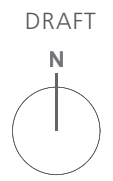


- Site Boundary
- Radial Distance Rings
- Main Vehicular Communication Route
- Primary Rail Link situated on elevated embankment with Mature Landscape Features
- Secondary Rail link situated within corridor with Mature Landscape Features
- Public Open Space
- Retail/ Town Centre facilities
- Green Belt
- Elevated Ground with no PROW Plan
- Industrial Land Use
- Residential Development (Potentially most sensitive to Proposed Development)
- Existing Trees and Vegetation to Site Boundary which filter and screen views of the Application Site



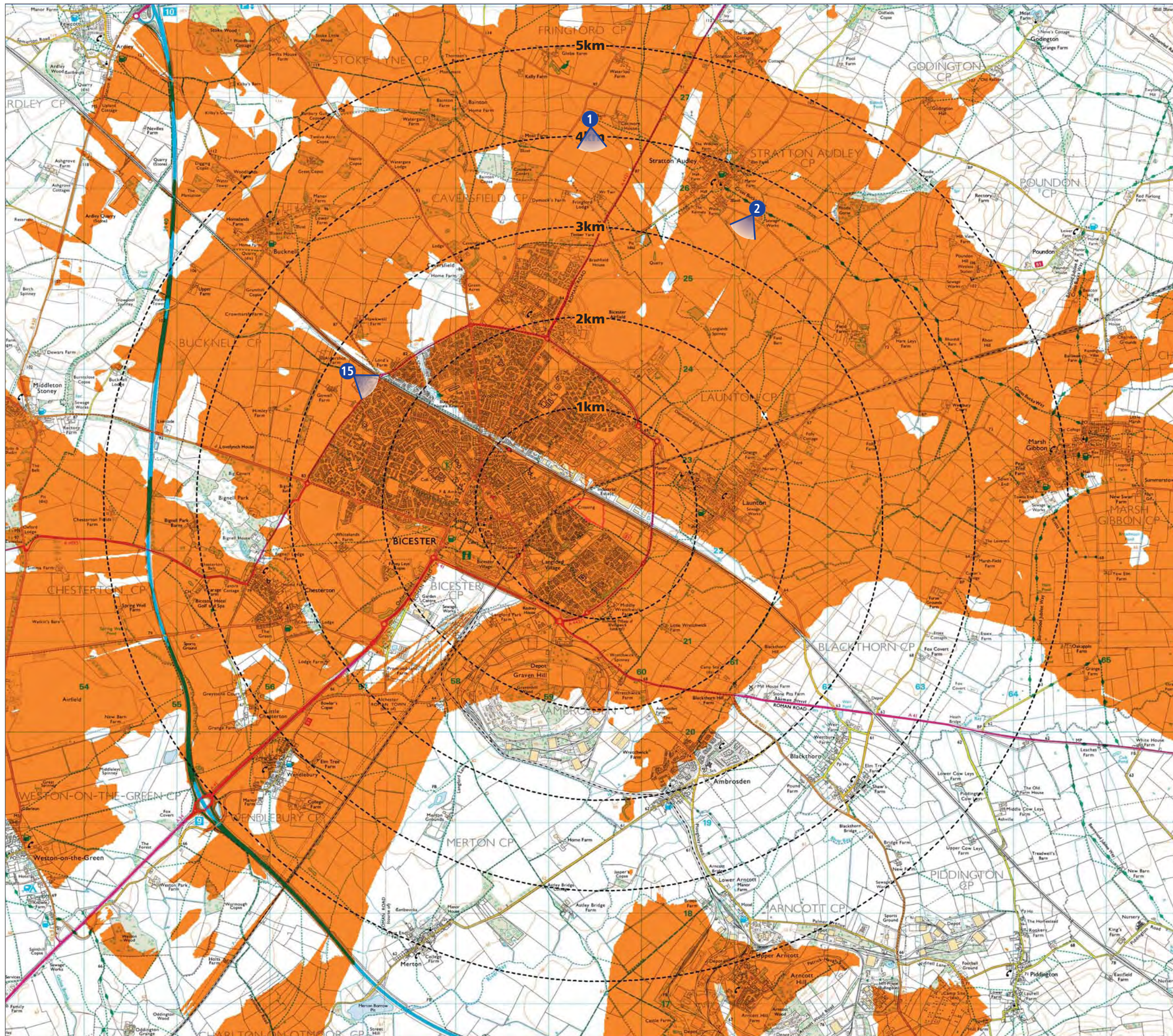
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 Gloucestershire, GL7 5EG t 01285 740427 f 01285 740848
 e info@edp-uk.co.uk www.edp-uk.co.uk





client
Gallagher Estates Ltd

project title
Gavray Drive West

drawing title
EDP2: Landscape and Visual Spatial Plan (2km Radius)

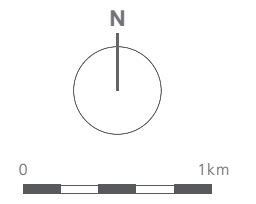
date	03 DECEMBER 2014	drawn by	DB
drawing number	EDP 124/119	checked	JB
scale	Refer to Scale Bar		



-  Proposed Residential Development
-  1km Distance Bands from Proposed Residential Development
- Zone of Theoretical Visibility (ZTV) Based on 'Bareground' Scenario**
-  ZTV to Height of New Built Form (11.0m)
-  Proposed LVIA viewpoint location
N.B. For VP3 to VP14 see Plan EDP 124/120

Viewpoint Locations (Cherwell DC Landscape Architect consulted October 2014 for viewpoints):

VP1: OSGR: SP59406 26760 PrOw in AHLV
 VP2: OSGR: SP61108 25875 National Trail in AHLV
 VP15: OSGR: SP56802 24008, PrOw



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 e info@edp-uk.co.uk www.edp-uk.co.uk

client	Gallagher Estates		
project title	Land at Gavray Drive, Bicester - Western Land Parcel		
drawing title	LPA Viewpoint Consultation with ZTV (within 5km radius)		
date	4 DECEMBER 2014	drawn by	JTF
drawing number	EDP 124/107b	checked	JB
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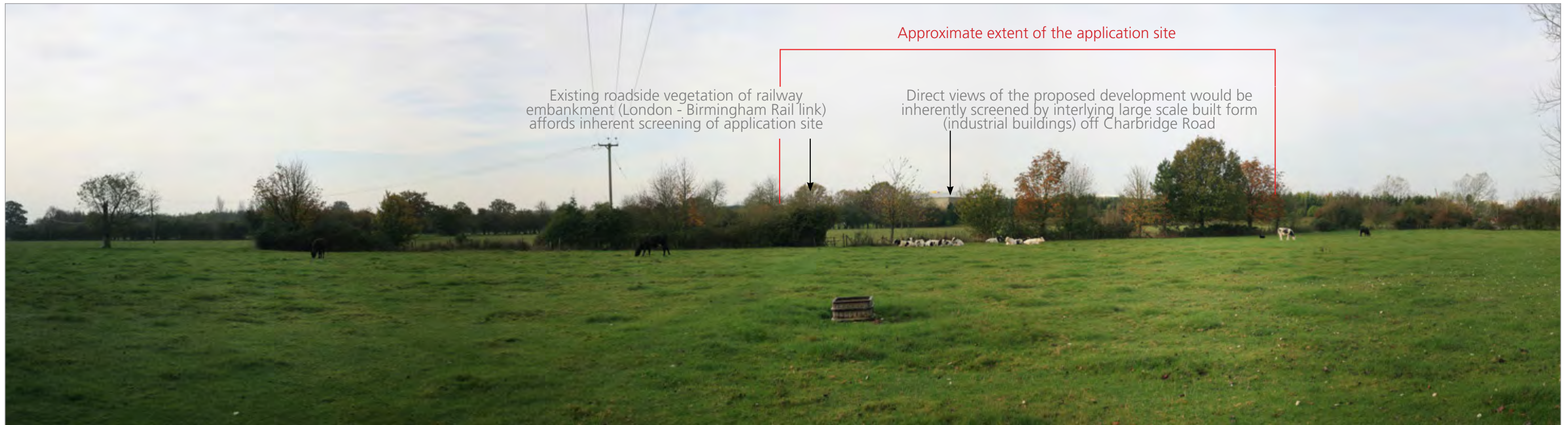


