7. LANDSCAPE AND VISUAL IMPACT

Introduction

7.1 This LVIA ES Chapter has been prepared by fabrik and reports the outcome of the assessment of likely environmental effects arising from the Proposed Development upon the landscape and visual resource. The Site and LVIA Study Area are shown on **Figure 7.1** (Volume 2 LVIA Figures).

7.2 This LVIA provides a description of the baseline conditions and sets out how the Study Area and Site appears, or would appear, prior to the Proposed Development. The baseline assessment is then used to predict the landscape and visual impacts arising from the Proposed Development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the construction and operational stages of the Proposed Development.

7.3 This Chapter (and its associated figures and appendices) is intended to be read as part of the wider ES Chapters with particular reference to the front end (Chapters 1 - 6) and the Ecology and Nature Conservation and Cultural Heritage and Archaeology Chapters (Chapters 8 and 9 respectively) together with the Arboricultural Impact Assessment, Detailed Arboricultural Report, and the Planning Statement, as submitted with the Application.

7.4 The detailed LVIA methodology is set out in **Appendix 7.1**; the associated Figures and Photographs (associated with the key representative views) are set out in **Figures 7.1 – 7.46. Figures 7.47 – 7.64** includes Winter Photography for the representative photographic survey within the local study area. Visually Verified Montages (VVMs) are set out in **Figures 7.65 – 7.77**. The impact assessment tables are set out in **Appendix 7.2**.

7.5 **Figure 7.1** identifies the location of the Site and the landscape related designations within the study area.

Previous Assessment

7.6 No previous Landscape and Visual Impact Assessments have been carried out for the Site.

Legislation and Policy

Legislative Context

7.7 The applicable legislative framework is summarised as follows:

- European Landscape Convention (ELC, 2000).
- Section 85 of the CROW Act 2000.

- Section 89 of the Countryside and Rights of Way Act 2000 (as amended by the NERC Act 2006); and
- Section 62(2) of the Environment Act 1995.

Guidance

7.8 The following guidance documents have been used during the preparation of this Chapter:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013.
- Landscape Character Assessment: Guidance for Scotland and England, 2002.
- An Approach to Landscape Character Assessment, 2014.
- Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals (September 2019).
- Landscape Institute Technical Guidance Note 02/21 – Assessing Landscape Value Outside National Designations (February 2021)

Assessment Methodology and Significance Criteria

Summary Overview of the LVIA Methodology

7.9 The detailed methodology for the LVIA is contained at **Appendix 7.1**.

7.10 Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility (ZTV) and the degree of visibility from the range of visual receptors.

7.11 The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the Site and its context.
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views).
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Predicting Effects

7.12 Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

7.13 Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements individually and collectively.

7.14 The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor.
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal.
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect.
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion.
- Indicates any additional measures proposed over and above those designed into the scheme to further prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement.
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

7.15 Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (Major, Moderate, Minor, Negligible). Residual effects for this assessment are those at year 15 considering any additional mitigation measures in place over and above those designed into the scheme.

7.16 The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

7.17 The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. The sensitivity of receptors and the magnitude of effects are described as either High, Medium, Low or Negligible. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

7.18 Cumulative effects of all other known development will also be considered.

7.19 This LVIA chapter of the ES has been prepared whilst having regard to those ecological and cultural heritage matters relevant to the assessment of landscape and visual effects. For a more detailed

assessment of the heritage and ecological impacts of the Proposed Development, the relevant ES chapters should be referred to (Chapters 8 and 9 respectively).

Landscape and Visual Sensitivity Judgements

7.20 The assessment of landscape / visual sensitivity is established through the combined judgements on the value attributed to that receptor (at the baseline stage in line with Table A1.1 of the Methodology set out in **Appendix 7.1**) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4 of the detailed LVIA methodology at **Appendix 7.1**. **Table 7.1** below sets out the sensitivity matrix, with criteria set out as High, Medium or Low.

Table 7.1: Landscape and Visual Value, Susceptibility and Sensitivity Assessment Criteria

Landscape and Visual Receptor Sensitivity		**Landscape and Visual Receptor Susceptibility**		
		High	Medium	Low
Landscape/Visual Receptor Value	High	High	High	Medium
	Medium	High	Medium	Medium
	Low	Medium	Medium	Low

Landscape and Visual Magnitude of Effect Judgements

7.21 The magnitude of effect is based on the change that the Proposed Development would have upon the resource/receptor. It is assessed based on the consideration of the scale, duration of effect (e.g. very short-term including construction (up to 2 years), short-term for up to 10 years, medium-term between 10-25 years, and long-term which are considered permanent. The duration criteria used for this LVIA cover greater time periods than those identified in Section 2 of this ES, due to the length of time it takes for the proposed tree planting to reach mature heights and canopy spreads. Other factors relevant to the judgements on the magnitude of effect include reversibility and the geographic extent or scale of the change to be experienced as a result of the Proposed Development. **Table 7.2** below sets out the magnitude of effect matrix, with criteria set out as High, Medium, Low or Negligible.

Table 7.2: Landscape/Visual Magnitude of Effect Criteria

Landscape and Visual Magnitude of Effect		**Duration and Reversibility**			
		Long	Medium	Short	Very Short
Scale	Substantial	High	High / Medium	Medium	Low / Negligible
	Sizeable	High / Medium	Medium	Medium	Low / Negligible
	Modest	Medium	Medium	Low	Negligible
	Compact	Low / Negligible	Low / Negligible	Negligible	Negligible

7.22 If there is no change to the landscape or visual receptor, then the overall magnitude of change will be Neutral.

Significance of Landscape and Visual Effects

7.23 The predicted level of effect is based upon the consideration of the sensitivity of the resource/receptor and the magnitude of effect to come to a professional judgement of how significant this effect is. **Table 7.3** below sets out the criteria below for establishing the significance of landscape and visual effects in line with GLVIA3.

Table 7.3: Significance of Effects

Significance of Effects		**Landscape and Visual Receptor Sensitivity**		
		High	Medium	Low
Magnitude of Effect	High	**Major**	**Major**	**Moderate**
	Medium	**Moderate**	**Moderate**	**Moderate** / Minor
	Low	**Moderate**	**Moderate** / Minor	Minor
	Negligible	Minor	Minor - Negligible	Negligible

7.24 The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. Effects of Major or Moderate significance are deemed 'Significant'. These are **bold** in **Table 7.3** above and in orange in Table A1.11 of the detailed LVIA Methodology at **Appendix 7.1**. **Table 7.4** sets out a starting point for the assessment, it is important that a balanced and well-reasoned professional judgement of these two criteria is provided with an explanation. Where effects span multiple cells in **Table 7.3**, professional judgement is used to determine the likely significance of the effect.

7.25 The degree of effect is graded on the following scale in relation to the significance criteria above.

Table 7.4: Significance of Effects

Effect Significance	**Criteria**
Major	An effect that is likely to be very important from a landscape and visual perspective.
Moderate	An effect that is potentially important from a landscape and visual perspective.
Minor	An effect that is unlikely to be important from a landscape and visual perspective.
Negligible	An effect that has minimal importance from a landscape and visual perspective.

Nature of effects

7.26 Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13 of the detailed methodology (**Appendix 7.1**). This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

7.27 Effects will be described clearly and objectively, and the extent and duration of any negative/positive effects quantified, using four categories of effects, indicating a gradation from high to low.

Geographical Scope

7.28 The study area for the LVIA is shown on **Figure 7.1** and extends to a geographic area of approximately 6-8km from the centre of the Site. The assessment of effects considers the impacts of the Proposed Development on landscape receptors of different geographical scopes. These include National Character Areas, County level Landscape Character Areas and District level Landscape Character Areas.

Temporal Scope

7.29 The assessment of effects considers the landscape and visual impacts at construction, year 1 of operation and year 15 of operation, which are referred to as the residual effects once the landscape proposals are considered to have matured.

Consultation

7.30 During the desk-based assessment a series of key representative viewpoints were identified for verification in the field. An EIA Scoping Opinion has been sought from Cherwell District Council (CDC) to agree the study area, landscape and visual receptors and key representative viewpoints to be assessed.

7.31 The Scoping Opinion from Cherwell District Council was received on 29th September 2023, summarising the responses received from the LPA and Statutory/Non-Statutory Consultees. A summary of the responses of relevance to this LVIA chapter are set out below:

CDC Landscape Services

7.32 CDC Landscape Services submitted the following comments via email:

"I consider the proposed viewpoint assessment locations to be comprehensive and representative and therefore acceptable in respect of:

- *LVIA Figure 1.3 Anticipated Representative Viewpoint Locations from the Landscape Immediately Surrounding the Site (Dwg. No. D3263-FAB-00-XX-DR-L-0003 A)*
- *LVIA Figure 1.4 Anticipated Representative Viewpoint Locations from the Wider Study Area (Dwg. No. D3263-FAB-00-XX-DR-L-0004 A)."*

Natural England

7.33 Natural England provided the following comments in relation to LVIA matters:

"The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound *basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character. A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in Guidelines for Landscape and Visual Impact Assessment 2013 ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.*

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the National Design Guide and National Model Design Code. The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes
The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of

outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 100. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate."

7.34 This LVIA Chapter addresses the above comments in full.

Assumption and Limitations

7.35 The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2023.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.75m.
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long-distance views. Therefore, the assessment of effects will present a worst-case scenario, when the proposed development will be most visible.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.

Baseline Conditions

Planning Policy and Guidance

Introduction

7.36 Planning policy at the national and local level and its relevance to environmental design and assessment is confirmed in Chapter 6: Planning Policy Context. **Figure 7.1** shows the adopted policies and designations of relevance to Oxford and the Site. The national and local planning policies relevant to the landscape and visual matters are set out below.

- The latest amended National Planning Policy Framework (December 2023). Section 8 deals with promoting healthy and safe communities, Section 12 deals with achieving well designed places, Section 13 deals with protecting the Green Belt, Section 14 covers meeting the challenge of climate change, flooding and coastal change and Section 15 deals with conserving and enhancing the natural environment.
- Planning Practice Guidance The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVIA, these are: Section ID 6-001-20140306 (Revision date :15 March 2019): Climate Change, Section ID 8-20190721 (Revision date: 21 July 2019): Natural environment, Section ID 18a-20190723 (Revision Date: 23 July 2019): Historic Environment and Section ID: 26-20191001 (Revision date 1 October 2019): Design.

7.37 The following policies of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (Adopted September 2020) are relevant to landscape and visual matters are:

- Policy PR3: The Oxford Green Belt
- Policy PR5: Green Infrastructure
- Policy PR6a: Land East of Oxford Road
- Policy PR6b: Land West of Oxford Road
- Policy PR6c: Land at Frieze Farm
- Policy PR7a: Land Southeast of Kidlington
- Policy PR7b: Land at Stratfield Farm

7.38 The following policies of the Cherwell Local Plan 2011-2031 (Part 1) (Adopted July 2015) are relevant to landscape and visual matters are:

- Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD13: Landscape Protection and Enhancement
- Policy ESD15: The Character of the Built and Historic Environment

Supplementary Planning Documents/Guidance/Informatives

7.39 The following CDC Supplementary Planning Documents are of relevance to this LVIA:

- Kidlington Masterplan SPD (December 2016)

7.40 The following CDC Local Plan Evidence Base documents of relevance to this LVIA are:

- PR40: Cherwell Green Belt Study (April 2017) and Addendum (June 2017)
- PR50: Category "A" Villages Analysis
- PR51: Landscape Character Sensitivity and Capacity Assessment (June 2017)
- PR99: Playing Pitch Strategy (October 2018)

7.41 Other Guidance documents of relevance to this LVIA are:

- Oxfordshire County Council: Oxford Green Belt Study (October 2015)
- Oxford City Council: Character Assessment of Oxford in its Landscape Setting (CBA, 2022)

Landscape Character Context

Introduction

7.42 The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

7.43 Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

7.44 The following sections set out the landscape character framework of the study area from the national level through to the district and parish scale based upon existing character assessments undertaken by Natural England, Oxfordshire County Council and Cherwell District Council.

National Level Landscape Character

7.45 The general character of the English countryside has been described at a national level by Natural England. The Site and the Study Area lie wholly within National Character Area (NCA) 108: Upper Thames Clay Vales (Natural England, 2013). Due to the relative scale of this NCA in comparison to the Site, the description is considered too broad to warrant assessment within this LVIA. This assessment will therefore focus on the regional and local LCAs and the description of NCA108 is provided for context.

7.46 The Site's relationship to NCA 108 is shown on **Figure 7.2**. The key characteristics pertinent to the study area include:

- *"Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.*
- *The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.*
- *Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.*
- *Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.*
- *In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.*
- *Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.*
- *Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails."*

7.47 The Statements of Environmental Opportunity relevant to the study area include the following:

- "*SEO 4: Realise sustainable development that contributes positively to sense of place and built heritage. Ensure adequate greenspace in association with all development and most importantly in growing settlements such as Aylesbury and Swindon. Create and manage greenspace to provide benefits for biodiversity, floodwater management, filtration of pollutants, tranquillity and recreation, and secure strategic access routes between town and country."*

7.48 Value: Low – High.

Regional/Local Level Landscape Character

Cherwell DC: Landscape Character, Sensitivity and Capacity Assessment (WYG, 2017)

7.49 The Cherwell DC Landscape Character, Sensitivity and Capacity Assessment (WYG, 2017) relies on the Oxfordshire Wildlife and Landscape Study (OWLS) and the Landscape Character Types/Areas defined within this study. The LCT/LCAs of relevance to the Site and their key characteristics are:

LCT 17: Vale Farmland

7.50 This LCT is described as: *"a vale landscape defined by regularly-shaped, arable fields enclosed by hawthorn hedges and hedgerow trees. A nucleated settlement pattern is also a characteristic feature of the landscape type."* The key characteristics are identified as:

- *A gently rolling landscape associated with clay soils.*
- *Medium to large regularly-shaped arable fields and more localised smaller grass fields.*
- *A well-defined hedgerow pattern with characteristic hedgerow trees.*
- *Occasional ditches and minor streams bordered by crack willows and ash.*
- *A nucleated pattern of small, compact villages.*

LCA F: Peartree Hill

7.51 Within LCT 17, the Site is identified as being within LCA F: Peartree Hill. The landscape character of which is described as:

"This area, between Oxford and Kidlington, is largely characterised by medium to large-sized arable fields and pastureland. The hawthorn and elm hedges are generally in poor condition and often gappy and fragmented. The main structural landscape elements are the thinly-distributed hedgerow tees of oak, dead elm and ash, as well as some tree belts surrounding farmhouses. Stratfield Brake is a significant block of semi-natural deciduous woodland to the south of Kidlington."

7.52 Its biodiversity value is described as: *"It is the deciduous woodland, and hedgerows and hedgerow* trees which are the most locally important habitats. Part of the Oxford Canal also adds to the interest. There are no recorded priority habitats."

7.53 The landscape strategy for this LCT is to: "conserve and enhance the well-defined pattern of hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development

through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species."

7.54 The biodiversity strategy for the LCT is to: "ensure that all surviving priority habitats are safeguarded, in favourable condition and management, and enhanced to satisfy the actions and targets identified within the relevant habitat and species action plans. Safeguard, maintain and enhance all locally important habitats in a way that is appropriate to the landscape character of the area. Promote agri-environment schemes which will benefit biodiversity in general and protected species and farmland birds in particular."

