



**Land south of Burford
Road, Minster Lovell**

Proof of Evidence of:
Charles Mylchreest
PG DipLA CMLI AEMA

In respect of:
LANDSCAPE MATTERS

On behalf of:
Catesby Strategic Land

PINS Ref
APP/D3125/W/23/3331279

LPA Ref
22/03240/OUT

Volume I
APPENDICES

January 2024
Report Reference
edp7754_r005



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DRAFT

- Site boundary (8.54 ha)
- ① Proposed vehicular and pedestrian access
- ② Proposed pedestrian/cycle connection
- ③ Primary street
- ④ Secondary street
- ⑤ Private drive
- ⑥ Proposed recreational route
- ⑦ Proposed play space
- ⑧ Proposed attenuation basin
- ⑨ Existing vegetation retained and enhanced as necessary with locally characteristic and native species
- ⑩ Proposed woodland edge
- ⑪ Proposed green buffer to existing property
- ⑫ Proposed pumping station
- ⑬ Proposed footpath along Burford Road

Rev.	Date	Description
F	23.01.25	Amended proposals
E	22.12.06	Amended boundary and proposals
D	22.10.13	Amended site boundary
C	22.10.12	Amended site boundary
B	22.10.06	Amended landscape
A	22.09.29	Amended proposed layout

Land to the west of
MINSTER LOVELL

Illustrative Masterplan

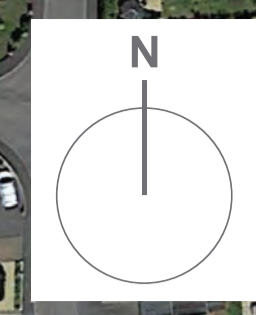
Job ref: 466	Drawing number: P03	Revision: F
Scale: 1:2,500 @ A3	Date: January 2023	


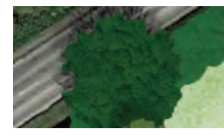



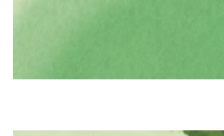

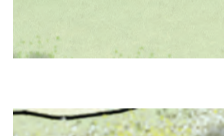




part of
edge Placemaking Group Ltd

Suite 2
 7 Buttermarket
 Thame
 Oxfordshire
 OX9 3EW

01865 522395
 enquiries@edgeUD.co.uk
 www.edgeUD.co.uk



-  Site Boundary
-  Existing Trees
-  Existing Hedgerow
-  Proposed Trees
-  Proposed Hedgerow
-  Proposed Mixed Scrub
-  Attenuation Basin
-  Area for Play
-  Amenity Grassland
-  Meadow Grassland
-  Pedestrian/Cycle Routes

client
Catesby Strategic Land Limited

project title
Land south of Burford Road, Minster Lovell

drawing title
Landscape Strategy Plan

date	24 MARCH 2023	drawn by	JFr
drawing number	edp7754_d011b	checked	CMY
scale	1:1,000 @ A1	QA	Gyo



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

Photoviewpoint EDP 1: Burford Road at North-West Corner of Site

Photoviewpoint EDP 2: Burford Road at North-East Corner of Site, adjacent to Bovis Development

Photoviewpoint EDP 3: South-east corner of Bovis development, close to Ripley Avenue

Photoviewpoint EDP 4: Minster Lovell recreation ground

Photoviewpoint EDP 5: Brize Norton Road within Charterville Allotments

Photoviewpoint EDP 6: Bridleway BW 113/7/10 on north-west side of Windrush valley

Photoviewpoint EDP 7: Minor road through Worsham, close to The Bungalow

Photoviewpoint EDP 8: Footpath FP 302/8/10 to west of Brize Norton Road

Photoviewpoint EDP 9: Footpath FP 302/8/10 to south-east of White Hall Farm

Photoviewpoint EDP 10: Burford Road to east of roundabout junction with A40

Photoviewpoint EDP 11: Road from Asthall Leigh to Little Minster (C35444)

