University of Oxford

Begbroke Science Park

LANDSCAPE AND VISUAL APPRAISAL - ADDENDUM

September 2021

CONTENTS

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1.0 INTRODUCTION

1.1 This is a **Landscape and Visual Appraisal (LVA)- Addendum,** prepared by FPCR Environment & Design Ltd, to accompany a Reserved Matters Submission (RMS) for employment development at Begbroke Science Park, Begbroke, Begbroke Hill Oxfordshire.

1.2 The LVA Addendum reviews landscape character and visual amenity and assesses the resulting landscape and visual effects of the Proposed Development (as presented by the RMS) on the receiving landscape receptors and visual receptors.

1.3 The Site location is shown in **Figure 1**.

Context

1.4 Outline Planning Permission was granted by Cherwell District Council on the Site in in 2018 for up to 12,500m2 of B1 floorspace (a, b and c) and ancillary D1 floor space at Begbroke Science Park (planning reference: 18/00803).

1.5 FPCR produced a Landscape & Visual Appraisal (LVA) (May 2018) to accompany that application. The LVA concluded that

"*The site is set within an established and maturing perimeter landscape framework, which provides screening and softening of both the existing built form and any proposed development. Whilst there would inevitably be some adverse landscape and visual effects on completion of the proposed development, it is judged that these effects would, however, be localised and limited in their extent.*

In conclusion, it is assessed that the Site's landscape character has the ability to absorb change through the introduction of new employment development as identified by the Framework Plan. The proposed development would be appropriate within this landscape context. The effects as a result of the scheme would not give rise to any unacceptable landscape and visual harm." [paras 6.16-6.17) [emphasis added]

1.6 Planning Condition 5 of the decision notice states the following:

> "*The reserved matters submission(s) required by Condition 1 of this permission shall include a Landscape Impact Assessment* [sic] *relating to the site, proposed buildings and the surrounding area. The development shall be carried out in accordance with the approved Landscape Impact Assessment* [sic]."

1.7 A Non-Material Amendment was approved on 8 June 2021 to change the maximum height of the development form 12.6m to 13.2m (at the highest point when measured from ground level, excluding point features and plant). Ref 21/01699/NMA

LVA Addendum Approach

1.8 The RMS relates to appearance, layout and landscape pursuant to the outline planning permission. Given that a comprehensive and comparatively recent LVA has already been produced (which considered that landscape and visual effects would be limited and localised), and which assisted the Council's decision-making process, it is considered that a further assessment should be proportionate in its approach. Rather than producing a further LVA, an Addendum has been produced which supports the original LVA and can be read alongside it.

1.9 The Addendum reviews any policy and landscape changes that may have arisen since the submission of the 2018 LVA. A recent Site visit has been undertaken to review any changes in landscape character and visual amenity since the 2018 LVA was produced.

1.10 The Addendum focusses on the level of landscape effects on the Site as a result of the Proposed Development, and the level of effects on visual amenity; specifically on those localised receptors identified in the 2018 LVA that are likely to have views of the Site and the Proposed Development.

1.11 The Addendum assesses the impact and effect of the Proposed Development which comprises the plans which accompany the RMS, which include the proposed Site Plan, Landscape Masterplan, and Building Elevations.

1.12 The submitted Landscape Plans identify the proposed landscape design in terms of soft and hard landscaping.

2.0 METHODOLOGY

2.1 The LVA Addendum has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition, GLVIA3 (2013)[1]. The full FPCR methodology that has been used is contained in **Appendix C.** The following provides a summary.

2.2 GLVIA3 states:

"Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity.

LVIA may be carried out either formally as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications. Both are important and the broad principles and the core of the approach is similar in each case (§ 1.3).

As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach -specifying the nature of the proposed change or development; describing the existing landscape and the views and the visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how these effects might be mitigated- still applies (§ 3.2)

2.3 There are two components that are described separately within this report:

- *Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and*
- *Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.* (§ 2.11)

Overall Landscape and Visual Effects

2.4 Conclusions on the level of effects, and whether these are adverse or beneficial, are drawn from separate judgements on the sensitivity of the receptors and the magnitude of the effects. GLVIA3 observes that it is not essential to establish a series of thresholds for the different levels of effects, although the distinction between levels can be helpfully defined by using a word scale such as major, moderate, minor, and negligible.

