



# Berry Hill Road, Adderbury

## Landscape and Visual Appraisal Addendum

February 2018

On behalf of HOLLINS STRATEGIC LAND





Berry Hill Road, Adderbury

Landscape and Visual Appraisal Addendum

Project no. 2713

February 2018

	Name	Position	Signature	Date
Prepared by:	Nigel Evers	Director		28/02/18
Reviewed by:	Lindsey Evers	Director		28/02/18

Revision	Date	Description	Prepared	Reviewed



# CONTENTS

---

<b>1</b>	<b>METHODOLOGY.....</b>	<b>1</b>
1.1	Introduction .....	1
1.2	Baseline Data for the Landscape and Visual Assessment .....	1
1.3	Site Appraisal and Photographic Record.....	1
1.4	Assessment Stages.....	1
1.5	Duration of Effects .....	2
1.6	Nature of Effects .....	2
1.7	Assessment of Landscape Effects .....	2
1.8	Assessment of Effects on Views and Visual Amenity.....	7
1.9	Landscape and Visual Mitigation Measures .....	10
1.10	Assessment of Significance of Landscape and Visual Effects.....	10
<b>2</b>	<b>LANDSCAPE EFFECTS AND VISUAL EFFECTS TABLES.....</b>	<b>12</b>
<b>3</b>	<b>APPENDIX A: VIEWPOINT LOCATION PLAN AND PHOTOGRAPHS.....</b>	<b>13</b>





# EXECUTIVE SUMMARY

---

In support of a planning application for residential development, Peter Brett Associates (PBA) produced a Landscape and Visual Appraisal (LVA) in September 2017. In post application discussions with the Landscape Officer from Cherwell District Council, it was agreed that Viridian Landscape Planning would produce Landscape and Visual Impact tables based on the predicted effects from the original PBA viewpoints, as well as additional viewpoints, all photographed in winter conditions in January 2018. The tables consider the effects on landscape (including landscape character) and people's views / visual amenity as separate assessment components.

The tables do not form part of a LVIA, which is often part of a wider Environmental Impact Assessment, but instead are a supplement to the LVA, providing more detail on the likely effects of the proposal.

The surrounding vegetation on three sides as well as the woodland and hedgerows, including that along the elevated former railway, provide substantial separation of the site from its context, and in particular the village of Adderbury. Avoiding development on the northern part of the site reduces the potential visibility further, especially in views from the north-west.

The Landscape Effects table shows that all effects on landscape receptors were assessed as Not Significant, except for the effects on Local Landscape: Character of Site and Surrounding Area where a Moderate Adverse effect was shown, regarded as Significant, largely as a result of the change of the character of about 50% of the site from paddocks to residential.

The Visual Effects table shows Significant Adverse effects on only two viewpoints out of the sixteen selected, and in both cases those effects were only of moderate significance as a result of the moderate sensitivity of the receptors, which were both users of public footpaths.

Owing to the substantial tree belt on the southern site boundary along Berry Hill Road, clear views of the Church of St Mary the Virgin across the site are limited in winter, when the situation is regarded as 'worst case' without the additional screening provided by leaves on trees and hedges. The most open existing view of the church across the site is from the existing gate off Berry Hill Road and which is only a fleeting view for receptors, most of whom are road users. The development has been designed to accommodate that view and open up a new view from the south-western part of the site. Additionally, by allowing public access to the site as a result of the development and the extensive area of open space, clear and open views of the church will be made available, which are currently only available to those who have access to the private land.



# 1 METHODOLOGY

---

## 1.1 INTRODUCTION

1.1.1 The methodology used by Viridian Landscape Planning for Landscape and Visual Impact Assessment (LVIA) is based on professional experience, the Landscape Institute / Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (3<sup>rd</sup> Edition, 2013).

1.1.2 The assessment of landscape and visual effects aims to be as objective as possible, however professional judgements are required to be made, as the Guidelines for Landscape and Visual Impact Assessment (3<sup>rd</sup> Edition, 2013) explains in paragraph 2.23, page 21:

'Professional judgement is a very important part of LVIA. Whilst there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to construction... much of the assessment must rely on qualitative judgements, for example about what effect the introduction of a new development of land use change may have on visual amenity, or about the significance of change in the character in the landscape and whether it is positive or negative.'

1.1.3 The assessment of landscape and visual effects makes comparison with the baseline year of **2018**, and includes assessment on completion of the development.

## 1.2 BASELINE DATA FOR THE LANDSCAPE AND VISUAL ASSESSMENT

1.2.1 A data trawl was undertaken by PBA as part of the LVA, which established the baseline landscape and landscape character information, including topography, landscape planning designations and published sources of landscape character.

1.2.2 Sources of information for the data trawl are set out in the LVA.

## 1.3 SITE APPRAISAL AND PHOTOGRAPHIC RECORD

1.3.1 The site and surrounding area were visited and a photographic record undertaken of the selected assessment viewpoints, in order to:

- a. Determine the extent of visibility of existing built structures;
- b. Determine the visibility of the proposed development, utilising the results from the ZTV plan to guide the field work;
- c. Gain further understanding of the components which create the landscape character; and
- d. Carry out the assessment of landscape and visual effects.

## 1.4 ASSESSMENT STAGES

1.4.1 A three-stage process was undertaken, in accordance with the Landscape Institute/Institute of Environmental Management and Assessment guidelines. The following were assessed:



- i. the nature of receptors (sensitivity);
- ii. the nature of effects (magnitude) likely to result from the proposed development; and
- iii. the significance of the identified landscape and visual effects on receptors, as required by the European Union Directive 2011/92/EU and UK Country Regulations.

## 1.5 DURATION OF EFFECTS

1.5.1 Effects may be temporary, permanent or reversible over time. The following terminology was used to describe the duration of landscape and visual effects arising as a result of the development proposals:

- a. Short term: less than 1 year;
- b. Medium term: 1-15 years; and
- c. Long term: longer than 15years.

## 1.6 NATURE OF EFFECTS

1.6.1 The nature of effects may be positive (beneficial) or negative (adverse) and direct or indirect. Direct effects are those which result directly from the development; whereas indirect, or secondary, effects may arise as a consequential change resulting from the development, for example: changes to offsite and downstream vegetation as a result of alterations to a drainage regime.

## 1.7 ASSESSMENT OF LANDSCAPE EFFECTS

1.7.1 This assesses how the proposed development will affect the landscape components of the site (the 'landscape fabric', for example: landform, land use, hedgerows and trees, public rights of way, ponds or other features), and the key characteristics which contribute to its distinctive character (the 'landscape character').

1.7.2 A methodical consideration of each effect upon each identified landscape receptor was undertaken, in order to determine the significance of effects, in terms of:

- a. Value and susceptibility to change (sensitivity of the landscape receptor); and
- b. Size / scale, extent, duration and reversibility (magnitude of the landscape effect).

## SENSITIVITY OF LANDSCAPE RECEPTORS

1.7.3 The assessment of landscape receptor sensitivity combines judgements on the value attributed to the landscape receptor and the 'susceptibility to change' of the receptor to the specific type of development proposed.

1.7.4 The value of potentially affected landscape receptors was assessed, including landscape character and the elements or features which contribute to that landscape character. Landscapes may be valued at community, local, national or international levels. Existing landscape designations will be taken as the starting point for the assessment, and the value of undesignated landscapes will also be assessed.