Photoviewpoint EDP 12: Minor road (and bench) from Ninety Cut to Swinbrook

Photoviewpoint EDP 13: Minster Ridings between Little Minster and Field Assarts

Photoviewpoint EDP 14: A40 at junction with minor road leading to Swinbrook



Bovis development

Approximate extent of site
(foreground field beyond vegetation)

Burford Road

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site
(foreground field beyond vegetation)

Hedge through
centre of site

Repeater House

Bovis development



To be viewed at comfortable arm's length

Approximate extent of site
(beyond vegetation on far side of recreation ground)

Properties on Ripley Avenue



To be viewed at comfortable arm's length

Approximate extent of site
(not visible due to intervening vegetation and built form)



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site
(not visible due to intervening vegetation and topography)



Folly Farm

Bovis development

The Lodge

To be viewed at comfortable arm's length



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: 429900, 210994
Date and Time: 07/10/2022 @ 11:13
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D, FFS
Enlargement Factor: 100% @ A3

Direction of View: SE
Distance: 700m
aOD: 111m
Focal Length: 50mm

date: 15 JANUARY 2023
drawing number: edp7754_d019a
drawn by: JFr
checked: CMy
QA: GYo

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 8: Photoviewpoint EDP 7

Approximate extent of site
(one field beyond hedge on far side of foreground field)



Properties at Bushey Ground

To be viewed at comfortable arm's length

Approximate extent of site
(one field beyond hedge on far side of foreground field)



To be viewed at comfortable arm's length

Approximate extent of site
(not easily discernible due to intervening vegetation)

Telecoms mast at reservoirs

Bovis development



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: 429085, 210181
Date and Time: 07/10/2022 @ 12:45
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D, FFS
Enlargement Factor: 100% @ A3

Direction of View: E
Distance: 1.5km
aOD: 131m
Focal Length: 50mm

date 15 JANUARY 2023
drawing number edp7754_d019a
drawn by JFr
checked CMy
QA GYo

client Catesby Strategic Land Limited
project title Land south of Burford Road, Minster Lovell
drawing title Proof Plan CM 8: Photoviewpoint EDP 10

Approximate extent of site
(beyond trees on Burford Road)



