



Appendix 13.11

RESIDENTIAL VISUAL AMENITY ASSESSMENT

Appendix 13.8: Residential Visual Amenity Assessment

The GLVIA3 states at paragraph 6.17 that the assessment of effects on residential properties is separate to LVIA and subject to different requirements. For this reason, visual effects on the closest properties and settlements to the Site, the list of which were agreed with CDC and their consultants, LUC, are assessed separately to the main LVIA.

Settlements within the Study Area which were identified for further assessment are as follows:

- Stoke Lyne (Viewpoint 1) – 1.49km to east;
- Ardley with Fewcott (Viewpoint 13 and F) – 0.9km to south;
- Fritwell (Viewpoint 12 and E) – 1.31km to west;
- Baynard's Green (Viewpoint 8) – between Eastern and Western Sites.

The following properties within the Study Area were identified for further assessment:

- 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

Each property was assessed on site and through the use of aerial photography to better understand the location and orientation of windows and gardens was understood, together with intervening vegetation.

Property Group	Distance and Direction	Visibility	Assessment
Stoke Lyne	1.49km to east	Mainly from first floor windows of properties on western edge of settlement due to intervening vegetation and landform	Views from Stoke Lyne are represented by PVP1. The build zones for the Eastern and Western Sites are visible from this location. Similar views are likely to be experienced by properties on the western edge of the settlement, albeit filtered. Views from the Rectory, which is the tallest residential building with the greatest outlook towards the Site will likely be most affected. However, the latter is bordered to the west by a strong coniferous hedge which will reduce views from ground level.
Ardley with Fewcott	0.9km to south	First floor windows from properties on Water Lane	Views from Ardley with Fewcott are represented by PVP13 and scoped out view F. The properties on the eastern edge of the settlement are orientated towards the east, south of the Site. Properties on the northern edge of the settlement are orientated towards the northwest and are set within mature planting, reducing the likelihood of visual impacts from ground floor windows and reducing views from upper storeys. Properties on Water Lane are oriented towards the north, potentially taking in the Western Site. Where visible, the Western Site would be seen above and beyond the intervening layers of vegetation.

Property Group	Distance and Direction	Visibility	Assessment
Fritwell	1.31km to west	First floor windows on north-eastern edge	Views from Fritwell are represented by PVP 12 and scoped out view E. Viewpoint 12 is taken from the sports pitches on the eastern edge of the village, further east than the easternmost properties. Views are likely to be experienced from the top storeys of these properties, which looks over the surrounding countryside towards the Western Site. Views from the remaining properties are likely to be screened by intervening built form and vegetation.
Baynard's Green	between Eastern and Western Sites	Ground floor and first floor windows	The properties within Baynard's Green are generally low density and set within mature surroundings. Baynard's Green Farm is separated from the Eastern Site by a thick belt of woodland planting along the A43 and the intervening service station. It is also situated within the context of the commercial development that has been established within the farmyard. Baynards Barn, south of the B4100 is orientated towards the north and away from the Site, whereas Baynard House is orientated towards the Western Site. The properties likely to experience the greatest effects are Medkre, at the northeastern corner of the Western Site, and the Cottages, situated to the south of Baynard House. These properties directly overlook the Western Site and are immediately adjacent. The buildings will be set back some distance from both properties but the Development will still be evident in views.

Property Group	Distance and Direction	Visibility	Assessment
Horwell Farmhouse	0.69km north-west	Limited glimpses from first floor windows	Views from Horwell Farm are partially illustrated by PVP 18. The properties at Horwell Farm, including Haystacks and Padbury Lodge, are broadly orientated east west, or north south. A series of large agricultural barns are situated to the east and south of the properties and a strong tree belt wrapping around the southeast. Views from the southernmost property will likely be visible towards the western Site, with views from the other properties largely unaffected.
Green Farm	0.58km west	Limited and filtered views from gable end windows	Views from Green Farm are partially illustrated by PVP 20, which is taken from the PRoW to the north. The residential property at Green Farm is Orientated towards the south away from the Western Site. It is surrounded to the north and east by large commercial buildings and bordered by mature trees. Any views towards the Western Site will be from gable end windows (it was not possible to verify if these were present) which overlook mature trees and agricultural buildings. The Development is unlikely to change the character or outlook of this property.
Lone Barn	0.7km east	First floor windows	Views form Lone Barn are partially illustrated by PVP19. The property is orientated broadly east-west, with the main views directed away from the Site. The ground floor and surrounding land are separated from the Site by layers of intervening vegetation/ The outlook from this property is unlikely to be notably affected by the scheme.

Nighttime Lighting

The Nighttime Lighting assessment, produced by LightPad, assessed the effects of the proposed lighting scheme on a number of residential receptors within the Study Area. The findings of the assessment are summarised in the table below.

Property Group	Lighting Assessment Ref	Effects of Lighting
Stoke Lyne	R19	As per existing but may experience glare
Ardley with Fewcott	R12-R14	As per existing but may experience glare
Fritwell	R11	As per existing but may experience glare
Baynard's Green	R1-R4	Will experience resulting light levels in excess of recommended guidance levels.
Horwell Farmhouse	R9	As per existing but may experience glare
Green Farm	R10	As per existing but may experience glare
Lone Barn	R21	As per existing but may experience glare

Summary

The properties which will be most affected by the Development will be those within Baynard's Green, south of the B4100. These are the properties closest to the Site and are open to the Western Site. Views from a small number of properties on the edge of Fritwell will also be impacted where they currently have open views towards the Western Site. Views from the edge of Ardley with Fewcott, and properties at Green Farm, Lone Barn and Horwell Farm are less likely to be impacted upon due to their orientation and surrounding vegetation.

Properties that will experience effects of nighttime lighting will be those properties closest to the Site, i.e. those within Baynard's Green. It is possible that additional skyglow will be experienced by properties further away when looking towards the Site, but this will be experienced in the context of the motorway junction, the A43 and the Motorway Service Area, all of which are lit in this location.