1.7.5 Table 1.4 sets out the relative importance of generic landscape designations and descriptions, identifying those designations applicable to the site and study area in the third column:

Table 1.1: Landscape Designations

Typical Designation	Description	Importance (Value)	Actual Designation Applicable to the Site and Surrounding Area
World Heritage Site	Unique sites, features or areas of international importance with settings of very high quality.	International (High)	<b>None</b>
National Park, AONB, Conservation Area, curtilage of Grade I, II and II* Listed Buildings, Registered Parks and Gardens of Special Historic Interest, Scheduled Monuments, Ancient Woodland	Sites, features or areas of national importance with settings of high quality.	National (High)	<b>None</b>
Special Landscape Areas, Areas of Great Landscape Value, Long distance footpaths	Sites, features or areas of regional importance with intact character.	Regional (High/ Medium)	<b>None</b>
Areas of Local Landscape Importance, Designated Public Open Space, Tree Preservation Orders (TPO)	Sites, features or areas of district importance.	District (Medium or Low)	<b>None</b>
Probably no designation, local public right of way	General countryside area valued at the local level.	Local (Medium/ or Low)	<b>Public rights of way</b>

1.7.6 Other factors which may influence landscape value are set out in Table 7.5, below:

Table 1.2: Factors Which Influence Landscape Value

Attribute	Criteria
Landscape Quality	Intactness or physical condition of the landscape or of the individual elements which contribute to landscape character.
Sense of Place	Aesthetic and perceptual qualities which create distinctiveness.





Attribute	Criteria
Scenic Quality	General appeal of the landscape to the senses.
Rarity	Rarity of landscape character areas, types or features.
Representativeness	Particular characteristic/feature/element considered an important example.
Cultural Interest	The presence of wildlife or cultural heritage interest which contributes positively to the landscape.
Recreation Value	Evidence that the landscape experience forms an important part of recreational activity, e.g. as established in guidebooks.
Associations	Relevant associations with notable figures, such as writers or artists, or events in history that contribute to landscape value.

1.7.7 Where appropriate, key individual components of the landscape, including particular features, notable aesthetic and perceptual qualities, were considered in terms of importance in their own right, including whether or not they can realistically be replaced. They were also judged on their contribution to the overall character and value of the wider landscape. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or cultural heritage features make a particular contribution to the landscape, or where there are important historical associations, is likely to be highly valued. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or cultural interest is likely to be considered as low landscape value.

1.7.8 Susceptibility of landscape receptors to change arising from the proposed development was based upon the following criteria:

Table 1.3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue consequences for the maintenance of the baseline landscape and/or the achievement of landscape planning policies and strategies.
Medium	Some ability to accommodate the proposed development without undue consequences for the maintenance of the baseline landscape and/or the achievement of landscape planning policies and strategies.
Low	Substantial ability to accommodate the proposed development without undue consequences for the maintenance of the baseline landscape and/or the achievement of landscape planning policies and strategies.

1.7.9 An overall assessment of sensitivity was made for each landscape receptor, based on a combined judgement of the above criteria, using the following typical scales:



Table 1.4: Landscape Sensitivity

Landscape Sensitivity	Description
High	<p>An area possessing a particularly distinctive sense of place and character, and / or attributes which make a particular contribution to the landscape or landscape character, for example:</p> <ul style="list-style-type: none"><li>• in good condition;</li><li>• highly valued for its scenic quality;</li><li>• highly valued for its landscape character;</li><li>• an area with a low tolerance to change of the type proposed;</li><li>• cultural heritage features or walks with cultural associations;</li><li>• valued for contribution to recreational activity;</li><li>• important cultural or historic associations;</li><li>• irreplaceable landscape features or character;</li><li>• part of a long distance footpath.</li></ul>
Medium	<p>An area with a clearly defined sense of place and character, and / or attributes which contribute to the landscape or landscape character, such as:</p> <ul style="list-style-type: none"><li>• in moderate condition;</li><li>• some scenic quality valued at a local or regional level;</li><li>• landscape character intact and valued at a local or regional level;</li><li>• an area with partial tolerance to change of the type proposed;</li><li>• may be undesignated landscape.</li></ul>
Low	<p>An area with a weak sense of place or poorly defined character, and / or attributes which make a contribution to the landscape or landscape character, such as:</p> <ul style="list-style-type: none"><li>• in poor condition;</li><li>• no particular scenic qualities;</li><li>• disjointed or weak landscape character;</li><li>• contains a high level of discordant or detracting features;</li><li>• no cultural interest;</li><li>• an area that is tolerant of substantial change of the type proposed;</li><li>• undesignated landscape;</li><li>• a degraded landscape;</li><li>• strongly influenced by detracting land uses and buildings.</li></ul>



## MAGNITUDE OF LANDSCAPE EFFECTS

- 1.7.10 Development proposals can create either beneficial or adverse effects upon the landscape. However, the evaluation of the architectural design and appearance of buildings is a subjective issue, and one which does not form part of the LVIA. The assessment of landscape and visual effects is based on the scale and massing of proposed development and the consequential effects upon landscape, landscape character and people's views and visual amenity.
- 1.7.11 The magnitude of a landscape effect was assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility.
- 1.7.12 The size or scale of change in the landscape relates to the loss or addition of features in the landscape which are likely to result from the proposed development, and takes into account:
- The extent/proportion of landscape elements that are lost or added;
  - The contribution of those elements to landscape character and the degree to which aesthetic/perceptual aspects are altered; and
  - Whether the effect is likely to change the key characteristics of the landscape, which are critical to its distinctive character.
- 1.7.13 The following criteria were used to assess the size and scale of landscape effects, based on the degree of change that will occur as a result of the proposed development:

Table 1.5: Landscape Effects: Size/Scale of Change

Category	Criteria
Major adverse landscape effect	The proposals will result in a total change in the key characteristics of landscape character; will introduce elements totally uncharacteristic to the attributes of the receiving landscape such as its massing, scale, pattern and features; and/or will destroy or permanently degrade the integrity of landscape character; or is in total conflict with established planning objectives for landscape and visual elements of enhancement of the landscape; and/or result in a substantial or total loss, or alteration of key elements/features/characteristics.
Moderate adverse landscape effect	The proposals will result in a partial change in the key characteristics of landscape character; will introduce elements uncharacteristic to, out of scale or at odds with the attributes of the receiving landscape, such as its massing, scale, pattern and features; and/or will result in partial loss, or alteration of key elements/features/characteristics; or is in conflict with established planning objectives for landscape and visual elements of enhancement of the landscape.
Slight adverse landscape effect	The proposals will result in little change in the key characteristics of landscape character and will introduce elements that do not quite fit with the attributes of the receiving landscape such as its massing, scale, pattern and features; and/or will result in a minor loss or alteration of elements/features/characteristics; and/or contribute to degrading the landscape character.



Category	Criteria
Negligible adverse landscape effect	The proposals will result in a just discernible change to landscape character/elements/features/characteristics, which is not quite in keeping with the existing landscape and landscape character.
No change	The proposals will not cause any change to the landscape character/elements/features/characteristics.
Neutral effect	As a result of the proposals, there will be a change to the landscape elements/features/characteristics, but the change will be in keeping with, and complement, the existing landscape character such that the existing character is maintained and does not cause degradation or enhancement of the character.
Negligible landscape benefit	The proposals will result in a just discernible improvement to the landscape character/elements/characteristics, such as massing, scale, pattern or features.
Slight landscape benefit	The proposals will achieve a degree of fit with the landscape character/elements/features/characteristics and provides some enhancement to the condition or character of the landscape.
Moderate landscape benefit	The proposals will achieve a good fit with the landscape character/elements/features/characteristics, such as massing, scale, and pattern; or would noticeably improve the condition or character of the landscape and enhance characteristic features through the use of local materials; and/or support established planning objectives for landscape and visual elements of enhancement of the landscape.
Major landscape benefit	The proposals will totally accord with the landscape character/elements/features/characteristics, including scale, pattern, massing; or would restore, recreate or permanently enhance the condition or character of the landscape and enhance characteristic features through the use of local materials or planting; and/or delivers established planning objectives for landscape and visual elements of enhancement of the landscape.

