
VOLUME 3
APPENDIX 7.2
LVIA IMPACT ASSESSMENT TABLES

FEBRUARY 2024

ISSUE SHEET

JOB NAME: OXFORD UNITED FC NEW STADIUM
JOB NUMBER: D3263
CLIENT: OXFORD UNITED FOOTBALL CLUB

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
1	25.08.2023	DRAFT FOR INTERNAL REVIEW	SR	SR	AS
2	04.10.2023	DRAFT FOR CLIENT REVIEW	SR	AS	AS
3	24.10.2023	DRAFT FOR CLIENT REVIEW - MINOR AMENDS ADDRESSED	SR	SR	SR
4	27.10.2023	DRAFT FOR CLIENT REVIEW - MINOR AMENDS ADDRESSED	SR	SR	SR
5	08.12.2023	ISSUE	SR	AS	AS
6	16.02.2024	ISSUE V2	SR	AS	AS

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LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

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Table 7.2.1 Contextual Landscape Receptors

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE 7.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
THE CONTEXTUAL LANDSCAPE												
NATURAL GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
CULTURAL / SOCIAL LAND USE SETTLEMENT ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
PERCEPTUAL AND AESTHETIC	MEDIUM	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
LANDSCAPE CHARACTER												
NATIONAL - NCA 108 UPPER THAMES CLAY VALES	LOW - HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	THE PROPOSED DEVELOPMENT WOULD NOT ALTER THE KEY CHARACTERISTICS OF THE NATIONAL LEVEL CHARACTER AREA (WHICH INCLUDES NUMEROUS SETTLEMENTS).	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

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	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
COUNTY/DISTRICT - LCA D: YARNTON	MEDIUM	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE SITE IS LOCATED TO THE EAST OF THIS CHARACTER AREA AND IS PHYSICALLY SEPARATED FROM IT BY THE OPEN LANDSCAPE BETWEEN FRIEZE WAY AND THE OXFORD CANAL. CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE THE DEVELOPMENT PLATFORM AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF THE STADIUM BUILDING WOULD BE A TEMPORARY EFFECT ON THE PERCEPTUAL ASPECTS OF THIS RECEPTOR BUT WOULD NOT HAVE EFFECTS ON THE PHYSICAL CHARACTERISTICS OF THIS LCA. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF A FOOTBALL STADIUM, ASSOCIATED PUBLIC REALM, OPEN SPACE AND INFRASTRUCTURE IN THE LOW LYING CONTEXTUAL LANDSCAPE. IT THEREFORE WOULD NOT ALTER THE KEY CHARACTERISTICS OF THIS COUNTY/DISTRICT LEVEL CHARACTER AREA.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
COUNTY/DISTRICT - LCA F: PEARTREE HILL	MEDIUM - LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE THE DEVELOPMENT PLATFORM AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF THE STADIUM BUILDING WOULD BE A TEMPORARY EFFECT ON THE PERCEPTUAL ASPECTS OF THIS RECEPTOR. THE PROPOSALS WOULD SEE THE REMOVAL OF SOME BOUNDARY VEGETATION WITHIN THE SITE, WHICH WOULD BE REINSTATED AS FAR AS POSSIBLE THROUGH THE LANDSCAPE PROPOSALS TO RETAIN THE CHARACTERISTIC FEATURES OF THE AREA. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF A FOOTBALL STADIUM, ASSOCIATED PUBLIC REALM, OPEN SPACE AND INFRASTRUCTURE INTO THE LANDSCAPE BETWEEN OXFORD AND KIDLINGTON, IT WOULD PROVIDE ADDITIONAL RECREATION FACILITIES TO THE EAST OF STRATFIELD BRAKE SPORTS GROUND. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE CENTRAL PART OF THIS CHARACTER AREA AND IMPROVED ACCESS TO OXFORD PARKWAY FROM OXFORD ROAD. THE SCALE OF THE BUILT FORM IS LARGER THAN THAT WITHIN THE SURROUNDINGS BUT WOULD CREATE A LANDMARK/GATEWAY FEATURE ON APPROACH TO OXFORD FROM THE NORTH. THE SURROUNDING VEGETATION AND THAT RETAINED WITHIN THE SITE WOULD RETAIN A VEGETATED SETTING TO THE PROPOSALS IN COMBINATION WITH THE SURROUNDING LANDSCAPE FEATURES.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
COUNTY/DISTRICT - LCA H: MIDDLE FARM	MEDIUM	MEDIUM	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE SITE IS LOCATED TO THE WEST OF THIS CHARACTER AREA AND IS PHYSICALLY SEPARATED FROM IT BY THE OPEN LANDSCAPE BETWEEN THE RAILWAY LINE AND OXFORD ROAD. CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE THE DEVELOPMENT PLATFORM AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF THE STEPS TO OXFORD PARKWAY AND THE STADIUM BUILDING WOULD BE A TEMPORARY EFFECT ON THE PERCEPTUAL ASPECTS OF THIS RECEPTOR BUT WOULD NOT HAVE EFFECTS ON THE PHYSICAL CHARACTERISTICS OF THIS LCA. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF A FOOTBALL STADIUM, ASSOCIATED PUBLIC REALM, OPEN SPACE AND INFRASTRUCTURE IN THE LOW LYING CONTEXTUAL LANDSCAPE. IT THEREFORE WOULD NOT ALTER THE KEY CHARACTERISTICS OF THIS COUNTY/DISTRICT LEVEL CHARACTER AREA.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
CONTEXTUAL TOWNSCAPE ELEMENTS HISTORICAL DEVELOPMENT MOVEMENT AND CONNECTIVITY URBAN STRUCTURE AND BUILT FORM GREEN INFRASTRUCTURE AND PUBLIC REALM TRANQUILLITY	MEDIUM - LOW	MEDIUM	MEDIUM	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE THE DEVELOPMENT PLATFORM AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF THE STADIUM, ASSOCIATED PUBLIC REALM AND INFRASTRUCTURE, INCLUDING STEPS TO OXFORD PARKWAY STATION WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE NEW BUILT FORM OF INCREASED SCALE INTO THE LANDSCAPE BETWEEN OXFORD AND KIDLINGTON. THIS WOULD INTRODUCE ADDITIONAL BUILT FORM ASSOCIATED WITH OXFORD TO THE NORTH OF THE A34 AND WITHIN THE GREEN BELT BETWEEN OXFORD AND KIDLINGTON, ALTHOUGH THE BUILT FORM REMAINS TO THE SOUTH OF THE "WELCOME TO OXFORD" SIGNS ON OXFORD ROAD. THE STADIUM WOULD BE A DESTINATION IN ITS OWN RIGHT AND A LOCAL LANDMARK AT THE NORTHERN APPROACH TO OXFORD. THE CHARACTER, FORM AND SCALE OF KIDLINGTON AND OXFORD TO THE NORTH AND SOUTH WOULD BE RETAINED. ADDITIONAL BUILT FORM WOULD BE LOCATED WITHIN THE LANDSCAPE BETWEEN THE TWO SETTLEMENTS, ALTHOUGH THIS IS OF SIMILAR USE TO THE STRATFIELD BRAKE SPORTS CLUB TO THE WEST. THE LIGHTING COLUMNS ALONG OXFORD ROAD AND FRIEZE WAY AND UTILITIES PYLONS IN THE WIDER LANDSCAPE ARE URBANISING INFLUENCES WITHIN THIS LANDSCAPE ALREADY. THE PROPOSED PUBLIC REALM AND GREEN INFRASTRUCTURE WOULD INTEGRATE THE PROPOSED DEVELOPMENT INTO THE LANDSCAPE AND TOWNSCAPE, ENSURING BUILT FORM IS LOCATED AS FAR SOUTH WITHIN THE SITE AS POSSIBLE TO RETAIN A SEPARATION TO KIDLINGTON TO THE NORTH. THE RETENTION OF BOUNDARY VEGETATION AS FAR AS POSSIBLE AND REPLANTING OF THOSE SPECIMENS REMOVED HELP IN RETAINING THE KEY CHARACTERISTICS OF THE LANDSCAPE SEPARATING OXFORD AND KIDLINGTON.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE

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TABLE 7.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
NATURAL												
GEOLOGY AND SOILS	MEDIUM	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	NO CHANGES ARE PROPOSED TO THE UNDERLYING GEOLOGY OF THE SITE. THE PROPOSED DEVELOPMENT WILL INTRODUCE AREAS OF NON-PERMEABLE AND PERMEABLE SURFACING AS PART OF THE PROPOSED STADIUM AND ASSOCIATED PUBLIC REALM/CAR PARKING WITH SOME REGRADING AND MOVING OF SOILS TO CREATE THE DEVELOPMENT PLATFORM, AREAS OF LANDSCAPE, WATER ATTENUATION AND KEY PEDESTRIAN ROUTES, INCLUDING STEPS DOWN TO OXFORD PARKWAY STATION FROM OXFORD ROAD. SOILS ARE PROPOSED TO BE MANAGED AND REUSED ON SITE WHICH WOULD NOT RESULT IN AN OVERALL CHANGE TO THE SOILS CHARACTER OF THE SITE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
LANDFORM AND DRAINAGE	MEDIUM	HIGH	MEDIUM - HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE DRAINAGE AND SUDS STRATEGY WORKS WITH THE NATURAL TOPOGRAPHY OF THE SITE, WHICH IS GENTLY SLOPING TO THE SOUTH AND WEST. THE EXISTING DITCHES ALONG THE SOUTHERN AND WESTERN BOUNDARIES ARE RETAINED WITH SUDS ATTENUATION PROPOSED IN THE FORM OF ATTENUATION BASINS AND RAIN GARDENS. SOME MINOR REGRADING WORKS WOULD BE REQUIRED TO CREATE AN APPROPRIATE DEVELOPMENT PLATFORM WITHIN THE SITE AND SOME UNDERGROUND WATER STORAGE IS REQUIRED UNDER THE CAR PARK. THE EXISTING CULVERT OUTFALL UNDER FRIEZE WAY ON THE WESTERN BOUNDARY WILL BE ENHANCED AS PART OF THE PROPOSED DEVELOPMENT. THROUGHOUT THE SITE THERE WOULD BE LOCALISED LANDFORMING WORKS TO CREATE SUDS ATTENUATION BASINS AND MOUNDING WITHIN AREAS OF PUBLIC OPEN SPACE AND PLAY. THESE ARE CONSIDERED TO BE MINOR CHANGES WITHIN THE SITE, MOSTLY EXPERIENCED AT THE SITE LEVEL DURING THE CONSTRUCTION PERIOD.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE

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	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
VEGETATION COVER	HIGH	HIGH	HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE MAIN PART OF THE SITE IS CURRENTLY IN USE AS A COMMERCIAL WILLOW FARM. THIS VEGETATION IS A MONOCULTURE AND RELATIVELY YOUNG AND THEREFORE IS NOT CONSIDERED TO BE HIGH QUALITY. THIS VEGETATION WOULD BE REMOVED TO FACILITATE THE PROPOSED DEVELOPMENT. THE EXISTING WOODLAND TO THE SOUTH OF THE SITE SITS OUTSIDE OF THE SITE AND IS NOT IMPACTED BY THE PROPOSED DEVELOPMENT. AN ECOTONE EDGE WOULD BE PLANTED ALONG ITS NORTHERN EDGE TO CREATE A SUITABLE TRANSITION TO THE WOODLAND AND TO PREVENT PUBLIC ACCESS. THE NORTHERN PART OF THE SITE CONSISTS OF AN AREA OF SCRUB, WHICH WOULD BE REMOVED TO CREATE THE PROPOSED GREEN SPACE, THE BOUNDARY TREES, INCLUDING THE FIVE POPLARS SUBJECT TO TPO, WOULD BE RETAINED. THE PROPOSALS REQUIRE THE TOTAL REMOVAL OF 17 INDIVIDUAL TREES, AND FIVE GROUPS OF TREES AND PARTIAL REMOVAL OF TWO GROUPS OF TREES TO FACILITATE DEVELOPMENT. OF THESE, ONE TREE IS 'A' CATEGORY, FOUR INDIVIDUALS AND ONE GROUP ARE 'B' (MODERATE QUALITY) CATEGORY, 10 INDIVIDUALS AND FOUR GROUPS ARE 'C' (LOW-QUALITY CATEGORY), AND TWO INDIVIDUALS ARE 'U' (UNSUITABLE FOR RETENTION QUALITY) CATEGORY. TWO OF THE CATEGORY B TREES IDENTIFIED FOR REMOVAL ARE SUBJECT TO TPO. TREE REMOVALS WOULD HAPPEN DURING THE CONSTRUCTION PHASE AND ARE PRIMARILY REQUIRED TO FACILITATE ACCESS TO THE STADIUM SITE AND OXFORD PARKWAY STATION. NEW TREES WOULD BE PLANTED AS THE WORKS NEAR COMPLETION OF THE PROPOSED DEVELOPMENT. THE LANDSCAPE PROPOSALS AS SHOWN ON THE ILLUSTRATIVE MASTERPLAN WOULD RESULT IN 143 NEW TREES, INCLUDING 81 TREES OF EXTRA HEAVY STANDARD OR ABOVE, APPROXIMATELY 2,000SQ.M OF SCRUB PLANTING AND 350 LINEAR METRES OF NATIVE HEDGEROW. THE LANDSCAPE PROPOSALS ALSO INCLUDE SIGNIFICANT AREAS OF PLANTING BEDS, WILDFLOWER PLANTING, SCRUB AREAS, GRASS LAWNS, A NATURAL POND, SUDS ATTENUATION AND NATIVE HEDGEROW. A BIODIVERSE WALL AND THREE AREAS OF BIODIVERSE ROOF ARE PROPOSED ON THE STADIUM BUILDING, WHICH CONTRIBUTE TO A NET GAIN IN LANDSCAPE FEATURES WITHIN THE SITE. THIS IS CONSIDERED TO BE A BENEFICIAL RESIDUAL EFFECT.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR - MODERATE BENEFICIAL

