

SGR (BICESTER 1) LIMITED

PLOT SGR1, BICESTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

May 2018



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1. INTRODUCTION

Background and Competency

- 1.1 This Landscape and Visual Impact Assessment (LVIA) forms part of the Environmental Statement for the proposed Plot SGR1, Bicester scheme (the 'Development').
- 1.2 It has been prepared by William Brown CMLI, CMIEEM, CEnv, a Chartered Landscape Architect from David Jarvis Associates (DJA) Limited experienced in Landscape and Visual Impact Assessment for residential, mixed use and renewable development.
- 1.3 DJA is a firm of planners and landscape architects with extensive experience in the planning, assessment, design and implementation of residential proposals. The firm is a Registered Practice of the Landscape Institute.

Scope

- 1.4 The report assesses an outline application to construct up to 75 houses with associated open space and access provision at Plot SGR1, Bicester (hereafter referred to as 'the Site'). The Site forms part of the wider North West Bicester Eco-Town development.
- 1.5 The LVIA comprises a desk study to review the status of the Site in relation to relevant national and local policy, a description of the existing baseline landscape situation and an assessment of predicted landscape and visual effects arising from the proposals, including the potential for cumulative effects in combination with the wider North West Bicester development.

Background

Proposed Development

- 1.6 The proposals are subject to an outline planning application for up to 75 residential houses with all matters reserved (excluding access). The assessment has been undertaken based on the Parameter Plans produced by David Lock Associates. The Indicative Proposed Layout is illustrated in **Figure 2** and has informed this assessment, but only to the extent that it has been used as reference for one potential way in which the Development could be built out.
- 1.7 The proposals are for residential housing and associated access roads to be contained to the west of the Site adjoining the adjacent Exemplar development, which comprises the higher ground, and for open space to occupy the sloping and lower ground to the northern, southern and eastern areas. This would leave a significant buffer of open space between the new residential houses and the brook and listed properties of Home Farm (Grade II) and the Anglo-Saxon St Laurence Church (Grade II*).
- 1.8 The main aspects of the Development are summarised below:
- Up to 75 residential houses with a range of unit sizes;
 - The majority of units would be 2 storey (up to 8m ridge height) with houses either side of the central avenue being a mixture of 2.5 to 3 storeys (up to a ridge height of 13m);
 - A developed area of 2.15ha including residential and play space;
 - Open space on the remainder of the Site forming a buffer to Home Farm and St Laurence Church, including pedestrian and cycle routes; and
 - A strip of land along the eastern boundary adjacent to Banbury Road earmarked as a community orchard, with allotments and car parking to the north.

- 1.9 The proposed landscape and open space layout is illustrative and full details would be provided as within a reserved matters application. The open space provides opportunities for incorporating Sustainable Urban Drainage (SuDs) features on the lower ground to the south, planting a range of trees and shrubs and creating multifunctional new greenspaces with amenity and biodiversity benefits. In addition, the orchard and allotments would provide wider community benefits and enhance the existing level of visual screening of the Site in views from the east.

2. LEGISLATION, PLANNING POLICY AND GUIDANCE

2.1 A full review and discussion of the status of the Site and surrounding area in relation to national and local planning is contained within the Planning Statement accompanying this application. The section provides a summary of policy relevant to the consideration of landscape and visual matters.

2.2 The following policy documents are relevant to this assessment:

- National Planning Policy Framework (NPPF)¹;
- Planning Policy Statement 1: Eco Towns²;
- Cherwell Local Plan 2011-2031³;
- North West Bicester Supplementary Planning Document⁴.

National Policy

National Planning Policy Framework

2.3 At the heart of the NPPF is a presumption in favour of sustainable development, described as being the 'golden thread' that should run throughout local plan and decision making.

2.4 A Core Planning Principle is that the different roles and character of different areas and the intrinsic character and beauty of the countryside should be recognised (Para 17) and balance the 'harm' with the benefits of development.

2.5 An objective of the planning system is that it should seek to conserve and enhance the natural environment by protecting and enhancing 'valued' landscapes (Para 109). The policy states that 'great weight' should be given to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty where planning permission for 'major developments' should be refused except in exceptional circumstances that are in the wider public interest (Para 115).

Local Policy

Cherwell Local Plan 2011-2031

2.6 The Cherwell Local Plan 2011-2031 was adopted on 20th July 2015 and the following policies are considered pertinent to a landscape appraisal of the proposed development.

- Policy ESD13 – Local Landscape Protection and Enhancement;
- Policy ESD15 – The Character of the Built and Historic Environment;
- Policy ESD17 – Green Infrastructure; and
- Policy Bicester 1 – North West Bicester Eco Town.

Policy ESD13 – Local Landscape Protection and Enhancement

2.7 The policy seeks to secure the enhancement of the character and appearance of the landscape through the restoration, management or enhancement of existing landscapes, features and habitats or the creation of new ones. Development should respect and enhance local landscape character.

¹ National Planning Policy Framework. March 2012. Department for Communities and Local Government.

² Planning Policy Statement: Eco Towns. A Supplement to Planning Policy Statement 1. July 2009. Department for Communities and Local Government.

³ The Cherwell Local Plan 2011-2031. Adopted 20 July 2015. Cherwell District Council.

⁴ North West Bicester Supplementary Planning Document. February 2015. Cherwell District Council.

2.8 The policy states that proposals will not be permitted if they would:

- *Cause undue visual intrusion into the open countryside;*
- *Cause undue harm to important natural landscape features and topography;*
- *Be inconsistent with local character;*
- *Impact on areas judged to have a high level of tranquillity;*
- *Harm the setting of settlements, buildings, structures or other landmark features, or*
- *Harm the historic value of the landscape.*

Policy ESD15 - The Character of the Built and Historic Environment

2.9 Amongst other things, new development should:

- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting;*
- *Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG;*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality*

Policy ESD17 – Green Infrastructure

2.10 The policy seeks to maintain and enhance the district's green infrastructure network according to the following objectives:

- *Pursuing opportunities for joint working to maintain and improve the green infrastructure network, whilst protecting sites of importance for nature conservation;*
- *Protecting and enhancing existing sites and features forming part of the green infrastructure network and improving sustainable connectivity between sites in accordance with policies on supporting a modal shift in transport (Policy SLE 4: Improved Transport and Connections), open space, sport and recreation (Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision), adapting to climate change (Policy ESD 1: Mitigating and Adapting to Climate Change), SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), biodiversity and the natural environment (Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment), Conservation Target Areas (Policy ESD 11: Conservation Target Areas), heritage assets (Policy ESD 15) and the Oxford Canal (Policy ESD 16);*

- *Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond; and*
- *All strategic development sites (Section C: 'Policies for Cherwell's Places') will be required to incorporate green infrastructure provision and proposals should include details for future management and maintenance.*

Policy Bicester 1 – North West Bicester Eco Town

- 2.11 The policy sets out the council's requirements for the North West Bicester Eco Town which covers an area of 390ha and is a zero-carbon and sustainable mixed-use development for approximately 6,000 new homes.
- 2.12 The policy sets out the requirement for a green infrastructure provision of 40% of the total gross area comprised of a varied network of green spaces and corridors with links to the open countryside beyond the development.

North West Bicester Supplementary Planning Document, 2016

- 2.13 The Supplementary Planning Document (SPD) expands upon Policy Bicester 1 drawing together information about the Site, setting out the council's vision and objectives, development principles and requirements.
- 2.14 The SPD confirms that there are no major landscape constraints present on Site and no designations within the area. The Site contains typical agricultural countryside with a mixture of arable and pasture with the boundary hedgerows providing the landscape framework for the masterplan.
- 2.15 The SPD describes St Laurence's Church, a Grade II* listed building at Caversfield, as being an important local landmark building whose setting is important in the landscape and would require adequate open space to be maintained as a buffer to adjacent development.

Guidance

- 2.16 This assessment has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition)⁵, published guidance from the Countryside Agency⁶, the former Department of the Environment, Transport and the Regions (DETR)⁷. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed. A description of the assessment methodology is provided at **Appendix 1**.

⁵ Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013 and Landscape Institute Technical Information Note 05/2017 'Townscape Character Assessment'.

⁶ Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002.

⁷ Department of the Environment, Transport and the Regions- 'Lighting in the Countryside: Towards Good Practice'.

3. ASSESSMENT METHODOLOGY

3.1 Preparation of this assessment included the following key stages:

- Baseline survey and local landscape character assessment;
- Identification of potential effects;
- Identification of landscape and visual receptors;
- Description and quantification of changes to the baseline;
- Contribution to iterative design process;
- Identification of mitigation measures;
- Preparation of landscape strategy;
- Evaluation of predicted effects; and
- Landscape and visual assessment of the final scheme design.

Study Area

3.2 The Study Area for the LVIA has been determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Site and a field survey to assess the limit of potential significant visibility.

3.3 The Study Area defines the area within which potential significant landscape and visual effects are predicted to be confined. Around the Site, it includes the area between the Bicester to Banbury railway to the west, the minor road between Bucknell and Bainton to the north, the A4095 Bicester ring road to the south and the minor road between Bicester and Fringford to the east.

Field Survey

3.4 The Site and surrounding area was visited on 12th February 2018 in order to inform the LVIA and gather photography. The survey was undertaken during the winter when deciduous trees lacked leaves and therefore allowed full and 'worst case' views of the Site to be taken.

3.5 A total of 12 locations were selected and used as representative viewpoints. These were points both within the Site and surrounding landscape with potential views. They represent a range of potential visual receptors including users of public footpaths, local roads and residential properties.

Consultation

3.6 The location of representative viewpoints were submitted to Cherwell District Council (CDC) for informal comment within an Informal Scoping note on 20th February 2018. CDC issued a response on 26th February 2018 stating that a view from the Council's Landscape Team had not been sought at this stage. Due to project timescales it was not possible to obtain a formal Scoping Opinion. Both the Informal Scoping Note and CDC response are provided in Appendix 3.4 in Volume 3 of the ES.

Assumptions and Limitations

3.7 This landscape and visual impact assessment has been undertaken based on the parameter plans, with the illustrative material considered only for reference as appropriate. The wireline photomontages are based on the Built Form and Storey Height parameter plan (013).

4. BASELINE CONDITIONS

Site Description

- 4.1 The location of the Site is shown on **Figure 1**.
- 4.2 The Site comprises a rectilinear parcel of land of c.5.33ha situated approximately 1km north from the residential edge of Bicester and the A4095 (Howes Lane) ring road. The B4100 (Banbury Road) forms the north-eastern boundary and the Site is located on the opposite side of the road from St Laurence Church and Caversfield House. The south-eastern Site boundary adjoins a cluster of light industrial and office buildings around Home Farm and a small stream (tributary of the River Bure). A mixed hedgerow runs along the north-western boundary and the emerging residential development of the Exemplar site/'Elmsbrook' adjoins the Site to the west.
- 4.3 The Site comprises uncultivated agricultural land comprised of a grass field subdivided into two compartments by an internal fence. A private access road to Home Farm separates the main body of the Site from a narrow strip along the eastern boundary fronting the B4100.
- 4.4 The Site is located on the north-east corner of North West Bicester, which forms a wider area of approximately 390ha allocated under Policy Bicester 1 of the Cherwell Local Plan 2011-2031⁸ for residential development of up to 6,000 houses and mixed use. North West Bicester is intended to be an 'Eco Town' with sustainability embedded into its design and significant areas of green infrastructure (totalling around 40%).
- 4.5 The land immediately to the north-west and south-west of the Site is subject to planning permission for residential development which is currently under construction as part of the Exemplar site for 391 houses with associated infrastructure and community uses. The main access road into the proposed Development will enter via the northeast corner from the Exemplar development and it will share pedestrian and cycle linkages. As such, the Exemplar site proposals form an integral part of the surrounding development.

Published Landscape Character

National

- 4.6 The landscape of Great Britain has been classified into a series of character areas at a national scale. These reflect broad recognisable characteristics such as geology, soils, vegetation, land use and settlement pattern. They are referred to as 'National Character Areas' (NCA).
- 4.7 As illustrated by **Figure 3**, the Site lies at the transition between two character areas, falling just inside NCA 107 'Cotswolds' but close to the boundary of NCA 108 'Upper Thames Clay Vales' which runs immediately to the east of Caversfield House.
- 4.8 The Cotswolds NCA occupies a very large area covering both plateaux and valley landforms underlain by limestone geology. Given the Site's location on the very periphery of the NCA, the surrounding landscape is not particularly representative of the key characteristics of the main Cotswolds area.
- 4.9 NCAs are too broad to allow accurate and meaningful evaluation of landscape character and change at a local scale. Therefore, it is not considered further within this assessment.