To be viewed at comfortable arm's length



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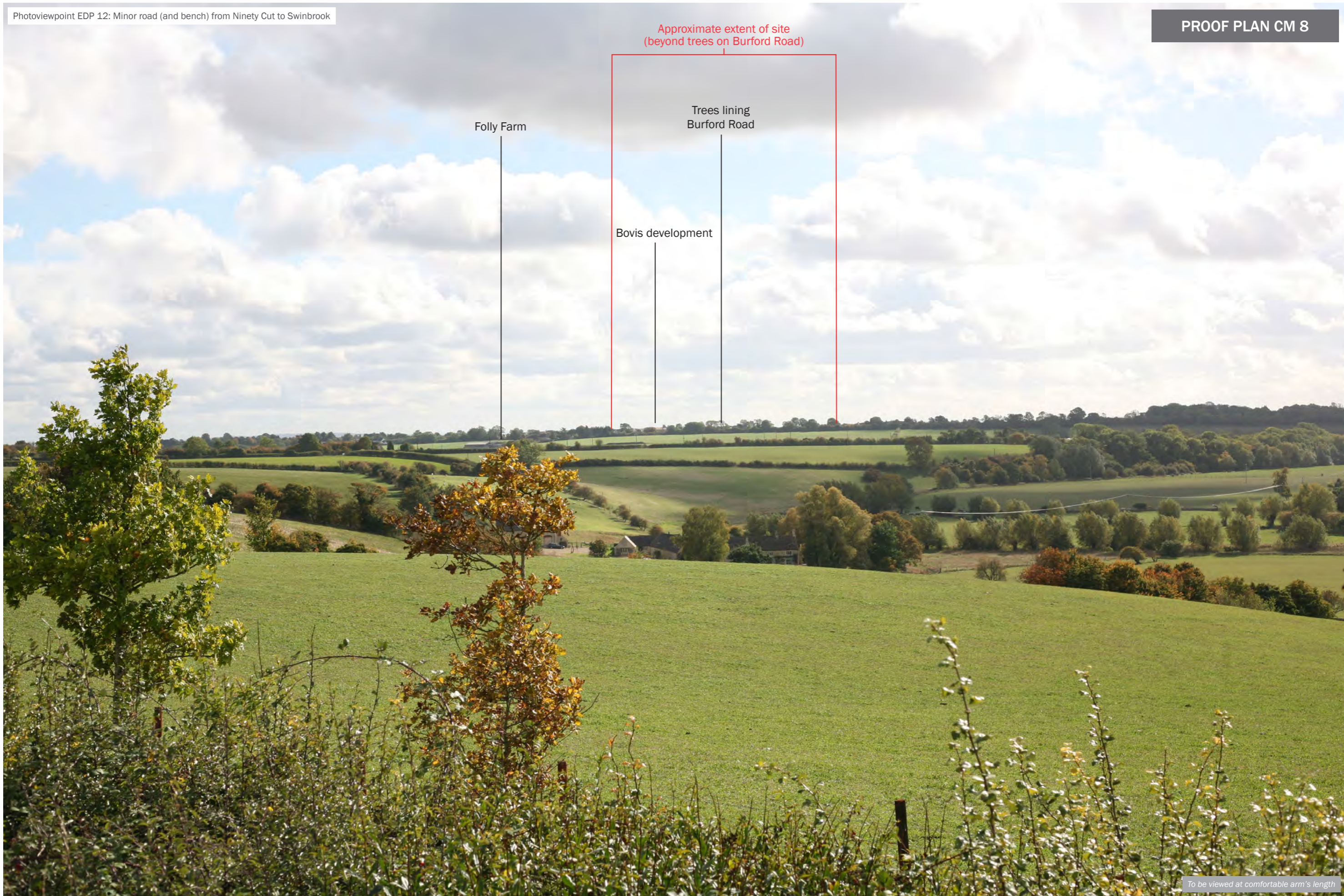
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Date and Time: **07/10/2022 @ 11:24**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SSW**
Distance: **1.5km**
aOD: **129m**
Focal Length: **50mm**

date **15 JANUARY 2023**
drawing number **edp7754_d019a**
drawn by **JFr**
checked **CMY**
QA **GYo**

client **Catesby Strategic Land Limited**
project title **Land south of Burford Road, Minster Lovell**
drawing title **Proof Plan CM 8: Photoviewpoint EDP 11**



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 428849, 212030
Date and Time: 07/10/2022 @ 11:50
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D, FFS
Enlargement Factor: 100% @ A3

Direction of View: SE
Distance: 2.1km
aOD: 130m
Focal Length: 50mm

date: 15 JANUARY 2023
drawing number: edp7754_d019a
drawn by: JFr
checked: CMY
QA: GYo

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 8: Photoviewpoint EDP 12

Approximate extent of site
(beyond trees on Burford Road)

Bovis development

Trees lining
Burford Road

Folly Farm

To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 431945, 213192
Date and Time: 07/10/2022 @ 11:36
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D, FFS
Enlargement Factor: 100% @ A3

Direction of View: SW
Distance: 2.7km
aOD: 140m
Focal Length: 50mm

date: 15 JANUARY 2023
drawing number: edp7754_d019a
drawn by: JFr
checked: CMy
QA: GYo

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 8: Photoviewpoint EDP 13



To be viewed at comfortable arm's length

Appendix EDP 4
Proof Plan CM 9: Winter Photoviewpoints EDP 1 to 14
(edp7754_d021 08 January 2024 GYo/MBE)

Photoviewpoint EDP 1: Burford Road at North-West Corner of Site

Photoviewpoint EDP 2: Burford Road at North-East Corner of Site, adjacent to Bovis Development

