Appendix A
Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

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.

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.

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

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.

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

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 GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

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

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate 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 and 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

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 and 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'.

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

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

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

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 (eg. 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

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 view will be permanent or transient 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

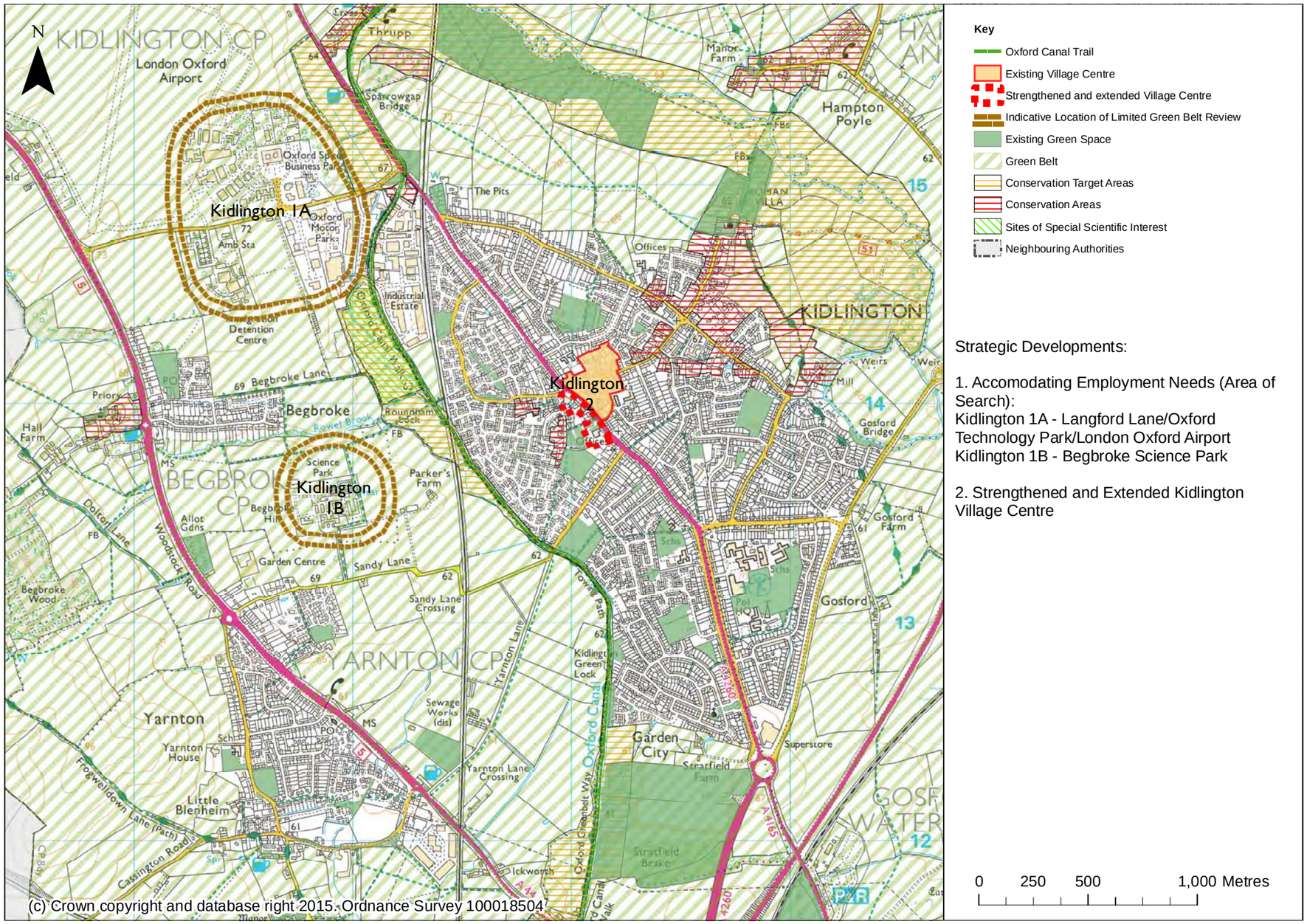
The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

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:** 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.

