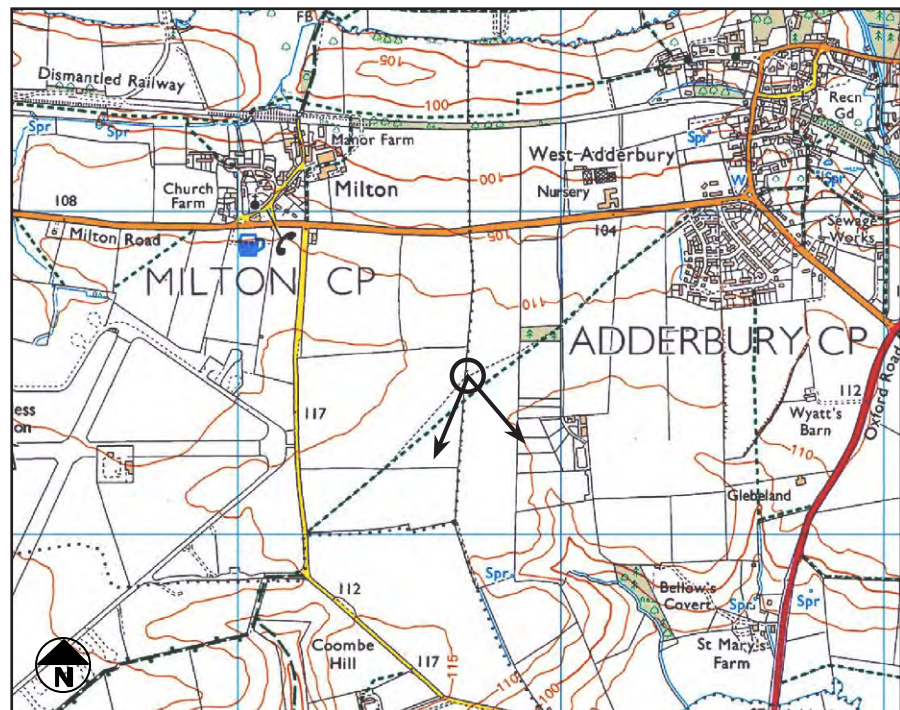




VIEWPOINT 10

From PRoW footpath 101 25/20 Adderbury, looking south



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 112m
Date & time of photograph	- 02/11/2018 @ 13:06	Distance from site	- 2569m
OS grid reference	- 445707, 234489		



APPENDIX 1

ASSESSMENT METHODOLOGY

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.1 This report has been undertaken with reference to best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
- Photography and photomontage in landscape and visual assessment (2011) - Landscape Institute Advice Note 01/11;
- Topic Paper 6, Techniques and Criteria for Judging Capacity and Sensitivity (2003) - Countryside Agency / Scottish Natural Heritage;
- Landscape Character Assessment Guidance for England and Scotland (2002) - Countryside Agency / Scottish Natural Heritage; and
- An Approach to Landscape Character Assessment (2014) - Natural England.

1.2 GLVIA3 states within paragraph 1.1 that **“Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”**¹

1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a **“need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”**²

1.4 GLVIA3 recognises within paragraph 2.23 that **“professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”**³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

1.5 The effects on cultural heritage and ecology are not considered within this report.

Effects Assessed

1.6 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.7 Sensitivity is defined in GLVIA3 as **“a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”**⁴

Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and are cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
		VALUE		
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

1.8 Magnitude of change is defined in GLVIA3 as **“a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”**⁵ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

1.9 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

⁴ Glossary, Page 158, GLVIA, 3rd Edition

⁵ Glossary, Page 158, GLVIA, 3rd Edition

2. EFFECTS ON LANDSCAPE ELEMENTS

Sensitivity of Landscape Elements

- 2.1 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.2 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character.</p> <p>Landscape condition may be poor and components poorly maintained or damaged.</p>

	<p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>
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2.3 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.4 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

2.5 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4, Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss of a landscape element.
MEDIUM	Partial loss or alteration to part of a landscape element.
LOW	Minor loss or alteration to part of a landscape element.
NEGLIGIBLE	No loss or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the “**distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.**”⁶ The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

3.2 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

3.3 The criteria for assessing the value of landscape character is shown in Table 2.

⁶ Glossary, Page 157, GLVIA, 3rd Edition

3.4 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.5 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.6 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

Table 5, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions.

Sensitivity of Visual Receptors

4.2 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.3 The criteria for assessing the value of views is shown in Table 6:

HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.4 The criteria for assessing the susceptibility of views is shown in Table 7:

HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

Magnitude of Change on Visual Receptors

- 4.5 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

Table 8, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

Table 9, Degree of landscape and visual effects				
		Sensitivity		
		High	Medium	Low
Magnitude of Change	High	Major	Major	Moderate
	Medium	Major	Moderate	Minor to Moderate
	Low	Moderate	Minor to Moderate	Minor
	Negligible	Negligible	Negligible	Negligible

6. NATURE OF EFFECTS

- 6.1 GLVIA3 includes an entry that states **“effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.”**⁷ The proposals are considered to be of high architectural and landscape quality and have been designed to appear in keeping with the local vernacular. However, as a precautionary approach, the nature of change is generally considered to be neutral.