7.55 The key recommendations are:

- *"Safeguard and enhance landscape character of the hedgerow network and tree-lined watercourses.*
- *Ensure that all priority habitats are in favourable condition and management."*

7.56 Value: Medium - Low.

LCT 1: Alluvial Lowlands

7.57 LCT 17 is enclosed by the urban character areas of Kidlington to the north and Oxford to the south. To the east and west, the LCT is surrounded by LCT 1: Alluvial Lowlands. This LCT is described as: *"This landscape type includes flat landscapes of lowland river valleys, associated with alluvial soils. It is characterised by a regular pattern of medium-sized hedged fields with permanent pasture and arable cropping."* The key characteristics are identified as:

- *"Broad alluvial plains.*
- *Mixed farming pattern with regular fields with both arable cropping and pasture.*
- *Densely scattered hedgerow trees of ash and willow.*
- *Dense willow corridors bordering a large number of ditches.*
- *Sparsely settled."*

7.58 Within LCT 1, the character areas of relevance to the setting of the Site are LCA D: Yarnton and LCA H: Middle Farm. The landscape character of LCA D: Yarnton is described as:

"The area is characterised by medium-sized fields dominated by arable farming and semi-improved grassland. They are enclosed by hawthorn and elm hedges which, in some places, are bordered by ditches. The hedgerow network is generally intact, with tall and dense hedges. Tree cover is very distinctive and consists of ash and crack willow trees scattered throughout, and dense corridors of crack willow alongside ditches."

7.59 Its biodiversity value is described as: *"There are several locally important habitats including semi-improved grassland, scrub, species-poor hedges and tree-lined watercourses. There is also a small area of neutral grassland and a pond with fringing reedbeds close to the Oxford Canal near the Peartree interchange, as well as some wet woodland and species-rich watercourses."*

7.60 Value: Medium.

7.61 The landscape character of LCA H: Middle Farm is described as:

"*The area is dominated by large-sized arable fields and only a few semi-improved grass fields. Fields are enclosed by hawthorn and elm hedges, which, in some places, are adjacent to ditches. Hedges are generally low and gappy, apart from those along roadsides which are generally in better condition. Mature oak trees are thinly scattered throughout the area, and dense corridors of crack willow border the ditches. A few tree clumps, including species such as willow, oak, hawthorn and conifers, surround farmhouses. A dense corridor of ash, oak and hawthorn next to the railway line also adds to the tree cover."*

7.62 Its biodiversity value is described as: *"This area includes locally important habitats such as semi-improved grassland, scrub along the railway, species-poor hedges with trees and tree-lined watercourses."*

7.63 The landscape strategy for LCT 1 is to: *"Maintain the tranquil nature of the landscape and promote the restoration and enhancement of hedgerows, hedgerow trees and tree-lined watercourses."*

7.64 The biodiversity strategy for LCT 1 is to: *"Ensure that all surviving priority habitats are safeguarded, in favourable condition and management, and enhanced to satisfy the actions and targets identified within the relevant habitat and species action plans. Safeguard, maintain and enhance all locally important habitats in a way which is appropriate to the landscape character of the area. Promote agri-environment schemes which will benefit biodiversity in general and protected species and farmland birds in particular."*

7.65 The key recommendations are:

- *"Maintain the tranquil nature of the landscape and promote the restoration and enhancement of hedgerows, hedgerow trees and tree-lined watercourses.*
- *Ensure that all priority habitats, particularly grasslands, are in favourable condition and management.*
- *Promote the management and expansion of these priority habitats through the use of agri-environment schemes."*

7.66 Value: Medium.

Landscape Capacity Assessment

Introduction

7.67 As part of the evidence base supporting the development of the Local Plan Partial Review, Cherwell District Council published The Cherwell DC Landscape Character, Sensitivity and Capacity Assessment (WYG, 2017) for *"41 sites located in the south of the district around the settlements of Kidlington, Yarnton, Begbroke, Islip and Shipton on Cherwell".* Whist the Site itself is not assessed within this document, three neighbouring sites to the east (LSCA 178), northwest (LSCA 49) and south/southwest (LSCA 39A) are assessed and provide an indication of the sensitivity and capacity of the wider landscape between Oxford and Kidlington that the Site forms part of. These are described as:

LSCA 39A Frieze Farm, Woodstock Road, Oxford

7.68 This consists of three parcels of land immediately south of the Site and to the southwest around Frieze Farm. The land immediately south of the Site is described as *"the eastern land parcel between the transport corridors is heavily influenced by the road and rail corridors and the existing vegetation provides enclosure within the area. The sensitivity of aesthetic factors is considered to be medium to low."* The combined landscape sensitivity of this site is considered to be *"Medium to Low"*.

7.69 Visual sensitivity is considered to be higher in the southwestern parcel than the parcel immediately south of the Site, where *"the vegetation in the east land parcel prevents views into and through the site area."* The combined visual sensitivity of this site is considered to be *"Medium".*

7.70 The landscape character sensitivity is considered to be *"Medium to Low"* and the landscape value is considered to be "Medium". In terms of Landscape Capacity, the LSCA states that: *"The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of LSCA39 is medium to high for some types of development."* The capacity for employment development is considered by this LVIA to be the most similar development type in size/scale to the Proposed Development. The LCSA identifies that *"the capacity to accommodate employment development is medium to low in the east and west land parcels and medium in the central triangular land parcel."*

LSCA 49 Land at Stratfield Farm, Oxford Road, Kidlington

7.71 This consists of a parcel of land immediately south of Kidlington, to the north of the Site. The land immediately south of the Site is described as *"The fields within the site comprise semi-improved grassland, tall ruderals and encroaching scrub on the field boundaries. The site is enclosed by well*

established, mature hedgerows. Immediately south of the site is a sports field and the northern extent of Stratfield Brake District Wildlife Site." The combined landscape sensitivity of this site is considered to be "Medium".

7.72 The visual analysis describes the site as *"effectively screened from most directions. The east, south and west boundaries have dense, mature structure planting associated with the road corridor, sports ground and Oxford Canal"*. The combined visual sensitivity of this site is considered to be "Low".

7.73 The landscape character sensitivity is considered to be *"Medium to Low"* and the landscape value is considered to be *"Medium to Low"*. In terms of Landscape Capacity, the LSCA states that: *"In general, the potential Landscape Capacity of LSCA49 is medium to high for some types of development."* The capacity for employment development is considered by this LVIA to be the most similar development type in size/scale to the Proposed Development. The LCSA identifies that *"Although the site has a medium to high capacity for development, the capacity to accommodate employment use of either commercial or industrial is considered to be low as this would be at odds with the surrounding character and land use."*

LSCA 178 Land at Stratfield Farm, Oxford Road, Kidlington

7.74 This consists of a parcel of land immediately southeast of Kidlington, to the east of the Site. The land is described as *"The site comprises three fields of poor semi-improved grassland used for grazing. The field boundary hedgerows are dominated by hawthorn. Hedgerows within the site area generally appear unmanaged and are growing out in places; hedgerows within the site contain a number of mature trees including ash, willow and poplar."* The combined landscape sensitivity of this site is considered to be *"Medium"*.

7.75 The visual analysis describes the site as *"The general visibility of the site is restricted by the dense mature site boundaries and shelterbelt planting located along the A34…"* The combined visual sensitivity of this site is considered to be *"Medium"*.

7.76 The landscape character sensitivity is considered to be *"Medium"* and the landscape value is considered to be "Low". In terms of Landscape Capacity, the LSCA states that: *"In general, the potential Landscape Capacity of LSCA49 is medium to high for some types of development."* The capacity for employment development is considered by this LVIA to be the most similar development type in size/scale to the Proposed Development. The LCSA identifies that *"The site has a medium capacity to accommodate employment development. The location adjacent to the A34 provides good transport link however consideration would need to be given to the existing adjacent residential area on the south edge of Kidlington. It is considered that commercial use may be more appropriate than industrial."*

fabrik Conclusion on Landscape Capacity Assessments

7.77 Although the Site is not assessed within the LSCA (2017), the findings of this document in relation to the surroundings sites paints the picture of a wider landscape that is of Medium-Low value and Medium-Low sensitivity. The landscape is considered to have capacity to accommodate some forms of development. This LVIA baseline considers the Site in more detail on the following pages.

Contextual landscape elements

7.78 This section describes the landscape elements beyond the Site boundary and therefore the landscape setting to the Site. **Figure 7.5** illustrates the Site's relationship to the study area.

Natural

Geology and soils

7.79 In terms of soils, the Site and its surroundings are described as *"Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"* by the National Soil Resources Institute (NSRI) in Soilscape (England), published in 2005. The main surface texture class is loamy, and the natural drainage type is considered to be impeded. It is of moderate fertility and its characteristic semi-natural habitats are lowland seasonally wet pastures and woodlands. The main land cover is grassland and arable with some woodland.

7.80 The land to the east and west of the study area around the A44 and A34 is described as *"Loamy soils with naturally high groundwater"* by the National Soil Resources Institute (NSRI) in Soilscape (England), published in 2005. The main surface texture class is loamy, and the natural drainage type is naturally wet. It is of low fertility and its characteristic semi-natural habitats are wet acid meadows and pasture and woodlands. The main land cover is arable, grassland and woodland.

Landform and drainage

7.81 The topographic setting to the Site, Oxford and Kidlington is influenced by the broad valley associated with the River Thames with the majority of the study area forming part of the low-lying valley floor. Pronounced hills rise sharply to the southwest and southeast of the Site to the east and west of Oxford. The ground rises more gently to the northwest around Woodstock. Oxford and Kidlington are both located within the flat valley floor.

Vegetation cover

7.82 The landscape surrounding the Site and within the wider study area is characterised by linear tree belts, hedgerows and hedgerow trees, defining agricultural field patterns or enclosing major

transport corridors. North Oxford Golf Club to the south has a well wooded character defining the golf course layout. Blocks of woodland associated with Stratfield Brake are located to the west of the Site and are designated under Section 41 of the NERC Act as priority habitat woodland as well as being designated as a District Wildlife Site.

7.83 A mature, mixed woodland is present immediately south of the Site and previously formed part of Stratfield Brake to the west, prior to Frieze Way severing any connectivity. This deciduous woodland is also designated under Section 41 of the NERC Act as a priority habitat and is a District Wildlife Site.

Land Use

7.84 The Site is located to the north of Oxford and south of Kidlington, set within a landscape that is designated as Green Belt and dissected by the major transport corridors of Oxford Road, Frieze Way, the A34 and the Oxford to Bicester railway line (including Oxford Parkway Station and Park & Ride) and a series of Overhead Transmission Lines of varying scale. The Oxford Canal is located further west adding to the linear nature of manmade features within the immediate setting of the Site.

7.85 Stratfield Brake Sports Ground is located to the immediate west of the Site and provides a large open space for formal sports and recreation. The Woodland Trust's Stratfield Brake site is located immediately south of the sports ground with permissive access for walkers. North Oxford Golf Club is located to the south of the Site beyond the A34 and railway line. This is a well enclosed sporting landscape with tree belts prominent in defining the golf course layout. Land to the northwest and east of the Site is all currently in agricultural use but is allocated for residential development and associated open space under CDC adopted policy. Whilst current land uses are agricultural, the emerging policy context would see these sites become part residential and part public open space in the future (subject to planning permission).

7.86 The wider landscape to the east and west of the Site is in agricultural use with medium – large scale fields. A solar farm is located to the immediate west of the Oxford Canal. Field boundaries are broadly defined by hedgerows or tree belts or a combination of the two.

7.87 Kidlington to the north is considered a large village. The settlement edge abuts the opposite side of Kidlington roundabout to the north of the Site. A Sainsbury's superstore is located in close proximity to the Site surrounded by residential areas with public open spaces and a primary school.

7.88 The key landscape features are the relatively flat topography, linear blocks of woodland and tree belts and the agricultural character of the fields.

Cultural / Social

Settlement pattern/Setting/Building Heights/Urban Grain

7.89 The historic development of Kidlington is described in the Category A Village Analysis document produced by WYG for CDC in 2016. It states:

"Kidlington is a large village, which includes the areas of Gosford and Garden City. Its historic core is situated to the northeast of the village, where the church spire of the church of St Mary the Virgin is prominent in the surrounding landscape (the spire is known as 'Our Lady's Needle'). The settlement has grown significantly from its historic core, with the interwar housing development of the Garden City being developed at the southern extent of the village, defining the village's southern boundary. To the west, the village is clearly defined by the Oxford Canal and railway line, and to the southeast by the Bicester Road, although development has begun to encroach along the eastern boundary of the road. Beyond this boundary, the A34 is a prominent feature in the landscape.

The village is a combination of housing types and styles from the historic core, which includes thatched roof properties; the 1920s and 30s ribbon development along the A4260 (a prominent road through the village, which is a dual carriageway in parts); and a number of housing estates which have been built post war onwards. These include cul de sac developments, predominantly to the west of the village; and more recent housing interspersed throughout the village. Development abuts the canal and railway line in the west of the village, with a large industrial area and car showrooms abutting the western side of the rail line on the northwest edge of the village. Due to the size of the village, it hosts a number of facilities including the Thames Valley Police Headquarters, secondary school, and a number of supermarkets.
The surrounding land use is predominantly agriculture, although London Oxford Airport lies adjacent to the industrial/business area to the northwest of the village and extends beyond the 2 km study area. The flat landscape allows views out over the surrounding countryside to the adjacent villages and road network."

7.90 The existing settlement edge of Kidlington is located approximately 175m to the north of the Site with predominantly two storey residential dwellings and a circa 2.5-3 storey Sainsbury's Superstore forming the settlement edge. To the southeast of the Site is Oxford Parkway Station, which sits lower than Oxford Road, which crosses between the station and the Site on a bridge to cross the railway line and A34. To the west of the Site is the clubhouse of Stratfield Brake Sports Ground. This is a two-storey building, surrounded by sports pitches and a car park. Large electricity pylons are prominent features to the south of the Site.

7.91 Residential building heights generally range from one to three storeys with two storeys the predominant height. The village centre contains areas of mixed-use built form of up to four storeys in height.

7.92 A number of Public Rights of Way (PRoW), predominantly footpaths, extend from the settlement edge into the surrounding landscape throughout the study area, providing access in all directions. National Cycle Route 51 runs through the centre of Kidlington.

7.93 The skyline and visual horizon experienced from the Public Rights of Way is predominantly formed by vegetation, be it tree belts or woodland blocks set on flat ground, with the built form on the southern edge of Kidlington visible in views to the west and north.

Enclosure

7.94 The field pattern is generally informal and of small to medium scale, with some large-scale fields providing breaks in this landscape pattern. Field boundaries are generally hedgerows with scattered trees or linear tree belts, providing a strong sense of enclosure in combination with the woodland blocks and settlement edges. There is evidence of a mixture of ancient medieval enclosure and parliamentary enclosure within the study area surrounding Billingshurst.

7.95 The transport corridors of the A34, railway line, A4260 Frieze Way and Bicester Road, with their associated tree belts compartmentalise the landscape to the south and east of Kidlington creating a sense of enclosure to these areas. These features also limit the interaction with the northern edge of Oxford. The most prominent feature being Oxford Parkway station and its associated Park and Ride. North Oxford Golf Course creates a sense of enclosure to Oxford Road due to its substantial areas of woodland and trees.

Movement Corridors

7.96 Oxford Road and the A4260 Frieze Way defining the eastern and western boundaries of the Site. Oxford Road accommodates pedestrian and cycle routes along both sides, whilst Frieze Way has no pedestrian or cycle provision, other than at the northern end to facilitate pedestrian and cycle movement around Kidlington Roundabout and to Stratfield Brake Sports Ground. Frieze Way is a dual carriageway. The A34 is a major road crossing through the landscape immediately southeast of the Site in cutting. The railway line broadly follows the same alignment with Oxford Road crossing over these two corridors via Water Eaton Bridge. To the north of the Site is Kidlington Roundabout, which acts as a connector between Oxford Road, Frieze Way and Bicester Road, which acts as an eastern bypass to Kidlington. Oxford Road continues northwards into the centre of Kidlington.