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	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
CULTURAL / SOCIAL												
LAND USE BUILT FORM ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM	HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LAND USE WITHIN THE CENTRAL FIELD WITHIN THE SITE WOULD CHANGE FROM A COMMERCIAL WILLOW PLANTATION SURROUNDED BY TREE BELTS, TO A FOOTBALL STADIUM WITH ASSOCIATED OPEN SPACE, PUBLIC REALM AND INFRASTRUCTURE. THE BUILT FORM IS SET WITHIN THE EXISTING FIELD BOUNDARY FRAMEWORK WITHIN THE FIELD AND WOULD CREATE A SPORTING DESTINATION AT THE NORTHERN GATEWAY TO THE CITY. THE SECTIONS OF OXFORD ROAD AND FRIEZE WAY WITHIN THE SITE WOULD RETAIN THEIR EXISTING ROAD CORRIDOR CHARACTERS WITH THE NEW STEPS CONNECTING TO OXFORD PARKWAY CREATING A NEW ACCESS TO THE STATION. THE RETAINED VEGETATION WITHIN THE SITE AND ON THE BOUNDARIES CREATES A MATURE LANDSCAPE SETTING FOR THE PROPOSED DEVELOPMENT AND CREATES A DEGREE OF ENCLOSURE, ALTHOUGH THE SCALE OF THE BUILDING WILL MEAN IT IS VISIBLE ABOVE THIS VEGETATION AND THEREFORE AFFECTS THE SENSE OF ENCLOSURE IN THE LOCAL AREA. THE INTRODUCTION OF A 16,000 SEATER STADIUM WOULD ALTER THE LEVEL OF BUILT FORM IN THE AREA BETWEEN OXFORD AND KIDLINGTON. THE RETENTION OF EXISTING LANDSCAPE FEATURES AND INTRODUCTION OF AREAS OF OPEN SPACE IN THE NORTH OF THE SITE RETAINS A DEGREE OF OPENNESS WITHIN PARTS OF THE SITE. BUILDING HEIGHTS HAVE BEEN DRIVEN BY THE OPERATIONAL NEEDS OF THE STADIUM, BUT THE LOCATION OF THE STADIUM HAS BEEN CHOSEN TO UTILISE THE SCREENING EFFECTS OF THE BOUNDARY VEGETATION AS MUCH AS POSSIBLE. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - HIGH		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE
PERCEPTUAL AND AESTHETIC												
MEMORIES, PREFERENCES, SENSORY, FORMS, PATTERN, TEXTURE, COLOUR, SENSE OF ENCLOSURE, REMOTENESS, NATURAL BEAUTY	MEDIUM	HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE PERCEPTUAL AND AESTHETIC NATURE OF THE SITE IS EXPERIENCED AS A COMMERCIAL WILLOW PLANTATION SET WITHIN A MATURE, VEGETATED LANDSCAPE BETWEEN OXFORD AND KIDLINGTON. THE RELATIVELY FLAT TOPOGRAPHY OF THE SITE AND IMMEDIATE SURROUNDINGS LIMITS THE PERCEPTION OF THE INTERNAL ARRANGEMENTS OF THE SITE FROM THE WIDER AREA. CONSTRUCTION ACTIVITY WOULD HAVE A MAJOR ADVERSE EFFECT TO THE SITE AND IMMEDIATE SURROUNDINGS WITH THE REMOVAL OF AREAS OF EASTERN AND WESTERN FIELD BOUNDARY VEGETATION TO FACILITATE ACCESS ALONGSIDE THE STEPS TO OXFORD PARKWAY AND THE INTRODUCTION OF A 16,000 SEATER STADIUM. THIS WOULD BE PERCEIVED AS A NEW LANDMARK DEVELOPMENT WITHIN THE LANDSCAPE TO THE NORTH OF OXFORD AND SOUTH OF KIDLINGTON. THE PROPOSALS WITHIN THE SITE COMPRISE A FOOTBALL STADIUM, PUBLIC REALM, OPEN SPACE, SUDS FEATURES AND ASSOCIATED INFRASTRUCTURE/CAR PARKING, AS WELL AS STEPPED ACCESS TO OXFORD PARKWAY. THE PERCEPTUAL QUALITIES OF THE SITE WOULD CHANGE FROM A COMMERCIAL WILLOW PLANTATION SURROUNDED BY WOODLAND AND ROADS TO A FOOTBALL STADIUM AND OPEN SPACE/PUBLIC REALM SURROUNDED BY WOODLAND AND ROADS. THESE EFFECTS WOULD ONLY BE FELT AT SITE LEVEL AND THE IMMEDIATE SURROUNDINGS DUE TO THE WELL DEFINED AND VEGETATED SITE BOUNDARIES. WHICH WOULD REDUCE OVER TIME AT COMPLETION AND UPON MATURITY OF THE LANDSCAPE PROPOSALS.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE

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LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
LANDSCAPE CHARACTER												
SITE CHARACTER	MEDIUM - LOW	HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LANDSCAPE CHARACTER OF THE FIELD WITHIN THE SITE WOULD WHOLLY CHANGE FROM A COMMERCIAL WILLOW PLANTATION AND AREAS OF SCRUB TO A FOOTBALL STADIUM WITH ASSOCIATED PUBLIC REALM, OPEN SPACE, INFRASTRUCTURE, CAR PARKING AND SUDS ATTENUATION BASINS. THE CHARACTER OF THE ROAD CORRIDORS WITHIN THE SITE WOULD BE RETAINED WITH THE ADDITION OF THE STEPS DOWN TO OXFORD PARKWAY CREATING A MORE OPEN SECTION OF THE OXFORD ROAD CORRIDOR NEXT TO THE STATION. THE SCALE AND CHARACTER OF THE STADIUM WOULD CREATE A LANDMARK BUILDING TO THE NORTH OF OXFORD SET BETWEEN EXISTING SPORTS PITCHES AND OPEN FIELDS. THE EXISTING VEGETATION ON THE SITE BOUNDARIES WOULD BE RETAINED AS FAR AS POSSIBLE, PRESERVING THE SENSE OF ENCLOSURE TO THE SITE AND ITS INTERFACE WITH THE SURROUNDING LANDSCAPE AS FAR AS POSSIBLE, ALTHOUGH THE BUILT FORM WOULD BE OF GREATER SCALE THAN THESE EXISTING LANDSCAPE FEATURES. THE SITE WOULD BECOME PUBLICLY ACCESSIBLE WITH COMMUNITY FACILITIES AND OPEN SPACES WITHIN THE SITE AND A CONNECTING PATH LINKING TO STRATFIELD BRAKE AND ENHANCING CONNECTIVITY WITHIN THE LOCAL AREA. THE LANDSCAPE PROPOSALS ARE CONSIDERED TO BE IN KEEPING WITH THE CHARACTER OF THE SITE AND WOULD HELP TO REDUCE EFFECTS UPON MATURITY AT YEAR 15. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE
NIGHT-TIME CHARACTER	MEDIUM - LOW	MEDIUM - HIGH	MEDIUM	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE NIGHT-TIME CHARACTER OF THE SITE IS CURRENTLY INFLUENCED BY THE EXISTING LIGHTING COLUMNS ALONG OXFORD ROAD AND FRIEZE WAY WITHIN AND SURROUNDING THE SITE AS WELL AS THE FLOOD LIGHTING WITHIN THE NORTHERN HALF OF STRATFIELD BRAKE SPORTS GROUND. DOMESTIC LIGHTING ASSOCIATED WITH PRIVATE RESIDENTIAL PROPERTIES AND ROADS ON THE SOUTHERN EDGE OF KIDLINGTON ALSO HAS AN INFLUENCE, AS DOES THE LIGHTING ASSOCIATED WITH OXFORD PARKWAY STATION TO THE EAST OF THE SITE. THE PROPOSED DEVELOPMENT WOULD INTRODUCE DOMESTIC SCALE LIGHTING ASSOCIATED WITH THE INFRASTRUCTURE, CAR PARKING AND COMMUNITY FACILITIES AS WELL AS THE FLOODLIGHTING WITHIN THE FOOTBALL STADIUM. LIGHTING WOULD BE DESIGNED TO BE ECOLOGICALLY SENSITIVE AND DIRECTIONAL TO MINIMISE LIGHT POLLUTION WHEREVER POSSIBLE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX 7.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTIAL RECEPTORS												
RESIDENTS OF PROPERTIES ALONG HAZEL CRESCENT/ SOUTH AVENUE (VP30)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE PROPERTIES ALONG THE SOUTH AVENUE AND OXFORD ROAD ALONG THE SOUTHERN EDGE OF KIDLINGTON TO THE NORTH OF THE SITE GENERALLY EITHER BACK OR SIDE ON TO THE INTERVENING LANDSCAPE BETWEEN THE SITE AND KIDLINGTON. INTERVENING VEGETATION AND GARDEN BOUNDARIES FILTER VIEWS OF THE SITE. DURING THE CONSTRUCTION PERIOD, THE WORKS IN THE SITE AND TO OXFORD ROAD WOULD BE PARTIALLY VISIBLE WHERE GAPS IN THIS INTERVENING VEGETATION ALLOW. UPON COMPLETION THERE WOULD BE A CHANGE TO A PARTIAL VIEW OF A SPORTS STADIUM WHERE THE SCALE OF THE BUILDING REACHES ABOVE THE BOUNDARY VEGETATION.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
RESIDENTS OF PROPERTIES ON COULING CLOSE, YARNTON (VP24)	HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE PROPERTIES ON COULING CLOSE BACK ONTO THE OXFORD CANAL AND THE REAR GARDENS AND ELEVATIONS OF THE PROPERTIES HAVE OPEN VIEWS ACROSS THE CANAL AND THE RURAL LANDSCAPE BEYOND. THE WOODLANDS OF STRATFIELD BRAKE AND TO THE SOUTH OF THE SITE ARE VISIBLE ON THE HORIZON AND SCREEN VIEWS OF THE SITE. THE CONSTRUCTION WORKS WOULD BE PARTIALLY VISIBLE AS THE UPPER LEVELS OF THE STADIUM ARE CONSTRUCTED. UPON COMPLETION THE UPPER LEVELS AND ROOF OF THE STADIUM WOULD BE PARTIALLY VISIBLE ABOVE THE BOUNDARY AND INTERVENING VEGETATION. THE CHARACTER OF THE WIDER VIEW WOULD BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
TRANSIENT FROM TRANSPORT CORRIDORS												
A4165/A4260 OXFORD ROAD WITHIN THE SITE AND TO THE NORTH/SOUTH OF THE SITE (VP 2, 3, 6, 9, 33 AND S9-S11)	LOW	MEDIUM	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - HIGH	VIEWS OF THE SITE FROM OXFORD ROAD ARE LIMITED TO THE STRETCH OF THE ROAD WITHIN THE EASTERN PART OF THE SITE AND SHORT DISTANCES BEYOND THE SITE TO THE NORTH AND SOUTH, INCLUDING KIDLINGTON ROUNDABOUT. THIS FORMS A MODERATE PORTION OF THE ROUTE AS A WHOLE. DURING THE CONSTRUCTION PERIOD, EFFECTS ARE MOST KEENLY FELT DUE TO THE REMOVAL OF FIELD BOUNDARY VEGETATION AND THE CONSTRUCTION OF PEDESTRIAN/ CYCLE ACCESSES TO THE PAVEMENTS AS WELL AS THE WIDER WORKS TO PROVIDE CROSSINGS TOWARDS OXFORD PARKWAY STATION AND THE STEPS DOWN THE EMBANKMENT TO CONNECT TO THE STATION. CONSTRUCTION TRAFFIC MAY BE PRESENT AND VIEWS OF THE PROPOSED STADIUM WOULD BE VISIBLE FROM THE ROUTE. UPON COMPLETION THERE WOULD BE PARTIAL VIEWS OF THE STADIUM THROUGH GAPS IN THE BOUNDARY VEGETATION AND ABOVE THE RETAINED VEGETATION ON APPROACH FROM THE NORTH AND SOUTH. ADJACENT TO THE SITE, THERE WOULD BE FILTERED VIEWS THROUGH THE PROPOSED AVENUE TREE PLANTING TO THE GROUND LEVELS OF THE STADIUM AND THE COMMUNITY USES AND SURROUNDING PUBLIC REALM. THE QUALITY OF THE PUBLIC REALM AND LANDSCAPE TREATMENTS ARE CONSIDERED TO BE AN ENHANCEMENT TO THE VIEW THAT PROVIDES A DEGREE OF MITIGATION FOR THE EFFECT OF THE MASS OF THE STADIUM.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM-LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MINOR ADVERSE