⁸ Policy 1 North West Bicester Eco Tow. Cherwell Local Plan 2011-2031.

County Landscape Character Assessment

- 4.10 The landscape of Oxfordshire has been classified into a series of Landscape Character Types and Areas within the Oxfordshire Wildlife and Landscape Study (OWLS). The study integrates both landscape and wildlife into its classification system.
- 4.11 As shown in **Figure 3**, the Site falls into the 'Wooded Estatelands' Landscape Character Type. This is a broad area lying at the transition between the Cotswolds to the west and the clay vale to the east. It is characterised by gently undulating topography with arable farmland, small villages and wooded estates. It has a planned character with a pattern of regularly shaped medium-sized fields and straight-edged plantations. Some variation is provided by the remnant ancient woodlands and small valleys with meandering brooks and sinuous belts of wet woodland. Hedgerows are predominantly post-enclosure and are dominated by hawthorn and blackthorn. Outside of the plantations, trees are generally rather sparse in the landscape.
- 4.12 The key characteristics of the Wooded Estatelands are described as:
- Rolling topography with localised steep slopes.
 - Large blocks of ancient woodland and mixed plantations of variable sizes.
 - Large parklands and mansion houses.
 - A regularly shaped field pattern dominated by medium to large arable fields.
 - Small estate villages and dispersed farmsteads with strong vernacular character.
- 4.13 The Wooded Estatelands surrounds the Site and includes the whole of the North West Bicester development. There are no other local landscape character types in the immediate locality.

Cherwell Landscape Capacity and Sensitivity Study⁹

- 4.14 As part of a district-wide assessment to inform the emerging Local Plan, a study was undertaken by Halcrow to assess the landscape capacity and sensitivity of sites around the edge of the main towns including Bicester.
- 4.15 Bicester Eco Town is covered under Sites I and J and is described as consisting of very gently sloping ground and a mixture of arable and pasture. It is mainly screened from Bicester by mature planting either side of the ring road (A4095) and hedgerows serve to break views from other directions.
- 4.16 The landscape and visual sensitivity of the proposed Eco Town is assessed as being low with few inherently valuable landscape elements and views into the Site from the surrounding area. The Site lacks scenic quality and the tranquillity is described as low due to the presence of busy roads such as the M40 and A4095 Bicester ring road.
- 4.17 Overall the Site is evaluated as having a high capacity to accommodate development.

Bicester Landscape Sensitivity and Capacity Assessment¹⁰

- 4.18 The assessment was designed to build upon the Cherwell District Landscape Capacity and Sensitivity study with further detail about landscape capacity and sensitivity of various potential development sites around Bicester.

⁹ Halcrow Group Limited (September 2010). Cherwell District Council. Cherwell Landscape Sensitivity and Capacity Assessment.

¹⁰ WYG Planning and Environment (September 2013)., Cherwell District Council. Bicester Landscape Sensitivity and Capacity Assessment.

- 4.19 The North West Bicester Site is referred to as 'Bicester 1'. It is bounded by the A4095 ring road to the south, Bicester Road (B4030) to the west and B4100 (Banbury Road) to the east. It is bisected through the centre by the Bicester to Banbury railway line. The landform is relatively flat, between 80m and 95m AOD, generally sloping gradually from north to south, with some variation created by several small stream valleys which run south into the River Bure.
- 4.20 The landscape is a mixture of arable and pasture with medium to large-scale regular fields. The field boundary hedgerows and the roadside planting provide a sense of visual enclosure which limit views from the surrounding area. It is described in this study as being a relatively generic landscape lacking diversity or high value elements. The landscape sensitivity is assessed as being medium and the visual sensitivity low to medium.
- 4.21 In terms of its landscape value, although the area does have cultural and ecological designations these are only of local importance and the Site itself does not contain any landscape designations. The scenic value is medium, located on the urban fringe of Bicester it has some local value as open countryside. Public access is minimal and confined to a single bridleway running through the centre of the Site adjacent to the railway. The combined landscape value is assessed as being low.
- 4.22 Bicester 1 is considered to have a high capacity for residential development being located close to the existing settlement edge with the consequence that further development would be in keeping with the adjacent residential area to the south and not significantly altering the overall landscape character of the wider area. A recommendation is made to maintain visual separation with adjacent villages such as Bucknell.

North West Bicester Landscape Character Assessment¹¹

- 4.23 As part of the Site analysis process to inform the masterplanning of the North West Bicester development, a landscape character assessment was undertaken by Hyder in 2010 which classified the Site into different character areas as illustrated in **Figure 4**.
- 4.24 The eastern part of North West Bicester, including the Site, falls into the 'Caversfield Valleys and Ridges' character area which is defined by:
- Distinctive valley and ridge landform.
 - Valleys defined by tree lined watercourses, woodland blocks and relatively steep fields predominantly laid to pasture.
 - Mixed farmland on ridges, with fields bounded by established hedgerows and woodland blocks.
 - Settlement comprising the historic, stone-built village of Caversfield, including Home Farm and St Lawrence's Church (listed buildings), with the church tower forming a visible element in the local landscape.
 - Generally strong sense of enclosure due to characteristic landform, vegetation and settlement edges.

¹¹ North West Bicester Landscape Character Assessment. North West Bicester Masterplan: Green Infrastructure and Landscape Report. March 2014.

Evaluation of Site in Relation to Published Landscape Character

- 4.25 The Site lies within the 'Wooded Estatelands' landscape character type. It consists of a regularly-shaped and medium-sized agricultural field bounded by hedgerows with a gentle slope from north to south, which accords with several of the key characteristics of the published description.
- 4.26 It forms a small part of an area which has the character of a planned, mixed agricultural landscape with open fields and occasional woodlands (both plantation and ancient) which serve to break up views and provide some enclosure.
- 4.27 The Site has a relatively enclosed character with limited intervisibility with the surrounding landscape because of rising land to the north and mature tree cover around Caversfield House to the east. The sense of enclosure is being rapidly increased by the presence of the Exemplar development to the north, west and south.
- 4.28 Recent and future development is fundamentally altering the landscape character of the immediate area, which is undergoing a transition from rural to urban-fringe.

Landscape Elements

- 4.29 The layout, topography and elements of the Site are illustrated in **Figure 5**. The Site consists of a single grassland field with little internal vegetation. The field is subdivided by an internal fence into two compartments, and there is a narrow strip of land along the eastern boundary separated from the main field by the access road to Home Farm.
- 4.30 The land slopes from north to south down to a small brook, a tributary of the River Bure, which runs adjacent to the southern boundary fringed by several off-site overhanging trees such as alder, aspen and crack willow.
- 4.31 The northern and eastern boundaries have mature hedgerows with occasional trees which serve to filter views into the Site. They are predominantly hawthorn but contain a mixture of species including dogwood, elder, field maple, wayfaring tree. The hedgerow has a reasonable structure and is maintained through occasional cutting/flailing.
- 4.32 Trees are largely confined to the boundaries. The majority of trees are semi-mature and have been classified as either Grade B or C. There is a single Grade A tree, a field maple along the southern boundary. Full details are contained within the Tree Survey Report (CBA Trees, January 2018), provided with the planning application.

Landscape Value

- 4.33 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:
- **landscape 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;
 - **scenic quality:** the term used to describe landscapes that appeal primarily to the visual senses;
 - **rarity:** the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;

- **representativeness:** whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- **conservation interests:** the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- **recreation value:** evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **perceptual aspects:** a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **associations:** some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

4.34 An assessment of landscape value has been based on consideration of:

- Landscape designation, i.e. Area of Outstanding Natural Beauty (AONB);
- Nature conservation designation, i.e. Site of Special Scientific Interest (SSSI);
- Published literature relating to local cultural heritage, recreation and tourism;
- Published landscape assessment;
- The inter-relationship of the above.

4.35 As part of the assessment, a review of relevant designations adjacent to the Site was undertaken. These designations are illustrated in **Figure 6**.

Designated Landscapes

4.36 The Site does not form part of any designated landscape, and neither does it lie adjacent to any designation. It lies approximately 17km from the Cotswold AONB.

Nature Conservation

4.37 Full details of the ecological status of the Site is contained within the Ecological Assessment Report, provided with this planning application and included within this ES as Appendix 3.8. The Site and surrounding area are not designated for nature conservation. It comprises a semi-improved grassland field and boundary hedgerows and trees, which are commonplace landscape elements not considered to have wider ecological importance outside of a localised or site scale.

Cultural Value

4.38 The Site itself does not contain any designated archaeological or historical designated features but it lies in proximity to two listed buildings.

4.39 The Grade II* listed St Laurence's Church is located within the grounds of Caversfield House around 30m from the Site's eastern boundary across the B4100. Part of the original church dates from the Saxon period but the chancel and nave have been rebuilt at several stages including in 1874 by Henry Woodyer in the Gothic Revival style. It serves as the parish church for Caversfield.

4.40 The Grade II listed building at Home Farm lies approximately 50m to the south of the southern boundary. It comprises a two storey farmhouse dating from the early/mid-17th century with later extensions. The farmhouse is surrounded by several non-listed outbuildings that are now used for commercial purposes. Chapter 7: Cultural Heritage in Volume 1 of the ES provides further information on built heritage assets.

4.41 The RAF Bicester Conservation Area is located approximately 500m to the southeast. There is very limited potential for intervisibility between the Conservation Area and the Site.

Public Access and Recreation

4.42 The Site is privately owned farmland with no public access or public right of way. There are no public rights of way immediately adjacent to the Site and the B4100 has no pavement for pedestrians. The closest public right of way is footpath 148/7 c.490m to the north.

Landscape Condition

4.43 The Site has been maintained in reasonable condition through agricultural use and the maintenance of field boundary hedgerows.

Rarity

4.44 The Site comprises a section of what was formerly open countryside on the urban fringe of Bicester. The Landscape and Sensitivity Study considered the wider area to be a relatively generic landscape lacking any higher value landscape elements.

Scenic Value

4.45 The presence of adjacent development, active construction sites, field boundary vegetation and mature trees around Caversfield House serve to enclose the Site and break views from the wider countryside. The lack of any notable landscape elements and presence of adjacent development result in a low scenic value.

Perceptual Qualities

4.46 Due to its urban edge location adjacent to the Banbury Road and near the A4095 ring road, the underlying tranquillity and remoteness of the setting is low and rapidly diminishing with the construction of adjacent development.

Summary of Landscape Value

4.47 The Site is not designated for its landscape, ecological, cultural or historical importance. It comprises a small agricultural field with boundary hedges – a remnant of previously open countryside close to the settlement edge of Bicester whose landscape character is under transition from rural to urban due to the expanding adjacent development of North West Bicester, of which it forms a part.

4.48 The eastern part of the Site has some role in the landscape setting of the adjacent Grade II* listed St Laurence Church. Separation between residential development and the church is proposed to be maintained by open space buffers.

4.49 The overall landscape value of the Site is assessed as being **low**.

Susceptibility to Change and Sensitivity

- 4.50 Susceptibility is defined as the degree to which a defined landscape can accommodate the proposed development without causing undue adverse effects. Sensitivity is judged according to a combination of its inherent landscape value and susceptibility to change.
- 4.51 The Site has a low overall landscape value.
- 4.52 Both the Cherwell Landscape Capacity and Sensitivity Study and the Bicester Landscape Sensitivity and Capacity Assessment evaluated the wider North West Bicester Site as having a high capacity to accommodate residential development.
- 4.53 Due to its small size, lack of sensitive landscape elements and proximity to expanding residential development on three sides, it is considered that the Site has a **low** susceptibility to the proposed development and therefore a **high** capacity to accommodate residential development. The proposals would sit adjacent to the Exemplar housing development and be in keeping with the evolving character of the surroundings.