Time Depth

7.97 The settlement of Kidlington has experienced significant growth over time. The historic areas of the village include five Conservation Areas. These are described in the Category A Village Analysis document (WYG, 2016) as: *"Church Street and High Street in the north-west of the village which are focussed on the extent of the church and the historic core of the village until the end of the 19th century; and within the western part of the village, west of the A4260 are the Rookery, an area of 19th century housing and Crown Road, and an area of 18th and 19th century housing focussed on the location of the former manor. Langford Lane Wharf is located to the west alongside the Oxford Canal Conservation Area. The Church Street area includes important foci such as the Grade I Listed Church of St Mary and the mill buildings in the southeast of the area."*

7.98 The Category A Village Analysis document (WYG, 2016) goes on to state: *"The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity... Areas of remaining green space, particularly around Church Street add to the historic character and sensitivity. The majority of the village comprises 20th century ribbon and estate development along the A4260 and extending to the east and west of this major route. There are also services associated with a village of this size including schools, police headquarters and commercial properties. These wider areas have occasional isolated listed buildings, but generally have little or no built heritage interest."*

7.99 Stratfield Brake woodland to the west of the Site and the woodland block to the south of the Site provide some evidence of time depth having been present on historic mapping since the 1800s.

7.100 The immediate surroundings of the Site have experienced significant change over time through the expansion of both Oxford and Kidlington and the associated A road network. The surrounding landscape was primarily farmland, but experienced significant change from the mid-1900s onwards as Kidlington expanded southwards and key movement corridors such as the A34 and A4260 Frieze Way were constructed.

Perceptual and Aesthetic

7.101 The landscape surrounding the Site is informed by the combination of broadly flat or gently sloping topography, farmland, layers and vegetation and woodland blocks. Topography rises in the peripheral parts of the study area where hills are prominent features.

7.102 The primary detracting feature beyond the settlement are the number of pylons crossing the landscape in the central part of the study area (within and in close proximity to the Site); the busy road corridors of the A34, A4260 Frieze Way, Oxford Road and the railway line. These all detract from the tranquillity of the area.

7.103 The wider landscape to the west along the Oxford Canal has a more rural and tranquil character and has some scenic quality. Stratfield Brake and its associated NERC Act woodlands limit any intervisibility between the Site and the Canal. The perceptual qualities of the landscape to the east of the A34 has a rural character within the wider undeveloped countryside. Sainsbury's Superstore, Oxford Parkway Station, Hansons Aggregates and the existing residential areas of Kidlington all detract from any sense of remoteness between Oxford and Kidlington.

Summary of Contextual Landscape Character

7.104 The landscape between Kidlington and Oxford and within the study area is predominantly agricultural. The central part of the study area and immediate surroundings of the settlement have been influenced by human and development pressures and have experienced significant change over time, with the settlement boundary still evolving with the allocated development sites in the adopted Local Plan. Movement corridors including the A34, A4260 Frieze Way, Bicester Road, Oxford Road and railway line cut through the landscape, often defining the settlement edge or cutting through the landscape and detract from the sense of tranquillity in proximity to the settlement. These major transport corridors are flanked by substantial tree belts, which compartmentalise the landscape. Field boundaries remain intact and well defined, with a medium – large scale, irregular pattern. To the west of Kidlington, the Oxford Canal is an attractive feature within the landscape with open views across agricultural fields and a link to Stratfield Brake, which includes areas of woodland, scrub and a formal sports ground. The central part of the study area in close proximity to the settlement edges and major transport and utility corridors has a limited sense of tranquillity and human influence is clearly visible. The wider study area to the east becomes more open, and rural, set around the flood plains of the River Cherwell, which creates an attractive, rural landscape of high scenic quality. An extensive PRoW network provides good informal recreation access to the study area. A number of listed buildings and Conservation Areas provide a sense of time depth. Although the landscape between Kidlington and Oxford is not designated at a national or local level for its landscape quality, in considering the factors above, the overall value of the landscape within the study area is considered to be Medium.

Site Description

Introduction

7.105 The Site consists of a broadly triangular field, surrounded by linear vegetation associated with the A4260 Frieze Way to the west and Oxford Road to the east. Short sections of these routes adjacent to the field fall within the Site boundary, including the slip roads to Stratfield Brake Sports Ground to the west. The Site boundary extends south along Oxford Road to include the ramped access and embankment down to Oxford Parkway Station. The southern boundary of the Site is defined by the

northern edge of an existing woodland that is part designated as a NERC Act S41 habitat. **Figure 7.7** illustrates the character of the Site and its immediate surroundings.

Natural

Geology and Soils

7.106 In terms of soils, the Site and its surroundings are described as *"Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"* by the National Soil Resources Institute (NSRI) in Soilscape (England), published in 2005. The main surface texture class is loamy, and the natural drainage type is considered to be impeded. It is of moderate fertility and its characteristic semi-natural habitats are lowland seasonally wet pastures and woodlands.

7.107 Value of Geology and Soils: Medium.

Landform and Drainage

7.108 The topography of the Site is broadly flat, with a gentle fall from north to south and from east to west. The Site sits at an elevation of between 63.5m AOD and 67m AOD. The landform to the south of the Site rises gently to a localised high point of 73m AOD. The landform to the immediate east and west of the Site is also broadly flat, gently falling in a westerly direction towards the Oxford Canal. Within the Site, drainage ditches along the southern and western boundaries drain the Site via a culvert under Frieze Way on the western boundary, taking water off site to the west. Frieze Way runs broadly at grade with the Site, whilst Oxford Road forming the eastern boundary, rises as it travels south as it bridges over the A34 and the railway line. The southeastern corner of the Site therefore includes some areas of embankment to facilitate access down to Oxford Parkway Station, which sits at approximately 65m AOD. To the north of the Site is Kidlington roundabout, which sits at grade with the Site.

7.109 Value of Landform and Drainage: Medium.

Vegetation Cover

7.110 The field within the Site is currently leased as a commercial willow plantation, with young specimens grown for use in natural fencing and boundary treatments. The boundaries of the field and Site are defined by mixed, predominantly deciduous vegetation associated with the Oxford Road and Frieze Way road corridors. A line of five Poplars are prominent features along the northern boundary adjacent to Kidlington roundabout and three mature Oak trees are present along the eastern boundary. The five Poplars and two of the three Oaks are all subject to Tree Preservation Orders.

7.111 A mature, mixed woodland is present to the south of the Site as described as part of the contextual vegetation cover.

7.112 An area in the north of the Site beyond the overhead transmission lines has been left to regenerate and is now a dense impenetrable area of vegetation/scrub. The boundary vegetation creates a sense of enclosure to the Site and limits visual connectivity with the surrounding landscape.

Summary of Arboricultural Survey

7.113 A total of 86 individual trees, nine groups, and one woodland were assessed within the survey schedule including 17 category 'A' trees, one category 'A' woodland (High quality), 38 category 'B' trees and groups, (Moderate quality), 28 category 'C' trees and groups (Low quality) and 14 'U' category trees and groups in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

7.114 In general, the majority of trees within the Site are of a mature age range and form boundary trees, tree belts or wooded areas within the Site.

7.115 The predominant species throughout the Site are Oak, Ash, Elm and Hawthorn.

7.116 The principal arboricultural features within the Site are formed by the tree belts along the eastern and western boundaries associated with Oxford Road and Frieze Way, and the scrub vegetation in the north of the Site. A line of five Poplars are located at the northern tip of the Site and are prominent in local views. The embankment down to Oxford Parkway consists of Field Maple, Hornbeam, Hazel and Hawthorn. The majority of the internal arrangements of the field within the Site are occupied by the commercial willow plantation.

7.117 There are seven TPOs on the Site boundary (five on the northern boundary and two on the eastern boundary). Part of the woodland immediately south of the Site is identified as a NERC Act S41 priority habitat and District Wildlife Site.

7.118 Value of Vegetation Cover: High.

Key Natural Elements, Features and Characteristics

7.119 The key natural elements, features and characteristics of the Site include the topography and vegetation. These combine to create a relatively enclosed character with individual trees, hedgerows and woodlands prominent around the Site boundaries and associated with the road corridors within the Site. The woodland immediately south of the Site and forming the southern Site boundary is designated as a priority habitat under Section 41 of the NERC Act and as a District Wildlife Site.

Cultural / Social

Land Use

7.120 The field within the Site is primarily in use as a commercial willow plantation with some areas of scrub and woodland. The Site is bordered by woodland to the south and vegetation associated with the transport corridors of Frieze Way and Oxford Road in the west and east of the Site. The southern extent of the Site encompasses the ramped access to Oxford Parkway Station and its associated vegetated embankment The Site forms part of the Green Belt between Oxford to the south and Kidlington to the north. Stratfield Brake Sports Ground is located immediately west of the Site. The land to the east and northwest are allocated for residential development and associated open space in the CDC local Plan.

Built Form/Scale/Mass/Height/Grain

7.121 There are no buildings within the Site. Two sets of Overhead Transmission Lines cross through the northern part of the Site along an east-west alignment. Lighting columns associated with Oxford Road and Frieze Way are present within the eastern and western parts of the Site.

Movement Corridors

7.122 The field within the Site is not publicly accessible by foot or vehicle. The section of Oxford Road, including the pedestrian access to Oxford Parkway Station is publicly accessible by foot, cycle, public transport and private vehicle. The section of Frieze Way in the west of the Site is accessible by private vehicle and public transport with limited access for pedestrians and cyclists.

Enclosure

7.123 The Site has a small to medium scale, broadly triangular field pattern surrounded by the road network of Oxford Road and Frieze Way. Field boundaries are generally hedgerows with scattered trees or linear tree belts, providing a strong sense of enclosure in combination with the tree belts and hedgerows associated with the transport corridors and settlement edge of Kidlington to the north. The woodland block to the south of the Site further enhances the sense of enclosure to the Site.

Land Ownership

7.124 The Site falls under the ownership of Oxfordshire County Council.

Time Depth

7.125 The Site originally formed part of the agricultural landscape to the south of Kidlington. The construction of the local road and rail networks have altered the landscape pattern. The previous use of the Site as a Motorcycle Track and the current land use as a commercial willow plantation have further eroded the sense of time depth within the Site.

7.126 Value of Cultural/Social Receptors (Land Use/Built Form/Enclosure/Land Ownership/Time Depth): Medium.

Perceptual and Aesthetic

7.127 The primary detracting feature of the Site are the Overhead Transmission Lines, which cross through the northern part of the Site and continue through the wider landscape to the east and west. The proximity to major transport corridors and their associated lighting (including the sections of Oxford Road and Frieze Way within the Site) limit any sense of tranquillity or rurality to the Site and detract from its scenic quality. The associated boundary vegetation limits any views of the wider landscape from within the Site.

7.128 Value of Perceptual and Aesthetic Receptors: Medium.

Site Landscape Character

7.129 The Site falls with LCA F: Peartree Hill of the CDC Landscape Character Assessment. Its primary landscape features are its medium sized field pattern and boundary vegetation, in particular the semi-natural deciduous woodland immediately outside the Site and defining the southern boundary. The Site is generally representative of the characteristics of the wider Landscape Character Area.

7.130 Value of Site Landscape Character: Medium - Low.

Night-Time Character

7.131 The internal environment of the field within the Site is predominantly dark but is influenced by light sources adjacent to its boundaries associated with the sections of the transport network within the Site and beyond. The lit environment beyond the Site is evident from within the Site. The sources of light include:

- The existing residential edge with streetlights.
- The internal lights of the dwellings on the southern edge of Kidlington.
- The streetlights associated with Oxford Road, Frieze Way and Bicester Road.

- The floodlighting associated with the sports pitches at Stratfield Brake Sports Ground to the west, and
- The external lighting associated with Sainsbury's and its associated petrol station to the north.

7.132 Value of Night-Time Character: Medium-Low.

Future Baseline

7.133 It is anticipated that, without development taking place, the Site would continue to be used as a commercial willow plantation, with use of the transport network as the surrounding CDC residential allocations are delivered.

Summary of the character of the Site

7.134 The key characteristics of the Site are its medium sized field pattern and boundary vegetation, in particular the semi-natural deciduous woodland to the southern boundary. These combine with the surrounding transport corridors to create a sense of an enclosed landscape with short distance, localised views to local landmarks, such as the settlement edge of Kidlington. The vegetation within the Site is primarily confined to the transport corridor boundaries and the boundaries of the central field, which is used for commercial willow plantation. An area of scrub is located to the north of the Overhead Transmission Lines, which cross east-west through the Site. Three mature Oak specimens are present within the eastern field boundary vegetation. two of which are the subject of a TPO. Five Poplars located on the northern boundary are also subject to a TPO. The vegetation along the road corridors is predominantly identified as Hawthorn, Field Maple, Hazel and Hornbeam. Seventeen individual trees are considered to be category 'A' or high quality. The field within the Site has a commercial plantation character. The Site's proximity to both Oxford and Kidlington, the major transport corridors and their associated lighting columns within the Site and in close proximity, and the Overhead Transmission Lines crossing the Site all dissect and compartmentalise the landscape, creating enclosure and imparting an urbanising influence that detracts from any sense of tranquillity or scenic quality. The Site is generally representative of the wider landscape character area that it sits within and is not considered to be a valued landscape in GLVIA3 terms.

Internal Visual Survey

7.135 A visual inspection of the Site was conducted on 14th April 2023 when leaf cover was still limited and reflects a winter assessment and therefore the worst-case scenario in terms of visibility of the Proposed Development.

7.136 **Figure 7.7** illustrates the location of the Viewpoint Photographs taken from within the Site. Viewpoint Photographs S1 – S12 are included on **Figures 7.8 – 7.10** with captions describing the visual character of the Site.

Baseline Visual Assessment

Introduction

7.137 The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site, the views in and out, it's existing features and its context from publicly accessible locations.

7.138 Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically, views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

7.139 The initial visual assessment from the local area was carried out on 28th March 2023 and therefore reflects the worst case, winter scenario. Additional field work was carried out on the 19th and 20th of July 2023 to provide summer views from the local area and wider study area. The principal views of the Site were determined in the field, with emphasis on checking potential visual receptors using public footpaths, principal vehicular routes and those within residential areas.

7.140 Representative viewpoints were identified which are considered to be of particular significance in terms of providing a range of views of the Site and where the Proposed Development would have the potential to affect the character and amenity of the view experienced, based on the methodology set out in **Appendix 7.1**.

7.141 A summary table of the key representative viewpoints is provided at the end of Volume 2 LVIA Figures as Table 7.1.1 (**Figures 7.40 – 7.44**). Local views are those within 1.5km of the Site (as shown on **Figure 7.11** and comprise 37 representative viewpoint no's 1-34. Views from the wider study area are those up to 7km from the Site (and comprise of 19 representative viewpoint no's 35 - 54). **Figures 7.47 – 7.64** includes winter views from local receptors to demonstrate seasonal change from those viewpoints in closer proximity to the Site.

Views out of the Site

7.142 There are no publicly accessible locations within the central field within the Site. The sections of Oxford Road (including the access to Oxford Parkway Station) and Frieze Way within the Site are publicly accessible. Views out of the Site are predominantly limited by the combination of layers of boundary vegetation associated with the field and road corridors. The existing Overhead Transmission Lines within the Site and to the south of the Site are visible above the boundary

vegetation, as are the streetlights associated with Oxford Road and Frieze Way. There are open views of the wider landscape to the east from the elevated position of the pedestrian access ramp to Oxford Parkway station within the Site.

