

Technical Appendix 9.3

Cumulative Assessment

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 1	View from PRoW 367/15/20 looking south	PRoW users (High sensitivity)	<p>It is likely that views of the Proposed Development would be seen in combination with the neighbouring commercial development site, albeit seen in longer distance views. The submitted LVIA for the neighbouring commercial development site found that <i>“The Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape they will have a minimal effect in reducing its visibility”</i>, then concluding a moderate adverse effect. As the Proposed Development is partly screened from view by mature tree cover to the north of the Site, it is not considered that the addition of it would give rise to cumulative effects above that stated by the neighbouring commercial development site. In this case, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects arising from the Proposed Development.</u></p>	<p>In the long-term, the Proposed Development would be seen in the context of the neighbouring commercial development site which is assessed to give rise to a moderate adverse effect. In the long-term, the magnitude of change is not considered to increase beyond medium, which gives rise to a moderate adverse effect, and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects arising from the Proposed Development.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 2	View from PRow 367/19/10 looking South West	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with the neighbouring commercial development site from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with the neighbouring commercial development site. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
PVP 3	View from a minor road adjacent to the Site boundary looking west	Vehicle users and pedestrians (Medium sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with the neighbouring commercial development site from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with the neighbouring commercial development site. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
PVP 4	View from a B-road to the east of the Site	Vehicle users and pedestrians (Low sensitivity), PRow users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with the neighbouring commercial development site from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with the neighbouring commercial development site. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 5	View from a B-road (The Green) to the east of the Site	Vehicle users (Medium sensitivity)	<p>The proposed development would be seen in combination with the neighbouring commercial development site. On completion, the submitted LVIA for the neighbouring commercial development site found that <i>“The Eastern Development will introduce large commercial buildings to views from the north of Stoke Lyne in an otherwise rural landscape. The new buildings will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development.”</i> However, the overall effect was only deemed to be minor adverse, arising from a medium-low magnitude of change. Development within the Site would be seen to give rise to similar effects to that arising from the neighbouring commercial development site, bringing development closer to the receptor, although providing a more substantial eastern boundary to the Site which would positively contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas within the local context. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within the neighbouring commercial development site on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 6	View from a minor road and its junction with the B4100	Vehicle users (Medium sensitivity)	Similar to PVPs 4 and 5, the proposed development would be seen in combination with the neighbouring commercial development site. Development within the Site would be seen to give rise to similar effects to that arising from the neighbouring commercial development site, although providing a more substantial eastern boundary to the Site and would positively contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	The proposed development would be seen in combination with the neighbouring commercial development site, although views would largely be focussed on the proposed development rather than the neighbouring site. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within the neighbouring commercial development site on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
PVP 7	View from PRoW 367/21/10, looking northeast	Footpath users (High sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
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PVP 8	View from PRow 109/7/10 looking north east	Footpath users (High sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>
PVP 9	View from minor road (Fritwell Road) looking east	Vehicle users (Medium sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>
PVP 10	View from PRow 109/2/40 looking south east	Footpath users (High sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 11	View from PRoW 367/13/10 looking north east	Footpath users (High sensitivity)	<p>It is likely that views of the Proposed Development would be seen in combination with the neighbouring commercial development site, albeit seen in longer distance views. The submitted LVIA for the neighbouring commercial development site found that <i>“The Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape they will have a minimal effect in reducing its visibility”</i>, then concluding a moderate adverse effect. As the Proposed Development is partly screened from view by mature tree cover to the north of the Site, it is not considered that the addition of it would give rise to cumulative effects above that stated by the neighbouring commercial development site. In this case, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects arising from the Proposed Development.</u></p>	<p>In the long-term, the Proposed Development would be seen in the context of the neighbouring commercial development site which is assessed to give rise to a moderate adverse effect. In the long-term, the magnitude of change is not considered to increase beyond medium, which gives rise to a moderate adverse effect, and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects arising from the Proposed Development.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 12	View from PRoW 367/24/10 looking south	Footpath users (High sensitivity)	At year 1, the site would not be seen in combination views, or sequential views, with the neighbouring commercial development site from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with the neighbouring commercial development site. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
PVP 13	View from PRoW 109/5/10 looking east	Footpath users (High sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>
PVP 14	View from PRoW 219/11/10 looking east	Footpath users (High sensitivity)	On completion, development within the neighbouring commercial development site would entirely screen views of the Proposed Development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects arising from the Proposed Development.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 15	View from a minor road, close to Tower Farm, looking south-east	Vehicle users (Medium sensitivity)	<p>It is likely that views of the Proposed Development would be seen in combination with the neighbouring commercial development site. In combination, both the Proposed Development and the neighbouring commercial development site would form a minor constituent of the view, being partly screened by mature tree cover within the local context. However, there would be an increase in the perceived horizontal scale of commercial development, such that the magnitude of change would increase from low to medium, giving rise to a moderate adverse, which is significant. This effect is reflected within the LVIA for the neighbouring commercial development site and, as the Proposed Development is partly screened from view by mature tree cover to the north of the Site, it is not considered that the addition of it would give rise to cumulative effects should the neighbouring commercial development site be present. In this case, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development would be seen in the context of the neighbouring commercial development site. Views of the Proposed Development would remain partial, with the more prominent built element in the view being the neighbouring commercial development site. In combination, the effects would be as set out within the LVIA for the neighbouring commercial development site, in that the magnitude of change would be medium, giving rise to a moderate adverse effect which is significant. If the neighbouring commercial development site were present, effects arising from the Proposed Development would remain as set out within the main LVIA and, in this scenario, there would be <u>no additional cumulative effects arising from the Proposed Development.