Visual Receptors

General

- 4.54 In order to assess the impact, the development may have on visual amenity, it is necessary to understand who will be subject to a change in visual circumstances and the extent to which those persons will be affected. The starting point is thus to establish the sensitivity of the viewing public to visual change.
- 4.55 LI/IEEMA guidelines currently provide examples of broad categories of inherently high, medium and low sensitivity. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds. The examples provided relate to High, Medium and Low Sensitivity dependent upon the expectations of the viewer and broadly typified by occupiers of Residential Properties and users of Public Rights of Way (High), people engaged in certain Sporting and Recreational activities (Medium) and those occupied at their place of work or using the local road network for vehicular journeys (Low).
- 4.56 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view. Accordingly, when the sensitivity to the change being proposed is assessed, matters such as the context and extent of the existing view as well as the proximity of the receptor to the proposed development need to be considered.
- 4.57 An example could be provided by two identical residential properties. The occupier of property A could have open views across a National Park while B may overlook heavy industrial areas on the urban fringe. Whilst both parties could be regarded as inherently highly sensitive to visual change the actual situation would be that the occupier of property A would be regarded as highly sensitive to change relative to built development in the context of the view, whilst the party at property B as of medium or low sensitivity.

Existing Visibility

- 4.58 During the field survey, the nature and extent of the Site's existing visibility was evaluated and a total of 12 representative viewpoints selected. The locations of these viewpoints can be seen in **Figure 7** and the photographs are contained in **Appendix 2**.

- 4.59 The enclosed nature of the Site, and recent and ongoing construction of the adjacent Exemplar site serves to restrict visibility of the Site from the surrounding area.
- 4.60 Views of the Site from the north are curtailed by scattered plantation woodlands and field boundary hedgerows. Intermittent and filtered views of the Site are available from an approximate area south of the Bainton Road. This includes views from public footpath 148/7 as shown by **Viewpoint 1**.
- 4.61 Views from the north will be effectively confined to the Site boundary once the houses of the Exemplar site (currently under construction) are completed.
- 4.62 Views of the Site from the west are screened by the recently constructed houses of the Exemplar site. There are very few potential visual receptors between the Site and the railway to the west.
- 4.63 Roadside planting either side of the A4095 ring road mean that there is very limited potential for views from the south. The construction of the first phase of the Exemplar site (either side of Charlotte Avenue) largely screens views of the Site from the B4100 north of the A4095.
- 4.64 Existing visibility is restricted to residential properties on the northern edge of the Exemplar site (**Viewpoint 9**) and slot views from the B4100 adjacent to the new development (**Viewpoint 10**).
- 4.65 There are also heavily filtered views of the Site from the residential property of Home Farm and its associated commercial outbuildings filtered through scattered trees and the southern boundary hedgerow.
- 4.66 Close-range and open views from the east are only available from a short section of the B4100 (Banbury Road) immediately adjacent to the Site boundaries (**Viewpoint 5** and **Viewpoint 7**) with the potential for narrow and filtered slots views from St Laurence Church and Caversfield House.
- 4.67 Views from the wider area to the east are predominantly screened by dense and mature trees around Caversfield House and the cluster of buildings around Home Farm.

Visual Receptors

- 4.68 Based on the existing visibility, the following principal visual receptors have been identified:
- Users of small sections of the B4100 adjacent to the eastern Site boundary,
 - Caversfield House and the Lodge;
 - St Laurence Church;
 - Residential and commercial users of the buildings around Home Farm (including from the Grade II listed farmhouse itself);
 - Residents in the new housing along the northern edge of the Exemplar site; and
 - Users of public footpath 148/7 to the north.
- 4.69 These have been categorised by their visual sensitivity according to the table below.

Table 2 Visual Receptor Sensitivity by Category

Category	Description	Sensitivity
A	Users of Public Rights of Way / Open Space/Heritage assets	High
B	Residential areas (community) and occupiers of individual residential properties	High
C	Users of roads	Low to Medium
D	People at work	Low

Future Baseline

- 4.70 In the absence of development, then it is presumed that the Site would remain largely unchanged from the current baseline and continue to be used as agricultural land.
- 4.71 However, land use change associated with residential development on the adjacent land will substantially alter the landscape and visual character of the area, resulting in the Site having a more enclosed and urban fringe character.

5. ENVIRONMENTAL DESIGN AND MANAGEMENT

5.1 This section details the proposals for the Development which are 'designed-in' the scheme to mitigate potential landscape and visual effects. When assessing the landscape and visual effects of the Development proposals, the measures described below have been taken into account.

Construction

5.2 Construction will be carried out in accordance with a Construction Environmental Management Plan (CEMP) which is assumed will be secured by planning condition. The CEMP details the avoidance and mitigation measures of construction effects on the surrounding receptors.

Completed Development

5.3 The landscape and visual mitigation strategy, which forms part of the principles of the Development, is designed to mitigate and minimise landscape and visual effects and follows the principles of avoidance and reduction.

Avoidance

5.4 The footprint of the built development zone within the Site has been carefully located to avoid direct effects upon the existing boundary trees and hedgerows – all of which would be retained in the layout.

Reduction

5.5 Proposed development includes several inherent mitigation measures designated to reduce landscape and visual effects on adjacent receptors.

5.6 The location of the residential development in the northwest corner of the Site, with a generous swathe of open space providing a buffer with the B4100 and listed buildings of St Laurence Church and Home Farm – along with the retention and enhancement of boundary vegetation – serves to reduce impacts on these receptors.

5.7 The eastern strip adjoining the B4100 is allocated for orchard and allotments, and new tree planting in combination with retained existing trees and the eastern boundary hedgerow will increase the level of visual filtering in views from the road.

5.8 The Development has been designed with a 'soft edge' along its eastern boundary with a discontinuous frontage along the residential development edge, including a reduction in building height and street and garden trees breaking up built form and providing a green edge. This will reduce the prominence of the Development in views from the south and east.

5.9 A detailed landscape strategy, including plans for both hard and soft landscape elements, and a Landscape and Ecological Management Plan would be produced as part of a subsequent Reserved Matters application.

6. ASSESSMENT OF EFFECTS

- 6.1 A detailed and comprehensive summary of the predicted landscape and visual effects arising from the proposed Development is contained within the Table of Effects in **Appendix 3**, which assesses construction, operational and cumulative effects. **Appendix 3** sets out the sensitivity of the receptor, magnitude of change, significance and nature of the effect.

CONSTRUCTION

Assessment of Effects

- 6.2 There would be several short-term and temporary effects on the landscape and visual character of the Site during the construction period. Construction activities would include:
- Removal of ground vegetation;
 - Soil stripping;
 - Material stockpiling;
 - Installation of temporary fencing;
 - Installation of temporary lighting;
 - Increase in noise and movement associated with site traffic; and
 - Other site related activities.
- 6.3 A CEMP would be implemented during the construction phase to minimise temporary impacts associated with development such as noise, lighting, dust and traffic movement.
- 6.4 Inevitably, the transition from an agricultural field to a residential development would result in a **high** magnitude of change on the site's landscape character. Given its **low** sensitivity, this would result in a **moderate** overall effect on landscape character.
- 6.5 Any effects during construction would be short-term and temporary when compared with the completed development.

Mitigation Measures

- 6.6 Standard mitigation measures to reduce the short-term impacts listed above are likely to include the following:
- Screening of the Site with temporary hoarding;
 - Managed working hours;
 - Controlled access points;
 - Little or localised use of construction site lighting;
 - Considered location of stockpiles and equipment; and
 - Considered location of temporary buildings and cabins.
- 6.7 Temporary fencing would be installed to protect the retained trees and hedgerows, and their surrounding rooting zones, from direct impacts from construction activities.

- 6.8 Beyond activities on Site and an increase of heavy traffic to the Site, there are not likely to be any effects during the construction phase which affect areas or receptors not already affected by the Development itself. For this reason, no other specific mitigation measures will be required.
- 6.9 In conclusion, the predicted overall effect of the construction phase of the Development is likely to remain 'moderate adverse in terms of both landscape character and visual amenity. However, these effects would be short-term temporary and limited to the period of construction, which is estimated to be no more than 2 ½ years.

COMPLETED DEVELOPMENT

Assessment of Effects

- 6.10 Unless stated otherwise, the predicted effects below are adverse (in that they change the status quo) and not significant.

Effects on Landscape Elements and Fabric

- 6.11 The most obvious impact on the landscape fabric would be the removal of the existing grassland vegetation and its change of use from an agricultural field to residential development with both formal and informal open space. The grassland is semi-improved and of relatively low ecological value.
- 6.12 The Development would not alter the existing shape of the field and the boundary features would be retained and continue to form an edge to the Site.
- 6.13 Apart from one small breach in the north-western Site boundary hedgerow to create a footpath/cycle access link with the adjacent Exemplar development, there would be no effect on the existing trees and hedgerows. It is proposed that all the existing trees would be retained.
- 6.14 The proposed development layout retains the majority of the Site as open space. This provides the potential to create new landscape areas and establish a wider range of tree and shrub species alongside proposed orchard and allotment spaces.
- 6.15 Given the relatively low value of the Site's existing landscape elements, the small footprint of the built development and the retention of a large area of greenspace within which there is potential to enhance both amenity and biodiversity, the proposed development would have a potential **minor beneficial** effect on landscape fabric.

Effects on Landscape Character

Local Landscape Character

- 6.16 The proposed Development would result in a permanent change of land use from rural agricultural to urban residential with a consequent reduction in openness and tranquillity.
- 6.17 Although there would be a localised loss of openness on the developed section of the Site, it already has an enclosed visual character with residential housing associated with the Exemplar development under construction immediately adjacent to its north-western and south-western boundaries.
- 6.18 Similarly, there would be a slight reduction in tranquillity after completion although from a very low baseline considering the Site's location close to adjacent construction areas and the expanding residential edge of North West Bicester.

- 6.19 The Parameter Plan illustrates that the proposals would be contained within the existing field pattern with the retention of the boundary hedgerows thereby limiting the effect on the landscape pattern of the Site.
- 6.20 Inevitably, there would be a **high** magnitude of change on the Site's existing landscape character with a change of land use from agricultural to residential use for the western part of the Site. However, the sensitivity of its landscape character is **low** given the lack of valued landscape elements and the fact that the adjacent land is under transition from rural to urban thereby reducing its susceptibility to change. The overall effect on landscape character at a Site scale would be **moderate and significant**.
- 6.21 Given the small-scale of the Site in relation to the wider 'Wooded Estatelands' Landscape Character Area of which it forms a part, and the retention of the field boundary vegetation, the Development would have a **low** magnitude of change on wider landscape character and a **minor to negligible** overall effect.

Designations

- 6.22 The Site does not form part of a designated landscape. The nearest designated receptors are the listed buildings of Home Farm and St Laurence Church. The effect of the Development on the setting of these cultural heritage receptors is assessed within Chapter 7: Cultural Heritage within Volume 1 of the ES.
- 6.23 The eastern section of the Site, adjacent to the B4100, forms part of the landscape setting of the church. The retention of a large quantity of open space, and the preservation of a sightline through the residential development towards the church through the creation of a residential avenue would help to preserve the open character of its landscape setting and mitigate the overall effect.
- 6.24 The potential for landscape effects on the setting of the RAF Bicester Conservation Area is minimal because of distance (nearest point approximately 500m) and the very limited intervisibility with the Site due to intervening tree cover and built form.

