



Viewpoint 12 - View west from public footpath 153/1 adjacent to Fringford Road

Drawing Revision	
Rev Date	Description

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 12 (SHEET 7 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

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Appendix 3

Table of Effects

Receptor	Baseline	Change	Sensitivity	Magnitude of change	Effect	Nature	Significance
LANDSCAPE							
Wider Landscape Character (including Wooded Estatelands LCT)	Site and NW Bicester form part of Wooded Estatelands LCT. The key characteristics relevant to both sites are the mixed agricultural land use, rolling topography, medium-large scale regular shaped fields and boundary hedgerows.	Construction – change of existing land use, soil stripping, removal of grassland, localised reprofiling of topography. Development would be contained within the original field parcel and the boundary hedgerows and trees retained except for a single access breach.	Medium to Low	Low	Minor to Negligible	Adverse Short-term	Not significant
		Operation – permeant change of land use from rural and agricultural to residential with open space. Reduction in openness and tranquillity of landscape. Basic profile of site topography with sloping ground would be unaltered. Site forms small part of wider Wooded Estatelands LCT.	Medium to Low	Low	Minor to Negligible	Adverse Permanent	Not significant
		Cumulative – the addition of a small area of development within the site would have a minimal additional cumulative effect in combination with wider North-West Bicester development.	Medium to Low	Low	Minor to Negligible	Adverse Permanent	Not significant
Site Landscape Character	The key characteristics of the site are its agricultural land use, boundary hedgerows and trees, sloping ground with open space allowing views of St Laurence Church and sense of enclosure with recent development on three sides and mature tree cover restricting views from the east.	Construction - change of existing land use, soil stripping, removal of grassland, localised reprofiling of topography. Development would be contained within the original field parcel and the boundary hedgerows and trees retained except for a single access breach.	Low	High	Moderate	Adverse Short-term	Significant
		Operation - permeant change of land use from rural and agricultural to residential with open space. Reduction in openness although a buffer of open space would be preserved allowing continued intervisibility with St Laurence Church. Reduction in tranquillity (but from a low initial baseline). The general profile of the site topography would be unchanged with land sloping north to south down to the brook.	Low	High	Moderate	Adverse Permanent	Significant
Tranquillity	The site comprises a parcel of agricultural land reflective of open countryside on the settlement edge. However, due to the presence of the B4100 road and adjacent construction, the baseline level of tranquillity is low. The general tranquillity of the wider NW Bicester allocation varies from low to medium but is generally low due to proximity of M40, A4095, local roads and railway line through centre.	Construction – changes will include increased noise and movement from site traffic and construction activity within the site.	Low	High	Moderate	Adverse Short-term	Significant
		Operation – noise levels will be lower than during construction but there will be increases from the baseline in vehicle movements and general activity.		High	Moderate	Adverse Permanent	Not significant
		Cumulative – the addition of the site would slightly increase the pre-existing effects on tranquillity.		High	Moderate	Adverse Permanent	Not significant
Public Amenity/Access	The site is currently private agricultural land with no public access. The majority of the wider NW Bicester allocation is private agricultural land with no access. There is only a single public right of way through the centre of the site.	Construction – during construction there would continue to be no public access to the site.	Low	Neutral	Neutral	Neutral Short-term	Not significant
		Operation – the majority of the site would be publicly accessible open space with several new cycle and pedestrian paths linking with the surrounding development.	Low	High	Moderate	Beneficial Permanent	Not significant
		Cumulative – the addition of a large area of public open space on the site's eastern section would have beneficial cumulative effects for the wider Elmsbrook development.	Low	High	Moderate	Beneficial Permanent	Not significant

