



Viewpoint 7 - Existing View



Viewpoint 7 - Existing View with Wireline of Proposed Development

Drawing Revision

VIEWPOINT 7
 Viewpoint Coordinates: E:458105 N:225098, 87.6m AOD
 Date and Time of Photograph: 12/02/2018 14:23
 Camera: Canon EOS 6D with 50mm focal lens
 Distance From Proposal: 0.01km
 Viewing Angle: 282.09 degrees (where 0 is north)
 Horizontal Angle of View: 110 degrees at A1
 Recommended Viewing Distance: 400mm at A1
 Photograph: Horizontal cylinder projection

Client

SGR (BICESTER 1) LIMITED

Project

PLOT SGR 1, BICESTER

Drawing Title

PREDICTED VISUAL EFFECTS - REPRESENTATIVE VIEWPOINT 7

Scale

N.T.S.

Sheet Size

A1

Date

FEB 2018

Client Ref:

-

Drawing Ref:

2652-4-4-4

Drawing No:

FIGURE 11

Status

S4-P3

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Viewpoint 10 - Existing View



Viewpoint 10 - Existing View with Wireline of Proposed Development

Drawing Revision

VIEWPOINT 10
 Viewpoint Coordinates: E:458101 N:224761, 91.7m AOD
 Date and Time of Photograph: 12/02/2018 14:35
 Camera: Canon EOS 6D with 50mm focal lens
 Distance From Proposal: 0.25km
 Viewing Angle: 343.07 degrees (where 0 is north)
 Horizontal Angle of View: 85 degrees at A1
 Recommended Viewing Distance: 400m at A1
 Photograph: Horizontal cylinder projection

Client

SGR (BICESTER 1) LIMITED

Project

PLOT SGR 1, BICESTER

Drawing Title

PREDICTED VISUAL EFFECTS - REPRESENTATIVE VIEWPOINT 10

Scale

N.T.S.

Sheet Size

A1

Date

FEB 2018

Client Ref:

-

Drawing Ref:

2652-4-4-4

Drawing No:

FIGURE 12

Status

S4-P3

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Viewpoint 5b - Existing View



Viewpoint 5b - Existing View with Wireline of Proposed Development

Drawing Revision

VIEWPOINT 5b
 Viewpoint Coordinates: E:458051 N:225200, 89.8m AOD
 Date and Time of Photograph: 12/02/2018 14:08
 Camera: Canon EOS 6D with 50mm focal lens
 Distance From Proposal: 0.04km
 Viewing Angle: 251.49 degrees (where 0 is north)
 Horizontal Angle of View: 90 degrees at A1
 Recommended Viewing Distance: 400mm at A1
 Photograph: Horizontal cylinder projection

Client

SGR (BICESTER 1) LIMITED

Project

PLOT SGR 1, BICESTER

Drawing Title

PREDICTED VISUAL EFFECTS - REPRESENTATIVE VIEWPOINT 5b

Scale

N.T.S.

Sheet Size

A1

Date

MAR 2018

Client Ref:

-

Drawing Ref:

2652-4-4-4

Drawing No:

FIGURE 13

Status

S4-P1

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Appendix 1

Assessment Methodology and Glossary of Terms

Preparation of this assessment involved the following key stages:

- An update of the baseline survey and local landscape character assessment;
- identification of potential effects;
- identification of landscape and visual receptors;
- description and quantification of the changes to the baseline;
- identification of mitigating measures;
- preparation of a landscape strategy;
- evaluation of the predicted effects;
- landscape and visual assessment of the final scheme design.

Baseline Survey

Baseline surveys were carried out to record and analyse the existing landscape characteristics and the value of the landscape and visual resources in the vicinity of the proposed allocation sites. The research, classification and analysis process included:

- Desk and field based studies to identify sensitive receptor viewpoints and landscape character.
- Research to establish the landscape planning context, nature conservation interest and aspects of the cultural heritage.
- Analysis of landscape characteristics in order to understand how they are made up and experienced as well as ascertaining their relative value.

Identification of potential effects

Identification of potential effects has formed part of the design process.

The broad design parameters of the project were established at the time of commission in terms of the nature of the development. This provided sufficient information to identify the likely:

- scale and nature of changes to landscape characteristics and landscape value;
- changes affecting visual amenity.

Identification of sensitive landscape and visual receptors

Identification of the sensitivity of the landscape resource is based on its ability to accommodate changes in character and value which would be caused by the development.

Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and landuse, as opposed to its effects on valued aspects of the landscape which are more subjective in nature.

Identification of sensitive visual receptors is based on the proximity, context, expectations and occupation or activity of the receptor. Consideration is also given to the importance of the view.

Degrees of sensitivity are identified as appropriate for all categories of landscape and visual receptors to enable a systematic and consistent evaluation of the levels of predicted effects once assessed against their magnitude.

Definition of Magnitude of Visual Impact

Description	Magnitude
The Development would be dominant or prominent, causing a substantial degree of obstruction to the view or a fundamental change to its composition.	High
The Development would be conspicuous, causing some obstruction and/or a material change to its composition.	Medium
The Development would be noticeable, but would not obstruct the view and would represent a slight change to its overall composition or character.	Low
The Development would not be readily visible and would not alter the composition or character of the view.	Negligible

Description and quantification of the changes to the baseline

Predicted changes to the baseline take into account existing trends for change as well as those anticipated as a result of the development.

Change in landscape characteristics, including elements of landform, landcover and landuse as well as significant features are described and broadly quantified. The effect of these changes on aspects of landscape value are also described in terms of scenic quality, designated landscape, heritage interests, tranquillity, sense of place, rarity or uniqueness and nature conservation interests.

Predicted changes to the visual baseline are described for each sensitive receptor type and location. Consideration is given to change during construction, at completion and in the years following completion restoration. Computer generated imaging assists the description.

Evaluation of Predicted Effects

Predicted landscape and visual effects are assessed in terms of their scale, duration, magnitude, level and nature on identified sensitive receptors.

Methods used for evaluation follow published guidance and include a combination of objective and subjective judgements.

To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see table below).

The nature of an effect, whether adverse or beneficial, or significant or not significant, is a subjective consideration based on professional judgement and identified separately.

Identification of Mitigating Measures

Mitigation measures have been considered in relation to:

- primary measures which form part of the iterative design process; and
- secondary measures designed to address any residual adverse effects of the Development.

Sensitivity Matrix of Effect

Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Negligible
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Note: The above matrix is only used as a guide and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e. adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results. The significance of an effect is made according to professional judgement.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	<p>The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories:</p> <ol style="list-style-type: none">1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other 'service' categories;2. provisioning services, such as food, fibre, fuel and water;3. regulating services, such as climate regulation, water purification and flood protection;4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposals.

Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA))	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a ‘palimpsest’, a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

Appendix 2

Photographic Viewpoint Record