Photoviewpoint EDP 3: South-east corner of Bovis development, close to Ripley Avenue

Photoviewpoint EDP 4: Minster Lovell recreation ground

Photoviewpoint EDP 5: Brize Norton Road within Charterville Allotments

Photoviewpoint EDP 6: Bridleway BW 113/7/10 on north-west side of Windrush valley

Photoviewpoint EDP 7: Minor road through Worsham, close to The Bungalow

Photoviewpoint EDP 8: Footpath FP 302/8/10 to west of Brize Norton Road

Photoviewpoint EDP 9: Footpath FP 302/8/10 to south-east of White Hall Farm

Photoviewpoint EDP 10: Burford Road to east of roundabout junction with A40

Photoviewpoint EDP 11: Road from Asthall Leigh to Little Minster (C35444)

Photoviewpoint EDP 12: Minor road (and bench) from Ninety Cut to Swinbrook

Photoviewpoint EDP 13: Minster Ridings between Little Minster and Field Assarts

Photoviewpoint EDP 14: A40 at junction with minor road leading to Swinbrook

Approximate extent of site
(foreground field beyond vegetation)

Bovis development

Burford Road

To be viewed at comfortable arm's length



Bovis development

Approximate extent of site
(field beyond roadside vegetation)

Burford Road

To be viewed at comfortable arm's length

Approximate extent of site
(foreground field beyond vegetation)

Hedge through
centre of site

Repeater House

Bovis development



To be viewed at comfortable arm's length

Approximate extent of site
(beyond vegetation on far side of recreation ground)

Properties on Ripley Avenue



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 431005, 210603
Date and Time: 05/01/2024 @ 09:47
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
Distance: 95m
aOD: 120m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_0021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited

project title: Land south of Burford Road, Minster Lovell

drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 4

Approximate extent of site
(not visible due to intervening vegetation and built form)



To be viewed at comfortable arm's length

Approximate extent of site
(not visible due to intervening vegetation and topography)

Trees lining Burford Road to north of site

To be viewed at comfortable arm's length

Approximate extent of site
(not visible due to intervening vegetation and topography)

Folly Farm

Bovis development

The Lodge



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 429900, 210994
Date and Time: 05/01/2024 @ 10:30
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: SE
Distance: 700m
aOD: 111m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_d021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 7

Approximate extent of site
(one field beyond hedge on far side of foreground field)



Properties at Bushey Ground

To be viewed at comfortable arm's length

Approximate extent of site
(one field beyond hedge on far side of foreground field)



To be viewed at comfortable arm's length

Approximate extent of site
(not easily discernible due to intervening vegetation)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 429085, 210181
Date and Time: 05/01/2024 @ 12:49
Projection: Planar
Visualisation Type: 1

