



Chapter 13

LANDSCAPE AND VISUAL IMPACTS

13 Landscape and Visual Impacts

Preface

This ES chapter has been revised to reflect the following:

- Further consultation responses and the inclusion of the Cherwell Landscape Sensitivity Assessment (2022).
- An update to the baseline scenario;
- Incorporation and assessment of secondary landscape design mitigation measures, as set out on the Landscape Strategy Plan on Figure 13.8 in Appendix 13.1. Planting as shown is subject to detailed design, together with the detailed of facades and materials.
- Updated cumulative assessment; and
- Inclusion of a Residential Visual Amenity Assessment and night-time assessment.

There are no material changes in the significance of residual landscape effects stated during the construction or operational phases for the Development from the 2021 ES. Moderate adverse cumulative landscape effects and neutral to moderate/ major adverse cumulative visual effects are now identified due to the proposed presence of the Tritax Scheme adjacent to the Site. The 2021 ES had not identified any significant cumulative landscape or visual effects.

13.1 Introduction

13.1.1 This chapter of the ES was prepared by Tyler Grange Ltd. and presents an assessment of the likely significant effects of the Development on landscape and visual receptors. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and / or enhance likely beneficial effects. The nature and significance of the likely residual effects are reported.

13.1.2 The chapter is supported by the following appendices:

- Appendix 13.1: Figures:
 - Figure 13.1: Site Location;
 - Figure 13.2: Site Context;
 - Figure 13.3: Landscape Policy Plan;
 - Figure 13.4: Landscape Character;
 - Figure 13.5: Topography;
 - Figure 13.6: Zone of Theoretical Visibility;
 - Figure 13.7: Photoviewpoint Location Plan; and
 - Figure 13.8: Landscape Strategy Plan.
- Appendix 13.2: Updated Photoviewpoint Sheets and Methodology;
- Appendix 13.3: LVIA Methodology;

- Appendix 13.4: Extracts from landscape character assessments;
- Appendix 13.5: Scoped out Photoviewpoints;
- Appendix 13.6: Correspondence with CDC;
- Appendix 13.7: Agreement with LUC re. scope of further assessment;
- Appendix 13.8: Correspondence with CDC and LUC further to meeting with Tritax team;
- Appendix 13.9: Cumulative ZTV Plan;
- Appendix 13.10: Cumulative Photoviewpoint Sheets; and
- Appendix 13.11: Residential Visual Amenity Assessment.

13.1.3 This assessment has been informed by data from the following assessment chapter within the ES and other reports:

- Chapter 12: Ecology and Biodiversity produced by Tyler Grange.
- Preliminary Arboricultural Impact Assessment produced by Tyler Grange; and
- Lighting Assessment produced by LightPad.

Competence

13.1.4 This chapter has been prepared by an Associate Landscape Consultant in the landscape planning team at Tyler Grange, Rob Mayers, and updated and reviewed by Wendy Lancaster CMLI FRSA, Landscape Director at Tyler Grange, Wendy has in excess of 20 years' experience and is a specialist and expert witness in LVIA for large-scale strategic sites. Rob is a Landscape Architect with 9 years' experience and has been responsible for the assessment of projects over a wide variety of scales and sectors. Rob has extensive experience of preparing Landscape and Visual Impact Assessments (LVIAs) for ESs for large mixed-use developments, residential schemes, infrastructure projects and developments within historic landscapes.

13.2 Legislation, Planning Policy and Guidance

Legislation Context

13.2.1 There is no legislation relevant to Landscape and Visual matters.

Planning Policy Context

National

13.2.2 The following national planning policy is relevant to the Development:

- National Planning Policy Framework (NPPF) (2021)¹, notably:
 - Chapter 2. Achieving sustainable development;
 - Chapter 12. Achieving well-designed places; and
 - Chapter 15. Conserving and enhancing the natural environment.

Local

13.2.3 The Adopted Cherwell Local Plan 2011-2031 (Part 1, re-adopted December 2016)² contains strategic planning policies for development and the use of land. The following local planning policy are relevant to the Development:

- Policy PSD1: Presumption in Favour of Sustainable Development;
- Policy SLE1: Employment Development;
- Policy ESD7: Sustainable Drainage Systems (SuDS);
- Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment;
- Policy ESD13: Local Landscape Protection and Enhancement;
- Policy ESD15: The Character of the Built and Historic Environment; and
- Policy ESD17: Green Infrastructure.

13.2.4 A number of ‘Saved’ policies of the Adopted Cherwell Local Plan 1996³ remain part of the statutory Development Plan, of relevance to the Development are the following policies:

- C7: Landscape conservation;
- C8: Sporadic development in the open countryside; and
- C28: Layout, design and external appearance of new development.

13.2.5 The Western Site is located within the Mid-Cherwell Neighbourhood Plan⁴ area, of relevance to the Development are the following policies:

- Policy PD5: Building and site design; and
- Policy PD6: Control of light pollution.

13.2.6 The Non-Statutory Cherwell Local Plan 2011⁵ contains the following policies relevant to the Development:

- R4: Rights of way and access to the countryside;
- EN 30: Sporadic development in the countryside;
- EN 31: Development outside urban areas;
- EN34 Landscape character;
- EN 35: Important landscape features;
- D1: Urban design objectives;
- D3: Local distinctiveness;
- D4: The quality of architecture;
- D10a: Tall buildings; and
- D12: Protection of views.

13.2.7 Since the 2021 ES was submitted, CDC has published the Cherwell Local Plan Review (Regulation 18)⁶ version in September 2023. The document sets out a number of Core Policies that are of relevance:

- Core Policy 1: Mitigating and Adapting to Climate Change (specifically part ix);

- Core Policy 11: Protection and Enhancement of Biodiversity;
- Core Policy 12: Biodiversity Net Gain;
- Core Policy 15: Green and Blue Infrastructure;
- Core Policy 18: Light Pollution;
- Core Policy 43: Protection and Enhancement of the Landscape;
- Core Policy 46: Achieving Well Design Places; and
- Core Policy 48: Public Rights of Way.

Guidance

13.2.8 The following guidance is relevant to the Development:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition, ('GLVIA3'), Landscape Institute and Institute of Environmental Management and Assessment (IEMA), 2013⁷;
- Technical Guidance Note 02/21, Assessing landscape value outside national designations⁸, Landscape Institute, 2021;
- Technical Guidance Note 06/19 Visual Representation of development proposals⁹, Landscape Institute, 2019;
- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014¹⁰;
- National Planning Practice Guidance (NPPG): Design¹¹;
- NPPG: Natural Environment¹²;
- NPPG: Design Open Space, Sports and recreation Facilities, Public Rights of Way and Local Green Space¹³; and
- Cherwell Design Guide (2017)¹⁴.

13.3 Assessment Methodology

13.3.1 The generic EIA methodology is detailed in Chapter 3: EIA Methodology of the ES. This section provides specific details of the landscape and visual methodology applied to the assessment of the Development and a summary of the general approach to provide appropriate context for the assessment that follows. The assessment methodology is based primarily upon the GLVIA 3 which is considered to be best practice guidance for undertaking landscape and visual assessments.

13.3.2 To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000)¹⁵ is set out below.

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected."

13.3.3 The methodology used to write this LVIA has been derived from GLVIA 3. This states that landscape and visual impact assessment relates to:

"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."

13.3.4 In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

13.3.5 Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Characterⁱ: The effects of the Development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the Development on views experienced by visual receptors, and upon the amenity value of the views.

13.3.6 The effects of both aspects must be addressed in the assessment.

13.3.7 The full method of assessment for landscape and visual effects that has been applied is included in Appendix 13.3 of the ES. In summary, the assessment process involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Assessment of cumulative effects on identified receptors;
- Assessment of residual effects on identified receptors; and
- Proposed mitigation measures.

Consultation

13.3.8 Table 13.1 summarises key comments raised by consultees of relevance to this assessment and how the assessment has responded to them.

Table 13.1: Consultation Response Summary

Consultee and Comment	Response
<i>Cherwell District Council (29th July 2021) Scoping Opinion</i>	
The LVIA should include representative viewpoints in respect of the various rural receptors and from the few residential properties near the site around Baynard's Green.	Representative viewpoint 8 assessed in the LVIA include residential properties close to Baynard House and from PRow, settlements and roads within the Study Area.

ⁱ Landscape character is defined in the GLVIA3 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

Consultee and Comment	Response
Cumulative effects, in addition to the NW Bicester Eco-town and Heyford Park, reference should also be made to the Great Wolf Leisure Resort at Chesterton and the proposed Strategic Rail Freight Interchange between Ardley and Upper Heyford.	The cumulative assessment includes the identified schemes and considers effects on landscape and visual receptors.
<i>Cherwell District Council (12th August 2021) - Feedback on Photoviewpoint selection</i>	
Proposed viewpoints are appropriate. A narrative should be provided for each of the 'scoped out' viewpoints.	A narrative relating to Photoviewpoints to be 'scoped out' has been included in Appendix 13.5.
CDC questioned whether residential receptors were to be included in the LVIA.	The position of Photoviewpoint 8 illustrates, potential views from residential properties from a publicly accessible location.
<i>Cherwell District Council (6th April 2022) - Feedback on Landscape and Visual Impact Assessment</i>	
Inclusion of proposed Tritax Scheme application in cumulative assessment and review of findings of LVIA to improved clarity of document.	The findings of the LVIA have been reviewed and updated to improve the clarity of assessment and cumulative assessment is inclusive of the proposed Tritax Scheme application.
<i>Land Use Consultants (2nd February 2022 and 17th May 2022) - Feedback on Landscape and Visual Impact Assessment</i>	
The Council's landscape consultants set out a number of comments, including the request of additional viewpoints and residential receptors.	The full series of comments and the responses are included in Appendix 13.7.
<i>Meeting with Land Use Consultants, the Tritax team and Cherwell District Council 10th January 2024</i>	
LUC and the Council confirmed the request for additional residential and road using receptors to be included and confirmed that the cumulative assessment may be confined to just the Albion and Tritax Scheme.	The confirmation of the discussions, the proposal of the additional viewpoints and AVRs subsequent to the meeting is included in Appendix 13.8.

Study Area and Scope

- 13.3.9 For the purposes of the LVIA, a Study Area has been defined that extends to a distance of 2km from the Site boundary. The Study Area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site. Further details of the production of the ZTV are set out under the 'Establishing Baseline Conditions' section.
- 13.3.10 In order to focus on the significant effects, visual receptors identified through ZTV analysis and reviewed during site visits were scoped out of the visual assessment where no views of the Development were identified or where no near significant views were predicted. The

viewpoints scoped out of the visual assessment, as agreed with CDC, were as follows (see Table 13.1 and Appendix 13.6 for further detail regarding this consultation).

- Photoviewpoint A, junction of PRoW within Tusmore Park;
- Photoviewpoint B, B4100 north west of Site;
- Photoviewpoint C, B4100 at Ploughley Hill;
- Photoviewpoint D, St Olave Church, Fritwell;
- Photoviewpoint E, PRoW 109/7/10, east of Ardley;
- Photoviewpoint F, B4100 south of Swifts House Farm; and
- Photoviewpoint G and H, bridleway 367/5/20, north of Stoke Little Wood.

13.3.11 Further to consultation with LUC, the Council's landscape consultant, a number of these viewpoints were scoped back in or supplemented by additional viewpoints, as set out in the updated Appendix 13.5 A further viewpoint was included within the scoped out document to represent views from Tusmore Park, identified as Photoviewpoint I. Correspondence relating to this is included in Appendix 13.8.

13.3.12 The landscape and visual assessment comprises the assessment of the following construction and operation scenarios that encompass the Eastern Development, Western Development and the Development as a whole:

- Baseline – existing conditions at the time of time of the survey;
- Construction – over duration of indicative construction programme (i.e. approximately 24 months from early 2025);
- Future Baseline (without Development);
- Completed Development (year 1) – when the Development is completed, and no planting has become established (2026); and
- Completed Development (year 15) – when planting has become established.

Establishing Baseline Conditions

13.3.13 The landscape and visual baseline conditions were established by undertaking a detailed desk study, fieldwork conducted on 23rd June 2021 to ground truth the findings of the desk study and capture photographs from the photoviewpoints assessed as part of the LVIA, and analysis of findings. This was supplemented by a further assessment in late January 2024 to obtain up to date and winter photography. These activities were undertaken in line with GLVIA3 to create a detailed understanding of the existing landscape and visual context of both the Site and surrounding landscape within the Study Area.

13.3.14 The landscape baseline was established through gathering data from published assessments on the landscape character and how this varies within the Study Area, together with its geographic extent and how it is experienced and valued.

13.3.15 The visual baseline establishes the areas from where the new components of the Development can be seen, who can see them, the places from where those who see them will be affected and the nature of views and visual amenity. This was informed through the use of aerial imagery from Google Earth and Bing mapping, Ordnance Survey (OS) mapping and the calculation of a ZTV of the Development.

- 13.3.16 The ZTV mapping exercise was conducted using QGIS software and based upon OS Terrain 5 data. The model does not take into account built form or vegetation, i.e., is a bare-earth model, and thus shows the worst-case scenario for the potential visibility of a building of up to 25m to account for the maximum proposed building height. The ZTV was used as a first sieve exercise to scope down the areas to assess for potential views towards the Site. From this exercise, a series of viewpoints were identified which were then shared for agreement with CDC (see Table 13.1 and Appendix 13.6). Subsequent to further consultation with LUC, a series of additional viewpoints and visual receptors were added to the scope of the assessment.
- 13.3.17 Together, the established baseline scenario provides an understanding of the components of the landscape and visual receptors that may be affected by the Development and includes the identification of key receptors and viewpoints which represent such receptors. The baseline is of sufficient detail to enable a well-informed assessment of the likely significant effects of the Development during the construction and operations phases.
- 13.3.18 The desk-based assessment has involved the following key activities:
- Familiarisation with the landscape and visual resources of the area within which the Development will be located;
 - Review of legislation, policy and guidance including published landscape character assessments of the area and its wider context and publicly available datasets from Historic England, Natural England and OCC;
 - Identification of landscape and visual receptors likely to be significantly affected by the Development;
 - Preparation of ZTV maps;
 - Identification of the location of viewpoints, informed by the ZTV, that were used to inform the assessment of effects of both landscape and visual receptors; and
 - Identification of suitable study areas for the impact assessment stage of the LVIA.
- 13.3.19 This process defined a 2km Study Area from the Site boundary that has formed the basis of LVIA fieldwork.
- 13.3.20 Viewpoints identified during desk studies were ground truthed through fieldwork, and their positions fixed prior to photography being undertaken. Landscape character areas were reviewed during fieldwork and the descriptions contained in the published landscape character assessment were augmented where necessary. Landscape and visual receptors were also assessed to ensure they are accurately represented through desk-based assessment.

Identifying Likely Significant Effects

- 13.3.21 The assessment criteria used for this LVIA includes consideration of value and susceptibility in determining receptor sensitivity; and consideration of the scale, extent and duration of the effect in determining magnitude. The value and susceptibility of a receptor are both considered in understanding and forming a judgment regarding its overall sensitivity. These criteria are outlined later in this section, with further detail on how these criteria are applied and combined to form judgements of sensitivity, magnitude and significance provided within Appendix 13.3.

13.3.22 Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

13.3.23 Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and / or
- There is a change to the distribution or dominance of features.

Enabling Works and Construction

13.3.24 Enabling Works and construction stage landscape and visual impacts are anticipated to arise from earthworks and site regrading, building works and construction activity (including the temporary impact of tower cranes). Enabling Works and construction phase effects are considered to be 'short-term and temporary' in duration due to the anticipated length of the proposed construction phase. Further detail on the construction phase and the proposed enabling works is included in Chapter 5.

13.3.25 The assessment of the potential for likely significant construction stage effects has been carried out using professional judgement and experience of assessing similar developments, without reference to illustrative material such as AVRs.

Completed Development

13.3.26 The Development will lead to a direct and permanent change in landscape character on and in proximity of the Site, and an introduction of new built form in views. In order to inform the assessment of the effects of the completed Development on landscape character and on the visual receptors, fifteen visualisations were prepared in line with Landscape Institute TGN 06/19 Visual Representation of Development Proposals¹⁶. Subsequent to consultation with LUC, the Council's landscape consultant, a series of five further AVRs were produced. The AVRs are presented in Appendix 13.2.