Site Landscape Elements	The consists of a simple grass field which lacks high value or diverse and notable landscape features. The most important features are the boundary hedgerows and trees which serve to contain views and provide habitat and amenity value.	Construction – removal of surface vegetation and soil stripping and storage. Creation of small access breach in the hedgerow in the north-east corner. Protection of the retained hedgerows and trees.	Low	Low	Negligible	Adverse Short-term	Not significant
		Operation – with the exception of the loss of lower value surface vegetation features and small hedgerow breach, all of the trees and hedgerows will be retained. The land use parameters plan provides significant open space provision with opportunities to create beneficial multifunctional greenspace and new tree and shrub planting.	Low	Medium	Minor	Beneficial Permanent	Not significant
VISUAL							
Viewpoint 1	View south from public footpath 148/7 between B4100 and Bucknell (footpath users). The view shows the strong effect of several lines of intervening hedgerows in filtering views of the site. The tops of machines involved in the construction of the Elmsbrook development to the north are visible as is the site's northern boundary hedge (filtered views).	Construction – once completed the Elmsbrook development would screen the site from view from the footpath.	High	Negligible	Negligible	Adverse Short-term	Not significant
		Operation – once completed the Elmsbrook development would screen the site from view from the footpath.	High	Negligible	Negligible	Adverse Permanent	Not significant
		Cumulative – there would be no cumulative visual effect from the addition of the site which would be screened.	High	Negligible	Negligible	Neutral Permanent	Not significant
Viewpoint 2	View south from junction of new housing and B4100 (road users). The view shows the consented Elmsbrook development under construction in the foreground with The Lodge and St Laurence church with their mature trees visible along the B4100. Home Farm and the northern edge of Elmsbrook (Phase 1) can be seen behind the hedgerow along the site's northern boundary. There are distance views of the wooded hills to the south of Bicester.	Construction - once completed the Elmsbrook development would screen the site from view from this location.	Low	Negligible	Negligible	Adverse Short-term	Not significant
		Operation – once completed the Elmsbrook development would screen the site from view from this location.	Low	Negligible	Negligible	Adverse Permanent	Not significant
		Cumulative – there would be no cumulative visual effect from the addition of the site which would be screened.	Low	Negligible	Negligible	Adverse Permanent	Not significant
Viewpoint 3	View south from the Lodge, B4100 (road users). The existing view is a relatively narrow one along the B4100 road corridor towards the church to the south not extending beyond the trees around Home Farm and the junction with Aunt Ems Lane. The main body of the site is heavily filtered by the roadside hedgerow.	Construction – the roadside hedgerow would be retained and therefore filtered views of construction activity would be visible in the site beyond.	Low	Low	Negligible	Adverse Short-term	Not significant
		Operation – there would be an open space buffer adjacent to the B4100 and the retained hedge would continue to strongly filter views of the houses beyond.	Low	Low	Negligible	Adverse Permanent	Not significant
		Cumulative – the addition of the site would not extend the area from which new housing would be visible given the existing backdrop of the Elmsbrook development.	Low	Low	Negligible	Adverse Permanent	Not significant
Viewpoint 4	View from north-east corner of site This view is located inside the site and is not a publicly accessible viewpoint. It was taken to illustrate the site layout. Once complete, it will form part of the corridor of open space along the eastern section of the site.						

Viewpoint 5a and 5b	View from Church of St. Laurence	Construction – views of construction activity will be experienced behind the roadside hedge. The magnitude of change will be higher from the roadside outside the church than within the churchyard where the majority of the view would be screened by the churchyard wall and trees.	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Short-term	Significant
	Two viewpoints that illustrate the views towards the site from inside the churchyard and just outside on the roadside verge (B4100).		High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Short-term	Not Significant
	VP5a – Outside the churchyard on the grassy roadside verge (no pedestrian path) sections of the site are visible beyond the roadside hedge with a backdrop of the newly constructed houses.	Operation – a corridor of open space will be retained between the eastern site boundary and the residential frontage of the new development. Filtered views of the site would be available from the road verge outside the churchyard (VP5a) where the houses would occupy the foreground in front of the Elmsbrook development.	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Permanent	Significant
	VP5b - Views of the site from within the churchyard are confined to a glimpse through the roadside gate where the field and new houses are visible beyond the roadside hedge. The wider site is either screened or heavily filtered by the tall roadside hedgerow and yew trees.		High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Permanent	Not Significant
	See wirelines in Figure 13	Cumulative – the site would slightly extend development further to the southeast towards the B4100 but be seen behind open space and against the backdrop of the larger Elmsbrook development.	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Permanent	Significant
			High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Permanent	Not Significant
Viewpoint 6	View from inside northwest corner of site	Construction – initial construction activity, soil and vegetation stripping and house building will occupy foreground of view and progressively screen views beyond.	Low	Very High	Major to Moderate	Adverse Short-term	Significant
	Not an external viewpoint but taken adjacent to entrance to the Elmsbrook development to the proposed avenue between the houses to the church of St Laurence.		Low	Very High	Major to Moderate	Adverse Permanent	Significant
	Current view is across open field with Caversfield House, St Laurence Church forming backdrop. The field slopes down towards Home Farm with the edge of Elmsbrook visible beyond occupying the higher ground.	Operation – the wider view to the southeast including Caversfield House, the mature tree cover to the south of the church and Home Farm will be screened by houses. A sightline view of the church will be retained by the line of the proposed road with residential houses and trees either side forming an ‘avenue’ feature.	n/a	n/a	n/a	n/a	n/a
See wirelines in Figure 10	Cumulative – there would be no cumulative effect from the adjacent Elmsbrook development from this perspective.						
Viewpoint 7	View northwest from junction of B4100 and Aunt Ems Lane (road users).	Construction – construction activity would clearly be noticeable by roads users although it would be set back behind the corridor of retained open space adjacent to the road.	Low	High	Moderate	Adverse Short-term	Significant
	This location represents the full view of the site coming around the bend on the B4100 from Bicester. From this perspective, the strip of grass along the road is most visible with punctuated views of the main field and Elmsbrook development between scattered trees.		Low	High	Moderate	Adverse Permanent	Significant
	See wirelines in Figure 11	Operation – a corridor of open space will be retained between the road and the residential development. There would be partially filtered views of the houses on the higher ground to the northwest seen in front of the Elmsbrook development.	Low	Medium	Minor	Adverse Permanent	Not significant
Viewpoint 8	View north from entrance to Home Farm along southern site boundary (road users).	Cumulative – the site would slightly extend development further to the southeast towards the B4100 but be seen against the backdrop of the larger Elmsbrook development.	Low	Very High	Major to Moderate	Adverse Short-term	Significant
		Construction - open space would be retained between the B4100 and houses on the eastern side of the site. The view to the north and east (including of St Laurence Church) would be unaltered. Construction					