7. EFFECTS ON VISUAL AMENITY

General

- 7.1 The Photographic Field Survey Record contained in **Appendix 2** illustrates the 12 representative viewpoints and the table of visual effects in **Appendix 3** provides an assessment of the predicted visual effects arising from the proposed Development.
- 7.2 Within Appendix 3, visual effects have been assessed at the construction stage (Year 1) and following establishment of the landscape (Year 15), when the associated visual benefits of any planting would be apparent.
- 7.3 A representation of the outline of the proposed housing, to provide an accurate indication of scale and height, is illustrated as a 'wireline' from **Viewpoint 5b (Figure 13)**, **Viewpoint 6 (Figure 10)**, **Viewpoint 7 (Figure 11)** and **Viewpoint 10 (Figure 12)**.
- 7.4 The wireline viewpoints were selected to capture a representation of the views from the B4100 into the Development (**Viewpoints 7 and 10**) and to 'test' the effectiveness of the proposed retained sightline through the residential area towards the Church of St Laurence (**Viewpoint 6**) and the view from the church towards the development (**Viewpoint 5b**). The wirelines were based on the Built Form and Storey Heights Parameter Plan.
- 7.5 The existing Site has an enclosed character which limits the extent of visibility from the surrounding area. As illustrated in **Figure 8**, the Zone of Significant Visibility - in which the Site forms a clear component of the view - is restricted to the area immediately adjacent to the Site boundaries.
- 7.6 The Development will provide up to 75 residential houses, along with new green infrastructure including an allotment/orchard space to the east and north of the Site. The majority of the new dwellings would be two storey with ridge heights to 8m. A small number of units either side of the central avenue could extend up to 2.5 to 3 stories with ridge heights up to 13m.
- 7.7 Following completion of the Development, the area from which the Site is visible would not notably increase, although there would be a few additional visual receptors.
- 7.8 The area immediately to the north and west of the Site is consented for residential development associated with the Exemplar site which is currently under construction. There are no visual receptors with views of the Site from the immediate area to the west. Once completed, the new dwellings brought forward by the Exemplar site would effectively screen the Development from the north (including from footpath 148/7 as illustrated by **Viewpoint 1**, and **Viewpoint 2**). As such, the effects are considered to be **negligible**.
- 7.9 The main current views into the Site are from a short section of the B4100 between Home Farm and the Lodge. After completion, there would be filtered glimpses from the road of the new houses in the north-west corner. As illustrated by **Figure 7**, the proposed houses within the Development would occupy a prominent position on the higher foreground. Their visual effect would be reduced by the intervening corridor of open space, retained trees and proposed orchard planting which would filter views. The overall visual effect on road users would be **moderate** and **significant**.
- 7.10 In terms of individual properties, there is the potential for views from the new properties on the northern edge of the Exemplar site, the cluster of buildings around Home Farm to the south, The Lodge to the north, and Caversfield House and the Church of St Laurence to the east.
- 7.11 Views from the main property of Caversfield House are predicted to be predominantly screened by mature tree cover, the church and an intervening cluster of buildings adjacent to the B4100. There are several buildings within the grounds of Caversfield House including a coach house directly

adjacent to the B4100. The Development would be viewed in the context of the recently constructed Exemplar dwellings to the west. This would, in essence, bring forward the eastern edge of newly consented and built residential development by approximately 130m. However, a high stone wall prevents direct views of the Site at ground level but narrow views of the proposed houses, set behind retained open space, from the upper storey windows cannot be ruled out. As such, the magnitude of change from all properties within the grounds of Caversfield House is considered to be **low to medium** and the overall effects on the receptor as a whole would be **moderate to major** and **significant**.

- 7.12 Views from within the grounds of the Church of St Laurence are represented by **Viewpoints 5b** and the wireline in **Figure 13**. Due to mature tree cover (including evergreen yews) inside the churchyard and a stone wall, open views of the Development would be restricted to a narrow slot view through the roadside gate with only upper sections of new houses (the rooflines) visible above the boundary wall. A small section of the proposed residential development would be visible in front of the existing new houses of the Elmsbrook development. Due to the restricted view, and the fact that development would be set back behind existing vegetation, retained open space and new planting, the magnitude of change would be **low** and the overall effect on views from St Laurence Church would be **moderate** and **not significant**.
- 7.13 **Viewpoint 6 (Figure 10)** is a wireline representation of the Development from the northwest corner of the Site looking towards the Church of St Laurence. It demonstrates the proposed road alignment within the residential area would be effective in preserving a sightline through the development towards the church.
- 7.14 There would be oblique views of the Development from the upper storey windows of the Lodge, a two-storey property lying adjacent to the B4100 north of Caversfield House. The ground level view is illustrated by **Viewpoint 3**, which shows that views would be heavily filtered by the roadside hedgerow, thus the magnitude of the change would be **low** and the effect **negligible**. From the upper storey window, the magnitude of change may increase to **medium** and the effects would be **major** and **significant**.
- 7.15 When viewed in combination with the recently constructed Exemplar dwellings to the north the Development would, in essence bring forward the southern edge of residential development by approximately 120m. Filtered views through the existing boundary hedgerows and trees and proposed planting are likely to be available for several buildings on the northern edge of the complex including from Home Farm itself. However, the cluster of properties around Home Farm would be set back from the proposed houses by approximately 140m of open space. The magnitude of change would not exceed **medium** and the effects **major** and **significant**.
- 7.16 The recently completed and occupied properties along the northern edge of the first phase of the Exemplar site have potential upper storey views of the Development. **Viewpoint 9** illustrates the ground level view from the row of properties off Bramley Avenue. Views of the Development would be heavily filtered by the two intervening hedgerows and the mature trees around Home Farm. The Development would be seen alongside the recently constructed houses of the Exemplar scheme within a suburban context and form a continuation of this development. Effects are not considered to exceed **moderate** and **not significant**.
- 7.17 **Viewpoints 10** and **11** from the B4100 adjacent to Exemplar site represent potential views experienced by road users heading north from the Bicester bypass. Views of the new residential houses would occupy the horizon line between the Exemplar site and Home Farm. Effects would range from **moderate to minor (Viewpoint 10)** to **negligible (Viewpoint 11)**.
- 7.18 The potential for views from the wider area is very low. Views from the northern residential edge of Bicester would be screened by roadside planting either side of the A4095 and the new development

of the Exemplar site. Views from the residential properties in Caversfield are heavily curtailed by the tall roadside hedgerow, mature tree cover around Caversfield House and the cluster of buildings around Home Farm. **Viewpoint 12**, taken from the public footpath 153/1, illustrates the level of screening provided by tree cover around Caversfield House and lack of intervisibility with the Site.

Lighting Effects

- 7.19 The details of any operational lighting scheme would form part of a Reserved Matters application. This assessment assumes that lighting is likely to comprise street lighting to access and secondary roads and low-level lighting along footpaths and cycleways.
- 7.20 At this stage, it is assumed that lighting from the Development would be visible during night-time from a small number of receptors within the Zone of Significant Visibility including a small section of the B4100, several residential properties (including Home Farm and The Lodge) and the residential edge of the adjacent Exemplar site. Given the presence of adjacent built form and mature trees, the effect of lighting within the Development on the wider landscape (outside the area adjacent to the Site boundaries) is expected to be minimal.
- 7.21 Given the fact that the immediate surroundings are subject to lighting from residential development, the sensitivity of Site to additional light is considered to be **medium**. Without mitigation, potential effects are predicted to range from **moderate** to **moderate/major**.

Mitigation and Residual Effects

- 7.22 It is expected that the Lighting Strategy would include standard methods designed to minimise the amount of light spillage and throw such as fitted hoods, lower intensity bulbs, timing switches and angled fittings.
- 7.23 Taken within the context of these mitigation measures and the existing urban and urban fringe setting which already produces a high level of night time lighting and light spill, it can be concluded that there will be some encroachment of night-time lighting effects along the B4100. However, these effects will be localised and will not provide any significant change in the overall light level effects on the surrounding area. Effects on landscape character and visual amenity due to lighting are therefore to be assessed as being **minor to moderate**.

Overall Mitigation and Residual Effects

- 7.24 Careful consideration has been given within the scheme design to various measures designed to mitigate the landscape and visual impacts of the proposed Development including:
- Positioning of built development footprint in northwest corner of Site;
 - Allocation of majority of Site as green infrastructure forming an open space buffer between the Development and adjacent visual receptors including the listed buildings of St Laurence Church and Home Farm;
 - Retention of the boundary hedgerows and trees; and
 - Allocation of open space for a new community allotment and orchard and potential space for planting a wide range of additional tree and shrub species to increase visual amenity and reduce visual impact from adjacent receptors.
- 7.25 These mitigation measures are considered as 'embedded' within the scheme design and have been assessed as such within the LVIA. Residual effects are to be regarded as being of the same level of effect and significance as those stated above. It is not anticipated that additional mitigation measures are required.

8. CUMULATIVE EFFECTS

- 8.1 The purpose of a cumulative assessment is to consider separate schemes which, in addition to the proposed development, may have the potential for combined significant cumulative effects.
- 8.2 The Site forms a small part of the wider North West Bicester scheme, which in combination with the addition of the Site may have the potential to cause wider cumulative effects on landscape character and visual amenity.
- 8.3 The sections of the North West Bicester site with the greatest potential for in-combination cumulative effects are the adjacent Exemplar site granted permission for up to 393 houses under application reference 10/01780/Hybrid in 2012. The southernmost section of the Exemplar site has already been completed (and therefore form part of the baseline), whereas the areas adjacent to the Site's northern and western boundary are currently under construction (and form part of the future cumulative context).
- 8.4 In addition, the area to the west of the Exemplar Site ('SGR2') is subject to an application for 2600 residential houses under application reference 14/01384/OUT and has a reduced potential to cumulative effects.

Cumulative Effect on Landscape Fabric

- 8.5 The wider North West Bicester development earmarks approximately 40% of the land as open space with a network of green infrastructure and corridors. When fully constructed, there would be a **minor cumulative beneficial** effect from the addition of the Site as part of the wider North West Bicester development. The development would contribute to the landscape setting of the adjacent Exemplar development and enhance its green infrastructure.

Cumulative Effect on Landscape Character

- 8.6 Given the small-scale of the Site and development footprint, its addition to the wider North-West Bicester scheme would create minimal additional cumulative effects on landscape character. It would expand the development footprint by moving the residential edge further to the east but improve the setting of the Exemplar site by preserving and enhancing open space with a 'parkland' character. The cumulative effect on wider landscape character (including the key characteristics of the Wooded Estatelands) would be **minor** to **negligible**.

Cumulative Effect on Visual Receptors

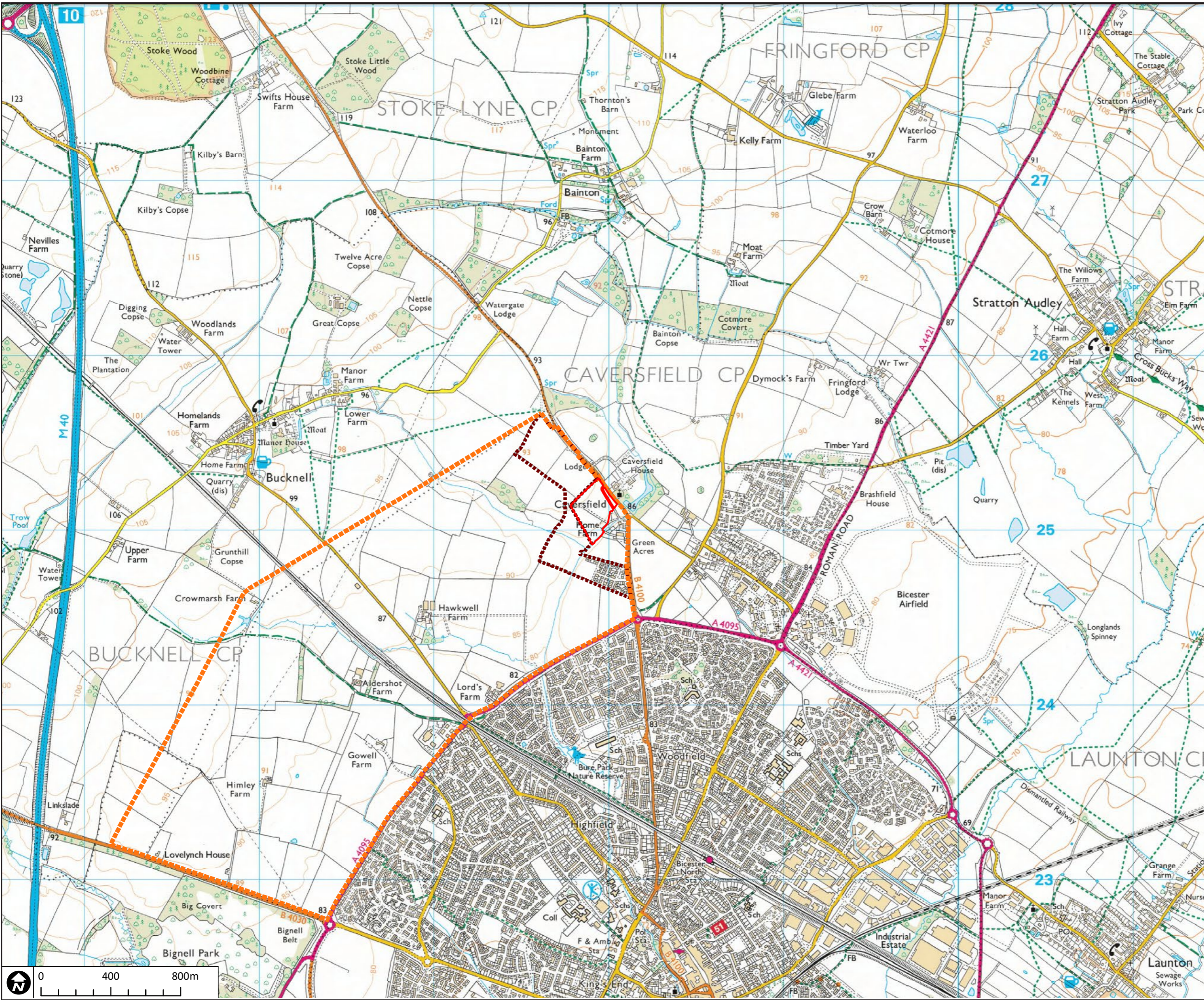
- 8.7 Due to the visual separation between the Site and the western section of North West Bicester (beyond the railway line), the adjacent Exemplar site is the most relevant to consideration of cumulative visual effects. The SGR2 site lies to the west of the Exemplar site and would be predominantly screened from the Site by intervening built form.
- 8.8 The addition of the Site to the consented Exemplar site would not create any additional significant in-combination visual effects.
- 8.9 The Site would effectively occupy a parcel of land which is already enclosed and screened on three sides by the Exemplar development. To the east, the Site is well screened by Home Farm and

Caversfield House in views from the residential areas of Caversfield. Consequently, the development of the Site would not extend the existing area of visibility of the Exemplar Site or introduce new significant visual effects where there are currently none.