Photoviewpoint EDP 1: Public right of way situated within Special Landscape Area

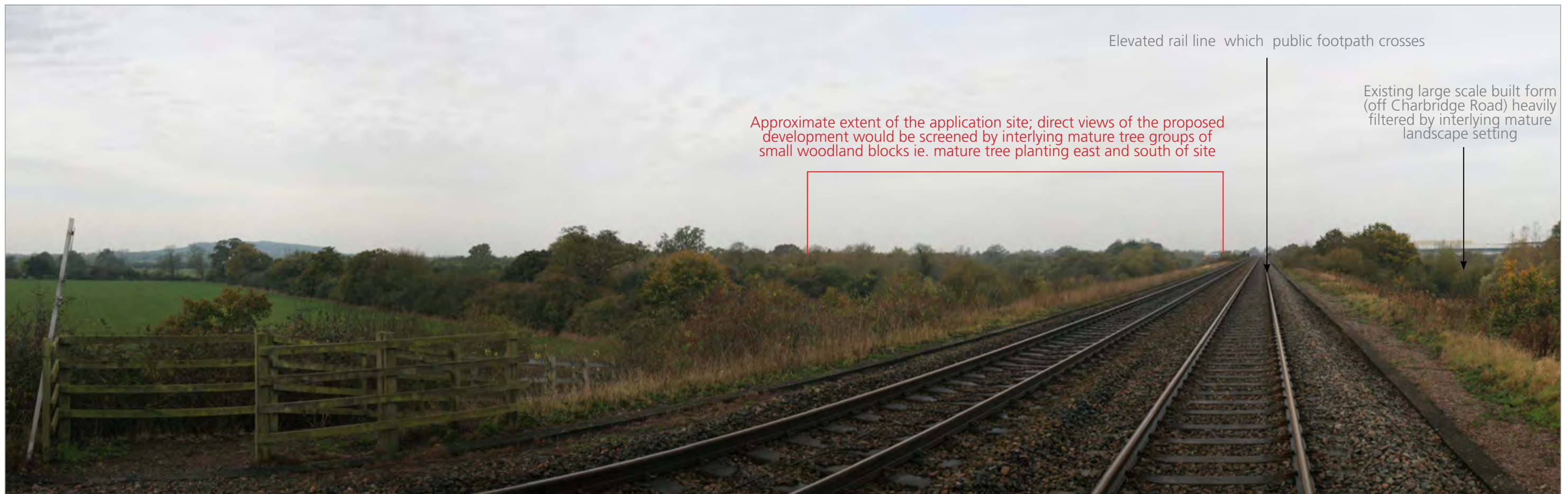


Photoviewpoint EDP 2: National trail (Cross Bucks Way) within Special Landscape Area

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	PVP 1: 59406 26760	N-N/W 355°	4.05km	300mm	Drawing number:	EDP124/110	Client:	Gallagher Estates Ltd	
PVP 2: 61108 25875	N-N/W 20°	3.8km	300mm	Drawn by:	DB	Checked by:	JB	Drawing Title:	EDP 5 - Photoviewpoints EDP 1 and 2

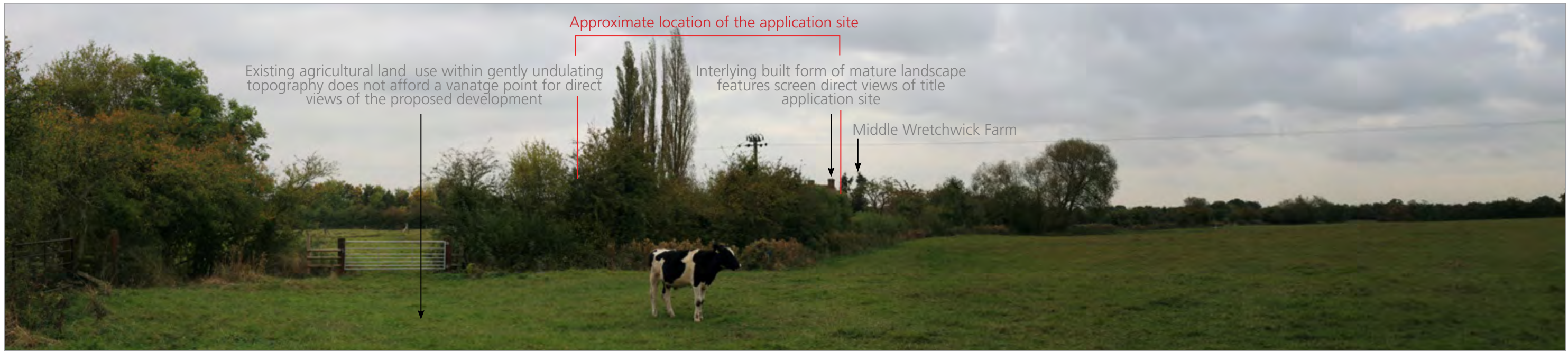


Photoviewpoint EDP 3: Public footpath within medium range of application site



Photoviewpoint EDP 4: Public footpath crossing rail link with elevated viewpoint

 THE ENVIRONMENTAL DIMENSION PARTNERSHIP Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285 740848 e info@edp-uk.co.uk www.edp-uk.co.uk	VP Location:	VP Bearing:	Distance to Site:	Recommended Viewing Distance at A3:	Date:	04 DECEMBER 2014	Project title:	Gavray Drive West
	PVP 3: 60343, 22754 PVP 4: 60399, 22096	North East 45°0.8km East 95° 0.85km	300mm 300mm	Date: Drawing number: Drawn by: Checked by:	EDP124/111 DB JB	Client:	Gallagher Estates Ltd	Drawing Title:



