

Appendix 8.4: Visual Effects Table, Part 1: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
1. From Salt Way/National Cycle Route 5, looking south in to the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> Adjacent to Site.	View taking in Salt Way/National Cycle Route 5, lined by mature trees and vegetation in the foreground which heavily filter views of the Site (comprising arable fields) beyond.  In winter, views would remain filtered, however it is likely that more of the Site would be glimpsed through the trees and vegetation.	Moderate number of pedestrians and cyclists.	Medium.	Medium.	Medium.
2. From Salt Way/National Cycle Route 5, looking south in to the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> Adjacent to Site.	View taking in Salt Way/National Cycle Route 5, predominantly lined by mature trees and vegetation in the foreground which heavily filter views of the Site (comprising arable fields) beyond. A public footpath leading off Salt Way provides a gap where slightly more of the Site can be seen.  In winter, views would remain filtered, however it is likely that more of the Site would be glimpsed through the trees and vegetation.  Viewpoint 2a (included for illustrative purposes only) has been included to represent views on the PROW as it crosses the Site. Wykham Farm Cottage can be glimpsed beyond hedgerow along the Site's southern boundary, with higher land towards Windmill Hill in the distance. Mature trees and hedgerow further right (west) on the Site's southern boundary enclose and close out views to the rural areas beyond. Overhead cables on poles can be seen crossing the Site.	Moderate number of pedestrians and cyclists.	Medium.	Medium.	Medium.
3. From PROW to the east, looking west towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 120m.	View looking across an arable field towards the Site which lies in the mid-ground enclosed by hedgerows and trees on its eastern boundary and left (south) of existing houses within Easington. Overhead cables on poles can be seen crossing the field in the foreground, continuing to cross the Site in the mid-ground.  In winter, views of the Site are likely to be heavily filtered.	Few pedestrians.  Proprietary interest for residents of properties on southern edge of Easington.	Low/Medium.	Medium.	Medium.
4. From recreational ground on the north-western edge of Bodicote, looking west towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 600m.	View looking across a recreational ground with mature trees and cricket club house in the mid-ground. The Site lies beyond, screened by the clubhouse, intervening trees and field boundary vegetation.  In winter, it is likely that the Site would remain screened due to the depth of the intervening vegetation.	Moderate number of pedestrians and users of the recreational ground.  Proprietary interest for residents of properties on the western edge of Bodicote.	Medium.	Medium.	Medium.
5. From car park entrance to Bodicote cemetery, looking north-west towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 320m.	Gap in the roadside hedge along Wykham Lane affords a glimpsed view over the eastern portion of the Site which lies in the fore and mid-ground, in front of existing houses within Easington which puncture the skyline. The central and western portions of the Site are enclosed by mature tree belts in the mid-ground further left (west).  In winter, it is possible that more of the central and western portions of the Site may be seen, but would remain heavily filtered by the tree belts on the Site's southern boundary.	Moderate number of motorists, users of cemetery.	Low (road).  Low/Medium (enclosed cemetery).	Low (motorists).  Low/Medium (cemetery users focused on graveyard).	Low/Medium.
6. From PROW on the Site's southern boundary west of Wykham Farm Cottage.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> Adjacent to Site	View across Site from PROW as it crosses through gap in the Site's southern boundary hedgerow. Overhead cable on poles can be seen crossing the Site, in front of the mature tree belt on the Site's northern boundary (along Salt Way/Nation Cycle Route 5), forming the skyline.  Viewpoint 6a (included for illustrative purposes only) demonstrates that further south, the hedgerow and mature trees on the Site's southern boundary enclose the Site. The curtilage of Wykham Farm Cottage can be seen to the right (east). In winter, it is likely that more of the Site would be seen, filtered by the hedgerow and mature trees.	Few walkers.  Proprietary interest for residents of Wykham Farm Cottage.	Low/Medium.	Medium.	Medium.
7. From gateway on Wykham Lane, looking north towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 450m.	A gap in the hedgerow along Wykham Lane affords a view towards the Site, across a large arable field. The Site lies in the distant mid-ground, enclosed by the mature tree belt on its southern boundary, which also forms the skyline of the view. Wykham Farm can be seen set within mature trees to the right (east).  In winter, it is likely that the majority of the Site would remain screened or at least heavily filtered by the tree belt on the Site's southern boundary.	Moderate number of motorists.  Representative of views from Wykham Park Farm, further west along Wykham Lane.	Low/Medium.	Low.	Low.

