

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

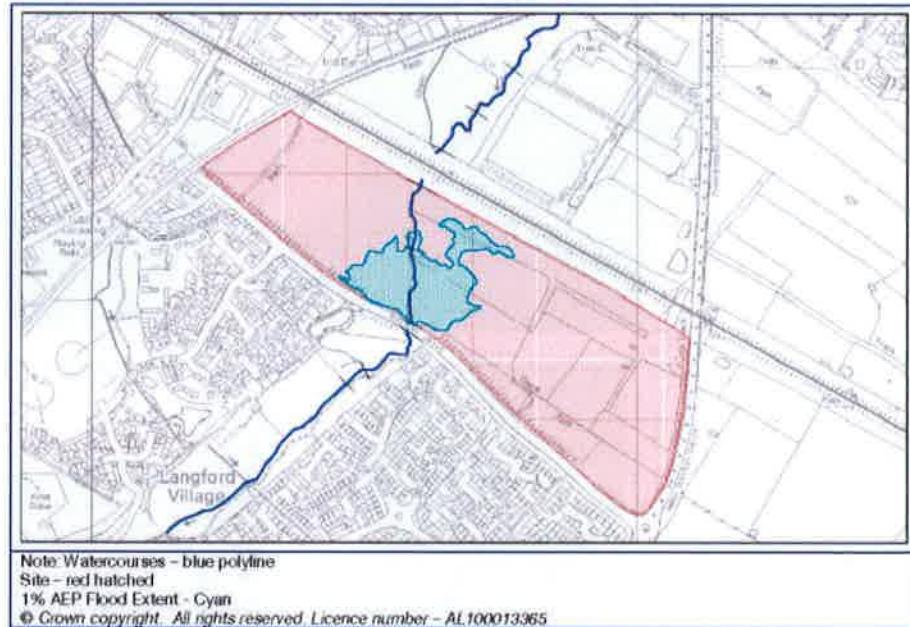


Figure 8.6 Final 1% AEP (1 in 100-year) Flood Extent

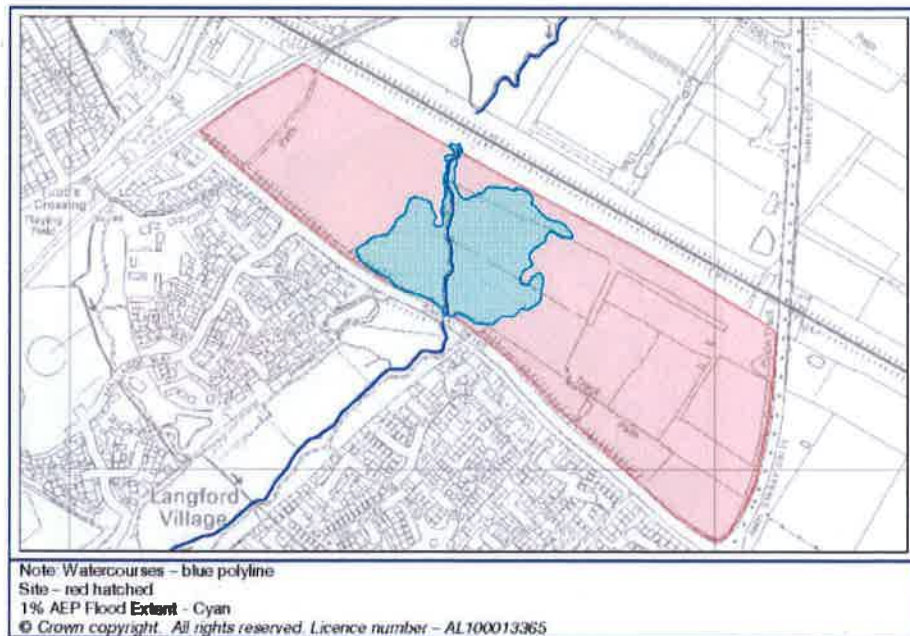


Figure 8.8 Site Development Proposals

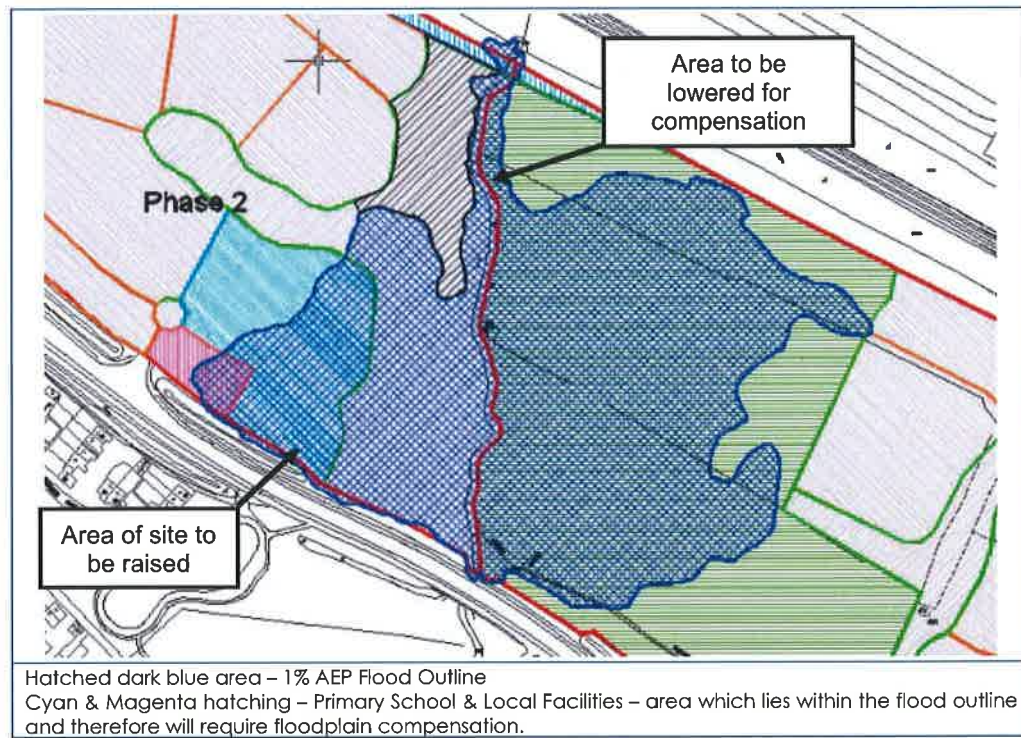
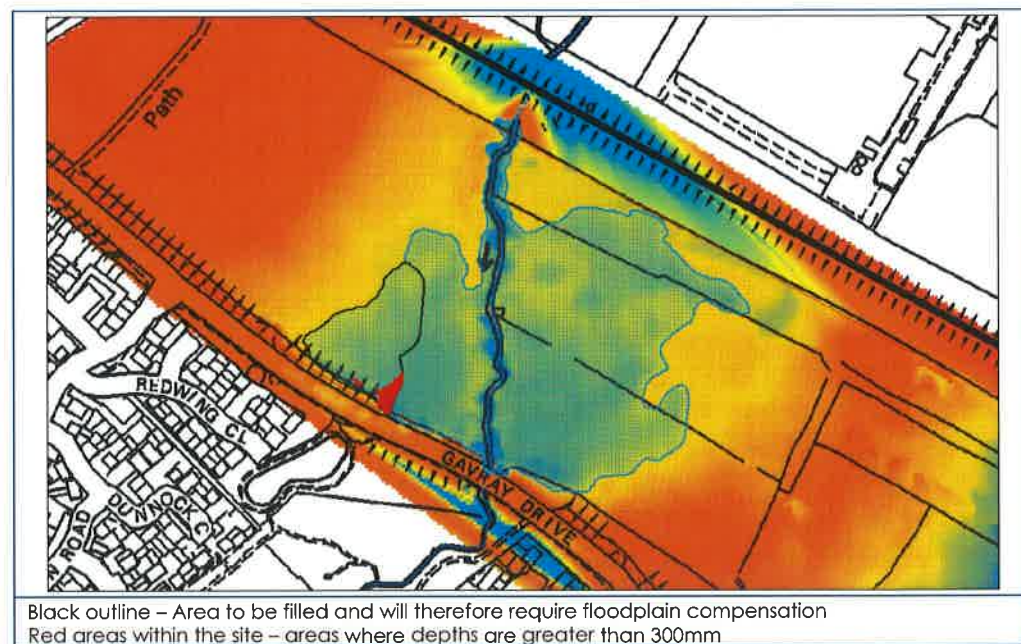


Figure 8.8 Depths of Flooding



No Figures

No Figures

Figures

- | | |
|------|---|
| 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 |



CLIENT DETAILS Envirocheck Order No. EC3659791_1_1
 (18 May 2016 15:16)

Customer Ref: 5 Random CRM2172

CPM Environmental Planning & Design

Versailles Count 3 Parts Garden

LONDON

SITE DETAILS		Grd Reference	459610	222390
--------------	--	---------------	--------	--------

Gaming Drive, Worcester

Historical Map Legend	
	Non-coniferous Trees
	Coniferous Trees
	Orchard
	Rough Grassland
	Heath
	Scrub
	Marsh, Salt Marsh or Reeds
	County Boundary (England only)
	Civil Parish or Community Boundary
	Constituency Boundary
	Non-coniferous Trees
	Coniferous Trees
	Orchard
	Rough Grassland
	Heath
	Scrub
	Marsh, Salt Marsh or Reeds
	County Boundary (England only)
	Civil Parish or Community Boundary
	Constituency Boundary
	Pylon
	Telephone Line (where shown)
	Electricity Transmission Line (with poles)
	Gravel Pit
	Shingle
	Refuse Tip or Slag Heap
	Sand
	Sand Pit
	Slopes
	District, Unitary, Metropolitan, London Borough Boundary