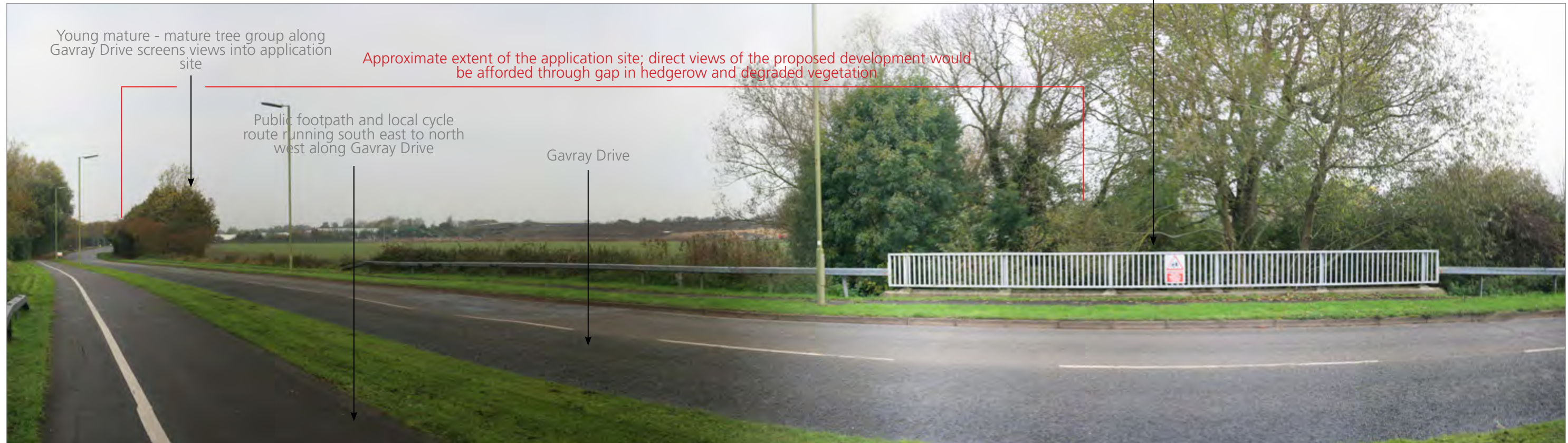
Photoviewpoint EDP 5: Public footpath and scheduled monument south of application site



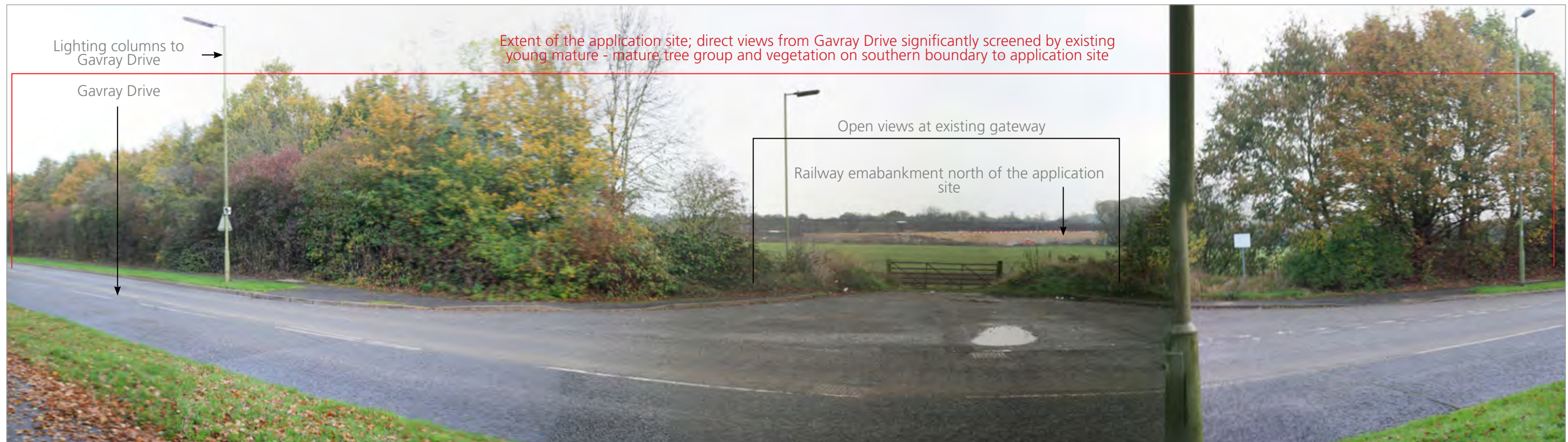
Photoviewpoint EDP 6: Public route (Pedestrian) through public open space south of Gavray Drive

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	PVP 5: 59719, 21201 PVP 6: 59560, 22188	North 0° South 175°	1.0km >0.1km	300mm 300mm	Drawn by: DB Checked by: JB	Client:	Gallagher Estates Ltd	Drawing Title:

Langford Brook with mature vegetation screens views of application site from the west



Photoviewpoint EDP 7: Public footpath and local cycle route on Gavray Drive



Photoviewpoint EDP 8: Public footpath and local cycle route on Gavray Drive

 THE ENVIRONMENTAL DIMENSION PARTNERSHIP Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285 740848 e info@edp-uk.co.uk www.edp-uk.co.uk	VP Location:	VP Bearing:	Distance to Site:	Recommended Viewing Distance at A3:	Date:	04 DECEMBER 2014	Project title:	Gavray Drive West
	PVP 7: 59577, 22232	South 180°	>0.05km	300mm	Drawing number:	EDP124/113	Client:	Gallagher Estates Ltd
PVP 8: 59404, 22337	South 180°	>0.05km	300mm	Checked by:	JB	Drawing Title:	EDP 8 - Photoviewpoints EDP 7 and 8	

Extent of the application site; the proposed development would be significantly screened by interlying built form possible views from upper floor residential rooms may be filtered where direct

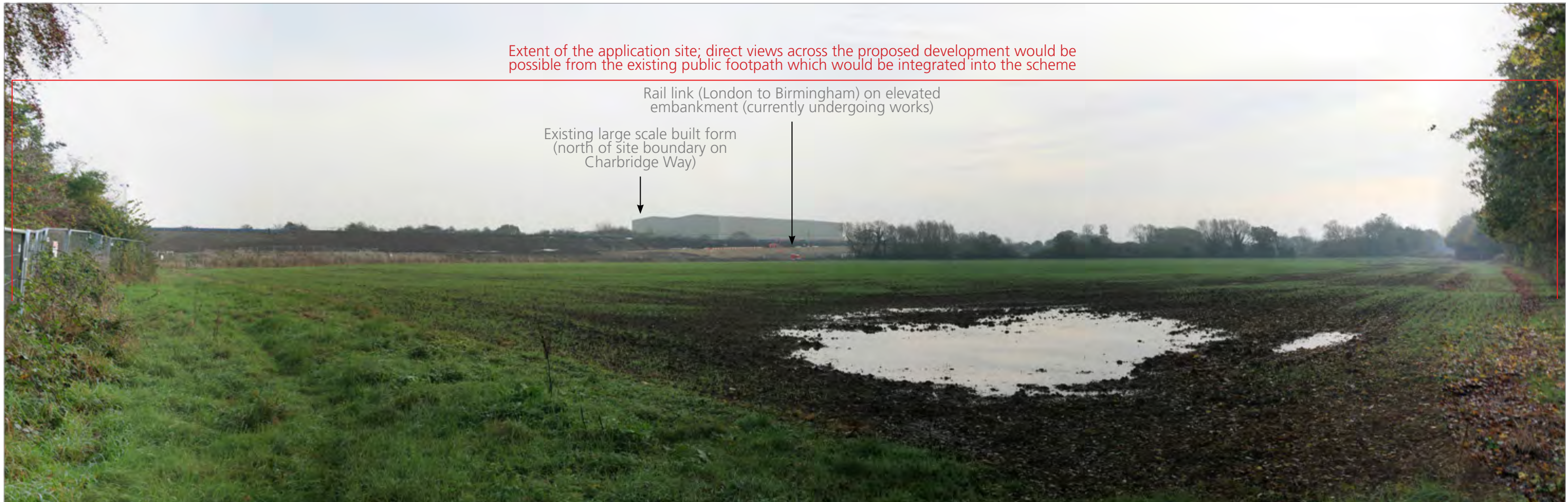
Possible views of upper floor of rooflines to new built form but vegetation will screen wider views