[1] Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013

2.5 The following descriptive thresholds have been used for this appraisal:

- **Major**: A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Moderate**: A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Minor**: A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Negligible**: A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.

2.6 Where it is determined that the assessment falls between or encompasses two of the defined thresholds, then the judgement may be described as, for example, **Major-Moderate** or **Moderate-Minor**. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING CONTEXT

3.1 The following provides an updated summary in relation to landscape matters at a national and local level.

National Context

National Planning Policy Framework (NPPF 2021)[2]

3.2 The NPPF has been updated since the 2018 LVA. The NPPF seeks to conserve and enhance the natural environment.

"*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identifies quality in the development plan)" (§ 174)

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environment or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. " (§ 175)

Planning Practice Guidance (NPPG 2014)[3]

3.3 Regarding landscape issues, the PPG records within the Natural Environment chapter that:

"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and

[2] National Planning Policy Framework, Communities & Local Government, July 2021
[3] Planning Practice Guidance, 27th March 2014

enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully."

(036 Reference ID: 8-036-20190721. Revision date: 21 07 2019)

Local Context

Cherwell Local Plan 2011-2031 Part 1 (2015)

3.4 Policy ESD13 is still of relevance to landscape matters.

Policy ESD 13: Local Landscape Protection and Enhancement

"Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. 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.*

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS) and be accompanied by a landscape assessment where appropriate."

4.0 LANDSCAPE CONTEXT (SUMMARY)

Designations

4.1 The Site and the wider landscape are not covered by any landscape *quality* designation at either a national or local level. Although landscape designations are not an exclusive indicator of quality, designated landscapes are commonly acknowledged as being of particular importance.

4.2 There is a Listed Building within the site (Begbroke Hall Farmhouse Grade II) which is situated within the surroundings of modern buildings and structures as part of the Begbroke Science Park.

4.3 The Local Plan-Partial Review -Oxford's Unmet Housing Need (adopted 7 September 2020) removes the Site and wider area from the Oxfordshire Green Belt.

NATIONAL CONTEXT

National Character Area NCA Profile

4.3 Landscape character is assessed at a national level by Natural England using National Character Area (NCA) profiles. The assessment provides the general characteristics of these substantial landscape areas. The Site and surrounding landscape lie within the Upper Thames Clay Vales NCA, which covers some 189,000 ha of the landscape.

LOCAL LANDSCAPE CHARACTER

Oxfordshire Wildlife and Landscape Study

4.4 The Oxfordshire Wildlife and Landscape Study (OWLS) subdivides the Oxfordshire landscape into a series of Landscape Types (LT). The Site lies within the Lowland Village Farmlands LT. Its Landscape Strategy is one of conservation and of enhancement and the report outlines guidelines to achieve this strategy.

4.5 The LT is subdivided into a series of much smaller Local Landscape Character Areas and site falls within Begbroke Character Area, which is describes the area as being

"…characterized by medium-sized arable fields enclosed by prominent poplar shelterbelts and tall, thick hedges dominated by elm, hawthorn with some hazel and field maple. Scattered hedgerow trees of ash, oak and some field maple are found throughout the area, and a dense corridor of willows borders Rowel Brook"

Cherwell Local Plan Part 1 Review, Landscape Character Sensitivity & Capacity Assessment Study (2017)

4.6 The Site is located within land parcel LSCA20. The report comes to a judgment on "*landscape sensitivity", "visual sensitivity" "landscape character sensitivity"* and *"landscape value".* These are all judged by the report to be *"medium"* for LSCA20.

4.7 The report notes that:

"Begbroke Science Park is located centrally in the northern area and is accessed off the A44… [It] *comprises a number of buildings; these are concentrated around the Grade II listed Begbroke Farmhouse which is located to the south of the Science Park… The boundary of the Science Park is defined by a semi mature landscape buffer, planted to provide partial screening to the Science Park although the newer, tall buildings are visible rising above it."*

5.0 BASELINE LANDSCAPE CHARACTER & VISUAL ANALYSIS

Site Context & Character

5.1 The baseline appraisal has been formulated through a review of landscape characterisation work, together with field surveys of the site and the surrounding landscape. This has included an understanding of the area of the landscape that may be affected, and the area in which the Proposed Development may be visible.