Transient from Public Rights of Way (PRoW)

7.143 There are no PRoWs within the Site and there are no open views of the internal arrangements of the Site from the PRoW network within the surrounding landscape and study area.

7.144 There are open and partial views of the Site boundary vegetation from the PRoW and permissive route network within the landscape to the immediate east (Viewpoints 10-12) and west of the Site (Viewpoints 17, 18, 28 and 29), including within Stratfield Brake (Viewpoints 19-21). These views are often limited by intervening vegetation associated with field boundaries and the edges of Oxford Road and Frieze Way that sit outside the Site boundary. The five Poplars on the northern boundary are prominent features in views from the surrounding PRoW network. the woodland to the south of the Site can be discerned by its slightly increased scale in comparison to the vegetation along the eastern and western boundaries. This woodland truncates views of the Site from the south and south west (Viewpoints 24, 25 and 34).

7.145 From the wider study area, there are partial views of parts of the Site boundary vegetation from elevated positions to the north and west (viewpoints 35-37), and from the River Cherwell Floodplain (Viewpoints 43 – 46) and wider elevated landscape (Viewpoints 50 and 51) to the east. The Site is viewed as part of a wider panorama and can be located due to the presence of the Poplars and Oxford Parkway Station (in views from the east), and the Poplars and Overhead Transmission Lines in views from the west.

7.146 Views from the Public Rights of Way to the south are wholly obscured predominantly by the intervening built form and vegetation (Viewpoint 53).

7.147 The value of these visual receptors is judged to be High.

Receptors Using Public Open Spaces and Sports Grounds

7.148 The western Site boundary vegetation is visible from Stratfield Brake Sports Ground and open space located to the west of the Site (Viewpoints 28 and 29). The intervening vegetation within these spaces limits views from certain locations. There are no open views of the internal arrangements of field within the Site although there are partial views of the vegetation within the Site along Frieze Way. There are no open views of the Site from Ron Groves Community Park in Kidlington to the north of the Site due to the intervening built form (Viewpoint 40).

7.149 The value of this group of visual receptors is considered to be Medium - High.

Transient Receptors using Roads and Associated Pavements

7.150 Views of the eastern field boundary vegetation occur from the transient receptors using Oxford Road to the north of the Site and within the eastern part of the Site (Site Viewpoints S9 – S11 and Viewpoints 6 - 9 and 33). These views are generally characterised by the road corridors and associated infrastructure. Partial views of the ground plane of the field within the Site also occur in places where gaps or gates in the field boundary vegetation allow. There are open views of the western Site boundary vegetation from the A4260 Frieze Way, which runs through the western part of the Site (Site Viewpoint S8 and Viewpoints 14 and 15). The denser vegetation along this boundary truncates any views of the internal arrangements of field within the Site. There are also open views of part of the western boundary vegetation from the access to Stratfield Brake Sports Ground (Viewpoint 16). There are open and partial views of the northern Site boundary vegetation and road corridors within the Site from Oxford Road (Viewpoints 2, 3 and 33) and Bicester Road (Viewpoint 4, 5, 26) to the north of the Site, where gaps in the intervening vegetation and vegetation within the central part of Kidlington Roundabout allow. There are open views of the eastern boundary vegetation and pedestrian access ramp from Oxford Parkway Station car park and Park and Ride (Viewpoint 31) There are no open views of the Site from the wider residential road network in Kidlington (Viewpoints 30, 39 - 42) or Oxford (Viewpoint 52) due to the intervening built form and vegetation.

7.151 Views from the wider road network are truncated due to the combination of topography and intervening built form and vegetation (Viewpoint 49).

7.152 The value of this group of visual receptors is considered to be Low.

Transient Receptors on the Train

7.153 The railway line runs through the landscape in close proximity to the southeastern corner of the Site in a well vegetated cutting. There are no views of the Site and therefore receptors using the rail network are not assessed.

Receptors at their Place of Work

7.154 The Site is currently in use as a commercial Willow farm. The employees of this business have open views of the Site and its internal arrangements. Those receptors working at Stratfield Brake Sports Ground have open views of the western boundary vegetation along the line of the access road and partial views of the boundary vegetation along Frieze Way (Viewpoints 28 and 29).

7.155 Views for those receptors working in the Sainsbury's Superstore to the north of the Site are truncated due to the orientation of the building and the lack of glazed facades.

7.156 Those receptors working at Oxford Parkway station have open views of the eastern boundary vegetation of the central field and Oxford Road when using the bridge providing access between platforms and open views of the existing embankment and pedestrian ramp from Oxford Road when approaching the station building from the car park (Viewpoint 31).

7.157 Those receptors working in the wider agricultural landscape to the east, north and west of the Site would have open views of parts of the Site boundary vegetation as part of a wider panoramic view.

7.158 The value of this group of visual receptors is considered to be Low.

Residential Receptors

7.159 There are partial views of the northern Site boundary vegetation from those residential receptors in properties on South Avenue and Oxford Road on the southern edge of Kidlington to the north of the Site (Viewpoints 2, 30 and 33). Views of the southern Site boundary vegetation from properties on Couling Close to the southwest of the Site (Viewpoint 24) are truncated by the intervening topography and vegetation to the south of the Site. There are partial views of the eastern Site boundary vegetation from the scattered farmsteads within the River Cherwell Valley within the wider study area to the east of the Site.

7.160 The value of this group of visual receptors is considered to be High.

Potential Effects

Introduction

7.161 The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in **Appendix 7.2**. These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, direct and indirect effects on landscape character).
- Site landscape receptors (i.e. effects on landscape receptors within the Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

7.162 The description of the Proposed Development set out within this ES, the suite of Parameter Plans, Detailed Plans, DAS and the Inherent Design Mitigation described in this Chapter have all been used to inform the assessment of effects on the contextual landscape receptors, Site landscape receptors and visual receptors during the construction and operational phases.

7.163 Construction effects are often short term; however, they see the start of a long term and permanent change. The landscape and visual receptors and their values are categorised into receptor types and are assessed alongside the receptor susceptibility to the specific change arising from this Proposed Development in order to identify the landscape sensitivity (refer to **Appendix 7.1** for the detailed LVIA methodology). **Table 7.5** below summarises the value, susceptibility to change and sensitivity of the receptors assessed within this LVIA.

Table 7.5 – Summary of sensitivity judgements

Effect/Receptor	Receptor Value	Susceptibility to the Proposed Change	Receptor Sensitivity
Contextual Landscape Receptor: Natural aspects	Medium - Low	Low	Medium - Low
Contextual Landscape Receptor: Cultural/Social Aspects	Medium - Low	Low	Medium - Low
Contextual Landscape Receptor: Perceptual and aesthetic Aspects	Medium - Low	Low	Medium - Low
Contextual Landscape Receptor: National Character Area 108 – Upper Thames Clay Vales	Low-High	Low	Medium - Low
Contextual Landscape Receptor: County/District LCA D: Yarnton	Medium	Low	Medium - Low
Contextual Landscape Receptor: County/District LCA F: Peartree Hill	Medium - Low	Medium - Low	Medium - Low
Contextual Landscape Receptor: County/District LCA H: Middle Farm	Medium	Medium	Medium
Contextual Landscape Receptor: Contextual Townscape Elements	Medium-Low	Medium	Medium
Site Landscape Receptor: Geology and soils	Medium - Low	Medium - Low	Medium - Low
Site Landscape Receptor: Landform and Drainage	Medium	High	Medium – High
Site Landscape Receptor: Vegetation Cover	High	High	High
Site Landscape Receptor: Cultural/Social	Medium	High	Medium - High
Site Landscape Receptor: Perceptual/Aesthetic	Medium	High	Medium - High
Site Landscape Receptor: Landscape Character	Medium - Low	High	Medium - High
Site Landscape Receptor: Night-Time Character	Medium - Low	Medium - High	Medium
Visual Receptor – Residential: Hazel Crescent/South Avenue, Kidlington	High	Medium	Medium – High

Visual Receptor – Residential: Couling Close, Yarnton	High	Low	Medium – Low
Visual Receptor - A4165/A4260 Oxford Road within the Site and to the north/south of the Site	Low	Medium	Medium – Low
Visual Receptor - A4260 Frieze Way within the Site and to the north/south of the Site	Low	Low	Low
Visual Receptor - Bicester Road to the northeast of the Site	Low	Medium	Medium - Low
Visual Receptor - Almond Avenue/Hazel Crescent to the north of the Site	Low	Medium – Low	Medium – Low
Visual Receptor - Hampden Drive/Cromwell Way to the northeast of the Site	Low	Medium – Low	Medium - Low
Visual Receptor - A44 Woodstock Road to the southwest of the Site	Low	Low	Low
Visual Receptor - Linkside Avenue to the south of the Site	Low	Low	Low
Visual Receptor - Common Road, to the east of the Site leading to Beckley	Low	Low	Low
Visual Receptor - Users of Oxford Parkway Railway station and Park and Ride to the east of the Site	Low	Medium - Low	Medium - Low
Visual Receptor - Users of PRoW Footpath 229/4/30 to the east of the Site	High	High	High
Visual Receptor - Users of PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal walk LDWR) to the west of the Site	High	Medium	Medium - High
Visual Receptor - Users of PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site	High	Medium	Medium - High
Visual Receptor - Users of PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the Site	High	High	High
Visual Receptor - Users of PRoW footpath 237/4/30 to the north of the Site	High	Low	Medium
Visual Receptor - Users of PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) to the east of the Site	High	Low	Medium
Visual Receptor - Users of PRoW Footpath 201/9/30 to the east of the Site	High	Low	Medium
Visual Receptor - Users of PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the southeast of the Site	High	Low	Medium

Visual Receptor – Users of PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site	High	Medium	Medium – High
Visual Receptor - Users of PRoW Footpath 124/2/30 to the west of the Site	High	Low	Medium
Visual Receptor - Users of PRoW Footpath 152/6/10 to the west of the Site	High	Low	Medium
Visual Receptor - Users of PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site	High	Low	Medium
Visual Receptor - Stratfield Brake to the west of the Site including the permissive routes vehicular access (partially within the Site), car park and sports pitches	Medium - High	High	High
Visual Receptor - Ron Groves Community Park to the north of the Site	Medium - High	Low	Medium
Visual Receptor - North Oxford Golf Club to the south of the Site	Medium - High	Low	Medium
Visual Receptor – Employees of Oxford Parkway Station to the east of the Site	Low	Medium	Medium – Low
Visual Receptor - Employees and customers of Sainsbury's Superstore to the north of the Site	Low	Medium	Medium – Low

7.164 The sensitivity of the landscape and visual receptors is separately combined with the magnitude of change to determine the significance of effect. The magnitude of change is determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the proposal development on the particular receptor through the use of the criteria, but also the application of professional judgement and opinion.

7.165 The criteria for the significance of landscape and visual effects are defined in **Table 7.3** above and within the LVIA methodology in **Appendix 7.1**.

7.166 Whilst the Proposed Development would introduce built form to a green field within the Site and views, it is predicted to be high quality and reflect the characteristics of the surrounding area, which would reduce the adverse significance of effect. As the application is submitted in detail, this LVIA has assessed the detailed plans and General Arrangements drawings. This has informed the professional judgements on the significance of effects where necessary.

7.167 Four Verified Visual Montages (VVMs) of the Proposed Development are presented in **Figures 7.65 – 7.77**, demonstrating how the Proposed Development would be viewed from four viewpoints identified on the location plan presented on **Figure 7.65**. The four viewpoints have been chosen to provide a range of views of the Proposed Development from south, east, north and west to demonstrate how the Proposed Development would be perceived from the publicly accessible

locations on the edges of Oxford and Kidlington and within the wider landscape to the east and west. These viewpoints are from: Oxford Road within the southern part of the Site on approach to the location of the proposed stadium (VVM Viewpoint 1), PRoW Footpath 229/4/30 on the edge of the Green Belt to the east of the Site (VVM Viewpoint 2), Oxford Road within Kidlington to the north of the Site (VVM Viewpoint 3) and Stratfield Brake Sports Ground within the Green Belt to the west of the Site (VVM Viewpoint 4).

Summary of Proposed Development

Inherent Design Mitigation

7.168 The description of the Proposed Development is set out in Chapter 4 of this ES. The inherent design mitigation that has informed the Site layout includes locating the stadium building as far south within the Site as possible, without impacting on the existing woodland block to the south of the Site. This protects this key landscape feature that is designated as a priority habitat under Section 41 of the NERC Act, whilst retaining an open green space in the north of the Site to maintain an open green space between the Proposed Development and the southern edge of Kidlington.

Description of Landscape Proposals

7.169 The Landscape General Arrangements Plan for the ground floor level is presented at **Figure 7.45** and the Tree Removals and Retention Plan is presented at **Figure 7.46**.

7.170 As per **Figure 7.45**, the ground level landscape proposals provide a landscape setting for the proposed football stadium. The landscape proposals within the central field within the Site are set back from the Priority Habitat/District Wildlife Site woodland block adjacent to the southern boundary of the Site and retain the trees/vegetation along the northern boundary, including the five Poplars subject to a TPO. The hedgerows and trees along the western and eastern boundaries of the central field are partially retained. The trees and sections of hedgerow identified for removal along these boundaries on **Figure 7.46** are required to facilitate the proposed vehicular and pedestrian/cycle accesses to the Site and include the removal of the two Oak trees subject to a TPO. Within the central part of the field, the existing planting associated with the commercial willow farm operation will be removed to facilitate the construction of the stadium, associated infrastructure and public realm. The vegetation along the Oxford Road and Frieze Way corridors within the Site are predominantly retained. The proposed stairs down from Oxford Road to Oxford Parkway Station would see some vegetation loss within the embankment to facilitate this access.

7.171 The northern section of the Site is proposed as "The Gardens" set amongst the retained boundary vegetation and trees along the northwestern and northeastern edges of the Site. New native tree planting bolsters these existing boundary features to create a sense of enclosure and privacy. The village green includes a "sculptured mound" of up to 3.5m in height with maximum gradients of 1:3

wrapping around the northern edge of the space to create a natural amphitheatre. A footpath runs along its ridge. This would provide a vantage point within the Site looking south towards the proposed stadium. The mound wraps around a natural pond, which occupies the central part of the green space. This has varying depths of water to provide a range of ecological habitats and is surrounded by a marginal grassland mix and scattered tree planting, which includes some extra heavy standard specimens.

7.172 The southern edge of The Gardens is defined by a formal walkway, running along an east-west orientation and establishing a new pedestrian connection across the Site to link the land to the east of the Site within the PR7A allocation and PRoW 229/4/30 to Stratfield Sports Ground to the west, including enhanced at grade pedestrian crossings over Oxford Road and Frieze Way within the Site. Within the central field, this walkway is defined by rectilinear planting beds and is partially covered by a series of three willow archways, which make reference to the current use of the Site. A series of sculptures and statues provide reference points within this part of the landscape.

7.173 The walkway is punctuated by three areas of paved landscape which provide access to the northern greenspace from the block paved fan zone and stadium concourse area. This zone is characterised as "The Plaza" and is envisaged as the home team fan zone on match days and a community space on non-match days. The hard paved landscape treatment has been designed to use complementary, earthy tones with open spaces informally framed by raised planters and tree planting to allow for flexibility of use. The existing overhead power lines crossing the Site are retained and run over the top of this space.

7.174 The western side of the Site includes the proposed vehicular access and egress from Frieze Way with a single way in and out onto the southbound carriageway within the Site. Some vegetation removal along this boundary is necessary to facilitate this access arrangement. Vehicles enter the Site alongside the stadium concourse with car and coach parking area in the southwestern part of the Site, including space for TV broadcasting. This is a primarily a tarmacked space with tree and shrub planting defining the edges of the parking areas, running between rows of parking bays and along the vehicular route to the exit. Grasscrete is used for the parking spaces in the southwest. The southern and western edges of the car park are defined by areas of planting and SuDS attenuation, which contribute to the landscape buffer to the retained Priority Habitat woodland within the south of the Site.