Site boundary



SMR entries

Figure 11.1: Previously Identified Archaeology and Cultural Heritage

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

Drawing No	CPM2172/36b

Date	11/04	SR/CT
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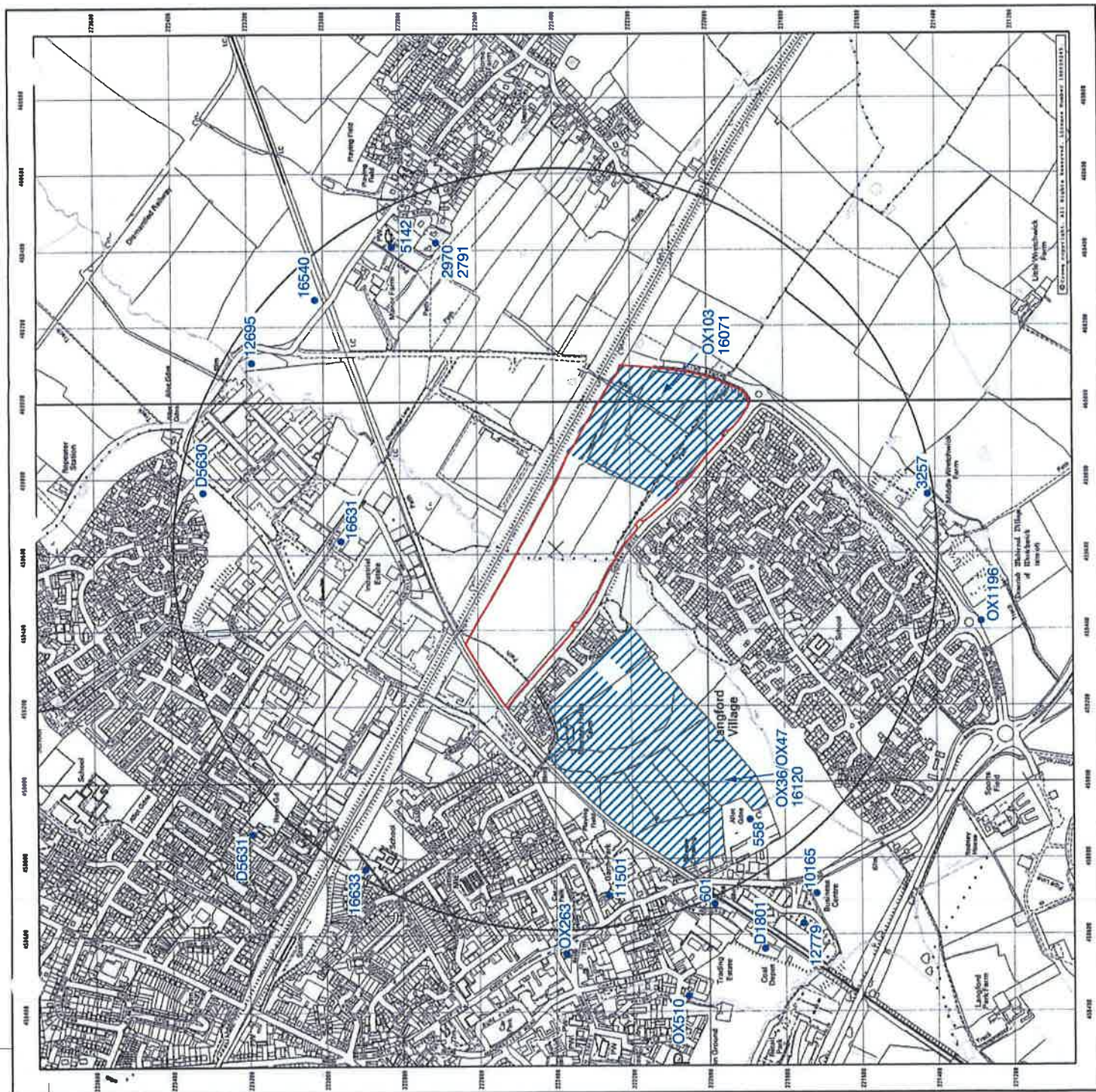
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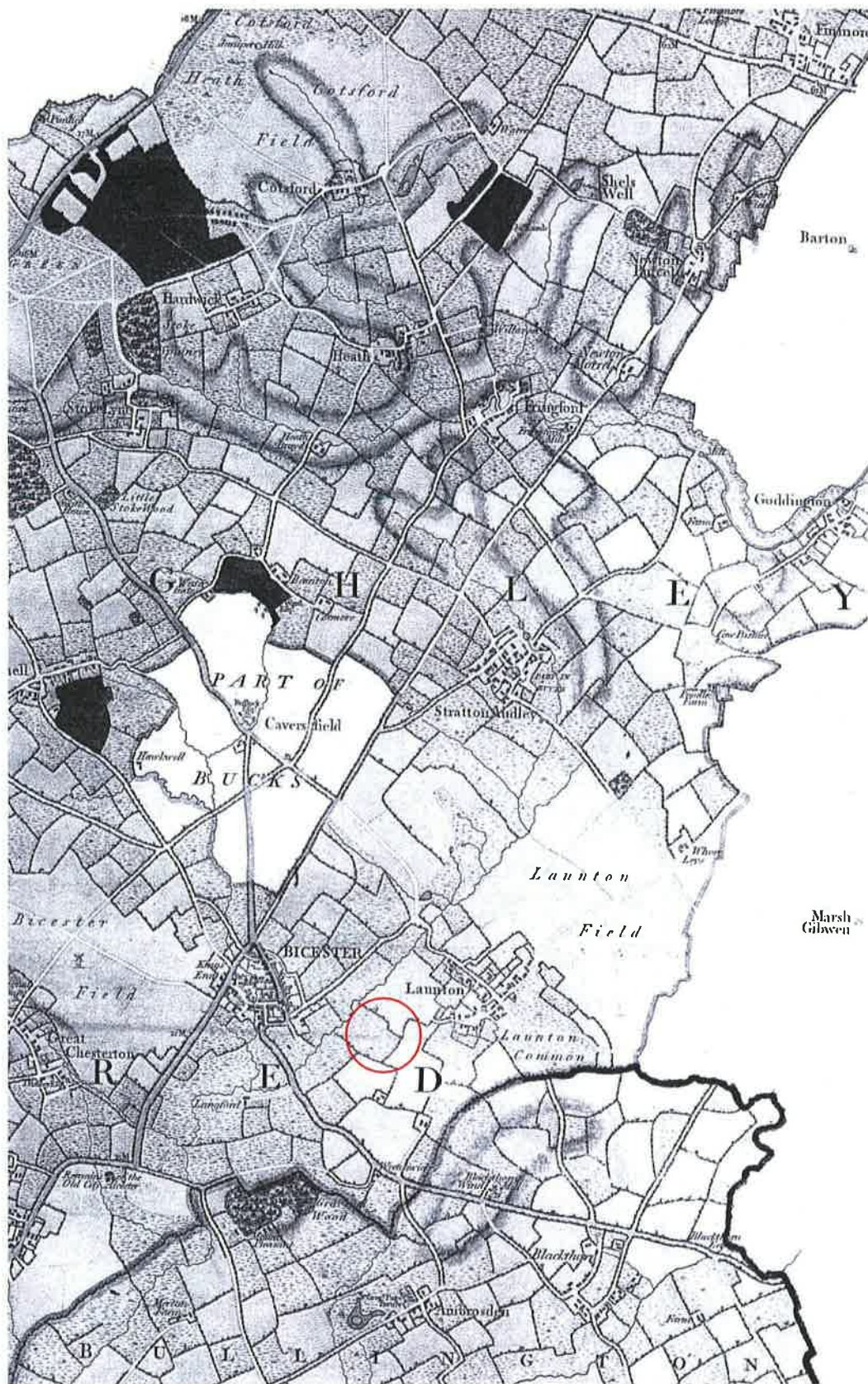
Client

Project

Drawing No

Date _____





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

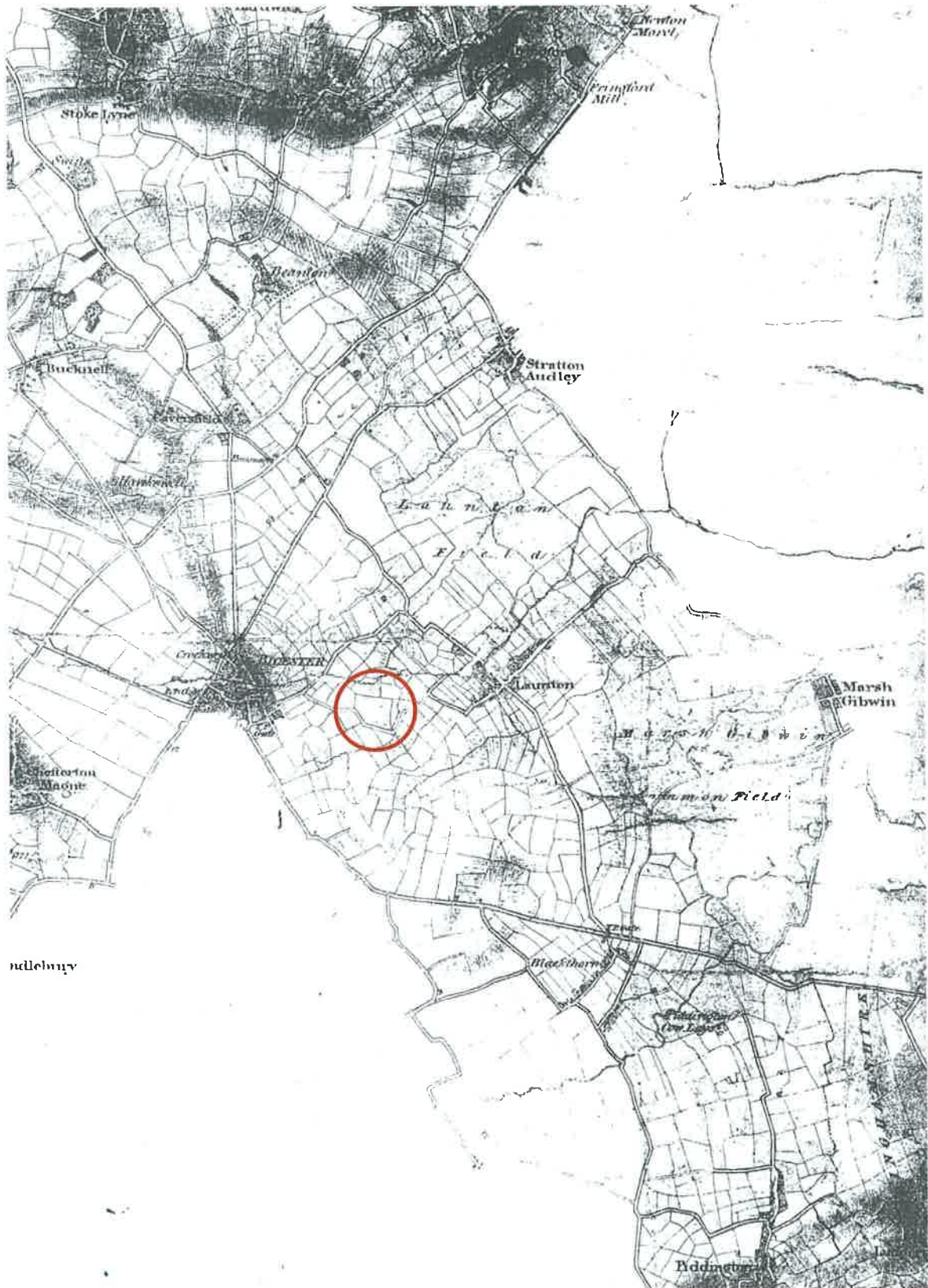
Drawing No

CPM2172/37a

Date

11/04 SR/CT

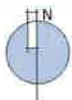
Checked



ndlebury



Site location



Drawing Title

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

Client

Gallagher Estates Ltd & London and
Metropolitan

Project

Land North of Gavray Drive, Bicester,
Oxfordshire

Drawing No

CPM2172/39a

Date

10/04 SR/SH

Checked



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CLIENT DETAILS
Customer Ref: AS 3 Roadworks, CPM2172
CPM Environmental Planning & Design
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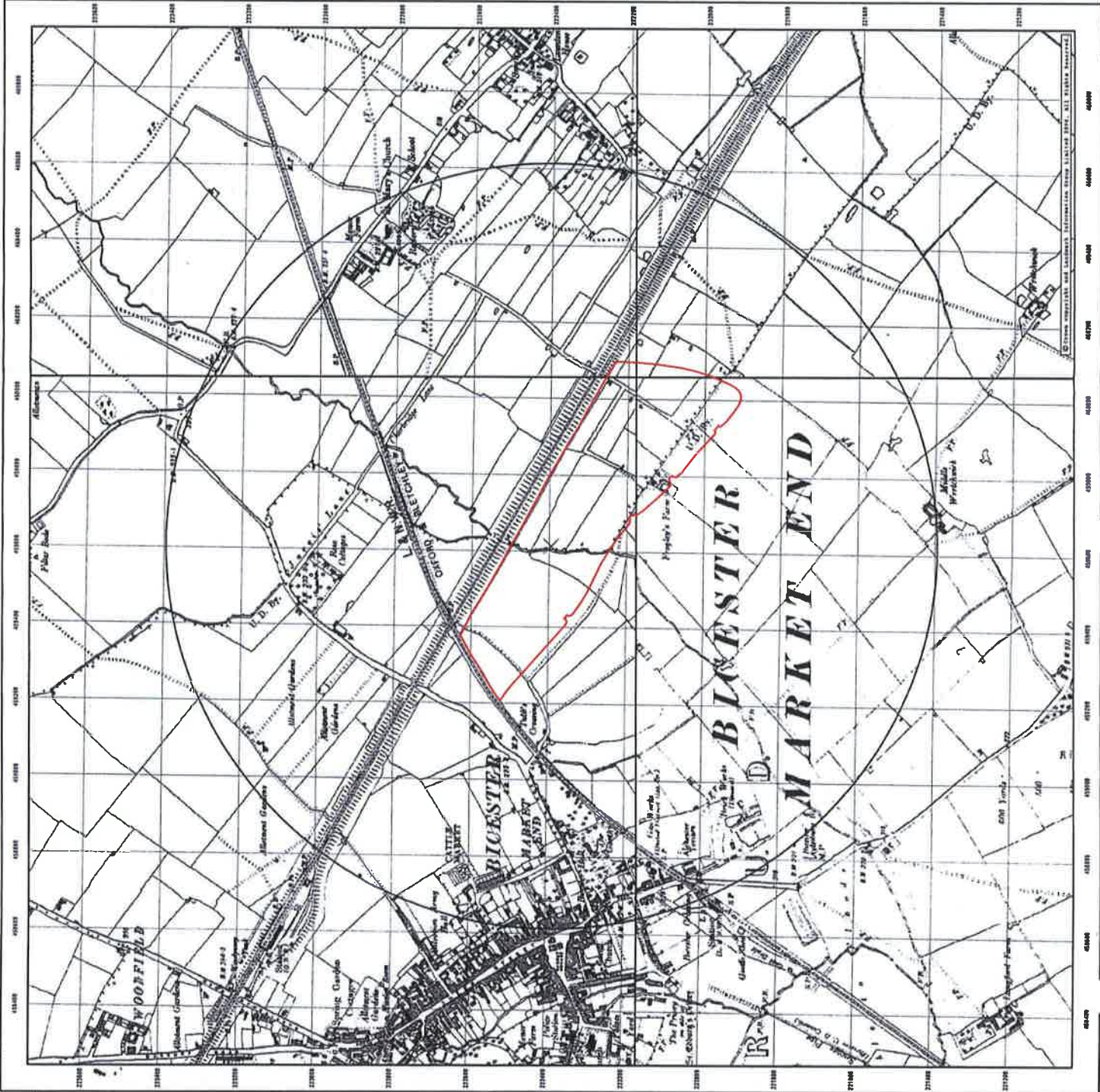
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Grid Reference 459610 222390
Gavray Drive, Bicester