Photoviewpoint EDP 9: Residential road (Mallards Way) within close range of application site

Extent of the application site; direct views across the proposed development would be possible from the existing public footpath which would be integrated into the scheme

Rail link (London to Birmingham) on elevated embankment (currently undergoing works)
Existing large scale built form (north of site boundary on Charbridge Way)



Photoviewpoint EDP 10: Public footpath within application site looking east

 THE ENVIRONMENTAL DIMENSION PARTNERSHIP Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285 740848 e info@edp-uk.co.uk www.edp-uk.co.uk	VP Location:	VP Bearing:	Distance to Site:	Recommended Viewing Distance at A3:	Date:	04 DECEMBER 2014	Project title:	Gavray Drive West	
	PVP 9:	59294, 22332	South 180°	>0.05km	300mm	Drawing number:	EDP124/114	Client:	Gallagher Estates Ltd
	PVP 10:	59275, 22479	East 90°	Within site	300mm	Drawn by:	DB	Drawing Title:	EDP 9 - Photoviewpoints EDP 9 and 10
						Checked by:	JB		

Extent of the application site; direct views across the proposed development would be possible from the existing public footpath which would be integrated into the scheme



Photoviewpoint EDP 11: Public footpath within application site looking south - south east.

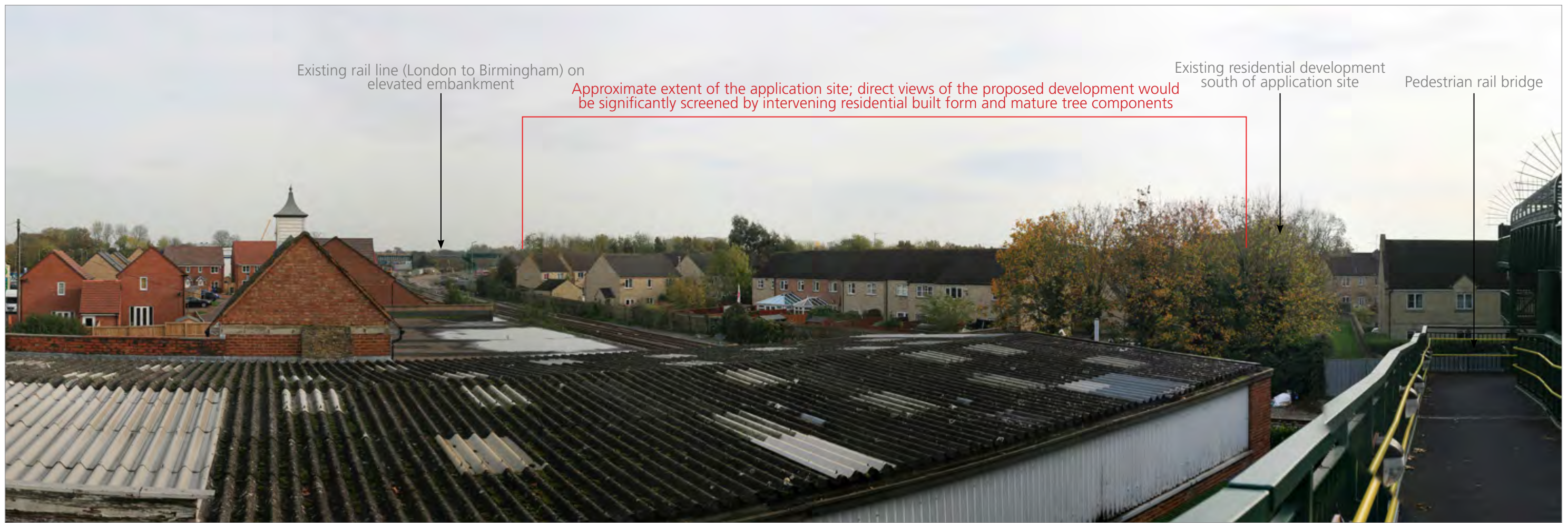
Existing residential dwellings; direct views are significantly filtered by mature setting



Photoviewpoint EDP 12: Public open space within close range of application site

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	PVP 11:	59365, 22570	West 270°	Within site	300mm	Drawing number:	EDP124/115	Client:	Gallagher Estates Ltd
	PVP 12:	58943, 22384	S/W 235°	0.33km	300mm	Drawn by:	DB	Drawing Title:	EDP 10 - Photoviewpoint EDP 11
					Checked by:	JB			

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Existing rail line (London to Birmingham) on elevated embankment

Approximate extent of the application site; direct views of the proposed development would be significantly screened by intervening residential built form and mature tree components

Existing residential development south of application site

Pedestrian rail bridge

Photoviewpoint EDP 13: View from pedestrian footbridge looking east towards application site

Rail link (London to Birmingham) on elevated embankment

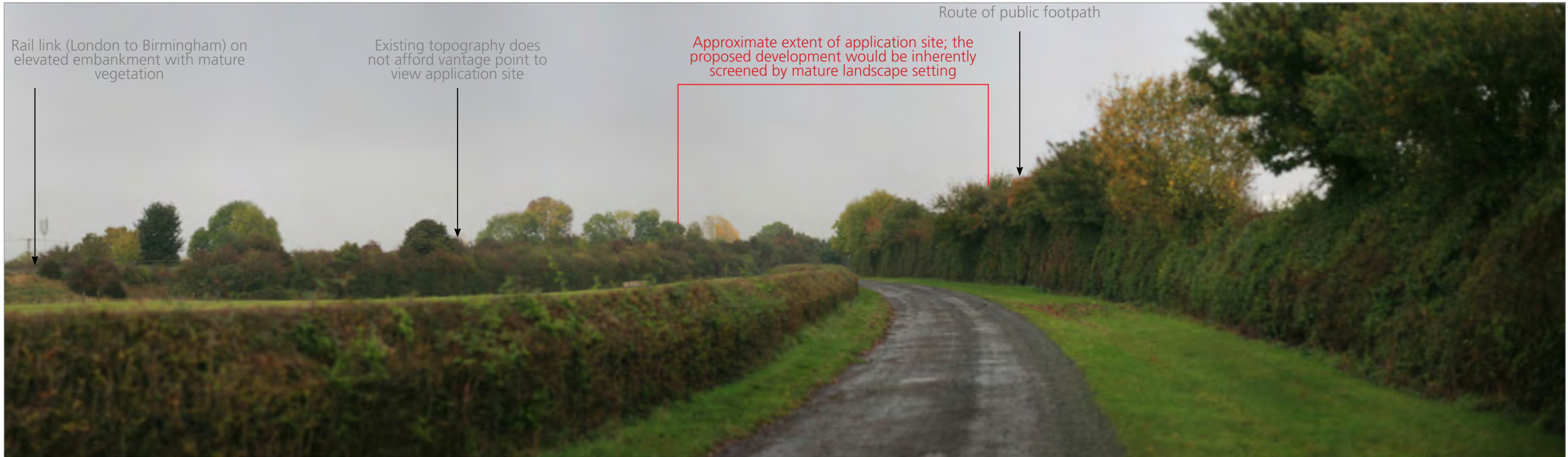


Approximate extent of the application site; the proposed development would be significantly screened by interlying large scale built form (retail outlets)

