



March 2022

## **LANDSCAPE & VISUAL REVIEW**

**Begbroke Science Park, Begbroke**

**Non-Material Amendment (NMA) to the reserved matters approval (Ref. 21/03150/REM).**

### **1.0 INTRODUCTION**

1.1 This note has been prepared by FPCR Environment and Design Limited in relation to a Non-Material Amendment (NMA) to the reserved matters approval (Ref. 21/03150/REM).

#### **Context**

1.2 A Landscape and Visual Appraisal (LVA)- Addendum (Sept 2021), was prepared by FPCR to accompany the Reserved Matters Submission (RMS), for the now approved employment development at Begbroke Science Park, Begbroke, Begbroke Hill Oxfordshire.

1.3 The LVA Addendum reviewed landscape character and visual amenity and assessed the resulting landscape and visual effects of the Proposed Development (as presented by the RMS) on the receiving landscape receptors and visual receptors.

1.4 The LVA Addendum came to the following conclusion.

*"The Site and the local landscape character has the ability in which to absorb development of the scale and type proposed, as presented by the Proposed Development (RMS). The Site is of limited landscape value and lies within a local landscape that is not considered to be 'out of the ordinary, in landscape terms. The Proposed Development will be located within the surroundings of existing buildings within the Science Park such that new buildings would be seen within that context and would not be an uncharacteristic element that would result in any marked change in landscape character or visual amenity.*

*The Site (and the Science Park) is well-contained within the landscape by a strong belt of mature trees around its perimeter which contain the built development and restrict visibility into the Science Park. There is further tree cover and hedgerows within the local landscape that provide additional layers of vegetation that restrict visibility. Where there are views of the Proposed Development these are effectively localised close-range views such as from the adjacent local footpath to the east (see Viewpoint Ia-Ib) the new development of buildings, car park and landscaping would be observed alongside and within the backdrop of existing buildings. The new built development – which is comparable in scale to existing buildings, together with the provision of new tree planting and greenspace, would be appropriate within this landscape would not result in any unacceptable long-term harm on landscape character and visual amenity.” (Paras 9.2-9.3)*

### **Review of Non-Material Amendment**

- 1.5 The NMA relates to the revised location of the flue on the roof of the consented Academic Building. This comprises a change from a single central flue to several flues on the roof. The flues would be 300mm higher in height than the approved flue height.
- 1.6 Having reviewed the LVA Addendum it is considered that that these changes, - which are considered to be inconsequential in nature - do not alter the professional judgments and conclusions that have been reached, and that the level of effects on landscape and visual receptors remain the same as stated within the LVA Addendum.