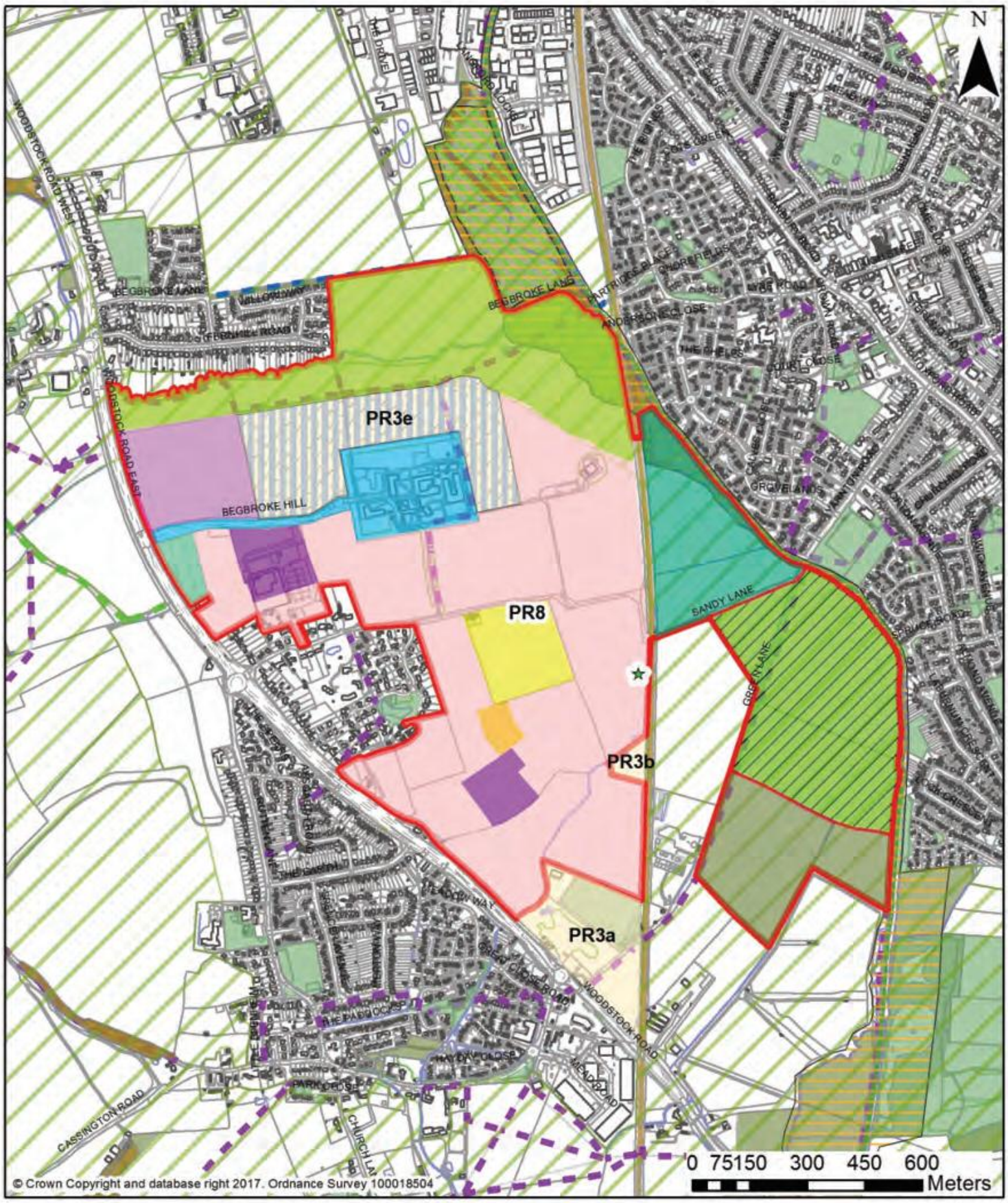
Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects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

5.4 Key Policies Map: Kidlington



120 Begbroke

Policy PR8 - Policies Map - Land East of the A44



Key

- Land East of the A44
- Residential
- Land Reserved for Employment
- Primary School Use
- Secondary School Use
- Local Centre
- Existing Begbroke Science Park
- Former Landfill Site
- Green Space
- Local Nature Reserve
- Nature Conservation Area
- Parkland
- Retained agricultural land
- ★ Reserved Land for Railway Station/Halt
- Policy PR3
- Revised Green Belt
- Conservation Target Areas
- Sites of Special Scientific Interest
- Oxford Canal Trail
- Existing Green Space
- Ancient Woodland
- BAP Habitat
- Public Footpath
- Public Bridleway
- Restricted Byways
- Byway Open to all Traffic
- Cherwell District

