

Refer to Figure 4.5 for location of representative viewpoints and visual receptors. Photographs are provided at Figure 4.6

VISUAL EFFECTS TABLE (VET)										
Receptor Type (and photo reference)	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Description / Notes	Overall Effect at Construction Phase	Overall Effect at Year 0	Overall Effect at Year 15
	Susceptibility to Change	Value	Distance from Application Boundary (approx.m /km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Settlement and Properties (nearest publicly accessible viewpoint given for information, viewpoints are not necessarily representative of the view from the property)										
Residents of College Farm House situated adjacent to the site (VP 10 taken from the public footpath to the south of College Farm House)	High	Medium	At boundary	Full	Permanent	Construction: High	Existing easterly views from these properties are relatively open across the adjacent arable field. Low level views from the ground floor and gardens are partially screened by hedgerow along the property and field boundary.	Major adverse	Major Moderate adverse	Moderate adverse
Residents of Bankside Phase 1 situated adjacent to the site						Year 1: High Year 15: Medium	Views over agricultural land would be replaced the proposed residential development. Such views would be seen within the context of other existing residential properties situated at Bankside Phase 1. During construction there would be close range views of activities adjacent to the site's western boundary. Longer distance views towards the wider part of the site would potentially be available from upstairs windows of 2 storey properties. Existing trees and hedgerow vegetation present along properties gardens and along field boundaries would filter views. Upon completion there would be close range views of proposed residential development resulting in a loss of open setting. College Farm House and some properties at the edge of Bankside Phase 1 would also experience close range views of the proposed access road. The proposed houses would typically be set back behind back gardens. As tree planting establishes within back gardens it would soften views of the built development.			
Residents of Bodicote situated adjacent to the site (VPs 7,8 & 9)	High	Medium	25m	Partial	Permanent	Construction: Medium Year 1: Low Year 15: Low Negligible	Views of the site are well screened from the vast majority of properties within Bodicote. This is due to the screening effects provided by established tree belts situated along Bodicote Park and Oxford Road (Viewpoints 6, 7 and 8). Close range views of the proposed development would effectively be restricted to those properties situated by Oxford Road opposite to the proposed access road into site. There would be localised views of works associated with the proposed primary street access off Oxford Road. Some of the existing hedgerow and trees would be required to be removed. The Proposed Development would include new roadside replacement tree planting. There would also be a glimpsed view of proposed residential properties set back within the site behind the new access road. Initial adverse visual effects would reduce to negligible as the proposed planting becomes established.	Minor adverse	Minor adverse	Negligible

APPENDIX 4C: VISUAL BASELINE EFFECTS SCHEDULE

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Residents of Manor Farm situated adjacent to the site (VP 14 taken from the access track leading to Manor Farm)	High	Medium	250m	Partial Glimpsed	Permanent	Construction: Medium Year 1: Low Year 15: Low Negligible	Existing northerly and westerly views from Manor Farm residential property are restricted by surrounding agricultural buildings and a woodland copse. Views of the Proposed Development from Manor Farm would therefore be very restricted. Glimpsed views of proposed sports fields, access road and upper parts of proposed residential buildings would be visible across arable field. Such glimpsed views would be seen within the context of floodlighting at Banbury Rugby Club, as well as existing properties situated at the edge of Banbury, including properties at Bankside Phase 1 and Cherwell Heights. As belts of tree planting proposed along the southern and eastern site boundary establish, views of the proposed built development will be largely screened, reducing the visual effect to Negligible.	Minor adverse	Minor adverse to negligible	Negligible
Bannatyne Health Club and Banbury Rugby Club	High	Medium	At boundary	Glimpsed	Permanent	Construction: Medium Year 1: Low Year 15: Low Negligible	Existing views towards the site from the Health Club and Rugby Club are restricted by existing vegetation cover. Views of the Proposed Development would be largely screened by the existing retained tree belt situated alongside the sites southern boundary. There would be localised views of works associated with the proposed primary street access off Oxford Road. Some of the existing hedgerow and trees would be required to be removed. The Proposed Development would include new roadside replacement tree planting. Initial adverse visual effects would reduce to negligible as the proposed planting becomes established.	Minor adverse	Minor adverse to negligible	Negligible
Residents of Banbury situated to the north of the site (along Oxford Road and Cherwell Heights)	High	Medium	Varies	None	Permanent	Construction: Negligible Year 1: Negligible Year 15: Negligible	Consented development at Bankside Phase 1 is situated immediately to the north west of the site. Bankside Phase 1 is currently under construction and will be completed prior to the proposed development. Bankside Phase 1 development will therefore restrict views of the proposed development from existing properties situated at Oxford Road and Cherwell Heights. Therefore there will be no significant views of the proposed development from existing properties situated at the edge of Banbury.	Negligible	Negligible	Negligible
Properties situated at the northern edge of Adderbury (Twyford) (VP 21)	High	Medium	0.7km	Partial Glimpsed	Permanent	Construction: Medium Year 1: Low Year 15: Low Negligible	Views towards the site are available from the northern edge of Adderbury (Twyford) are relatively open across large scale fields. There are glimpsed views of existing detached properties situated at Green Hill Farm by Oxford Road and Manor Farm to the north of Twyford Road. Long distance views of construction activities at the eastern edge of the Proposed Development would be visible across arable fields. Such views would be partially screened by an existing tree belt situated alongside Banbury Rugby Club. Long distance glimpsed views of access road, sports field and upper parts of buildings proposed at the eastern edge of the site would be visible across arable fields. Belts of tree planting are proposed along the southern and eastern site boundary which would ultimately screen the development.	Minor Moderate adverse	Minor Moderate adverse	Negligible