7.175 The southern area of the Site is characterised as "The Southern Plaza" and is the away fans area. It includes areas of hardstanding around the perimeter of the stadium, framed by a large SuDS attenuation area, tree planting and ecotone edge to the existing woodland block to the south of the Site. The landscape treatments along the northern edge of the woodland are designed to prevent access to retain the existing character and ecology of the woodland. The south eastern corner of

this zone includes stepped and ramped access from Oxford Road. Set back from the road corridor and at the top of the steps is a proposed stone archway, which is 10m tall and acts as a gateway feature for fans arriving from the south that provides a reference to the former "Manor Arch" at Oxford United's original home ground.

7.176 The eastern part of the Site along Oxford Road is characterised as "The Approach," forming the main pedestrian and cycle access to the Site from Oxford Road, which would also include users of the rail and bus networks. The existing vegetation along Oxford Road (including the two TPO'd Oak trees) will be substantially removed to create a more permeable edge. New raised and stepped planters would provide new opportunities for planting and six new boulevard trees and six new columnar trees, all of minimum 30cm girth would be planted along this boundary to reestablish a mature landscape frontage with Oxford Road at Year 1. The rising levels of Oxford Road in the south of the Site require the retention of some areas of embankment in the southeastern corner of the central field, access to the Site would be stepped in this location with ramped and level access further north along this boundary from Oxford Road. The stadium concourse provides continuity of movement around the periphery of the stadium with material changes and planting within rain gardens and planters providing lower-level visual interest both within the Site and along Oxford Road. In the south east of the Site the vegetated embankment between Oxford Road and Oxford Parkway Station within the Site would see the removal of some areas of vegetation to accommodate a new staircase between the Station and Oxford Road.

7.177 The stadium building itself will accommodate three areas of biodiverse roof on parts of the north stand, east and south stands, as well as a living wall on the northeastern elevation. These provide additional opportunity for biodiversity and ecological enhancement.

7.178 The submitted Arboricultural Impact Assessment for the Site identifies the proposed removal of 17 individual trees (one Category A, four Category B, 10 Category C and 2 Category U) of varying maturity and the removal of five tree groups (one Category B and four Category C) and the partial loss of two groups to facilitate the Proposed Development. The retention of the existing mature trees along the northern boundary and the partial retention of the existing trees on the eastern and western boundaries help to retain a mature landscape setting for the Proposed Development alongside the existing woodland to the south of the Site.

7.179 The majority of trees to be removed are categorised as 'C'. The Proposed Development therefore provides the opportunity to significantly increase the overall number of trees, the range of species (and associated ecological benefits) and improve the age-structure of the tree stock. 143 new trees would be planted within the Site, including 81 trees of extra heavy standard or above, approximately 2,000m^2 of scrub planting and 350 linear metres of native hedgerow. Replacement and additional trees will be planted as early as feasible within the construction programme to enable their rapid establishment. Refer to **Figure 7.45** for more detail.

Landscape and Visual Impact Assessment Tables

7.180 The assessment of landscape and visual effects is set out in a series of tables in **Appendix 2: Tables 7.2.1 – 7.2.3**. The assessment of effects has taken into account the embedded mitigation measures and the mitigation measures relevant to the construction period described in Chapter 4. Effects have been assessed during the construction period and at Year 1 of operation. As with the development of any green field site, adverse effects will occur, however, effects have been mitigated as far as possible wherever feasible. Not all effects associated with the Proposed Development are considered to be Significant. The landscape mitigation measures set out in this LVIA and embedded into the masterplan layout are considered to sufficiently mitigate and avoid significant effects on the Natural, Cultural and Perceptual contextual landscape receptors as well as National Character Area 108. Whilst the Proposed Development would introduce new built form and open space to the landscape to the north of Oxford and south of Kidlington, the positioning of the proposed stadium as far south within the Site as possible, and the creation of a new open green space in the north of the Site help to minimise the harm to the openness between the settlements as far as possible. The Proposed Development would see the introduction of a large number and variety of new landscape features, creating new areas of habitat, open space and helping to reduce the visual impacts of the built form. Vegetation removals along the eastern and western field boundaries and from the embankment between Oxford Road and Oxford Parkway to facilitate access are replaced within the Site.

7.181 As set out in the earlier Summary Overview of the Assessment Methodology, the criteria for establishing the significance of landscape and visual effects are set out in **Table 7.3** of this LVIA. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. Full descriptions and assessments of all effects are set out in **Appendix 2: Tables 7.2.1 – 7.2.3**. The below text summarises these effects, including those that are considered to be significant in EIA terms.

Construction Effects

7.182 The below text provides a summary of effects during the Construction Period on the contextual landscape receptors, site landscape receptors and visual receptors.

Contextual Landscape Receptors

7.183 **Appendix 7.2: Table 7.2.1** identifies that there would be insignificant effects (Negligible or Minor Adverse) to six contextual landscape receptors during the construction period. Significant effects are identified to two contextual landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These effects

are considered to be temporary and short term but see the commencement of permanent and long-term effects. The below text summarises the effects identified.

- Negligible magnitude of effects on the Natural, Cultural/Social and Perceptual Aesthetic contextual landscape receptors of Medium - Low sensitivity, leading to **Negligible effects**, which are **not significant**.
- A Negligible magnitude of effect on the NCA 108 Upper Thames Clay Vales contextual landscape receptor of Medium – Low Sensitivity, leading to a **Negligible effect,** which is **not significant**.
- A Low magnitude of effect on County/District LCA D: Yarnton contextual landscape receptor of Medium-Low sensitivity, leading to **Minor Adverse effects**, which are **not significant.**
- A Low magnitude of effect on County/District LCA H: Middle Farm contextual landscape receptors of Medium sensitivity, leading to **Minor Adverse effects**, which are **not significant.**
- Medium – Low magnitude of effect on County/District LCA F: Peartree Hill contextual landscape receptor of Medium – Low sensitivity, leading to **Moderate - Minor Adverse effects**, which are considered to be **significant.**
- Medium magnitude of effect on the Contextual Townscape Elements receptor of Medium sensitivity, leading to **Moderate Adverse effects** on the contextual townscape character of Oxford and Kidlington due to the scale of the built form and the introduction of development more closely associated with Oxford to the north of the A34, which currently forms the northern settlement boundary. This effect is considered to be **significant.**

Site Landscape Receptors

7.184 **Appendix 7.2: Table 7.2.2** identifies that there would be an insignificant effect (Negligible or Minor Adverse) to one Site landscape receptor and significant effects to six Site landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These effects are considered to be temporary and short term but see the commencement of permanent and long term effects. The below text summarises the effects identified.

- Low magnitude of effect on the Geology and Soils Site landscape receptor of Medium - Low sensitivity, leading to a **Minor Adverse effect**. This is **not significant**.
- Medium – Low magnitude of effect on the Landform and Drainage Site landscape receptor of Medium – High sensitivity, leading to **Moderate Adverse effects** due to the formation of development platforms and the creation of attenuation basins, which is considered to be **significant**.
- A Low magnitude of effect to the vegetation cover Site landscape receptor of High sensitivity, leading to **Moderate Adverse effects** due to the removals to facilitate access and the Proposed Development. This effect is considered to be **significant.**

- A High magnitude of effect to the Cultural/Social (Land Use/Built Form/Enclosure/Land Ownership/Time Depth) Site landscape receptor of Medium – High sensitivity, leading to **Major Adverse effects** due to its change from commercial willow plantation to a construction site. This effect is considered to be **significant**.
- A High magnitude of effect to the perceptual and aesthetic Site landscape receptor of Medium – High sensitivity, leading to **Major Adverse effects**. This effect is considered to be **significant.**
- A High magnitude of effect to the Site landscape character receptor of Medium – High sensitivity, leading to **Major Adverse effects**, due to its change from commercial willow plantation to a construction site. This effect is considered to be **significant.**
- A Medium magnitude of effect to the night-time character Site landscape receptor of Medium sensitivity, leading to **Moderate Adverse effects** due to lighting associated with the construction activities to a landscape with some existing lighting sources. This effect is considered to be **significant.**

Visual Receptors

7.185 **Appendix 7.2: Table 7.2.3** identifies that there would be insignificant effects (Negligible or Minor Adverse) to 22 visual receptors / groups of receptors during the construction period. Significant effects to five visual receptors / groups of receptors are identified during the construction period due to the change from a green field site to that of a construction site with associated activities / movement and emerging built form. These effects are considered to be temporary and short term, but again, see the commencement of a long term, permanent effect. The below text summarises the effects identified.

- A Medium – Low magnitude of effect on the residents of properties along Hazel Crescent and South Avenue on the southern edge of Kidlington, to the north of the Site of Medium - High sensitivity, leading to **Moderate Adverse effects**, which are considered to be **significant.**
- A Low magnitude of effect on the residents of properties on Couling Close, Yarnton of Medium – Low Sensitivity, leading to **Minor Adverse effects**, which are **not significant.**
- A Medium – High magnitude of effect on the transient receptors of Medium - Low sensitivity using the A4165/A4260 Oxford Road within the Site and to the north/south of the Site, leading to **Moderate Adverse effects.** These effects are considered to be **significant.**
- A Medium magnitude of effect on the transient receptors of Low sensitivity using the A4260 Frieze Way within the Site and to the to the north/south of the Site, leading to **Minor Adverse effects**, which are **not significant.**
- A Low magnitude of effect on the transient receptors of Medium - Low sensitivity using Bicester Road and Hampden Drive/Cromwell Way to the northeast of the Site, leading to **Minor Adverse effects**, which are **not significant.**

- A Low - Negligible magnitude of effect on the transient receptors of Medium - Low sensitivity using Almond Avenue/Hazel Crescent to the north of the Site, leading to **Minor Adverse -** Negligible **effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Low sensitivity using the A44 Woodstock Road to the southwest of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Negligible magnitude of effect on the transient receptors of Low sensitivity using Common Road to the east of the Site and Linkside Avenue to the south of the Site, leading to **Negligible effects**, which are **not significant**.
- A Low magnitude of effect on the users of Medium - Low sensitivity using Oxford Parkway Railway Station and Park and Ride to the east of the Site, leading to **Minor Adverse effects,** which are **not significant.**
- A Medium magnitude of effect on the transient receptors using PRoW Footpath 229/4/30 to the east of the Site of High sensitivity, leading to a **Moderate Adverse effect**. This effect is considered to be **significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Medium - High sensitivity using PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal Walk LDWR) to the west of the Site, leading to **Minor Adverse – Negligible effects,** which are **not significant.**
- A Low – Negligible magnitude of effect on the transient receptors of Medium - High sensitivity using PRoW Footpaths 229/10/10 and 229/10/30 to the south west and south of the Site, leading to **Minor Adverse effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low magnitude of effect on the transient receptors of High sensitivity using PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the site, leading to **Moderate Adverse effects**. These effects are considered to be **significant.**
- Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 237/4/30 to the north of the Site, PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) and PRoW Footpath 201/9/30 to the east of the Site, PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the south east of the Site and PRoW Footpath 152/6/10 to the west of the Site, leading to **Negligible effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant**.
- Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site leading to **Negligible effects.** These effects are **not significant.**
- Low magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 124/2/10 and PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site, leading to **Minor Adverse effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**

- A Medium – Low magnitude of effect on those receptors using Stratfield Brake to the west of the Site including the permissive routes vehicular access/car park and sports pitches, identified as of High sensitivity, leading to a **Moderate Adverse effect**. This effect is considered to be **significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium sensitivity using the Ron Groves Community Park to the north of the Site, leading to **Minor Adverse – Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Negligible magnitude of effect on those receptors of Medium sensitivity using North Oxford Golf Club to the south of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Low magnitude of effect on those receptors of Medium - Low sensitivity working as employees of Oxford Parkway Station to the southeast of the Site, leading to **Minor Adverse effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium - Low sensitivity working as employees of Sainsbury's to the north of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**

Operational Effects

Contextual Landscape Receptors

7.186 **Appendix 7.2: Table 7.2.**1 identifies that there would be insignificant effects (Negligible or Minor Adverse) to six contextual landscape receptors at Year 1 of operation. Significant effects are identified to two contextual landscape receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. The below text summarises the effects identified.

- A Negligible magnitude of effects on the Natural, Cultural/Social and Perceptual Aesthetic contextual landscape receptors of Medium - Low sensitivity, leading to **Negligible effects**, which are **not significant.**
- A Negligible magnitude of effect on the NCA 108 Upper Thames Clay Vales contextual landscape receptor of Medium – Low sensitivity, leading to a **Negligible effect,** which is **not significant.**
- A Low - Negligible magnitude of effect on County/District LCA D: Yarnton contextual landscape receptor of Medium – Low sensitivity, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on County/District LCA H: Middle Farm contextual landscape receptor of Medium sensitivity, leading to **Minor Adverse - Negligible effects**, which are **not significant**.

- A Medium - Low magnitude of effect on County/District LCA F: Peartree Hill contextual landscape receptor of Medium – Low sensitivity, leading to **Moderate - Minor Adverse effects,** which are considered to be **significant.**
- A Medium - Low magnitude of effect on the Contextual Townscape Elements receptor of Medium sensitivity, leading to **Moderate - Minor Adverse effects** on the contextual townscape character of Oxford and Kidlington due to the scale of the built form and the introduction of development more closely associated with Oxford to the north of the A34, which currently forms the northern settlement boundary. This effect is considered to be **significant.**

Site Landscape Receptors

7.187 **Appendix 7.2: Table 7.2.2** identifies that there would be insignificant effects (Negligible or Minor Adverse) to two Site landscape receptors and significant effects to five Site landscape receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. The below text summarises the effects identified.

- Low magnitude of effect on the Geology and Soils Site landscape receptor of Medium - Low sensitivity, leading to a **Minor Adverse effect**. This is not considered to be **significant.**
- Low magnitude of effect on the Landform and Drainage Site landscape receptor of Medium - High sensitivity, leading to **Moderate Adverse effects** due to the formation of development platforms and the creation of attenuation basins. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.2** and are **significant.**
- A Low – Negligible magnitude of effect to the vegetation cover Site landscape receptor of High sensitivity, leading to **Minor Adverse effects** due to the planting of the new trees, hedgerow, shrubs and wildflower meadows as part of the Proposed Development. This effect is **not significant.**
- A Medium - High magnitude of effect to the Land Use/Built Form/Enclosure/Land Ownership/Time Depth Site landscape receptor of Medium - High sensitivity, leading to **Major - Moderate Adverse effects** due to its change from commercial willow plantation to a sports stadium with associated public realm and infrastructure. This effect is considered to be **significant.**
- A Medium magnitude of effect to the Perceptual and Aesthetic Site landscape receptor of Medium - High sensitivity, leading to **Moderate Adverse effects.** This effect is considered to be **significant.**
- A Medium magnitude of effect to the Site landscape character receptor of Medium – High sensitivity, leading to **Moderate Adverse effects**, due to its change from commercial willow plantation to a sports stadium with associated public realm and infrastructure. This effect is considered to be **significant.**
- A Medium - Low magnitude of effect to the night-time character Site landscape receptor of Medium sensitivity, leading to **Moderate - Minor Adverse effects** due to lighting associated

with a sports stadium and its associated public realm and infrastructure. This effect is considered to be **significant.**

Visual Receptors

7.188 **Appendix 7.2: Table 7.2.3** identifies that there would be insignificant effects (Negligible or Minor Adverse) to 25 visual receptors / groups of receptors at Year 1 of operation. Significant effects to two local visual receptors / groups of receptors are identified at Year 1 of operation due to the change in the character and amenity of the view from commercial willow plantation to that comprising new built form, associated open space and new planting. These effects are considered to be permanent and medium - long term. The below text summarises the effects identified.