## 1.8 ASSESSMENT OF EFFECTS ON VIEWS AND VISUAL AMENITY

1.8.1 This assesses how the proposed development will affect the views available to people and their visual amenity. A methodical consideration of each visual effect upon each identified visual receptor was undertaken, in order to determine the significance of effects, in terms of:

- a. Value and susceptibility to change (sensitivity of the visual receptor, or viewer); and
- b. Size / scale, extent, composition, duration and reversibility (magnitude of the visual effect).

1.8.2 Visual receptors generally comprise users of public rights of way, public open spaces, public realm or other outdoor recreational facilities, and also travellers in vehicles who may be visiting, living or working within the study area, and their views at particular places.

1.8.3 The following terminology was used to describe the approximate distance between the representative viewpoint and the proposed development:



- a. Local: under 0.5km;
- b. Medium distance: 0.5km – 2km;
- c. Long distance: beyond 2km.

1.8.4 The type of view, and the number of viewers likely to experience the view, will be described in the following terms:

- a. Glimpsed (i.e. in passing) / Filtered / Oblique / Framed / Open Views; and
- b. Few / Moderate / Many Viewers.

1.8.5 No private viewpoints were assessed.

### SENSITIVITY OF VISUAL RECEPTORS

1.8.6 The assessment of visual receptor sensitivity combined judgements on the value attributed to the visual receptor and the 'susceptibility to change' of the receptor to the specific type of development proposed.

1.8.7 The value assigned to views had regard to a number of factors, including:

- a. Recognition through planning or heritage assets; and
- b. The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps, and the facilities provided to enable enjoyment of the view.

1.8.8 The criteria for the assessment of the value of views is summarised in the table below; note that these are provided for guidance and are not intended to be absolute.

Table 1.6: Value of Views

Value	Criteria
High	Views from landscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from landscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from landscapes/viewpoints with no designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

1.8.9 The susceptibility of people to changes in views is a function of:

- a. The occupation or activity of the viewer at a given location; and
- b. The extent, therefore, to which a person's attention or interest may be focussed on a particular view and the visual amenity experienced.



1.8.10 For the purposes of the visual impact assessment, visual receptors' susceptibility to change was based upon the following table:

Table 1.7: Visual Receptor Susceptibility to Change

Susceptibility	Type of Receptor
High	<ul style="list-style-type: none"> <li>- Residents;</li> <li>- People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the visual environment of the landscape and on particular views;</li> <li>- Visitors to heritage assets, landmarks or other attractions where views of the surroundings are an important part of the experience;</li> <li>- Communities where views contribute to the landscape setting enjoyed by residents; and</li> <li>- Travellers on scenic routes.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>- Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey (e.g. on a scenic route);</li> <li>- People using local parks, open spaces, public realm, or walking on streets or local public rights of way, with moderate interest in their visual environment.</li> </ul>
Low	<ul style="list-style-type: none"> <li>- People engaged in outdoor sport or recreation, which does not involve appreciation of, or focus upon, views;</li> <li>- People at their place of work, where the landscape setting is not important to the quality of working life; and</li> <li>- Travellers, where the view is fleeting and incidental to the journey.</li> </ul>

## MAGNITUDE OF VISUAL EFFECTS

1.8.11 The magnitude of a visual effect was assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility.

1.8.12 The size or scale of change in the view relates to the degree of contrast to, or integration with, the visual composition, which is likely to result from the proposed development; and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

1.8.13 The following criteria were used to assess the size and scale of visual effects, based on the degree of change to the view or composition:

Table 1.8: Visual Effects: Size/Scale of Change

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of features in the view and will substantially alter (degrade or enhance) the appreciation or composition of the view.



Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter (degrade or enhance) the appreciation of the view.
Slight adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will maintain the existing view and cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition of the existing view.

## 1.9 LANDSCAPE AND VISUAL MITIGATION MEASURES

1.9.1 Measures proposed for preventing/avoiding, reducing or, where possible, offsetting or compensating for significant adverse landscape or visual effects were described. However, they were not taken into account in the assessment of effects.

## 1.10 ASSESSMENT OF SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

1.10.1 Significance of landscape and visual effects vary with the location, landscape context and type of proposed development.

1.10.2 The significance of landscape and visual effects was determined from a combination of the receptor sensitivity and the magnitude of effects, as set out in the following table:

Table 1.9: Assessment of Significance of Landscape and Visual Effects

Sensitivity of Receptor	Major Effect	Moderate Effect	Slight Effect	Negligible Effect	Neutral Effect
High	<b>Severe Significance</b>	<b>Major Significance</b>	<b>Moderate Significance</b>	Minor Significance	Not Significant
Medium	<b>Major Significance</b>	<b>Moderate Significance</b>	Minor Significance	Not Significant	Not Significant
Low	<b>Moderate Significance</b>	Minor Significance	Minor Significance	Not Significant	Not Significant

1.10.3 The above table has regard to guidance in the Guidelines for Landscape and Visual Impact Assessment, (3<sup>rd</sup> Edition, 2013), at paragraph 5.56, page 92 (significance of landscape effects) and paragraph 6.44, page 116 (significance of visual effects).



1.10.4 For the purposes of the LVIA, 'Moderately Significant' effects are also considered as significant, but to a lesser degree than (wholly) 'Significant' effects.





## 2 LANDSCAPE EFFECTS AND VISUAL EFFECTS TABLES

---

BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape Character Area / Type, Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Landscape Character or Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<b>Landscape Character Areas (Published Sources) and Landscape Planning Designations</b>							
Natural England National Landscape Character Area No.107: Cotswolds	<ul style="list-style-type: none"> <li>On the deeper soils and river valleys, hedgerows form the main field boundaries;</li> <li>...oak/ash woodlands are characteristic of the river valleys;</li> <li>The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames...</li> </ul>	<p><b>Value of LCA:</b> Medium</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY: MEDIUM</b></p>	Loss of c 50% of field to development and minor loss of trees at access. Field pattern remains intact.	New tree and shrub planting. Open space will be managed and existing hedges reinforced with new planting and managed.	<p><b>Size/Scale:</b> Negligible given size of CA</p> <p><b>Geographical Extent:</b> very little effect beyond site boundaries</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE: NEGLIGIBLE</b></p>	Adverse, Direct	<b>Not Significant NOT SIGNIFICANT</b>
Local Authority: Oxfordshire County Council: Oxfordshire Wildlife and Landscape Study 2004: Landscape Type 16: Upstanding Village Farmlands	<ul style="list-style-type: none"> <li>A steep-sided, undulating landform;</li> <li>A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows; and</li> <li>A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.</li> </ul>	<p><b>Value of LCA:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY: MEDIUM</b></p>	Loss of c 50% of field to development and minor loss of trees at access. Field pattern remains intact.  Will extend development along northern side of Berry Hill Road. However, this part of Adderbury does not have a nucleated pattern.	New tree and shrub planting. Open space will be managed and existing hedges reinforced with new planting and managed.	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> Very little effect beyond site boundaries</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE: SLIGHT</b></p>	Adverse, Direct	<b>Minor Significance NOT SIGNIFICANT</b>
Local Authority: Oxfordshire County Council: Oxfordshire Wildlife and Landscape Study 2004: Local Character Area D: Bloxham (NU/9):	<ul style="list-style-type: none"> <li>Regularly-shaped, small-sized grass fields and larger arable fields;</li> <li>Fields are enclosed by a prominent network of intact hawthorn and elm hedges which, in places, are overgrown and gappy;</li> <li>Mature ash, oak and sycamore trees are scattered throughout the area, denser where there is more grassland, along roadsides, country lanes and the disused railway line.</li> </ul>	<p><b>Value of LCA:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY: MEDIUM</b></p>	Loss of c 50% of field to development and minor loss of trees at access. Field pattern remains intact.	New tree and shrub planting. Open space will be managed and existing hedges reinforced with new planting and managed.	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> Very little effect beyond site boundaries</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE: SLIGHT</b></p>	Adverse, Direct	<b>Minor Significance NOT SIGNIFICANT</b>

