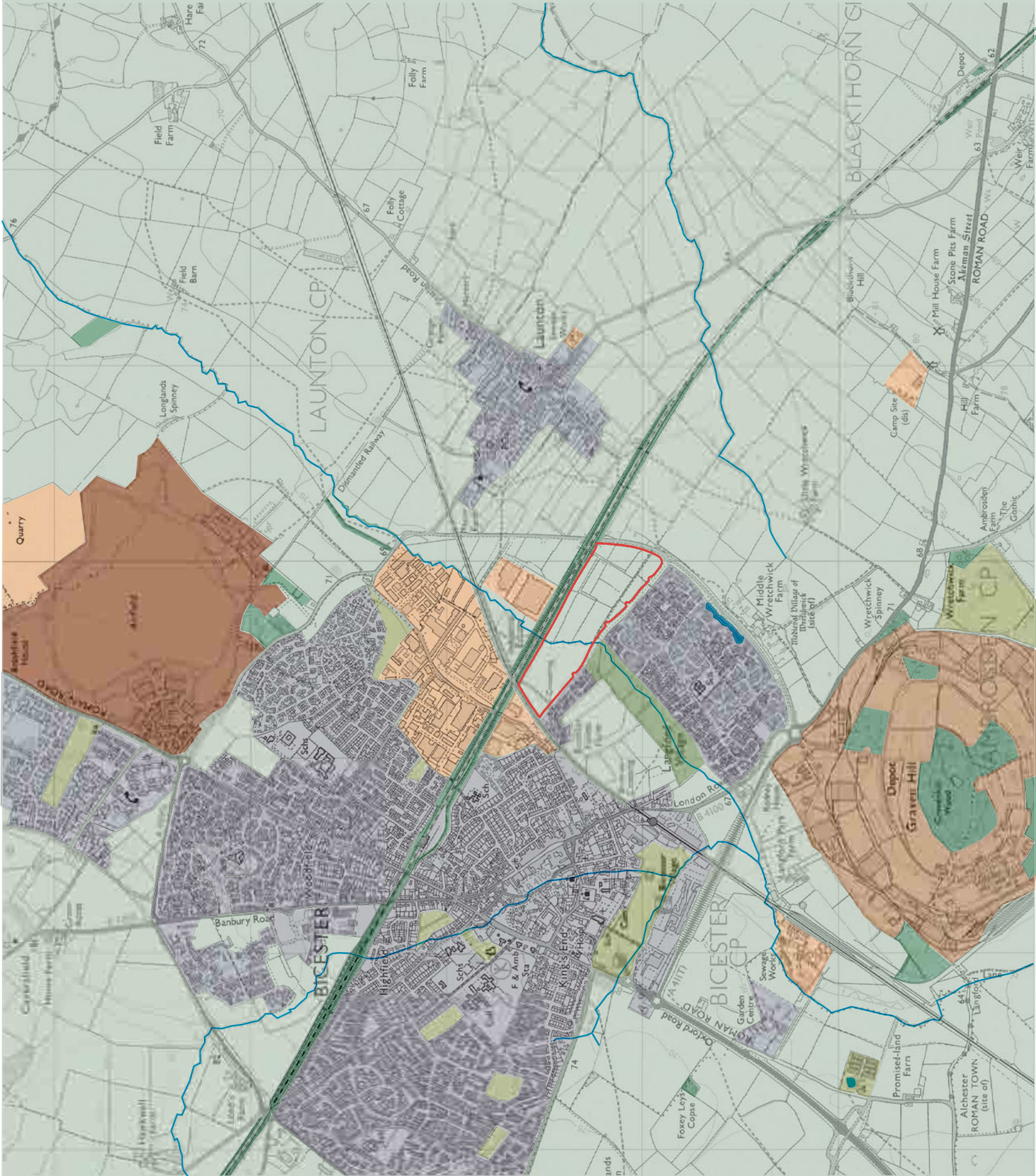


Figure 6.2 : Planning Context

Drawing Title	Gallagher Estates Ltd & London and Metropolitan
Client	Land North of Gavray Drive, Bicester, Oxfordshire
Project	
Scale	1:10,000
Drawing No	CPM2172/54
Date	12/04 SC/LS
Checked	JTB.



ref: Cherwell District Landscape Assessment,
Cobham Resource Consultants, Nov. 1995

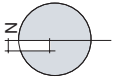


Figure 6.3 : Landuse and Landscape Character

Drawing Title	Client
	Project
	Scale
Drawing No	Date
CPM2172/55	12/04 SC/LS
As shown	Checked

Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester, Oxfordshire
As shown
CPM2172/55
12/04 SC/LS
JG.