- A Low - Negligible magnitude of effect on the residents of properties along Hazel Crescent and South Avenue on the southern edge of Kidlington, to the north of the Site of Medium - High sensitivity, leading to **Minor Adverse effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low magnitude of effect on the residents of properties on Couling Close, Yarnton of Medium - Low sensitivity, leading to **Minor Adverse effects**, which are **not significant.**
- A Medium – Low magnitude of effect on the transient receptors of Medium - Low sensitivity using the A4165/A4260 Oxford Road within the Site and to the north/south of the Site, leading to **Minor Adverse effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low magnitude of effect on the transient receptors of Low sensitivity using the A4260 Frieze Way within the Site and to the north/south of the Site, leading to **Minor Adverse effects**, which are **not significant.**
- Low magnitude of effects on the transient receptors of Medium - Low sensitivity using Bicester Road and Hampden Drive/Cromwell Way to the northeast of the Site, leading to **Minor Adverse effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Medium – Low sensitivity using Almond Avenue/Hazel Crescent to the north of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Low sensitivity using the A44 Woodstock Road to the southwest of the Site, leading to **Negligible effects,** which are **not significant.**
- A Negligible magnitude of effect on the transient receptors of Low sensitivity using Common Road to the east of the Site and Linkside Avenue to the south of the Site, leading to **Negligible effects,** which are **not significant.**
- A Low magnitude of effect on the users of Medium - Low sensitivity using Oxford Parkway Railway Station and Park and Ride to the east of the Site, leading to **Minor Adverse effects,** which are **not significant.**

- A Medium - Low magnitude of effect on the transient receptors using PRoW Footpath 229/4/30 to the east of the Site of High sensitivity, leading to a **Moderate Adverse effect.** This effect is considered to be **significant.**
- A Negligible magnitude of effect on the transient receptors of Medium - High sensitivity using PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal Walk LDWR) to the west of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Medium - High sensitivity using PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site, leading to **Minor Adverse effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of High sensitivity using PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the site and PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site, leading to **Minor Adverse effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Medium sensitivity using PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site, leading to **Minor Adverse effects**. These effects are **not significant.**
- Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 237/4/30 to the north of the Site, PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) and PRoW Footpath 201/9/30 to the east of the Site, PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the south east of the Site and PRoW Footpath 152/6/10 to the west of the Site leading to **Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- Negligible magnitude of effects on the transient receptors of Medium sensitivity using, PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site leading to **Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are not significant.
- Low – Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 124/2/10, leading to **Minor Adverse - Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant**.
- A Medium – Low magnitude of effect on those receptors using Stratfield Brake to the west of the Site including the permissive routes vehicular access/car park and sports pitches, identified as of High sensitivity, leading to a **Moderate Adverse effect.** This effect is considered to be **significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium sensitivity using the Ron Groves Community Park to the north of the Site, leading to **Minor Adverse – Negligible**

effects. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**

- A Negligible magnitude of effect on those receptors of Medium sensitivity using North Oxford Golf Club to the south of the Site, leading to **Minor Adverse - Negligible effects,** which are **not significant.**
- A Low magnitude of effect on those receptors of Medium - Low sensitivity working as employees of Oxford Parkway Station to the southeast of the Site, leading to **Minor Adverse effects,** which are **not significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium - Low sensitivity working as employees of Sainsbury's to the north of the Site, leading to Minor Adverse - **Negligible effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.**3 and are **not significant.**

7.189 These effects would reduce over time considering the maturation of the proposed planting within the areas of green infrastructure as set out in the residual effects below.

Mitigation Measures and Residual Effects

Mitigation Measures

Introduction

7.190 The design of the proposals has been strongly influenced by the landscape and visual baseline analysis and has evolved to minimise the effects as far as possible. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

During Site Enabling and Construction Phase

7.191 The first effects to occur on the landscape and visual receptors will relate to the works associated with site enabling works and vegetation removals.

7.192 This will involve the erection of site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees and planting areas to be retained; creating a haul route, which will also form the proposed access road from Frieze Way; setting up the contractors compound; removal of the existing vegetation, including the areas of commercial willow plantation and vegetation on the embankment to Oxford Parkway; and the stripping of grass and topsoil from the proposed development platform within the central field. The location, extent and height of the contractor's compound / office is yet to be determined in consultation with the contractor and landscape

consultant, in order to reduce the landscape and visual impact of these elements as much as possible.

7.193 All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors' cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Cherwell District Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

7.194 It is anticipated that the contractor's compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

During Operation

7.195 The operational stage will see the occurrence of secondary effects. The setting and orientation of the built form has been located to enable the provision of open space in the north of the Site and space for structure planting around the stadium as part of the inherent mitigation previously described.

Height and Massing

7.196 The detailed design of the building is informed by the landscape and visual opportunities and constraints, but its height and mass are reliant on its operational requirements. The maximum height of the proposed stadium building is 24.6m above ground level.

Open Space

7.197 The location of the open spaces within the Site is illustrated on the Landscape General Arrangements Plan (**Figure 7.45**) relative to the retention of the existing tree(s) / landscape features. It is anticipated that the open spaces will include tree planting and will be designed to be multi-functional, linking to the wider network of green infrastructure, wherever possible.

Trees and Vegetation

7.198 The specification of trees and shrubs to be planted across the Site is set out within the landscape information submitted with the planning application. Existing trees are retained wherever possible. 143 new trees would be planted within the Site, including 81 trees of extra heavy standard or above, alongside 2,000 square metres of scrub and 350 linear metres of new hedgerow. Three areas of biodiverse roof are proposed on parts of the north, east and south stands and a green wall is proposed on the northeastern elevation of the stadium to provide additional opportunities for ecological enhancement and mitigation of vegetation losses.

Materials

7.199 The proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape and of relevance to OUFC (as set out in the DAS).

Lighting

7.200 The Proposed Development would be lit both within the stadium bowl and within the surrounding public realm, including the steps from Oxford Road to Oxford Parkway. The lighting within the stadium bowl would consist of flood lighting of an appropriate standard, height and orientation for professional football. This would be integrated into the roof structure, directional towards the pitch and shielded to avoid backwards glare. The lighting within the surrounding public realm within the Site is to be designed to be as low as possible, directional into the Site and shielded with no backwards glare.

Likely effectiveness of additional mitigation measures

7.201 The likely effectiveness of additional mitigation measures is considered to vary depending on the type of mitigation and the timeframes considered. The mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development.

7.202 In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

Residual Environmental Impacts and Effects

7.203 The additional mitigation measures described above have been taken into account in the assessment of the Year 15 effects and considering the maturation of the landscape proposals. The Year 15 effects are considered to be the residual effects of the Proposed Development and are set out in **Appendix 7.2: Tables 7.2.1 – 7.2.3**. Those considered to be significant in EIA terms as per section A1.6 of the Methodology (**Appendix 7.1**) are highlighted orange.

7.204 As set out in the Summary of the Assessment Methodology, the criteria for establishing the significance of landscape and visual effects are listed in **Table 7.3**. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. The text below

summarises the residual effects to the contextual landscape receptors, Site landscape receptors and visual receptors as a result of the Proposed Development after the additional mitigation measures above have been implemented.

Summary of significant residual effects

Contextual Landscape Receptors

7.205 **Appendix 7.2: Table 7.2.1** identifies that there would be insignificant residual effects (Negligible or Minor Adverse) to seven contextual landscape receptors at Year 15 of operation. Significant residual effects are identified to one contextual landscape receptor at Year 15 of operation. These effects are considered to be permanent and long term. The below text summarises the effects identified.

- Negligible magnitude of effects on the Natural, Cultural/Social and Perceptual Aesthetic contextual landscape receptors of Medium - Low sensitivity, leading to **Negligible effects,** which are **not significant.**
- A Negligible magnitude of effect on the NCA 108 Upper Thames Clay Vales contextual landscape receptor of Medium – Low sensitivity, leading to a **Negligible effect**, which is **not significant.**
- Low – Negligible magnitude of effect on County/District LCA D: Yarnton contextual landscape receptors of Medium - Low sensitivity, leading to **Minor Adverse – Negligible effects,** which are **not significant.**
- Low - Negligible magnitude of effect on County/District LCA H: Middle Farm contextual landscape receptor of Medium sensitivity, leading to **Minor Adverse - Negligible effects**. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.1** and are **not significant.**
- Low magnitude of effect on County/District LCA F: Peartree Hill contextual landscape receptor of Medium – Low sensitivity, leading to Minor Adverse effects, which are **not significant.**
- Low magnitude of effect on the Contextual Townscape Elements receptor of Medium sensitivity, leading to **Moderate - Minor Adverse effects** on the contextual townscape character of Oxford and Kidlington due to the scale of the built form and the introduction of development more closely associated with Oxford to the north of the A34, which currently forms the northern settlement boundary. Although this effect has reduced due to the mitigation measures at Year 15, this effect is considered to be **significant** on balance, based on the professional judgement described in **Appendix 7.2: Table 7.2.1.**

Site Landscape Receptors

7.206 **Appendix 7.2: Table 7.2.2** identifies that there would be insignificant residual effects (Negligible or Minor Adverse) to two Site landscape receptors and significant residual effects to five Site landscape

receptors at Year 15 of operation. These effects are considered to be permanent and long term. The below text summarises the effects identified.

- Low magnitude of effect on the Geology and Soils Site landscape receptor of Medium - Low sensitivity, leading to a **Minor Adverse effect**. This is **not significant.**
- Low - Negligible magnitude of effect on the Landform and Drainage Site landscape receptor of Medium - High sensitivity, leading to **Minor Adverse effects** due to the presence of development platforms and the established attenuation basins and SuDS features. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.2** and are **not significant.**
- A Low magnitude of effect on the vegetation cover Site landscape receptor of High sensitivity, leading to **Minor – Moderate Beneficial effects** due to the net increase in landscape features. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.2** and are considered to be **significant.**
- A Medium magnitude of effect to the Land Use/Built Form/Enclosure/Land Ownership/Time Depth Site landscape receptor of Medium - High sensitivity, leading to **Moderate Adverse effects** due to its change from commercial willow plantation to a sports stadium with associated public realm and infrastructure. This effect is considered to be **significant.**
- A Low magnitude of effect to the perceptual and aesthetic Site landscape receptor of Medium – High sensitivity, leading to a **Moderate – Minor Adverse effect.** This effect has been based on professional judgement described in **Appendix 7.2: Table 7.2.2** and is considered to be **significant.**
- A Medium – Low magnitude of effect to the Site landscape character receptor of Medium – High sensitivity, leading to **Moderate Adverse effects,** as the proposed planting matures. This effect is considered to be **significant.**
- A Medium - Low magnitude of effect to the night-time character Site landscape receptor of Medium sensitivity, leading to **Moderate - Minor Adverse effects** due to lighting associated with a sports stadium and its associated public realm and infrastructure. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.2** and are considered to be **significant.**

Visual Receptors

7.207 **Appendix 7.2: Table 7.2.3** identifies that there would be insignificant effects (Negligible or Minor Adverse) to 25 visual receptors / groups of receptors during the construction period. Significant residual effects are identified to two visual receptors / groups of receptors at Year 15 of operation. These effects are considered to be permanent and long term. The below text summarises the effects identified.

- A Low - Negligible magnitude of effect on the residents of properties along Hazel Crescent and South Avenue on the southern edge of Kidlington, to the north of the Site of Medium - High sensitivity, leading to **Minor Adverse effects,** which are **not significant.**

- A Low - Negligible magnitude of effect on the residents of properties on Couling Close, Yarnton of Medium - Low sensitivity, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Medium – Low magnitude of effect on the transient receptors of Medium - Low sensitivity using the A4165/A4260 Oxford Road within the Site and to the north/south of the Site, leading to a **Minor Adverse effect,** which is **not significant**.
- A Low - Negligible magnitude of effect on the transient receptors of Low sensitivity using the A4260 Frieze Way within the Site and to the north/south of the Site, leading to **Minor Adverse – Negligible effects,** which are **not significant.**
- Low - Negligible magnitude of effects on the transient receptors of Medium - Low sensitivity using Bicester Road and Hampden Drive/Cromwell Way to the northeast of the Site, leading to **Minor Adverse – Negligible effects,** which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Medium - Low sensitivity using Almond Avenue/Hazel Crescent to the north of the Site, leading to **Minor Adverse - Negligible effects**, which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of Low sensitivity using the A44 Woodstock Road to the southwest of the Site, leading to **Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Negligible magnitude of effect on the transient receptors of Low sensitivity using Common Road to the east of the Site and Linkside Avenue to the south of the Site, leading to **Negligible effects,** which are **not significant.**
- A Low magnitude of effect on the users of Medium - Low sensitivity using Oxford Parkway Railway Station and Park and Ride to the east of the Site, leading to **Minor Adverse effects,** which are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors using PRoW Footpath 229/4/30 to the east of the Site of High sensitivity, leading to a **Moderate - Minor Adverse effect.** This effect is considered to be **significant.**
- A Negligible magnitude of effect on the transient receptors of Medium - High sensitivity using PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal Walk LDWR) to the west of the Site, leading to **Minor Adverse - Negligible effects,** which are **not significant.**
- A Low – Negligible magnitude of effect on the transient receptors of Medium – High sensitivity using PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site, leading to **Minor Adverse effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low - Negligible magnitude of effect on the transient receptors of High sensitivity using PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the site, leading to **Minor Adverse effects.** These effects are **not significant.**

- Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 237/4/30 to the north of the Site, PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) and PRoW Footpath 201/9/30 to the east of the Site, PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the south east of the Site, and PRoW Footpath 152/6/10 to the west of the Site, leading to **Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site, leading to **Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- Low – Negligible magnitude of effects on the transient receptors of Medium – High sensitivity using PRoW Footpath 124/2/10 to the west of the Site, leading to Minor Adverse - Negligible effects. These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- Low – Negligible magnitude of effects on the transient receptors of Medium sensitivity using PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site, leading to **Minor Adverse - Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low - Negligible magnitude of effect on those receptors using Stratfield Brake to the west of the Site including the permissive routes vehicular access/car park and sports pitches, identified as of High sensitivity, leading to a **Moderate - Minor Adverse effect.** This effect is considered to be **significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium sensitivity using the Ron Groves Community Park to the north of the Site, leading to **Minor Adverse – Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Negligible magnitude of effect on those receptors of Medium sensitivity using North Oxford Golf Club to the south of the Site, leading to **Negligible effects,** which are **not significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium - Low sensitivity working as employees of Oxford Parkway Station to the southeast of the Site, leading to **Minor Adverse - Negligible effects.** These effects have been based on professional judgement described in **Appendix 7.2: Table 7.2.3** and are **not significant.**
- A Low - Negligible magnitude of effect on those receptors of Medium - Low sensitivity visiting or working as employees of Sainsbury's to the north of the Site, leading to **Minor Adverse - Negligible effects,** which are **not significant.**

Cumulative Effects

7.208 The summary of Cumulative Effects relevant to this LVIA assesses two scenarios based on a number of committed development schemes within the local area. The scenarios and local development sites considered are:

- Cumulative Scenario 1: Baseline/Future Baseline + Proposed Development + other committed developments.