**Terminology for Landscape Effect:**

Landscape Value: 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: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

BASELINE AND SENSITIVITY			CHANGE, MAGNITUDE AND SIGNIFICANCE				
Landscape Character Area / Type, Designation or Features	Baseline Description: (Key Defining Characteristics)	Value of Landscape Character or Features, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
Local Authority: Cherwell District Council: Cherwell District Landscape Assessment LCA: Cherwell Valley (Cherwell DC 1995)	<ul style="list-style-type: none"> <li>The valley in the northerly part of the area is less sharply defined, as the river is joined from the west by two major tributaries, the Sor Brook and the River Swere...</li> <li>Close to settlements and on the steepest slopes, a network of small fields and mixed farming has survived. Lines of trees resulting from outgrown hedges and small clumps of trees in field corners give parts of the valley a locally well-treed character.</li> </ul>	<p><b>Value of LCA:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Loss of c 50% of field to development and minor loss of trees at access. Field pattern remains intact.</p> <p>Much of a valley landform on the site remains free of development, although the feature is a sub valley to the Sor and not the Sor valley itself.</p>	New tree and shrub planting. Open space will be managed and existing hedges reinforced with new planting and managed.	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> Very little effect beyond site boundaries</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	Adverse, Direct	<b>Minor Significance NOT SIGNIFICANT</b>
Local Landscape: Character of Site and Surrounding Area	<ul style="list-style-type: none"> <li>Generally enclosed character as a result of substantial hedgerows and tree belts along all boundaries except the western boundary</li> <li>To the west, the pattern of field boundaries in the wider context of the site limit the visibility</li> <li>Largely consists of paddocks subdivided by fencing including timber post and rail and electric tape with wooden posts, with associated stables and yards</li> <li>Views of church and its wooded landscape setting only publicly accessible from Berry Hill Road.</li> </ul>	<p><b>Value of Landscape Features:</b> Medium</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Field pattern remains intact, loss of c 50% of field to development and minor loss of trees at access; removal of electric fencing, paddocks and stables and replacement with new housing, gardens, roads and paths behind existing tree lines and hedges along Berry Hill Road and footpath. Much of valley landform remains free of development.</p> <p>View to church from Berry Hill Road at existing entrance will be retained, although context across the site will be changed to one of development. New view opened up from new pedestrian entrance at south western corner of site. Views of church from open space on northern half of site and within proposed development will be publicly accessible with development.</p>	New tree and shrub planting. Open space will be managed and existing hedges reinforced with new planting and managed.	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> very little effect beyond site boundaries</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse, Direct	<b>Moderate Significance SIGNIFICANT</b>
Public Rights of Way	Public footpath (101/6) runs within the northern edge of the site	<p><b>Value of Landscape Features:</b> Medium</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	Route of footpath retained across site within open space. No temporary diversion needed during construction.	None required.	<p><b>Size/Scale:</b> No change</p> <p><b>Geographical Extent:</b> Local to line of path</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NO CHANGE</p>	No effect	<b>Not Significant NOT SIGNIFICANT</b>

**Terminology for Landscape Effect:**

Landscape Value: 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: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
<p><b>General Comment on Baseline Views:</b>                      The site has limited visibility from the wider landscape due to the mature hedgerows at the boundaries of the site; intervening overlapping layers of woodlands, trees and hedgerows; and the topography of the site and surrounding area including land dropping to the north to the Sor Brook and the embankment of the disused railway. Publicly available views of the site typically comprise limited and local views from adjacent roads and Public Rights of Way. The site survey found no medium and long distance views of the site beyond 0.5km.</p>				<p><b>General Comment on the Development Proposals and Visual Effects:</b>                      The assessment of effects is based on an updated site survey with photographs taken in January 2018 representing the worst case, with dwellings up to 8m high to the ridge and based on the illustrative layout shown on drawing no 1697 /0001/B. The assessment has been undertaken to take account of the effects at completion stage without the mitigating effects of new planting. Photographs 1A to 6A are winter photographs similar taken from similar locations to photographs 1 to 6 of Peter Brett Associates Landscape and Visual Appraisal dated October 2017.</p>				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
1A: Berry Hill Road from verge opposite existing site entrance	<p><b>Designation:</b> None.</p> <p><b>LCA:</b>                      LCT 16: Upstanding Village Farmlands                      Local Character Area NU/16 Bodicote (Oxfordshire CC 2004)                      LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 10m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Glimpsed view from Berry Hill Road, opposite the existing site entrance. There is no pavement along the road at this location, although there is a narrow grass verge and so receptors are limited to moderate number of motorist and few pedestrians. A hedgerow containing a number of mature and semi-mature trees runs along the southern site boundary. A wooden post and rail fence also runs along the boundary, behind and partially glimpsed through, the hedgerow. Looking through the metal farm gate across the access track, there is a view of part of the paddock area within the site and the buildings associated with the stable yard. The spire of the Church of St Mary the Virgin is barely discernible through the trees.</p>	<p><b>Value of Views:</b>                      Low</p> <p><b>Susceptibility to Change:</b>                      Low</p> <p><b>OVERALL SENSITIVITY:</b>                      LOW</p>	<p>Existing entrance will become vehicular access to development, with associated surfacing, kerbs and lighting and potential minor tree loss, as well as new footpath eastwards along northern side of Berry Hill Road as far as entrance. Existing land use including gates, fences and stables will be replaced with new houses approximately 8m to the ridge approximately 35m from current road edge to the left (west) and 80m from road edge to right (east), partly behind existing tree belt. Hedge along eastern boundary will be visible for approximately 100m along boundary, and will then be partly obscured by new houses, although mature trees are likely to be visible above buildings. It is likely that the current barely discernible view of the church spire will no longer be available.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt along Berry Hill Road.</p> <p>New tree and shrub planting in gardens and public areas and new woodland planting between site boundary and new houses on right (east) side of access road.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b>                      A small and glimpsed element of the wider view which is concentrated along Berry Hill Road</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	<p><b>Minor Significance NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
2A: From gateway on Berry Hill Road looking north along access track on site	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from the access track at the entrance to the site. Few viewers, limited to those accessing the private land or stopping at the gateway. The paddocks, subdivided by post and rail fences are seen, with stables and an arena seen in the middle distance. The hedgerow containing a number of mature trees is seen along the eastern site boundary. The tower and spire of the Church of St Mary the Virgin in the historic centre of Adderbury stands out against the ridge beyond and the sky.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Existing entrance will become vehicular access to development, with associated surfacing, kerbs and lighting and potential minor tree loss. Existing land use including gates, fences and stables will be replaced with new houses approximately 8m high approximately 40m from viewpoint to left (west) of road and 75m from viewpoint on right (east) side of road. Hedge along eastern boundary will be visible for approximately 100m along boundary, and will then be partly obscured by new houses, although mature trees are likely to be visible above buildings. The view of the church spire will remain but will change in character as it will be framed by new development. It will however be available to the wider public accessing the site and to the residents of the site.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.</p> <p>New tree and shrub planting in gardens and public areas and new woodland planting between site boundary and new houses on right (east) side of access road.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Although the whole view shown will be affected, it is a small element of the wider view which is concentrated along Berry Hill Road.</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Adverse	<b>Minor Significance NOT SIGNIFICANT</b>