5.2 The fieldwork was completed in March 2018 for the LVA and was reviewed again in September 2021 for the Addendum. There have been no substantive changes to the landscape and the baseline character since the 2018 LVA.

5.3 The Site and the local landscape occupies the broad and lower lying Cherwell valley. Consequently, this landform character together with landscape and built features within it, such as mature trees hedges and buildings, means that the extent of visibility across this landscape is often restricted.

5.4 The Site occupies land *within* Begbroke Science Park. The Science Park is a rectangular parcel of land containing buildings, roads and hard standing and which is surrounded and contained by an established tree belt.

5.5 The Site's immediate setting comprises arable farmland with fields defined by hedgerows and / or tree lines. Rowel Brook, and its associated corridor of mature trees lies to the north of the Site, defining the southern edge of the village of Begbroke. The settlement of Yarton lies to the south, with Kidlington to the east beyond the well-treed Oxford Canal. To the west is the main transport route of the A44, and beyond is gently rising farmland and woodland.

Landscape Value

5.6 GLVIA3[4] describe those elements that are generally agreed to influence value. Since 2018 additional guidance on landscape value has been prepared by the Landscape Institute. Assessing Landscape Value, A Technical Guidance Note, TGN 02/21[5] sets out a range of factors that can be considered when identifying landscape value. These being; natural heritage, cultural heritage, landscape condition, associations, distinctiveness, recreational, perceptual (scenic, wildness and tranquillity), and functional.

Landscape Value: Summary

5.7 Whilst it has some value like all landscapes, the Site and the surrounding landscape is not designated for any landscape quality. It has no pronounced sense of scenic quality, tranquillity, wildness and distinctive such that it sets it apart. The Site and the local landscape are not considered to be 'out of the ordinary' from a landscape perspective. The Site lies within the wider context of the Science Park of existing buildings, roads and hardstanding, with the Site containing limited vegetation of any significant note. The Site does not perform any recreational function and is not publicly accessible, although in the local context there are several rights of way within the local landscape which includes a footpath skirting the edge of the Science Park through the tree belt. From a cultural heritage perspective, there is the listed building which lies within the Science Park, and which is surrounded of modern buildings and structures.

[4] GLVIA3, Para 5.27, Box 5.1.
[5] Assessing Landscape Value, A Technical Guidance Note, TGN 02/21, Landscape Institute

5.8 There are some pleasant and attractive elements within the local surrounding landscape, such as the Oxford Canal, Rowel Brook and mature woodland and trees, although much of the landscape is however, characterised by rather ordinary agricultural fields that extend from the fringes of the comparatively modern edges of Begbroke and properties around Sandy Lane.

5.9 The Addendum comes to the same conclusion as the 2018 LVA, in that the Site and its immediate context is not considered to be of high landscape value, nor is it judged to be a "valued landscape" within the context of the NPPF. It is concluded that the Site and its immediate context is of ***low-medium*** landscape value.

VISUAL AMENITY

5.9 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible, the groups of people who may experience views, the viewpoints where they may be affected and the nature of these views.

5.10 The availability of views of the Site for visual receptors was examined within the 2018 LVA. The LVA, which was completed in the winter months, considered visibility from a various visual receptor within the local and wider landscape, such as residents in Begbroke and Sandy Lane; users of Public Rights of Way and the Oxford Canal; and highway users traveling along Sandy Lane and the A44. A series of representative photographs (A-S) were produced to assist with the assessment, and these are included in **Appendix A**. A series of updated photographs have been undertaken (See **Appendix B**).

Visual Amenity: Summary

5.11 <u>There have been no substantive changes in visual amenity since the 2018 LVA. The findings and conclusions from the 2018 LVIA in terms of baseline visual amenity continue to be appropriate.</u>

5.12 The Site is visually contained by mature tree planting around the perimeter of the Science Park. (See Viewpoint B, N and M), such that views of the Site are prevented and restricted. There are some close-range views of the Site and existing buildings within the Science Park from the Public Footpath that lies within the tree belt, (see Viewpoints Ia-Ib).

5.13 A combination of the perimeter tree belt, the typically flat topography and mature vegetation within the surrounding landscape means that the Site has a limited visual envelope. Visibility and longer views across this landscape are restricted by mature trees along Rowel Brook to the north, Oxford Canal to the east and Begbroke Wood on rising land to the to the west.