- 8.10 The Site would slightly extend the residential edge further to the south-east, but development would continue to be screened in wider views from the east.
- 8.11 There would be no additional cumulative visual effects from residential areas in Bicester, or other sensitive visual receptors such as residential areas within Caversfield village or the RAF Bicester Conservation Area, due to the Site being effectively screened.
- 8.12 In all views, the residential area of the Site would be seen against the backdrop of the Exemplar houses and therefore the character of the existing views would not be altered.
- 8.13 It is considered that, given sensitive landscape treatment, the open space between the residential footprint and the eastern boundary could form an attractive 'parkland' setting to the Site and the wider Exemplar development and provide visual separation and effective mitigation which preserves the landscape setting of St Laurence church.
- 8.14 The scheme design would maintain a sightline of St Laurence church along a tree-lined avenue through the Development.

9. CONCLUSION

- 9.1 The results of this Landscape and Visual Impact Assessment confirm the findings of the background studies that the Site occupies land of relatively low landscape value and sensitivity. The proposed development would result in significant effects from a limited number of visual receptors within a very localised area immediately adjacent to the Site's boundaries.
- 9.2 There would be no significant effects from the wider surrounding area due to the enclosed nature of the Site with its high level of existing screening and the retention of an open space buffer within the Development layout.
- 9.3 Due to the retention of the existing trees and hedgerows, there would be a limited effect on the Site's landscape fabric and the creation of an open space buffer within the layout, with associated additional planting, has the potential to enhance its landscape setting.
- 9.4 It is concluded that the proposals would not result in undue adverse effects on the landscape and represent an acceptable extension of the existing and consented residential area of North West Bicester and would be in accordance with local landscape policy.



KEY

- BOUNDARY: APPLICATION SITE
- BOUNDARY: NORTH WEST BICESTER ALLOCATION
- BOUNDARY: ELMSBROOK DEVELOPMENT (EXEMPLAR SITE)

DAVID JARVIS ASSOCIATES

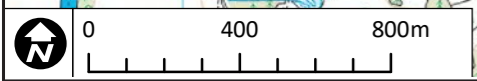
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Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Drawing Title
SITE LOCATION











Scale	Sheet Size	Date
1:20000	A3	FEB 2018
Client Ref:	Drawing Ref:	Drawing No:
-	2652-4-4-4	FIGURE 1
		Status
		S4-P2



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KEY

-  BOUNDARY: APPLICATION SITE
-  BOUNDARY: CONSENTED ELMSBROOK DEVELOPMENT
-  EXISTING CONTOURS AT 1.0M INTERVAL
-  EXISTING VEGETATION (BASED ON SURVEY)
-  EXISTING VEGETATION (BASED ON AERIAL)
-  EXISTING WATERBODY
-  PROPOSED BUILDING HEIGHT UP TO 8.5M TO RIDGE HEIGHT (Generally 2 storey dwellings)
-  PROPOSED BUILDING HEIGHT UP TO 13.0M TO RIDGE HEIGHT (Generally 2½ - 3 storey dwellings)
-  DISCONTINUOUS FRONTAGE (indicative location of built frontage)
-  PROPOSED LOCATION OF POTENTIAL CAR PARKING FOR ALLOTMENTS AND CHURCH

Notes

Related Drawings: DIA Drawing based on
 - David Lock Associates Drawing Ref: RCP001/013E Built Form and Storey Heights, dated 16.02.2018
 - Topo Survey provided by client
 - Open data LIDAR and aerial imagery

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2018 LICENCE NUMBER 0100031). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Survey: Original survey provided by the Client.

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	20/02/18	First draft issued to client.	AS	WB
P2	14/03/18	Changes to layout and application boundary	AS	WB

Status

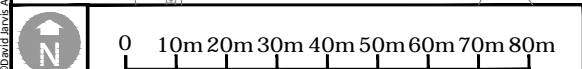
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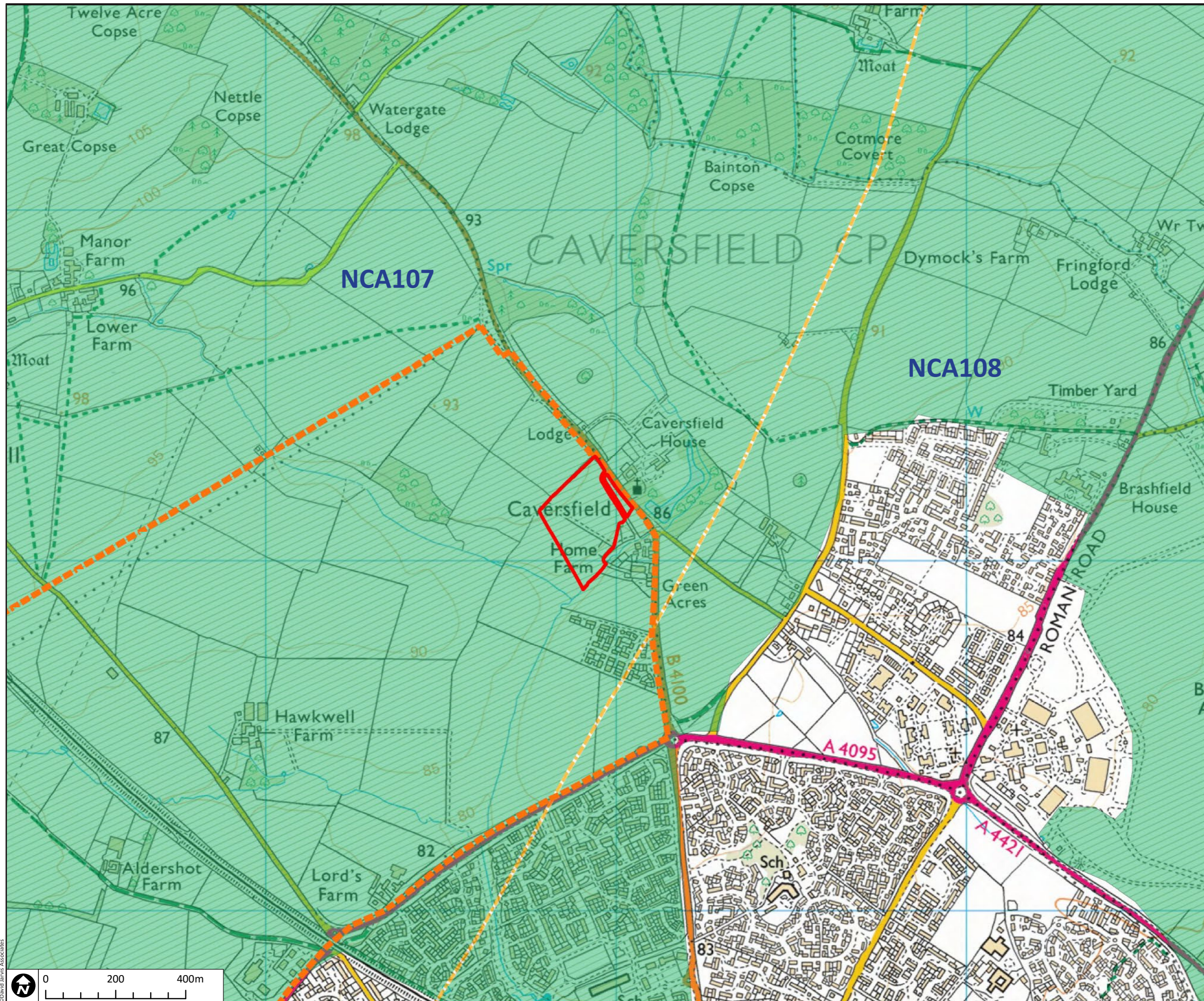
Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Drawing Title
INDICATIVE PROPOSED LAYOUT PLAN

Scale 1:1500	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. FIGURE 2
		Status S4-P2





KEY

- BOUNDARY: APPLICATION SITE**
- BOUNDARY: NORTH WEST BICESTER ALLOCATION**
- BOUNDARY: NATIONAL CHARACTER AREA**

NATIONAL CHARACTER AREA

- NCA107** CHARACTER AREA 107 - COTSWOLDS
- NCA108** CHARACTER AREA 108 - UPPER THAMES CLAY VALES

REGIONAL CHARACTER AREAS
Source: Oxfordshire Wildlife and Landscape Study (OWLS), 2004

- COTSWOLDS**
- URBAN**

LANDSCAPE CHARACTER TYPES
Source: Oxfordshire Wildlife and Landscape Study (OWLS), 2004

- URBAN AREAS**
- WOODED ESTATELANDS**

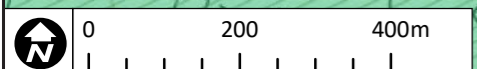
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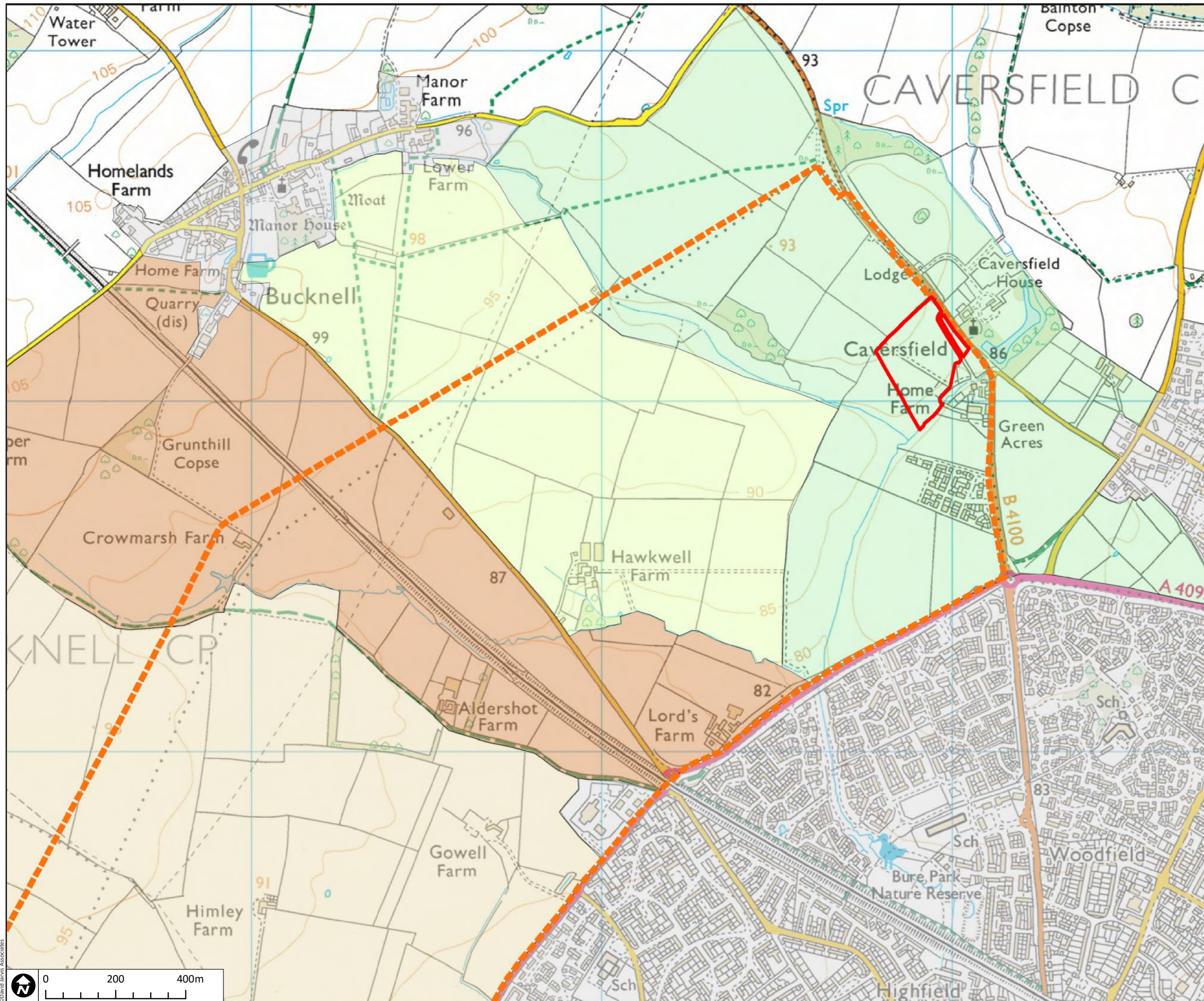
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LANDSCAPE CONTEXT - REGIONAL LANDSCAPE CHARACTER AREAS & TYPES