13.3.27 The viewpoint locations are as agreed with CDC through the scoping process, allowing the LVIA to focus on the likely significant effects resulting from the Development. Due to the outline nature of the planning application, the visualisations are chalk massing (Type 3) Accurate Visual Representations (AVRs) and were prepared by overlaying photographs taken from representative viewpoints with a 3D massing model of the Development. The 3D model is based on the parameter plans and the methodology for producing the AVRs, as set out in Appendix 13.2. The selection of viewpoint locations takes account of the detailed and outline applications applicable to both Sites.

Cumulative Effects

13.3.28 The assessment of cumulative landscape and visual effects considers the potential effects of the Development interacting with other identified cumulative schemes.

13.3.29 GLVIA3 defines cumulative landscape and visual effects as those that:

“result from additional changes to the landscape or visual amenity caused by the Development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.”

- 13.3.30 It is important to note that GLVIA3 advocates that *‘the emphasis on EIA is on likely significant effects rather than on comprehensively cataloguing of every conceivable effect that might occur’*. As such, the assessment should be reasonable and proportional, with a focus on likely significant effects.
- 13.3.31 As set out in Chapter 3: EIA Methodology and Appendix 3.5, four cumulative schemes were considered for cumulative assessment within this EIA. Subsequent to a meeting with the Council and LUC on 10th January, it was agreed that only one other scheme would be required for cumulative assessment: the adjacent Tritax Scheme (see Appendix 13.8). The Tritax LVIA team, the Applicant’s LVIA team, LUC and the Council have agreed the approach to the cumulative assessment, as well as visual receptors, and the correspondence regarding this has been agreed in Appendix 13.8. The cumulative ZTV plan is included in Appendix 13.9 with the corresponding cumulative images included in Appendix 13.10.

Determining Effect Significance

- 13.3.32 The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of magnitude of effect and sensitivity of the receptor. The tables below should be read in conjunction with those set out in the methodology in Appendix 13.3.

Sensitivity of Receptor

- 13.3.33 The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. Receptors that are identified but then deemed to not be affected by the Development are scoped out of the assessment in accordance with the GLVIA3.
- 13.3.34 The sensitivity of receptors is assessed by combining the considerations of:
- Susceptibility: the ability of a landscape or visual receptor to accommodate the Development *“without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.”* (GLVIA3, para. 5.40).
 - Value: *“the relative value that is attached to different landscapes or views by society”* (GLVIA3, pages 114 and 157).

- 13.3.35 In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 13.3 sets out a number of assessment criteria which are summarised below. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Susceptibility

- 13.3.36 Susceptibility indicates the ability of a landscape or visual receptor to accommodate change *“without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies”* (GLVIA, 3rd edition, para. 5.40).

Table 13.2: Receptor Susceptibility Descriptors (see Appendix 13.3 Tables 1 and 2 for more detail)

Susceptibility	Descriptor
High	Undue consequences are likely to arise from the Development.
Medium	Undue consequences may arise from the Development.
Low	Undue consequences are unlikely to arise from the Development.

- 13.3.37 Susceptibility of landscape character areas / types is influenced by their characteristics and is frequently considered (though often recorded as 'sensitivity' rather than susceptibility) within documented landscape character assessments and capacity studies.
- 13.3.38 Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and / or the valued elements, qualities or characteristics, indicating the degree to which these may be unduly affected by the development proposed.
- 13.3.39 Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the development proposed.
- 13.3.40 Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA3, para 6.32).

Value

- 13.3.41 Landscape value is the relative value that is attached to different landscapes by society. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.
- 13.3.42 Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.
- 13.3.43 For visual receptors, susceptibility and value are closely linked – the most valued views are also likely to be those where viewer's expectations will be highest. Visual receptor value relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views.
- 13.3.44 Receptor value is summarised in Table 13.3 but is based upon a series of different considerations that need to be balanced against each other. Further details are included in Appendix 13.3 Tables 1 and 2.

Table 13.3: Receptor Value Descriptors (see Appendix 13.3 Tables 1 and 2 for more detail)

Value	Descriptor
High	Designated landscapes which are nationally or internationally designated for their landscape value, landscapes in good condition, views in nationally designated landscapes or nationally recognised views.

Value	Descriptor
Medium	Locally or regionally designated landscapes; also, areas which documentary evidence and / or site observation indicates as being more valued than the surrounding area, landscapes in moderate condition, views in locally designated landscapes.
Low	Everyday landscape which is appreciated by the local community but has little or no wider recognition of its value, undesignated landscapes that may be degraded, viewpoints in undesignated landscapes.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by the community.

13.3.45 As set out above, sensitivity is assessed through the application of professional judgement, based on a combination of the considerations of susceptibility and value, as set out in Appendix 13.3 Tables 1 and 2, and is not reliant on a formulaic interpretation of the tabulated criteria. Table 13.4 below provides an overview of how sensitivity is derived.

Table 13.4: Sensitivity of Landscape and Visual Receptors

Value	Susceptibility		
	High	Medium	Low
High	High	High – medium	Medium
Medium	High – medium	Medium	Medium - low
Low	Medium	Medium - low	Low
Limited	Low	Low – negligible	Negligible

13.3.46 The sensitivity of landscape receptors arising from the Development will be dependent on:

- Its characteristics of and contribution to a sense of place;
- The ability to recreate or replace the feature or characteristic; and
- Whether the Development is compatible with the baseline situation.

13.3.47 Those receptors that are classified as being high sensitivity to change may include nationally designated or iconic, unspoiled landscape with few, if any degrading elements, those of low sensitivity to change may include damaged or substantially modified landscapes capable of absorbing major change.

13.3.48 The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the Development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

13.3.49 Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

Magnitude of Effect

- 13.3.50 The magnitude of effect considers the size or scale of the Development, along with the geographical extent of the area influenced and its duration, as set out in the GLVIA3 (para. 3.26).
- 13.3.51 The scale of effect is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the Development. The criteria for the assessment of the scale of impacts are set out in Table 13.5 and provided in more detail in Appendix 13.3 Tables 3 and 4.

Table 13.5: Scale of Effect

Scale	Descriptor
High	Total or major alteration to key elements, features, qualities or characteristics, such that the baseline will be fundamentally changed following development.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that the baseline will be noticeably changed following development.
Low	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that the baseline will be fundamentally unchanged following development with barely perceptible differences.

- 13.3.52 Duration of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the Development would arise. The criteria for the assessment of duration of impact are set out in Table 13.6 and provided in more detail in Appendix 13.3 Tables 3 and 4.

Table 13.6: Duration of Effect

Duration	Descriptor
Permanent	The change is expected to be permanent and there is no intention for it to be reversed. Or occurring for a period longer than 25 years.
Long term	The change is expected to be in place for 10–25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium term	The change is expected to be in place for 2–10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Short term	The change is expected to be in place for 0–2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

- 13.3.53 Extent of effects is assessed for all receptors and indicates the geographic area over which the impacts will be felt, as set out in Table 13.7 and provided in more detail in Appendix 13.3 Tables 3 and 4.

Table 13.7: Extent of Effect

Extent	Descriptor
Extensive	Extensive affecting the majority or all the receptor area (e.g. character area), or experienced over a wide area.
Intermediate	Affecting around half of receptor area or affecting localised views.
Localised	Site and surroundings or part of the receptor area.
Limited	Affecting the site and immediate setting only or isolated viewpoints that are not reflective of the wider visibility.

13.3.54 The magnitude of effect is assessed through the application of professional judgement, based on a combination of the scale, duration and extent of effect (Tables 13.5 – 13.7), with descriptions set out in Table 13.8. Further detail is included in Appendix 13.3 Tables 3 and 4 and judgements are made by balancing all of the factors identified.

Table 13.8: Magnitude of Effect Descriptors

Magnitude of Effect	Example Descriptor
High	A large extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Medium	A medium extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Low	A small extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Negligible	A barely perceptible extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.

Assessing Significance

13.3.55 The significance of identified landscape and visual effects are assessed through the application of professional judgement and is not reliant on the formulaic interpretation of the tabulated criteria, combining the sensitivity of the landscape / visual receptor, the magnitude of the change and whether the change is likely to be temporary or permanent, long or short term. The assessment identifies which effects are considered to be significant as well as whether they are adverse or beneficial.

13.3.56 The matrix shown in Table 13.9 illustrates how the sensitivity of the landscape and visual receptors (Table 13.4) and the magnitude of effect (Table 13.8) can be combined to provide an assessment of the significance of effect.

Table 13.9: Landscape and Visual Significance Matrix

		Sensitivity			
		High	Medium	Low	Negligible
Magnitude	High	Major	Major – moderate	Moderate	Negligible
	Medium	Major - moderate	Moderate	Moderate - minor	Negligible
	Low	Moderate	Moderate - minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

13.3.57 Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

13.3.58 Where intermediate ratings are given, e.g. “Moderate-Minor”, this indicates an effect that is both less than Moderate and more than Minor, rather than one which varies across the range. In such cases, the higher rating will always be given first. This does not mean that the impact is closer to that higher rating but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of magnitude.

13.3.59 It is considered that major–moderate or major effects are considered to be significant and effects of moderate significance or less are “*of lesser concern*” (as defined by GLVIA3, para. 3.35) and not significant.

13.3.60 However, it is important to note that this is a quantitative approach, which the GLVIA3 strives to avoid, stating that:

“There should be more emphasis on narrative text describing the landscape and visual effects and the judgements made about their significance” and that “Tables and matrices should be used to support and summarise description text, not replace it.”

13.3.61 Therefore, professional judgement is applied where appropriate. It should also be noted that whilst an effect may be significant, that does not necessarily mean that such an impact would be unacceptable or should necessarily be regarded as an “*undue consequence*” (GLVIA3, para 5.40).

Assumptions and Limitations

13.3.62 The following assumptions have been made in this assessment:

- The Year 1 completed Development is assessed based on the Parameter Plans and including primary mitigation only. The residual effects are assessed at Year 15 when planting will be established and takes into account secondary mitigation measures.
- The assessment of effects arising from Build Zones on Parameters Plans 01 and 06 assumes structures / buildings could occupy the full extent of the outline envelope proposed.
- The proposed colour would be a neutral-grey for the buildings.

- Internal landscaped areas would consist of neutral and amenity grasslands in addition to swales.
- Proposed tree and hedgerow planting at the time of opening would consist of the following sizes:
 - Specimen trees: Heavy standard (height range 3.6 – 4.2m);
 - Native hedgerow: Whip (height range 1.2 – 1.8m);
 - Wet woodland / scrub: Whip (height range 1.2 – 1.8m) and;
 - Semi-natural woodland: Whip (height range 1.2 – 1.8m).
- Planting growth is assessed on the basis of an average of 1m in 2-3 years for trees, although this will vary due to species and specific soil conditions, as well as maintenance and management;
- Maximum building heights are derived from Parameter Plans 02 and 07 with Finished Floor Levels (FFL) as described below:
 - Unit 1: FFL +118m;
 - Unit 2: FFL +122m;
 - Unit 3: FFL +124m;
 - Unit 5: FFL +115m; and
 - Unit 5: FFL +114m.

13.3.63 The following limitations have been identified:

- The assessment and visualisations are based on the parameter plans for permanent structures limiting the degree of accuracy and detail and being based on the worst case scenario without detailed building design, including materiality.
- Internal roads, carparking and access roads were not modelled in the visualisations.
- Planting is not included in the visualisations due to the indicative nature of the Landscape Strategy Plan limiting the degree of accuracy and detail.
- Site visits and photography were carried out during both summer and winter seasons; as such the produced AVRs illustrate the worst-case scenario when visibility is greatest during the winter months.
- The ZTV model does not take into account the reducing scale of objects in the view over long distances or the reduction in contrast caused by atmospheric conditions. Given the local landform, surrounding land use and vegetation, the ZTV indicates a considerably greater area than in reality. The influence of vegetation will serve to limit inter-visibility of the Site.
- The estimated accuracy tolerance of the AVRs is +/- 100mm. Such a variance is unlikely to be perceptible in the views and would not change the assessment of effects.

Residential Amenity

13.3.64 Paragraph 6.17 of the GLVIA3 states that:

“In some cases it may also be appropriate to consider private viewpoints, mainly from residential properties... Effects of development in private properties are frequently dealt with mainly through ‘residential amenity assessments’. These are separate from LVIA

although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment.”

13.3.65 The study of residential visual amenity in relation to this project (the Residential Visual Amenity Assessment (RVAA)) is limited to properties in close proximity that may be significantly affected by the Development, and which have been agreed with CDC and their consultants LUC. Some of these receptors may be represented by Photoviewpoints contained within the main visual impact assessment but they are assessed separately.

13.3.66 The RVAA is included in Appendix 13.9.

Night-time Assessment

13.3.67 The nighttime assessment makes reference to the Lighting Assessment produced by LightPad and included as part of the application. It does not seek to replace or supplement that work but refer to it where relevant to give a fuller understanding of the nighttime changes that will be brought about by the Development. In particular, this chapter makes reference to the residential receptors identified in Figure 3 of the Lighting Assessment.

13.4 Baseline Conditions

Introduction

13.4.1 This section identifies the landscape and visual receptors and sets out the existing landscape and visual context of the Site and study area in terms of:

- The landscape features and character of the Site;
- The landscape character of the Study Area;
- The nature and extent of the Site’s visibility for visual receptors; and
- The sensitivity of the identified landscape and visual receptors to the change proposed.

13.4.2 The location of the Site and full extent of the Study Area is shown on Figure 13.1. The local context of the Site is illustrated on Figure 13.2. Its topographical setting is illustrated on Figure 13.5.

13.4.3 The Site is made up of two components: the Eastern Site and Western Site, which are described below. Access to both the Western and Eastern Sites is currently from the B4100 on the northern Site boundary. The B4100 connects to the A43 at Baynard’s Green Roundabout adjacent to the north of the Site boundary.

Landscape Setting

Eastern Site

Settlement and Land use

13.4.4 The Eastern Site is located north of Cherwell Valley Services, with the settlements of Stoke Lyne and Ardley with Fewcott located 1.3km east, 1.3km west, 850m south and 700m

southwest respectively. Land use is exclusively arable agriculture with the Eastern Site subdivided into three fields bound by hedgerows.

Access and Rights of Way

- 13.4.5 Access to the Eastern Site is from the B4100, which forms part of the northern boundary, with the A43 adjacent to the west within a shallow cutting. Road junctions between the B4100, A43 and M40 are located to the north and south corners of the western boundary.
- 13.4.6 There are no Public Rights of Way (PRoW) crossing the Eastern Site; however, a bridleway (367/21/10) is situated adjacent to the southern boundary, which was not accessed as shown on OS mapping but rather through the car park to the Motorway Service Area and marked by a signed preventing access by unauthorised personnel. Outwith the Eastern Site boundary, a number of PRoW are present, with a bridleway (367/24/10) situated along the southern boundary of Tusmore Park circa 500m to the north, and footpaths (367/3/10 and 367/3/20) circa 300m south east extending towards Stoke Lyne. To the west of the A43 a further network of PRoW extends along the alignment of the road (367/28/10 and 367/29/10) before traversing the Western Site (109/5/10) and connecting with the settlements of Ardley with Fewcott to the south.

Topography and Hydrology

- 13.4.7 The topography of the Eastern Site falls gently from the northwest corner, near the junction of the B4100 and A43, towards the south east, from a height of 116mAOD to 109mAOD. The wider setting of the Eastern Site is of an elevated but broad, even plateau situated between the Cherwell valley to the west and lower ground that surrounds Bicester. A small water body is present in the north of the Eastern Site located within a hedgerow, with a small watercourse running east to west from Cherwell Valley Services towards Stoke Lyne outwith the Eastern Site boundary.