6.0 PROPOSED DEVELOPMENT- DESIGN

Design

6.1 It is considered that this landscape is potentially tolerant of change and has the capacity to absorb well-designed and well-planned development as new development would be set within the context of existing buildings.

6.2 The proposals seek to minimise adverse effects on landscape character and visual amenity and deliver opportunities for long term enhancements through that provide benefits for biodiversity and local landscape character. The Landscape Plan submitted with the application includes the provision of a new habitats such as tree planting and species rich grassland. The proposed new buildings would be set within a landscape of new planting and green space, and within the context of the surrounding mature tree belt which is retained.

7.0 LANDSCAPE EFFECTS

7.1 The landscape effects assessment from the 2018 LVA has been reviewed.

Landscape Effects: Construction

7.2 To provide appropriate mitigation during the construction phase, all works would be carried out in accordance with best practice procedures to minimise impacts on landscape character and landscape features.

7.3 Effects on the extensive Upper Thames Clay Vales National Character Area and the Lowland Village Farmlands Landscape Type is ***Negligible.***

7.4 Some individual trees within the confines of the Science Park will need to be removed to accommodate the Proposed Development, although none of which are judged to be of high quality in arboricultural terms. The perimeter tree belt of the Science Park will be protected during the construction phase and would not be impacted by development. The construction phase is over a comparatively short period and would be temporary in its nature. Landscape effects on the Site and immediate area would be ***Minor-Adverse-Negligible***.

Landscape Effects: On Completion

7.5 New buildings of a comparable scale, height and mass to the existing Science Park buildings would be located within an existing built context and within an established perimeter framework of mature vegetation together with new planting and green space, such that the magnitude of landscape change (impact) would be limited. New trees, which includes large stature avenue trees, would be planted provide to provide compensation for tree to be removed, whilst other landscape habitats are provided such as species rich grassland, shrubs and wet drainage ponds.

7.6 Effects on the Upper Thames Clay Vales National Character Area and the Lowland Village Farmlands Landscape Type are judged to ***Negligible,*** given the overall scale of these receptors and the limited landscape impacts (changes) as result of the development.

7.7 It is judged that the direct impacts on the landscape would be restricted to that of the Site. At the outset, and on the completion of the Proposed Development, the impact on the Site's landscape and its immediate surroundings would result in a no more than a ***Minor Adverse- Negligible*** landscape effect given the limited impacts. The longer-term effects would reduce to ***Negligible*** on account of the maturing nature of the proposed landscape habitats, with tree planting, for example, providing benefits for local landscape character.

8.0 VISUAL EFFECTS

8.1 The photographs and visual appraisal plan from the 2018 LVA are contained in **Appendix A**. The visual effects assessment from the 2018 LVA has been reviewed. The 2018 LVA considered that the visual receptors which would have views of the Proposed Development would be within a localised area. These are as follows:

- **Residents along the southern edge of Begbroke (these are referred to within the Addendum as Receptors A) and from properties on and close to Sandy Lane (Receptors B)**
- **Users of the Public Footpath along the within the Site's eastern tree belt (Receptors C), and users of the Public Footpath to north of the Site (Receptors D)**
- **Highway users along Sandy Lane (Receptor E)**

8.2 Through the recent fieldwork, and an analysis of the RMS proposals, this is still considered be the case. The clearest available views of the Proposed Development would be from the adjacent Footpath (Receptors C) and, to a much lesser extent, from those users of the local Footpaths to the north. (Receptors D). In summary, views of the Proposed Development would be within a localised area within the immediate vicinity.

8.3 The following provides an assessment of effects on these visual receptors, and this includes a series of updated photographs taken from the same location as the 2018 LVA (see **Appendix B** Figures 1-6.

Visual Effects: Construction

8.4 It is expected that all construction works would be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phases. The mature vegetation around the Site would effectively screen much of the construction activities such that views of construction would be limited in extent to some close-range views for Footpath users around the Science Park (Receptors C) and to a lesser degree, glimpsed views from the Footpath to the north (Receptors D) and for residents on and near to Sandy Lane (Receptors B).

8.5 The most marked effect would be Footpath users immediately to the east (Receptors C). Receptors are judged to have a Medium-Low magnitude of change, with effects being ***Moderate Adverse.*** Whilst there would be some impact and effect on visual amenity these effects would not be permanent and would be over the short term in duration.