Scale	Sheet Size	Date
1:10000	A3	FEB 2018
Client Ref:	Drawing Ref:	Drawing No:
-	2652-4-4-4	FIGURE 3
		Status
		S4-P2



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KEY

- BOUNDARY: APPLICATION SITE**
- BOUNDARY: NORTH WEST BICESTER ALLOCATION**

LOCAL LANDSCAPE CHARACTER AREAS
Source: Hyder Drawing 'Site Landscape Character Assessment', 2010

- SETTLEMENTS**
- CAVERSFIELD VALLEYS AND RIDGES**
- BUCKNELL RIDGE**
- BUCKNELL VALLEY CORRIDOR**
- HIMLEY FARMLAND SLOPES**

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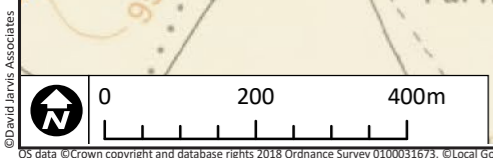
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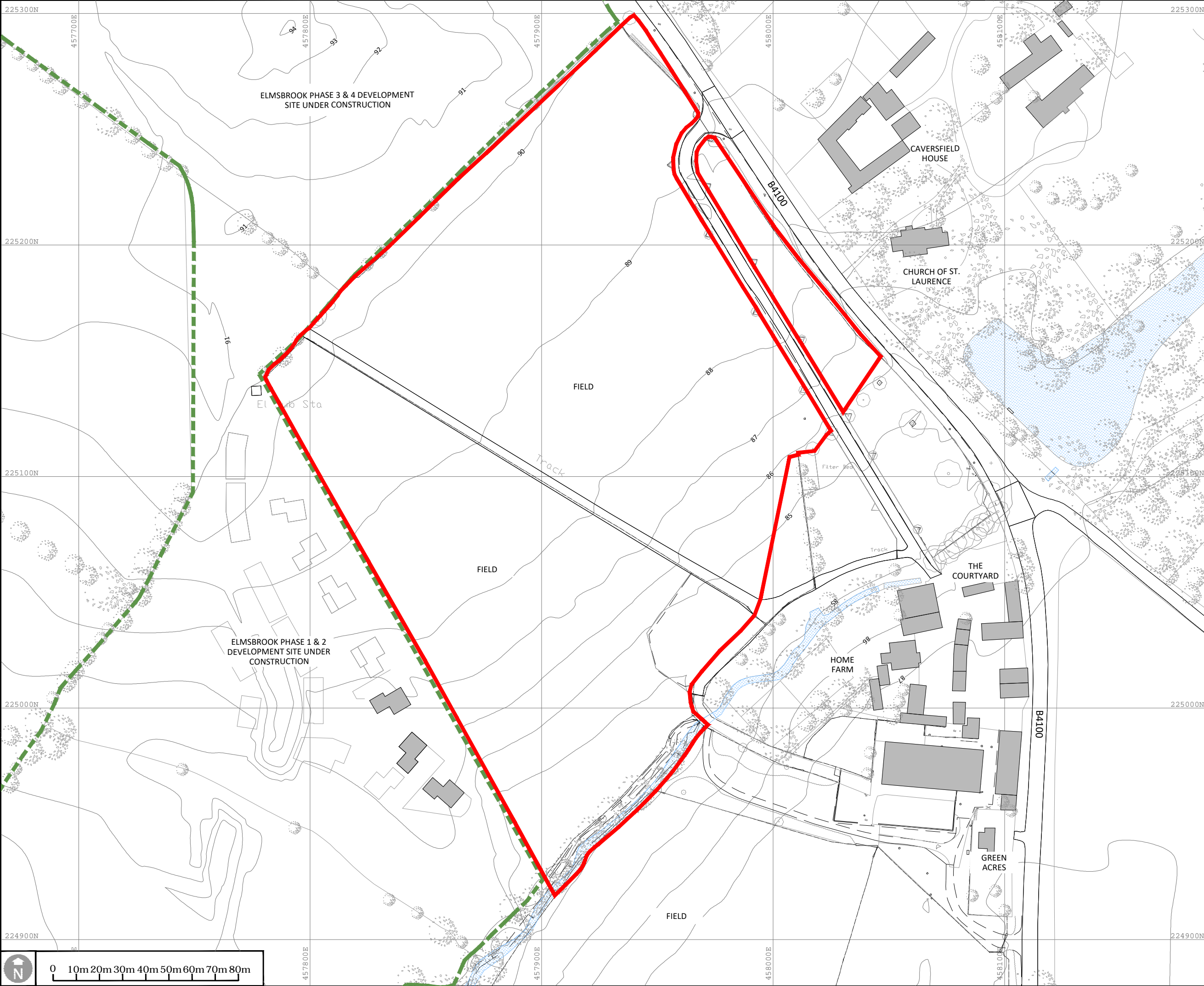
Project
PLOT SGR 1, BICESTER

Drawing Title
LANDSCAPE CONTEXT - LOCAL LANDSCAPE CHARACTER AREAS

Scale 1:10000	Sheet Size A3	Date FEB 2018
Client Ref: -	Drawing Ref: 2652-4-4-4	Drawing No: FIGURE 4
Status S4-P2		



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KEY

- BOUNDARY: APPLICATION SITE
- BOUNDARY: CONSENTED ELMSBROOK DEVELOPMENT
- EXISTING CONTOURS AT 1.0M INTERVAL
- EXISTING VEGETATION (BASED ON SURVEY)
- EXISTING VEGETATION (BASED ON AERIAL)
- EXISTING WATERBODY

Notes

Related Drawings: DIA Drawing based on
 - Topo Survey provided by client
 - Open data LiDAR and aerial imagery

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Scaling: Do not scale this drawing. Use given dimensions only.

Survey: Original survey provided by the Client.

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	20/02/18	First draft issued to client.	AS	WB
P2	14/03/18	Update on application boundary	AS	WB

Status

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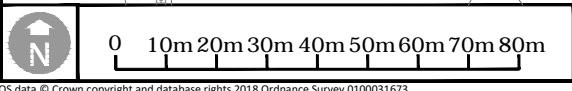
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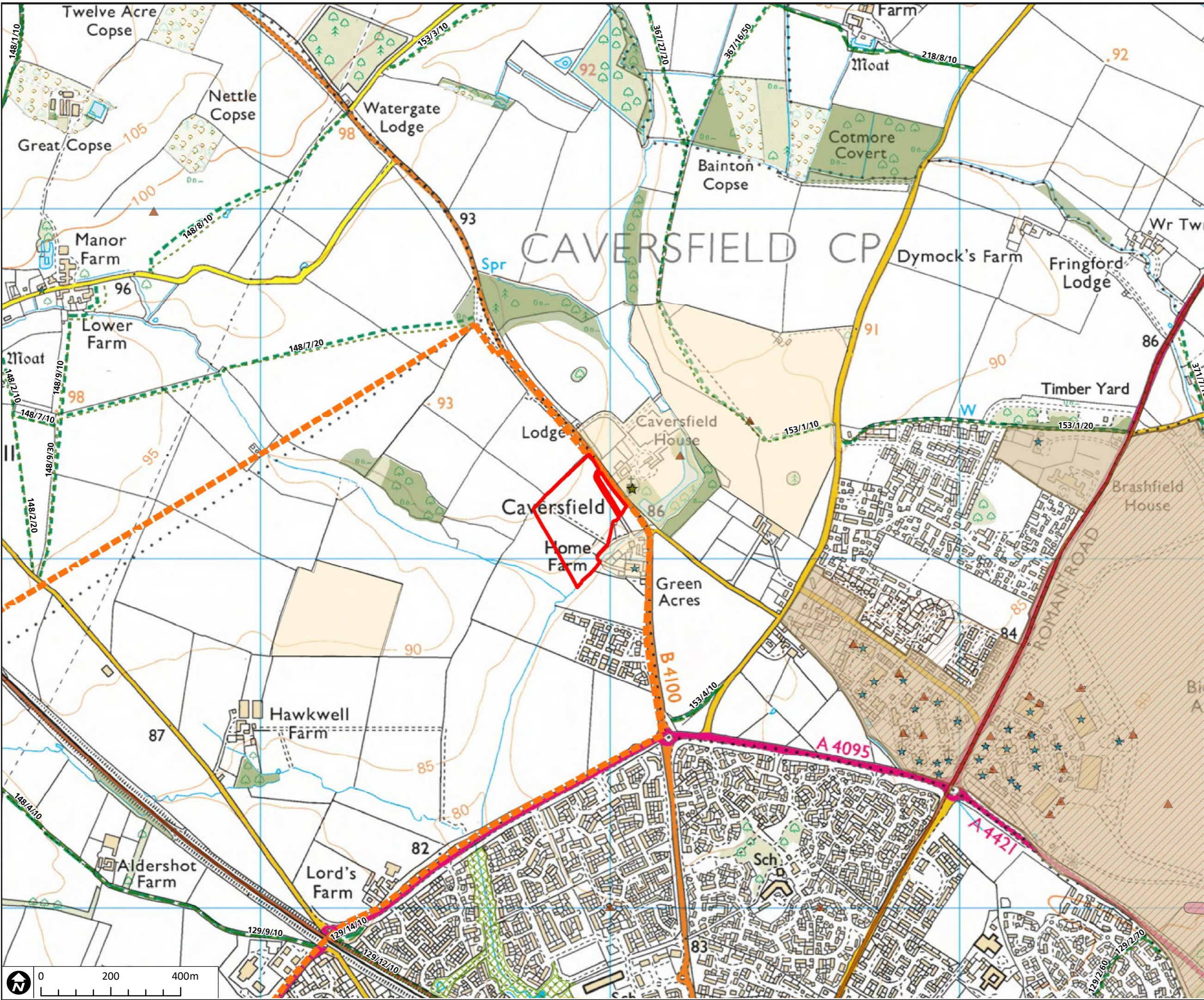
Client
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Project
PLOT SGR 1, BICESTER

Drawing Title
EXISTING SITE PLAN

Scale 1:1500	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. FIGURE 5
		Status S4-P2





- KEY**
- BOUNDARY: APPLICATION SITE
 - BOUNDARY: NORTH WEST BICESTER ALLOCATION
 - ANCIENT SCHEDULED MONUMENT
 - CONSERVATION AREA RAF BICESTER
 - LOCAL NATURE RESERVES
 - ANCIENT WOODLAND
 - DECIDUOUS WOODLAND
- ARCHAEOLOGY AND HERITAGE SITES**
Source: ENV19PM - Bicester Landscape Sensitivity and Capacity Assessment Addendum, Aug 2014
- ARCHAEOLOGICAL CONSTRAINT PRIORITY AREAS
 - RECORDED HERITAGE SITES (NMR)
 - LISTED BUILDINGS
 - ★ GRADE II*
 - ★ GRADE II
- PUBLIC RIGHTS OF WAY AND REFERENCE**
- FOOTPATH
 - BRIDLEWAY