Vegetation and Field Pattern

- 13.4.8 Fields are medium to large in scale and, although not rectilinear, are regular in appearance. Vegetation within the Eastern Site is predominantly arable agricultural set within a regular framework of hedgerows, some of which are gappy or overgrown in appearance. This pattern is repeated in the fields that surround the Eastern Site. Hedgerow trees are infrequent but evident within the north of the Eastern Site. The Preliminary Arboricultural Impact Assessment (PAIA) notes that the Eastern Site contains an individual tree (T9: Category B) a single tree group (G5: Category C) in addition to six hedgerows (H12, 15, 16 & 17 Category B and H13 & 14 Category C). Beyond the Eastern Site boundary are a number of small woodlands associated with the A43 road corridor and Cherwell Valley Services, with an area of ancient woodland at Stoke Wood circa 300m south of the Eastern Site. Tusmore Park also contains numerous areas of woodland.

Landscape Designations

- 13.4.9 There are no statutory or local landscape designations within the Eastern Site or Study Area. The closest Conservation Area is situated in the settlement of Ardley with Fewcott, approximately 740m southwest of the Eastern Site boundary, while Tusmore Park contains a Scheduled Monument circa 1.8km to the north. A Grade II listed barn is situated approximately 335m to the northwest of the Eastern Site boundary, with a number of listed features present in the surrounding villages of Fritwell, Ardley with Fewcott and Stoke Lyne.

Night-time Character

- 13.4.10 As noted in the Lighting Assessment that accompanies this application, the Eastern Site is principally unlit farmland with key sources of light identified as originating from the A43, B4100 and M40 road corridors. The road corridors and their associated junctions are largely illuminated to highways requirements with the settlement of Baynard's Green receiving stray light from the A43. The Lighting Assessment classifies the Site as being typical for an E2 / E3 environment (E2 Zone; Low district brightness areas – Village or relatively dark outer suburban locations) with lit highway and adjacent commercial premises being comparable to that of an E3 Zone (medium brightness).

Western Site

Settlement and Land use

- 13.4.11 The Western Site is located adjacent to three residential properties, while Baynard's Green, located to the north, comprises a collection of farm buildings and services for users of the A43. Within the Western Site a single building is present, utilised for agricultural storage. The settlement of Ardley with Fewcott is situated approximately 700m to the south of the Western Site boundary and Cherwell Valley Services is located approximately 300m to the south east. Land use is exclusively arable agriculture, with the Western Site sub-divided into six fields bound by hedgerows.

Access and Rights of Way

- 13.4.12 Access to the Western Site is from the B4100 which forms part of the northern boundary, with the A43 adjacent to the east within a shallow cutting. Road junctions between the B4100, A43 and M40 are located to the north and south corners of the eastern boundary. Traversing the Western Site is a PRow (109/5/10) that extends along the A43 and links Baynard's Green with Ardley with Fewcott and Fritwell via a bridge crossing the M40. Along the Western Site's western boundary, a bridleway (109/2/40) provides links to Ardley with Fewcott and Tusmore Park. A number of PRow are present outwith the Western Site, with a bridleway (367/24/10) situated along the southern boundary of Tusmore Park circa 460m to the north, and a number of PRow present to the east of Ardley with Fewcott.

Topography and Hydrology

- 13.4.13 The topography of the Western Site falls gently from the northwest corner towards the southeast from a height of 128mAOD to 111mAOD. The wider setting of the Western Site is of an elevated but broad even plateau situated between the Cherwell valley to the west and lower ground that surrounds Bicester. There are no water bodies within the Western Site however a number of balancing ponds associated with Junction 10 of the M40 are present to the south along with a small watercourse running east to west from Cherwell Valley Services towards Stoke Lyne.

Vegetation and Field Pattern

- 13.4.14 Fields are medium to large in scale and, although not rectilinear, are regular in appearance. Vegetation within the Western Site is predominantly arable agricultural set within a regular framework of hedgerows, some of which are gappy or overgrown in appearance. This pattern is repeated in the fields that surround the Western Site. Hedgerow trees are infrequent but evident within the north of the Western Site. The PAIA notes that the Western Site contains seven individual trees (T7 & 8: Category A, T5 & 6 Category B and T1, 2 & 3

Category C) three tree groups (G8: Category B and G2 & 7 Category C) in addition to eleven hedgerows (H12, 15, 16 & 17 Category B and H13 & 14 Category C). Beyond the Site boundary are a number of small woodlands associated with the A43 and M40 road corridors and Cherwell Valley Services, with Stoke Wood ancient woodland located approximately 575m from the Western Site boundary. Tusmore Park also contains numerous areas of woodland and is situated circa 500m to the north east.

Landscape Designations

- 13.4.15 There are no statutory or local landscape designations within the Western Site or the Study Area. The closest Conservation Area is situated in the settlement of Ardley with Fewcott 400m southwest of the Western Site boundary while Tusmore Park contains a Scheduled Monument, approximately 1.8km to the north. A Grade II listed barn is situated circa 205m to the northeast of the Site boundary, with a number of listed features present in the surrounding villages of Fritwell (approx. 1.1km west), Ardley with Fewcott (approx. 620m south west) and Stoke Lyne (approx. 1.8km east).

Night-time Character

- 13.4.16 As noted in the Lighting Assessment that accompanies this application, the Western Site is principally unlit farmland with key sources of light identified as originating from the A43, B4100 and M40 road corridors. The road corridors and their associated junctions are largely illuminated to highway requirements with the settlement of Baynard's Green receiving stray light from the A43. The Lighting Assessment classifies the Site as being typical for an E2 / E3 environment (E2 Zone; Low district brightness areas – Village or relatively dark outer suburban locations) with lit highway and adjacent commercial premises being comparable to that of an E3 Zone (medium brightness).

Landscape Character

- 13.4.17 GLVIA3 (paragraphs 5.13–5.15) indicates that character studies at the national or regional level are best used to 'set the scene' and understand the context. It also indicates that local authority assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required.

- 13.4.18 The document used as the main basis for assessment is described below:

- Oxfordshire Wildlife & Landscape Study (OWLS) (2004)¹⁷.
- This is supplemented by the Cherwell Landscape Sensitivity Assessment (2022)¹⁸.

- 13.4.19 Other assessments relevant to this assessment are described below:

- National Character Area profile: 107. Cotswolds¹⁹(2015).
- Northamptonshire Current Landscape Character Assessment (2003)²⁰

National Character Area (NCA) profiles

Cotswolds

- 13.4.20 Both the Eastern and Western Sites are located within the Cotswolds NCA which extends from Brackley in the northeast to Bath in the southwest.

13.4.21 The dominant pattern of the Cotswold landscape is described in the NCA as being a steep scarp crowned by a high, open wold. The distinctive character of the area is reflected 65% of this character area being designated as the Cotswolds Area of Outstanding Natural Beauty, although the Site is outwith this landscape designation.

13.4.22 Characteristics of relevance include:

- The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.
- Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.
- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.

Oxfordshire Wildlife & Landscape Study

13.4.23 Published by Oxfordshire County Council, the Oxfordshire Wildlife & Landscape Study (OWLS) (2004) describes the character and qualities of landscape character types (LCTs) and local character areas (LCAs) across the county. The study also identifies regional character areas within the county, however notes that these are the parts of the National Character Areas which fall within Oxfordshire, no description is provided of these areas in the assessment.

13.4.24 As illustrated in Figure 13.4, the following LCTs and LCAs are present within the Study Area (where LCTs and LCAs have been scoped out this has been noted together with rationale for their exclusion):

- 6. Farmland Plateau LCT, covers the northern part of the Western Site;
- 7. Farmland Slopes & Valley Sides LCT, scoped out due to no intervisibility to the Site;
- 19. Wooded Estatelands LCT, covers the southern part of the Western Site and all of the Eastern Site;
- H. Fritwell (CW/57) LCA, covers the northern part of the Western Site;
- F. Lower and Upper Heyford (CW/56) LCA scoped out due to no intervisibility to the Site; and
- C. Middleton Stoney (CW/59) LCA, covers the southern part of the Western Site and all of the Eastern Site.

6. Farmland Plateau LCT

13.4.25 This landscape type covers the plateau across the elevated northern part of the county. To the east of the Cherwell Valley the plateau continues north east of Upper Heyford and Fritwell.

13.4.26 Its characteristics of relevance are:

- Level or gently rolling open ridges dissected by narrow valleys and broader vales.
- Large, regular arable fields enclosed by low thorn hedges and limestone walls.
- Rectilinear plantations and shelterbelts.
- Sparsely settled landscape with a few nucleated settlements.
- Long, straight roads running along the ridge summits.

Value, Susceptibility and Sensitivity

13.4.27 Overall, it is assessed that the Farmland Plateau LCT is of medium / low landscape value as it is generally in good condition, containing regularly shaped arable fields and distinctive areas of woodland that contribute to a sense of place. Overall, the Farmland Plateau LCT is considered to have a high / medium susceptibility to the Development, combining the landscape value and susceptibility results in a medium sensitivity to proposals.

19. Wooded Estatelands LCT

13.4.28 The landscape type includes parklands at the eastern end of the Cotswolds, ranging from the area around Blenheim Park, Steeple Barton, Middleton Park and as far as Shelswell Park to the north of Bicester.

13.4.29 Its characteristics of relevance are:

- Rolling topography with localised steep slopes.
- Large blocks of ancient woodland and mixed plantations of variable sizes.
- Large parklands and mansion houses.
- A regularly shaped field pattern dominated by arable fields.
- Small villages with strong vernacular character.

13.4.30 Overall, it is assessed that the Wooded Estatelands LCT is of medium / low landscape value as it is generally in good condition containing a number of parklands and distinctive areas of woodland that contribute to a sense of place. Overall, the Wooded Estatelands LCT is considered to have a high / medium susceptibility to the Development, combining the landscape value and susceptibility results in a medium sensitivity to proposals.

H. Fritwell (CW/57) LCA

13.4.31 This area is characterised by large, regularly shaped arable fields and medium-sized mixed plantations. There are small fields of semi-improved grassland surrounding villages. There are also a few large blocks of ancient semi-natural woodland, including Stoke Wood and Stoke Little Wood, which add to the wooded character of the area. Hedges are generally low in height, except around Fritwell and Ardley where they are taller and more species-rich.

13.4.32 The landscape strategy for this LCA include the safeguarding and enhancement of parklands, woodlands, hedgerows and villages. Guidelines of relevance to the Proposed Development include:

- Promote environmentally sensitive maintenance of hedgerows, including coppicing and layering.

- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle.
- Minimise the visual impact of intrusive land uses such as such as industrial units, with the judicious planting of tree and shrub species characteristic of the area.

13.4.33 Overall, it is considered that the Fritwell LCA is of medium / low landscape value as it is generally in good condition containing regularly shaped arable fields and distinctive areas of woodland that contribute to a sense of place. Overall, the Fritwell LCA is considered to have a high / medium susceptibility to the Development, combining the landscape value and susceptibility results in a medium sensitivity to proposals.

C. Middleton Stoney (CW/59) LCA

13.4.34 The area is dominated by large arable fields and localised improved grassland. Woodland is a strong landscape element, and large woodland blocks are associated with the parklands and estates. Parklands are a prominent feature throughout and they include Middleton, Bignell and Tusmore Parks in the north and Kirtlington and Bletchington Parks in the south.

Landscape Strategy

13.4.35 The landscape strategy for this LCA include the safeguarding and enhancement of parklands, woodlands, hedgerows and villages. Guidelines of relevance to the Proposed Development include:

- Promote environmentally sensitive maintenance of hedgerows, including coppicing and layering.
- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle.
- Minimise the visual impact of intrusive land uses such as such as industrial units, with the judicious planting of tree and shrub species characteristic of the area.

Value, Susceptibility and Sensitivity

13.4.36 Overall, it is considered that the Middleton Stoney LCA is of medium / low landscape value as it is generally in good condition containing a number of parklands and distinctive areas of woodland that contribute to a sense of place. Overall, the Middleton Stoney LCA is considered to have a high / medium susceptibility to the Development, combining the landscape value and susceptibility results in a medium sensitivity to proposals.

Cherwell Landscape Sensitivity Study

13.4.37 The Sensitivity Study identifies the Western Site as LS M40 J10_3 and the Eastern Site as LS M40 J10_2. Land to the north of the Western Site is identified as J10_4 and that to the north of the Eastern Site, within the Tritax site, as J10_1.

13.4.38 The document assessed each of the above against a series of 'sensitivity criteria' before assessing their sensitivity to different development scenarios.

LS M40 J10_2 (The Eastern Site)

13.4.39 LS M40 J10_2 (corresponding with the Eastern Site) is described as 23.96 hectares of arable land, characterised by three medium sized arable fields enclosed by hedgerows and occasional trees. The Eastern Site was assessed as being of low to medium physical character, natural character, perceptual and scenic qualities, and views and visual character. It was assessed as low against cultural and historic value, landscape value and visual value.

13.4.40 J10_2 was assessed as being of moderate sensitivity to commercial development as “some of the key qualities of the landscape are sensitive to change including the intervisibility and affinity with the landscape to the east of the unit”. It was assessed as being of moderate-high sensitivity to logistics development as “most of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development”.

13.4.41 Guidance for this unit that that development should:

- *“Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.*
- *Recognise intervisibility with the landscape to the east.*
- *Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.*
- *Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.”*

LS M40 J10_3 (The Western Site)

13.4.42 J10_3 (corresponding with the Western Site) is described as 42.55 hectares of arable land and as being defined by the B4100, A43 and M40. The unit was assessed as low to medium in regard to physical character, perceptual and scenic qualities, and views and visual character, with all other aspects being scored low.

13.4.43 This unit was assessed as being of moderate sensitivity to both commercial and logistics development “as some of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development”.

13.4.44 Guidance for this unit states that development should:

- *“Retain and enhance the pattern of hedgerows with hedgerow trees, forming enclosure to fields to help integrate any future development into the landscape.*
- *Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.*
- *Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.”*

Northamptonshire Current Landscape Character Assessment

13.4.45 Published by Northamptonshire County Council, the Current Landscape Character Assessment (2003) describes the character and qualities of landscape character types (LCTs) and landscape character areas (LCAs) across the county.

13.4.46 As illustrated in Figure 13.4, the following LCTs and LCAs are present within the Study Area but have been scoped out due to lack of intervisibility:

- 10. Limestone Plateau LCT; and
- 10a Croughton Aynho and Farthinghoe Plateau LCA.

Site Specific Character

Eastern Site

13.4.47 The Eastern Site is located within C. Middleton Stoney (CW/59) LCA. The Eastern Site is broadly representative of the LCA as it consists of large arable fields overlaying a gently rolling landform flanked by roadside hedges along its western and northern boundaries, while the internal hedgerow structure is formed of at times gappy internal field hedges. A limited number of hedgerow trees are also present in the north of the Eastern Site. Although influenced by noise, vehicular movement and the urban character of the A43 and B4100, the setting of the Eastern Site is rural in nature with the surrounding fieldscape of a similar scale and agricultural use. Although the Eastern Site does not contain any woodland, areas of woodland associated with Cherwell Valley Services and Stoke Wood are notable locally. There are no PRoW crossing the Eastern Site; however, a bridleway (367/21/10) is located adjacent to the southern boundary. Views to and from the Eastern Site are generally filtered by intervening tree belts and small woodlands present within the wider landscape.

Landscape Value

13.4.48 The LI's Technical Guidance Note (TGN) 02/21 identifies a range of factors that can assist in the identification of valued aspects of the landscape. Table 13.10 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Eastern Site. The assessment has drawn upon this guidance and the landscape character assessment detailed above.

Table 13.10: Eastern Site: Landscape Value

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Eastern Site comprises a series of large-scale arable fields that are internally divided by hedgerows, the landscape features are generally in good condition and reflect the typical character of the area.

Aspect	Definition	Description
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The Eastern Site is rural in nature despite the presence of nearby road infrastructure, the largely open aspect of the Eastern Site is in-keeping with its plateau location and limited tree cover further enhances the potential for views across the wider landscape. Overall, the Eastern Site does contain elements that contribute to the appreciation of the landscape.
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	Formed of several large scale arable fields bound by hedgerows, the Eastern Site is not particularly distinctive within the landscape as these features are encountered frequently within the local area. This scale and field pattern is however representative of the local character.
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	The Eastern Site does not contain nor is adjacent to any of these identified landscape features.
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	The Eastern Site does not contain nor is adjacent to any of these identified landscape features.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	There are no known cultural or historical associations with the Eastern Site.
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important	There is currently no public access into the Eastern Site although there is a PRow is situated along the southern boundary which the Eastern Site would contribute to the experience.