- Application area
- Private dwellings with largely clear views of the site from some private windows (14 No. approximately)
- Private dwellings with glimpsed/partial or oblique views of the site (1 No. approximately)
- Approximate extant of principal vegetative visual barriers
- Roads/footpaths/rail links/bridleways with some views to site
- Visual Envelope
- Distant glimpsed views to the application area
- Land parcels enclosed by vegetation, limiting views across the application area

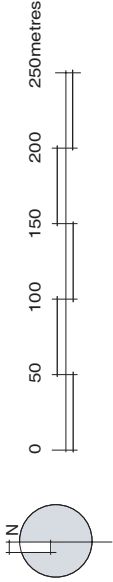
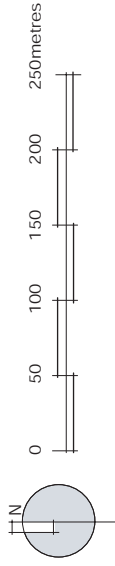


Figure 6.4 : Visual Envelope

Drawing Title	Gallagher Estates Ltd & London and Metropolitan
Client	
Project	Land North of Gavray Drive, Bicester, Oxfordshire
Scale	1:5000
Drawing No	CPM2172/56
Date	12/04 SC/LS
Checked	JTB.



Note: Glimpsed/partial views available from private dwellings to the south of Gavray Drive though these are limited/filtered due to the existing mature vegetation.



Photoviewpoint Location Plan

Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester, Oxfordshire

Scale

1:5000

Drawing No

CPM2172/16a

Date

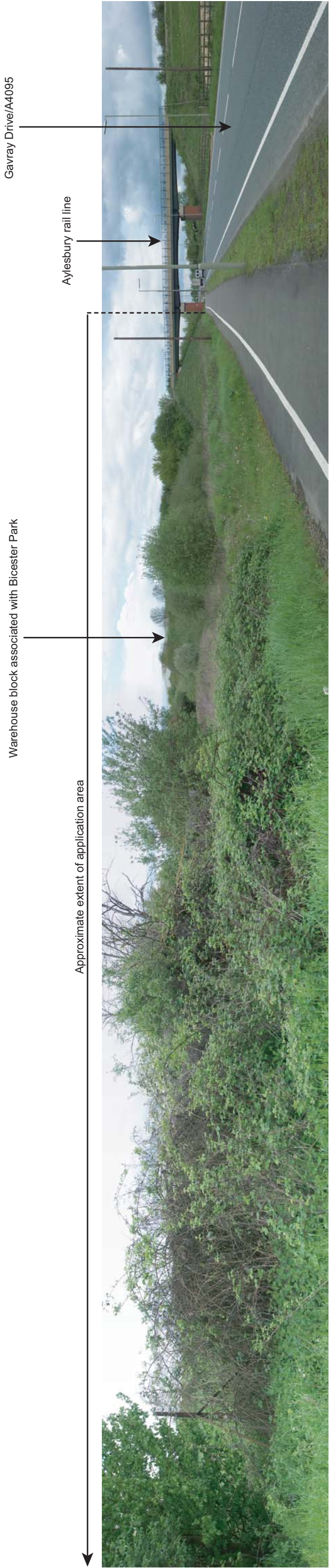
11/04 SC/JTF

Checked





Photoviewpoint 1: From Gavray Drive views are available south west across the site, though these are interrupted and filtered by existing dense vegetation.



Photoviewpoint 2: Looking in a north westerly direction from Gavray Drive, glimpsed views available to the application area.