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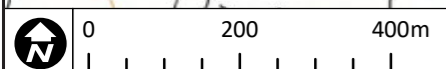
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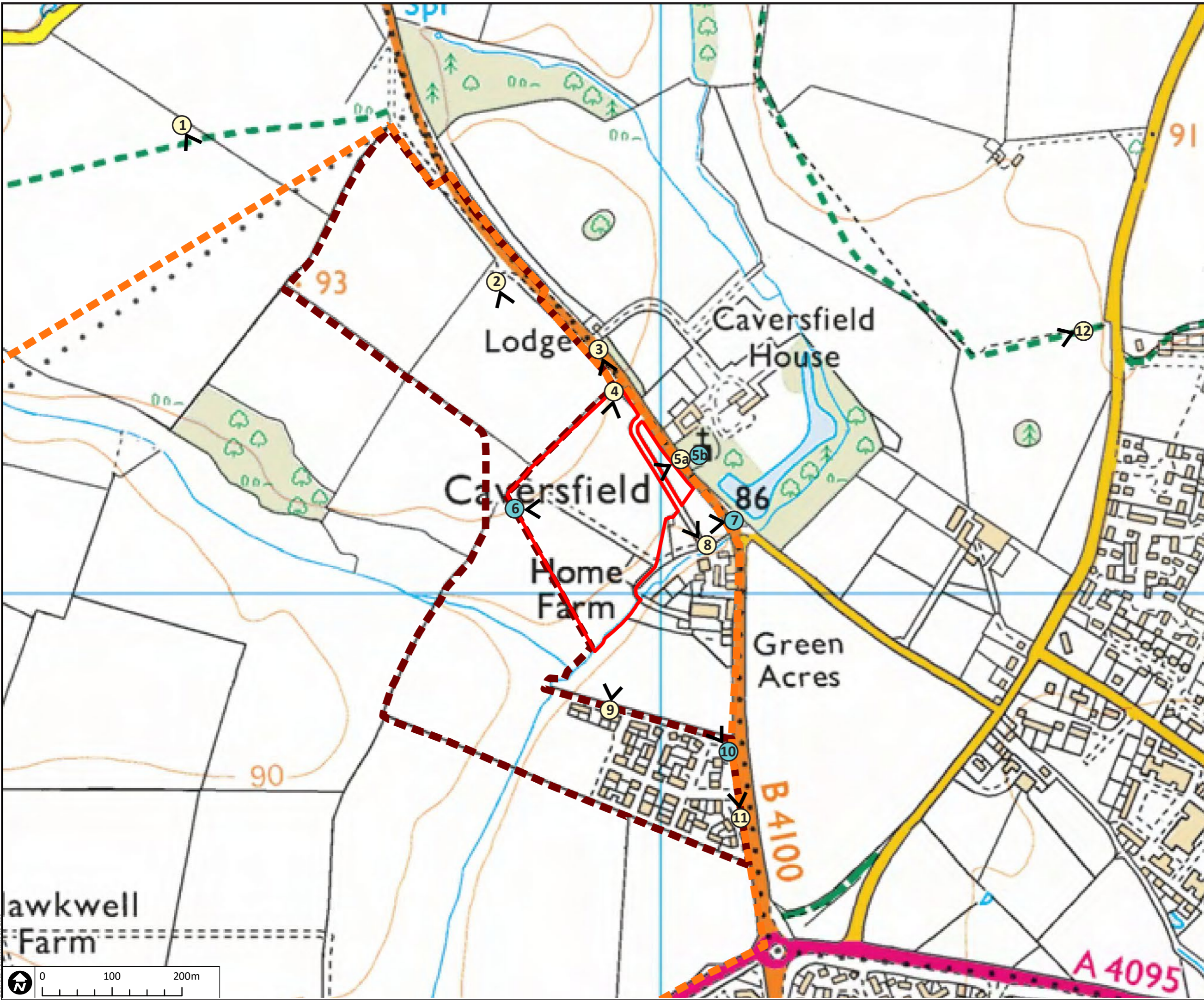
Project
PLOT SGR 1, BICESTER

Drawing Title
LANDSCAPE VALUE

Scale 1:10000	Sheet Size A3	Date FEB 2018
Client Ref: -	Drawing Ref: 2652-4-4-4	Drawing No: FIGURE 6
		Status S4-P2



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KEY

- BOUNDARY: APPLICATION SITE
- BOUNDARY: NORTH WEST BICESTER ALLOCATION
- BOUNDARY: ELMSBROOK DEVELOPMENT (EXEMPLAR SITE)
- 1 FIELD SURVEY VIEWPOINT LOCATION
- 6 SELECTED REPRESENTATIVE PHOTOMONTAGE

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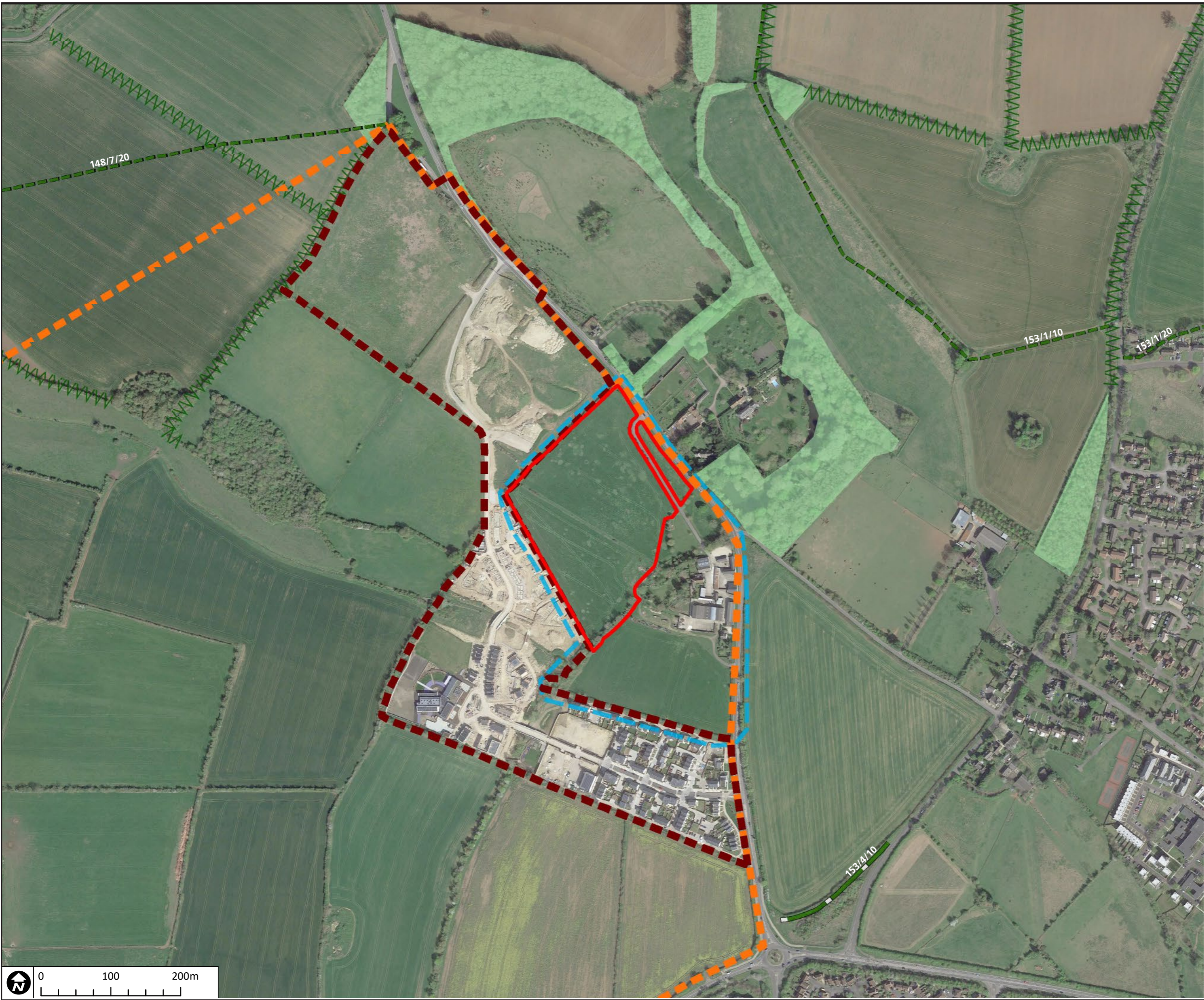
Project
PLOT SGR 1, BICESTER

Drawing Title
VIEWPOINT LOCATION PLAN





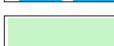

Scale 1:5000	Sheet Size A3	Date FEB 2018	
Client Ref: -	Drawing Ref: 2652-4-4-4	Drawing No: FIGURE 7	Status S4-P2

awkwell Farm


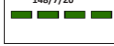
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KEY

-  **BOUNDARY: APPLICATION SITE**
-  **BOUNDARY: NORTH WEST BICESTER ALLOCATION**
-  **BOUNDARY: CONSENTED ELMSBROOK DEVELOPMENT (EXEMPLAR SITE) UNDER CONSTRUCTION**
-  **BOUNDARY: ZONE OF SIGNIFICANT VISIBILITY (ZSV) - IN WHICH VIEWS OF SITE READILY AVAILABLE**
-  **WOODLAND/ TREE GROUP WITH STRONG SCREENING FUNCTION**
-  **HEDGEROW WITH SCREENING/FILTERING FUNCTION**

PUBLIC RIGHTS OF WAY AND REFERENCE

-  **148/7/20**
FOOTPATH
-  **153/4/10**
BRIDLEWAY

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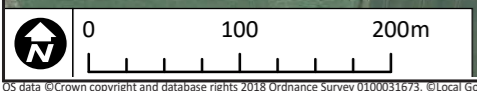
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Project
PLOT SGR 1, BICESTER









Drawing Title
VISUAL ANALYSIS PLAN

Scale 1:5000	Sheet Size A3	Date FEB 2018
Client Ref: -	Drawing Ref: 2652-4-4-4	Drawing No: FIGURE 8
Status S4-P2		





KEY

-  **BOUNDARY: APPLICATION SITE**
-  **BOUNDARY: NORTH WEST BICESTER ALLOCATION**
-  **BOUNDARY: CONSENTED ELMSBROOK DEVELOPMENT (EXEMPLAR SITE) UNDER CONSTRUCTION**
-  **FIELD SURVEY VIEWPOINT LOCATION**
-  **SELECTED REPRESENTATIVE PHOTOMONTAGE**
-  **OPEN UNRESTRICTED VIEW**
-  **FILTERED VIEW**
-  **PREDOMINANTLY SCREENED VIEW**

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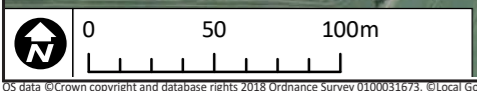
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Project
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Drawing Title
CLOSE RANGE VISUAL ANALYSIS PLAN

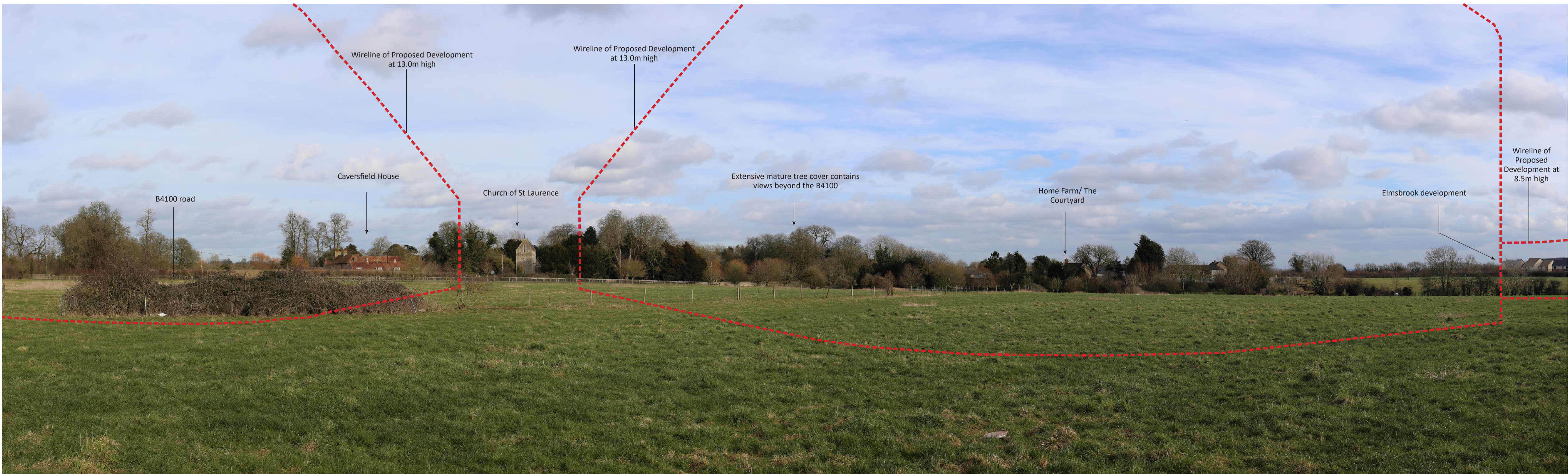
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Client Ref: -	Drawing Ref: 2652-4-4-4	Drawing No: FIGURE 9
Status S4-P2		