Residents

Residents along the southern edge of Begbroke (Receptors A) and from properties on and near to Sandy Lane (Receptors B)

8.6 These residents are judged to be of High susceptibility of change and with views being of Medium value. Overall sensitivity that is judged to be High. It was not possible to obtain views from properties as they are private views, so professional judgment on visibility is derived through the field work analysis.

Receptors A

8.7 A belt of mature trees runs alongside Rowel Brook and this provides an established corridor of woodland along the southern edge of Begbroke, which prevents and restricts visibility across the landscape to the south for these residents (Viewpoint J demonstrate the character of the Brook and this tree line). In some places, where vegetation is less dense, there are some views across the immediate landscape to the south for residents and there are some filtered minor views of the upper parts of buildings in the Science Park visible, with the woodland around the Science Park creating a strong natural screen that prevents views *into* the Site. Any views of the Proposed Development would be localised in extent to a few properties on the edge of Begbroke and these would be filtered be intervening tree and restricted to the views of upper parts of the new buildings, that would be observed alongside other buildings that are partially visible. This would not give rise to any significant change in the view. For the majority of residential receptors in Bebgroke there would no views of the Proposed Development. The magnitude of change is judged to be Low-Negligible, with effects on completion and at year 15 considered to be ***Negligible.*** These effects would be restricted to a limited number of residential receptors.

Receptors B

8.8 There are properties on the edge of Sandy Lane, to include those near the near the Science Park access road. Intervening hedges and trees, together with the tree belt around the Science Park, prevent and restrict views *into* the Site. There are some filtered views of the upper parts of the existing buildings within the Science Park (Viewpoint B), and any views of the Proposed Development would be obscured and restricted by tree cover and buildings and would be observed within the context of buildings that are partially visible. The magnitude of change is judged to be Low, with the resulting effects on completion and year 15 are considered to be ***Minor Adverse***. These effects would be restricted to a limited number of residential receptors.

Right of Way Users

Users of the Public Footpath along the Science Park the eastern tree belt (Receptors C), and users of the Public Footpath to north of the Site (Receptors D)

8.9 These Rights of Way users are judged to be of High susceptibility of change and with views being of Medium value. Overall sensitivity is judged to be High.

Receptors C

8.10 From the Public Footpath that follows the Science Park access road, and which then heads into the tree belt, there are views of close-range views of the Science Park. Views of the Proposed Development would be restricted and obscured by intervening buildings and by planting. There is a break in the vegetation (see Viewpoint Ia and Ib) in the north eastern part of the Science Park where users would have close range views of the Proposed Development seen alongside existing buildings in the Science Park, such that whilst the Proposed Development would be a noticeable feature- over short duration of the route (see Viewpoint Ia -Ib) - it would not be an uncharacteristic feature as the overall experience includes transient views of built elements of the Science Park as these users move through the landscape. The development would be observed within this context and would not lead to any marked adverse change or effect. The magnitude of change is judged to be Low and effects on completion and at year 15 are considered to be ***Minor Adverse-Negligible***.

8.11 Users along the Footpaths that lie in the fields to the north of the Site have views across the local landscape. They experience views of the woodland along Rowel Brook and the tree belt around the Science Park, with some of the existing taller buildings partially visible either above or through the tree belt. During the summer months, the perimeter tree belt provides a strong level of containment that restricts visibility (see Viewpoint M-N). Views of the Proposed Development would be limited in extent and largely contained and obscured by the perimeter tree belt. The Proposed Development would seen within the context of existing buildings and would not be a significant change in the viewing experience that would result in any marked adverse effects. The magnitude of change is judged to be Low. Overall effects on completion and at year 15 are considered to be ***Minor Adverse-Negligible.***

Highway Users

Highway users along Sandy Lane (Receptor E)

8.12 These receptors are of lower sensitivity as they are travelling through the landscape at speed and experiences transient views of the landscape. These highway users are judged to be of Medium susceptibility of change and of Medium-Low value. Overall sensitivity is judged to be Medium-Low.