Historical Map Legend
Quarry, Shingle, Sand Pit, Gravel Pit, Otter Pits, Rough Pasture, Marsh, Fences, Reeds, Sunk Road, Raised Road, Instrumental Contour, Sketched Contour, Arrow denotes flow of water, Site boundary

Figure 11.4: 1923 Ordnance Survey Map

Gallagher Estates Ltd &
London and Metropolitan
Land North of Gavray Drive, Bicester,
Oxfordshire
CPM2172/35a
11/04 SR/CT

Alkerton Barns, Colin St Aldwins, Cirencester
Tel: 01285 750555 Fax: 01285 750536 E: info@cpm-uk.co.uk



Figures within Transport Assessment

Gavray Drive, Bicester
Gallagher Estates Ltd

Volume One- Figures
Chapter 13 – SOCIO ECONOMIC

No Figures

No Figures

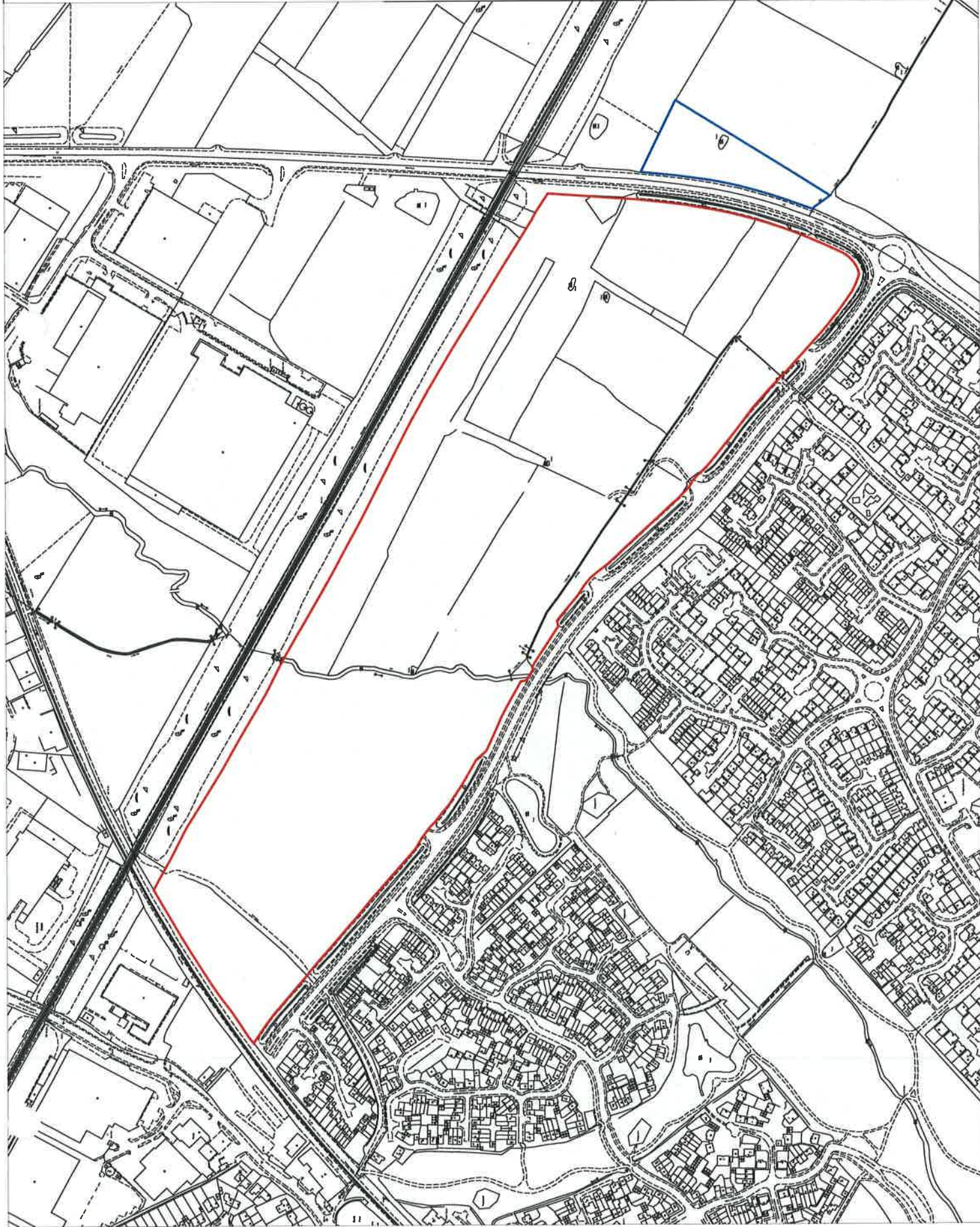
Gavray Drive, Bicester
Gallagher Estates Ltd

Volume One- Figures
Chapter 1 - INTRODUCTION

No Figures

Key :-

- Site Bore.
- Land Under Control Of The Applicant



REVISION LIST

Revision	Details	Rev Date
----------	---------	----------

Dec 2004 1:2500g2

LAND NORTH OF GAVRAY DRIVE, BICESTER

Application Site Plan

Author	AG	Checked	JK
Drawn	JK	Approved	JOSPH / 01

DAVID LACK ASSOCIATES
 Town Planning and Urban Design
 100 NORTH THURSTON STREET, CENTRAL MILTON KEYNES, MK9 1UP
 TEL: 01908 850741 FAX: 01908 850742 EMAIL: info@lack.co.uk
www.lack.co.uk



Key

- Site Boundary
- Developable Area (Max building height 10m)
- Retained Open Spaces, Wildlife Corridor and TPOs
- Retained Open Spaces, Hedgerows and TPOs
- County 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	Area modified	10/04
B	Area modified	11/04
C	Area modified	11/04

Scale: 1:2500 @ A2
Date: Dec 2004

LAND NORTH OF GAYRAY DRIVE, BIGGLESWADE

Development Framework Plan

ADW AG DK J-2014 / 102 C

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TEL: 01938 862070 FAX: 01938 862071
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Gavray Drive, Bicester
Gallagher Estates Ltd

Volume One- Figures
Chapter 3 – POLICY FRAMEWORK &
DEVELOPMENT OF PROPOSALS

No Figures

Figures

4.1 Distribution of ALC Grades and Auger Boring 13 Location



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

Project: As shown

Scale: CPM2172/42a

Drawing No: 11/04

Date: RWB/MP

Checked: *RS*



Akeman Barns, Colin St Aldwms, Cirencester, Gloucestershire GL7 5AW
Tel : 01285 750555 Fax : 01285 750636 E-mail : info@cpm-uk.co.uk

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 10 : SIGNIFICANCE MATRIX FOR IMPACTS ON AGRICULTURAL QUALITY
(Quality change categories in accordance with BS 5837 : Trees in Relation to Construction (1).

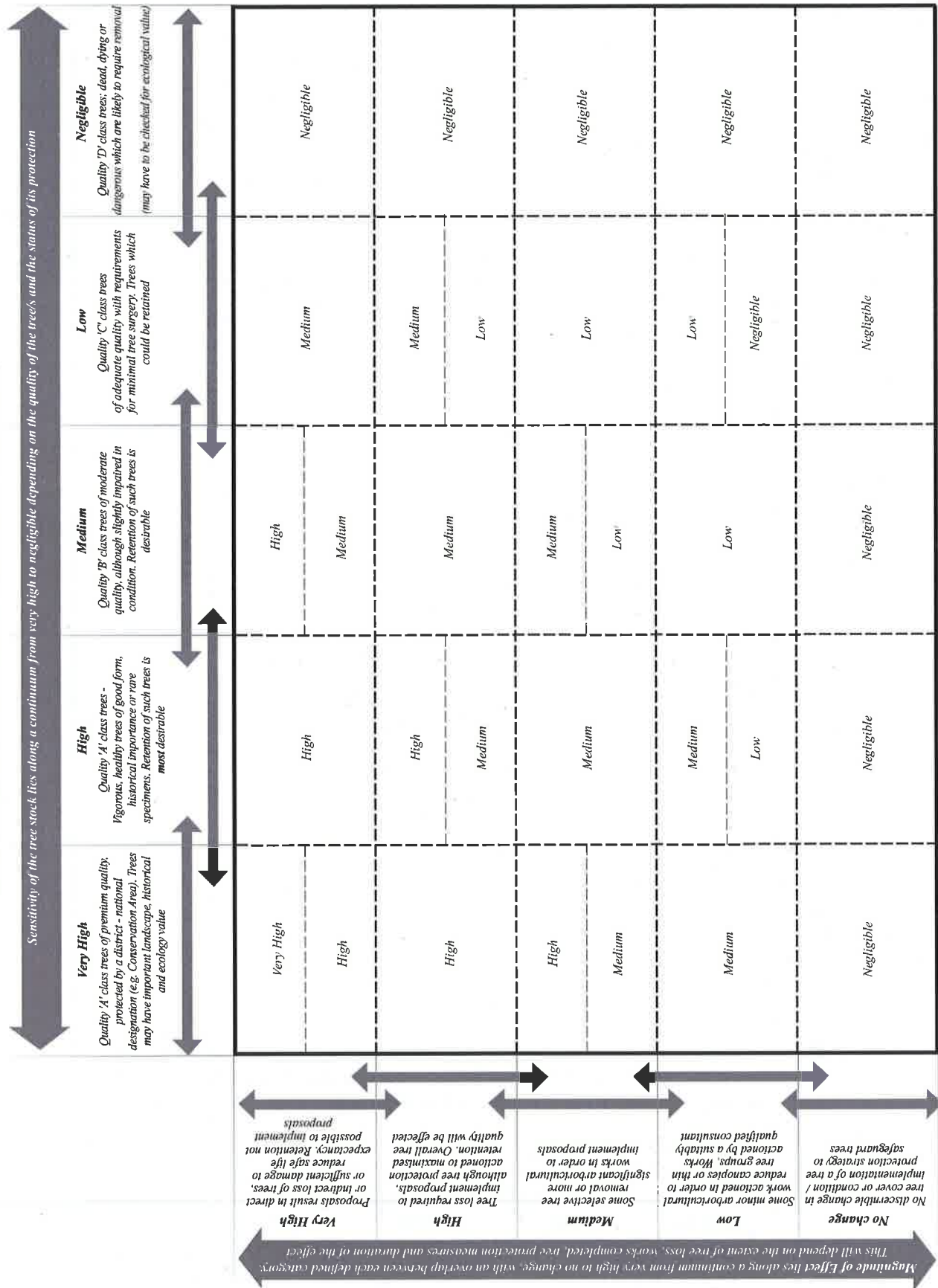
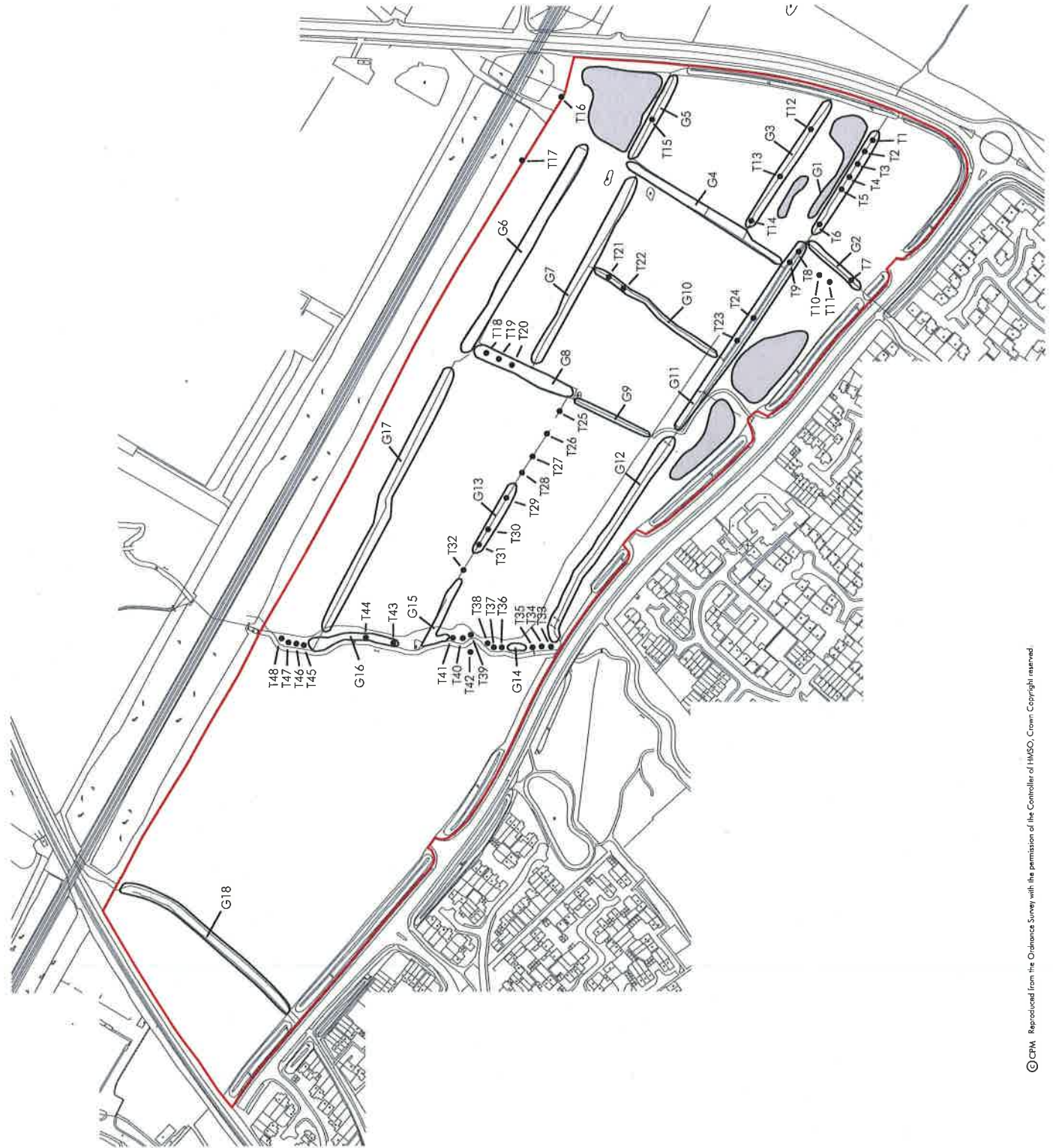
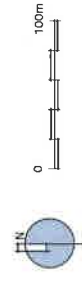