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
3A: Berry Hill Road opposite entrance to public right of way, looking north	<p><b>Designation:</b> None</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 20m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered view from Berry Hill Road, opposite the south-east corner of the site. There is no pavement along the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorist and few pedestrians. Substantial hedgerows containing a number of mature trees are seen along the southern and eastern site boundaries. There are some glimpsed views into the site through gaps in this vegetation. Looking north, the public right of way, which runs adjacent to the eastern site boundary, is seen. This is enclosed on either side by mature and semi-mature hedgerows.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>New footpath and site access will result in minor cutting back of roadside vegetation but, apart from minor tree loss at access, tree belt will remain. Filtered views of new houses about 8m high about 85m from viewpoint will be available beyond open space, replacing existing paddocks and stables, and views of houses further onto site will be obscured by those houses and existing tree belt. New woodland planting will eventually screen view.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New woodland planting will block gap in trees.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> Only effects will be filtered and limited view through trees and minor changes to entrance 60m away</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	Adverse	<p><b>Minor Significance NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<b>4A: Public right of way to east of site, looking west</b>	<p><b>Designation:</b> Public right of way</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A framed and glimpsed view from the public footpath (101/13) adjacent to the eastern site boundary. For a moderate number of walkers looking through a gap in the hedgerow, there is a view across the southern part of the site. The paddocks are seen, sub-divided by post and rail fencing, with the substantial hedgerow and mature trees seen along the southern site boundary. Looking across the site to the middle distance there are glimpsed views of properties along Berry Hill Road and within Adderbury, filtered by intervening trees and hedgerows.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Foreground beyond hedgerow will be open space up to access road, approximately in position of existing access 45m away. Beyond, houses will be set back 15 to 20m from the belt of trees fronting onto Berry Hill Road. Views further across site will be obscured by new houses. New woodland planting will eventually screen view.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New woodland planting on open space will block gap in trees.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Although the whole view shown will be affected, it is a small element of the wider view which is concentrated to the north along the footpath and includes the church</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Moderate significance SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<b>5A: Public right of way along northern boundary of site, looking south</b>	<p><b>Designation:</b> Public right of way</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view from public footpath (101/6) running within the northern edge of the site. Moderate number of walkers. The footpath runs to the south of the boundary hedgerow, and is separated from the rest of the site by an intermittent post and electric-line fence. There are open views across the paddocks at the north of the site. The site rises to a local crest in the centre, which limits views of its southern section. A shallow valley feature becomes more pronounced towards the north of the site. The substantial boundary hedgerows are seen to the east and north of the site, and partially seen at the south of the site. Looking west, a hedge with intermittent mature trees is seen, beyond which there are glimpsed views of properties along Berry Hill Road.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Foreground will remain undeveloped as open space. Irregular edge of residential development will appear along horizon as clustered groups of buildings beyond closest edge of stables, with lower part on left hand (eastern) side concealed by landform, and full height visible on right hand (western) side.</p>	<p>Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> affects skyline as view tends to be concentrated along line of footpath, although extensive vegetation on north side of path deflects wider views southwards</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	<p>Adverse</p>	<p><b>Moderate significance SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way



BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
<b>6A: Berry Hill Road to west of site, looking north east</b>	<p><b>Designation:</b> None</p> <p><b>LCA</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 40m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered and oblique view from Berry Hill Road to the south-western corner of the site. There is no pavement along this length of the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorists and few pedestrians. Looking north, existing properties along Berry Hill Road are seen. The site occupies land to the east of these. The substantial hedgerow, containing mature trees, which forms the southern site boundary is seen along Berry Hill Road.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Upper parts of new houses visible in south-west corner of site, approximately same height as adjacent house, through few gaps in hedge or filtered by trees, set back from existing building line. Houses beyond screened by nearest houses, and along Berry Hill Road largely screened by trees.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> limited to a very small area of view, which tends to be focussed along Berry Hill Road</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p>	<p><b>Minor significance NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
7: From footpath 101/24 looking south east	<p><b>Designation:</b> Public right of way</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 120m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>An open view across grassland on rising ground with intermittent trees on the skyline. Moderate number of walkers. Trees and a transmission pole in the north-western part of the site can be seen, but the boundary hedges and the site itself are hidden by the rising landform. To the right of the view, a close boarded fence prevents views from the footpath as it heads south to run adjacent to and between dwellings and gardens. The spire of the church of St Mary the Virgin can be seen to the left of the view.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Potentially upper parts of two or three new houses on western part of site may be seen to the right (south) of large tree in north western corner of site. Other houses hidden by landform and close boarded fence along footpath. Remainder of site is open space to left (north) of houses and will be unaffected.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting.</p>	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> New houses visible in very small area of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	<p>Adverse</p>	<p><b>Not significant</b> <b>NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
8: From footpath 101/13 looking west across site.	<p><b>Designation:</b> Public right of way</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered view from the public footpath (101/13) adjacent to the eastern site boundary. Moderate number of walkers looking through a small gap in the hedgerow across the northern part of the site. Paddocks are seen, sub-divided by electric fencing, with the substantial hedgerow and mature trees seen along the northern site boundary. Looking across the site to the middle distance there are glimpsed views of properties along Berry Hill Road and within Adderbury, filtered by intervening trees and hedgerows. Users tend to focus on views north along path which includes spire of church.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Filtered views of edge of new housing on far side of site to left (south) of tree in north-west corner of site as nearest properties are to left (south) of stables. Site to right (north) will be open space and largely unchanged.</p>	<p>Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Slight</p> <p><b>Geographical Extent:</b> New houses visible in very small area of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> SLIGHT</p>	<p>Adverse</p>	<p><b>Minor Significance NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
9:From Berry Hill Road, looking north-east	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 10m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>A filtered view from Berry Hill Road towards the south-western corner of the site; the surface of the site can be seen through the network of stems and branches. There is no pavement along this length of the road, however there is a narrow grass verge and so receptors are limited to moderate number of motorists and few pedestrians. It is unlikely that many receptors would experience this view as it is at right angles to the road and most receptors would see the view obliquely, as they pass along the road at speed. Looking north-west, existing properties along Berry Hill Road are seen. The substantial hedgerow, containing mature trees, which forms the southern site boundary is seen along Berry Hill Road. Heavily filtered views of the spire of the Church of St Mary the Virgin are possible in the winter.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	Gap made in tree line to allow pedestrian access and views to church through development, with houses either side; filtered views of houses visible through line of trees.	Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting. New houses will be set back beyond tree belt.	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Largely filtered view of housing across most of view, but most viewers will be looking along road rather than at right angles</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>		<b>Minor Significance NOT SIGNIFICANT</b>