⁷ Para 6.29, Page 113, GLVIA, 3rd Edition

APPENDIX 2

TREE SURVEY

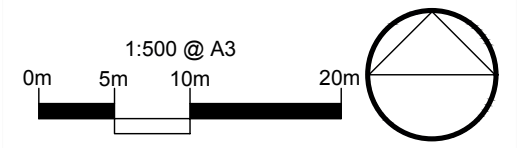
**BS 5837:2012 Tree Schedule: Land off Hempton Road,
Deddington**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
<p><i>Sequential reference number cited on all aspect drawing.</i></p> <p><i>Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.</i></p> <p><i>e.g.: young, semi-mature, early-mature, mature or over-mature</i></p> <p><i>Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.</i></p> <p><i>Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.</i></p> <p><i>Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.</i></p> <p><i>Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.</i></p> <p><i>e.g.: above-average, average, below average or dead</i></p> <p><i>General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.</i></p> <p><i>e.g.: good, indifferent, poor, or hazardous</i></p>															
Colour band key:		<ul style="list-style-type: none"> Category A Category B Category C Category U 													

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Sycamore	370#	10m	6.5	7	5	6		2.5	2.5	Early Mature	Average	Indifferent	Established within boundary hedgerow Unable to access lower trunk due to dense hedgerow Structure typical for species within current context Prominent within views from adjacent road	B1	4.5
2	Laburnum	2*150	5m					3	3	3	Early Mature	Average	Indifferent	Established within boundary hedgerow Unable to inspect base of stem Unremarkable example of species	C12	2.4
3	Laburnum	3*130 2*75	6m					3.25	2.5	2.5	Early Mature	Average	Indifferent	Established within boundary hedgerow Unable to inspect base of stem Unremarkable example of species	C12	3
4	Horse Chestnut	380	11m	6	6	5	5.25		3	2	Early Mature	Average	Indifferent	Established within boundary hedgerow Unable to access base of stem due to dense hedgerow Structure typical for species within current context Prominent within views from adjacent road	B1	4.5
G1	Crack Willow Field Maple Hazel Cherry Hawthorn Hybrid Black Poplar Ash White Poplar	400 max	14 max					4.5 av to West	0.5 to 1 av	4 av to West	Semi Mature to Mature	Average	Poor to Indifferent	Fairly typical buffer plantation along sites eastern boundary Structure appears typical for species within current context Forms a cohesive canopy providing a screen of adjacent residential dwellings Lower west canopies have been cut back with flail	B2	4.8
H1	Leyland Cypress	100# av	2.5 max					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained ornamental planted hedgerow Filters views of adjacent road to south	C12	1.2
H2	Hawthorn Elder	4*80 av	1.5 to 2.5					1.5 av	0.5 av	0.5 av	Early Mature	Average	Indifferent	Maintained field boundary hedgerow Intermittently clad and obscured by Ivy	C12	1.8



- KEY:**
- ⊙15 Tree Numbers
 - Tree Canopies
 - Category 'B' RPA
 - Category 'C' RPA
 - ⤴ Shading Arc

Note: Trees 1, 4 and Group G1 have been manipulated to allow for various site features, i.e. roads, structures or changes in levels.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

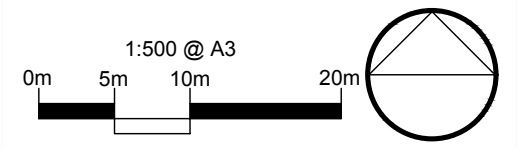







TITLE
**Land off Hempton Road,
 Deddington
 Tree Constraints Plan**

CLIENT
Webb Developments Ltd

SCALE 1:500 @ A3	DATE MAY 2018	DRAWN RO
DRAWING NUMBER 9837 TCP 01 (1/2)		REVISION

Based on: 29833_T_REV0.dwg



- KEY:**
-  Tree Numbers
 -  Tree Canopies
 -  Category 'B' RPA
 -  Category 'C' RPA
 -  Shading Arc

Note: Trees 1, 4 and Group G1 have been manipulated to allow for various site features, i.e. roads, structures or changes in levels.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE
**Land off Hempton Road,
 Deddington
 Tree Constraints Plan**

CLIENT
Webb Developments Ltd

SCALE 1:500 @ A3	DATE MAY 2018	DRAWN RO
DRAWING NUMBER 9837 TCP 01 (2/2)		REVISION

Based on: 29833_T_REV0.dwg