	View represents users of the access road to Home Farm (residents of Home Farm and those working in the commercial units).	activity will be readily noticeable on the higher ground to the northwest of the site.					
	Existing view is along the access road towards the B4100 to the north with grazed pasture and scattered trees giving a parkland character. The recently constructed houses of Elmsbrook are visible at the western edge of the field. The Church of St Laurence can be seen amongst the mature trees to the east.	Operation – new houses would dominate the horizon to the northwest but views to the north and east towards the church would be retained.	Low	Very High	Major to Moderate	Adverse Permanent	Significant
		Cumulative – the addition of the site would bring residential development slightly closer than the Elmsbrook development where it would be seen against the wider backdrop of existing development and behind open space.	Low	Very High	Major to Moderate	Adverse Permanent	Significant
Viewpoint 9	View north from residential house off Bramley Avenue, Elmsbrook (residential views).	Construction – most of the site visible in this narrow slot view would be retained open space. Filtered views of construction activity may be visible for a small section of the field to the west.	High	Low	Moderate	Adverse Short-term	Not significant
	Views from recently completed Elmsbrook development to south would be restricted to outer (northern) edge of properties off Tayberry Close and Bramley Avenue. Ground level views are predominantly screened or heavily filtered by thick boundary hedgerow and confined to narrow slot views (such as through the field gate in this VP) in which the eastern section of the site can be seen beyond Home Farm.	Operation - most of the site visible in this narrow slot view would be retained open space. The hedgerow would heavily filter views of the houses in the northwest corner.	High	Low	Moderate	Adverse Permanent	Not significant
		Cumulative – the addition of the site would bring residential development slightly closer than the Elmsbrook development but it would be seen against the wider backdrop of existing development and behind open space.	High	Low	Moderate	Adverse Permanent	Not significant
Viewpoint 10	View north from B4100 by bus stop adjacent to Elmsbrook	Construction – filtered views of construction activity above the boundary hedgerow in front of the existing Elmsbrook houses.	Low	Medium	Minor	Adverse Short-term	Not significant
	Filtered views of the site are available above the northern boundary hedgerow beyond Home Farm. The recently constructed houses of the second phase of the Elmsbrook are visible occupying higher ground to the northwest.	Operation – the development would extend the residential edge of houses of the Elmsbrook development and filtered views would be available above the boundary hedgerow. The houses would rise just above the skyline.	Low	High to Medium	Moderate to Minor	Adverse Permanent	Not significant
	See Figure 12	Cumulative – once fully completed, the site in combination with Elmsbrook would extend the residential edge further to the east to the B4100 occupying the background behind Home Farm.	Low	High to Medium	Moderate to Minor	Adverse Permanent	Not significant
Viewpoint 11	View north from B4100 at entrance to Elmsbrook	Construction – limited potential for narrow and heavily filtered glimpses of construction activity.	Low	Low	Negligible	Adverse Short-term	Not significant
	View taken c.80m south of VP10 and representing similar view along road from entrance of Elmsbrook (junction of B4100 and Charlotte Avenue). The majority of the site is screened by buildings or very heavily filtered by trees.	Operation – filtered views of small number of houses likely to be visible through gap between Elmsbrook and trees around Home Farm.	Low	Low	Negligible	Adverse Permanent	Not significant
		Cumulative – once fully completed, the site in combination with Elmsbrook would extend the residential edge further to the east to the B4100 occupying the background behind Home Farm.	Low	Medium to Low	Minor to Negligible	Adverse Permanent	Not significant
Viewpoint 12	View west from public footpath 153/1 adjacent to Fringford Road.	Construction – construction activities on the site are predicted to be screened from view.	High	Negligible	Negligible	Neutral	Not significant
	The view shows the strong screening effect of mature tree cover around Caversfield House in preventing views of the main house, church and site beyond the B4100. The new houses associated with the first phase of Elmsbrook are visible to the south.	Operation – the proposed houses on the site are predicted to be screened from view.	High	Negligible	Negligible	Neutral	Not significant
		Cumulative – both the site and the final phase of the Elmsbrook development to the north would be screened from view.	High	Negligible	Negligible	Neutral	Not significant