13.4.49 The Eastern Site is representative of the Middleton Stoney LCA as it is formed of a number of large-scale arable fields bound by hedgerows situated upon an elevated plateau. On

balance, having assessed the Eastern Site against the landscape value factors, landscape evidence base described above and by site specific analysis and field work, the landscape of the Eastern Site and its features are assessed as being of localised importance and medium / low landscape value. This accords with the findings of the 2022 Sensitivity Study.

Susceptibility and Sensitivity

- 13.4.50 Overall, the Eastern Site is assessed as having a high susceptibility to the Development, combining the landscape value and susceptibility results in a medium sensitivity to proposals.

Western Site

- 13.4.51 The Western Site is located within two LCAs: H. Fritwell (CW/57) and C. Middleton Stoney (CW/59); however, it should be noted that changes in landscape character are rarely abrupt in nature but rather there is a transition between character areas as is the case with the Western Site. Approximately one quarter of the Western Site located closest to Junction 10 of the M40 is situated within the C. Middleton Stoney LCA while the remainder lies in the H. Fritwell LCA.
- 13.4.52 The Western Site is broadly representative of both LCAs as it consists of large arable fields overlaying a gently rolling landform. Hedgerows are at times incomplete but are otherwise generally in good condition and subdivide the Western Site into six fields. Although outwith the Western Site, areas of woodland are present, most notably Stoke Wood to the south of Cherwell Valley Services. There is a greater influence of the road network on the Western Site due largely to the presence of the M40 along its western side in addition to the A43 and B4100. Surrounding land use to the north and west however remains rural in character and is of a similar scale and agricultural use. A PRoW traverses the Western Site before turning northwards following its western boundary and linking with the wider PRoW to the west of the M40. Views to and from the Western Site are generally filtered by intervening tree belts and small woodlands present within the wider landscape.

Landscape Value

- 13.4.53 Table 13.11 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. The assessment has drawn upon this guidance and the landscape character assessment detailed above.

Table 13.11: Western Site: Landscape Value

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Western Site comprises a series of large-scale arable fields that are internally divided by hedgerows, the landscape features are generally in good condition and reflect the typical character of the area. This scale and field pattern is however representative of the local character.

Aspect	Definition	Description
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The Western Site is rural in nature despite the presence of nearby road infrastructure, the largely open aspect of the Western Site is in-keeping with its plateau location and limited tree cover further enhances the potential for views across the wider landscape. Overall, the Western Site does contain elements that contribute to the appreciation of the landscape.
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	Formed of several large scale arable fields bound by hedgerows the Western Site is not particularly distinctive within the landscape as these features are encountered frequently within the local area.
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	The Western Site does not contain nor is adjacent to any of these identified landscape features.
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	The Western Site does not contain nor is adjacent to any of these identified landscape features.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area	There are no known cultural or historical associations with the Western Site.
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.	There is currently a PRow that traverses the Western Site before turning north and following the western boundary, there would be a limited contribution to the recreational value experienced from the PRow due largely to the presence of the M40.

13.4.54 The Western Site is representative of the Fritwell and Middleton Stoney LCA as it is formed of a number of large scale arable fields bound by hedgerows situated upon an elevated plateau. On balance, having assessed the Western Site against the landscape value factors, landscape evidence base described above and by site specific analysis and field work, the landscape of the Western Site and its features are assessed as being of localised importance and medium / low landscape value. This accords with the findings of the 2022 Sensitivity Study.

Susceptibility and Sensitivity

13.4.55 Overall, the Western Site is assessed as being of high susceptibility to the Development; combining the landscape value and susceptibility results in a medium sensitivity to proposals.

Visual Baseline

Visual Context

Eastern Site

13.4.56 Figure 13.2 illustrates the context of the Eastern Site. The Eastern Site is located on an elevated plateau situated between the Cherwell Valley to the northwest and the lower and flatter landscape situated to the north of Bicester. As such, there are few elevated positions from which to experience the Eastern Site. Areas of woodland associated with Cherwell Services merge with Stoke Wood and Stoke Little Wood to limit many views from the south and southeast. Similarly, the belts of woodland delineating Tusmore Park curtail many views towards the Eastern Site from the north and northeast. Views from the east will not experience the same level of foreshortening although small pockets and linear woodlands present between Stoke Lyne and the Eastern Site reduce the potential intervisibility in some views. Roadside tree belts associated with the B4100 and A43 and the linear woodlands situated to the west of the M40 provide visual screening from the west of the Eastern Site.

13.4.57 The network of PRow extending from the southern boundary of the Eastern Site to Stoke Lyne and Tusmore Park will experience a range of views, those to the north and east and being at a greater distance and containing a greater frequency of field boundary vegetation while those closer being more open in nature. Additionally, there will be limited views from the west from the PRow traversing the Western Site, with tree cover associated with the A43 located in between the Eastern and Western Sites screening some views.

Western Site

13.4.58 As with the Eastern Site, the Western Site is located on an elevated plateau such that there are few elevated positions from which to experience the Site although, where the Western Site abuts the M40, little vegetation is present on the Western Site boundary. Linear woodlands to the west of the motorway will limit many views of the Western Site from locations such as Ardley with Fewcott and Fritwell. Areas of woodland associated with Cherwell Services merge with Stoke Wood and Stoke Little Wood to limit many views from the south and southeast. Similarly, the belts of woodland delineating Tusmore Park will curtail many views towards the Western Site from the north and northeast. Roadside tree belts associated with the B4100 and A43 will provide visual screening from the east and north of the Western Site. The network of PRow extending across the Western Site will experience a range of views, however the majority contain hedgerow trees and pockets of woodland that will serve to filter views towards the Western Site. Views from residential

properties adjacent to the Western Site are filtered by tree cover located at the property boundary or within gardens.

Visual Receptors

Settlements

13.4.59 A number of small, nucleated settlements are situated within the Study Area, with individual farmsteads spread around the surrounding countryside. The following settlements are situated within the Study Area (distances are from the approximately centre of the settlement to the closest point of the Site):

- Stoke Lyne – 1.49km to east;
- Ardley with Fewcott – 0.9km to south;
- Fritwell – 1.31km to west;
- Baynard's Green – between Eastern and Western Sites.

13.4.60 Views from all of these settlements are considered as part of the assessment as set out in Appendix 13.11.

Transport Routes

13.4.61 The M40 extends along the southwestern boundary of the Western Site before extending south away from the Eastern Site. It is at grade with the Western Site with little vegetation between and, therefore, views towards the Western Site are open. Views towards the Eastern Site are possible from the area of Viewpoint 15 to the junction, where the motorway enters cutting. This is a short stretch of road where viewers are moving at high speed and likely to be more focussed on the junction.

13.4.62 The A43 extends north from the M40 between the Eastern and Western Sites. It is partially in cutting as it passes between the Sites and is bordered by bunding and woodland planting. The road has fast moving traffic but is situated between the junctions with the M40 and the B4100 with drivers' views primarily focussed perpendicular to the Site and focussed towards the junctions by the vegetation. The road is in cutting and/or bordered by dense woodland planting for much of its route, with the exception of the area of the roundabout on travelling south, where views are more open, albeit still filtered by vegetation.

13.4.63 The B4100 extends from the northwest along the northern boundaries of the Western and Eastern Sites towards the southeast, broadly parallel with the M40. Views in the west are more contained by roadside vegetation which allows some views through during winter months. The B4100 is much more open to the Eastern Site, with little boundary vegetation separating the two.

13.4.64 The larger roads and settlements are connected by a network of local and estate roads.

13.4.65 Views from the local road network are considered as part of the assessment.

Residential Receptors

13.4.66 Visual changes that will be experienced by residential receptors are set out in Appendix 13.11: Residential Visual Amenity Assessment. The identified properties, as agreed with CDC and LUC are as follows:

- Properties at Baynard's Green (Viewpoint 8) – directly adjacent the Site boundaries;
- Horwell Farmhouse (Viewpoint 18) – 0.69km north-west;
- Green Farm (Viewpoint 20) – 0.58km west; and
- Lone Barn (Viewpoint 19) – 0.7km east.

Representative Viewpoints

13.4.67 Representative Photoviewpoints are included in Appendix 13.2, with the locations shown on Figure 13.7 in Appendix 13.1. The existing view and the value of each of the identified groups of visual receptors who may experience changes in their visual amenity as a result of the Development is summarised in Table 13.12. Viewpoints from which the Development is unlikely to be visible are included in Appendix 13.5.

Table 13.12: Visual Receptors and Viewpoints

Description of Receptor	Photoviewpoint No.	Description of existing view towards Site	Existing visibility	Relevant to which Site	Approx. distance from Site boundary	Value of view	Susceptibility to Change	Sensitivity
Users of PRow west of Stoke Lyne	1	Photoviewpoint 1 is situated on PRow (367/26/20) south of Stoke Lyne Views are over hedgerow bound grazed fields with occasional hedgerow trees, small linear woodlands are also present some of which are associated with residential properties. Woodland screening Cherwell Valley Services forms part of the skyline to views. The viewpoint is undesignated and is not on a nationally recognised route.	Open, glimpsed	Eastern Site	1.4km	Medium	High / medium	High / Medium
Users of the PRow and local road network south of Tusmore Park	2, 3 and 19	Photoviewpoint 2 is located at the junction of bridleway (367/24/10) and minor road linking the B4100 and Tusmore Park, and Photoviewpoint 3 is situated further to the west along the same bridleway. Views are over large-scale arable fields bound by well maintained hedgerow with the occasional hedgerow tree also present. Woodland situated to the north of Cherwell Valley Services and to the west of the A43 is evident along the skyline. Although the A43 is not evident within views, buildings associated with the services at Baynard's Green are visible above the intervening hedgerows. The viewpoint is undesignated and is not on a nationally recognised route.	Glimpsed	Eastern Site	690m-1.1km	Medium	High / medium	High / Medium
Users of the PRow between Fewcott and Stoke Lyne	5, 6 and 16	Photoviewpoint 5 is located on a PRow (367/3/10) east of the Site. Photoviewpoint 6 is located adjacent to the southern boundary of the Eastern Site on PRow (367/21/10). Views are over large-scale arable fields of the Eastern Site bound by well maintained hedgerow with the occasional hedgerow tree also present. Tree cover associated with the junction of the A43 and B4100 forms the skyline to views. Although the A43 is not evident within views, buildings associated with the services at Baynard's Green are visible above the intervening hedgerows.	Open	Eastern Site	25-605m	Medium	High / medium	High / medium
Users of the PRow west and north-west of A43	10, 18 and 20	Photoviewpoint 7 is located on a bridleway (109/2/40) that is aligned with the western boundary of the Western Site. Photoviewpoint 10 is situated north of the Western Site on bridleway 367/13/10. Views are over large scale arable fields; the extents of the fields are defined by internal hedgerows and linear tree belts located along roads such as the B4100. Woodland to the north of Cherwell Valley Services forms a well vegetated skyline. A span of pylons and agricultural building are also evident within views. Photoviewpoints 18 and 20 are situated in the same direction but at a greater distance and look towards the Western Site across the intervening hedgerows, and trees along the B4100.	Open	Western Site	0-346m	Medium	High / medium	High / medium
Users of PRow crossing and adjacent to the Western Site (Photoviewpoint 7, 8, 9 and B)	7, 8, 9 and B	Photoviewpoints 8 and 9 are located on PRow 109/5/10 that traverses the Western Site. Views are over large scale arable fields; the extents of the fields are defined by internal hedgerows and linear tree belts located along an agricultural track to the west of the Western Site. Communication masts, pylons and bridge spanning the M40 are also evident in views. Pylons are a feature of views.	Open	Western Site	Within the Site boundary	Medium	High / medium	High / medium

Description of Receptor	Photoviewpoint No.	Description of existing view towards Site	Existing visibility	Relevant to which Site	Approx. distance from Site boundary	Value of view	Susceptibility to Change	Sensitivity
Users of local road network around Fritwell and Ardley with Fewcott	11, 14 and 15	<p>Photoviewpoint 11 is located on a bridge situated between Fritwell and the B4100 that crosses the M40. Views are over the M40, which is located within a shallow cutting, either side of the motorway are arable fields of large scale. Field boundaries vary, with fencing more common along the alignment of M40 while internal field boundaries are more frequently delineated by hedgerows and hedgerows with trees. The woodlands north of Cherwell Valley Services form a wooded horizon to views.</p> <p>Photoviewpoint 14 is situated on Somerton Road as it crosses the London to Birmingham rail line. Views are over medium to large scale fields of predominantly arable use with field margins delineated by gappy and at times overgrown hedgerows. Woodlands flanking the M40 and those west of Fewcott form a backdrop to views from this location.</p> <p>Photoviewpoint 15 is located on a bridge situated between Ardley and Bucknell that crosses the M40. Views are over the M40, which is located within a shallow cutting, either side of the motorway are arable fields of large scale. Field boundaries vary, with fencing more common along the alignment of M40 while internal field boundaries are less common, and where present are more frequently delineated by hedgerows. Stoke Wood and those north of Cherwell Valley Services form a wooded horizon to views.</p>	Open, glimpsed	Eastern and Western Site	1-1.5km	Low	Low	Low
Users of the PRow to the west and southwest of the Site	12, 13 and F	<p>Photoviewpoint 12 is situated to the east of Fritwell on PRow 219/11/10. Views are over large scale arable fields, views over the wider landscape frequently include hedgerow trees located along the field boundaries. Pylons and communication masts are also evident within views. A distant wooded horizon formed by the planting north of Cherwell Services is a backdrop to views.</p> <p>Photoviewpoint 13 is situated on a PRow (109/3/20) north of Fewcott. Views are over a large scale arable field that extends from the settlement towards the unseen M40 motorway. Field boundaries are generally marked by hedgerows and in good condition although some gaps are evident. Woodlands located to the west of the M40 and those close to Cherwell services form a strongly wooded horizon.</p>	Open	Western Site	1.1km	Medium	High / medium	High / medium
Users of the B4100 east of the A43	4, 5 and G	<p>Photoviewpoint 4 is situated at the junction of The Green and the B4100. Photoviewpoint 5 is located on a PRow (367/3/10) east of the Site and adjacent to the B4100. Views are over large scale arable fields bound by well-maintained but at times gappy hedgerows. Woodland located to the north of Cherwell Services is a prominent feature of views. Linear woodlands to the west of the A43 and those associated with Tusmore Park form a wooded horizon. Although the A43 is not evident within views, buildings associated with the services at Baynard's Green are visible above the intervening hedgerows.</p>	Open	Eastern Site	0-770m	Low	Low	Low

Description of Receptor	Photoviewpoint No.	Description of existing view towards Site	Existing visibility	Relevant to which Site	Approx. distance from Site boundary	Value of view	Susceptibility to Change	Sensitivity
Users of B4100 west of the A43	17 and C	Photoviewpoints 17 and C are taken from the B4100 west of the A43 as it approaches the Western Site. Photoviewpoint 17 is taken from the highest point of the road with the potential for more elevated views towards the Western Site. The ground plane of the Western Site is obscured from these points by intervening vegetation but, along the Western Site boundary, glimpsed and filtered views through are possible.	Filtered	Western Site	0-1.5km	Low	Low	Low
Road users of the A43	N/A	The A43 passes between the Eastern and Western Sites and marks the boundaries of each. The A43 is in fill as it passes between the Eastern and Western Sites but is bordered by bunds and woodland planting which restricts outwards views. The speed of the road and the direction of driver's views perpendicular to the Site will reduce the perception of the Site in views. North of Baynard's Green, the A43 is still bordered by woodland belts, with the exception of a short stretch travelling south on the Baynard's Green roundabout which offers filtered views towards the Eastern Site when travelling south.	Enclosed, glimpsed	Eastern and Western Site	0m	Low	Low	Low
Road users of the M40	N/A	Situated to the immediate southwest of the Western Site, users of the M40 would experience views of the Site relatively briefly. Open views are possible over the Site whereas screen planting to the west of the motorway limits further views of the wider landscape. Post and rail fencing and gappy hedgerows delineate this boundary permitting more distant views towards the tree lined B4100 and woodland situated to the north of Cherwell Valley Services. When approaching from the southeast, the motorway is directed towards the Site with the skyline formed by Stoke Wood and the planting along the A43 and around the Motorway Service Area. Buildings will likely be visible above the tree line, but effects will be experienced fleetingly.	Open, glimpsed	Eastern and Western Site	20m	Low	Low	Low

Future Baseline

- 13.4.68 In the absence of the Development or a management regime, the Site would remain in agricultural use. There would be no change in the value ascribed to the landscape or visual receptors.
- 13.4.69 Various factors may result in changing land use patterns within the study area. For example, agricultural practices may change in response to the effects of changing market conditions and opportunities for diversification. Or that the effects of a changing climate may influence the types of agricultural practices that are viable in this landscape. The future baseline may also be influenced by other development schemes or the long-term health of trees and other landscape features through the introduction of invasive species or pathogens.
- 13.4.70 Whilst the potential exists to alter the character of the local landscape, such changes are likely to be localised and therefore would not materially affect this assessment.