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term  
 Reversibility: Reversible, irreversible  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Importance: Important, Moderately Important

**Abbreviations:**

LCA: Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
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 PROW: Public Rights of Way

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8. From PROW to the south, looking north towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 60m.	Open view over a large field in pastoral use which rises steeply to the east (right). The Site lies in the mid-ground, behind hedgerow and a mature tree on its southern boundary, bounded to the left (west) and north by mature tree belts. The boundary vegetation forms the skyline to the left (west), interrupted by overhead cables on poles which can be seen crossing the Site. The rising landform to the right (east) eventually obscures the Site and takes over the skyline to the right (east).  In winter, slightly more of the Site would be seen through the southern boundary hedgerow.	Few walkers, footpath inaccessible from Bloxham Road at time of survey.  Interest in terms of parkland setting associated with Tudor Hall School (Grade II listed Wykham Park) further west.	Low (footpath blocked).	Medium.	Medium.
9. From Wykham Lane west of the Site, looking north-east towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 1200m.	A gap in the hedgerow along Wykham Lane affords a view towards the Site, across a large undulating arable field. The lies in the distance, enclosed by the mature tree belt on its western boundary along Bloxham Road, which also forms the skyline of the view. The Bungalow can be seen on Bloxham Road, along with signage and lighting columns.  In winter, it is likely that the majority of the Site would remain screened or at least heavily filtered by the tree belt on the Site's western boundary.	Few motorists.  Representative for walkers using public footpath further west.	Low.	Low/Medium.	Low/Medium.
10. From entrance gateway to Tudor Hall School (Wykham Park) off Bloxham Road, looking east in to the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 10m.	View taking in the entrance to Tudor Hall School (Wykham Park) with the gatehouse and piers visible beyond the busy A316 Bloxham Road in the foreground. The Site is enclosed by mature trees and hedgerow on its western boundary.  In winter, it is likely that the majority of the Site would remain screened or at least heavily filtered by the tree belt on the Site's western boundary.	Moderate number of motorists.  Interest in terms of entrance gateway and driveway setting associated with Tudor Hall School (Grade II listed Wykham Park).	Medium.	Low.	Low/Medium.
11. From PROW to the west, looking south-east towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 170m.	View looking across a field towards the Site which lies in the mid-ground, enclosed by the mature woodland and hedgerow on its western boundary (along Bloxham Road), which also form the skyline of the view. Crouch Cottages can be seen set within mature trees to the right (east).  The consented housing site will be glimpsed above the hedgerow in the mid-ground of the view, and will contribute to further enclose the Site beyond (east).  In winter, it is likely that the majority of the Site would remain screened or at least heavily filtered by the tree belt on the Site's western boundary.	Few walkers.	Low/Medium.	Medium.	Medium.
12. From PROW on Crouch Hill to the north-west, looking south-east towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 420m.	Elevated view looking over arable fields crossed by overhead cables on poles towards existing housing on the western edge of Banbury towards the Site, which lies beyond in the distant mid-ground. A sliver of the central portion of the Site, consisting of arable fields crossed by hedgerow, is visible, becoming obscured by mature trees along Salt Way/National Cycle Route 5 further left (east). A small part of the western portion of the Site can be glimpsed to the right, beyond woodland and hedgerow on Bloxham Road. Countryside can be seen extending in to the distance forming the majority of the skyline.  The consented housing site will be glimpsed above mature trees along Salt Way/National Cycle Route 5 in the mid-ground of the view, and will contribute to further future screening of the Site beyond (south).  In winter, it is likely that more of the Site would be visible, but would remain filtered by the tree belts on the Site's northern and western boundaries (along Salt Way and Bloxham Road).	Moderate number of walkers.	Medium.	Medium/High.	Medium/High.
13. From PROW to the west, south of North Newington, looking east towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 2800m.	Distant view over arable fields towards the Site which is enclosed by intervening vegetation.  In winter, it is likely that the Site would remain screened due to the depth of the intervening vegetation.	Few walkers.	Low/Medium.	Medium.	Medium.
14. From PROW on Hobb Hill, looking north-east towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 2400m.	Distant elevated view over arable fields towards the Site which lies to the right (south-east) of Crouch Hill, enclosed by intervening vegetation.  In winter, it is likely that the Site would remain screened due to the depth of the intervening vegetation.	Few walkers.	Low/Medium.	Medium.	Medium.