FIGURE 5.1 : SIGNIFICANCE MATRIX FOR IMPACTS ON ARBORICULTURAL AMENITY
(Arboricultural and visual amenity interpretations in accordance with the Arboricultural Association Guidance
Note 4 (The Heliwell System) and the DETR Guidance for Tree Preservation Orders: A Guide to the Law and Good Practice)

Sensitivity of tree amenity lies along a continuum from very high to negligible depending on the visibility of the trees, the individual impact of a tree's, and the significance of a tree's within their local surroundings. The sensitivity of the viewers and the activities of the viewer should also be considered		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 affected and the duration of effects				
Very High Tree's with important position in the landscape and very suitable for setting. Clearly visible by the public and special value in terms of size, form and location. Often designated trees - covered by TPO / Conservation Area	High Tree's with important position in the landscape and suitable for setting. Visible by the public, although less important in relation to its contribution to the wider landscape. No designation usually applicable	Medium Tree's with a less significant position in the landscape, usually less visible to the public, and less suitable in relation to the setting (e.g. non-native / too large)	Low Tree's with little importance of position in the landscape, poor suitability for setting and barely visible from public places	Negligible Dead, dying or dangerous trees with no importance of position in the landscape, and providing no contribution to the local setting. Also trees that are not visible by the public (this does not include ecological value)		
					Very High Development proposals and tree works that are highly destructive, resulting in tree loss and amenity, setting and public views	No change No discernible change in amenity, usability of the trees
Very High	High	High	Medium	Negligible	Very High	Negligible
High	High	Medium	Low	Negligible	High	Negligible
High	High	Medium	Low	Negligible	Medium	Negligible
High	Medium	Medium	Low	Negligible	Low	Negligible
Medium	Medium	Low	Negligible	Negligible	No change	Negligible



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



Findings of Arboricultural Survey

Gallagher Estates Ltd & London and Metropolitan

Land North of Garway Drive, Bicester, Oxfordshire

As shown

CPW2172/10a

11/04 JB/SH

Checked

Drawing Title

Client

Project

Scale

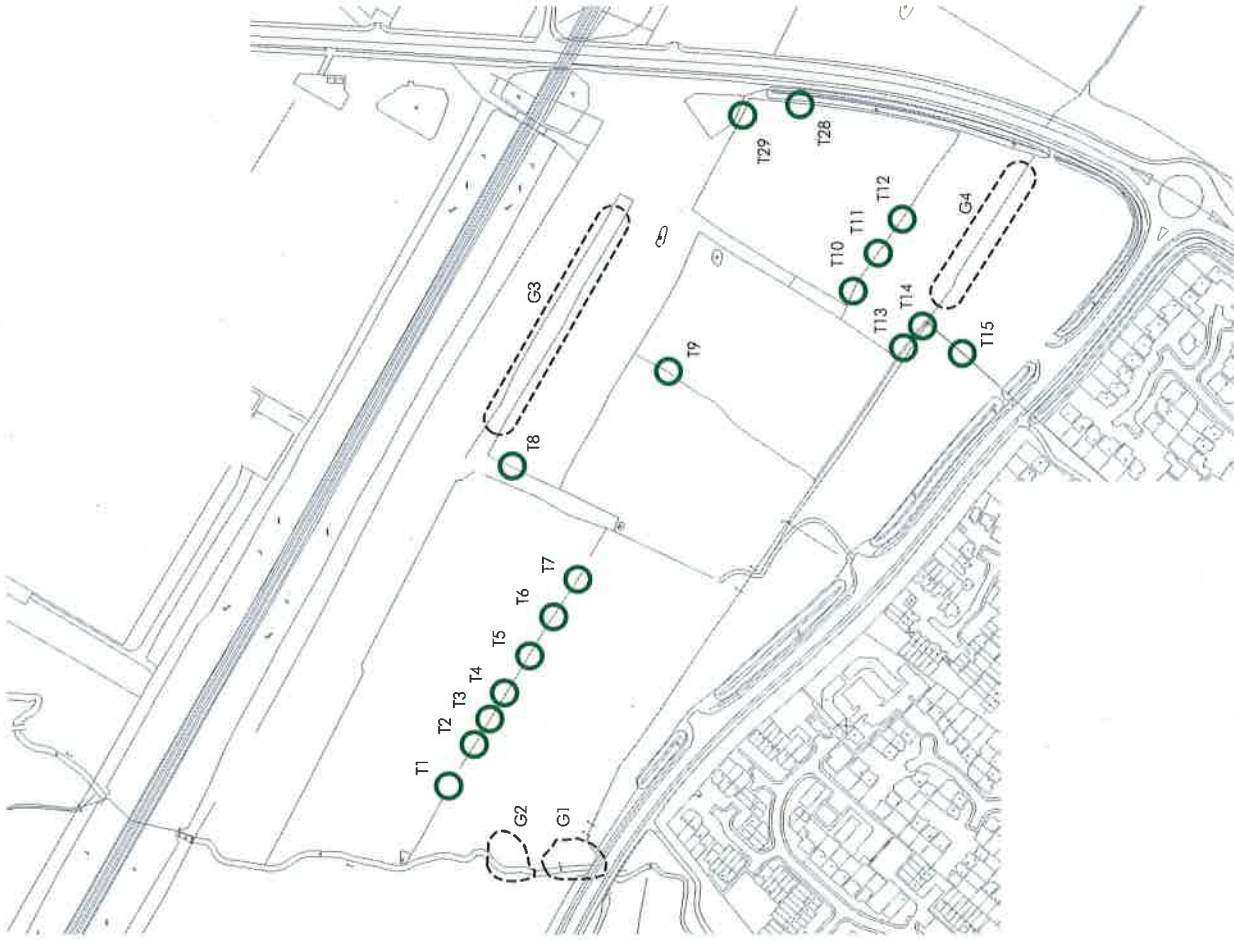
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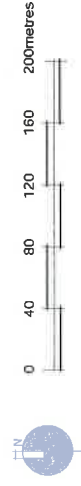
Checked

Almon Barns, Colin St Aldwyns, Cirencester, Gloucestershire GL7 5AW
Tel: 01285 - 750555 Fax: 01285 - 750536 E-mail: info@cpw-uk.co.uk





Tree Preservation Order No 17/90



Tree Preservation Order Details

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

As shown

CPM2172/47a

11/04 JB/LS

Checked

Drawing Title

Client

Project

Scale

Drawing No

Date

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

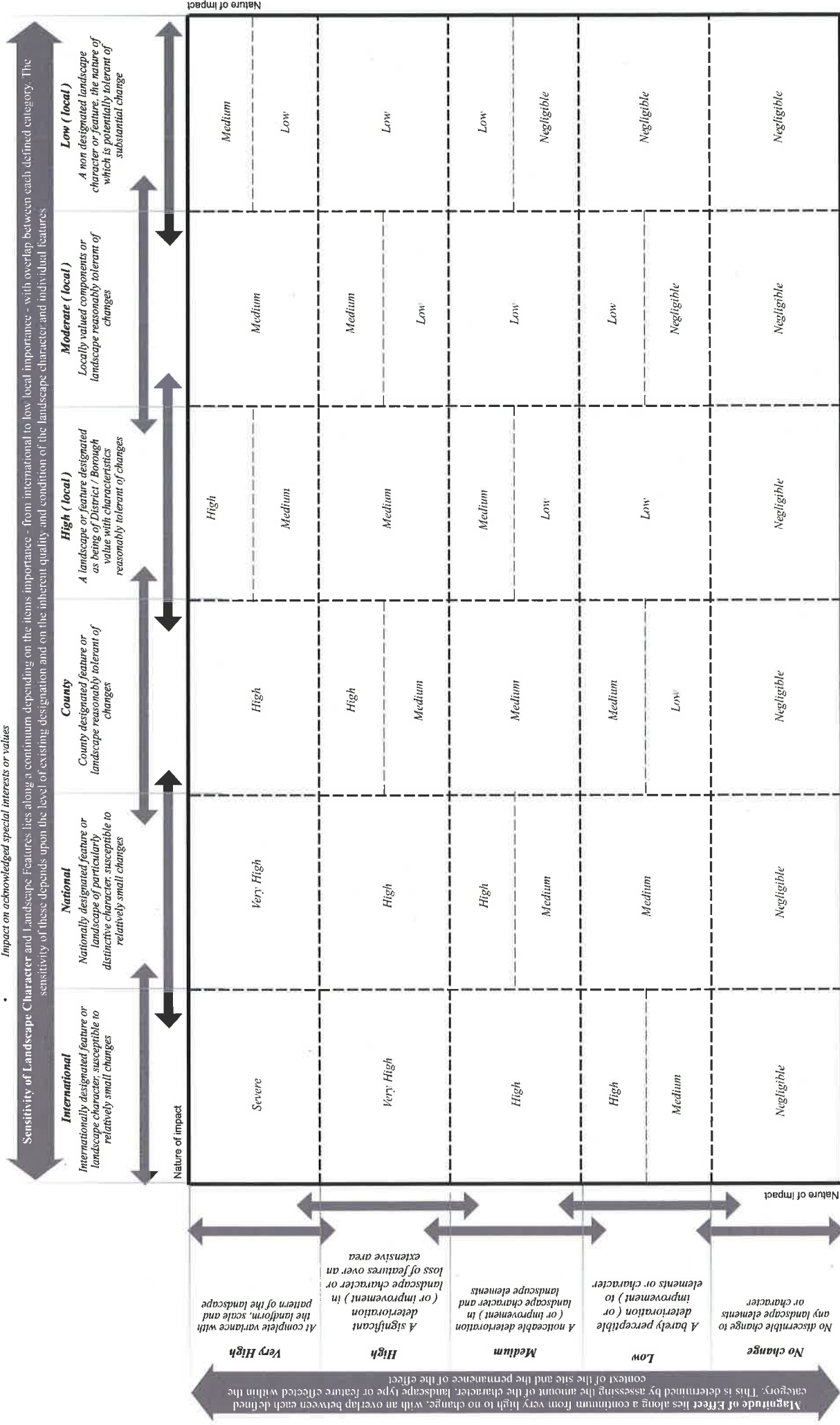
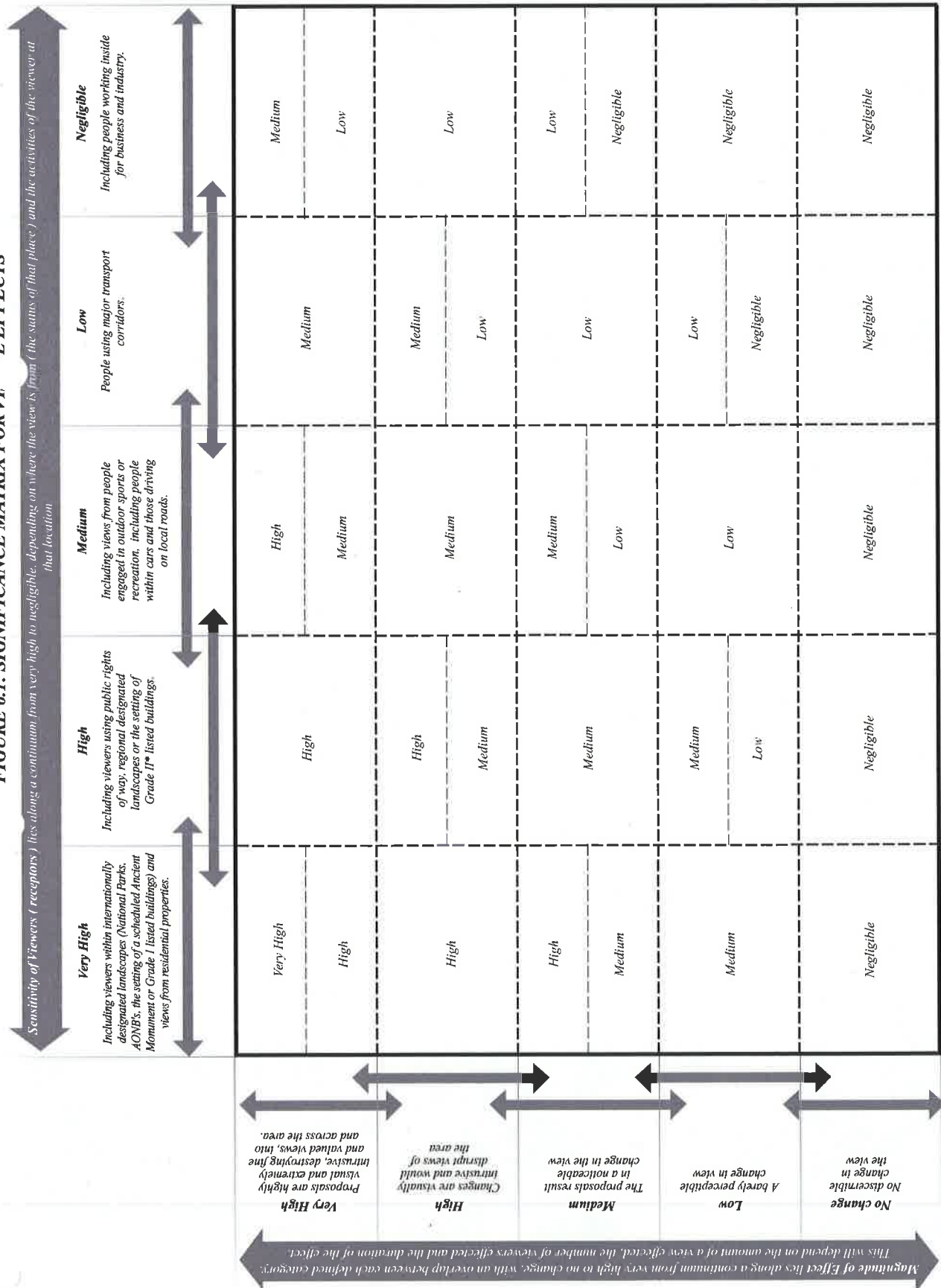