Receptor E

8.13 The roadside hedgerow along Sandy Lane restricts views along much of its length, although there will be some intermittent opportunities for views of the Science Park. The tree belt around the Science Park and existing intervening buildings would effectively prevent and obscures views of the Proposed Development. Any views of the new buildings would be transient, glimpsed and seen within the context of other built elements. The magnitude of change is judged to be Low-Negligible with effects on completion and at year 15 are considered to be ***Negligible.***

9.0 SUMMARY

9.1 The Site has outline planning permission and a NMA enabling a modest increase in building heights. This LVA Addendum has been prepared to accompany the reserved matters submission (appearance, scale, layout and landscape).

9.2 The Site and the local landscape character has the ability in which to absorb development of the scale and type proposed, as presented by the Proposed Development (RMS). The Site is of limited landscape value and lies within a local landscape that is not considered to be 'out of the ordinary, in landscape terms. The Proposed Development will be located within the surroundings of existing buildings within the Science Park such that new buildings would be seen within that context and would not be an uncharacteristic element that would result in any marked change in landscape character or visual amenity.

9.3 The Site (and the Science Park) is well-contained within the landscape by a strong belt of mature trees around its perimeter which contain the built development and restrict visibility into the Science Park. There is further tree cover and hedgerows within the local landscape that provide additional layers of vegetation that restrict visibility. Where there are views of the Proposed Development these are effectively localised close-range views such as from the adjacent local footpath to the east (see Viewpoint Ia-Ib) the new development of buildings, car park and landscaping would be observed alongside and within the backdrop of existing buildings. The new built development – which is comparable in scale to existing buildings, together with the provision of new tree planting and greenspace, would be appropriate within this landscape would not result in any unacceptable long-term harm on landscape character and visual amenity.

Appendix A

University of Oxford

Begbroke Science Park, Begbroke Hill

Landscape and Visual Appraisal
September 2021

Site Boundary

photoviewpoint Locations

Scale: 1:20000 @ A3

0 500 1000m

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client
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project
Begbroke Science Park, Begbroke Hill

drawing title
VISUAL APPRAISAL

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scale
1:20,000 @ A3

drawn
MDP/KMS

issue date
May 2018

drawing / figure number
Figure 6

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PHOTO VIEWPOINT A: View northeast near junction of Sandy Lane and Livingstone Close

PHOTO VIEWPOINT B: View northeast from Sandy Lane

Note: Based on a viewing distance of 175mm and focal length of 50mm

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University of Oxford

project
Begbroke Science Park, Begbroke Hill

drawing title
PHOTO VIEWPOINTS A & B

scale
NTS @ A3

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issue date
May 2018

drawing / figure number
Figure 7

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PHOTO VIEWPOINT C: View north from property near junction of Sandy Lane and southern access point to Science Park

PHOTO VIEWPOINT C: View north from property near junction of Sandy Lane and southern access point to Science Park(cont)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS C

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NTS @ A3

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issue date
May 2018

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Figure 8

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PHOTO VIEWPOINT D: View northwest from junction of Sandy Lane and railway line