Summary of Receptors and Sensitivity

- 13.4.71 Table 13.13 below provides a summary of the identified landscape and visual receptors within the Study Area: while Figure 13.4 illustrates their location.

Table 13.13: Summary of Receptor Sensitivity

Receptor	Value	Susceptibility	Sensitivity
<i>Landscape</i>			
Landscape features and character of the Eastern Site	Medium / Low	High / Medium	Medium
Landscape features and character of the Western Site	Medium / Low	High / Medium	Medium
C. Middleton Stoney (CW/59) LCA	Medium / Low	High / Medium	Medium
H. Fritwell (CW/57) LCA	Medium / Low	High / Medium	Medium
19. Wooded Estatelands LCT	Medium / Low	High / Medium	Medium
6. Farmland Plateau LCT	Medium / Low	High / Medium	Medium
<i>Visual</i>			
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	Medium	High / Medium	High / Medium
Users of the PRow and local road network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	Medium	High / Medium	High / Medium

Receptor	Value	Susceptibility	Sensitivity
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	Medium	High / Medium	High / Medium
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	Medium	High / Medium	High / Medium
Users of PRow crossing and adjacent to the Western Site (Photoviewpoint 7, 8, 9 and B)	Medium	High / Medium	High / Medium
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	Low	Low
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	Medium	High / Medium	High / Medium
Users of the B4100 east of the A43 (Photoviewpoint 4, 5 and G)	Low	Low	Low
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	Low	Low
Users of the A43	Low	Low	Low
Users of the M40	Low	Low	Low

13.4.72 Effects on the following visual receptors are scoped out in accordance with the methodology outlined in Section 13.3 of this chapter and rationale contained in Appendix 13.5:

- Users of the PRow within Tusmore Park - External views from Tusmore Park that include the Development are unlikely due to successive belts of woodland and intervening hedgerows, as illustrated by Photoviewpoints A and I. Photoviewpoints 2 and 3 illustrate views for receptors adjacent to Tusmore Park;
- It is unlikely that receptors would utilise the network of PRow present within the Study Area during the hours of darkness and as such night time views for this receptor group are not considered as part of this assessment.

13.5 Scheme Design and Management

13.5.1 As detailed in Chapter 5: Description of Development, a number of primary and tertiary mitigation measures have been identified through the iterative EIA process and have been incorporated into the design and construction planning of the Development. These are summarised in this section as relevant to the landscape and visual impact assessment.

Scheme Design

13.5.2 Chapter 4 sets out the alternatives explored with section 4.4 setting out the environmental design considerations and 4.5 setting out the alternative designs and their development.

13.5.3 Landscape and visual analysis of baseline conditions and sensitivities in addition to the testing of early scheme designs were used to inform the proposed Development. This process influenced the final scheme through the following interventions:

- Build zones moved away from the more open northern and northeastern boundaries to protect residential receptors;
- Sensitive external lighting strategy, minimising glare and light spillage whilst maintaining operational safety; and
- Development retains and protects existing boundary vegetation to provide visual buffer and links to wider landscape structure.

Construction

13.5.4 Measures will be undertaken during the construction phase in order to minimise disruption and manage the impacts of the Development and set out in a CEMP (See Appendices 6.1 and 6.2 for further details). Methods to reduce effects during construction include:

- Controlling the working hours of construction activities.
- Protecting existing woodland and hedgerows (retained as part of the Development) from damage during construction to maintain screening of lower level views of construction from the north, west and south. Further details of tree and hedgerow protection is included in the Arboriculture Impact Assessment that accompanies this application.
- Contractors will seek to avoid unnecessary tree and vegetation removal.
- Trees within or adjacent to the Site boundary which are to be retained, will be protected in line with the recommendations in BS 5837 and BS5839: Trees in Relation to Design, Demolition and Construction. Works relating to the protection of retained trees and trees subject to works will be overseen by a qualified arboricultural consultant.
- The supply, storage, handling, planting and maintenance of new planting will be undertaken in accordance with appropriate British Standards.
- The design of hoardings around construction activities shall include consideration of the character of the surrounding landscape. Fencing and hoarding shall be kept well maintained throughout construction.
- Creating temporary earth bunds and acoustic fencing / construction hoarding to provide visual containment of lower level construction activity and vehicle movements.

- Temporary stockpiles will be located in defined storage areas, away from sensitive visual receptors.
- Temporary lighting will be selected and sited so to minimise visual intrusion to residents, whilst maintaining the safe and efficient operation of the work site. At night and during periods of darkness, directional security lighting will be used where required.

Completed Development

13.5.5 The following primary mitigation measures have been incorporated as part of the Development and are shown on the Parameter Plans:

- The protection of existing trees and hedgerows which are to be retained (as illustrated in Parameter Plans 03 and 08);
- Set back of development from the comparatively more sensitive northern and northeastern boundaries.

13.5.6 The following design measures represent secondary mitigation within the Development that respond to the particular sensitivities and constraints of the Site:

- The creation of approximately 17.5ha of new areas of green-blue infrastructure, including publicly accessible new open space, woodland and open woodland planting, meadow grassland, Sustainable Drainage Systems (SuDS) and wildlife habitat, particularly on the western and north-eastern areas of the Site;
- The use of native species where appropriate in order to maximise the opportunities to contribute to local landscape character, reinstate green infrastructure and wildlife habitat opportunities;
- Areas of bunding and woodland planting along the eastern and northern boundaries of the Site to reduce views from the wider landscape;
- An external lighting strategy specified to minimise light spill and glare; and
- Sensitive cladding principles, as set out in the Development Specification (see Appendix 5.2).

13.6 Construction

Assessment of Effects

13.6.1 The Development will necessitate the removal of all the internal hedgerows within both the Western and Eastern Sites, though boundary hedgerows would remain with the exception of a small section fronting the B4100 to facilitate access to both Sites. The limited number of hedgerow trees within the Site would also be removed. The topography of the Site would require remodelling to create the development platforms, access, external circulation and parking areas for the Development. General construction activities, such as the storage of materials and the movement and activity of plant, will introduce further incongruent features. However, once the construction elements are removed, the temporary disturbance caused by construction activity would cease.

13.6.2 During the construction period, changes may be experienced in views towards the Site experienced by the visual receptors. This will principally be due to changes in land use and the introduction of temporary elements such as material stockpiles, site compounds, lighting, cranes and hoarding. In addition, there will be increased movement of plant and

vehicles on local roads serving the Site. These elements will be short term and temporary but will be visually more discordant than the completed Development.

- 13.6.3 Receptors using the PRow that traverses the Western Site, where Photoviewpoints 7, 8 and 9 are located, are not assessed during construction, as these locations would be inaccessible during Enabling Works and construction works due to their location within an active construction site, and with the PRow diverted permanently after completion of works.
- 13.6.4 The construction period for the Development is approximately three years. As such, the effects listed below are assessed as short term.

Enabling Works (Western Site Only)

Landscape Receptors

13.6.5 Table 13.14 provides analysis of the predicted effects on landscape receptors during the Enabling Works situated within the Western Site, effects of the small scale enabling works for the Eastern Site are considered under general construction below.

Table 13.14: Landscape Effects and Evaluation of Significance – Enabling Works (Western Site only)

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
6. Farmland Plateau LCT	Medium	Removal of part of G6 and all of H7, 8 and 9, and T5 and 6 (Category B), and T2, G7, H5, H6, H10 and H11 (Category C). G6 is identified in the PAIA (Table 3 Page 5) as containing “predominantly ...ash which had symptoms of ash dieback”. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The changes will affect a comparatively small area of the LCT but will result in the permanent removal of some landscape features of local value. The temporary on-site lighting may result in light intrusion and sky glow.	Low	Direct, temporary	Negligible neutral
19. Wooded Estate land LCT	Medium	Views of construction activity including cranes, plant movements, materials.		Indirect, temporary	Negligible neutral
H. Fritwell (CW/57) LCA	Medium	Removal of category B and C trees and hedgerows and the regrading of existing topography to create roadway. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow.	Low	Direct, temporary	Minor adverse

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
C. Middleton Stoney (CW/59) LCA	Medium	Views of construction activity including cranes, plant movements and materials.		Indirect, temporary	Minor adverse
Landscape features and character of the Enabling Works Site.	Medium	Removal of category B and C trees and hedgerows, many of which are showing signs of ash dieback, and the regrading of existing topography to create roadway. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow within the Site.	Medium	Direct, temporary	Moderate / minor adverse

Visual Receptors

13.6.6 Table 13.15 provides analysis of the predicted effects on visual receptors during the Enabling Works.

Table 13.15: Visual Effects and Evaluation of Significance – Enabling Works (Western Site only)

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of PRoW west of Stoke Lyne (Photoviewpoint 1)	High / Medium	No change, there will be no views of construction activity for receptors due to intervening hedgerows and tree cover.	Negligible	Short term, temporary	Negligible neutral
Users of the PRoW and local road network south of Tusmore Park (Photoviewpoints 2 and 3)	High / Medium		Negligible	Short term, temporary	Negligible neutral
Users of the PRoW between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium		Negligible	Short term, temporary	Negligible neutral

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	Any taller plant, such as cranes will be visible over a localised area. The removal of the internal hedgerows will not be apparent from this location.	Negligible	Short term, temporary	Negligible neutral
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	No change, there will be no views of construction activity for receptors due to intervening hedgerows and tree cover.	Negligible	Short term, temporary	Negligible neutral
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	Any taller plant, such as cranes will be visible over a localised area, but it is unlikely that it will be possible to see the removal of the hedgerows or the regrading of the ground plane.	Negligible	Short term, temporary	Negligible neutral
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	No change, there will be no views of construction activity for receptors due to intervening hedgerows and tree cover.	Negligible	Short term, temporary	Negligible neutral
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	From close to the northern boundary, it will be possible to see hedgerow removal and plant within the Site. However, this will be experienced from close proximity to the Site boundary due to the foreshortening effect of the intervening hedgerow.	Low to negligible	Short term, temporary	Minor to negligible adverse
Road users of the A43	Low	Activity within the Site will be obscured by the intervening vegetation.	Negligible	Short term, temporary	Negligible neutral

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Road users of the M40	Low	Glimpsed and fleeting views of construction activity including cranes, plant movements and materials. The temporary on-site lighting may be evident from the M40 in light intrusion and sky glow within the Site.	Low / Negligible	Short term, temporary	Negligible neutral

Construction Phase (Eastern Development)

Landscape Receptors

- 13.6.7 Table 13.16 provides analysis of the predicted effects on landscape receptors during the construction phase of the Eastern Development.

Table 13.16: Landscape Effects and Evaluation of Significance – Construction Phase, Eastern Development

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
6. Farmland Plateau LCT	Medium	Views of construction activity including cranes, plant movements and materials may be visible from locations within the LCT and will result in secondary effects. However, these changes will be filtered and short term.	Low	Indirect, temporary	Minor adverse
19. Wooded Estateland LCT	Medium	Removal of all the internal hedgerows (H14 & 15: Category C) and trees (G5, Category C) in addition to a small section of hedgerow H12 (Category B) fronting the B4100 and all of H15 (Category B). Many of these demonstrated symptoms of ash dieback, as set out in Table 3, page 5 of the AIA. The topography of the Eastern Site would require remodelling to create the development platforms necessary for the Eastern Development. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the A43.	Low	Direct, temporary	Minor adverse
H. Fritwell (CW/57) LCA	Medium	Views of construction activity including cranes, plant movements and materials may be visible from locations within the LCT and will result in secondary effects. However, these changes will be filtered and short term.	Low	Indirect, temporary	Minor adverse
C. Middleton Stoney (CW/59) LCA	Medium	Removal of all the internal hedgerows (H14 & 15: Category C) and trees (G5, Category C) in addition to a small section of hedgerow H12 (Category B) fronting the B4100 and all of H15 (Category B). Many of these demonstrated symptoms of ash dieback, as set out in Table 3, page 5 of the AIA. The topography of the Eastern Site	Medium	Direct, temporary	Minor adverse

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Landscape features and character of the Eastern Site.	Medium	would require remodelling to create the development platforms necessary for the Eastern Development. The loss of these features would detract from the current character of the Site but are features that are frequently found in the landscape. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the A43.	High / Medium		Moderate adverse

Visual Receptors

13.6.8 Table 13.17 provides analysis of the predicted effects on visual receptors during the construction phase of the Eastern Development.

Table 13.17: Visual Effects and Evaluation of Significance – Construction Phase, Eastern Development

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Medium / Low	Short term, Temporary, limited extent, small scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of the PRoW and road network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	Partial views of construction activity limited to large machinery, cranes and higher level construction where they would appear above the hedgerows or hoardings in the intervening landscape.	Medium / Low	Short term, Temporary, localised extent, small scale	Minor adverse
Users of the PRoW between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	Partial views of construction activity in close proximity to receptors over a limited extent and further away over much of this area. Views from the area of PVP6 would be largely defined by the presence of the hoardings that would surround the Site during this phase of the development, with occasional views of large machinery, cranes and higher level construction activities where they would appear above the hoardings.	Medium	Short term, Temporary, localised extent, small scale	Moderate adverse
Users of PRoW crossing and adjacent to the Western Site (Photoviewpoint 7, 8, 9 and B)	High / Medium	Limited views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape.	Medium / Low	Short term, Temporary, limited extent	Moderate to Minor adverse
Users of the PRoW west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	Very limited views due to the intervening layering of vegetation and landform. Limited views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape.	Low / Negligible	Short term, Temporary, localised extent, negligible scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	There will be fleeting, glimpsed views from these locations. Construction operations within the Site will be partially visible, limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape.	Low	Short term, Temporary, localised extent, negligible scale	Negligible neutral
Users of the PRoW to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	Very limited views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape.	Low / Negligible	Short term, Temporary, localised extent, small to negligible scale	Minor adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	From south of the Lodge, views towards the Site will be screened by the intervening vegetation but become more open closer to the Site, resulting in open views towards hoarding and construction activity over a localised area. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Medium	Short term, Temporary, limited extent, small scale	Minor adverse
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	Limited views of the Eastern Site until passing the Baynard's Green roundabout.	Low / negligible	Short term, Temporary, localised extent, negligible to no view	Negligible neutral

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Road users of the A43	Low	Views towards the Eastern Site limited by intervening hedgerow except for a short stretch around the Baynard's Green roundabout on travelling south, from where filtered views towards the Site are possible during winter.	Low	Short term, Temporary, limited extent, small to negligible scale	Minor adverse
Road users of the M40	Low	Unlikely to be visible due to intervening vegetation, including around the services. Where visible, will be short term and fleeting.	Low / Negligible	Short term, temporary, limited extent, negligible scale	Negligible neutral

Construction Phase (Western Development)

Landscape Receptors

- 13.6.9 Table 13.18 provides analysis of the predicted effects on landscape receptors during the construction phase of the Western Development.

Table 13.18: Landscape Effects and Evaluation of Significance – Construction Phase, Western Development

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
6. Farmland Plateau LCT	Medium	Removal of all the internal hedgerows (H7 & 8: Category B, H10 & 11: Category C) and trees (T5 & 6, Category B, T2 and G7: Category C) in addition to a small section of hedgerow fronting the B4100 (G6 and H9: Category B) and areas of arable land. The topography of the Western Site would require remodelling to create the development platforms necessary for the Western Development. The loss of these features would detract from the current character of the Site but are features that are frequently found in the landscape. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the A43 which adjoins the Site.	Medium / Low	Direct, temporary	Minor adverse
19. Wooded Estateland LCT			Low		Minor adverse
H. Fritwell (CW/57) LCA C. Middleton Stoney (CW/59) LCA			High / Medium		Moderate adverse
Landscape features and character of the Western Site.					