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VISUAL IMPACT TABLES

TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
A4260 FRIEZE WAY WITHIN THE SITE AND TO THE NORTH/SOUTH OF THE SITE (VP S8 AND VP14, 15)	LOW	LOW	LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS OF THE SITE FROM FRIEZE WAY ARE LIMITED TO THE STRETCH OF THE ROUTE WITHIN THE SITE AND TO THE SOUTH AND NORTH. THE CONSTRUCTION EFFECTS WOULD CONSIST OF VEGETATION REMOVAL AND THE CONSTRUCTION OF THE VEHICULAR ACCESSES INTO THE SITE, WHICH WOULD BE VISIBLE FROM BOTH SIDES OF FRIEZE WAY. THE DELIVERY OF A PEDESTRIAN CROSSING TO STRATFIELD BRAKE SPORTS GROUND WOULD ALSO BE VISIBLE FROM THE ROUTE. THE CONSTRUCTION OF THE UPPER LEVELS AND ROOF OF THE STADIUM WOULD BE VISIBLE ABOVE THE RETAINED BOUNDARY VEGETATION. UPON COMPLETION THERE WOULD BE OPEN VIEWS INTO THE SITE THROUGH THE VEHICULAR AND PEDESTRIAN ACCESSES AND THE STADIUM WOULD BE VISIBLE ABOVE THE VEGETATION. GROUND LEVEL VIEWS WOULD BECOME FILTERED AS THE LANDSCAPE PROPOSALS MATURE AT YEAR 15. THE CHANGE IN VIEW WOULD BE EXPERIENCED FROM THE SECTION OF THE ROUTE WITHIN AND IN CLOSE PROXIMITY TO THE SITE, AND THEREFORE THE CHARACTER OF THE VIEWS FROM THE ROUTE AS A WHOLE WOULD BE BROADLY RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
BICESTER ROAD TO THE NORTH EAST OF THE SITE (VP 4, 5, 26)	LOW	MEDIUM	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS OF THE SITE FROM THE MAJORITY OF BICESTER ROAD ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR. AS USERS TRAVEL SOUTH AND APPROACH KIDLINGTON ROUNDABOUT, THE ORIENTATION OF THE ROUTE ALLOWS FOR SOME OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION BEYOND THE ROUNDABOUT. THE CONSTRUCTION WORKS AT THIS POINT WOULD BE VISIBLE ABOVE THE VEGETATION AND UPON COMPLETION THE NORTH ELEVATION OF THE STADIUM WOULD BE VISIBLE. THE LANDSCAPE PROPOSALS IN THE NORTHERN PART OF THE SITE WOULD FILTER THESE VIEWS SLIGHTLY AS THEY REACH MATURITY AT YEAR 15. THE PROPOSED DEVELOPMENT WOULD BE VISIBLE FROM A SHORT SECTION OF THE ROUTE AND THIS THEREFORE REDUCES THE EFFECTS ON THE RECEPTORS USING BICESTER ROAD.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
ALMOND AVENUE/HAZEL CRESCENT TO THE NORTH OF THE SITE (VP 30, 39)	LOW	MEDIUM - LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS OF THE SITE FROM ALMOND AVENUE AND HAZEL CRESCENT ARE TRUNCATED BY THE INTERVENING BUILT FORM AND VEGETATION. WHERE THE ORIENTATION OF THE ROUTES ALIGN DIRECTLY AT THE SITE, THERE MAY BE VIEWS OF THE CONSTRUCTION OF THE UPPER FLOORS AND ROOF OF THE STADIUM AND THE ASSOCIATED CRANES ABOVE THE EXISTING BUILT FORM FROM SHORT SECTIONS OF THESE ROUTES, HOWEVER THIS IS NOT CONSIDERED TO BE A SIGNIFICANT CHANGE. UPON COMPLETION THERE MAY BE PARTIAL VIEWS OF THE STADIUM ROOF FROM SHORT SECTIONS OF THE ROOF BUT THIS WOULD NOT ALTER THE EXISTING CHARACTER OF THE VIEW.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
HAMPDEN DRIVE/ CROMWELL WAY TO THE NORTH EAST OF THE SITE (VP 41, 42)	LOW	MEDIUM - LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS OF THE SITE FROM HAMPDEN DRIVE/CROMWELL WAY ARE OF RESIDENTIAL STREETS SET AGAINST A VEGETATED BACKDROP OF THE POPLARS ALONG BICESTER ROAD. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM, HOWEVER, DUE TO THE SCALE OF THE PROPOSALS, IT IS CONSIDERED THAT THE CONSTRUCTION OF THE UPPER FLOORS AND ROOF OF THE STADIUM WOULD BE VISIBLE ABOVE THE RESIDENTIAL PROPERTIES FROM THESE ROADS. UPON COMPLETION THE BUILT FORM WOULD REMAIN VISIBLE, ALTHOUGH IT WOULD FORM A MINOR PORTION OF THE VIEW. AS THE LANDSCAPE PROPOSALS MATURE THERE MAY BE A SOFTENING OF THESE VIEWS BUT THE STADIUM WOULD REMAIN VISIBLE	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
A44 WOODSTOCK ROAD TO THE SOUTH WEST OF THE SITE (VP 25)	LOW	LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS OF THE SITE FROM THE A44 WOODSTOCK ROAD ARE TRUNCATED BY THE INTERVENING LANDFORM AND VEGETATION. THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE UPPER FLOORS AND ROOF OF THE STADIUM WOULD BE PARTIALLY VISIBLE FROM A SHORT SECTION OF THE ROUTE BUT WOULD NOT AFFECT THE EXISTING CHARACTER OF THE VIEWS. UPON COMPLETION THE STADIUM WOULD REMAIN PARTIALLY VISIBLE, HOWEVER THE EXISTING CHARACTER OF THE VIEW ACROSS THE OPEN FIELDS TO THE WOODED HORIZON WOULD BE RETAINED.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE
LINKSIDE AVENUE TO THE SOUTH OF THE SITE (VP 52)	LOW	LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM LINKSIDE AVENUE ARE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLIGIBLE.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
COMMON ROAD, TO THE EAST OF THE SITE LEADING TO BECKLEY (VP 49)	LOW	LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS FROM COMMON ROAD ARE LONG DISTANCE AND PANORAMIC. THE SITE IS A SMALL PART OF THIS COMPLEX VIEW AND THEREFORE IS DIFFICULT TO DISCERN. THE CONSTRUCTION WORKS AND BUILT FORM WOULD BE PARTIALLY VISIBLE BUT WOULD NOT HAVE AN EFFECT ON THE CHARACTER OF THE VIEW. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLIGIBLE.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