7.209 The other committed developments considered relevant to this LVIA are those that either have a physical or visual relationship with the Site or the settings of Kidlington and Oxford. This LVIA considers 20 schemes within the local area as identified in Chapter 2 of this ES. The sites considered are:

1. OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington, Cherwell District Council
2. North Oxford Golf Club, Land west of Oxford Road, Cherwell District Council
3. Frieze Farm, Kidlington, Cherwell District Council
4. Land At Bicester Road Kidlington, Cherwell District Council
5. Land North Of 66 And Adjacent Water Eaton Lane Gosford, Cherwell District Council
6. Stratfield Farm 374 Oxford Road Kidlington OX5 1DL, Cherwell District Council
7. Former Piggery And Land North Of Woodstock Road Yarnton, Cherwell District Council
8. Begbroke Science Park Begbroke Hill Begbroke Kidlington OX5 1PF, Cherwell District Council
9. OS Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT, Cherwell District Council
10. Northern Gateway, Oxford City Council
11. Land Southwest Of St Frideswide Farm Banbury Road Oxford Oxfordshire OX2 8EH, Oxford City Council
12. University Press Sports Ground, Oxford City Council
13. Hill View Farm, Marston, Oxford City Council
14. Land west of Mill Lane, Marston, Oxford City Council
15. Marston Paddock, Butts Lane, Oxford City Council
16. Land north of Bayswater Brook near Barton, South Oxfordshire District Council
17. Oxford Technology Park Buildings 8-11, Cherwell District Council
18. New Science Park, Oxford Airport, Cherwell District Council
19. Land N of Manor Farm, Noke, Cherwell District Council
20. Land West of Cuckoo Lane and adjacent to the A40, Eynsham, West Oxfordshire District Council, Oxfordshire County Council

7.210 The assessment of cumulative effects considers inter-project effects and intra-project effects. The different aspects of each are highlighted as necessary.

Cumulative scenario 1

Cumulative effects on landscape receptors

7.211 Sites 1 – 9 and 17 - 19 listed above are allocated within the CDC Local Plan Partial Review with Site 10 which is a consented scheme and Sites 11 – 15 which are allocated sites, all within Oxford City Council's boundary. Site 16 is an allocation within South Oxfordshire District and Site 20 is a new Park and Ride facility currently under construction in West Oxfordshire District. Therefore, development within the identified sites is planned for within local policy or already consented.

7.212 Committed Development Sites 1 and 2 on the northern edge of Oxford and 4, 5 and 6 on the southern edge of Kidlington cumulatively would deliver circa 2,054 new dwellings within the landscape between Oxford and Kidlington identified as LCA F: Peartree Hill. Sites 4, 5 and 6 all have resolutions to grant outline planning permission. There would be a physical reduction in the open landscape between Oxford and Kidlington and the location and characters of the settlement edges would change. Site 4 would see the introduction of circa 11ha of formal sports facilities within the Green Belt land to the immediate east of Oxford Road and the south, extending the sporting character of Stratfield Brake eastward. Committed Development Sites 10 and 11 will introduce an additional 600 dwellings plus commercial and hotel accommodation within the Oxford City Council area immediately adjacent to the southern edge of LCA F: Peartree Hill.

7.213 The sense of openness of the Green Belt separating Oxford and Kidlington would be reduced as a result of these committed developments, although the well vegetated boundaries of the North Oxford Golf Course (Committed Development Site 2) mean that the perception of this urban extension would be limited from the surrounding area. Committed Development Sites 4, 5 and 6 to the south and east of Kidlington would be more readily perceived within the local landscape and would extend the edge of Kidlington in a southerly and easterly direction.

7.214 The Proposed Development would introduce an additional building of large scale and mass into the landscape between Oxford and Kidlington. Its location and use as a professional sports stadium are considered to be in keeping with the existing and emerging character of the landscape between Oxford and Kidlington, with the existing Stratfield Brake Sports Ground to the west and emerging 11ha formal sports offer within Committed Development Site 4 to the east. The land reserved for a replacement Golf Course at Frieze Farm (Committed Development Site 3) would further reinforce this emerging sporting character should it be delivered. Despite this complementary land uses, the introduction of circa 2,054 new homes, associated infrastructure and a new football stadium into LCA F: Peartree Hill is considered to result in **Moderate - Major Adverse cumulative effects** on this contextual landscape receptor due to the geographic extent of change within this character area. **Minor Adverse cumulative effects** are anticipated to the natural aspects within the contextual landscape as well as the contextual landscape receptors (cultural/social aspects and perceptual and

aesthetic aspects) due to the geographic extent of the proposals within the local area. In addition, **Moderate Adverse cumulative effects** are anticipated to be experienced by LCA D: Yarnton in the wider landscape to the west, although these effects are considered to be more directly as a result on Committed Development Sites 7, 8 and 9, which would directly result in circa 2,790 new dwellings, associated infrastructure and open space being introduced into the landscape to the west of Kidlington and west, north and east of Yarnton. The Proposed Development is anticipated to make a minor additional contribution to the cumulative effect on LCA H: Middle Farm but this is not considered to significantly elevate the effect above that experienced as a result of the indirect effects associated with Committed Development Sites 1 and 2, which are located in closer proximity to this contextual landscape receptor. **Moderate – Major Adverse cumulative effects** are identified to the contextual townscape elements due to the changes to settlement boundaries as a result of the Committed Development Sites identified above in combination with the introduction of the Proposed Development and massing of the stadium.

7.215 Committed Development Sites 12 – 20 are not considered to result in any cumulative landscape impacts over and above those assessed as a direct result of the Proposed Development.

Cumulative effects on visual receptors

7.216 The cumulative effects on visual receptors within the study area would see a general increase in built form visible from the local road and PRoW networks due to the geographic extent of the housing proposed within the Committed Development Sites. From the local study area, the same Committed Development Sites would introduce development that would subsequently truncate views of the Proposed Development, therefore potentially reducing the significance of effect. For example, the emerging proposals for Committed Development Site 4 to the east of the Site propose to retain PRoW 229/4/30 within a vegetated green corridor, which may enclose this route and filter views towards the proposed stadium, therefore reducing the visual effects on receptors using this route in its current form to **Minor Adverse.** Views from Oxford Road, Frieze Way and Bicester Road may all experience an increased sense of built form through the delivery of the Committed Development Sites 1, 2, 4, 5, 6, 10 and 11 which would increase the perception of being within a settlement rather than on its edge or between settlements. This is considered to result in an increased magnitude of effect.

7.217 The Proposed Development is different in scale and character and would become a local landmark experienced from these routes. The delivery of housing within Committed Development Sites 4 and 6 would truncate views from existing residential receptors assessed within this LVIA on South Avenue and Croxford Gardens, however they would introduce new residential receptors with views of the Proposed Development, therefore likely increasing the number of private residential receptors with views of the Proposed Development and cumulatively the magnitude of effect experienced.

7.218 From receptors in the wider landscape, the Proposed Development is considered to contribute to the cumulative effect of an increased perception of built from within the lower lying valley landscape from those PRoW Footpaths 124/2/30 and 419/1/10 on higher ground to the west and south west of the Site and from PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 within the open rural landscape to the east. Although it is considered that other Committed Development Sites 1, 2, 8 and 9 would be more prominent in these views. These cumulative effects are considered to be **Minor Adverse.**

Conclusions

Summary of the baseline

7.219 The Site lies within the District of Cherwell and includes land to the north of the settlement of Oxford and south of Kidlington. Although not a landscape designation, the Site and surrounding landscape to the east and west are designated as part of the Oxford Green Belt. There are no international or national landscape designations within the Site or its immediate surroundings. The woodland block to the south of the Site is identified as a priority habitat under Section 41 of the NERC Act. Part of the woodland within Stratfield Brake to the west of the Site is also designated as such. To the north of this woodland is Stratfield Brake Sports Ground, which is a designated public open space and formal sports facility. The Site does not lie within a strategic viewing corridor covered by planning policy. There are no Listed Buildings within the Site or immediate surroundings.

7.220 The landscape between Kidlington and Oxford and within the study area is predominantly agricultural. The central part of the study area and immediate surroundings of the settlement have been influenced by human and development pressures and have experienced significant change over time, with the settlement boundary still evolving with the allocated development sites in the adopted Local Plan. Movement corridors including the A34, A4260 Frieze Way, Bicester Road, Oxford Road and railway line cut through the landscape, often defining the settlement edge or cutting through the landscape and detract from the sense of tranquillity in proximity to the settlement. These major transport corridors are flanked by substantial tree belts, which compartmentalise the landscape. Field boundaries remain intact and well defined, with a medium – large scale, irregular pattern. To the west of Kidlington, the Oxford Canal is an attractive feature within the landscape with open views across agricultural fields and a link to Stratfield Brake, which includes areas of woodland, scrub and a formal sports ground. The central part of the study area in close proximity to the settlement edges and major transport and utility corridors has a limited sense of tranquillity and human influence is clearly visible. The wider study area to the east becomes more open, and rural, set around the flood plains of the River Cherwell, which creates an attractive, rural landscape of high scenic quality. An extensive PRoW network provides good informal recreation access to the study area. A number of listed buildings and Conservation Areas provide a sense of time depth.

7.221 The Site is representative of the character of the LCA within which it sits. Its topographical profile and wooded character are in keeping with the surrounding landscape which limit its perceptual relationship with the wider area. The Site is broadly triangular in shape and bound by the A4260 Frieze Way to the west and Oxford Road to the east. The southern boundary of the Site is defined by the northern edge of an existing woodland that is part designated as a NERC Act S41 habitat. Overhead transmission lines run through the northern part of the Site and are a detracting feature within the Site and wider landscape, alongside the large-scale electricity pylons to the south of the Site, flood lighting columns within Stratfield Brake Sports Ground and the street lighting associated with Oxford Road and Frieze Way. The Site boundary continues to the south west and south east of the central field along the Frieze Way and Oxford Road corridors, encompassing the embankment and ramped access to Oxford Parkway Station. Two Oak trees on the eastern boundary and five Poplars on the northern boundary are all the subject of Tree Preservation Orders.

7.222 Views of the Site are experienced by receptors in the immediate local environs, where there are open views of the Site boundary vegetation, which generally truncate or filter views of the internal arrangements of the field within the Site. The Site is generally viewed in the context of the existing vegetation and nearby built form. Beyond this, due to the combination of topography and vegetation, the Site is not readily discernible or apparent. Within the wider landscape, views of the Site are obscured due to the intervening woodland, trees and topography.

Summary of the methodology

7.223 Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

7.224 The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context.
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views).
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

7.225 Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

7.226 Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

7.227 The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor.
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal.
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect.
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion.
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement.
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

7.228 Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (Major, Moderate, Low, Negligible or Neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed into the scheme. The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

7.229 The criteria for establishing the significance of landscape and visual effects are set out in **Table 3.3.** This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms.

Summary of embedded mitigation

7.230 The inherent design mitigation that has informed the Proposed Development includes locating the stadium building as far south within the Site as possible, without impacting on the existing woodland block to the south of the Site. This retains an open green space in the north of the Site between the Proposed Development and the southern edge of Kidlington.

Summary of the landscape and visual effects

7.231 The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in **Appendix 7.2.** These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, direct and indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within the Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

Summary of effects at the construction stage

7.232 During the construction phase significant adverse effects are considered to occur to two contextual landscape receptors, six Site landscape receptors and five visual receptors in the immediate local environs to the Site. These effects are considered to be temporary and short term but see the start of long-term change.

Summary of effects at Year 1 of operation

7.233 At Year 1 of operation significant adverse effects are considered to occur to two contextual landscape receptors, five Site landscape receptors and two visual receptors in the immediate local environs to the Site. These effects are considered to be permanent and medium - long term.

Summary of any additional mitigation proposed and residual effects

7.234 Additional mitigation measures would be implemented in relation to open spaces, trees and vegetation, materials and lighting. The likely effectiveness of the additional mitigation measures is considered to vary depending on the type of mitigation and the time frames considered. The mitigation measures implemented in relation to open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development. In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

7.235 At Year 15 of operation the landscape proposals are considered to have matured and the assessed effects are therefore considered to be the residual effects of the Proposed Development. Significant adverse residual effects are considered to remain to one contextual landscape receptor, five Site landscape receptors including Minor - Moderate Beneficial effects to landscape features due to the scale of the landscape proposals, and two visual receptors. These effects are considered to be permanent and long term.

Summary

7.236 This LVIA considers that, as with the development of any green field site, there would be some significant adverse landscape and visual effects arising as a result of the Proposed Development during construction, at Year 1 and Year 15, which are considered to be the residual effects.

7.237 The Site is visually well contained and there are currently no publicly accessible locations within it. The Proposed Development is considered to form a standalone professional sporting destination within the landscape between Oxford and Kidlington. The scale and massing of the Proposed Development means that it would be visible above the retained boundary vegetation from some roads and PRoWs within the local area. The high quality and purpose of the Proposed Development would create a new landmark feature to the north of Oxford that would form a new gateway feature on approach to the City from the north. This would further add to the existing and emerging sporting character of the landscape between Oxford and Kidlington with Stratfield Brake Sports Ground and the proposed sports pitches within the allocated Site assessed as part of the Cumulative Effects. The location of the proposed stadium within the southern part of the Site retains a green and open space within the north of the Site to maintain a sense of openness between the stadium and the southern edge of Kidlington.

Table 7.6 – Summary of Residual Effects

Effect/Receptor	Receptor Sensitivity	Magnitude	Nature/Level of Effect	Mitigation	Residual Effect
Construction Phase					
Contextual Landscape Receptor: Natural aspects	Medium - Low	Negligible	Temporary, indirect, very short-term during construction	None	Negligible
Contextual Landscape Receptor: Cultural/Social Aspects	Medium - Low	Negligible	Temporary, indirect, very short-term during construction	None	Negligible
Contextual Landscape Receptor: Perceptual and aesthetic Aspects	Medium - Low	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Contextual Landscape Receptor: National Character Area 108 – Upper Thames Clay Vales	Medium-Low	Negligible	Temporary, indirect, very short-term during construction	None	Negligible
Contextual Landscape	Medium-Low	Low	Temporary, indirect, very	None	Minor Adverse

Receptor: County/District LCA D: Yarnton			short-term during construction		
Contextual Landscape Receptor: County/District LCA F: Peartree Hill	Medium-Low	Medium - Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate – Minor Adverse**
Contextual Landscape Receptor: County/District LCA H: Middle Farm	Medium	Low	Temporary, indirect, very short-term during construction	None	Minor Adverse
Contextual Landscape Receptor: Contextual Townscape Elements	Medium	Medium	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**
Site Landscape Receptor: Geology and soils	Medium - Low	Low	Temporary, indirect, very short-term during construction	Regrading minimised through design. Spoil reused on site.	Minor Adverse
Site Landscape Receptor: Landform and Drainage	Medium – High	Medium - Low	Temporary, indirect, very short-term during construction	Regrading minimised through design. SuDS attenuation and outfall enhancements incorporated.	**Moderate Adverse**
Site Landscape Receptor: Vegetation Cover	High	Low	Temporary, indirect, very short-term during construction	Protection measures in place for retained vegetation, losses minimised through layout.	**Moderate Adverse**
Site Landscape Receptor: Cultural/Social	Medium - High	High	Temporary, indirect, very short-term during construction	None	**Major Adverse**
Site Landscape Receptor: Perceptual/Aesthetic	Medium - High	High	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Major Adverse**