FIGURE 6.1: SIGNIFICANCE MATRIX FOR VI* 'L EFFECTS



Nature of the Impact (After construction and maturation of the mitigatory measures).

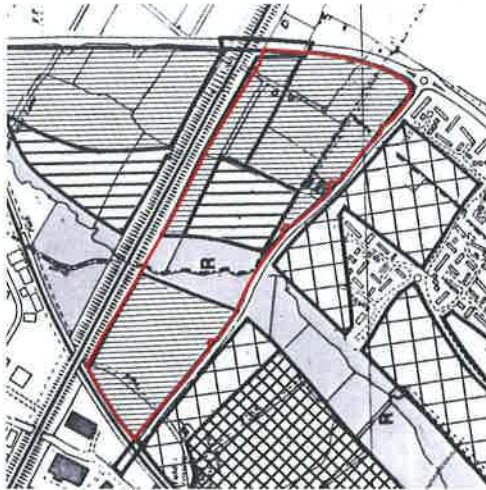
Adverse

- High (Very High - High): The proposals are highly visually intrusive and would disrupt fine and valued views both into and across the area.
- Medium: The proposals are visually intrusive and will adversely impact on the landscape.
- Low (Minor or Negligible): Little visual intrusion which can be mitigated for without an impact on the landscape character.

Beneficial

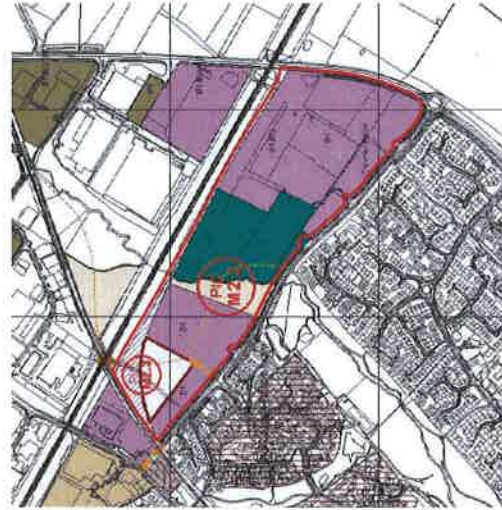
- Low (Minor or Negligible): Where the scheme would result in a barely perceptible improvement in the existing view.
- Medium: A noticeable improvement in the view.
- High: A significant improvement in the view. Sense of place restored.

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CPM217224a 11/04 SC/SH
JB.



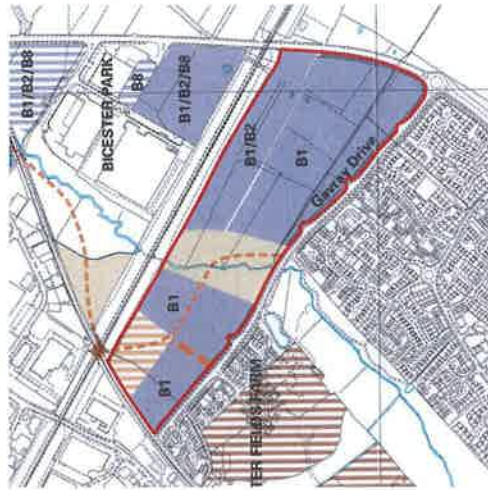
Cherwell Local Plan, adopted November 1996

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



Cherwell Local Plan 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



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

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

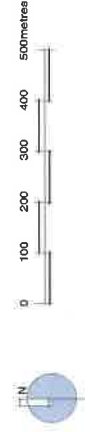


Figure 6.2 : Planning Context

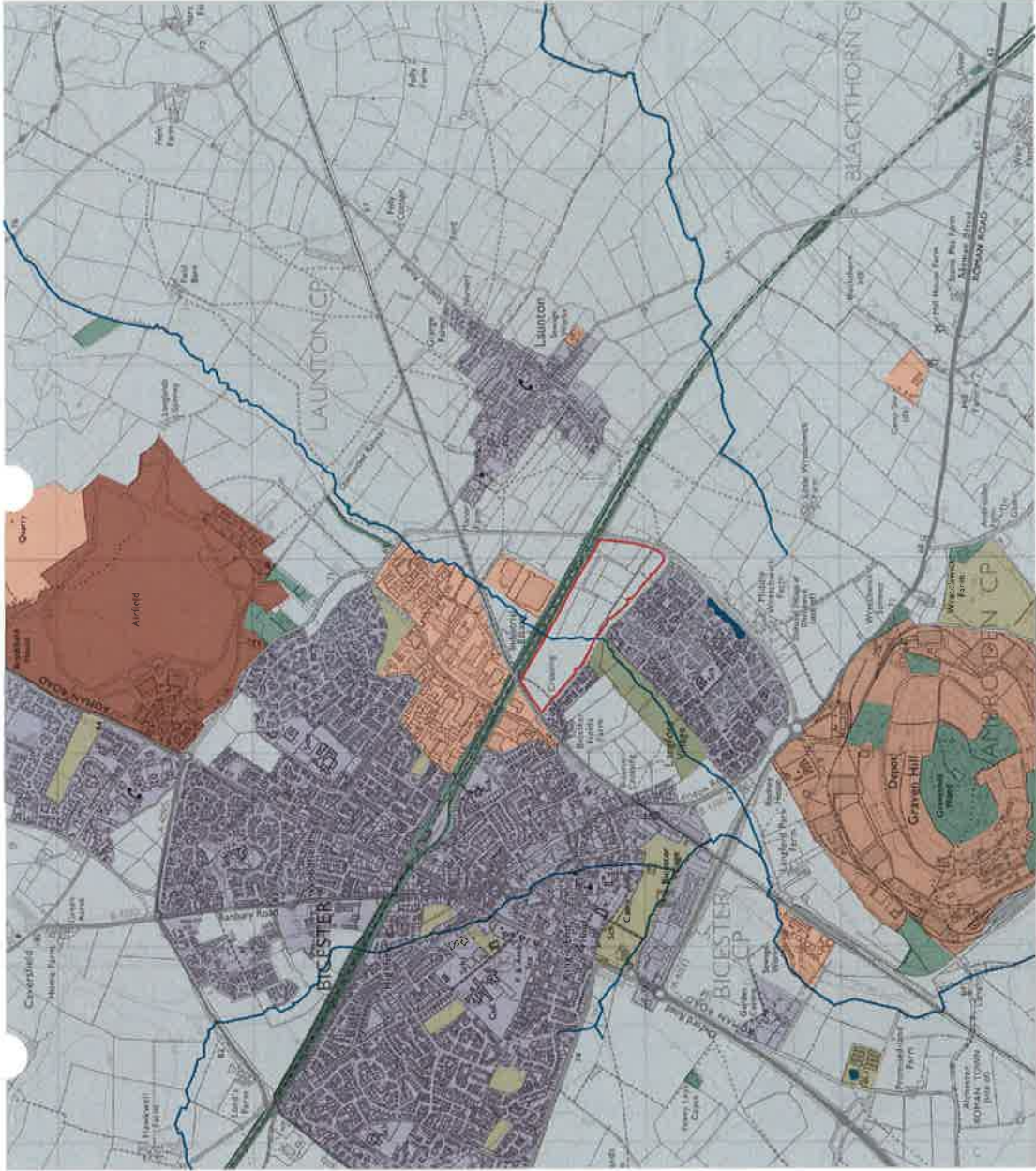
Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester,
Oxfordshire
1:10,000
CPM2172/54
12/04 SC/JS

JS.

Alumton Barns, Co. St. Albans, Cranston, Gloucester
Tel: 01285 756555 Fax: 01285 756336 Email: info@cpm.co.uk

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- Application area
- Avalie and pastoral fields
- Public open space and recreational land use
- Broadleaved woodland blocks and primary tree belts
- Urban built form
- Industrial and employment areas
- MOD land

Disused airfield

Principal rivers, streams and waterbodies



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- Application area
- Character area boundary, Countryside Agency
- Oxfordshire lowlands
- Oxfordshire estate farmlands

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



Figure 6.3 : Landuse and Landscape Character

Drawing Title	Gallagher Estates Ltd & London and Metropolitan Land North of Gavray Drive, Bicester, Oxfordshire
Client	As shown
Project	CPM2172/55
Scale	12/04 SC/L5
Drawing No	
Date	
Checked	JTs.



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



Inset map showing full extent of the visual envelope, including distant views towards Groven Hill and Blackthorn Hill.