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
10: From site looking north-east	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 0m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across northern part of site, looking towards the village on the ridge beyond the wooded former railway line. This is not a publicly accessible viewpoint and viewers are limited to the few people using the site for equestrian purposes. Part of the tower and the whole of the spire of the Church of St Mary the Virgin is a striking and prominent landmark above the wooded horizon, providing the focus of the view. The village and the nave of the church are entirely screened by the wooded valley floor and embankment.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	<p>Fencing removed and management for horses will be replaced with management for landscape and nature conservation; informal edge to new housing behind viewpoint. Public access to site provides opportunity for views that are not currently available.</p>	<p>Valley landform in northern part of site left undeveloped. Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.</p>	<p><b>Size/Scale:</b> Moderate</p> <p><b>Geographical Extent:</b> Allows public access to view not currently accessible</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> MODERATE</p>	Beneficial	<b>Minor Significance NOT SIGNIFICANT</b>

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
11: From junction of bridleway 101/9 with A4260 Oxford Road looking north-west	<p><b>Designation;</b> Public bridleway</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 85m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Open view across carriageway to junction of Oxford Road and Berry Hill Road, dominated by carriageways, signage and traffic. From point at which bridleway changes from being lined with hedgerows, limiting visibility, to being open where it joins Oxford Road. Moderate number of bridleway users and many road users, all of whom are focussed on negotiating road rather than the amenity of the view. South-east corner of site can be identified where footpath 101/13 emerges onto Berry Hill Road, and by adjacent large tree. Site not discernible owing to roadside vegetation, hedgerows and mature trees either side of 101/13.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	<p>Minor changes to tree cover along Berry Hill Road to allow access. Potential heavily filtered views of upper parts of houses along eastern side of site seen through trees along Oxford Road and along footpath 101/13.</p>	<p>Existing tree belts, hedges and hedgerows will be managed and reinforced with new planting.</p>	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> Over very limited part of view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	<p>Adverse</p>	<p><b>Not significant</b> <b>NOT SIGNIFICANT</b></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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
12: from footpath 101/13, north of the site, looking south	<p><b>Designation:</b> Public footpath</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 125m</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered view from footpath across meadow, moderate number of walkers. In winter, very few parts of the surface of the northern part of the site and the upper parts of trees on the southern edge are just discernible in an oblique view across the paddock and through the hedges and trees.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Medium</p> <p><b>OVERALL SENSITIVITY:</b> MEDIUM</p>	Heavily filtered views of small parts of northern edge of development with open space below on rising ground.	Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting. New tree planting on open space.	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> Covers a very small and heavily filtered part of the view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	Adverse.	<b>Not significant NOT SIGNIFICANT</b>

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
13: From junction of footpath 101/11 and 101/14 north of Adderbury, looking south	<p><b>Designation:</b> Public footpaths</p> <p><b>LCA:</b> LCT 7: Farmland slopes and valley sides (Oxfordshire CC 2004) Local Character NU/15 Adderbury LCA: Ironstone Hills and Valleys (Cherwell DC 1995)</p> <p><b>Distance:</b> 1km</p>	<p><b>Baseline Description, Type of View, Viewer and Number of Users:</b></p> <p>Filtered views of Adderbury through winter trees. Many walkers on network of footpaths north of the village.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way



BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
14: From Oxford Road A4260 looking west towards site.	<p><b>Designation:</b> None</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 310 m</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Framed view from roadside footpath experienced by many road users and few pedestrians, whose attention is unlikely to be focussed on the view but on the road ahead, although incidental views of fields and woods form part of the experience of travelling along the road. Roadside vegetation limits visibility, as well as hedgerows along footpath 101/13; however, surface of site and lower part of hedgerows are hidden by rolling landform.</p>	<p><b>Value of Views:</b> Low</p> <p><b>Susceptibility to Change:</b> Low</p> <p><b>OVERALL SENSITIVITY:</b> LOW</p>	Heavily filtered views of small parts of eastern edge of development may be possible.	Existing tree belts, hedges, hedgerows and new open space will be managed and reinforced with new planting.	<p><b>Size/Scale:</b> Negligible</p> <p><b>Geographical Extent:</b> covers a very small and heavily filtered part of the view</p> <p><b>Duration:</b> Long term</p> <p><b>Reversibility:</b> No</p> <p><b>OVERALL MAGNITUDE:</b> NEGLIGIBLE</p>	Adverse	<b>Not significant</b> <b>NOT SIGNIFICANT</b>

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
15: From footpath 101/26, south of Adderbury, looking north-east.	<p><b>Designation:</b> Public footpath</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Cherwell Valley (Cherwell DC 1995)</p> <p><b>Distance:</b> 290m</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Filtered views of rear of properties off St Mary's Road. Views to site obscured by winter trees on field boundary and either side of Berry Hill Road. Moderate number of walkers on footpath.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**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, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way

BASELINE AND SENSITIVITY				CHANGE, MAGNITUDE AND SIGNIFICANCE				
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 View, Susceptibility to Change; OVERALL SENSITIVITY	Description of Change to the View	Mitigation	Size / scale, Geographical Extent and Duration / reversibility; OVERALL MAGNITUDE	Nature of Effect	SIGNIFICANCE
16: From footpath 300/5, west of Adderbury, looking east.	<p><b>Designation:</b> Public footpath.</p> <p><b>LCA:</b> LCT 16: Upstanding Village Farmlands Local Character Area NU/16 Bodicote (Oxfordshire CC 2004) LCA: Ironstone Hills and Valleys (Cherwell DC 1995)</p> <p><b>Distance:</b> 1.64km</p>	<p><b>Baseline Description ,Type of View, Viewer and Number of Users:</b></p> <p>Partly framed view towards west side of Adderbury with horticultural premises in middle ground seen through trees, and the spire of the Church of St Mary the Virgin in Adderbury. Moderate number of walkers and moderate number of users of Milton Road to the south of the viewpoint.</p> <p><b>There are no views of the site, and therefore this view is not considered further.</b></p>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**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

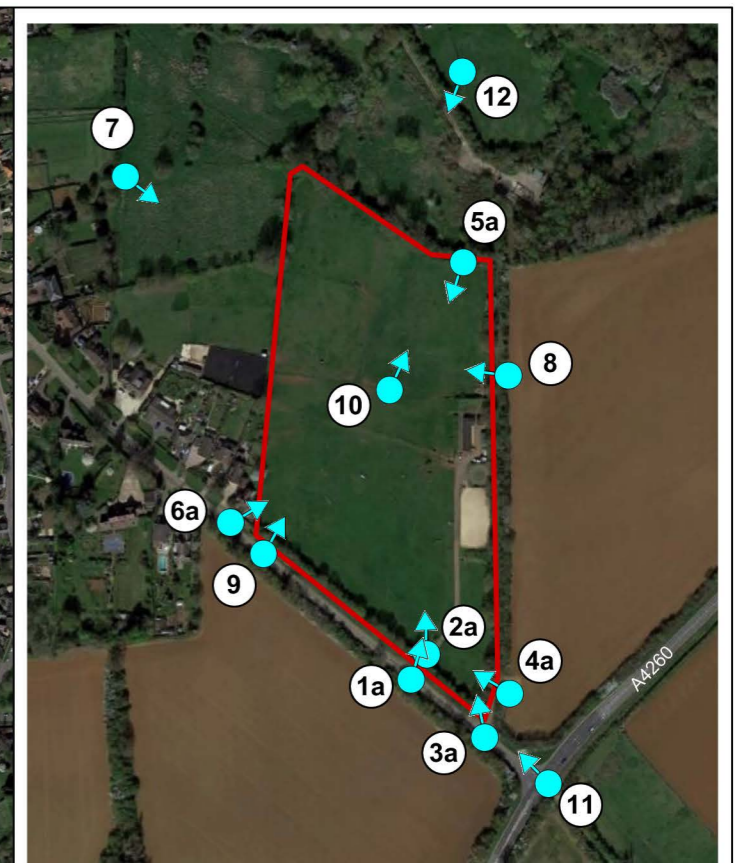
Geographical Extent of Effect: (Descriptive)  
 Duration: Long-term, Medium-term, Short-term, Direct, Indirect  
 Reversibility: Yes, within (timescale)/No  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Significance: Significant, Moderately Significant, Not Significant