Potential view of upper floors

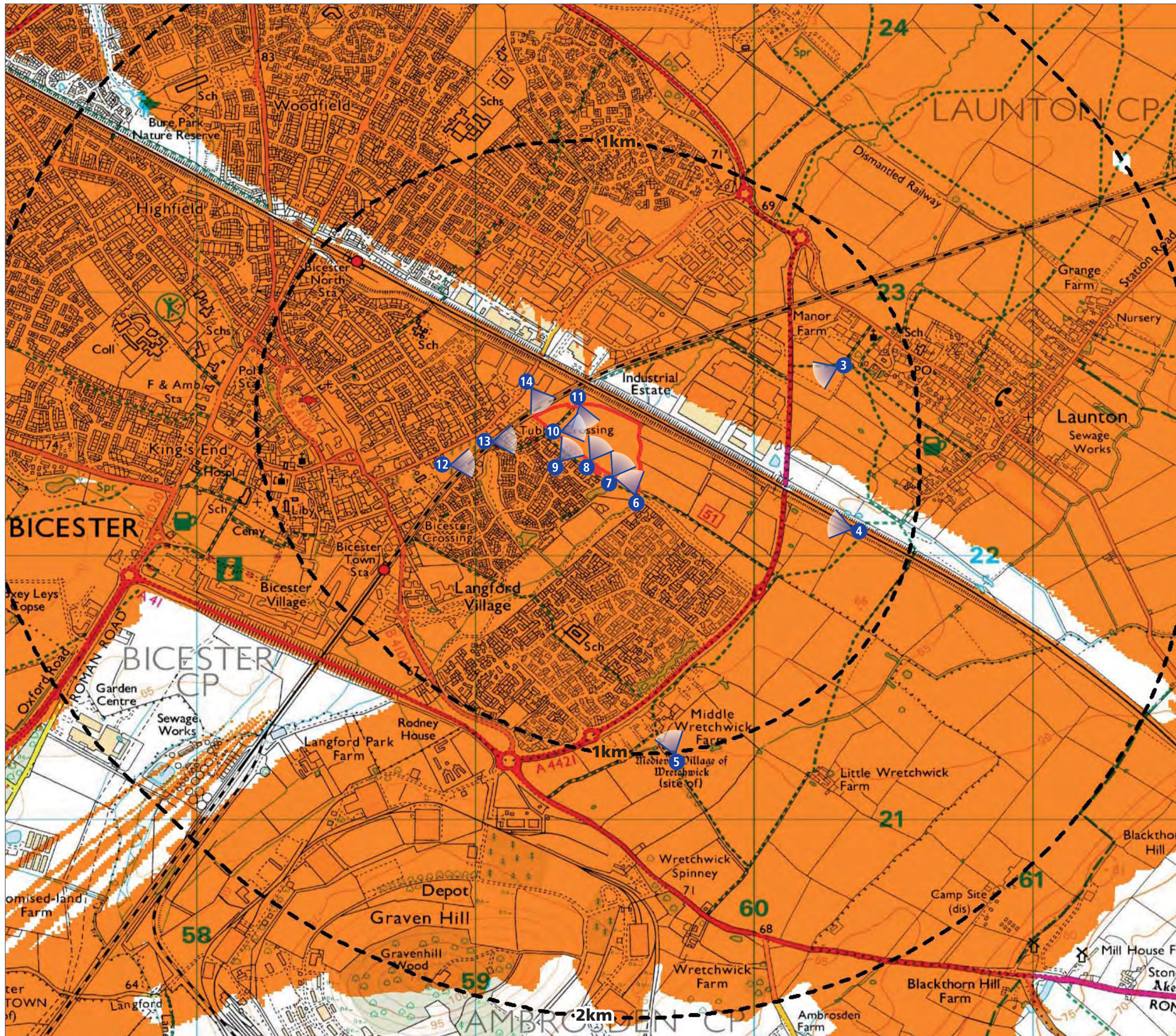
Photoviewpoint EDP 14: Public vehicle route (Lauton Road) looking west towards application site.





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	PVP 13:	59032, 22450	West 260°	0.25km	300mm	Drawing number:	EDP124/116	Client:	Gallagher Estates Ltd
	PVP 14:	59175, 22641	NAW 310°	0.1km	300mm	Drawn by:	DB	Drawing Title:	EDP 11 - Photoviewpoints EDP 13 and 14
					Checked by:	JB			



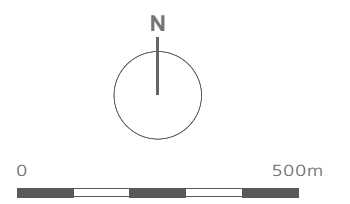
Photoviewpoint EDP 15: Public Footpath looking south east towards title application site within long range

 THE ENVIRONMENTAL DIMENSION PARTNERSHIP Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire, GL7 5EG t 01285 740427 f 01285 740848 e info@edp-uk.co.uk www.edp-uk.co.uk	VP Location:	VP Bearing:	Distance to Site:	Recommended Viewing Distance at A3:	Date:	04 DECEMBER 2014	Project title:	Gavray Drive West
	PVP 15: 56802, 24008	N/W 310°	2.85km	300mm	Drawn by:	DB	Client:	Gallagher Estates Ltd
					Checked by:	JB	Drawing Title:	EDP 12 - Photoviewpoint EDP 15



-  Proposed Residential Development
-  1km Distance Bands from Proposed Residential Development
- Zone of Theoretical Visibility (ZTV) Based on 'Bareground' Scenario*
-  ZTV to Height of New Built Form (11.0m)
-  Proposed LVIA viewpoint location
N.B. For VP1, VP2 and VP15 see Plan EDP 124/107b

- Viewpoint Locations (Cherwell DC Landscape Architect consulted October 2014 for viewpoints):*
- VP3: OSGR: SP60343 22754, PRoW
 - VP4: OSGR: SP60399 22096, PRoW
 - VP5: OSGR: SP59719 21201, PRoW/ Scheduled Mon.
 - VP6: OSGR: SP59560 22188, public open space
 - VP7: OSGR: SP59577 22232, PRoW / vehicle route
 - VP8: OSGR: SP59404 22337, PROW/ vehicle route
 - VP9: OSGR: SP59294 22332, residential dwellings
 - VP10: OSGR: SP59275 22479, PRoW within site
 - VP11: OSGR: SP59365 22590, PRoW within site
 - VP12: OSGR: SP58943 22384, public open space
 - VP13: OSGR: SP59032 22450, public railway bridge
 - VP14: OSGR: SP59175 22641, residential dwellings



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 e info@edp-uk.co.uk www.edp-uk.co.uk

client	Gallagher Estates		
project title	Land at Gavray Drive, Bicester - Western Land Parcel		
drawing title	LPA Viewpoint Consultation with ZTV (within 1 km radius of the site)		
date	3 DECEMBER 2014	drawn by	JTF
drawing number	EDP 124/120	checked	JB
scale	Refer to scalebar		

Appendix 8.5

Assessment Methodology

Introduction

1. Landscape and visual assessment are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. In addition, vertical structures such as wind turbines have the potential to result in secondary, or 'indirect', effects upon landscape character resulting from perceived changes to key characteristics e.g. diminution in the scale of landform. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.
2. Wind turbines tend to give rise to effects within the landscape by virtue of a number of attributes specific to their individual form. These attributes include:
 - Tall, slim, vertical form;
 - Movement;
 - Grouping within the landscape; and
 - The relationship with the scale and nature of the existing landscape.
3. These attributes may affect different components of the landscape in different ways, or may combine to result in an effect.

Methodology

4. The assessment methodology for assessing landscape and visual effects prepared by EDP is principally based on the following best practice guidance:
 - Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEEMA, 2013);
 - Landscape Character Assessment – Guidance for England and Scotland (Swanick & LUC, 2002) produced on behalf of the Countryside Agency and Scottish Natural Heritage; and

- Assessing the Cumulative Impact of Onshore Wind Energy Development (Scottish Natural Heritage 2012).

5. It also takes account of advice within the following documents:

- Landscape Character Assessment Topic Paper 6 - Techniques and Criteria for Judging Capacity and Sensitivity, Countryside Agency and Scottish Natural Heritage (2004);
- Siting and Designing Windfarms in the Landscape, Version 2, Scottish Natural Heritage (July 2014);
- Photography and Photomontage in Landscape and Visual Assessment, Landscape Institute Advice Note 01/2011 (2011); and
- Visual Assessment of Windfarms: Best Practice, prepared by University of Newcastle. Commissioned Report F01AA303A.

6. Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

7. The nature of landscape and visual assessment requires both objective analysis and professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques. It uses subjective professional judgement and quantifiable factors wherever possible and is based on clearly defined terms (see Glossary, Appendix 8.6)

8. The landscape and visual assessment has been carried out in three stages:

1: Baseline

9. This is the initial stage, which records the existing situation, and includes:

- Factual description of the landscape conditions throughout the study area. The description includes geography, topography, land cover and land use patterns, settlement distribution, and transport networks;
- Review of landscape character documentation (with on-site

corroboration);

- Anticipated change within the landscape (excluding the development);
- Review of landscape planning policies and designations; and
- Review of visual amenity of the study area and general visibility of the Site.

10. The process describes, classifies and evaluates the baseline landscape and is instrumental in the identification of the receptors and viewpoints to be included within the assessment.

11. The consideration of the potential cumulative effects in line with best practice guidance requires that the existing baseline comprising operational, under construction and consented schemes is considered separately to that including schemes at application stage, such that the assessment of cumulative effects considers the addition of the proposals to a baseline that currently exists or is likely to exist.

2: Project Description and Design

12. Details of the project and design including mitigation measures embedded into the design can be found within the ES Chapter.

3: Assessment of the Effects of the Development

13. This is the principal section of the report, and describes and evaluates the potential effects in order to determine the likely effects of the development on the landscape and visual resource. For the purpose of the assessment, potential effects within the study area are divided into two broad categories: effects on the 'landscape resource'; and effects on the 'visual amenity'. These are assessed through the combination of an assessment of a number of representative viewpoints, desk research and fieldwork, through which a more precise understanding of the study area can be gained.

The Study Area

14. The initial study area for landscape and visual effects has been identified as extending to a 5km radius from the application site, which represents the area within which all of the likely effects of the development would be contained. The study area extent is illustrated on **Plan EDP 1**.

15. Previous experience in the assessment of residential development of varying scales and height on the landscape and visual resource, and a detailed understanding of the prevailing landscape of, and surrounding, the development site, has shown that, for a new residential scheme of the size and scale of the proposal, likely notable effects would, in actuality, be restricted to an area much smaller than a 5km radius from the application site (due to the nature of the landform and landscape surrounding the application site and the shallow vertical extent of the proposed development).

Landscape Assessment

16. Landscape effects derive from changes in the physical landscape fabric which may contribute to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
17. Effects upon the wider landscape resource, i.e. the landscape resource of the area immediately surrounding the development, requires an assessment of visibility of the wider landscape from adjacent landscape character areas, but remains an assessment of the landscape resource and not visual amenity.

Visual Assessment

18. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape (i.e. the introduction of the proposed turbine), to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this the change to the overall visual amenity of the study area as brought about by the development. This includes effects arising from all parts of the proposal, including the turbine and any associated transport or wind monitoring infrastructure.

Identifying Landscape and Visual Receptors

19. This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.
20. The assessment of effects on landscape as a resource in its own right, draws on the description of the development, the landscape

context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area which contains the proposed development;
- The 'non-host' landscape character areas where there is the potential for secondary effects beyond the host landscape character area; and
- Landscape designations on a national, regional or local level (where relevant).

21. The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way - walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (Motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

22. The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and

components which contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed a landscape receptor. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development that includes the value attached to the receptor following the baseline appraisal, combined with the susceptibility of the receptor to the change proposed, determined during the assessment stage; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

23. A number of factors influence professional judgment when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is generally determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

24. Susceptibility indicates "*the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences*"¹. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

25. A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158.

26. **Table EDP 1.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP 1.1: Landscape Sensitivity Criteria

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

27. For visual receptors, judgements of susceptibility and value are more closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.
28. **Table EDP 1.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility together.

Table EDP 1.2: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Examples may include views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way e.g. National Trails and nationally designated countryside/landscape features with public access which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Examples may include views from recreational receptors where there is some appreciation of the landscape e.g. golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Examples may include people engaged in outdoor sport other than appreciation of the landscape e.g. football and rugby or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Examples may include road users on main road routes (Motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings

Category	Visual Receptor Criteria
	where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Examples may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

29. The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA 3rd Edition (2013). However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

30. For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

31. The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

32. Receptor locations from which views of the proposed development are not likely to occur, will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

33. **Table EDP 1.3** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP 1.3: Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

34. **Table EDP 1.4** provides an indication of the criteria by which the geographical extent of the area affected is adjudged within this assessment.

Table EDP 1.4: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">↑</div> <div style="margin-bottom: 10px;">↕</div> <div style="margin-top: 10px;">↓</div> </div>	Largest	Large scale effects influencing several landscape types or character areas.
		Effects at the scale of the landscape type or character areas within which the proposal lies.
		Effects within the immediate landscape setting of the site.
	Smallest	Effects at the site level (within the development site itself).
		Effects only experienced on parts of the site at a very localised level.

35. The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long term (20 years+);
- Medium to long term (10 to 20 years);
- Medium term (5 to 10 years);
- Short term (1 year to 5 years); and
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension etc;

- Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
- Partially reversible to a different state e.g. mineral workings;
- Reversible after decommissioning to a similar original state e.g. wind energy development; and
- Quickly reversible e.g. temporary structures.