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 Overall Sensitivity of Receptor: High, Medium, Low  
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15. From Bloxham Grove Road/National Cycle Route 5, looking north towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 1700m.	Open view across shallow valley towards the Site which lies in the distance, enclosed by mature hedgerow and trees on its southern boundary, beyond Wykham Farm and left (west) of existing housing within Easington.  In winter, it is likely that the majority of the Site would remain screened or at least heavily filtered by the tree belt on the Site's southern boundary.	Few motorists. Moderate number of pedestrians and cyclists.	Medium.	Medium.	Medium.
16. From PROW west of Twyford, looking north-west towards the Site.	<u>Designation:</u> AGLV. <u>LCT:</u> Ironstone Hills and Valleys. <u>Distance:</u> 2300m.	Distant elevated view over undulating arable fields towards the Site which lies to the right (south-east) of Crouch Hill, beyond existing houses at Broughton, screened by intervening vegetation.  In winter, it is likely that the Site would remain screened due to the depth of the intervening vegetation.	Few walkers.	Low/Medium.	Medium.	Medium.

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 Overall Sensitivity of Receptor: High, Medium, Low  
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Appendix 8.4: Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (from table above)	Significance
1. From Salt Way/National Cycle Route 5, looking south in to the Site.	<u>During Construction/Post Completion (Year 0):</u> Construction of school and housing behind boundary vegetation, offset from Salt Way by playing fields and 5-10m planted corridor.	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>New planting along Salt Way.</li> <li>School and housing designed to complement existing settlement character and setting.</li> </ul>	Adjacent to Site.	Irreversible.	Slight.	Adverse.	Medium.	Not Significant.
	<u>15 Years After Completion:</u> Enhanced boundary treatment and new planting parallel to Salt Way will further filter views of the new school and housing, seen across the playing field.  In winter, views would remain filtered, however it is likely that more of the construction activities/proposals would be glimpsed through the trees and vegetation.			Irreversible.	Negligible.	Adverse.	Medium.	Not Significant.
2. From Salt Way/National Cycle Route 5, looking south in to the Site.	<u>During Construction/Post Completion (Year 0):</u> Construction of housing, offset 5-10m from Salt Way.	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>Creation of new 5-10m planted corridor along Salt Way.</li> <li>New housing designed to complement existing settlement character and setting.</li> </ul>	Adjacent to Site.	Irreversible.	Moderate.	Adverse.	Medium.	Moderately Significant.
	<u>15 Years After Completion:</u> Enhanced boundary treatment and new planting parallel to Salt Way will further filter views of new housing.  In winter, views would remain filtered, however it is likely that more of the construction activities/ proposals would be glimpsed through the trees and vegetation.			Irreversible.	Slight/Moderate.	Adverse.	Medium.	Up to Moderately Significant.
3. From PROW to the east, looking west towards the Site.	<u>During Construction/Post Completion (Year 0):</u> Glimpse of construction activities/ vehicles for new sports pitches beyond existing boundary hedgerow.	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>New boundary structure planting.</li> </ul>	Approx. 120m east of Site.	Temporary.	Slight.	Adverse.	Medium.	Not Significant.
	<u>15 Years After Completion:</u> Possible glimpse of goal posts on sports pitch through existing hedgerow and new tree planting.  In winter, views would remain filtered, however it is possible that more of the construction activities/proposals would be glimpsed through the trees and vegetation.			Reversible.	Negligible.	Adverse.	Medium.	Not Significant.
4. From recreational ground on the north-western edge of Bodicote, looking west towards the Site.	<u>During Construction/Post Completion (Year 0):</u> Construction activities enclosed by vegetation and unlikely to form component of view.	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerows on Site.</li> </ul>	Approx. 600m south-east of Site.	Temporary.	No Change.	N/A	Medium.	N/A
	<u>15 Years After Completion:</u> New housing enclosed by vegetation and unlikely to form component of view.  In winter, it is likely that the construction activities/proposals would remain screened due to the depth of the intervening vegetation.			Irreversible.	No Change.	N/A	Medium.	N/A
5. From car park entrance to Bodicote cemetery, looking north-west towards the Site.	<u>During Construction/Post Completion (Year 0):</u> Glimpse of construction activities/ vehicles for allotments, drainage ponds, new sports pitches beyond existing boundary hedgerow.	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>New structure planting on Wykham Lane.</li> </ul>	Approx. 320m south of Site.	Temporary.	Slight.	Adverse.	Low/Medium.	Not Significant.
	<u>15 Years After Completion:</u> Glimpse of new allotments with drainage ponds and new sports pitches beyond existing hedgerow along Wykham Lane, enhanced with structure planting.  In winter, it is possible that more of the construction activities/proposals on the central and western portions of the Site may be seen, but would remain heavily filtered by the tree belts on the Site's southern boundary.			Irreversible.	Negligible.	Adverse.	Low/Medium.	Not Significant.