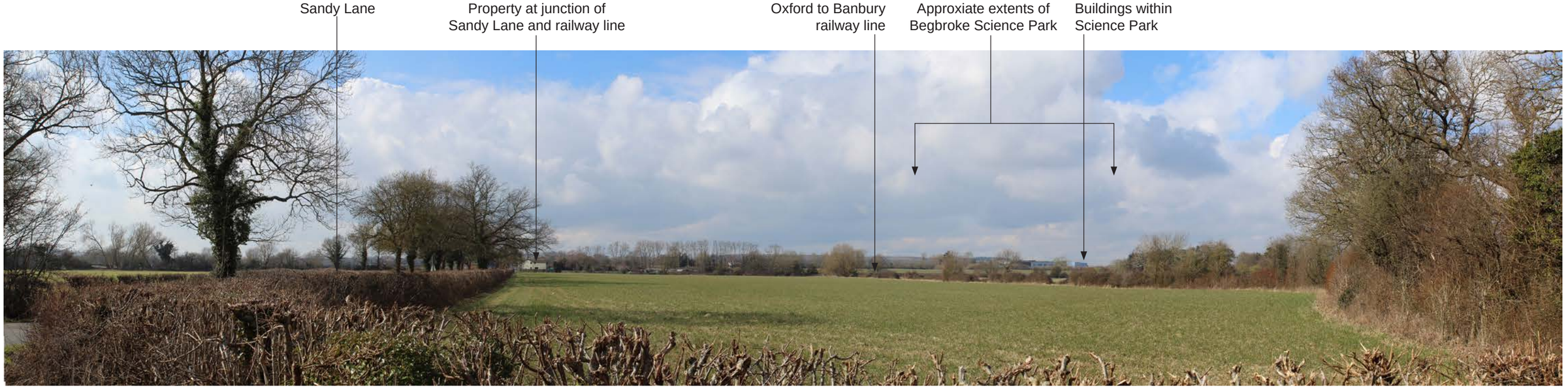

PHOTO VIEWPOINT E: View northwest from junction of Sandy Lane and Yarnton Lane

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
Begbroke Science Park,
Begbroke Hill

drawing title
PHOTO VIEWPOINTS D & E

scale
NTS @ A3

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Figure 9

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PHOTO VIEWPOINT F: View north from public footpath leading from Sandy Lane to the Science Park

PHOTO VIEWPOINT F: View north from public footpath leading Sandy Lane to the Science Park (cont)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
Begbroke Science Park, Begbroke Hill

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PHOTO VIEWPOINTS F

scale
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Figure 10

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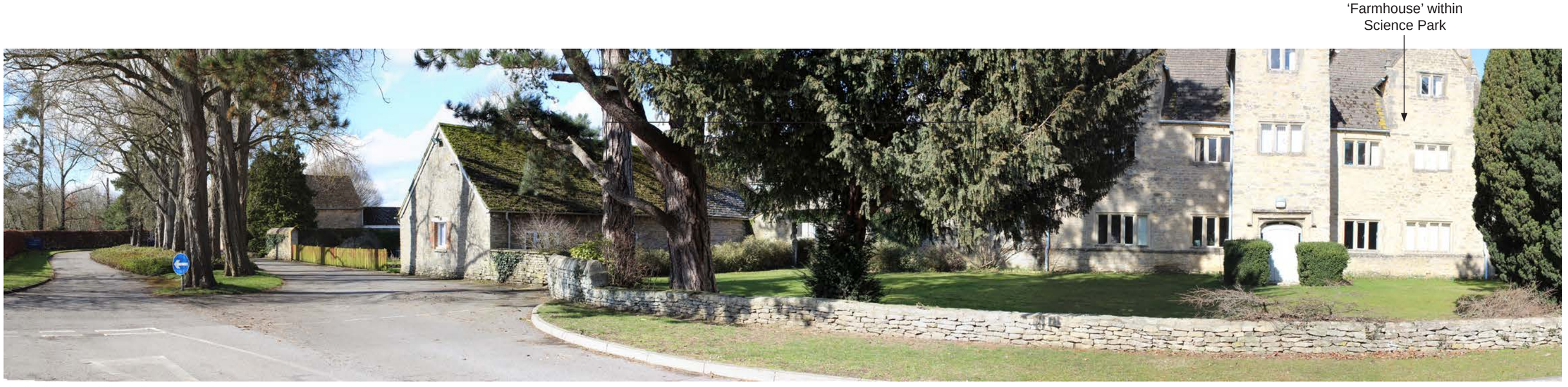

PHOTO VIEWPOINT G: View northeast from public footpath south of the ‘Farmhouse’

PHOTO VIEWPOINT G: View northeast from public footpath south of the ‘Farmhouse’ (cont)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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Figure 11

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PHOTO VIEWPOINT H: View northwest from public footpath south of the IAT building (Institute of Advanced Technology)

PHOTO VIEWPOINT I: View southwest from public footpath north of the IAT building (Institute of Advanced Technology)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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Figure 12

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PHOTO VIEWPOINT J: View south from public footpath south of Begbroke Lane

PHOTO VIEWPOINT K: View south from public footpath north of the site crossing Rowel Brook

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS J & K

scale
NTS @ A3

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Figure 13

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PHOTO VIEWPOINT L: View southwest from public footpath northeast of the site crossing Oxford Canal

PHOTO VIEWPOINT M: View northeast of the site crossing Rowel Brook

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS L & M

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Figure 14

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PHOTO VIEWPOINT N: View south from public footpath north of the site

PHOTO VIEWPOINT O: View southeast from public footpath south of properties on Fernhill Road