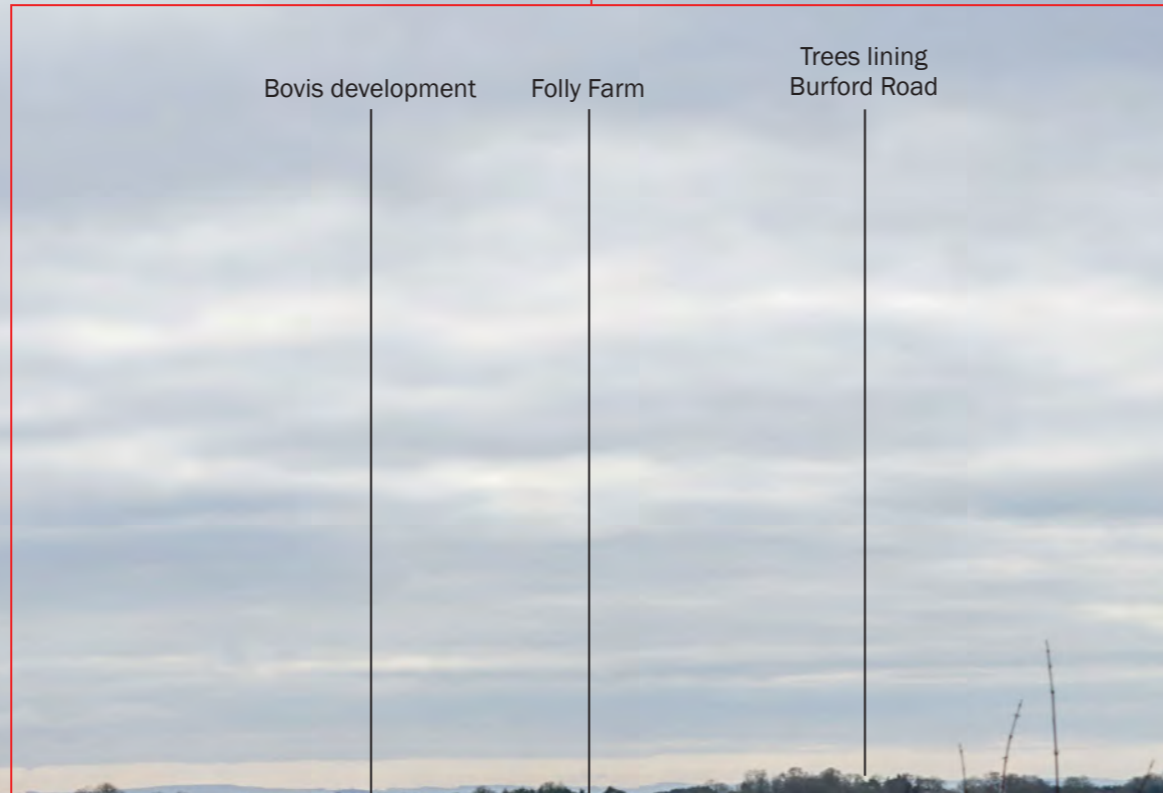
Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: E
Distance: 1.5km
aOD: 131m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_d021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 10

Approximate extent of site
(beyond trees on Burford Road)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 430866, 212261
Date and Time: 05/01/2024 @ 10:55
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: SSW
Distance: 1.5km
aOD: 129m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_d021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 11

Approximate extent of site
(beyond trees on Burford Road)