Level of Effect

36. In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect. Reference is also made, where relevant, to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP 1.5**.

Table EDP 1.5: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/Moderate	Moderate	Moderate/Minor
High	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/Negligible
Low	Moderate	Moderate/Minor	Minor	Minor/Negligible	Negligible
Very Low	Moderate/Minor	Minor	Minor/Negligible	Negligible	Negligible/None

37. In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not and, where this occurs, it is explained in the assessment.

Definition of Effects

38. Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the

following table represents a description of the range of effects likely at any one receptor.

Table EDP 1.6: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Substantial	Typically the landscape or visual receptor is highly sensitive with the proposals representing a high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Major	Typically the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition, and improve the local visual amenity.
Moderate	Typically the landscape or visual receptor has a medium to low sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Minor	Typically the landscape or visual receptor has a low sensitivity with the proposals representing a medium to low magnitude of change. The proposals would result in a slight but non-material change to the landscape	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape

Category	Definition of Adverse Effects	Definition of Beneficial Effects
	resource or visual amenity.	and published landscape character assessments.
Negligible	Typically the landscape or visual receptor has a low or very low sensitivity with the proposals representing a very low magnitude of change. There would be a detectable but non-material change to the landscape resource of visual amenity	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
None	Typically the landscape receptor has a very low sensitivity with the proposals resulting in no loss or alteration to the landscape resource or change to the view. There would be no detectable change to the landscape resource or visual amenity.	There would be no detectable positive or negative change to the landscape resource or visual amenity.

Nature of Effect

39. Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly in the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

40. Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario.

Appendix 8.6 Glossary of LVIA Terms

TERM AND DEFINITION
Baseline
The existing (pre-development) landscape and visual context of a study area, including landscape fabric, landscape character and existing views. The landscape baseline is not static and may be changing for various reasons. The landscape baseline can also consider such factors and describe the likely future landscape character of the landscape, without the proposed development.
Effects
A predicted change in the environmental baseline as a result of the proposed development. Effects can be positive or negative.
Field Pattern
The pattern of hedges and walls that define fields in farmed landscapes (LI/IEMA 2002).
Intervisibility
Two points on the ground or two features are described as “intervisible” when they are visible from each other.
Landscape
Landscape results from the way that different aspects of our environment (physical, social, aesthetic and perceptual) interact together and are perceived by us: <ul style="list-style-type: none"> • Physical elements – e.g. geology, landform, soils, flora and fauna; • Social elements – e.g. land use, enclosure patterns, and the patterns, form and scale of settlements and other built development; • Aesthetic factors – e.g. colour, form, visual texture and pattern, sounds, smells and touch; and • Perceptual factors – e.g. memories, associations, stimuli and preferences.
Landscape capacity
The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character
Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects in the landscape.
Landscape character areas (LCAs)
Single unique areas that are discrete geographical areas containing one or more landscape types.
Landscape character types (LCTs)
Generic units of landscape that display a distinct, consistent and recognisable landscape character.
Landscape condition
Description of the maintenance and condition of landscape elements and the degree to which landscape elements are representative of the landscape character area.
Landscape element
A physical component (both natural and manmade) of the landscape.
Landscape fabric
The elements and features that constitute the physical components of the landscape, including ground vegetation, hedgerows, trees, shrubs, walls, fences and vernacular structures.
Landscape units
An umbrella term for landscape character areas and landscape character types.
Landscape value

TERM AND DEFINITION
The importance or value of the landscape to society, usually based on landscape designations or policies as indicators of recognised value.
Mitigation
Measures, including any process, activity or design that will avoid, reduce, remedy or compensate for the predicted effects of a development on the environmental baseline.
Public access
Land with public access includes: <ul style="list-style-type: none"> • Definitive rights of way – public footpaths, bridleways, cycle routes, Byways Open to All Traffic (BOATS) and highways. Shown on Definitive Rights of Way maps held by the Local Authority. • Permissive paths and bridleways – routes where there is public access with the permission of the landowner. Such routes are usually closed at least one day a year to prevent establishment of a public right of way; • Public open space – areas designated for specified public uses, usually in the ownership of the Local Authority. Includes parks and recreation grounds. Shown on Local Development Plans; • Beaches – the public have permitted access to much of the foreshore (intertidal zone – between high and low tide marks) owned by the Crown Estate, and on land above high water mark owned by the Local Authority. Some beaches above high tide mark are privately owned and some beaches and foreshore have restricted access for military purposes; • Access land – land where public access is currently permitted with the permission of landowners. Includes land outlined in purple on the OS Explorer (1:25,000) sheets and with: <ul style="list-style-type: none"> ○ No symbol – land open to public with permission of owners; ○ White oak leaf in purple box – National Trust, always open; ○ Purple oak leaf in white box – National Trust limited access; ○ Tree symbols in purple box – Forestry Commission; ○ Single leaf in purple box – Woodland Trust; and ○ White “AL” in purple box – other access land. • Open access land – areas of mountains, moor, heath, down, common land and coastal foreshore that have been designated under Section 2 of the Countryside and Rights of Way Act 2000. The right of access is for walkers only and does not extend to cycling, horse riding or driving a vehicle, nor does the right of access apply to developed land, gardens or cultivated land. Under the CRoW Act 2000, there was a process of consultation that allowed the right of appeal for those with a legal interest in the land, and for sensitive ecological or archaeological sites to be excluded. Conclusive maps showing the areas designated as open access land (Registered Common Land and Open Country) are now available from Natural England (in England) and the Countryside Council for Wales (in Wales).
Viewing distance
That distance that a viewpoint illustration should be held from the eye in order for the illustration to match the scale of the actual view when used in the field to identify the location and scale of the proposed development.
Visibility
Visibility is a measure of the distance that can be seen by the human eye at any one time. Daylight visibility will depend on several factors, including: <ul style="list-style-type: none"> • Atmospheric transparency (governed by the solid and liquid particles held in suspension in the atmosphere); • Degree of contrast between an object and the background against which it is observed; • Position of the sun; and • Observer’s visual acuity.
Visual receptor(s)
An individual observer or group of observers who are capable of experiencing a change in the view.

TERM AND DEFINITION

Zone of Theoretical Visibility (ZTV)

<p>The ZTVs consider the 'bareground' situation and assume excellent visibility with no atmospheric attenuation. The ZTVs therefore represent the maximum potential, theoretical visibility i.e. the worst-case situation. In reality, other components of the landscape such as forestry, trees, buildings etc. will introduce screening effects which, coupled with the atmospheric conditions, will reduce this visibility, in some instances to a considerable extent.</p>
--

Peter Chambers

From: Tim Screen <Tim.Screen@cherwellandsouthnorthants.gov.uk>
Sent: 30 October 2014 16:08
To: James Bullock
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA
Attachments: PRT-CHL-UNIF-01_CANONGPV55530_1046_001.pdf

Dear James

Please see suggested additional localised view locations for your LVIA. These will augment your current proposed viewpoints which I think to be appropriate to identify intervening vegetation and built form between the viewer and the site, although I did not manage to visit them today.

VP A is a possible photo record of the site, towards the south from the new footbridge (if you are able to gain access and site induction).

VPs B & C from the PRow (route code 129/3/20) on site.