Visual Receptors

13.6.10 Table 13.19 provides analysis of the predicted effects on visual receptors during the construction phase on the Western Development.

Table 13.19: Visual Effects and Evaluation of Significance – Construction Phase, Western Development

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Low	Short term, temporary, limited extent, negligible scale	Minor adverse / Negligible
Users of the PRow and road network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Low	Short term, temporary, limited extent, negligible scale	Minor adverse / Negligible
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	Partial views of construction activity limited to large machinery, cranes and higher level construction where they would appear above the hedgerows or hoardings in the intervening landscape.	Low	Short term, temporary, limited extent, negligible scale	Minor adverse
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	Views of taller planting will be apparent, together with the taller elements of the build as it progresses. This will be experienced over a localised area, reducing with distance.	Medium	Short term, temporary, localised extent, small to negligible scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	There will be fleeting, glimpsed views from these locations. Construction operations within the Site will be partially visible, limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Low	Short term, temporary, limited to each viewpoint, small scale to negligible	Negligible neutral
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape.	Low	Short term, temporary, localised extent, small scale	Moderate adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above intervening woodland.	Negligible	Short term, temporary, limited, negligible scale	Negligible neutral
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	Partial views of construction activity limited to large machinery, cranes and higher level construction where they would appear above the hedgerows or hoardings in the intervening landscape. On approaching the Site boundary, views into the Site will be possible due to the partial removal of the hedgerow and trees.	Medium	Short term, temporary, limited extent, small scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Road users of the A43	Low	The A43 is in cutting at this point and bordered by belts of woodland planting. Views into the Site were not possible, even during winter months.	Negligible	Short term, temporary, limited extent, no view	Negligible neutral
Road users of the M40	Low	Transient views of construction activity would be possible within the Site from the M40. Whilst some lower level activity would be screened by hoardings that surround the Site construction activity and large machinery would remain evident to receptors.	Low	Short term, temporary, limited extent, small scale	Minor adverse.

Construction Phase (Eastern and Western Sites Combined)

Landscape Receptors

13.6.11 Table 13.20 provides analysis of the predicted effects on landscape receptors for the construction of the Development on both the Eastern and Western Sites.

Table 13.20: Landscape Effects and Evaluation of Significance – Construction, Eastern and Western Site Combined

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
6. Farmland Plateau LCT	Medium	Removal of all the internal hedgerows (H7 & 8: Category B, H10, 11, 14 & 15: Category C) and trees (T5 & 6: Category B, T2, G5 and G7: Category C) and trees in addition to a small section of hedgerow (H12, G6 and H9: Category B) fronting the B4100 and areas of arable land. The topography of the Site would require remodelling to create the development platforms necessary for the Development The loss of these features would detract from the current character of the Site but are features that are frequently found in the landscape. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce further incongruent features. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the A43 which adjoins the Site.	Medium / low	Direct, temporary	Minor adverse
19. Wooded Estateland LCT			Medium		
H. Fritwell (CW/57) LCA					
C. Middleton Stoney (CW/59) LCA					
Landscape features and character of the Development Site.			High / medium		Moderate adverse

Visual Receptors

13.6.12 Table 13.21 provides analysis of the predicted effects on visual receptors for the construction of the Development.

Table 13.21: Visual Effects and Evaluation of Significance – Construction, Eastern and Western Sites Combined

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Medium / Low	Short term, Temporary, limited extent, small scale	Minor adverse
Users of the PRow and road network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	Partial views of construction activity limited to large machinery, cranes and higher level construction where they would appear above the hedgerows or hoardings in the intervening landscape.	Medium / Low	Short term, Temporary, localised extent, small scale	Minor adverse
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	Partial views of construction activity in close proximity to receptors over a limited extent and further away over much of this area. Views from the area of PVP6 would be largely defined by the presence of the hoardings that would surround the Site during this phase of the development, with occasional views of large machinery, cranes and higher level construction activities where they would appear above the hoardings.	Medium	Short term, Temporary, localised extent, small scale	Moderate adverse
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	Views of taller planting will be apparent, together with the taller elements of the build as it progresses. This will be experienced over a localised area, reducing with distance.	Medium	Short term, temporary, localised extent, small to negligible scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	There will be fleeting, glimpsed views from these locations. Construction operations within the Site will be partially visible, limited to cranes and higher level construction where they would appear above the hedgerows and tree cover in the intervening landscape. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Low	Short term, temporary, limited to each viewpoint, small scale to negligible	Negligible neutral
Users of the PRoW to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above the hedgerows and tree cover in the intervening landscape.	Low	Short term, temporary, localised extent, small scale	Moderate adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	From south of the Lodge, views towards the Site will be screened by the intervening vegetation but become more open closer to the Site, resulting in open views towards hoarding and construction activity over a localised area. The temporary on-site lighting may result in light intrusion and sky glow however this would be experienced in the context of the already illuminated A43.	Medium	Short term, Temporary, limited extent, small scale	Minor adverse
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	Partial views of construction activity limited to large machinery, cranes and higher level construction where they would appear above the hedgerows or hoardings in the intervening landscape. On approaching the Site boundary, views into the Site will be possible due to the partial removal of the hedgerow and trees.	Medium	Short term, temporary, limited extent, small scale	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
Road users of the A43	Low	Views towards the Eastern Site limited by intervening hedgerow except for a short stretch around the Baynard's Green roundabout on travelling south, from where filtered views towards the Site are possible during winter.	Low	Short term, Temporary, limited extent, small to negligible scale	Minor adverse
Road users of the M40	Low	Transient views of construction activity would be possible within the Site from the M40. Whilst some lower level activity would be screened by hoardings that surround the Site construction activity and large machinery would remain evident to receptors.	Low	Short term, temporary, limited extent, small scale	Minor adverse

Mitigation, Monitoring and Residual Effects

- 13.6.13 No significant effects were identified during the construction phase for the Development, as set out on Tables 13.14-21 due to the temporary nature of changes. The greatest effects were of moderate adverse significance and were on the character of the Sites themselves, users of PRow between Fewcott and Stoke Lyne, and to the south-west. No further mitigation is deemed necessary to measures set out in Section 13.5: Scheme Design and Management of this chapter and, as such, the residual effects remain as set out under the 'Assessment' section above.

13.7 Completed Development

Assessment of Effects

- 13.7.1 This section presents the findings of the landscape and visual impact assessment for the operation of the Development and identifies any likely significant effects that are predicted to occur. Where relevant, a distinction is made between the period immediately after proposed planting (Year 1) and following establishment and initial maturation of proposed planting (Year 15) in order to capture the effects on visual screening / filtering. Eastern Development

Completed Development (Eastern Site)

Landscape Receptors

- 13.7.2 Table 13.22 provides analysis of the predicted effects on landscape receptors for the completed and operational Eastern Development. The assessment considered the potential for significant effects due to the change to the fabric and features of landscape character types and areas resulting from the Eastern Development.

Table 13.22: Landscape Effects and Evaluation of Significance – Completed Eastern Development

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
6. Farmland Plateau LCT	Medium	Views of large scale commercial development will be introduced in the context of a large scale arable landscape with adjoining areas of woodland which is currently lacking similar scale buildings in views. These views will affect a localised extent of the LCA and LCT. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently experienced from the road corridors and services situated adjacent to the Site. However, this change is not considered to alter the baseline condition of the LCT / LCA. The loss of openness will remain, however.	Medium	Indirect, permanent	Moderate adverse	Minor adverse
H. Fritwell (CW/57) LCA			Medium		Moderate adverse	Minor adverse
19. Wooded Estate Land LCT	Medium	The Eastern Development will result in the addition of a number of large commercial buildings with a maximum height of 24mAOD. These changes will be in the context of a large scale arable landscape with adjoining areas of woodland that is influenced by its proximity to the strategic road network. These changes will be experienced over a localised area. Areas of existing hedgerow and linear tree belts will largely be protected and enhanced with species in-keeping with the character of the Site and wider setting. The Landscape Strategy Plan (Figure 13.8 in Appendix 13.1) shows the creation of new areas of neutral grassland planting, as well as wet woodland, trees and hedgerows throughout the Eastern Site. Proposed native species screen planting to the boundaries of the Eastern Development will strengthen and enhance existing vegetation in-keeping with local character and landscape objectives. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently experienced from the road corridors and services situated adjacent to the Site. However, this change is not considered to alter the baseline condition of the LCT / LCA or the Site. The loss of openness will remain, however.	Medium	Direct, permanent	Moderate adverse	Moderate adverse
C. Middleton Stoney (CW/59) LCA			Medium		Moderate adverse	Moderate adverse
Landscape features and character of the Eastern Site			High / medium		Major / moderate adverse	Moderate adverse

Visual Receptors

- 13.7.3 Table 13.23 provides analysis of the predicted effects on visual receptors for the completed and operational Eastern Development. The assessment considered the potential for significant effects due to the change to the fabric and features encountered in views resulting from the Eastern Development.

Table 13.23: Visual Effects and Evaluation of Significance – Completed Eastern Development

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	<p>The Eastern Development will introduce large-scale commercial buildings to views from the west of Stoke Lyne in an otherwise rural landscape. The lower extents of the new buildings will be partially screened by existing hedgerows, hedgerow trees and linear woodlands in the intervening landscape but will rise above the tree line due to their scale. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development. These changes will be experienced over a limited area.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors at Stoke Lyne as evidenced in the Lighting Assessment.</p>	Medium to Low	Medium scale, localised extent, permanent, long term	Moderate adverse	Moderate / Minor adverse
Users of the PRow and road network south of Tusmore Park (Photoviewpoint 2, 3 and 19)	High / Medium	<p>The Eastern Development will introduce a number of commercial buildings into views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors at Stoke Lyne as evidenced within the Lighting Assessment.</p>	Medium	Medium scale, intermediate extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	<p>The Eastern Development will introduce large commercial buildings to views to an otherwise agricultural landscape resulting in a notable change to views in close proximity to receptors. Views will be experienced along the majority of the PRow with the greatest effects experienced at the location of Photoviewpoint 6, adjacent to the East Site. In addition to the built form of the Eastern Development, the associated earthworks, sprinkler tanks and HGV parking bays would also be evident. Screen planting associated with the swales will reduce some views of the Eastern Development although upper elevations will remain visible even when reaching semi-maturity at year 15.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings.</p>	Medium	Medium to large scale, intermediate extent, permanent, long term	Major / Moderate adverse	Moderate adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow crossing and adjacent to the Western Site (Photoviewpoint 7, 8, 9 and B)	High / Medium	The Eastern Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility. Cladding design and an articulated roofline will reduce the appearance of massing of the buildings. There may be increased glare caused by the Eastern Development, but it will be seen in the context of the A43 and will be unlikely to change the character of the night sky.	Low	Small to negligible scale, localised extent, permanent, long term	Minor to negligible adverse	Minor to negligible adverse
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	The Eastern Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility. Cladding design and an articulated roofline will reduce the appearance of massing of the buildings. There may be increased glare caused by the Eastern Development, but it will be seen in the context of the A43 and will be unlikely to change the character of the night sky.	Low	Small to negligible scale, localised extent, permanent, long term	Minor to negligible adverse	Minor to negligible adverse
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	The Eastern Development will introduce glimpsed views of large commercial buildings to an otherwise agricultural landscape. The change will result from a small proportion of the Eastern Development being visible between areas of woodland situated to the west of the M40 corridor. Cladding design and an articulated roofline will reduce the appearance of massing of the buildings.	Medium / Low	Small scale, limited extent, permanent, long term	Minor adverse to neutral	Minor adverse to neutral
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	The Eastern Development will introduce a number of large commercial buildings to an otherwise agricultural landscape resulting in a minor change to the currently experienced outlook. The lower elevations of the Eastern Development would however be screened by existing hedgerows with the tallest buildings extending above the prevailing tree line. There may be increased glare caused by the Eastern Development, but it will be seen in the context of the A43 and M40 and will be unlikely to change the character of the night sky. Cladding design and an articulated roofline will reduce the appearance of massing of the buildings.	Medium / low	Small scale, localised extent, permanent, long term	Moderate adverse	Moderate to Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	The Eastern Development will introduce large commercial buildings to views in an otherwise rural landscape resulting in a notable change to views. Woodland located to the north of Cherwell Valley Services will constrain views of the southern extent of the Eastern Development although there will be little reduction in visibility elsewhere. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100. Proposed screen planting will reduce views of lower elevations and assist in integrating the Eastern Development into the wider landscape as the proposed planting reaches semi-maturity at year 15. Articulation of the roofline and careful use of cladding colour will further reduce visual impact.	Medium	Medium to large scale, localised extent, permanent, long term	Moderate / Minor adverse	Minor adverse
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	The Eastern Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility. Where the Eastern Development is visible, an articulated roofline and considered use of cladding will reduce its visual impact.	Low to Negligible	Negligible scale, limited extent, permanent, long term	Minor / Negligible neutral	Negligible neutral
Road users of the A43	Low	Views towards the Eastern Development are obscured for much of the A43 due to the immediate boundary planting and bunding. The planting thins when driving south around the Baynard's Green roundabout, allowing brief, filtered views towards the Eastern Development. During summer these will be all but obscured. Careful use of cladding and the articulation of the roofscape, together with the enhanced planting shown in the northwestern corner of the Eastern Site, will reduce impacts on views further.	Low to Negligible	Negligible scale, limited extent, permanent, long term	Minor / Negligible neutral	Negligible neutral
Road users of the M40	Low	The Eastern Development will introduce transient views of large commercial buildings to an otherwise agricultural landscape. The change will result from a small proportion of the Eastern Development being visible between and above blocks of woodland. Careful use of cladding colour and the articulation of the roofscape will reduce visual impact.	Low	Negligible scale, limited extent, permanent, long term	Minor / Negligible neutral	Negligible neutral

Completed Development (Western Site)

Landscape Receptors

- 13.7.4 Table 13.24 provides analysis of the predicted effects on landscape receptors for the completed and operational Western Development.

Table 13.24: Landscape Effects and Evaluation of Significance – Completed Western Development

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
6. Farmland Plateau LCT	Medium	The Western Development will result in the addition of a number of large commercial buildings with a maximum height of 24mAOD. These changes will be in the context of a large scale arable landscape with adjoining areas of woodland that is influenced by its proximity to the strategic road network. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently experienced from the road corridors and services situated adjacent to the Site. However, this change is not considered to alter the baseline condition of the LCT / LCA or Site. Areas of existing hedgerow and linear tree belts will largely be protected and enhanced with species in-keeping with the character of the Site its setting and local landscape objectives as it reaches semi-maturity at year 15. The loss of openness will remain, however.	Medium / low	Direct, permanent	Moderate adverse	Minor adverse
19. Wooded Estanceland LCT			Low			
H. Fritwell (CW/57) LCA			Low		Moderate adverse	Minor adverse
C. Middleton Stoney (CW/59) LCA			High / medium		Major / moderate adverse	Moderate adverse
Landscape features and character of the Western Site						

Visual Receptors

- 13.7.5 Table 13.25 provides analysis of the predicted effects on visual receptors for the completed and operational Western Development.