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TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF OXFORD PARKWAY RAILWAY STATION AND PARK AND RIDE (VP 31)	LOW	MEDIUM - LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS OF THE FIELD WITHIN THE SITE FROM THE CAR PARKS OF OXFORD PARKWAY STATION AND THE PARK AND RIDE CAR PARK ARE BROADLY TRUNCATED BY THE INTERVENING VEGETATION AND OXFORD ROAD CORRIDOR BRIDGES. THERE ARE OPEN VIEWS OF THE VEGETATED EMBANKMENT BETWEEN OXFORD ROAD AND THE STATION WITHIN THE SITE. THE WOODLAND TO THE SOUTH OF THE FIELD WITHIN THE SITE AND THE EASTERN FIELD BOUNDARY VEGETATION ARE PARTIALLY VISIBLE FROM THIS LOCATION. THE CONSTRUCTION WORKS OF THE STAIRCASE TO THE STATION WOULD BE VISIBLE AND THE UPPER FLOORS AND ROOF OF THE STADIUM WOULD BE PARTIALLY VISIBLE ABOVE THIS VEGETATION FROM THIS LOCATION. THE PROPOSED DEVELOPMENT WOULD INTRODUCE A NEW ACCESS TO THE STATION FROM OXFORD ROAD AND ADDITIONAL BUILT FORM TO THE VIEW BEYOND THE STATION UPON COMPLETION. THERE IS LIMITED SCOPE FOR THE LANDSCAPE PROPOSALS TO MITIGATE THESE EFFECTS AT YEAR 15.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
TRANSIENT FROM PUBLIC RIGHTS OF WAY												
USERS OF PROW FOOTPATH 229/4/30 TO THE EAST OF THE SITE (VP 10 - 12)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	USERS OF PROW FOOTPATH 229/4/30 TO THE EAST OF THE SITE HAVE PARTIAL VIEWS OF THE EASTERN SITE BOUNDARY VEGETATION, BEYOND THE INTERVENING OPEN FIELD AND VEGETATION ASSOCIATED WITH THE EASTERN SIDE OF THE OXFORD ROAD CORRIDOR, WHICH SITS OUTSIDE OF THE SITE. THE SECTION OF THE ROUTE CONNECTING WITH OXFORD ROAD HAS AN ENCLOSED CHARACTER DUE TO THE OVERGROWN VEGETATION ON THE EMBANKMENTS AND THEREFORE VIEWS OF THE SITE ARE MORE RESTRICTED. FROM FURTHER EAST THERE WOULD BE OPEN VIEWS OF THE CONSTRUCTION ACTIVITIES WHERE THESE EXTEND ABOVE THE SITE BOUNDARY VEGETATION. THE PROPOSED STADIUM WOULD BE A LARGE BUILDING SET WITHIN AN OPEN LANDSCAPE. THE NORTHERN PART OF THE SITE WOULD REMAIN OPEN IN CHARACTER AND THE LANDSCAPE PROPOSALS ALONG OXFORD ROAD WITHIN THE SITE WOULD SOFTEN VIEWS FROM THE SECTIONS OF THE ROUTE WITHIN THE SITE/IN CLOSE PROXIMITY. HOWEVER, THE INTRODUCTION OF A LARGE BUILDING IN THIS LOCALITY WOULD HAVE MODERATE ADVERSE EFFECTS AT YEAR 1 DUE TO THE SCALE AND MASSING OF THE PROPOSED STADIUM.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MODERATE - MINOR ADVERSE
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 (VP 24)	HIGH	MEDIUM	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS FROM PROW FOOTPATH 229/16/10 AND 265/33/60 (OXFORD GREEN BELT WAY/ OXFORD CANAL WALK LDWR) TO THE WEST OF THE SITE ARE GENERALLY TRUNCATED BY THE VEGETATION ASSOCIATED WITH THE OXFORD CANAL CORRIDOR OR BY THE INTERVENING VEGETATION WITHIN THE WIDER LANDSCAPE WHERE THERE ARE OPEN VIEWS FROM THE TOWPATH. VIEWS OF THE SITE ARE TRUNCATED FROM THE SOUTHERN PARTS OF THE ROUTE NEAREST THE A44 BY THE INTERVENING VEGETATION. HOWEVER, SOME CONSTRUCTION ACTIVITY/THE UPPER FLOORS OF THE STADIUM WOULD BE PARTIALLY VISIBLE WHERE THIS REACHES ABOVE THE TREE LINE FROM THIS SECTION OF THE ROUTE. HOWEVER THE MAJORITY OF THE ROUTE WOULD NOT EXPERIENCE ANY CHANGE IN CHARACTER DUE TO THE WELL VEGETATED BOUNDARIES CHANNELLING VIEWS NORTH AND SOUTH ALONG THE CANAL. EFFECTS ARE THEREFORE CONSIDERED TO BE MINOR ADVERSE - NEGLIGIBLE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATHS 229/10/10 AND 229/10/30 TO THE SOUTH WEST AND SOUTH OF THE SITE (VP 34, 53)	HIGH	MEDIUM	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS FROM PROW FOOTPATH 229/10/10 TO THE SOUTH WEST OF THE SITE ARE OF AN OPEN FIELD DEFINED BY WOODLANDS AND TREE BELTS OF FRIEZE WAY AND STRAFIELD BRAKE. WHILST THESE TRUNCATE VIEWS OF THE SITE, THE CONSTRUCTION ACTIVITIES AND UPPER FLOORS OF THE STADIUM WOULD BE PARTIALLY VISIBLE ABOVE THIS VEGETATION, INTRODUCING BUILT FORM TO THE VIEWS. VIEWS FROM PROW FOOTPATH 229/10/30 TO THE SOUTH OF THE SITE ARE LIMITED TO THE IMMEDIATE SURROUNDINGS OF THE ROUTE DUE TO THE A34 AND ITS ASSOCIATED VEGETATED EMBANKMENT TO THE WEST AND THE MATURE TREE BELTS WITHIN THE NORTH OXFORD GOLF COURSE TO THE EAST. VIEWS OF THE SITE ARE TRUNCATED BY THE A34 CORRIDOR, HOWEVER THE ROOF OF THE STADIUM WOULD BE PARTIALLY VISIBLE ABOVE THIS. THIS WOULD SEE THE MINOR INTRODUCTION OF BUILT FORM TO THE VIEW BUT THIS WOULD NOT ALTER THE EXISTING CHARACTER OF THE OPEN FIELDS SURROUNDED BY WOODLAND. EFFECTS ARE THEREFORE CONSIDERED TO BE MINOR ADVERSE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
USERS OF PROW BRIDLEWAYS 229/5/40, 229/9/10, 229/9/20 AND 229/9/30 TO THE EAST OF THE SITE (VP 43 - 46)	HIGH	HIGH	HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW BRIDLEWAYS 229/5/40, 229/9/10, 229/9/20 AND 229/9/30 TO THE EAST OF THE SITE CROSS THE RURAL RIVER CHERWELL VALLEY AND HAVE AN OPEN, FLAT, AGRICULTURAL CHARACTER WITH WELL VEGETATED FIELD BOUNDARIES AND TRANSPORT CORRIDORS PROVIDING A VEGETATED HORIZON. OXFORD PARKWAY STATION AND PARTICULARLY THE PASSENGER BRIDGE BETWEEN PLATFORMS ARE PROMINENT AGAINST THIS WOODED BACKDROP. THE PROPOSED STEPPED ACCESS TO THE WEST OF THE STATION BUILDING WOULD BE VISIBLE FROM HERE. THE CENTRAL FIELD WITHIN THE SITE SITS BEHIND THIS VEGETATION, WHICH TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THIS PART OF THE SITE. THERE ARE PARTIAL VIEWS OF THE EASTERN SITE BOUNDARY VEGETATION AND THE POPLARS ON KIDLINGTON ROUNDABOUT IN THE NORTH OF THE SITE. THE CONSTRUCTION ACTIVITIES AND PROPOSED STADIUM WOULD BE VISIBLE WHERE THESE EXTEND ABOVE THE INTERVENING BOUNDARY VEGETATION. INTRODUCING ADDITIONAL BUILT FORM INTO THE VIEWS FROM THESE ROUTES. THE OPEN NATURE OF THE AGRICULTURAL LANDSCAPE MEANS THAT VIEWS ARE PANORAMIC AND THEREFORE WHILST THE STADIUM AND STATION STEPS WOULD BE VISIBLE, IT DOES NOT ALTER THE OVERALL CHARACTER OF THE VIEW.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
USERS OF PROW FOOTPATH 237/4/30 TO THE NORTH OF THE SITE (VP 38)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM PROW FOOTPATH 237/4/30 TO THE NORTH OF THE SITE ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLIGIBLE.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