Folly Farm

Trees lining
Burford Road

Bovis development



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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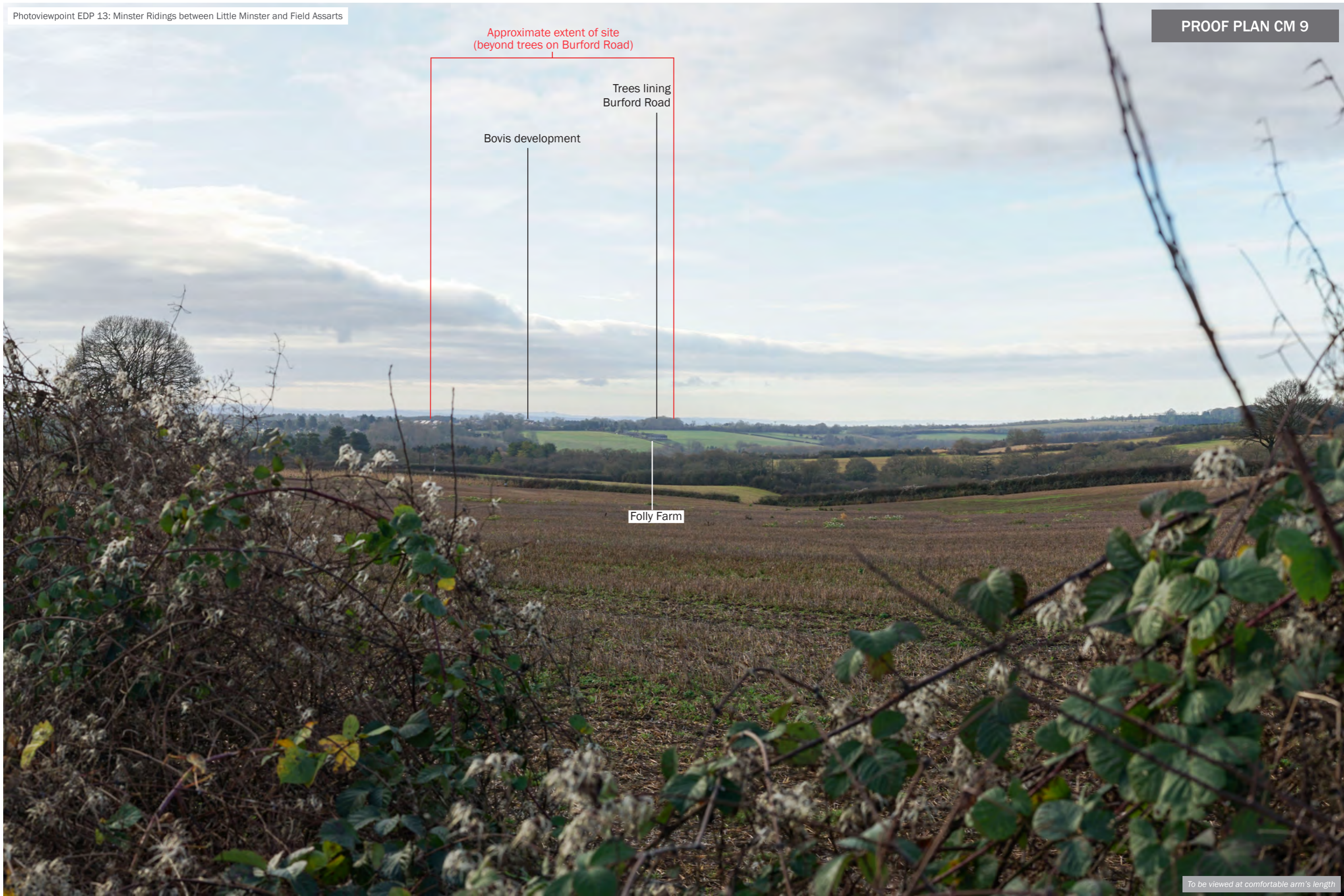
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Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: SE
Distance: 2.1km
aOD: 130m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_d021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 12



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 431945, 213192
Date and Time: 05/01/2024 @ 11:13
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: SW
Distance: 2.7km
aOD: 140m
Focal Length: 50mm

date: 08 JANUARY 2024
drawing number: edp7754_d021
drawn by: GYo
checked: MBe
QA: VMS

client: Catesby Strategic Land Limited
project title: Land south of Burford Road, Minster Lovell
drawing title: Proof Plan CM 9: Winter Photoviewpoint EDP 13



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 427706, 210607
Date and Time: 05/01/2024 @ 11:40
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK 2, FFS
Enlargement Factor: 100% @ A3

Direction of View: E
Distance: 2.8km
aOD: 127m
Focal Length: 50mm

date 08 JANUARY 2024
drawing number edp7754_d021
drawn by GYo
checked MBe
QA VMS

client Catesby Strategic Land Limited
project title Land south of Burford Road, Minster Lovell
drawing title Proof Plan CM 9: Winter Photoviewpoint EDP 14