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Viewpoint 6 - Existing View



Viewpoint 6 - Existing View with Wireline of Proposed Development

Drawing Revision

VIEWPOINT 6
 Viewpoint Coordinates: E:457792 N:225127, 91.7m AOD
 Date and Time of Photograph: 12/02/2018 15:37
 Camera: Canon EOS 6D with 50mm focal lens
 Distance From Proposal: 0.00km
 Viewing Angle: 93.31 degrees (where 0 is north)
 Horizontal Angle of View: 102 degrees at A1
 Recommended Viewing Distance: 400mm at A1
 Photograph: Horizontal cylinder projection

Client

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Project

PLOT SGR 1, BICESTER

Drawing Title

PREDICTED VISUAL EFFECTS - REPRESENTATIVE VIEWPOINT 6

Scale: **N.T.S.** Sheet Size: **A1** Date: **FEB 2018**

Client Ref:	Drawing Ref:	Drawing No:	Status
-	2652-4-4-4	FIGURE 10	S4-P3

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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

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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: 400mm at A1
 Photograph: Horizontal cylinder projection

Client

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Project

PLOT SGR 1, BICESTER

Drawing Title

PREDICTED VISUAL EFFECTS - REPRESENTATIVE VIEWPOINT 10

Scale	Sheet Size	Date	
N.T.S.	A1	FEB 2018	
Client Ref:	Drawing Ref:	Drawing No:	Status
-	2652-4-4-4	FIGURE 12	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

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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



Viewpoint 1 - View south from public footpath 148/7 between B4100 and Bucknell



Viewpoint 2 - View south from junction of new housing and B4100

Drawing Revision	
Rev	Date

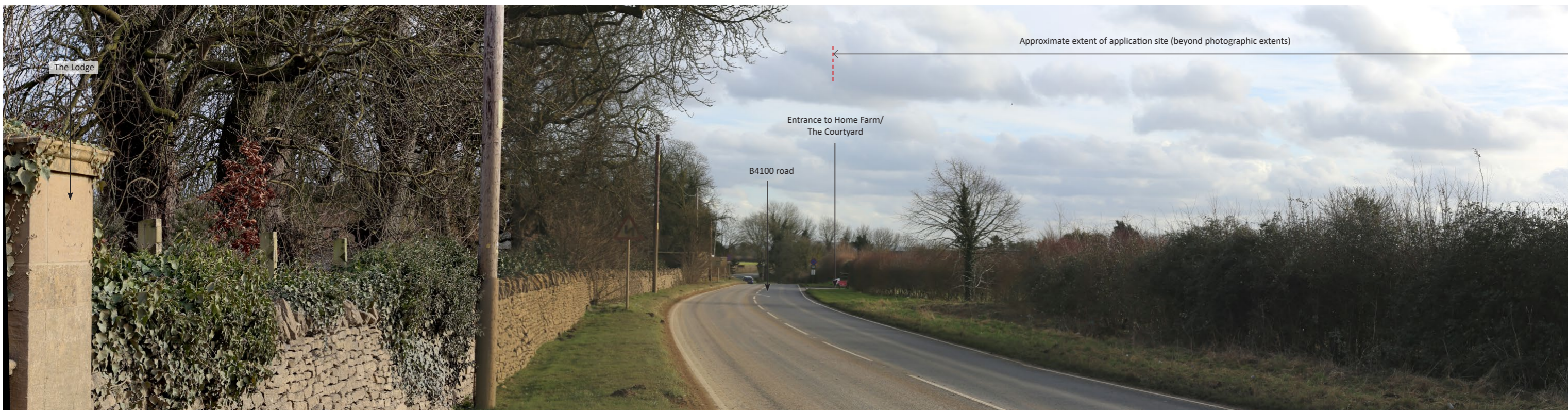
Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 1 & 2 (SHEET 1 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
		Status S4-P1

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Viewpoint 3 - View south from the B4100 adjacent to the Lodge



Viewpoint 4 - View from north-east corner of site

Drawing Revision	Rev	Date	Description

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 3 & 4 (SHEET 2 OF 7)**

Client
SGR (BICESTER 1) LIMITED

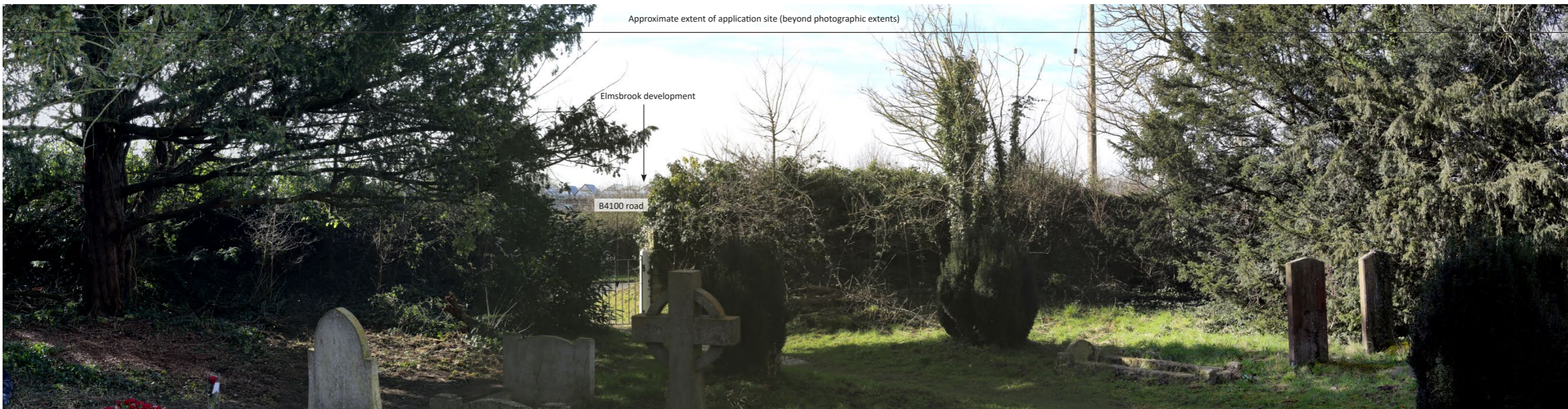
Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
Status S4-P1		

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Viewpoint 5a - View northwest from B4100 outside Church of St. Laurence



Viewpoint 5b - View northwest from inside the St. Laurence churchyard

Drawing Revision	
Rev	Date

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 5a & 5b (SHEET 3 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018	
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002	Status S4-P1

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Viewpoint 6 - View southeast from northwest corner of site adjoining the Elmsbrook development



Viewpoint 7 - View northwest from junction of B4100 and Aunt Ems Lane

Drawing Revision	Rev	Date	Description

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 6 & 7 (SHEET 4 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
Status S4-P1		

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Viewpoint 8 - View north from entrance to Home Farm along southern site boundary



Viewpoint 9 - View north from gap and hedgerow adjacent to residential houses on northern edge of Elmsbrook development

Drawing Revision	Rev	Date	Description

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 8 & 9 (SHEET 5 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
Status S4-P1		

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Viewpoint 10 - View north from B4100 by bus stop adjacent to Elmsbrook development



Viewpoint 11 - View north from B4100 at entrance to Elmsbrook development (intersection with Charlotte Avenue)

Drawing Revision	Rev Date	Description

Drawing Title
**PHOTOGRAPHIC FIELD SURVEY RECORD -
 VIEWPOINT 10 & 11 (SHEET 6 OF 7)**

Client
SGR (BICESTER 1) LIMITED

Project
PLOT SGR 1, BICESTER

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
		Status S4-P1

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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

Scale NTS	Sheet Size A3	Date FEB 2018
Client Ref. -	Drawing Ref. 2652-4-4-4	Drawing No. AP-0002
		Status S4-P1

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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.	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

	The most important features are the boundary hedgerows and trees which serve to contain views and provide habitat and amenity value.						
		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 (Year 1) – once completed the Elmsbrook development would screen the site from view from the footpath.	High	Negligible	Negligible	Adverse Short-term	Not significant
		Operation (Year 15) – 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 (Year 1) - once completed the Elmsbrook development would screen the site from view from this location.	Low	Negligible	Negligible	Adverse Short-term	Not significant
		Operation (Year 15) – 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 (Year 1) – 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 (Year 15) – 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 (Year 1) – views of construction activity will be experienced behind the roadside hedge. The magnitude of change will	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Short-term	Significant

	<p>Two viewpoints that illustrate the views towards the site from inside the churchyard and just outside on the roadside verge (B4100).</p> <p>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.</p> <p>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.</p> <p>See wirelines in Figure 13</p>	<p>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.</p>	High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Short-term	Not Significant
		<p>Operation (Year 15) – 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.</p> <p>Open views from within the churchyard (VP5b) would be confined to a narrow slot view through the gate. The wall and trees would screen or heavily filter the majority of the development restricting it to views of the upper section (rooftops) of the new houses. The positioning of the internal road ‘avenue’ through the development would help to break up the visual massing.</p>	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Permanent	Significant
			High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Permanent	Not Significant
		<p>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.</p>	Low (VP5a)	High (VP5a)	Moderate (VP5a)	Adverse Permanent	Significant
			High (VP5b)	Low (VP5b)	Moderate (VP5b)	Adverse Permanent	Not Significant
Viewpoint 6	<p>View from inside northwest corner of site</p> <p>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.</p> <p>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.</p> <p>See wirelines in Figure 10</p>	<p>Construction (Year 1) – initial construction activity, soil and vegetation stripping and house building will occupy foreground of view and progressively screen views beyond.</p>	Low	Very High	Major to Moderate	Adverse Short-term	Significant
		<p>Operation (Year 15) – 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.</p>	Low	Very High	Major to Moderate	Adverse Permanent	Significant
		<p>Cumulative – there would be no cumulative effect from the adjacent Elmsbrook development from this perspective.</p>	n/a	n/a	n/a	n/a	n/a
Viewpoint 7	<p>View northwest from junction of B4100 and Aunt Ems Lane (road users).</p> <p>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.</p> <p>See wirelines in Figure 11</p>	<p>Construction (Year 1) – 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.</p>	Low	High	Moderate	Adverse Short-term	Significant
		<p>Operation (Year 15) – a corridor of open space will be retained between the road and the residential development. The maturation of the proposed planting adjacent to the eastern boundary would filter views of the houses on the higher ground to the northwest seen in front of the Elmsbrook development.</p>	Low	High	Moderate	Adverse Permanent	Significant
		<p>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.</p>	Low	Medium	Minor	Adverse Permanent	Not significant
Viewpoint 8	View north from entrance to Home Farm along southern site boundary (road users).	<p>Construction (Year 1) - 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 activity will be readily noticeable on the higher ground to the northwest of the site.</p>	Low	Very High	Major to Moderate	Adverse Short-term	Significant

	View represents users of the access road to Home Farm (residents of Home Farm and those working in the commercial units). 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 (Year 15) – new houses would dominate the horizon to the northwest but views to the north and east towards the church would be retained. Proposed planting within the community orchard would filter and soften the visual impact of the houses.	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). 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.	Construction (Year 1) – 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
		Operation (Year 15) - most of the site visible in this narrow slot view would be retained open space. The hedgerow and proposed planting 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 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. See Figure 12	Construction (Year 1) – filtered views of construction activity above the boundary hedgerow in front of the existing Elmsbrook houses.	Low	Medium	Minor	Adverse Short-term	Not significant
		Operation (Year 15) – 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 but be partially filtered by proposed planting.	Low	High to Medium	Moderate to Minor	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	High to Medium	Moderate to Minor	Adverse Permanent	Not significant
Viewpoint 11	View north from B4100 at entrance to Elmsbrook 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.	Construction (Year 1) – limited potential for narrow and heavily filtered glimpses of construction activity.	Low	Low	Negligible	Adverse Short-term	Not significant
		Operation (Year 15) – 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. 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.	Construction (Year 1) – construction activities on the site are predicted to be screened from view.	High	Negligible	Negligible	Neutral	Not significant
		Operation (Year 15) – 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