APPENDIX D: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change **High** **Medium** **Low**	**Value** **High** **Medium** **Low**	**Distance from Built Development Zones (approx. m/km)**	**Nature of View** **Full** **Partial** **Glimpse** **None**	**Is the View Permanent or Transient?**	**Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project** **High** **Medium** **Low** **Negligible/ None**		**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**	**Major** **Moderate** **Minor** **Negligible** **None** **Adverse or Beneficial**
1	Resident (rear) (Approx. 4 dwellings) Sandy Lane (viewpoints A to C)	Medium	Medium	200-250m	Partial	Permanent	Construction: Completion: Year 15:	Views from along Sandy Lane currently include the existing buildings within the Science Park, set beyond perimeter landscaping. Residents may perceive proposed buildings behind (and therefore largely screened by) existing development.	Negligible to Negligible / Minor Adverse	Negligible / Minor Adverse to Minor Adverse	Negligible / Minor Adverse to Minor Adverse
2	Resident (rear) (<10 dwellings) Fernhill Road, Begbroke (Viewpoint K)	Medium	Medium	250m	Glimpse / None	Permanent	Construction: Completion: Year 15:	Views would be well filtered by garden and riparian vegetation, and if possible would see proposed development sitting in front of existing buildings and screened by the Science Park's perimeter woodland belt. However, in general the majority of properties are not considered to have views towards the site, and it is unlikely that these potential marginal views would be possible once vegetation was in full leaf. any views of the development would be observed within the context of the existing built up area of the Science Park.	Negligible / None	Negligible / None	Negligible / None
3	Road user Sandy Lane (Viewpoints A to E)	Medium	Medium	250-800m	Glimpse / None	Transient	Construction: Completion: Year 15:	The roadside hedgerow will restrict views looking north along much of its length, but there may be intermittent opportunities for views towards the site via gaps in the vegetation or where the Lane is elevated such as at the level crossing or over the canal bridge to allows views beyond the hedgerow. Users will see proposed development closely associated with, and largely screened by, existing buildings within the Science Park.	Negligible	Negligible	Negligible
4	PRoW Users passing the site (Viewpoints F to I)	High	Medium	0-200m	Glimpse to Full	Transient	Construction: Completion: Year 15:	Users approaching from the south are at short distance, and buildings particularly within the east of the site are features of the view. New buildings are unlikely to be seen beyond those closest to receptors, and will be afforded some screening by the perimeter woodland belt that already heavily filters views of the Science Park. Users within the perimeter woodland belt have direct, clear views of the site. At the southern end, views are dominated by existing buildings immediately in the foreground, and the proposed development is unlikely to be visible. As receptors travel north along the footpath the proposed development would become a more apparent element within the view. At the site's north eastern corner, beyond the parking area, buildings are the principal elements within the view, with new built form sitting in front, and further enclosure provided by the perimeter woodland belt. The nature of the view would not be altered, but	None to Moderate Adverse	None to Moderate Adverse	None to Moderate Adverse

								proposed buildings, would sit closer within the view. The overall experience for these users includes transient view of built elements of the Science Park as they move through the landscape.			
5	PRoW Users to the north; south of Rowel Brook (Viewpoints K, M, N and O)	High	Medium	125-550m	Partial	Transient	Construction: Completion: Year 15:	Receptors view built form within the northern end of the Science Park on slightly rising ground, surrounded by a perimeter woodland belt that even in winter provides a notable degree of screening of the buildings. Changes to these views would comprise a perception of the alterations of the northern building line as a result of proposed development which would sit directly in front of existing Science Park buildings. As existing buildings are already partially visible above / through the woodland belt, views of proposed development would be seen within that context.	Minor Adverse	Minor to Moderate Adverse	Minor to Moderate Adverse
6	PRoW Users to the north; north of Rowel Brook (Viewpoints J and L)	High	Medium	250-400m	Glimpse / None	Transient	Construction: Completion: Year 15:	The nature of views from along the footpath network to the north of the Rowel Brook would be similar to those from the south of the Brook, however, due to riparian vegetation these views are subject to a greater degree of screening. It is considered that as a result the site and proposed development would not be visible, however, there may be some glimpsed views from some locations during the winter months from which the site would be difficult to discern sitting directly in front of the existing buildings.	Negligible	Negligible	Negligible
7	PRoW Oxford Canal Walk (Viewpoints P and Q)	High	Medium	>400m	None	Transient	Construction: Completion: Year 15:	The Oxford Canal is well treed along its length, and further intervening vegetative screening is afforded by field boundaries and along the railway embankment. It is not considered that the proposed development would be identifiable.	None	None	None
8	PRoW Users west of A44 near Hall Farm (Viewpoint R)	High	Medium	>600m	None	Transient	Construction: None Completion: None Year 15: None	Trees around Begbroke filter some of the eastward views at shorter distance, but the A44 is identifiable to the southeast, as are the Garden Centre buildings. The site cannot be discerned, and is effectively screened by mature trees to the west of the A44.	None	None	None
9	Road user A44 (Viewpoint R)	Medium	Medium	>500m	None	Transient	Construction: None Completion: Negligible / None Year 15: Negligible / None	Views are primarily focussed along the road itself, which includes central reservation barriers, signage, lighting columns and traffic control signalling. There are some glimpses towards the site from occasional hedgerow gaps, or at the site access road junction, however these are fleeting in nature and the proposed development (like existing buildings) would be afforded reasonable screening by the perimeter woodland belt.	None	Negligible	Negligible
10	Railway passenger Oxford-Banbury	Medium	Medium	>400m	Glimpse	Transient	Construction: None / Negligible Completion: Negligible Year 15: Negligible	Railway passengers travelling between Banbury and Oxford may have brief glimpses to the west towards the site whose views are generally otherwise foreshortened by vegetation and settlement. Passengers may perceive the additional built form within the Science Park, however opportunities would be brief.	Negligible / None	Negligible	Negligible