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VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
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 (VP 47, 48)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROW BRIDLEWAY 123/2/10, 309/9/20 AND FOOTPATH 123/1/10 (OXFORD GREEN BELT WAY) TO THE EAST OF THE SITE ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLECTIBLE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 201/9/30 TO THE EAST OF THE SITE (VP 50)	HIGH	LOW	MEDIUM	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THE SITE FORMS A SMALL PART OF A DISTANT, PANORAMIC VIEW FROM PROW FOOTPATH 201/9/30 TO THE EAST OF THE SITE. THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE BUT DUE TO THE DISTANCE AND PANORAMIC NATURE OF THE VIEW, THE BUILT FORM WOULD BE A MINOR ADDITION TO A COMPLEX VIEW AND THEREFORE THE CHARACTER IS NOT CONSIDERED TO CHANGE. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLECTIBLE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 201/5/10 (OXFORD GREEN BELT WAY) TO THE SOUTH EAST OF THE SITE (VP 51)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THE SITE FORMS A SMALL PART OF A DISTANT, PANORAMIC VIEW FROM PROW FOOTPATH 201/5/10 (OXFORD GREEN BELT WAY) TO THE SOUTH EAST OF THE SITE. THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE BUT DUE TO THE DISTANCE AND PANORAMIC NATURE OF THE VIEW, THE BUILT FORM WOULD BE A MINOR ADDITION TO A COMPLEX VIEW AND THEREFORE THE CHARACTER IS NOT CONSIDERED TO CHANGE. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLECTIBLE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATHS 420/16/10 AND 420/14/20 TO THE WEST OF THE SITE (VP 37)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS TOWARDS THE SITE FROM PROWS 420/16/10 AND 420/14/20 ARE TRUNCATED BY THE INTERVENING TREE BELT FLANKING THE WESTERN SIDE OF THE ROUTE. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLECTIBLE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 124/2/10 TO THE WEST OF THE SITE (VP 36)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM PROW FOOTPATH 124/2/10 ARE OF A PANORAMIC NATURE ACROSS THE RIVER CHERWELL VALLEY TO THE HILLS BEYOND TO THE EAST AND NORTH OF OXFORD AND KIDLINGTON. THE SITE FORMS A SMALL PART OF THE VIEW IN THE LOWER LYING GROUND AND CAN BE IDENTIFIED BY ITS PROXIMITY TO THE ROW OF POPLAR TREES ALONG BICESTER ROAD AND KIDLINGTON ROUNDABOUT. THE CONSTRUCTION ACTIVITIES AND UPPER FLOORS OF THE STADIUM WOULD BE PARTIALLY VISIBLE ABOVE THE SITE BOUNDARY VEGETATION FROM THE SECTION OF THIS ROUTE ON HIGHER GROUND. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM INTO THE LOWER LYING GROUND, WHICH IS CONSISTENT WITH THE LOCATIONS OF THE EXISTING BUILT FORM.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLECTIBLE		YEAR 1	MINOR ADVERSE - NEGLECTIBLE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	MINOR ADVERSE - NEGLECTIBLE