VP D is from the cycle/footway on Gavray Drive (a photo record of the proposed highway access).

VP E is a panoramic record of the site where no structural boundary vegetation exists. To be taken from the cycle/footway on road bridge over the stream.

Please let me know if you have any questions.

Kind regards.

Tim

Tim Screen CMLI
Landscape Architect

Environmental Services
Cherwell District and South Northants District Councils
Ext. 1862
Direct Dial 01295 221862
Fax 01295 263155
mailto:tim.screen@cherwellandsouthnorthants.gov.uk
www.cherwell.gov.uk www.southnorthants.gov.uk

From: James Bullock [mailto:jamesbu@edp-uk.co.uk]
Sent: 29 October 2014 15:29
To: Tim Screen
Cc: Rebecca Horley
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Thanks Tim, we are hoping to get to site before weekend to take advantage of weather.

May we speak tomorrow or Friday morning if possible?

Regards

James Bullock
Principal Landscape Architect



The Environmental Dimension Partnership
Rural Enterprise Centre, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3FE
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From: Tim Screen [<mailto:Tim.Screen@cherwellandsouthnorthants.gov.uk>]
Sent: 29 October 2014 15:27
To: James Bullock
Cc: Rebecca Horley
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Dear James

Apologies for the delay in response. These are busy times I hope to get out to site tomorrow, weather permitting, and report back. Rebecca Horley by the end of the week.

Regards.

Tim

Tim Screen CMLI
Landscape Architect

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From: James Bullock [<mailto:jamesbu@edp-uk.co.uk>]
Sent: 29 October 2014 15:16
To: Rebecca Horley

Cc: Tim Screen

Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Both,

So that we may remain on our pre-agreed assessment timetable, have you had time to consider the requested consultation feedback in order for us to proceed with the LVIA.

If you could please feedback we would be most appreciative.

James Bullock
Principal Landscape Architect



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From: James Bullock
Sent: 23 October 2014 16:02
To: 'Rebecca Horley'
Cc: Tim Screen
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Both, please see attached site location and extent plan.

Regards

James Bullock
Principal Landscape Architect



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From: Rebecca Horley [<mailto:Rebecca.Horley@Cherwell-DC.gov.uk>]
Sent: 23 October 2014 13:02
To: James Bullock
Cc: Tim Screen
Subject: FW: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Thanks James

In consultation with Tim, Landscape Architect, could we also have a larger scale plan of the vps that are clustered in the middle of the plan and also perhaps even a larger scale of the site at say 1:250 of the vps that would be more localised.

Thank you.

Rebecca Horley BSc (Hons) MRTPI
Principal Planning Officer
Public Protection & Development Management
Cherwell District Council
Ext 1837
Direct Dial 01295 221837
mailto: rebecca.horley@cherwell-dc.gov.uk
www.cherwell.gov.uk

From: James Bullock [<mailto:jamesbu@edp-uk.co.uk>]
Sent: 21 October 2014 16:17
To: Rebecca Horley
Cc: Tim Screen
Subject: FW: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Rebecca, please see below.
Regards

James Bullock
Principal Landscape Architect



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From: James Bullock
Sent: 21 October 2014 16:15
To: 'Tim Screen'
Cc: 'Rebecca.Horley@cherwellandsouthnorthants.gov.uk'
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Tim,

Thanks for your expedient response. As per instruction from our client we are concentrating on the eastern site area of Gavray Drive – please see the attached PDF.

As per your below Email please find attached PDF regarding proposed LVIA viewpoints. The OSGR and context of each viewpoint / receptor is also noted.

The attached ZTV has been prepared to 5km radius from the site, and following our initial feasibility study of the area, we would anticipate that the most significant impact to be experienced within 2-3km radius of the site. We would appreciate your perusal of our suggested viewpoints for the LVIA and any agreement / feedback which you can afford.

Additionally, at this early stage, we would appreciate agreeing the extent of any cumulative schemes to be included in this assessment.

Might you wish to discuss this request further, then please do Email or call me.

Given the favourable weather currently (today's storm being the exception) we are keen to progress this assessment expediently.

Thanking you in anticipation.

Kind regards

James Bullock
Principal Landscape Architect



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From: Tim Screen [<mailto:Tim.Screen@cherwellandsouthnorthants.gov.uk>]
Sent: 21 October 2014 14:58
To: James Bullock
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Dear James

I will be dealing with this matter. Please therefore forward your details to me, and copy in Rebecca Horley, the planning case officer.

Many thanks.

Kind regards.

Tim

Tim Screen CMLI
Landscape Architect

Environmental Services
Cherwell District and South Northants District Councils
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Direct Dial 01295 221862
Fax 01295 263155
<mailto:tim.screen@cherwellandsouthnorthants.gov.uk>
www.cherwell.gov.uk www.southnorthants.gov.uk

From: James Bullock [<mailto:jamesbu@edp-uk.co.uk>]
Sent: 21 October 2014 11:47
To: Judith Ward; Tim Screen
Subject: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA
Importance: High

Hi Judith and Tim,

I have been given your names as the Landscape Officers for Bicester.

The reason for contacting you is that I wish to agree viewpoints with you for the undertaking of two LVIA's. One of our clients is proposing to develop 2 No. residential schemes on land situated off Gavray Drive, Bicester. The location for each of the two developments are both within the OX26 postcode, the eastern parcel of land has a OS GR: SP 59817 22273 (to the centre of the site) and the western parcel of land OS GR: SP 59421 22474 (to the centre of the site).

As I have been given both of your names, might be able to confirm who would be the main contact for this request so that we may issue a ZTV with proposed viewpoint locations ASAP. The viewpoint location drawing is being prepared as we speak and we are keen to move expediently on this matter.

If you could kind return an email or call me confirming the above that would be most kind.

Thanking you in anticipation.

James Bullock
Principal Landscape Architect



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8.7_Landscape a_text format_RE Gavray Drive Bicester - Agreement of Viewpoints for LVIA
From: Tim Screen <Tim.Screen@cherwellandsouthnorthants.gov.uk>
Sent: 30 October 2014 16:08
To: James Bullock
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Please let me know if you have any questions.

Kind regards.

Tim

Tim Screen CML
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May we speak tomorrow or Friday morning if possible?

Regards

James Bullock
Principal Landscape Architect

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Regards.

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Landscape Architect

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Hi Both,

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If you could please feedback we would be most appreciative.

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From: James Bullock
Sent: 23 October 2014 16:02
To: 'Rebecca Horley'
Cc: Tim Screen
Subject: RE: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Both, please see attached site location and extent plan.

Regards

James Bullock
Principal Landscape Architect

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Sent: 23 October 2014 13:02
To: James Bullock
Cc: Tim Screen
Subject: FW: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Thanks James

In consultation with Tim, Landscape Architect, could we also have a larger scale
plan of the vps that are
clustered in the middle of the plan and also perhaps even a larger scale of the
site at say 1:250 of the vps
that would be more localised.

Thank you.

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From: James Bullock [mailto:jamesbu@edp-uk.co.uk]
Sent: 21 October 2014 16:17
To: Rebecca Horley
Cc: Tim Screen
Subject: FW: Gavray Drive, Bicester - Agreement of Viewpoints for LVIA

Hi Rebecca, please see below.
Regards