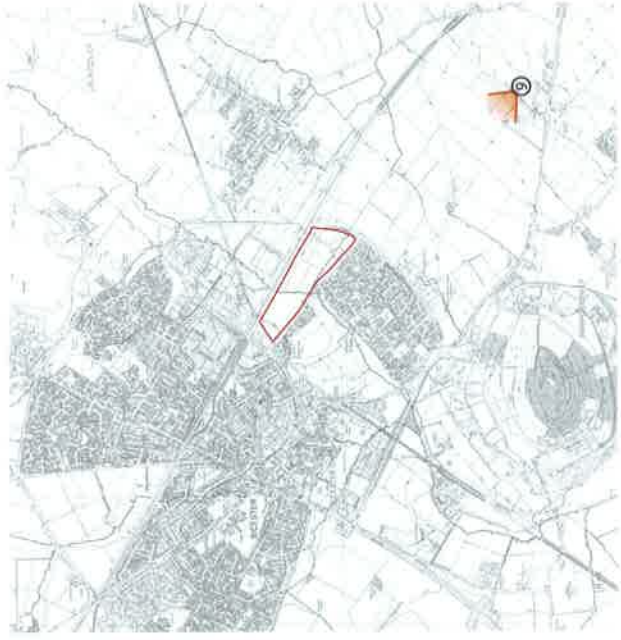
- Application area
- Private dwellings with largely clear views of the site from some private windows (14 No. approximately)
- Private dwellings with glimpsed/partial or oblique views of the site (1 No. approximately)
- Approximate extent of principal vegetative visual barriers
- Roads/footpaths/rail 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



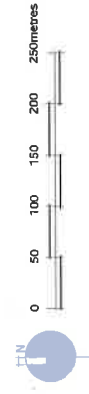
Figure 6.4 : Visual Envelope
 Gallagher Estates Ltd & London and Metropolitan
 Land North of Gavray Drive, Bicester, Oxfordshire

Drawing Title
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 Project
 Scale
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 Date
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-  Application area
-  Photoviewpoints



Drawing Title

Client

Project

Scale

Drawing No

Date

Checked

Photoviewpoint Location Plan

Gallagher Estates Ltd & London and Metropolitan

Land North of Gavray Drive, Bicester, Oxfordshire

1:5000

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11/04 SC/JTF







Alison Burns, Caddis & Alderson, Gloucestershire GL7 5AW
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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.

Approximate extent of application area



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

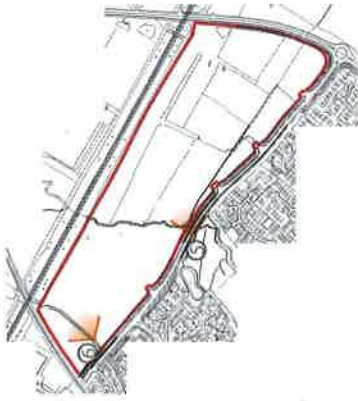
Three storey residential dwellings associated with Bicester Fields Farm



Approximate extent of application area

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.





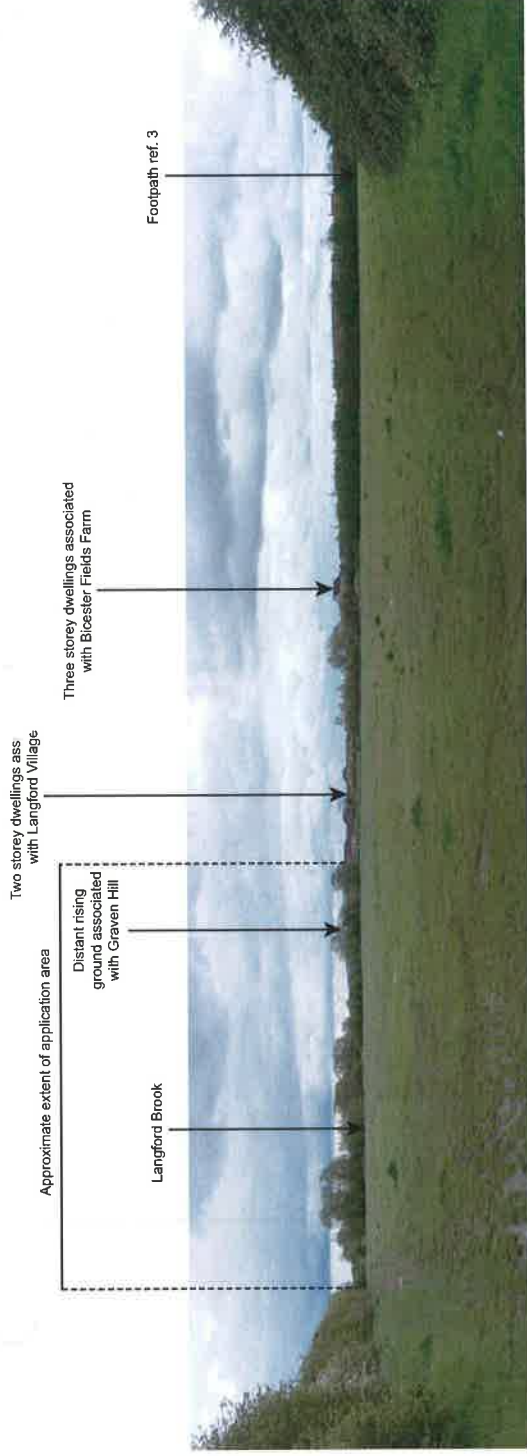
Three storey residential dwellings associated with Bicester Fields Farm



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.



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.



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



Bicester Town
 Warehouse block associated
 with Bicester Park
 Approximate extent
 of application area



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

Figures within Transport Assessment

Gavray Drive, Bicester
Gallagher Estates Ltd

Volume One- Figures
Chapter 13 – SOCIO ECONOMIC

No Figures

Gavray Drive, Bicester
Gallagher Estates Ltd

Volume One- Figures
Chapter 14 – SERVICES & UTILITIES

No Figures

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

Reduction of visual impact through the implementation of landscape planting, phased so that it occurs concurrently with construction work, within the constraints presented by planting seasons.

Compensation through replacement native tree and hedgerow planting, and new grassland mix to compensate for the surface vegetation and habitats lost during the construction phase. Improved management of trees retained alongside areas where trees have been felled, to encourage healthy future growth.

Reduction of impact through the implementation of a sensitive landscape interface between the County Wildlife Site and the Langford Brook Linear Park.

Avoidance of built development adjacent to the most ecologically sensitive area of the site i.e. County Wildlife Site (see Plan CPM 2172/13a: Planning Context).

Avoidance of unnecessary diversion of existing footpaths.

Reduction of impact through the retention of public footpaths across the site following the construction phase.

Compensation due to the loss of open views along footpaths, through the retention of long views out to local hills from areas of public open space and by providing new footpaths and footpath / cycleways within the application area.

Reduction of visual impact on existing housing by manipulation of the siting, scale, form, density and massing of the proposed buildings and use of combined landscape elements including fencing, hedging and tree planting within the development to enhance the character of the site. Construction of built form to a maximum height of three storeys (approximately 10m), in small groups across the application area in accordance with surrounding developments, maintaining the open characteristics of the landscape and retaining glimpsed/filtered views southeast to the rising ground.

Reduction of impact upon views from surrounding area, through the retention of the existing boundary vegetation and bunding associated with Gavray Drive.

Reduction of visual impact on area surrounding the application area, through the reinforcement of existing hedgerow and tree planting, enhancing the green link of the Langford Brook linear park.

Enhancement through a strengthened management plan for the areas of grassland retained, adjacent to Langford Brook will allow for the establishment of seasonally flooded wetland areas and associated marginal native planting. Existing trees, hedgerows and ponds will be protected, maintained and managed to ensure a healthy condition is created and sustained. This will involve some planting within existing woodland belts to improve the age structure. Existing ponds within the application area will be re-excavated where required and enhanced with new marginal planting to improve the pond habitat. These features will provide visual interest and benefits for local wildlife, improving its ecological potential.

Avoidance of the removal of existing hedgerows and tree belts by incorporating them within the development open space and footpath network.

Compensation through the strengthening of existing hedgerows by filling existing gaps with new planting to compensate for loss of hedgerows and gaps created for new access.

Avoidance of the use of unnecessary road embankments and associated infrastructure such as lighting.

Avoidance of unnecessary damage to existing trees and hedgerows by fencing off vegetation to be retained before construction.

Reduction of impact upon existing vegetation through the careful choice of route alignment for roads and footpaths/cycleways to minimise impact on mature trees and hedgerows within the application area.

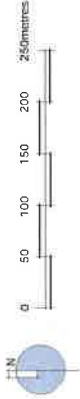
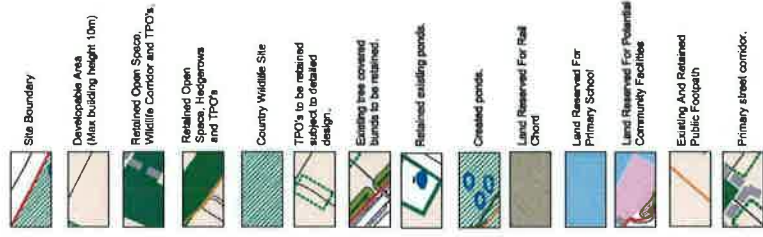


Figure 6.20 : Proposed Landscape Mitigation and Enhancement Framework Plan

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

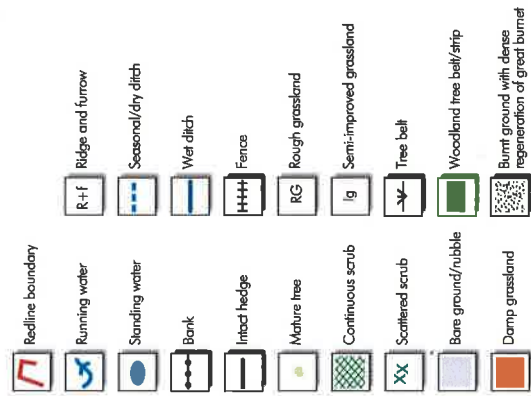
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Figures

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| 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)

Drawing Title
 Client
 Project
 Drawing No
 Date
 Checked

Figure 7.1: Habitat Features
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 Land North of Gavray Drive, Bicester, Oxfordshire

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- 1-16 Sampling locations
- Redline boundary

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Locations	Project
Drawing No	Date
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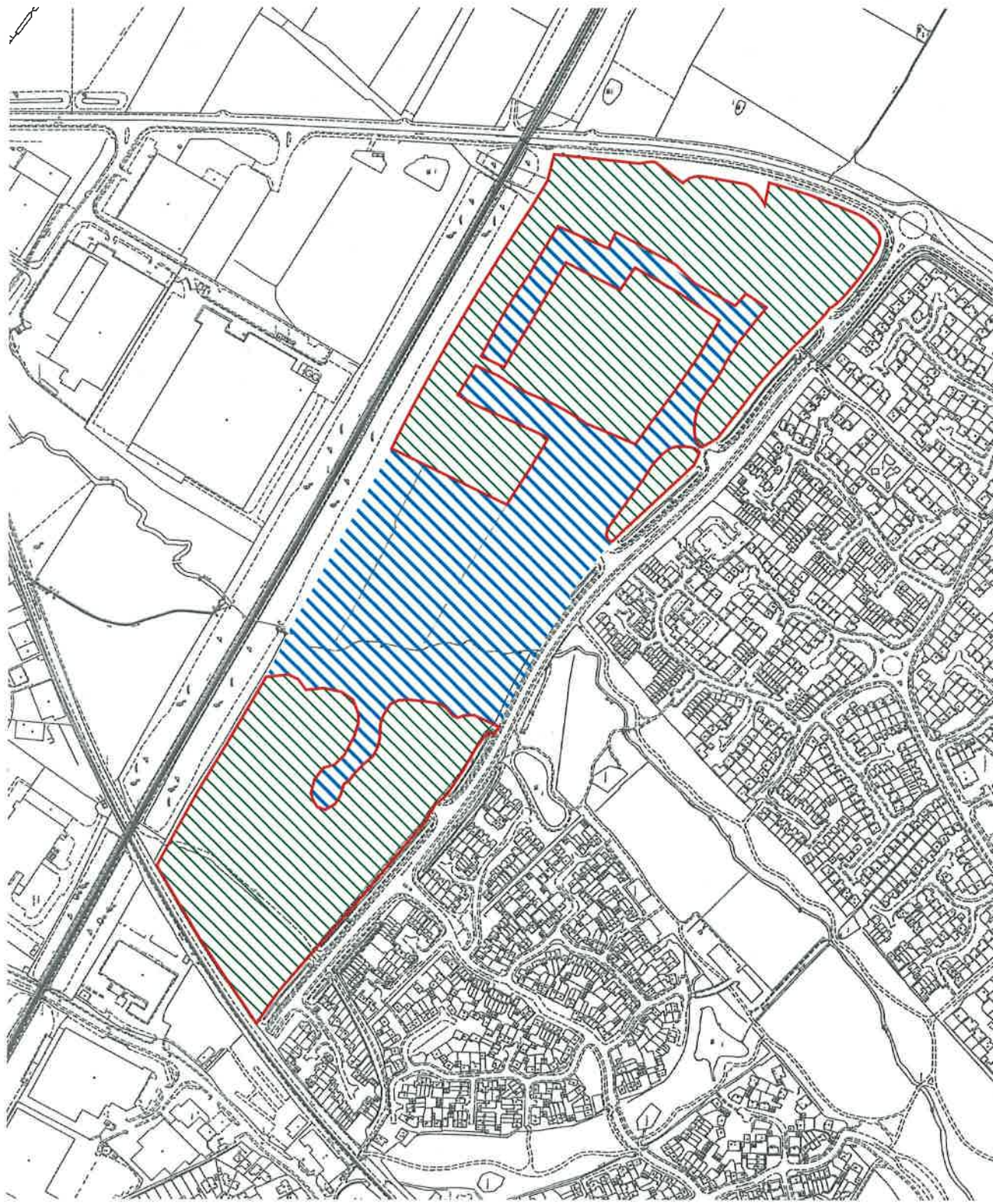
Figure 7.2: Bat Survey Sampling Locations
Gallagher Estates Ltd & London and Metropolitan
Land North of Gavray Drive, Bicester, Oxfordshire