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Residents of Kings Sutton (VP 25 from public footpath to the north of Kings Sutton)	High	Medium	Approx 2.5km	None Glimpsed	Permanent	Construction: Low Year 1: Low Year 15: Negligible	Kings Sutton is situated to the east of the M40, on the opposite side of the Cherwell Valley, over 2.5km away from the site. Views of the Proposed Development from Kings Sutton would be very restricted due to the combined screening effects provided by landform and vegetation cover situated within the intervening landscape. Any long distance glimpsed views of the upper parts of proposed residential buildings would potentially be seen within the close context of the existing development at Bankside Phase 1. There would not be any significant views of the Proposed Development from Kings Sutton during the construction phase or at Year 1. Belts of tree planting are proposed along the southern and eastern site boundary which would further screen the development.	Minor adverse Negligible	Minor adverse Negligible	Negligible
Residents of Warkworth and Overthorpe (VP 24 from the Jurassic Way to the south west of Warkworth VP 26 from Overthorpe Road)	High	Medium	Approx 2.5km . 2.75km	None Glimpsed	Permanent	Construction: Negligible Year 1: Negligible Year 15: Negligible	Warkworth and Overthorpe are situated to the east of the M40, on the opposite side of the Cherwell Valley, over 2.5km away from the site. The Proposed Development would be largely screened from view by landform and vegetation cover situated within the intervening landscape. The Proposed Development would not result in any significant visual effects upon Warkworth or Overthorpe.	Negligible	Negligible	Negligible
Recreation and Rights of Way										
Public footpath situated along the southern part of the site. (VPs 10,11,12 & 15)	High	Medium	Within site	Full	Permanent	Construction: High Year 1: High Year 15: Low	Existing views (Viewpoints 9, 10, 11 and 12) are open across large scale, flat arable fields. Bankside Phase 1 is prominent within close range views (Viewpoints 9 and 10) although when viewed from greater distance (Viewpoints 11 and 12) Bankside Phase 1 is filtered by a field hedgerow and a belt of trees. Other significant vegetation within the view includes established tree belts situated along the perimeter of Bodicote Park / Banbury Rugby Club. Views over agricultural land would be replaced the proposed residential development. Such views would be seen within the context of other existing residential properties situated at Bankside Phase 1. During construction there would be close range views of activities adjacent to the site's western boundary. The existing path would be crossed by the proposed primary street off Oxford Road. Elsewhere along the path construction activities for the proposed residential development would potentially be visible at close range, set back behind public open space. The public footpath through the site would largely be retained within a greenway corridor. Features along the route such a field hedgerow and trees would largely be retained and would filter views. Proposed residential development within the site would change the nature of the view and result in a loss of open setting. There would also be a change to the nature of where it is proposed to be crossed by a primary road and enclosed by residential development. As tree and shrub planting within the open space and greenway corridor establishes, views of the adjacent built development would be softened and the visual effects would reduce.	Major adverse	Major Moderate adverse	Minor adverse
Canal Lane/Public bridleway (VPs 1, 2 & 3) and Oxford Canal (VP 4) to the north of the site.	High	High	300m	None Glimpsed	Transient	Construction: Low Year 1: Low Year 15: Negligible	To the north of the site, views from Canal Lane and Oxford Canal are restricted due to a combination of Bankside Phase 1 and the localised landform. Glimpsed partial views of upper parts of proposed residential buildings would be seen within the close context of the Bankside Phase 1 development. Belts of tree planting are proposed along the northern site boundary which would ultimately screen the development.	Minor adverse	Minor adverse	Negligible