Table 13.25: Visual Effects and Evaluation of Significance – Completed Western Development

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	Introduction of large commercial buildings to views in an otherwise rural landscape. Proposals will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Western Development. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors at Stoke Lyne. The articulation of the roofline and the careful use of cladding will further reduce visual impacts.	Low	Small scale, intermediate extent, permanent, long term	Moderate adverse	Moderate / Minor adverse
Users of the PRow and local road network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	The Western Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors. The articulation of the roofline and the careful use of cladding design will further reduce visual impact.	Medium to Low	Medium to small scale, intermediate extent, permanent, long term	Moderate adverse	Moderate / Minor adverse
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	The Western Development will be visible from short areas of these PRow, mainly in the region of Photoviewpoint 5 where it will be seen above the intervening treeline. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors. The articulation of the roofline and the careful use of cladding design will further reduce visual impact.	Low	Small scale, intermediate extent, permanent, long term	Minor adverse	Minor / Negligible adverse
Users of PRow crossing and adjacent to the Western Site (Photoviewpoint 7, 8, 9 and B)	High / Medium	The Western Development will result in the complete diversion of the PRow as it extends through the Site and the views from it. This will be experienced over a short distance. The new lighting will be evident from the new PRow route. The Landscape Strategy Plan shows new areas of grassland, tree and shrub planting around the new route of the PRow and this will improve the outlook in part. The careful use of cladding design and articulation of roofline, as well as the detailed design of the footpath route will further reduce impacts on views and the experience of using the PRow.	Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	<p>The Western Development will be visible above the intervening layers of vegetation, forming a readily recognisable new element in views. It will be in the middle distance and so will not dominate the foreground but will change the views towards the southeast.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors as evidenced by the Lighting Assessment of residential receptors in the area, including Horwell and Green Farms.</p> <p>The articulation of the roofline, careful use of cladding and the proposed additional planting as shown on the Landscape Strategy Plan will reduce the visual impact, but buildings will still be evident within the view.</p>	High / Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	<p>The Western Development will introduce limited views of large commercial buildings to an otherwise agricultural landscape.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the local road network.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	Low	Small scale, limited extent, permanent, long term	Minor adverse	Negligible neutral
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	<p>The Western Development will introduce a number of large commercial buildings to an otherwise agricultural landscape resulting in a minor change to the currently experienced outlook. The lower elevations of the Western Development would however be screened by existing hedgerows and tree cover enhanced by the proposed native tree and hedge screen planting.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	High / Medium	Medium scale, localised extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	<p>Partial views of large commercial buildings situated within a rural landscape where they would appear above intervening woodland.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	Negligible	Negligible scale, localised extent, permanent, long term	Negligible neutral	Negligible neutral

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	<p>The Western Development will introduce large commercial building into the rural landscape. However, for much of the route along the B4100, as shown in Viewpoint C, the intervening hedgerow is foreshortened in views, creating a dense barrier. However, when close to the Site boundary, the removed hedgerow will create open views into the Site over a limited extent of road.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100. The Landscape Strategy Plan shows the establishment of new planting along the northern boundary of the Western Site, with buildings set back behind areas of circulation and the new structural woodland planting. The articulation of the roofline and the careful use of cladding will further reduce visual impact.</p>	Medium	Large scale, limited extent, permanent, long term	Moderate / Minor adverse	Minor adverse
Road users of the A43	Low	<p>The western development is partially obscured from the A43 by the intervening woodland planting and bunding. However, during winter months, views become more open, particularly when travelling south from the Baynard's Green roundabout. In these views, small parts of the Western Development will likely be visible above the tree line for a short stretch of road.</p> <p>Lighting will likely be apparent from this location but will be seen in the context of the existing lighting along the road.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	Medium / Low	Small scale, limited extent, permanent, long term	Minor adverse	Negligible neutral
Road users of the M40	Low	<p>The Western Development will introduce a number of commercial buildings to views in an otherwise rural landscape resulting in a notable change. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility.</p> <p>The Landscape Strategy Plan shows enhanced planting along the southern boundary of the Western Site. This will not entirely obscure the buildings but will soften and reduce views towards the service areas which are likely to be more visually discordant due to the different elements and movement.</p> <p>The articulation of the building frontage and careful choice of cladding colour will further reduce visual impacts.</p>	Medium	Large scale, limited extent, permanent, long term	Minor Adverse	Minor Adverse / Neutral

Completed Development (Combined Sites)

Landscape Receptors

- 13.7.6 Table 13.26 provides analysis of the predicted effects on landscape receptors for the completed and operational Development.

Table 13.26: Landscape Effects and Evaluation of Significance – Completed Development

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
6. Farmland Plateau LCT	Medium	The Development will result in the addition of a number of large commercial buildings with a maximum height of 24m. These changes will be in the context of a large scale arable landscape with adjoining areas of woodland that is influenced by its proximity to the strategic road network. Areas of existing hedgerow and linear tree belts will largely be protected and enhanced with species in-keeping with the character of the Site its setting and local landscape objectives as the it reaches semi-maturity at year 15. The loss of openness will remain, however.	Medium	Direct, permanent	Moderate adverse	Moderate adverse
19. Wooded Estate Land LCT			Medium	Direct, permanent	Moderate adverse	Moderate adverse
H. Fritwell (CW/57) LCA	Medium		High / medium	Direct, permanent	Major / moderate adverse	Moderate adverse
C. Middleton Stoney (CW/59) LCA	Medium					
Landscape features and character of the Site	Medium					

Visual Receptors

- 13.7.7 Table 13.27 provides analysis of the predicted effects on visual receptors for the completed and operational Development.

Table 13.27: Visual Effects and Evaluation of Significance – Completed Development

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	<p>The Development will introduce large-scale commercial buildings to views from the west of Stoke Lyne in an otherwise rural landscape. The Eastern Development will be most visible, with the Western Development visible as smaller elements but extending the scale of development within the view. The lower extents of the new buildings will be partially screened by existing hedgerows, hedgerow trees and linear woodlands in the intervening landscape but will rise above the tree line due to their scale. During the winter months the reduced leaf cover will increase slightly the available views of the Development. These changes will be experienced over a limited area.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors at Stoke Lyne as evidenced in the Lighting Assessment.</p>	Medium	Medium scale, localised extent, permanent, long term	Moderate adverse	Moderate / Minor adverse
Users of the PRow network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	<p>The Development will introduce a number of commercial buildings into views in an otherwise rural landscape resulting in a notable change. The Eastern Development will be most visible, with the Western Development visible as smaller elements but extending the scale of development within the view. Although landscape features such as hedgerows and sporadic trees are evident within the intervening landscape, they will have a minimal effect in reducing its visibility.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings. The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors at Stoke Lyne as evidenced within the Lighting Assessment.</p>	High / Medium	Medium scale, intermediate extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	<p>The Development will introduce large commercial buildings to views to an otherwise agricultural landscape resulting in a notable change to views in close proximity to receptors. Views will be experienced along the majority of the PRow with the greatest effects experienced at the location of Photoviewpoint 6, adjacent to the Eastern Site. The Western Development will be screened behind the Eastern Development and therefore assessment of effects is as per the Eastern Development along. Screen planting associated with the swales will reduce some views of the Eastern Development although upper elevations will remain visible even when reaching semi-maturity at year 15.</p> <p>Cladding design, an articulated roofline and additional planting as shown on the Landscape Strategy Plan will reduce the appearance of massing of the buildings.</p>	Medium	Medium to large scale, intermediate extent, permanent, long term	Major / Moderate adverse	Moderate adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow abutting and crossing the Western Site (Photoviewpoint 7, 8, 9 and B)	High / Medium	<p>The Western Development will result in the complete diversion of the PRow as it extends through the Site and the views from it. This will be experienced over a short distance. The Eastern Development will not be visible from this point and therefore effects are as per the Western Development alone.</p> <p>The new lighting will be evident from the new PRow route.</p> <p>The Landscape Strategy Plan shows new areas of grassland, tree and shrub planting around the new route of the PRow and this will improve the outlook in part. The careful use of cladding design and articulation of roofline, as well as the detailed design of the footpath route will further reduce impacts on views and the experience of using the PRow.</p>	Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	<p>The Development will be visible above the intervening layers of vegetation, forming a readily recognisable new element in views. It will be in the middle distance and so will not dominate the foreground but will change the views towards the southeast. The Eastern Development will be visible but will form a minor element within the view and therefore effects are as per the Western Development alone.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors as evidenced by the Lighting Assessment of residential receptors in the area, including Horwell and Green Farms.</p> <p>The articulation of the roofline, careful use of cladding and the proposed additional planting as shown on the Landscape Strategy Plan will reduce the visual impact, but buildings will still be evident within the view.</p>	High to Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	<p>The Development will introduce limited views of large commercial buildings to an otherwise agricultural landscape. From the east and west, the further development is obscured by the closer, with the exception of views in the area of Photoviewpoint 14, where the entire Development is visible adjacent. However, the greater distance results in a smaller scale of effect from these areas.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the local road network.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	Low	Small scale, limited extent, permanent, long term	Minor adverse	Negligible neutral

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	<p>The Development will introduce a number of large commercial buildings to an otherwise agricultural landscape resulting in a minor change to the currently experienced outlook. From the area of Fritwell, the Western Development and Stokes Wood all but screen out the Eastern Development, whereas from the location of Photoviewpoint 13, both areas of the Development are viewed adjacent to each other. The lower elevations of the Development would however be screened by existing hedgerows and tree cover enhanced by the proposed native tree and hedge screen planting.</p> <p>The articulation of the roofline and the careful use of cladding design will further reduce visual impact.</p>	High / Medium	Medium scale, localised extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	<p>From the B4100 to the east, the Eastern Development obscures the Western Development and so effects are as per the Eastern Development alone. The Eastern Development will introduce large commercial buildings to views in an otherwise rural landscape resulting in a notable change to views. Woodland located to the north of Cherwell Valley Services will constrain views of the southern extent of the Eastern Development although there will be little reduction in visibility elsewhere.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100.</p> <p>Proposed screen planting will reduce views of lower elevations and assist in integrating the Eastern Development into the wider landscape as the proposed planting reaches semi-maturity at year 15. Articulation of the roofline and careful use of cladding colour will further reduce visual impact.</p>	Medium	Medium to large scale, localised extent, permanent, long term	Moderate / Minor adverse	Minor adverse
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	<p>From the West, the Western Development obscures the Eastern Development and therefore effects are as per the Western Development along. The Western Development will introduce large commercial building into the rural landscape. However, for much of the route along the B4100, as shown in Viewpoint C, the intervening hedgerow is foreshortened in views, creating a dense barrier. However, when close to the Site boundary, the removed hedgerow will create open views into the Site over a limited extent of road.</p> <p>The introduction of permanent lighting associated with the Proposed Development is likely to alter the perceived level of light spill and glare currently derived from the road corridors and services situated adjacent to the Site. On balance this change is not considered to significantly alter the night time outlook for receptors using the B4100.</p> <p>The Landscape Strategy Plan shows the establishment of new planting along the northern boundary of the Western Site, with buildings set back behind areas of circulation and the new structural woodland planting. The articulation of the roofline and the careful use of cladding will further reduce visual impact.</p>	Medium	Large scale, limited extent, permanent, long term	Moderate / Minor adverse	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Road users of the A43	Low	Views towards the Development are obscured for much of the A43 due to the immediate boundary planting and bunding. The planting thins when driving south around the Baynard's Green roundabout, allowing brief, filtered views towards the Eastern Development. Due to the lack of visibility to the Western Development, assessment of effects for the combined Development is as per the Eastern Development alone. During summer these will be all but obscured. Careful use of cladding and the articulation of the roofscape, together with the enhanced planting shown in the northwestern corner of the Eastern Site, will reduce impacts on views further.	Low to Negligible	Negligible scale, limited extent, permanent, long term	Minor / Negligible adverse	Negligible neutral
Road users of the M40	Low	The Development will introduce transient views of large commercial buildings to an otherwise agricultural landscape. The change will result from a small proportion of the Eastern Development being visible between and above blocks of woodland when approaching from the east, and the Western Development being more open to views from a short stretch of the M40 adjacent to the Site. Careful use of cladding colour and the articulation of the roofscape will reduce visual impact.	Low	Negligible scale, limited extent, permanent, long term	Minor / Negligible adverse	Minor adverse / neutral

Mitigation, Monitoring and Residual Effects

Landscape Effects

- 13.7.8 Significant (Major / Moderate adverse) effects were identified on the character of the Site at Year 1, which is to be expected with wholesale development of this nature, reducing at Year 15 through the implementation of the Landscape Strategy as shown on Figure 13.8. Moderate adverse effects at Year 1 and Year 15 were identified for the remaining character areas. This is due to the large scale and massing of the proposals as compared to the current landscape baseline and the extent over which indirect changes will be experienced. However, these are experienced in the context of the motorway and A43 and their junction.
- 13.7.9 The secondary mitigation in the form of the proposed landscape and planting strategy will help integrate the Development into the landscape and contribute to achieving local landscape character objectives, as well as biodiversity habitat and enhancement in what were arable fields and of comparatively low biodiversity value. These proposals are subject to detailed design.
- 13.7.10 The careful detailed design of the buildings and their cladding will further assist the reduction of effects but these cannot mitigate against the scale of the change of use of the landscape in the area of the Site.

Visual Effects

- 13.7.11 Significant (Major / Moderate) adverse effects were assessed at Year 1 for the following receptors:
- PRow and local road network south of Tusmore Park (Viewpoints 2, 3 and 19) – arising from both the Eastern and combined Developments. This is due to the proximity and scale of the Development within views.
 - Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16) – arising from both the Eastern and combined Developments. This is due to the proximity and scale of the Development within views.
 - Users of PRow abutting and crossing the Western Site (Photoviewpoint 7, 8, 9 and B) – arising from the Western and combined Developments. This is due to the proximity of the Development to the viewpoints.
 - Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20). This is due to the scale of the Development and the extent over which the changes will be experienced.
 - Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F). This is due to the scale of the Development and the extent over which it will be experienced.
- 13.7.12 No significant residual effects were assessed. This is on the basis that the detailed design of the buildings presents a more articulated roofscape and a graduated cladding design to reduce the massing of the buildings within views.

Night-time Lighting

- 13.7.13 Page 31 of the Lighting Assessment sets out that the local landscape will remain at the level of E2/E3 as is currently the case, whilst noting the greater effects that will be experienced

by immediate residential receptors, as set out on page 30 of the lighting assessment and in Appendix 13.11.

13.8 Cumulative Effects

- 13.8.1 As set out in Section 13.3, a review of the intervisibility of the cumulative schemes identified for consideration in this EIA, in conjunction with consultation with CDC (Appendix 13.6) scoped the cumulative landscape and visual assessment to an appraisal of the Development with the proposed residential-led development at Heyford Park (ref: 18/00825/HYBRID) in addition to the Oxfordshire Strategic Rail Freight Interchange and the logistics development East of Baynard's Green Farm (ref: 22/01340/OUT) (the Tritax Scheme) (see Appendix 3.5 for further details). The location of the cumulative schemes considered in this assessment are illustrated in Figure 3.3 of the ES. Further to additional discussions with CDC and LUC at the meeting of 10th January 2024, the scope of the cumulative assessment for landscape and views was reduced to just include the Development in conjunction with the adjacent proposed Tritax Scheme, East of Baynard's Green Farm (see Appendix 13.8). It was agreed that all assessment would be undertaken as if the different stages of the projects were aligned and occurring at the same time.
- 13.8.2 A cumulative ZTV model was undertaken by EDP, the team undertaking the landscape and visual assessment for the Tritax Scheme. This is included at Appendix 13.9. Photosheets demonstrating the cumulative model of the Development, together with the Tritax Scheme are included in Appendix 13.10.

Construction

Landscape Character

- 13.8.3 If the construction phases of the Development and that of East of Baynard's Green Farm were to align there is a localised potential for construction activities to be perceived as having an increased prevalence within the character area due to the proximity of the developments. Where intervisibility is possible, views would be limited to taller elements such as cranes with the lower elevations and construction activities being screened by intervening hedgerows and tree cover. There would be a minor increase in the loss of defining characteristics or features such as hedgerows or trees or arable land use within the character area. On balance, the assessed effects on landscape character would not alter when considering the Development with East of Baynard's Green Farm with effects remaining as minor adverse for the identified LCT and LCA's.

Visual Receptors

- 13.8.4 During the construction phase, construction work in the cumulative sites will be experienced most greatly from the PRoW to the west and southwest of Stoke Lyne and from the B4100 to the east, where both sites will be seen adjacent. Elsewhere, the frequency of hedgerows and linear tree belts, notably within the setting of the Western Site, would curtail many views including those from many road corridors and PRoWs. Where possible, views would be largely limited to the taller construction elements such as cranes and other features appearing above the treeline. From the east and southeast this will increase the extent of construction activity within views although those from the north construction activity within the schemes would coalesce within vistas.