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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

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

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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 6.1 2004 Flood Zone Maps

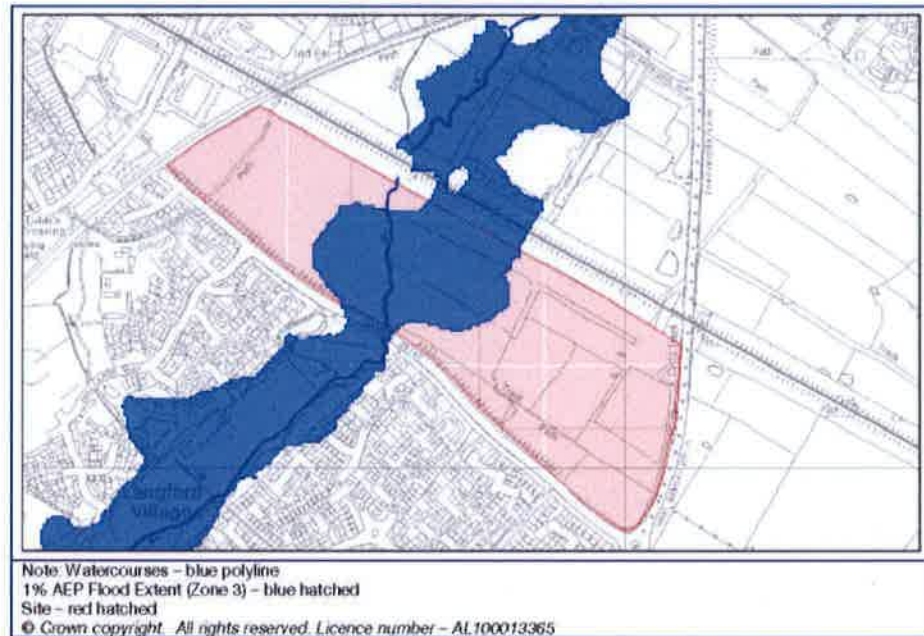


Figure 6.2 Cross-Section Locations in the HEC-RAS Model

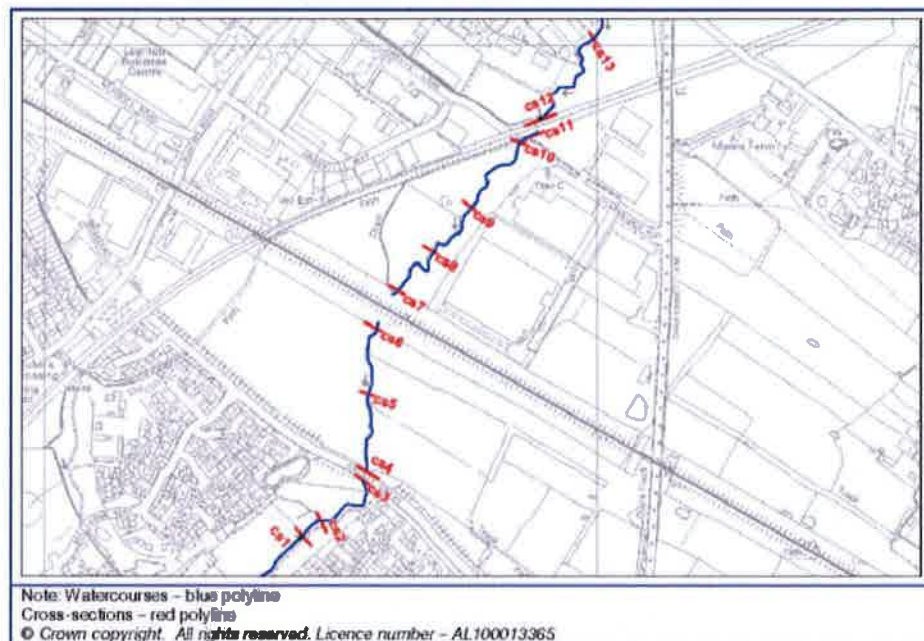


Figure 8.3 Representative Photographs of Modelled Structures

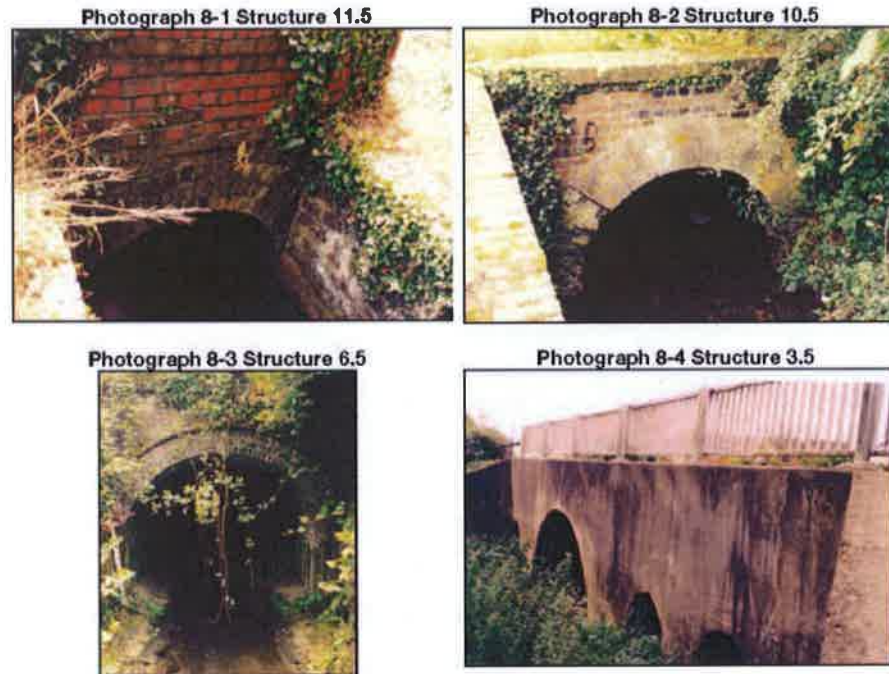


Figure 8.4 Digital Terrain Model of the Site

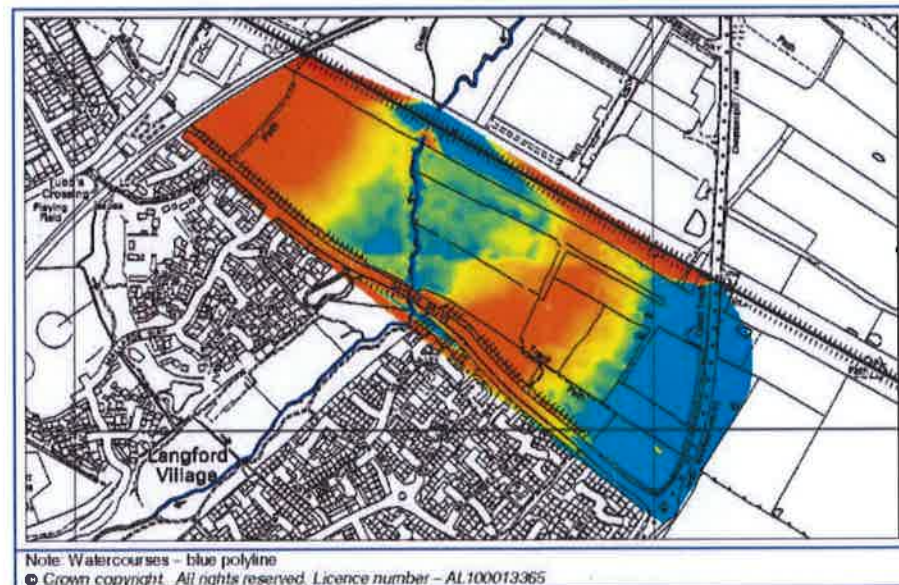


Figure 3.5 1% AEP (1 in 100-year) Flood Extent

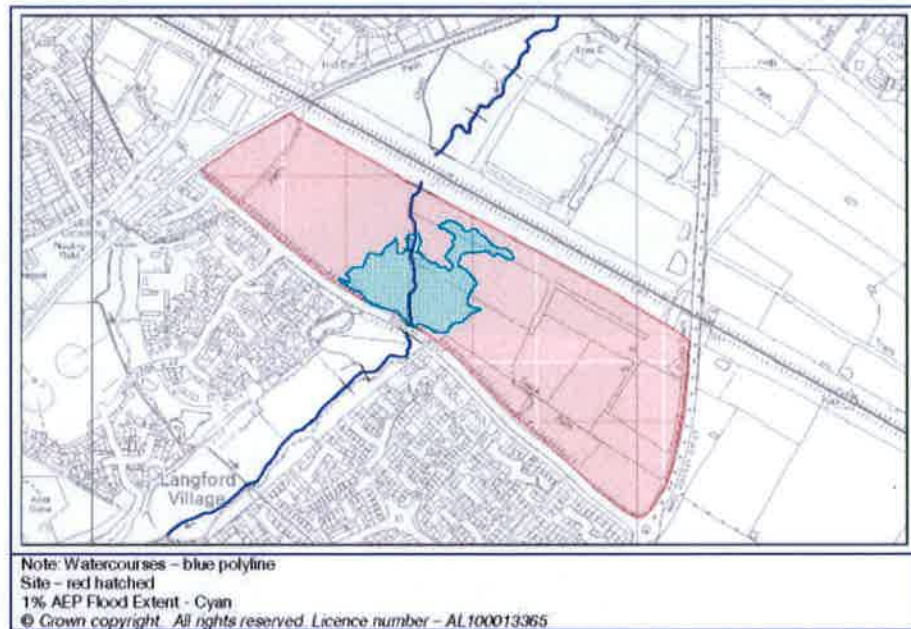


Figure 3.6 Final 1% AEP (1 in 100-year) Flood Extent

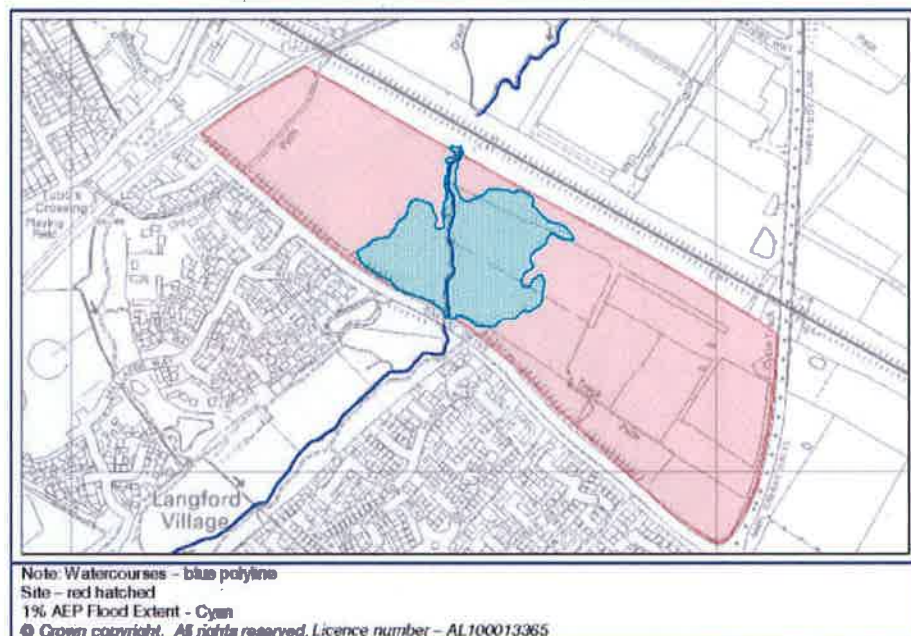


Figure 8.8 Site Development Proposals

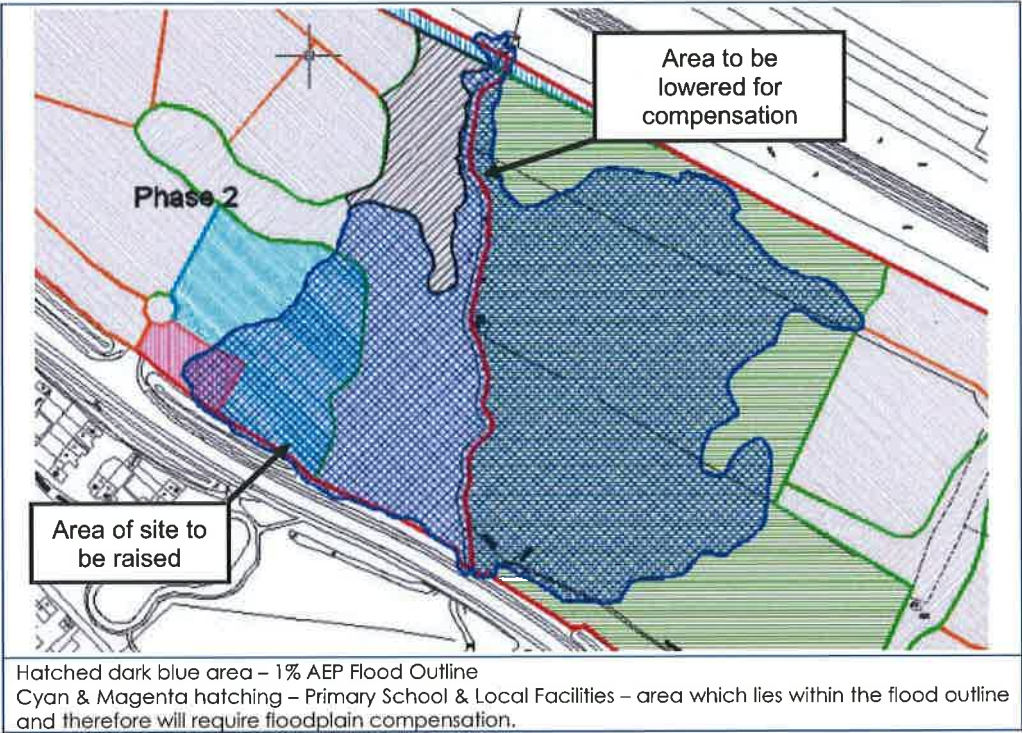
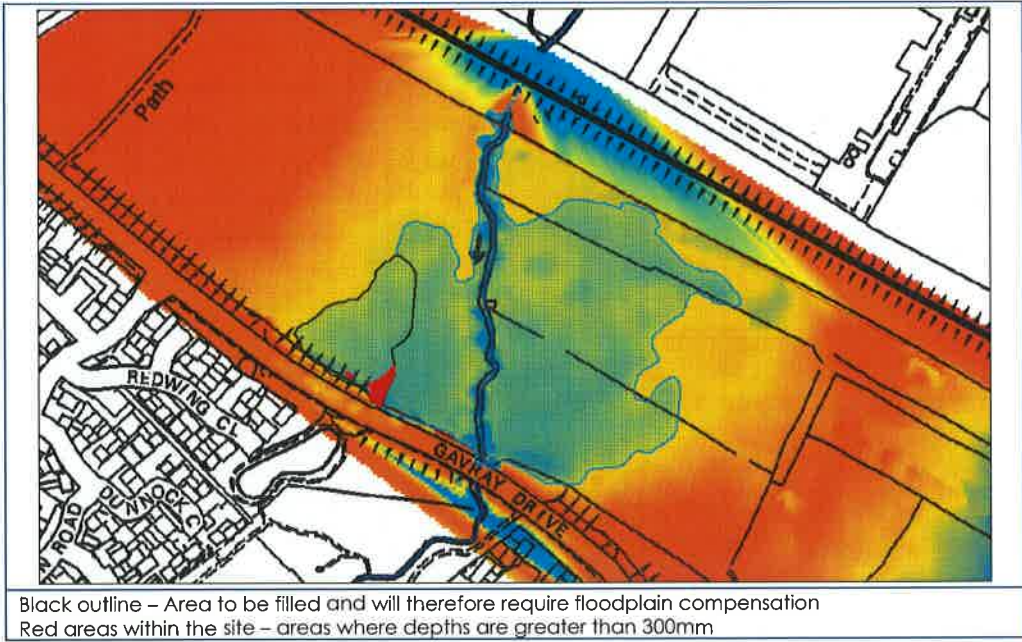