Site Landscape Receptor: Landscape Character	Medium - High	High	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Major Adverse**
Site Landscape Receptor: Night-Time Character	Medium	Medium	Temporary, indirect, very short-term during construction	Any lighting to be low level and directional.	**Moderate Adverse**
Visual Receptor – Residential: Hazel Crescent/South Avenue, Kidlington	Medium – High	Medium - Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**
Visual Receptor – Residential: Couling Close, Yarnton	Medium – Low	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - A4165/A4260 Oxford Road within the Site and to the north/south of the Site	Medium – Low	Medium - High	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**
Visual Receptor - A4260 Frieze Way within the Site and to the north/south of the Site	Low	Medium	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - Bicester Road to the northeast of the Site	Medium - Low	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse

Visual Receptor - Almond Avenue/Hazel Crescent to the north of the Site	Medium – Low	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible
Visual Receptor - Hampden Drive/Cromwell Way to the northeast of the Site	Medium - Low	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - A44 Woodstock Road to the southwest of the Site	Low	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible
Visual Receptor - Linkside Avenue to the south of the Site	Low	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor - Common Road, to the east of the Site leading to Beckley	Low	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor - Users of Oxford Parkway Railway station and Park and Ride	Medium - Low	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and	Minor Adverse

				directional. Compounds to be of muted colours	
Visual Receptor - Users of PRoW Footpath 229/4/30 to the east of the Site	High	Medium	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**
Visual Receptor - Users of PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal walk LDWR) to the west of the Site	Medium - High	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site	Medium - High	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - Users of PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the Site	High	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**
Visual Receptor - Users of PRoW footpath 237/4/30 to the north of the Site	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor - Users of PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) to the east of the Site	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor - Users of PRoW	Medium	Negligible	Temporary, indirect, very short-term	Any mounding and stockpiling of materials kept to a	Negligible

Footpath 201/9/30 to the east of the Site			during construction	low level. Any lighting to be low level and directional. Compounds to be of muted colours	
Visual Receptor - Users of PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the southeast of the Site	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor – Users of PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpath 124/2/10 to the west of the Site	Medium	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - Users of PRoW Footpath 152/6/10 to the west of the Site	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Negligible
Visual Receptor - Users of PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site	Medium	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - Stratfield Brake to the west of the site including the permissive routes vehicular access/car park and sports pitches	High	Medium - Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	**Moderate Adverse**

Visual Receptor - Ron Groves Community Park to the north of the Site	Medium	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible
Visual Receptor - North Oxford Golf Club	Medium	Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse – Negligible
Visual Receptor – Employees of Oxford Parkway Station	Medium – Low	Low	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse
Visual Receptor - Employees and customers of Sainsbury's Superstore to the north of the Site	Medium – Low	Low - Negligible	Temporary, indirect, very short-term during construction	Any mounding and stockpiling of materials kept to a low level. Any lighting to be low level and directional. Compounds to be of muted colours	Minor Adverse - Negligible

Effect/Receptor	Receptor Sensitivity	Magnitude	Nature/Level of Effect	Mitigation	Residual Effect
Operational Phase – Year 1					
Contextual Landscape Receptor: Natural aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: Cultural/Social Aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: Perceptual and aesthetic Aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: National Character Area 108 – Upper Thames Clay Vales	Medium-Low	Negligible	Permanent, long term	None	Negligible

Contextual Landscape Receptor: County/District LCA D: Yarnton	Medium-Low	Low - Negligible	Permanent, long term	None	Minor Adverse - Negligible
Contextual Landscape Receptor: County/District LCA F: Peartree Hill	Medium-Low	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate - Minor Adverse**
Contextual Landscape Receptor: County/District LCA H: Middle Farm	Medium	Low - Negligible	Permanent, long term	None	Minor Adverse - Negligible
Contextual Landscape Receptor: Contextual Townscape Elements	Medium	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate – Minor Adverse**
Site Landscape Receptor: Geology and soils	Medium - Low	Low	Permanent, long term	Retention of soils on Site.	Minor Adverse
Site Landscape Receptor: Landform and Drainage	Medium – High	Low	Permanent, long term	Use of SuDS and enhancements to outfalls.	**Moderate Adverse**
Site Landscape Receptor: Vegetation Cover	High	Low - Negligible	Permanent, long term	Net gain in landscape features.	Minor Adverse
Site Landscape Receptor: Cultural/Social	Medium - High	Medium - High	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Major – Moderate Adverse**
Site Landscape Receptor: Perceptual/Aesthetic	Medium - High	Medium	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate Adverse**
Site Landscape Receptor: Landscape Character	Medium - High	Medium	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate Adverse**
Site Landscape Receptor: Night-Time Character	Medium	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting	**Moderate – Minor Adverse**

				low level and directional where possible.	
Visual Receptor – Residential: Hazel Crescent/South Avenue, Kidlington	Medium – High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor – Residential: Couling Close, Yarnton	Medium – Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - A4165/A4260 Oxford Road within the Site and to the north/south of the Site	Medium – Low	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - A4260 Frieze Way within the Site and to the north/south of the Site	Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Bicester Road to the northeast of the Site	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Almond Avenue/Hazel Crescent to the north of the Site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Hampden Drive/Cromwell Way to the northeast of the Site	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - A44 Woodstock Road to the southwest of the Site	Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible

Visual Receptor - Linkside Avenue to the south of the Site	Low	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Common Road, to the east of the Site leading to Beckley	Low	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of Oxford Parkway Railway station and Park and Ride	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW Footpath 229/4/30 to the east of the Site	High	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate Adverse**
Visual Receptor - Users of PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal walk LDWR) to the west of the Site	Medium - High	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site	Medium - High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the Site	High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW footpath 237/4/30 to the north of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW	Medium	Negligible	Permanent, long term	Positioning of stadium within Site,	Negligible

Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) to the east of the Site				proposed landscape features, lighting low level and directional where possible.	
Visual Receptor - Users of PRoW Footpath 201/9/30 to the east of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the southeast of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 124/2/10 to the west of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpath 152/6/10 to the west of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Stratfield Brake to the west of the site including the permissive routes vehicular access/car park and sports pitches	High	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	**Moderate Adverse**
Visual Receptor - Ron Groves Community Park to the north of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting	Minor Adverse - Negligible

				low level and directional where possible.	
Visual Receptor - North Oxford Golf Club	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Employees of Oxford Parkway Station	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Employees and customers of Sainsbury's Superstore to the north of the Site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features, lighting low level and directional where possible.	Minor Adverse - Negligible

Effect/Receptor	Receptor Sensitivity	Magnitude	Nature/Level of Effect	Mitigation	Residual Effect
Operational Phase – Year 15					
Contextual Landscape Receptor: Natural aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: Cultural/Social Aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: Perceptual and aesthetic Aspects	Medium - Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: National Character Area 108 – Upper Thames Clay Vales	Medium-Low	Negligible	Permanent, long term	None	Negligible
Contextual Landscape Receptor: County/District LCA D: Yarnton	Medium-Low	Low - Negligible	Permanent, long term	None	Minor Adverse - Negligible
Contextual Landscape Receptor: County/District LCA F: Peartree Hill	Medium-Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse

Contextual Landscape Receptor: County/District LCA H: Middle Farm	Medium	Low - Negligible	Permanent, long term	None	Minor Adverse - Negligible
Contextual Landscape Receptor: Contextual Townscape Elements	Medium	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate – Minor Adverse**
Site Landscape Receptor: Geology and soils	Medium - Low	Low	Permanent, long term	Retention of soils on Site.	Minor Adverse
Site Landscape Receptor: Landform and Drainage	Medium – High	Low - Negligible	Permanent, long term	Use of SuDS and enhancements to outfalls.	Minor Adverse
Site Landscape Receptor: Vegetation Cover	High	Low	Permanent, long term	Net gain in landscape features reaching maturity.	**Minor – Moderate Beneficial**
Site Landscape Receptor: Cultural/Social	Medium - High	Medium	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate Adverse**
Site Landscape Receptor: Perceptual/Aesthetic	Medium - High	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate – Minor Adverse**
Site Landscape Receptor: Landscape Character	Medium - High	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate Adverse**
Site Landscape Receptor: Night-Time Character	Medium	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate – Minor Adverse**
Visual Receptor – Residential:	Medium – High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching	Minor Adverse

Hazel Crescent/South Avenue, Kidlington				maturity, lighting low level and directional where possible.	
Visual Receptor – Residential: Couling Close, Yarnton	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - A4165/A4260 Oxford Road within the Site and to the north/south of the Site	Medium – Low	Medium - Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - A4260 Frieze Way within the Site and to the north/south of the Site	Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Bicester Road to the northeast of the Site	Medium - Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Almond Avenue/Hazel Crescent to the north of the Site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Hampden Drive/Cromwell Way to the northeast of the Site	Medium - Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - A44 Woodstock Road to the southwest of the Site	Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible

Visual Receptor - Linkside Avenue to the south of the Site	Low	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Common Road, to the east of the Site leading to Beckley	Low	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of Oxford Parkway Railway station and Park and Ride	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW Footpath 229/4/30 to the east of the Site	High	– Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate – Minor Adverse**
Visual Receptor - Users of PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal walk LDWR) to the west of the Site	Medium - High	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site	Medium - High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW Bridleways 229/5/40, 229/9/10, 229/9/20 and 229/9/30 to the east of the Site	High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape	Negligible

footpath 237/4/30 to the north of the Site				features reaching maturity, lighting low level and directional where possible.	
Visual Receptor - Users of PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) to the east of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 201/9/30 to the east of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the southeast of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 124/2/10 to the west of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Users of PRoW Footpath 152/6/10 to the west of the Site	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Users of PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and	Minor Adverse - Negligible

				directional where possible.	
Visual Receptor - Stratfield Brake to the west of the site including the permissive routes vehicular access/car park and sports pitches	High	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate - Minor Adverse**
Visual Receptor - Ron Groves Community Park to the north of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - North Oxford Golf Club	Medium	Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Negligible
Visual Receptor - Employees of Oxford Parkway Station	Medium - Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Employees and customers of Sainsbury's Superstore to the north of the Site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible

Effect/Receptor	**Receptor Sensitivity**	**Magnitude**	**Nature/Level of Effect**	**Mitigation**	**Residual Effect**
Cumulative Effects					
Contextual Landscape Receptor: Natural aspects	Medium - Low	Low	Permanent, long term	Green infrastructure and new landscape features within Committed Development sites 4, 5 and 6 and the Site	Minor Adverse
Contextual Landscape Receptor:	Medium - Low	Low	Permanent, long term	None	Minor Adverse

Cultural/Social Aspects					
Contextual Landscape Receptor: Perceptual and aesthetic Aspects	Medium - Low	Low	Permanent, long term	New planting strengthens field boundaries and softens new settlement edges.	Minor Adverse
Contextual Landscape Receptor: National Character Area 108 – Upper Thames Clay Vales	Medium-Low	Low - Negligible	Permanent, long term	None	Minor Adverse - Negligible
Contextual Landscape Receptor: County/District LCA D: Yarnton	Medium-Low	Medium	Permanent, long term	None	**Moderate Adverse**
Contextual Landscape Receptor: County/District LCA F: Peartree Hill	Medium-Low	Medium - High	Permanent, long term	Positioning of stadium within Site, proposed landscape features within the Site and Committed Development sites 4, 5 and 6. Proposed sports uses in Committed Development site 4 is consistent in character with local area.	**Moderate - Major Adverse**
Contextual Landscape Receptor: County/District LCA H: Middle Farm	Medium	Low	Permanent, long term	None	Minor Adverse
Contextual Landscape Receptor: Contextual Townscape Elements	Medium	High	Permanent, long term	Positioning of stadium within Site, proposed landscape features and green infrastructure networks within the Site and Committed Development sites 4, 5 and 6 retaining connected Green Infrastructure network.	**Moderate – Major Adverse**
Visual Receptor – Residential: Hazel Crescent/South Avenue, Kidlington	Medium – High	Low	Permanent, long term	Arrangement of Committed Development site 6 scheme occupies receptor views from this location, limiting cumulative effects with the Site and Committed	Minor Adverse

				Development site 4.	
Visual Receptor – Residential: Couling Close, Yarnton	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - A4165/A4260 Oxford Road within the Site and to the north/south of the Site	Medium – Low	Medium - Low	Permanent, long term	Planting and tree belts associated with new Golf Course on Committed Development site 3 would truncate views of the Proposed Development and Committed Development schemes.	Minor Adverse
Visual Receptor - A4260 Frieze Way within the Site and to the north/south of the Site	Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Bicester Road to the northeast of the Site	Medium - Low	Low	Permanent, long term	Strengthened boundary planting within Committed Development sites 4 and 5 would filter views of the Proposed Development	Minor Adverse
Visual Receptor - Almond Avenue/Hazel Crescent to the north of the Site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - Hampden Drive/Cromwell Way to the northeast of the Site	Medium - Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible
Visual Receptor - A44 Woodstock Road to the southwest of the Site	Low	Low - Negligible	Permanent, long term	Planting and tree belts associated with new Golf Course on Committed	Negligible

				Development site 3 would truncate views of the Proposed Development and Committed Development schemes.	
Visual Receptor - Linkside Avenue to the south of the Site	Low	Negligible	Permanent, long term	N/A – truncated view.	Negligible
Visual Receptor - Common Road, to the east of the Site leading to Beckley	Low	Negligible	Permanent, long term	N/A – truncated view.	Negligible
Visual Receptor - Users of Oxford Parkway Railway station and Park and Ride	Medium - Low	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features and green infrastructure networks within the Site and Committed Development sites 4, 5 and 6 retaining connected Green Infrastructure network.	Minor Adverse
Visual Receptor - Users of PRoW Footpath 229/4/30 to the east of the Site	High	Medium - Low	Permanent, long term	Green infrastructure and planting within Committed Development site 4 would filter and soften views of the Proposed Development. Sports pitches in keeping with character of landscape.	Minor Adverse
Visual Receptor - Users of PRoW Footpath PRoW 229/16/10 and 265/33/60 (Oxford Green Belt Way/ Oxford Canal walk LDWR) to the west of the Site	Medium - High	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpaths 229/10/10 and 229/10/30 to the southwest and south of the Site	Medium - High	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Users of PRoW Bridleways 229/5/40,	High	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape	Minor Adverse

229/9/10, 229/9/20 and 229/9/30 to the east of the Site				features reaching maturity, lighting low level and directional where possible.	
Visual Receptor - Users of PRoW footpath 237/4/30 to the north of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Bridleway 123/2/10, 309/9/20 and Footpath 123/1/10 (Oxford Green belt Way) to the east of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpath 201/9/30 to the east of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpath 201/5/10 (Oxford Green Belt Way) to the southeast of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpaths 420/16/10 and 420/14/20 to the west of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpath 124/2/10 to the west of the Site	Medium	Low	Permanent, long term	N/A	Minor Adverse
Visual Receptor - Users of PRoW Footpath 152/6/10 to the west of the Site	Medium	Negligible	Permanent, long term	N/A	Negligible
Visual Receptor - Users of PRoW Footpath 419/1/10 (Oxford Green Belt Way LDWR) to the west of the Site	Medium	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Stratfield Brake to the west of the site including the permissive routes vehicular access/car park and sports pitches	High	Low	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	**Moderate - Minor Adverse**
Visual Receptor - Ron Groves Community Park to the north of the Site	Medium	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching	Minor Adverse - Negligible

				maturity, lighting low level and directional where possible.	
Visual Receptor - North Oxford Golf Club	Medium	Negligible	Permanent, long term	The Proposed Development would not lead to greater cumulative effects than those experienced on Site as a result of its development as Committed Development site 2.	Negligible
Visual Receptor - Employees of Oxford Parkway Station	Medium - Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse
Visual Receptor - Employees and customers of Sainsbury's Superstore to the north of the site	Medium – Low	Low - Negligible	Permanent, long term	Positioning of stadium within Site, proposed landscape features reaching maturity, lighting low level and directional where possible.	Minor Adverse - Negligible