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 16	View from a minor road to the north of the site, looking south	Vehicle users (Medium sensitivity)	It is unlikely that there would be any in-combination views of the Proposed Development and the neighbouring commercial development site from this location due to tree cover within the medium distance. When assessed in combination, it is considered that the Proposed Development and the neighbouring commercial development site would only form a minor constituent of the view. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	It is unlikely that there would be any in-combination views of the Proposed Development and the neighbouring commercial development site from this location. When assessed in combination, it is considered that the Proposed Development and the neighbouring commercial development site would only form a minor constituent of the view. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
PVP 17	View from PRow 367/8/10 looking north-west	Footpath users (High sensitivity)	It is unlikely that there would be any in-combination views of the Proposed Development and the neighbouring commercial development site from this location. When assessed in combination, it is considered that the Proposed Development and the neighbouring commercial development site would only form a minor constituent of the view. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	It is unlikely that there would be any in-combination views of the Proposed Development and the neighbouring commercial development site from this location. When assessed in combination, it is considered that the Proposed Development and the neighbouring commercial development site would only form a minor constituent of the view. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
PVP 18	View from PRow 367/14/10 looking south	Footpath users (High sensitivity)	At year 1, the site would not be seen in combination views, or sequential views, with the neighbouring commercial development site from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with the neighbouring commercial development site. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>
NA	Receptors travelling on the M40	Vehicle users on main road (Low sensitivity)	On completion, the neighbouring commercial development site would entirely screen views of the proposed development from the M40 and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects.</u>	On completion, development within the neighbouring commercial development site would entirely screen views of the proposed development from the M40 and, as such, effects would remain as set out within the submitted LVIA for the neighbouring commercial development site. Therefore, there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
NA	Receptors travelling on the A43	Vehicle users on main road (Low sensitivity)	Receptors travelling along the A43 would experience short-distance views of the proposed development with the neighbouring commercial development site. On completion, the Proposed Development would increase the extent of built form along the A43 however, given the baseline character of Baynards Green, the magnitude of change would not be considered to increase beyond medium as, although the proposed developments would be recognisable, local character would not be considered to be fundamentally altered. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long term, while there would remain some in combination views of the proposed development and the neighbouring commercial development site, the combination of built form would not be considered to fundamentally alter the character of local views beyond that stated within the main LVIA, being medium in magnitude. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
NA	Receptors travelling on the B4100	Vehicle users on main road (Low-Medium sensitivity)	<p>For receptors travelling along the B4100, there would be sequential views as receptors travelling along this busy route. Cumulative effects would be limited to those arising from the proposed development and the neighbouring commercial development site. The submitted LVIA for the neighbouring commercial development site identified a minor adverse effect during construction with road users being considered as low sensitivity receptors. The effects arising from the proposed development are also considered to be minor adverse, although receptors have been awarded a medium sensitivity due to there being some rural characteristics in transient views. The completion of both schemes would lead to an increase in urban influences within the local context, such that the cumulative effect would be considered to increase to high, although this is largely for parts of the B4100 that are further away from the A43 junction. As such, with consideration of a medium sensitivity as defined within the main LVIA, the cumulative effect would be moderate, which is significant.</p>	<p>On completion, the addition of the proposed development would be considered to increase the perception of built elements within the local context. However, for road users with a medium sensitivity to the south of the site (represented in Photoviewpoint EDP 6), the landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within the neighbouring commercial development site on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u>. For receptors in close proximity to the A43, there would be a greater increase in the perception of built form within the local context, albeit experienced by receptors with a reduced susceptibility to change and an overall lower sensitivity. Here, the increase in built form would be considered to increase the magnitude of change from medium to high. In combination with a low sensitivity, the high magnitude of change gives rise to a moderate/minor cumulative effect which is not significant.</p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
NA	PRoW users in and around Stoke Lyne	Footpath users (High sensitivity)	Views for footpath users in and around Stoke Lyne are represented by Photoviewpoints EDP 4, 5, 6, and 7. As set out above, the more open views are experienced at Photoviewpoint EDP 6, at the junction between The Green and the B4100. As receptors move west, views of the Proposed Development and the neighbouring commercial development site become screened by mature woodland cover. There may be an appreciation of an urbanisation of the local context in transient views. However, although the proposed development would introduce additional built form on the eastern side of the M40, as set out above at Photoviewpoint EDP 6, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, the landscape proposals on the eastern side of the Proposed Development would contribute to the well-treed character of the immediate context. Although there may be some views of the Proposed Development remaining, there would be very limited perception of the neighbouring commercial development site. The landscape strategy within the Site would deliver a generous treed boundary between new built form and views from Stoke Lyne, more so than any planting proposed within the neighbouring commercial development site on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Year 1	Year 15
NA	Residents within Stoke Lyne	Residents (Very high sensitivity)	<p>On completion, the submitted LVIA for the neighbouring commercial development site found that <i>“The Eastern Development will introduce large commercial buildings to views from the north of Stoke Lyne in an otherwise rural landscape. The new buildings will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development.”</i> However, the overall effect was only deemed to be minor adverse, arising from a medium-low magnitude of change. Development within the Site would be seen to give rise to similar effects, although providing a more substantial eastern boundary to the Site and would contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas within the local context. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within the neighbouring commercial development site on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>