APPENDIX 7.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 152/6/10 TO THE WEST OF THE THE SITE (VP 35)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROW FOOTPATH 152/6/10 TO THE WEST OF THE THE SITE ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEGLECTIBLE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 419/1/10 (OXFORD GREEN BELT WAY LDWR) TO THE WEST OF THE SITE (VP54)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS OF THE SITE FROM PROW FOOTPATH 419/1/10 (OXFORD GREEN BELT WAY LDWR) TO THE WEST OF THE SITE ARE OF AN OPEN, RURAL LANDSCAPE WITH BUILT FORM SET AMONGST TREES WITHIN THE LOWER LYING LAND. THE PROPOSED DEVELOPMENT WOULD INTRODUCE A NEW SPORTS STADIUM IN THE CENTRE OF THE VIEW, WHICH WOULD BE VISIBLE ABOVE THE BOUNDARY VEGETATION. THE CONSTRUCTION ACTIVITIES AND UPPER FLOORS OF THE STADIUM WOULD BE VISIBLE UPON COMPLETION. THE BOUNDARY VEGETATION AND INTERVENING LANDSCAPE WOULD FILTER VIEWS OF THE GROUND FLOOR USES. THE PANORAMIC NATURE OF THE VIEW MEANS THAT THE OPEN AND RURAL CHARACTER OF THE VIEW WOULD BE RETAINED, ALBEIT WITH ADDITIONAL BUILT FORM VISIBLE. EFFECTS ARE THEREFORE CONSIDERED TO BE MINOR ADVERSE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLECTIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	MINOR ADVERSE - NEGLECTIBLE
RECEPTORS USING VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE												
STRATFIELD BRAKE TO THE WEST OF THE SITE INCLUDING THE PERMISSIVE ROUTES VEHICULAR ACCESS/CAR PARK AND SPORTS PITCHES (VP 16 - 23, 28, 29, 32)	MEDIUM - HIGH	HIGH	HIGH	COMPACT - MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE USERS OF STRATFIELD BRAKE SPORTS GROUND AND THE PERMISSIVE ROUTES WITHIN THE WOODLAND TRUST SITE EXPERIENCE PARTIAL VIEWS OF THE SITE AND ITS WESTERN BOUNDARY VEGETATION DEPENDING ON THEIR LOCATION WITHIN THE OPEN SPACE. FROM THE SPORTS PITCHES IN THE NORTH, THERE ARE OPEN VIEWS ACROSS THE PLAYING FIELDS TOWARDS THE SITE, WHICH SITS BEHIND THE CLUB HOUSE BUILDING. THERE WOULD BE OPEN VIEWS OF THE CONSTRUCTION ACTIVITY FOR THE UPPER FLOORS OF THE STADIUM, WHICH WOULD REMAIN VISIBLE ABOVE THE BOUNDARY VEGETATION AT YEAR 1. THERE WOULD ALSO BE OPEN VIEWS OF THE WORKS TO FRIEZE WAY ADJACENT TO STRATFIELD BRAKE. EFFECTS ARE THEREFORE CONSIDERED TO BE MODERATE ADVERSE FROM THESE LOCATIONS. FROM THE SOUTHERN PARTS OF STRATFIELD BRAKE, THE SITE IS LESS VISIBLE, HOWEVER DUE TO THE SCALE OF THE PROPOSALS THE UPPER FLOORS AND ROOF OF THE STADIUM WOULD BE PARTIALLY VISIBLE FROM SOME LOCATIONS ALONG THE PERMISSIVE ROUTES. DUE TO THE LACK OF BUILT FORM VISIBLE FROM THESE ROUTES, THE INTRODUCTION OF THE STADIUM AND THE CONSTRUCTION ACTIVITIES ARE CONSIDERED TO HAVE MODERATE ADVERSE EFFECTS. AT YEAR 15, THESE EFFECTS ARE CONSIDERED TO HAVE REDUCED SLIGHTLY DUE TO THE ADDITIONAL GROWTH TO THE EXISTING VEGETATION AND THE MATURATION OF THE LANDSCAPE PROPOSALS.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM-LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX 7.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE 7.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RON GROVES COMMUNITY PARK TO THE NORTH OF THE SITE (VP 40)	MEDIUM - HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEW OF THE SITE FROM THE COMMUNITY PARK ARE TRUNCATED BY THE INTERVENING BUILT FORM. DUE TO THE SCALE OF THE BUILT FORM THE CONSTRUCTION ACTIVITIES FOR THE UPPER FLOORS AND ROOF WOULD BE VISIBLE ABOVE THE INTERVENING BUILT FORM AND THESE UPPER LEVELS WOULD REMAIN VISIBLE UPON COMPLETION. BUILT FORM IS A KEY CHARACTERISTIC OF THE VIEW AND THE STADIUM WOULD NOT DIMINISH THE OPEN NATURE OF THE PARK, HOWEVER IT WOULD INTRODUCE BUILT FORM OF GREATER SCALE ON THE HORIZON. THE LANDSCAPE PROPOSALS ARE NOT CONSIDERED TO MITIGATE THESE EFFECTS FROM THIS LOCATION.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
NORTH OXFORD GOLF CLUB (VP 53)	MEDIUM - HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	GOLFERS USING THE NORTH OXFORD GOLF COURSE TO THE SOUTH OF THE SITE HAVE THEIR VIEWS FOCUSED ON THE COURSE DUE TO THE MATURE TREE BELTS DEFINING THE BOUNDARIES OF THE COURSE AND THE INTERNAL LAYOUT. THE COURSE THEREFORE HAS AN ENCLOSED CHARACTER AND IS A DESIGNED, RECREATION LANDSCAPE. VIEWS OF THE SITE AND THE PROPOSED DEVELOPMENT ARE TRUNCATED BY THE GOLF COURSE BOUNDARY VEGETATION AND INTERVENING VEGETATION. THE WORKS TO OXFORD ROAD ARE IN CLOSE PROXIMITY HOWEVER VIEWS ARE TRUNCATED BY THE INTERVENING GOLF COURSE BOUNDARY VEGETATION.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
RECEPTORS AT THEIR PLACE OF WORK												
EMPLOYEES OF OXFORD PARKWAY STATION (VP 31)	LOW	MEDIUM	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	OXFORD PARKWAY STATION IS SET DOWN BELOW OXFORD ROAD, WHICH RISES TO CROSS THE RAILWAY LINE AND A34 ON EMBANKMENT. THIS EMBANKMENT AND ITS ASSOCIATED VEGETATION ARE WITHIN THE SITE WITH THE REMAINING PARTS OF THE SITE AND THE CENTRAL FIELD SET BEHIND THE INTERVENING ROAD CORRIDOR VEGETATION. THERE ARE OPEN VIEWS OF THE SOUTHERN PART OF THE SITE WITH THE PROPOSED STEPS AND ASSOCIATED VEGETATION REMOVAL VISIBLE. NEW PLANTING WOULD SOFTEN THESE VIEWS OVER TIME. THERE ARE PARTIAL VIEWS OF THE EASTERN SITE BOUNDARY VEGETATION FROM THE CAR PARK AND GROUND FLOOR AREAS OF THE STATION AND PARK AND RIDE. THE BRIDGE PROVIDING ACCESS BETWEEN THE PLATFORMS HAS ELEVATED VIEWS TOWARDS THE SITE THAT WOULD HAVE OPEN VIEWS OF THE CONSTRUCTION ACTIVITY AND THE UPPER FLOORS OF THE STADIUM UPON COMPLETION, SET WITHIN A WOODED FRAMEWORK. ON BALANCE, EFFECTS ARE CONSIDERED TO BE MINOR ADVERSE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
EMPLOYEES AND CUSTOMERS OF SAINSBURY'S SUPERSTORE TO THE NORTH OF THE SITE (VP 33)	LOW	MEDIUM	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	WHILST THE SAINSBURY'S SUPERSTORE IS IN CLOSE PROXIMITY TO THE SITE, THE ACTIVE FRONTAGE OF THE BUILDING IS ON ITS NORTHERN ELEVATION FACING THE CAR PARK AND THERE ARE NO WINDOWS TO THE SOUTHERN ELEVATION. THE BUILDING THEREFORE TRUNCATES VIEWS FOR THOSE EMPLOYEES AND CUSTOMERS WITHIN THE CAR PARK. THERE ARE PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION FOR THOSE EXITING THE PREMISES IN VEHICLES AND THERE WOULD BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY AND THE PROPOSED STADIUM AT COMPLETION FROM THIS LOCATION. THE SAME APPLIES TO THE PETROL STATION WHICH SIT ADJACENT TO OXFORD ROAD AND THE VEHICULAR EXIT. DUE TO THE LIMITED VISUAL CONNECTIVITY WITH THE SITE AND THE CHARACTER OF THE IMMEDIATE SURROUNDINGS BEING RETAINED, EFFECTS ARE CONSIDERED TO BE MINOR ADVERSE - NEGLIGIBLE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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