Appendix EDP 5
Detailed Viewpoint Assessment

Table EDP A5.1: Summary of Effects on Representative Viewpoints Comparison

PVP No.	Location	Sensitivity of Receptor	Magnitude of Change and Year 1 Effects	Magnitude of Change and Year 15 Effects	Assessment
1	Burford Road at north-west corner of appeal site	Minor road users: Medium sensitivity	Very High Major/moderate	High Moderate	<p>From Burford Road the appeal site would be visible beyond the trees, and particularly through gaps in the vegetation forming the northern appeal site boundary. The Bovis development is a prominent existing feature of the view, and provides a developed context to the experience of travelling along the road. With the proposals in place, development would be brought closer to the viewer in this location, and would be stark at Year 1 owing to this prominence.</p> <p>At Year 15, the development would have softened, with the enhanced northern boundary providing greater screening, and the magnitude of change would reduce. The view would likely be similar to the edge of the Bovis scheme, although the scrub and tree planting proposed would soften this corner of the appeal site.</p> <p>Even with the high level of change predicted (which leads to the elevated effect), the proposals would not be inconsistent with the general character of the view.</p>
		Residential occupiers High sensitivity	Very High Major	High Major/moderate	
2	Burford Road at north-east corner of appeal site, adjacent to Bovis development	Minor road users Medium sensitivity	High Moderate	High Moderate	<p>Receptors at this point are directly adjacent to the Bovis scheme (just out of view to the left) making residential development a feature of the view. The proposals would be partly screened from view for road users (the same way in which the appeal site is screened currently), although would be visible to the left of the large tree in the foreground. For residential receptors the views would be more open, thus there would be a higher magnitude of change – but only for those on the western edge of the Bovis development.</p> <p>In the longer term, views would be softened by the offset and proposed landscaping, but there would still be a high level of change.</p> <p>Even with the high level of change predicted (which leads to the elevated effect), the proposals would not be inconsistent with the general character of the view.</p>
		Residential occupiers High sensitivity	Very High Major	High Major/moderate	
3	SE corner of Bovis development, close to Ripley Avenue	Residential occupiers High sensitivity	Very High Major	High Major/moderate	<p>The existing view contains (relatively stark) elements of the Bovis scheme, and is in effect a ‘newly available’ view afforded by the POS of the Bovis scheme. The change to the view would see built development extending to the left, in front of the internal hedgerow, approximately half way between the existing buildings and the hedgerow to the left. The main area of POS would be located immediately to the left of the view, maintaining a green and verdant character.</p> <p>Although there is already a built context to the view, the change would be very high at Year 1, but would reduce as the planting in the POS matures and softens the view, and screens some built elements.</p>
4	Minster Lovell recreation ground	Recreation ground users Medium sensitivity	Medium Moderate/minor	Low Minor	<p>The current view contains existing parts of Minster Lovell (Ripley Avenue) and the well contained recreation ground. The proposals would be visible above/through the hedgerow/trees in the foreground, although would not be a prominent addition to the view. As the landscape proposals within the area of POS mature, there would be very limited residual visibility in the long term.</p>
5	Brize Norton Road within Charterville Allotments	Minor road in urban areas Low sensitivity	Very Low Negligible	Very Low Negligible	<p>The view shows a Charterville villa on Brize Norton Road within its curtilage, and other urban features and buildings. Beyond the built form, there are glimpsed views of the top of houses in the Bovis scheme, beyond the vegetation within rear gardens of properties to the west of Brize Norton Road. The development may be visible in a similar fashion to the Bovis scheme, although from rear gardens change would be higher, hence the higher magnitude of change rating.</p>
		Residential occupiers High sensitivity	Medium Moderate	Low Moderate/minor	
6	Bridleway BW 113/7/10 on north-west side of Windrush valley	PRoW users within AONB Very high sensitivity	Low Moderate	Very Low Moderate/minor	<p>The view provided is one of the few locations where a gap exists in the valley vegetation to allow a view to the higher land where the appeal site is located; the view is very much a worst case from this PRoW receptor. The trees visible on this high ground are those along Burford Road. The topography and intervening vegetation mean that any views would be limited in their extent, likely to glimpsed views of rooflines or house frontages. As the landscaping along the northern boundary matures/is enhanced, the long term change would reduce.</p>