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 Importance: Important, Moderately Important

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6. From PROW west of Wykham Farm Cottage.	<p><u>During Construction/Post Completion (Year 0):</u> Construction activities for sports pitch and housing beyond.</p> <p><u>15 Years After Completion:</u> Views of new housing beyond new sports pitch filtered by new tree planting.</p> <p>In winter, views would remain filtered, however it is possible that more of the housing would be seen through the proposed trees.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>New tree planting to filter views of housing.</li> </ul>	Adjacent to Site.	Temporary.  Irreversible.	Moderate/Major.  Moderate.	Adverse.  Adverse.	Medium.	Up to Significant.  Moderately Significant.
7. From gateway on Wykham Lane, looking north towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Possible glimpses of erection of structures/higher construction activity and over existing tree belt.</p> <p><u>15 Years After Completion:</u> Existing tree belt matures to enclose views of new houses, strengthened by further structure planting beyond.</p> <p>In winter, it is likely that the majority of the construction activities/proposals would remain largely enclosed or at least heavily filtered by the tree belt on the Site's southern boundary.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing tree belt.</li> <li>New structure planting to strengthen tree belt.</li> </ul>	Approx. 450m south of Site.	Temporary.  Irreversible.	Negligible.  No Change.	Adverse.  Adverse.	Low.	Not Significant.  N/A
8. From PROW to the south, looking north towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Possible glimpses of taller construction activities to erect housing and construct play area over existing southern boundary hedgerow.</p> <p><u>15 Years After Completion:</u> Peripheral structure planting and parkland proposals enclose the houses.</p> <p>In winter, slightly more of the construction activities/proposals would be seen through the southern boundary hedgerow and new tree planting.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing hedgerow.</li> <li>New structure and parkland planting.</li> </ul>	Approx. 60m south of Site.	Temporary.  Irreversible.	Slight.  Negligible.	Adverse.  Benefit.	Medium.	Not Significant.  Not Significant.
9. From Wykham Lane west of the Site, looking north-east towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Possible glimpses of taller construction activities to erect housing. Some tree losses to construct new alignment of Bloxham Road and Site access roads.</p> <p><u>15 Years After Completion:</u> New structure planting encloses new housing and access road.</p> <p>In winter, it is likely that the majority of the construction activities/proposals would remain screened or at least heavily filtered by the tree belt on the Site's western boundary.</p>	<ul style="list-style-type: none"> <li>Management of existing hedgerow and trees.</li> <li>New structure and parkland planting.</li> </ul>	Approx. 1200m west of Site.	Irreversible.  Irreversible.	Negligible.  Neutral.	Adverse.  Adverse.	Low/Medium.	Not Significant.  N/A
10. From entrance gateway Tudor Hall School (Wykham Park) off Bloxham Road, looking east in to the Site.	<p><u>During Construction/Post Completion (Year 0):</u> A gap will be formed in the western boundary hedgerow and trees, construction of new alignment of A361 Bloxham Road and roundabout, activities to erect housing, as shown by Illustration A at Appendix 8.2.</p> <p><u>15 Years After Completion:</u> New A361 alignment and roundabout with parkland entrance landscape, partial views on new housing.</p>	<ul style="list-style-type: none"> <li>Management of existing hedgerow and trees.</li> <li>New structure and parkland planting.</li> <li>New housing designed to complement existing settlement character and setting.</li> </ul>	Approx. 10m west of Site.	Irreversible.  Irreversible.	Moderate.  Moderate/ Slight.	Adverse.  Adverse.	Low/Medium.	Up to Moderately Significant.  Up to Moderately Significant.
11. From PROW to the west, looking south-east towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Possible glimpses of taller construction activities to erect housing beyond consented housing site and mature trees and hedgerow on Site's western boundary along Bloxham Road.</p> <p><u>15 Years After Completion:</u> Existing trees and hedgerow enclose any views of new houses, strengthened by further structure planting beyond.</p> <p>In winter, it is likely that the majority of the construction activities/proposals would remain screened or at least heavily filtered by the trees and hedgerow on the Site's western boundary.</p>	<ul style="list-style-type: none"> <li>Management of existing hedgerow and trees.</li> <li>New structure planting.</li> </ul>	Approx. 170m west of Site.	Temporary.  Irreversible.	Negligible.  No Change.	Adverse.  Adverse.	Medium.	Not Significant.  N/A