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS N & O

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Figure 15

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PHOTO VIEWPOINT P: View northwest from long distance footpath 'Oxford Canal Walk'

PHOTO VIEWPOINT Q: View north from public footpath crossing Oxford Canal

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PHOTO VIEWPOINTS P & Q

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Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINT R: View southeast from public footpath at junction with Woodstock Road

PHOTO VIEWPOINT S: View southeast from public footpath south of 'Hall Farm'

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS R & S

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Figure 17

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Appendix B

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Begbroke Science Park, Begbroke Hill

Landscape and Visual Appraisal
September 2021

Approved Outline Planning Consent Boundary

Scale: 1:25000 @ A3

0 500 1000m

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drawing title
SITE LOCATION

N

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drawn
CC/BC

issue date
Sept 2021

drawing / figure number
Figure 1

rev
A

Site Boundary

Photo Viewpoint Locations

Visual Receptors

A: Begbroke (Residents)

B: Sandy Lane (Residents)

C: Public Footpath Users

D: Public Footpath Users, to the north of the site

E: Sandy Lane (Highway users)

NOTES

Updated photographs use 2018 LVA references and locations

Scale: 1:10000 @ A3

0 100 200 300 400 500 1000m

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VISUAL APPRAISAL

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issue date
Sept 2021

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Figure 2

rev
A

PHOTO VIEWPOINT B: View northeast from Sandy Lane

PHOTO VIEWPOINT F: View north from public footpath leading from Sandy Lane to the Science Park

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS B & F

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21 March 2018

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Figure 3

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PHOTO VIEWPOINT Ia: View west from road north of the IAT building (Institute of Advanced Technology)

PHOTO VIEWPOINT Ib: View southwest from public footpath north of the IAT building (Institute of Advanced Technology)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS IA & IB

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issue date
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drawing / figure number
Figure 4

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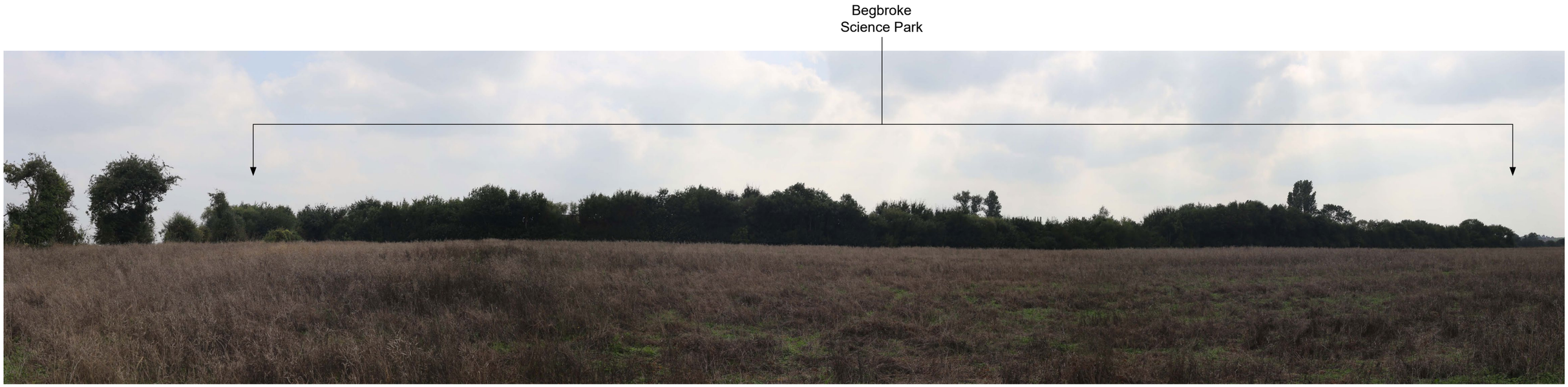

PHOTO VIEWPOINT N: View south from public footpath north of the site

PHOTO VIEWPOINT M: View northeast of the site crossing Rowel Brook

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINT J: View south from public footpath south of Begbroke Lane

Note: Based on a viewing distance of 175mm and focal length of 50mm

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drawing title
PHOTO VIEWPOINT J

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Figure 6

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Appendix C
Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.

1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	**Definition**
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	**Definition**
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	**Definition**
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	**Definition**
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	**Definition**
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.