Figure 8.8 Depths of Flooding



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 |



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Versailles Court 3 Parts Garden

ONE LINE

Historical Map Legend	
	Non-coniferous Trees
	Coniferous Trees
	Orchard
	Rough Grassland
	Heath
	Scrub
	Marsh, Salt Marsh or Reeds
	County Boundary (England only)
	Civil Parish or Community Boundary
	Constituency Boundary
	Pylon
	Telephone Line (where shown)
	Electricity Transmission Line (with poles)
	Gravel Pit
	Single
	Refuse Tip or Slag Heap
	Sand
	Sand Pit
	Slopes
	District, Unitary, Metropolitan, London Borough Boundary



SMR entries

Drawing Title

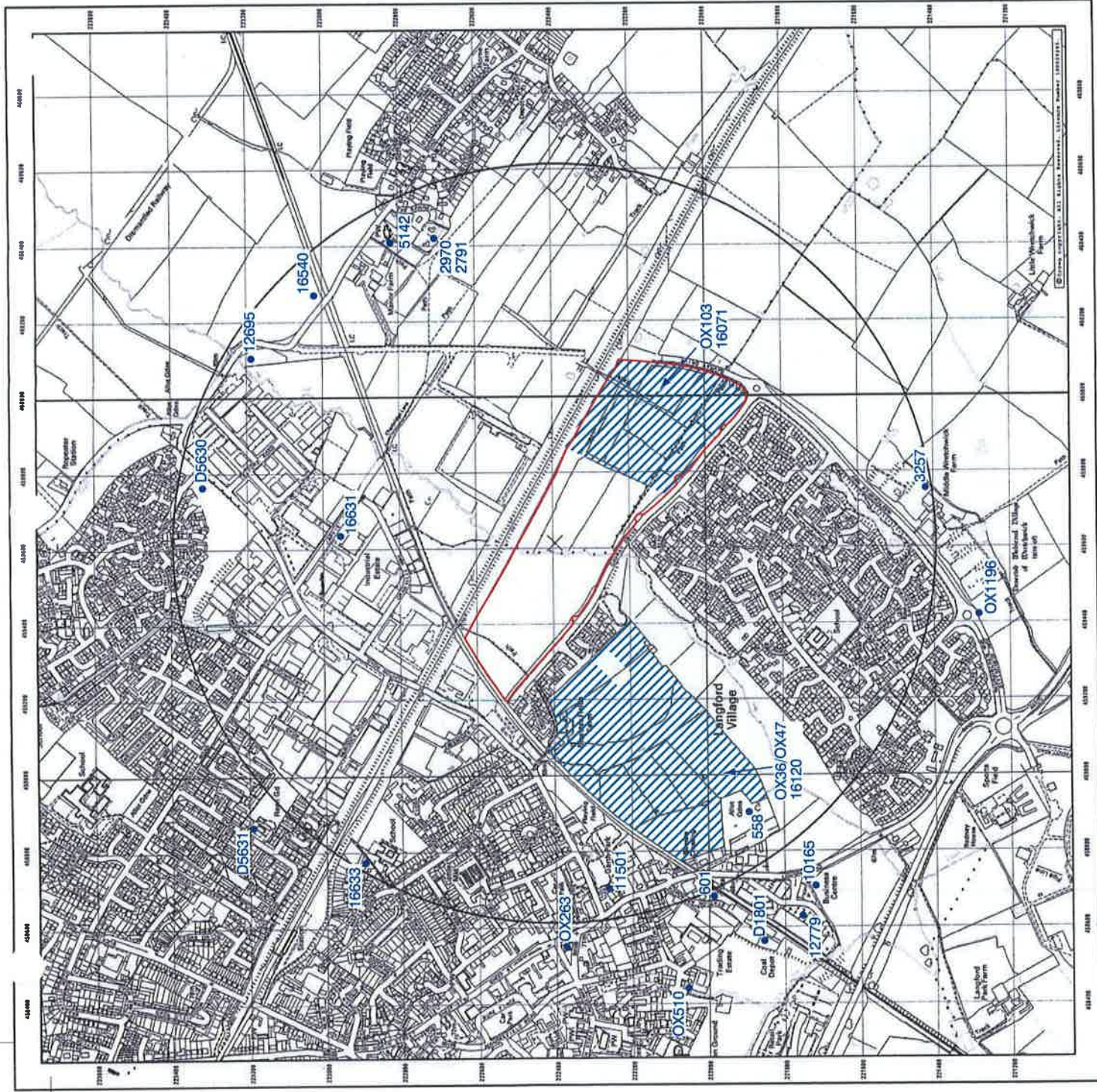
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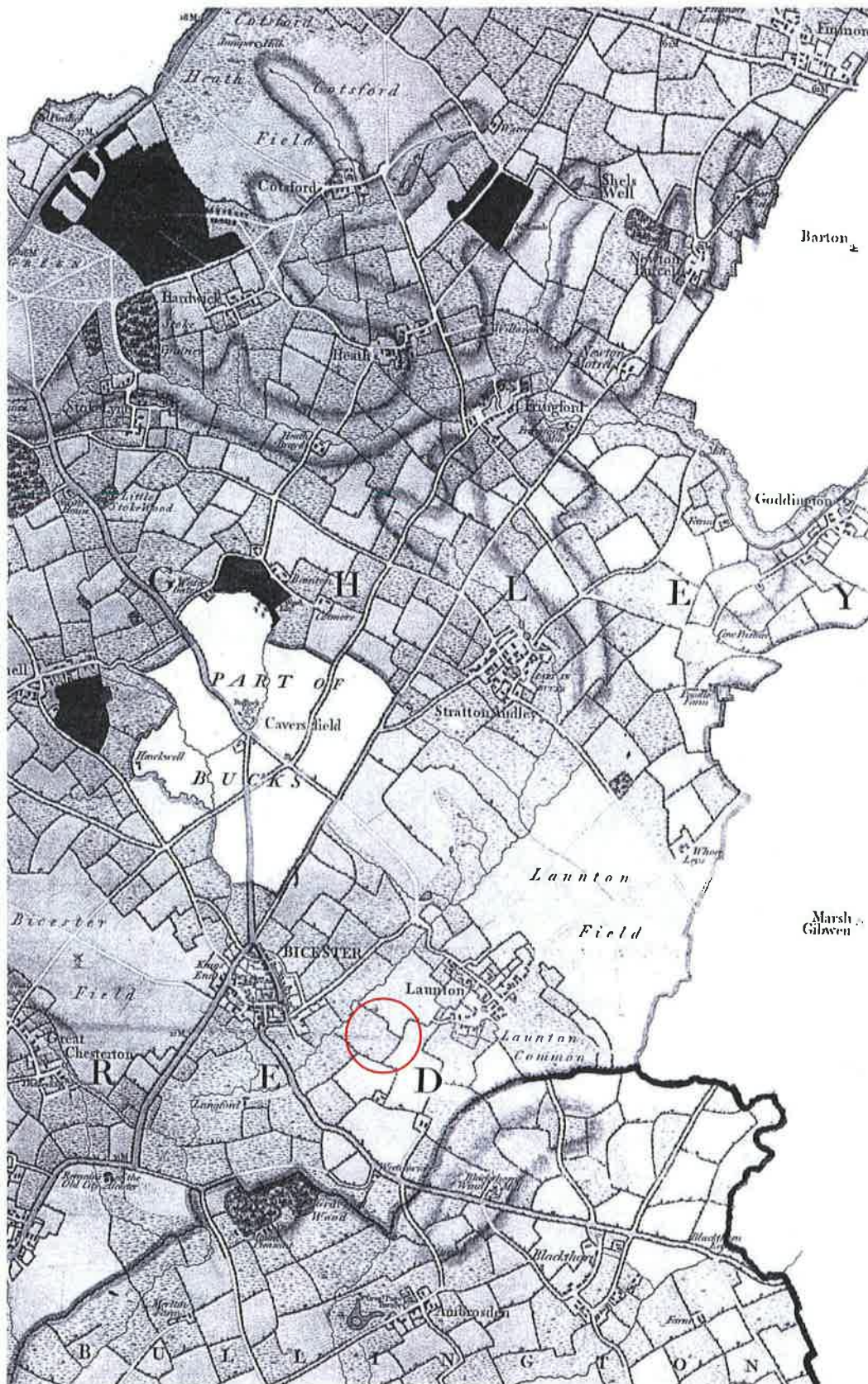
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Site location

Drawing Title

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

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