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Jurassic Way (VPs 5 & 24)	High	High	300m & 2.2km	None Glimpsed	Transient	Construction: Low Year 1: Low Year 15: Negligible	These viewpoints taken from the Jurassic Way (Viewpoints 4 and 21) are situated on locally elevated vantage points and represent worst case scenarios. Even from these locations views of the proposed development would be much restricted due to a combination of Bankside Phase 1 and the localised landform. Localised glimpsed partial views of upper parts of proposed residential buildings would be seen at distance and within the close context of the Bankside Phase 1 development.	Minor adverse	Negligible	Negligible
Public bridleway (VPs 22 & 23) between Banbury Lane and Upper Astrop Road Public footpath north of Kings Sutton (VP25)	High	Medium	Public bridleway 1.6km & 3km Public footpath 1.65km	None Glimpsed	Transient	Construction: Low Year 1: Low Year 15: Negligible	These viewpoints taken from the public bridleway and public footpath are situated on locally elevated vantage points and represent worst case scenarios. Even from these locations the site is largely screened from view by landform and vegetation cover situated within the intervening landscape. Any long distance glimpsed views of the site would potentially be seen within the close context of the existing development at Bankside Phase 1.	Minor adverse Negligible	Minor adverse Negligible	Negligible
Public bridleway to the west of Oxford Road (VP20)	High	Medium	300m	Glimpsed	Transient	Construction: Low Year 1: Low Year 15: Negligible	Existing views from the public bridleway situated to the south west of the site, are contained within the Sor Brook valley by undulating landform and vegetation cover. There would be a localised view of the proposed development available from the bridleway by Oxford Road. Glimpsed views of upper parts of proposed residential development would become screened as belts of trees establish along the southern site boundary.	Minor adverse	Minor adverse Negligible	Negligible
Public roads										
Oxford Road (VPs 7,8,9,18, 19 & 20)	Low	Medium	0-300m	Partial Glimpsed	Transient	Construction: High Year 1: Low Year 15: Negligible	Existing views along Oxford Road vary. adjacent to the site views are channelled along the road by roadside tree belt and adjacent properties. Views of the Proposed Development from Oxford Road would be limited due to the screening provided by existing vegetation cover and urban fabric. Existing tree belt situated alongside Banbury Rugby Club and Bannatyne Health Club would largely screen the proposed built development within views from Oxford Road (to the south of the site). During construction works there would be adverse visual effects along a short stretch of Oxford Road, as a result of close range views of the proposed primary access road and new junction. To the south of the site there would also be long distance views of residential buildings at the eastern edge of the site, which would be set back behind proposed belts of tree planting. Existing residential properties situated at Bankside Phase 1 would effectively screen the proposed built development within views from Oxford Road (to the north of the College Farm House). The visual effects would reduce with the establishment of tree planting alongside the proposed access road, and belts of tree planting proposed along the southern site boundary.	Moderate adverse	Minor adverse	Negligible
Bankside Phase 1	Low	Medium	10m	Full	Permanent	Construction: High Year 1: Medium Year 15: Low	Roads situated at edge of Bankside Phase 1 would have close range views of the residential development proposed adjacent to the site's western boundary. Such views would be seen within the close context of existing residential situated along the urban edge. At year 1 the effects on these road users have been assessed as Moderate to Minor adverse. Existing retained hedgerow and trees situated along the site boundary would be supplemented with new tree planting within the gardens of proposed dwellings. As tree planting establishes within the green infrastructure it will soften views of the proposed built development, reducing the visual effects.	Moderate Minor adverse	Minor adverse Negligible	Negligible

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Twyford Road (VP 21)	Medium	Medium	0.7km	Partial Glimpsed	Permanent	Construction: Medium Year 1: Low Year 15: Low Negligible	Within views from Twyford Road the majority of the proposed built development would be screened by an existing tree belt situated alongside Banbury Rugby Club. Long distance glimpsed views of upper parts of buildings proposed at the eastern edge of the site would be visible across arable fields. Belts of tree planting are proposed along the southern and eastern site boundary which would ultimately screen the development.	Minor adverse	Minor adverse	Negligible
M40 (VP 6)	Low	Medium	0.9km	Partial Glimpsed	Transient	Construction: Low Negligible Year 1: Low Negligible Year 15: Negligible	Views along the M40 corridor adjacent to the site are largely contained by embankments and belts of roadside planting. Where breaks in the embankment / vegetation cover occur, the adjacent valley slopes form the near horizon and would largely screen views of Proposed Development. Belts of tree planting are proposed along the site boundary would ultimately screen the development from view.	Minor adverse Negligible	Minor adverse Negligible	Negligible
Overthorpe Road (VP 26)	Medium	Medium	Approx 2.75km	Partial Glimpsed	Transient	Construction: Low Negligible	The proposed development would be screened from the majority of views from roads are situated to the east of the M40, on the opposite side of the Cherwell Valley. Localised distant glimpsed views from locally elevated vantage points occur from approximately 2.5km . 3km away from the site. Distant views of the Proposed Development would be largely screened from view by landform and vegetation cover situated within the intervening landscape. Consequently the Proposed Development would not result in any significant visual effects upon users of these roads.	Minor adverse Negligible	Minor adverse Negligible	Negligible
Astrop Road (VP 27)	Medium	Medium	Approx 3km	None		Year 1: Low Negligible				
Upper Astrop Road (VP 28)	Medium	Medium	Approx 2.5km			Year 15: None				