- 13.8.5 In viewpoints from the northeast and east, i.e. those from around Stoke Lyne and the PRoW south of Tusmore Park, the construction activity in the Tritax Scheme will be more evident due to its proximity, with construction activity in the Eastern Site visible beyond. From the area of Photoviewpoint 4 and 5, the two areas of construction will be seen adjacent to each other and thus occupying a larger proportion of the view.
- 13.8.6 In viewpoints from the northwest, i.e. Photoviewpoints 10 and 18, any construction activity within the Tritax site will be seen to the left of construction activity visible in the Western Sites, increasing the proportion of the view impacted upon by construction activity.
- 13.8.7 From the south, the Tritax Scheme will be seen beyond the Eastern and Western Sites and will be unlikely to cause additional visual impact.

Completed Development

Landscape Character

- 13.8.8 Cumulative effects on landscape character are set out below in Table 13.28.
- 13.8.9 The Development and the Tritax Scheme will lead to a loss of landscape features and openness due to the introduction of new commercial buildings. This will result in a localised shift in landscape character between Junction 10 of the M40 and Baynard's Green from one of arable fields to a logistics hub close to the strategic road network. On balance, the assessed effects on landscape character would remain as moderate adverse at year 1 reducing to minor adverse at year 15 for the identified LCT and LCA's and structural planting matures.

Table 13.28: Cumulative Effects on Landscape Character (Completion All Schemes)

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
6. Farmland Plateau LCT	Medium	The cumulative developments will result in the addition of a number of large commercial buildings into what is currently a comparatively agricultural landscape, albeit influenced by infrastructure particularly in the area of the motorway junction. It is important to note that the area of the Tritax Scheme is more rural in character due to its distance from the road network and services, and its proximity to heritage assets and parkland to the north. Areas of existing hedgerow and linear tree belts will largely be protected and enhanced with species in-keeping with the character of the area. Both schemes offer large areas of biodiversity enhancement as part of the scheme. The loss of openness will remain, however.	Medium	Direct, permanent	Moderate adverse	Moderate adverse
19. Wooded Estate Land LCT			Medium	Direct, permanent	Moderate adverse	Moderate adverse
H. Fritwell (CW/57) LCA	Medium		High / medium	Direct, permanent	Major / moderate adverse	Moderate adverse
C. Middleton Stoney (CW/59) LCA						
Landscape features and character of the Site	Medium					

Visual Receptors

- 13.8.10 The Cumulative ZTV model produced by EDP, included in Appendix 13.9, demonstrates that the ZTV for the Tritax Scheme is not notably different than that of the Development. Variations between the ZTV produced by Tyler Grange (included as Figure 13.6) and that produced by EDP are due to more accurate mapping data. Notably, the Cumulative ZTV demonstrates a smaller ZTV for the Development than shown in Figure 13.6.
- 13.8.11 Cumulative AVRs (CAVRs) are include in Appendix 13.10. These show the obscuring effect that the Tritax Scheme has in views from Stoke Lyne, the east and north-east (CAVR 1 to 3 and 19) and partially in the approach from the B4100 to the east (CAVR 4 and 5). In views from the west, the Tritax Scheme is sat mainly below the tree line, visible as a minor element adjacent to the Development (CAVR 11 and 14) and in views form the north-west it is seen as an extension of the Development (CAVR 18) or as obscured behind the intervening vegetation and landform (CAVR 20). In views from the area to the south, the Tritax Scheme is hidden by Stoke Wood (AVR 15). In viewpoints from the area of Stoke Little Wood, the Tritax Scheme is visible where the Development is screened behind vegetation and landform (AVR16).
- 13.8.12 Due to the scale of the Parameters on both the Site and within the Tritax scheme, the Tritax scheme will obscure views towards the Development when viewed from the north-east, and vice versa. Greatest effects will occur where both schemes are visible adjacent to each other, essentially forming a greater extent of development within views. These locations are in the areas between the A43 and Stoke Lyne (Photoviewpoints 2, 3 and 19), to the north-west of Baynard's Green (Photoviewpoint 10, 18 and 20) and those to the south-west around Ardley (Photoviewpoints 12-15). However, in these locations, the additional scheme is generally seen as a smaller and more distant element and the combined effects are not notably larger than those for the single scheme.

Table 13.29: Cumulative Effects on Views (Completion All Schemes)

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of PRow west of Stoke Lyne (Photoviewpoint 1)	High / Medium	The Tritax Scheme will completely obscure the Development in this location, creating a larger element in the view.	Medium	Medium scale, localised extent, permanent, long term	Moderate adverse	Moderate / Minor adverse
Users of the PRow network south of Tusmore Park (Photoviewpoints 2, 3 and 19)	High / Medium	The Tritax Scheme will completely obscure the Development in these views, forming a large element that obscures wider views towards landscape elements. They will be dominating features.	High	Large scale, intermediate extent, permanent, long term	Major adverse	Major / Moderate adverse
Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)	High / Medium	The Tritax Scheme obscures the Development from these locations, forming a larger element in the view than the Development alone.	Medium	Medium to large scale, intermediate extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of PRow abutting and crossing the Western Site (Photoviewpoint 7, 8, 9 and B)	High / Medium	Effects will be as per the Development alone.	Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)	High / Medium	The Tritax Scheme will be seen as an extension to the Development but will still be situated at a distance. Effects will be similar to those for the Development alone.	High to Medium	Large scale, limited extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)	Low	The Tritax Scheme will be seen as an extension to the Development in these views, or set behind it. Cumulative effects will not be dissimilar to those for the Development alone.	Low	Small scale, limited extent, permanent, long term	Minor adverse	Negligible neutral
Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F).	High / Medium	The Tritax Scheme will generally be beyond the Development or forming a minor extension. Effects will be as per the Development alone.	High / Medium	Medium scale, localised extent, permanent, long term	Major / Moderate adverse	Moderate adverse
Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)	Low	The Tritax Scheme will be seen in front of the Development, and as forming a larger element within the view, obscuring medium distance views across the landscape.	Medium	Large scale, localised extent, permanent, long term	Moderate adverse	Minor adverse

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect Year 1	Significance of Effect Year 15
Users of the B4100 west of the A43 (Photoviewpoint 17 and C)	Low	The Tritax Scheme will be obscured by the intervening vegetation and landform and, therefore, effects will be as per the Development alone.	Medium	Large scale, limited extent, permanent, long term	Moderate / Minor adverse	Minor adverse
Road users of the A43	Low	Views towards the Development and Tritax Scheme will be obscured for much of the A43 due to the immediate boundary planting and bunding. The planting thins when driving south around the Baynard's Green roundabout, allowing brief, filtered views towards the Eastern Development. The Tritax Scheme will be more visible due to its proximity and scale, and will extend the experience of development further north along the A43.	Low	Medium scale, limited extent, permanent, long term	Minor adverse	Negligible neutral
Road users of the M40	Low	For the most part, the Tritax Scheme will be obscured from the M40 by the intervening areas of woodland and landform. Effects will be as per the Development alone.	Low	Negligible scale, limited extent, permanent, long term	Minor / Negligible adverse	Minor adverse / neutral

13.8.13 Intervisibility of the completed Development and the Tritax Scheme would be limited to receptors using the PRoW to the north of the Site close to Photoviewpoint 10 and those residing at Horwell Farmhouse. Additionally, users of the PRoW and local road network to the southeast (Photoviewpoint 04 and 05) and receptors close to Photoviewpoint 01 and Lone Barn. Elsewhere, the frequency of hedgerows and linear tree belts, notably within the setting of the Western Site and landscape treatments of East of Baynard's Green Farm would curtail many views including those from many road corridors and PRoWs. Where views are possible, they would be of the upper elevations of buildings appearing above intervening hedgerows and tree cover. From the east and southeast this will increase the extent of built form within views although those from the north the schemes would coalesce within vistas rather than extend the influence of built form within views. Overall, the assessed cumulative effects on visual receptors would remain moderate adverse for receptors close to Photoviewpoint 10 and Horwell Farmhouse. Effects on receptors within Stoke Lyne would increase to moderate / minor adverse while those represented by Photoviewpoints 04, 05, Lone Barn and the B4100 would increase to major / moderate.

Mitigation, Monitoring and Residual Effects

- 13.8.14 Secondary mitigation measures are set out on the Landscape Masterplan on Figure 13.8 in Appendix 13.1. Planting as shown is subject to detailed design, together with the detailed of facades and materials. The Tritax Scheme is also subject to landscape proposals, which will reduce its visual effect.
- 13.8.15 The detailed design of both schemes will demonstrate the potential articulation of the rooflines, as demonstrated in the Tritax AVRs.
- 13.8.16 There are no further mitigation measures identified for the Development and, as such, the cumulative effects remain as described in Sections 13.6 and 13.7 for the construction and operational phases respectively.

Table 13.28: Summary of Landscape Effects

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude of Impact		Mitigation and Monitoring	Residual Effect			
<i>Construction</i>										
Loss of landscape features, alterations to topography and presence of construction activity and materials.	6. Farmland Plateau (Medium)	Localised	Short term	Eastern Development	Minor adverse	Adherence to the CEMP.	Minor adverse			
				Western Development	Minor adverse		Minor adverse			
				Enabling Works	Negligible		Negligible			
				Development	Minor adverse		Minor adverse			
	19. Wooded Estatelands (Medium)			Eastern Development	Minor adverse		Minor adverse			
				Western Development	Minor adverse		Minor adverse			
				Enabling Works	Negligible		Negligible			
				Development	Minor adverse		Minor adverse			
	H. Fritwell (CW/57) (Medium)			Eastern Development	Minor adverse		Minor adverse			
				Western Development	Minor adverse		Minor adverse			
				Enabling Works	Minor adverse		Negligible			
				Development	Minor adverse		Minor adverse			
	C. Middleton Stoney (CW/59) (Medium)			Eastern Development	Minor adverse		Minor adverse			
				Western Development	Minor adverse		Minor adverse			
				Enabling Works	Minor adverse		Negligible			
				Development	Minor adverse		Minor adverse			
Eastern Site (Medium)			Moderate adverse			Moderate adverse				
Western Site (Medium)			Moderate adverse			Moderate adverse				
Site (Medium)			Moderate adverse			Moderate adverse				
<i>Completed Development</i>										
Introduction of large commercial buildings into the landscape and loss of openness.	6. Farmland Plateau (Medium)	Localised	Permanent	Eastern Development	Moderate adverse (Year 1)	Creation of Green / blue infrastructure, the use of locally appropriate native species and use of bunding.	Minor adverse (Year 15)			
				Western Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
				Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
	19. Wooded Estatelands (Medium)			Eastern Development	Moderate adverse (Year 1)		Moderate adverse (Year 15)			
				Western Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
				Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
	H. Fritwell (CW/57) (Medium)			Eastern Development	Moderate adverse (Year 1)		Moderate adverse (Year 15)			
				Western Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
				Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
	C. Middleton Stoney (CW/59) (Medium)			Eastern Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
				Western Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
				Development	Moderate adverse (Year 1)		Minor adverse (Year 15)			
	Eastern Site (Medium)						Major / moderate adverse (Year 1)			Moderate adverse (Year 15)
	Western Site (Medium)						Major / moderate adverse (Year 1)			Moderate adverse (Year 15)
	Site (Medium)						Major / moderate adverse (Year 1)			Moderate adverse (Year 15)

Table 13.29: Summary of Visual Effects

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude of Impact		Mitigation and Monitoring	Residual Effect
<i>Construction</i>							
Views of construction activity, machinery and materials.	Users of PRow west of Stoke Lyne (Photoviewpoint 1)	Localised	Short term	Eastern Development	Minor adverse	Adherence to the CEMP.	Minor adverse
				Western Development	Minor adverse / Negligible		Minor adverse / Negligible
	Enabling Works			Negligible neutral	Negligible neutral		
	Development			Minor adverse	Minor adverse		
	Users of the PRow network south of Tusmore Park (Photoviewpoints 2, 3 and 19)			Eastern Development	Minor adverse		Minor adverse
				Western Development	Minor adverse / Negligible		Minor adverse / Negligible
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Minor adverse		Minor adverse
	Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16)			Eastern Development	Moderate adverse		Moderate adverse
				Western Development	Minor adverse		Minor adverse
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Moderate adverse		Moderate adverse
	Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20)			Eastern Development	Minor adverse		Minor adverse
				Western Development	Minor adverse		Minor adverse
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Minor adverse		Minor adverse
	Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15)			Eastern Development	Negligible neutral		Negligible neutral
				Western Development	Negligible neutral		Negligible neutral
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Negligible neutral		Negligible neutral
	Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F)			Eastern Development	Minor adverse		Minor adverse
				Western Development	Moderate adverse		Moderate adverse
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Moderate adverse		Moderate adverse
	Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G)			Eastern Development	Minor adverse		Minor adverse
				Western Development	Negligible neutral		Negligible neutral
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Minor adverse		Minor adverse
	Users of the B4100 west of the A43 (Photoviewpoint 17 and C)			Eastern Development	Negligible neutral		Negligible neutral
				Western Development	Minor adverse		Minor adverse
				Enabling Works	Minor to negligible adverse		Minor to negligible adverse
				Development	Minor adverse		Minor adverse
	Road users of the A43			Eastern Development	Minor adverse		Minor adverse
				Western Development	Negligible neutral		Negligible neutral
				Enabling Works	Negligible neutral		Negligible neutral
				Development	Minor adverse		Minor adverse
Road users of the M40	Eastern Development	Negligible neutral	Negligible neutral				
	Western Development	Minor adverse	Minor adverse				
	Enabling Works	Negligible neutral	Negligible neutral				
	Development	Minor adverse	Minor adverse				

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude of Impact	Mitigation and Monitoring	Residual Effect	
<i>Completed Development</i>							
Views of large commercial buildings within an arable landscape and loss of openness.	Residents of Stoke Lyne (Photoviewpoint 1) Users of the PRow network south of Tusmore Park (Photoviewpoints 2, 3 and 19) Users of the PRow between Fewcott and Stoke Lyne (Photoviewpoint 5, 6 and 16) Users of the PRow west and northwest of A43 (Photoviewpoints 10, 18 and 20) Users of the local road network between Fritwell and Ardley with Fewcott (Photoviewpoints 11, 14 and 15) Users of the PRow to the west and southwest of the Site (Photoviewpoints 12, 13 and F) Users of the B4100 east of the Site (Photoviewpoint 4, 5 and G) Users of the B4100 west of the A43 (Photoviewpoint 17 and C) Road users of the A43 Road users of the M40	Localised	Permanent	Eastern Development	Moderate adverse	Façade treatments, the use of locally appropriate native species in screen planting and use of bunding.	Moderate / Minor adverse
				Western Development	Moderate adverse		Moderate / Minor adverse
				Development	Moderate adverse		Moderate / Minor adverse
				Eastern Development	Major / Moderate adverse		Moderate adverse
				Western Development	Moderate adverse		Moderate / Minor adverse
				Development	Major / Moderate adverse		Moderate adverse
				Eastern Development	Major / Moderate adverse		Moderate adverse
				Western Development	Minor adverse		Minor / Negligible adverse
				Development	Major / Moderate adverse		Moderate adverse
				Eastern Development	Minor to negligible adverse		Minor to negligible adverse
				Western Development	Major / Moderate adverse		Moderate adverse
				Development	Major / Moderate adverse		Moderate adverse
				Eastern Development	Minor adverse to neutral		Minor adverse to neutral
				Western Development	Minor adverse		Negligible neutral
				Development	Minor adverse		Negligible neutral
				Eastern Development	Moderate adverse		Moderate to Minor adverse
				Western Development	Major / Moderate adverse		Moderate adverse
				Development	Major / Moderate adverse		Moderate adverse
				Eastern Development	Moderate / Minor adverse		Minor adverse
				Western Development	Negligible neutral		Negligible neutral
				Development	Moderate / Minor adverse		Minor adverse
				Eastern Development	Minor / Negligible adverse		Negligible neutral
				Western Development	Moderate / Minor adverse		Minor adverse
				Development	Moderate / Minor adverse		Minor adverse
Eastern Development	Minor / Negligible adverse	Negligible neutral					
Western Development	Minor adverse	Negligible neutral					
Development	Minor / Negligible adverse	Negligible neutral					
Eastern Development	Minor / Negligible adverse	Negligible neutral					
Western Development	Minor adverse	Minor Adverse / Neutral					
Development	Minor adverse	Minor Adverse / Neutral					

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