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12. From PROW on Crouch Hill to the north-west, looking south-east towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Views of construction works in parts of central portion of Site and a small part of the western edge beyond overhead cables on poles, existing housing on the western edge of Banbury and vegetation along Salt Way.</p> <p><u>15 Years After Completion:</u> The majority of new housing enclosed by new structure planting and reinforced hedgerows. It is possible glimpses of upper storeys or rooftops would be glimpsed as shown by Illustration B at Appendix 8.2.</p> <p>In winter, it is possible that more of the housing would be visible, but would remain filtered by existing and proposed trees.</p>	<ul style="list-style-type: none"> <li>Management of existing hedgerow and trees.</li> <li>Reinforcement of Site hedgerows.</li> <li>New structure planting.</li> <li>Creation of new 5-10m planted corridor along Salt Way.</li> <li>New housing designed to complement existing settlement character and setting.</li> </ul>	Approx. 450m north-west of Site.	<p>Temporary.</p> <p>Irreversible.</p>	<p>Moderate.</p> <p>Slight.</p>	<p>Adverse.</p> <p>Adverse.</p>	<p>Medium/High.</p> <p>Medium.</p>	<p>Up to Significant.</p> <p>Up to Moderately Significant.</p>
13. From PROW to the west, south of North Newington, looking east towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Construction activities enclosed by vegetation and unlikely to form component of view.</p> <p><u>15 Years After Completion:</u> New housing enclosed by vegetation and unlikely to form component of view.</p> <p>In winter, it is likely that the construction activities/proposals would remain screened due to the depth of the intervening vegetation.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing hedgerow and trees.</li> </ul>	Approx. 2800m west of Site.	<p>Temporary.</p> <p>Irreversible.</p>	<p>No Change.</p> <p>No Change.</p>	<p>N/A</p> <p>N/A</p>	<p>Medium.</p> <p>Medium.</p>	<p>N/A</p> <p>N/A</p>
14. From PROW on Hobb Hill, looking north-east towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Construction activities enclosed by vegetation and unlikely to form component of view.</p> <p><u>15 Years After Completion:</u> New housing enclosed by vegetation and unlikely to form component of view.</p> <p>In winter, it is likely that the construction activities/proposals would remain screened due to the depth of the intervening vegetation.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing hedgerow and trees.</li> </ul>	Approx. 2400m north-east of Site.	<p>Temporary.</p> <p>Irreversible.</p>	<p>No Change.</p> <p>No Change</p>	<p>N/A</p> <p>N/A</p>	<p>Medium.</p> <p>Medium.</p>	<p>N/A</p> <p>N/A</p>
15. From Bloxham Grove Road/ National Cycle Route 5, looking north towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Possible glimpses of taller construction activities to erect housing beyond tree belt on Site's southern boundary. Possible glimpse of construction activities/vehicles for allotments, drainage ponds, new sports pitches beyond existing intervening vegetation.</p> <p><u>15 Years After Completion:</u> Existing tree belt matures to enclose views of new houses, strengthened by further structure planting beyond. New allotments with drainage ponds and new sports pitches barely perceivable beyond existing intervening vegetation and new structure planting.</p> <p>In winter, it is possible that more of the construction activities/proposals on the central and western portions of the Site may be seen, but would remain heavily filtered by the tree belts on the Site's southern boundary.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing trees and hedgerow.</li> <li>New structure planting.</li> </ul>	Approx. 1700m south of Site.	<p>Temporary.</p> <p>Irreversible.</p>	<p>Negligible.</p> <p>Neutral.</p>	<p>Adverse.</p> <p>Adverse.</p>	<p>Medium.</p> <p>Medium.</p>	<p>Not Significant.</p> <p>Not Significant.</p>
16. From PROW west of Twyford, looking north-west towards the Site.	<p><u>During Construction/Post Completion (Year 0):</u> Construction activities enclosed by vegetation and buildings and unlikely to form component of view.</p> <p><u>15 Years After Completion:</u> New housing enclosed by vegetation and buildings and unlikely to form component of view.</p> <p>In winter, it is likely that the construction activities/proposals would remain screened due to the depth of the intervening vegetation.</p>	<ul style="list-style-type: none"> <li>Retention and management of existing hedgerow and trees.</li> </ul>	Approx. 2300m south-east of Site.	<p>Temporary.</p> <p>Irreversible.</p>	<p>No Change.</p> <p>No Change.</p>	<p>N/A</p> <p>N/A</p>	<p>Medium.</p> <p>Medium.</p>	<p>N/A</p> <p>N/A</p>

**Terminology for Visual Effect:**

Type of View: Glimpsed, Open, Oblique, Framed, Filtered  
 Number of Viewers: Few, Moderate, Many  
 Value of Views: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term  
 Reversibility: Reversible, irreversible  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Importance: Important, Moderately Important

**Abbreviations:**

LCA: Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AHLV: Area of High Landscape Value  
 PROW: Public Rights of Way