PVP No.	Location	Sensitivity of Receptor	Magnitude of Change and Year 1 Effects	Magnitude of Change and Year 15 Effects	Assessment
7	Minor road through Worsham, close to The Bungalow	Minor road within AONB High sensitivity	Very Low Minor	Imperceptible Negligible	The horizon to this view shows the vegetation aligning Burford Road, and beyond this the new Bovis scheme is visible, slightly below the peak of the elevated ground. Views through the winter vegetation are available, although heavily fragmented and the built form is a minor element of the view. The proposals would be visible in this context, and would add to the view, but largely in areas where existing development (the Bovis scheme and The Lodge) provide a developed context.
		Residential occupiers Very high sensitivity	Very Low Moderate/minor	Imperceptible Negligible	
8	Footpath FP 302/8/10 to west of Brize Norton Road	PRoW users High sensitivity	Medium Moderate	Low Moderate/minor	The current view contains a predominantly agricultural view, with the more vegetated settlement of Minster Lovell to the right. Large trees are common in the hedgerows, but the character is typical of the LCA, in being quite open and exposed. It is likely that roof tops will be visible beyond the hedgerow on the horizon, which would add to the existing built development visible to the right, at Bushey Ground. In the longer term, the new hedgerow along the southern boundary, and other vegetation, will mature reducing the visible extent of development.
9	Footpath FP 302/8/10 to south-east of White Hall Farm	PRoW users High sensitivity	Medium Moderate	Low Moderate/minor	This view is very similar to Photoviewpoint EDP 8 , although the distant woodland within the AONB is visible on the horizon as a very minor element of the view. It is likely that some of this visibility would be lost, with the proposals being visible in front of the wooded horizon, and a medium magnitude is considered appropriate as a result. Longer term, views of housing is likely to be replaced by views of the landscaping on the southern boundary, thus reducing the magnitude and effect.
10	Burford Road to east of roundabout junction with A40	Minor road users Medium sensitivity	Very Low Minor/negligible	Imperceptible Negligible	Very limited visibility is available of either the vegetation around the site or the neighbouring Bovis scheme. The proposals would add to the extent built development visible, but the change would be very low and reduce once the mitigation has established. For most viewers the change would not be readily experienced, especially for those focussed on the road (whilst driving).
		Residential occupiers High sensitivity	Very Low Minor	Imperceptible Negligible	
11	Road from Asthall Leigh to Little Minster (C35444)	Minor road within AONB High sensitivity	Very Low Minor	Imperceptible Negligible	Even in winter months, the vegetation bordering Burford Road provides a fairly solid line, beyond which views are limited, especially at a distance of 1.5km. Compared to the existing view, in which the Bovis scheme is visible through gaps in the vegetation along the road, and other built form is visible (e.g. at Folly Farm) the proposals would represent a very low magnitude of change.
		Residential occupiers Very high sensitivity	Very Low Moderate/minor	Imperceptible Negligible	
12	Minor road (and bench) from Ninety Cut to Swinbrook	Minor road within AONB High sensitivity	Very Low Minor	Imperceptible Negligible	As for a number of other views within the AONB, the vegetation along Burford Road forms the horizon, and the Bovis scheme and other individual dwellings are visible beyond/through this, although ridges tend to stay below the tops of this vegetation. The proposals would be visible in this context, and at a distance of 2.1km would lead to a very low level of change.
13	Minster Ridings between Little Minster and Field Assarts	Minor road within AONB High sensitivity	Very Low Minor	Imperceptible Negligible	Glimpsed views available of the Bovis scheme through the vegetation on Burford Road, which is a character that will remain with the proposals in place. The Bovis will screen parts of the site due to the orientation of views but some frontage plots are likely to be visible through the vegetation, reflecting a very low magnitude of change.
14	A40 at junction with minor road leading to Swinbrook	Main road on edge of AONB Medium sensitivity	Very Low Minor/negligible	Imperceptible Negligible	The majority of the proposals will be screened by the intervening vegetation, particularly the evergreen shelterbelt in the middleground to the view. At nearly 3km from the site, any visibility will be <i>de minimis</i> , and represent a very low change at the worst. The verdant view will remain, with glimpses of buildings reflecting the status quo.
		Minor road within AONB High sensitivity	Very Low Minor	Imperceptible Negligible	

CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

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