**Abbreviations:**  
 LCA: County/District Landscape Character Area  
 HLCA: Historic Landscape Character Area  
 AONB: Area of Outstanding Natural Beauty  
 AGLV: Area of Great Landscape Value  
 PROW: Public Rights of Way




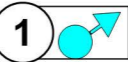
# 3 APPENDIX A: VIEWPOINT LOCATION PLAN AND PHOTOGRAPHS

---



**Location Plan : Inset**  
(scale 1:5000)

**Key:**

-  Site boundary
-  Photograph location

**Berry Hill Road,  
Adderbury, Oxfordshire**

**Photograph Location Plan**

**L1**

Scale 1:7,500 @ A3

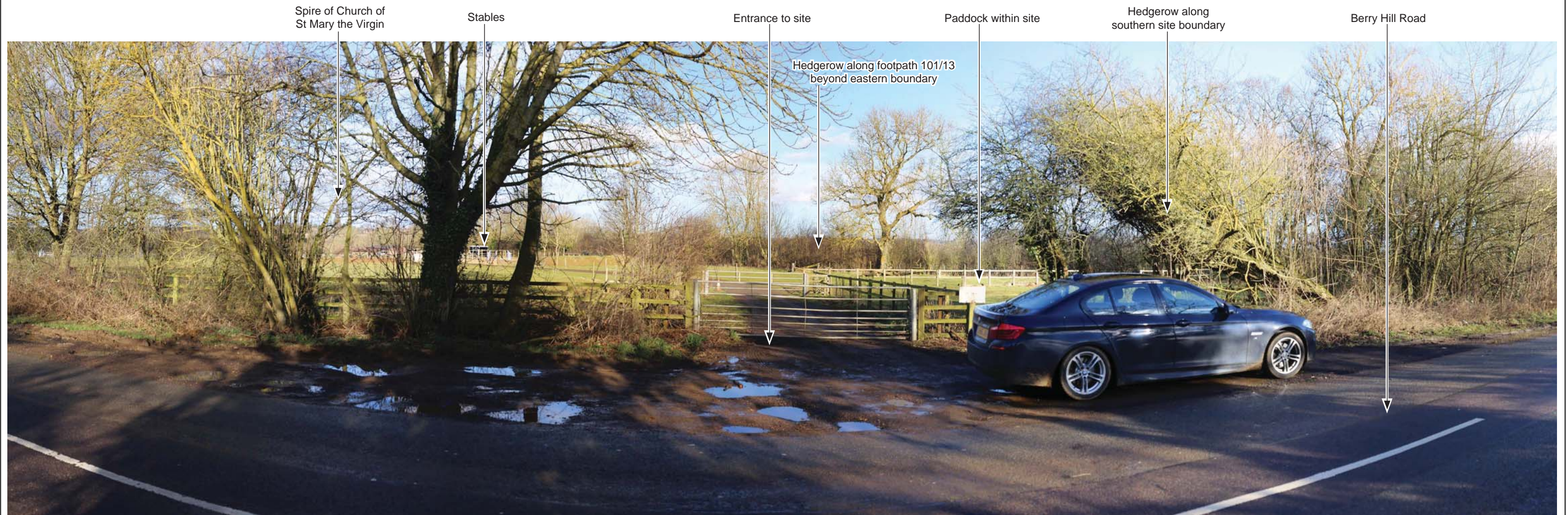


Drawn : PS	Checked : LE
Ref : 2713/01	Revision : 000
Date : 06/02/2018	



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 1A: From Berry Hill Road, opposite site entrance, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 1A**

Date : 05/02/2018	Drawn : PS
Revision : A/1	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Spire of Church of St Mary the Virgin  
within Adderbury Conservation Area

Site

Hedgerow along eastern site boundary  
with footpath 101/13 beyond

Viewpoint 2A: From gateway on Berry Hill Road looking north along access track on site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

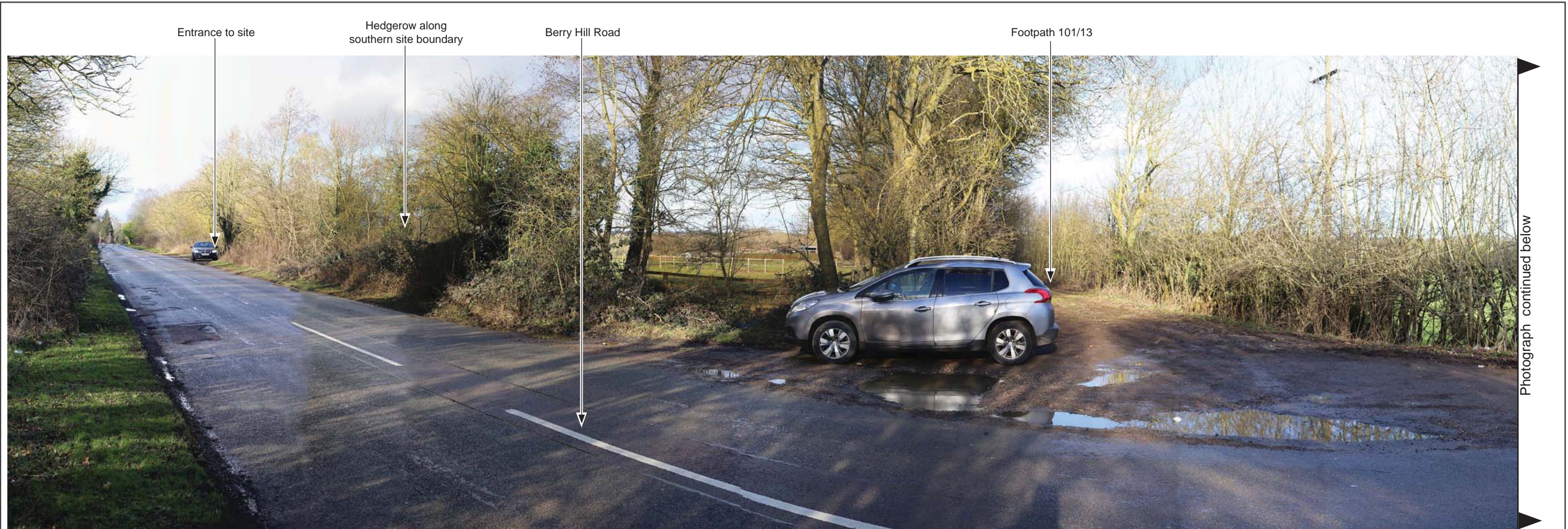
**Viewpoint 2A**

Date : 05/02/2018	Drawn : PS
Revision : A/2	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Photograph continued below

Viewpoint 3A: From Berry Hill Road, opposite entrance to public right of way to the east of the site, looking north



Photograph continued above

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 3A**

Date : 05/02/2018	Drawn : PS
Revision : A/3	Checked : LE



**viridian**  
LANDSCAPE PLANNING  
viridianlandscape.co.uk





Viewpoint 4A: From public footpath 101/13 to the east of the site, looking west

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 4A**

Date : 05/02/2018	Drawn : PS
Revision : A/4	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 5A: From public right of way 101/6 along northern boundary of the site, looking south



Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 5A**

Date : 05/02/2018	Drawn : PS
Revision : A/5	Checked : LE



viridian  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 6A: From Berry Hill Road, to west of the site, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 6A**

Date : 05/02/2018	Drawn : PS
Revision : A/6	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

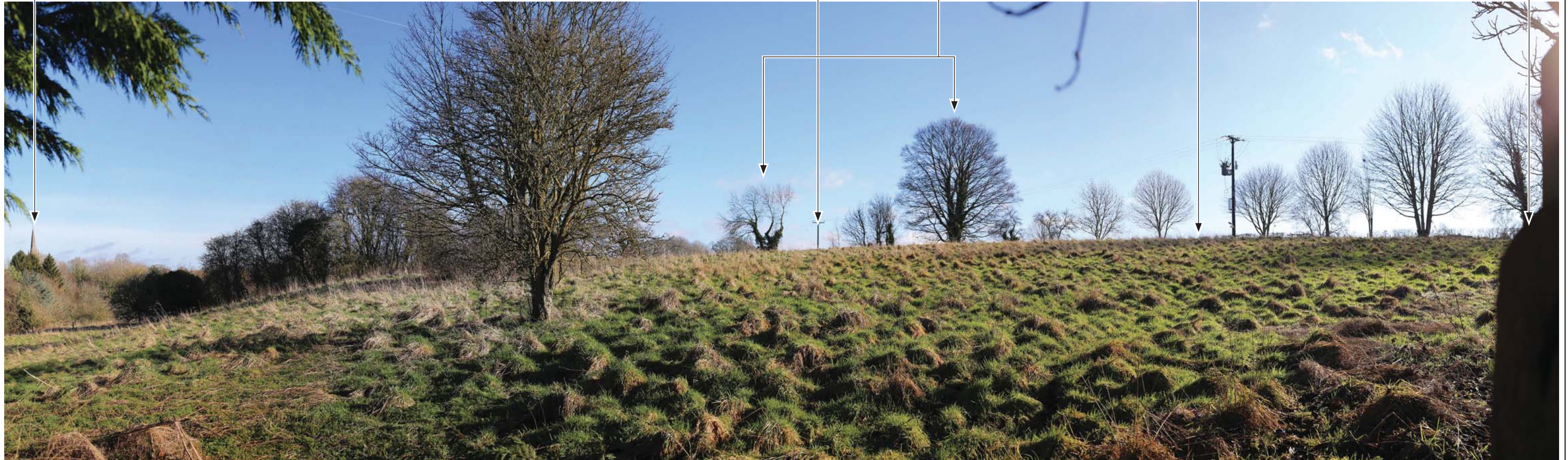
Spire of Church of St Mary the Virgin

Transmission pole in north-western corner of site

Trees in north-western corner of site

Site beyond landform

Close boarded fence along footpath 101/24



Viewpoint 7: From footpath 101/24 looking south-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire**  
**Appendix A: Viewpoint Photographs**

**Viewpoint 7**

Date : 05/02/2018	Drawn : PS
Revision : A/7	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 8: From footpath 101/13 looking west across site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

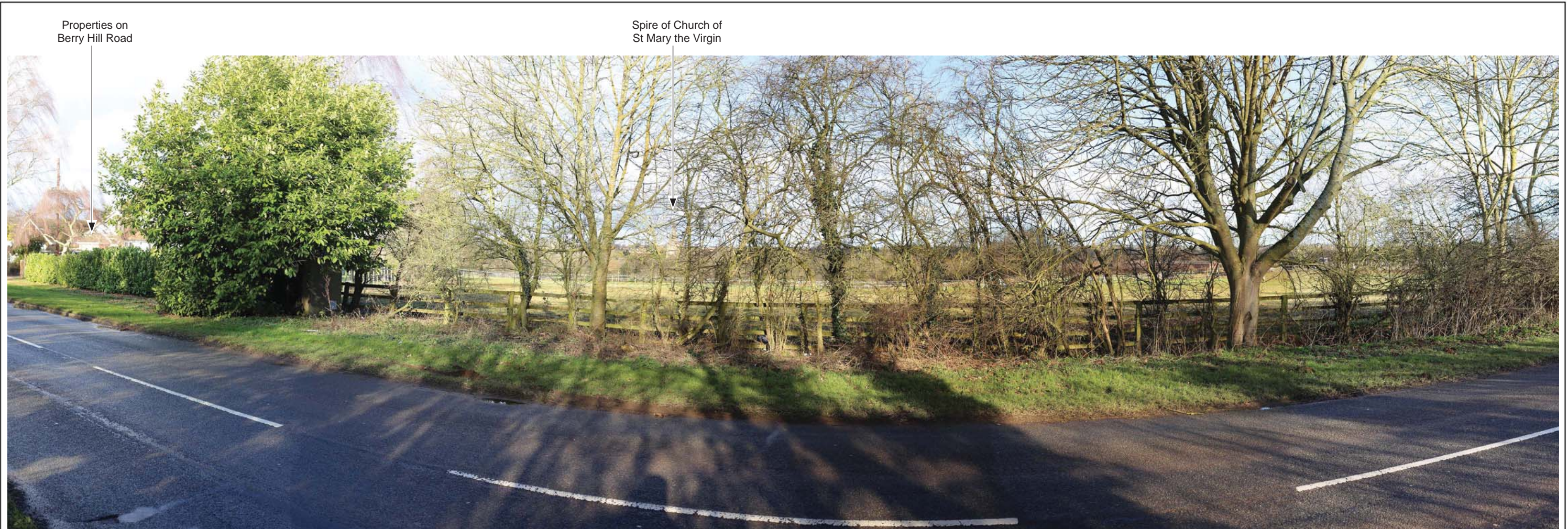
**Viewpoint 8**

Date : 05/02/2018	Drawn : PS
Revision : A/8	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 9: From Berry Hill Road looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 9**

Date : 05/02/2018	Drawn : PS
Revision : A/9	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 10: From site looking north-east

Photographs taken on 26th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 10**

Date : 05/02/2018	Drawn : PS
Revision : A/10	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 11: From junction of bridleway 101/9 with A4260 Oxford Road looking north-west

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 11**

Date : 05/02/2018	Drawn : PS
Revision : A/11	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk





Viewpoint 12: From footpath 101/13 looking south

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 12**

Date : 05/02/2018	Drawn : PS
Revision : A/12	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

← Adderbury village along ridge →



Spire of Church of  
St Mary the Virgin

Viewpoint 13: From junction of footpath 101/11 and 101/14 north of Adderbury, looking south

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 13**

Date : 05/02/2018	Drawn : PS
Revision : A/13	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Entrance to Twyford Mill Estate

Hedgerow along either side of  
footpath 101/13 - site lies beyond



Viewpoint 14: From Oxford Road A4260 looking west towards site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 14**

Date : 05/02/2018	Drawn : PS
Revision : A/14	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Properties off St Mary's Road

Site lies beyond field boundaries  
and roadside vegetation



Viewpoint 15: From footpath 101/26, south of Adderbury, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 15**

Date : 05/02/2018	Drawn : PS
Revision : A/15	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Spire of Church of  
St Mary the Virgin

Site beyond trees and hedges  
approximately 1.6km to the east

Hedges lining  
Milton Road



Viewpoint 16: From footpath 300/5, west of Adderbury, looking east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 16**

Date : 05/02/2018	Drawn : PS
Revision : A/16	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk