VIEWPOINT 12: FOOTPATH 124/7/10 (GROUP 6)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/7/10 and forms part of Group 6 (views from footpaths to the east of the site).

This view is located approx 650m east of the site boundary. It lies on Footpath 124/7/10, adjacent to its junction with Footpath 124/11/10, to the south-east of Begbroke and is orientated in an easterly direction. The view comprises fields and hedgerows in the foreground, with lamposts on the A44 glimsped in the middle-distance and land sloping up to Begbroke Wood in the distance; Begbroke Wood can be glimpsed on the skyline.

The wider context of the view includes vegetation surrounding Begbroke Science Park in the left of the view, and Footpath 124/11/10 in the right.

Part of the eastern area of the site can be glimpsed in the distance of the view, and vegetation such as that lining Dolton Lane is also glimpsed. However, the majority of the site is currently screened from this view by intervening vegetation.

This receptor is considered to have a **High Susceptibility** due to the receptor's high extent of interest in their surroundings while using the footpath.

The view is considered to have a **Medium Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

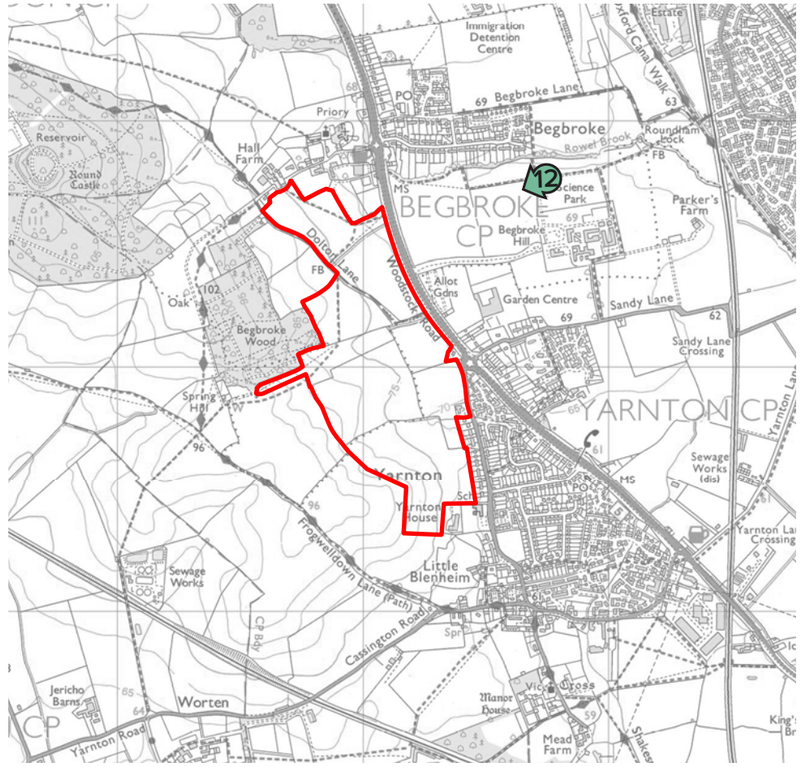
During both the construction and operational periods the development is predicted to have a Medium magnitude of effect and Significant significance of effect due to there being views of construction activities and the of proposed development. However, the intervening built form at allocation PR8 will screen the development from view, reducing the residual effect.

The residual visual effect is predicted to be **Negligible**.

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 12: FOOTPATH 124/7/10 (Group 6)	Users of PRoW	**H**	**M**	**M**	**M**	The sensitivity of this receptor is considered to be **Medium.**	**M**	**H**	**Partial/Glimpsed**	**Direct**	**650m**	**M**	**Moderate**	**Moderate**	**Major**	**Major**	The residual effects on this viewpoint must consider the cumulative effects of the development of the PR8 allocation, which will be substantially complete during this timeframe. As a result, the predicted residual visual effect to this receptor is negligible, due to intervening development.	The residual effect on this receptor is considered to be **Negligible.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 12

VIEWPOINT INFORMATION

Grid Reference: 51.820565, -1.3090293

Distance to nr. site boundary: 650m

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 12:45

VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

Visual Baseline (50cm viewing distance)

Panoramic photo (for contextual reference only)

This image provides landscape and visual context only.

VIEWPOINT 13: FOOTPATH 420/19/10 (GROUP 6)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 420/19/10 and forms part of Group 6 (views from footpaths to the east of the site).

This view is located approx. 1km east of the site boundary on Footpath 124/7/10 to the east of Begbroke and is orientated in an easterly direction. The view comprises fields and hedgerows in the foreground and middle distance, with Begbroke Science Park visible in the left of the view. Begbroke Wood can be glimpsed on the skyline.

The wider context of the view includes land sloping up to a small hilltop in the left of the view and vegetation lining Rowel Brook in the right.

Part of the site can be glimpsed in the distance beyond the A44, but the majority of the site is currently screened by intervening vegetation and topography.

This receptor is considered to have a **High Susceptibility** due to the receptor's high extent of interest in their surroundings while using the footpath.

The view is considered to have a **Medium Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

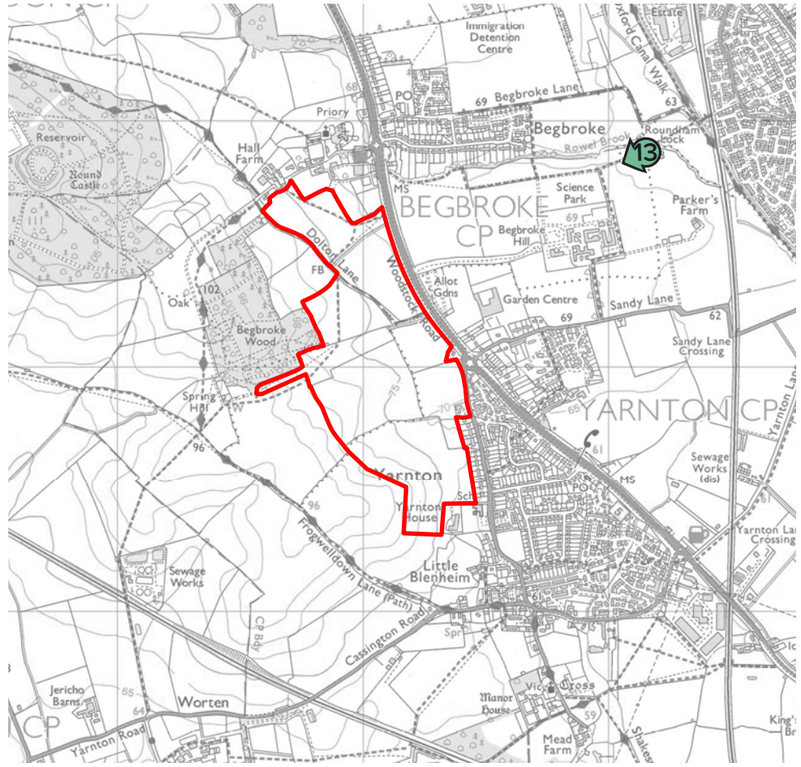
During both the construction and operational periods the development is predicted to have a Low magnitude of effect and Moderate significance of effect due to there being glimpses of construction activities and the of proposed development. However, the intervening built form at allocation PR8 will screen the development from view, reducing the residual effect.

The residual visual effect is predicted to be **Negligible**.

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 13: FOOTPATH 420/19/10 (Group 6)	Users of PRoW	**H**	**M**	**M**	**M**	The sensitivity of this receptor is considered to be **Medium.**	**L**	**M**	**Glimpsed**	**Direct**	**1km**	**M**	**Slight**	**Slight**	**Moderate**	**Moderate**	The residual effects on this viewpoint must consider the cumulative effects of the development of the PR8 allocation, which will be substantially complete during this timeframe. As a result, the predicted residual visual effect to this receptor is negligible, due to intervening development.	The residual effect on this receptor is considered to be **Negligible.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 13

VIEWPOINT INFORMATION

Grid Reference: 51.821429, -1.3029353

Distance to nr. site boundary: 1km

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 12:53

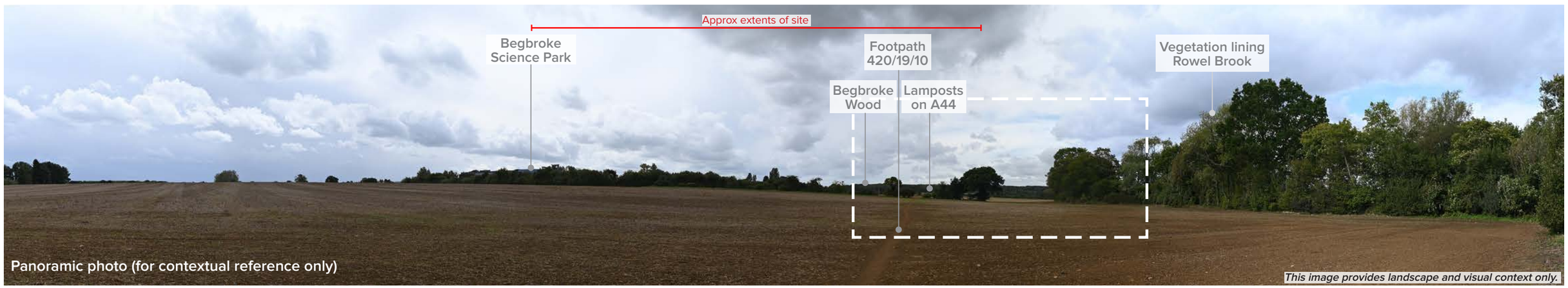
VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

Visual Baseline (50cm viewing distance)



Panoramic photo (for contextual reference only)

This image provides landscape and visual context only.

VIEWPOINT 14: FOOTPATH 265/24/20 (GROUP 7)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 265/24/20 and forms Group 7 (views from footpaths to the north of the site).

This view is located approx. 1.8km north of the site boundary on Footpath 265/24/20, at its junction with Footpath 265/25/10, between Begbroke and Bladon and is orientated in an south-easterly direction. The view comprises arable fields bound by mature hedgerows sloping up towards Bladon Heath and Begbroke Wood, which are visible on the distant skyline. In the left of the view is Footpath 265/24/20 and a small copse.

The wider context of the view includes further arable farmland, and in the left of the view the A44 and infrastructure associated with Oxford Airport.

Due to intervening vegetation there is currently no visibility of the site from this viewpoint.

This receptor is considered to have a **High Susceptibility** due to the receptor's high extent of interest in their surroundings while using the footpath.

The view is considered to have a **Medium Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

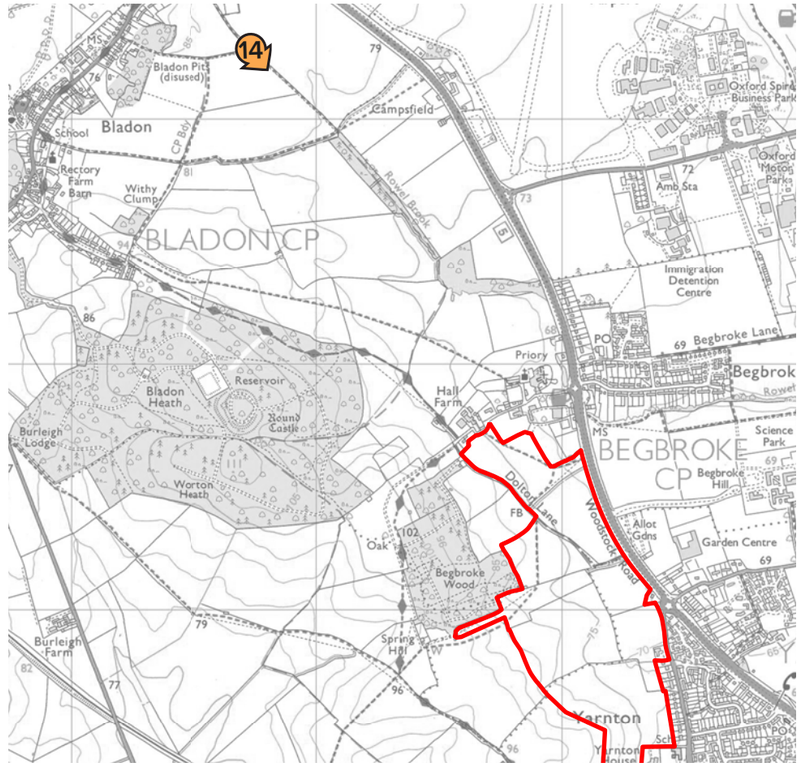
During both construction and operation the magnitude of effect is predicted to be Negligible-Low and the significance of effect will be Slight due to the distance from the proposed development and intervening existing and proposed vegetation.

The residual visual effect is predicted to be **Negligible**.

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 14: FOOTPATH 265/24/20 (Group 7)	Users of PRoW	**H**	**M**	**M**	**M**	The sensitivity of this receptor is considered to be **Medium.**	**N**	**N/A**	**Not Visible**	**Not Visible**	**1.8 km**	**N/A**	**Slight**	**Negligible - Slight**	**Negligible - Minor**	**Negligible**	The establishment of the community woodland would reduce the magnitude of effect.	The residual effect on this receptor is considered to be **Negligible.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 14

VIEWPOINT INFORMATION

Grid Reference: 51.834304, -1.3376827

Distance to nr. site boundary: 1.8km

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 11:43

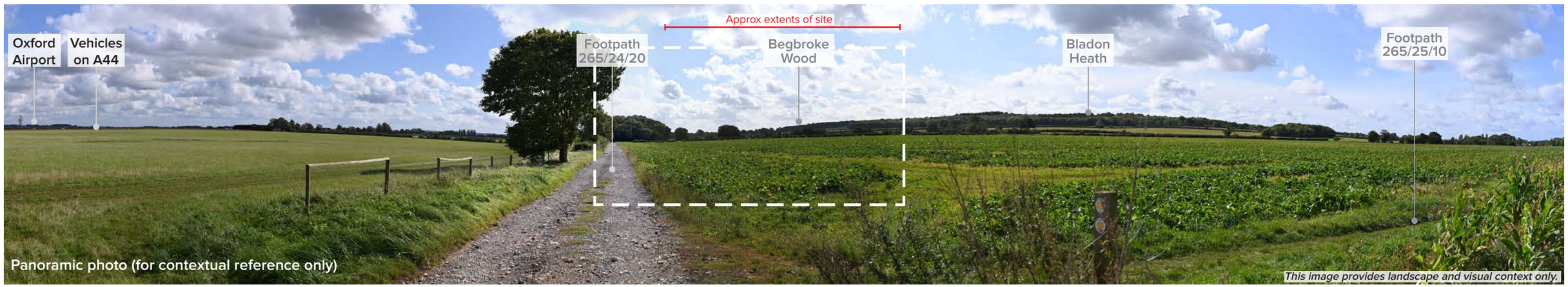
VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

Visual Baseline (50cm viewing distance)



Panoramic photo (for contextual reference only)

This image provides landscape and visual context only.

VIEWPOINT 15: FOOTPATH 229/10/10 (GROUP 8)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 229/10/10 and forms Group 8 (views from footpaths to the south-east of the site).

This view is located approx. 2.1km south-east of the site boundary on Footpath 229/10/10 near the A44/A4260 junction and is orientated in an north-westerly direction. The view comprises an expansive arable field sloping gently down towards the A44 corridor, beyond which mature trees interrupted occasionally by features such as lamposts, telegraph poles and roofs. In the distance, Begbroke Wood and farmland surrounding it forms the skyline.

The wider context of the view includes some new housing at Couling Close, and further arable farmland bounded by mature hedgerows and woodland.

Visibility of the site is currently negligible due to appreciable distance and intervening vegetation. However, distant glimpses of the westernmost corner of the site may be visible.

This receptor is considered to have a **High Susceptibility** due to the receptor's high extent of interest in their surroundings while using the footpath.

The view is considered to have a **Medium Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

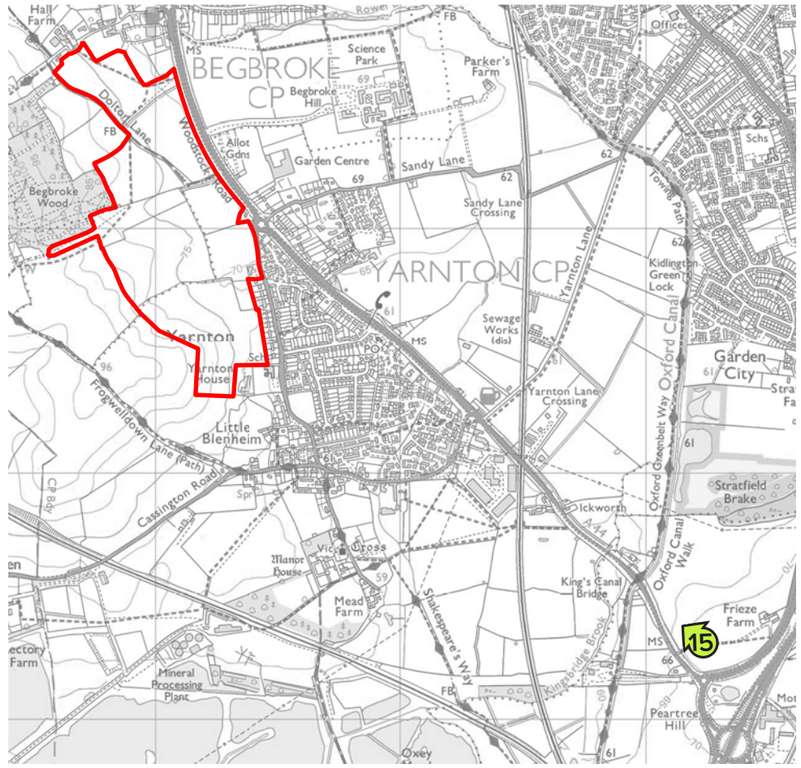
During both construction and operation the magnitude of effect is predicted to be Negligible and the significance of effect will be Not Significant due to the proposed development not being visible from this viewpoint.

The residual visual effect is predicted to be **Negligible.**

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 15: FOOTPATH 229/10/10 (Group 8)	Users of PRoW	**H**	**M**	**M**	**M**	The sensitivity of this receptor is considered to be **Medium.**	**N**	**N/A**	**Not Visible**	**Not Visible**	**2.1km**	**N/A**	**Negligible**	**Negligible**	**Negligible**	**Negligible**	Not visible or appreciable from this viewpoint.	The residual effect on this receptor is considered to be **Negligible.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 15

VIEWPOINT INFORMATION

Grid Reference: 51.798151, -1.2879445

Distance to nr. site boundary: 2.1km

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 16:25

VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

Visual Baseline (50cm viewing distance)

Panoramic photo (for contextual reference only)

This image provides landscape and visual context only.

VIEWPOINT 16: RUTTEN LANE/AYSGARTH ROAD (GROUP 5)

EXISTING BASELINE

This viewpoint represents the experience of motorists, residents and pedestrians on Rutten Lane, Yarnton, and forms Group 9 (views from Yarnton).

This view is located approx. 40m south-east of the site boundary at the junction of Rutten Lane and Aysgarth Road and is orientated in an north-westerly direction. The view comprises the junction of Rutten Lane and Aysgarth Close, and adjacent residential properties and their associated gardens and driveways. The entrance to Yarnton Medical Practise is also visible.

The wider context of the view includes more residential properties along Rutten Lane.

This receptor is considered to have a **Medium Susceptibility**.

The view is considered to have a **Low Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

During construction the magnitude of effect is predicted to be Low-Medium due to views of construction activities. During operation this reduces to low due to trees lining Rutten Lane reduces visibility of the proposed development.

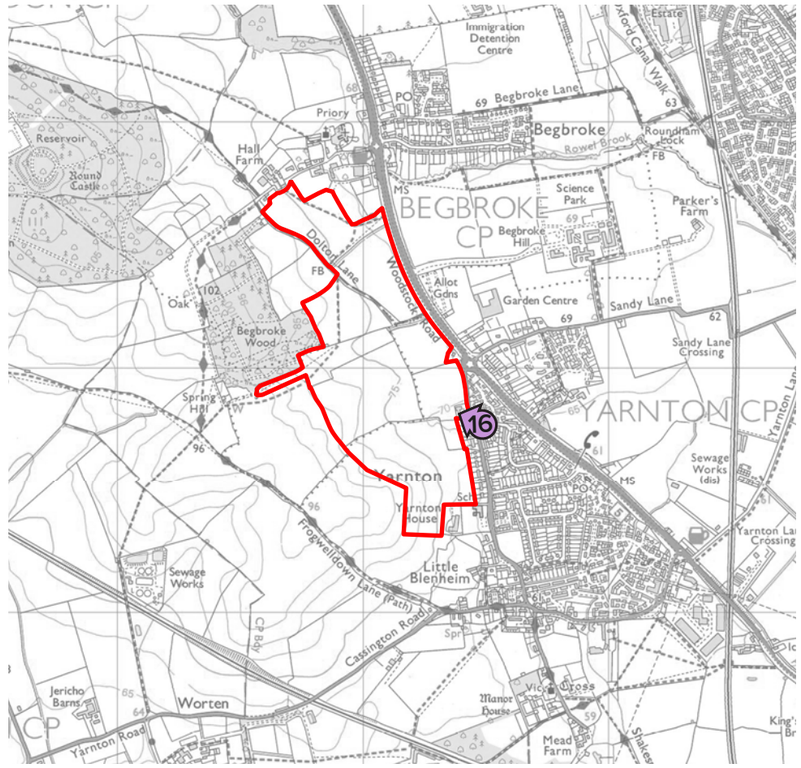
During both construction and operation the significance of effect is predicted to be moderate due to the presence of urban features already present in the view, and the beneficial effect of the proposed planting.

The residual visual effect is predicted to be **Minor Adverse**.

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 16: RUTTEN LANE/ AYSGARTH ROAD (Group 5)	motorists, residents and pedestrians	**M**	**M**	**L**	**L**	The sensitivity of this receptor is considered to be **Low-Medium.**	**M**	**L**	**Partial**	**Oblique**	**40m**	**L**	**Slight - Moderate**	**Slight**	**Moderate**	**Moderate**	The establishment of trees to a height of 11metres along the Rutten Lane boundary will significantly reduce the magnitude of effect.	The residual effect on this receptor is considered to be **Minor Adverse.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 16

VIEWPOINT INFORMATION

Grid Reference: 51.811586, -1.3129078

Distance to nr. site boundary: 40m

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 15:17

VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

VIEWPOINT 17: FOOTPATH 420/14/20, FROGWELLDOWN LANE (GROUP 9)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 420/14/20, Frogwelldown Lane, and forms Group 10 (views from footpaths to the south of the site).

This view is located approx. 260m south of the site boundary on Footpath 420/14/20 on Frogwelldown Lane and is orientated in an northerly direction. The view comprises primarily the tree and scrub vegetation lining Frogwelldown Lane, with glimpsed views of the farmland beyond.

The wider context of the view includes Frogwelldown Lane.

This receptor is considered to have a **High Susceptibility** due to the receptor's high extent of interest in their surroundings while using the footpath.

The view is considered to have a **Medium Value**.

Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium.**

PREDICTED VISUAL EFFECTS

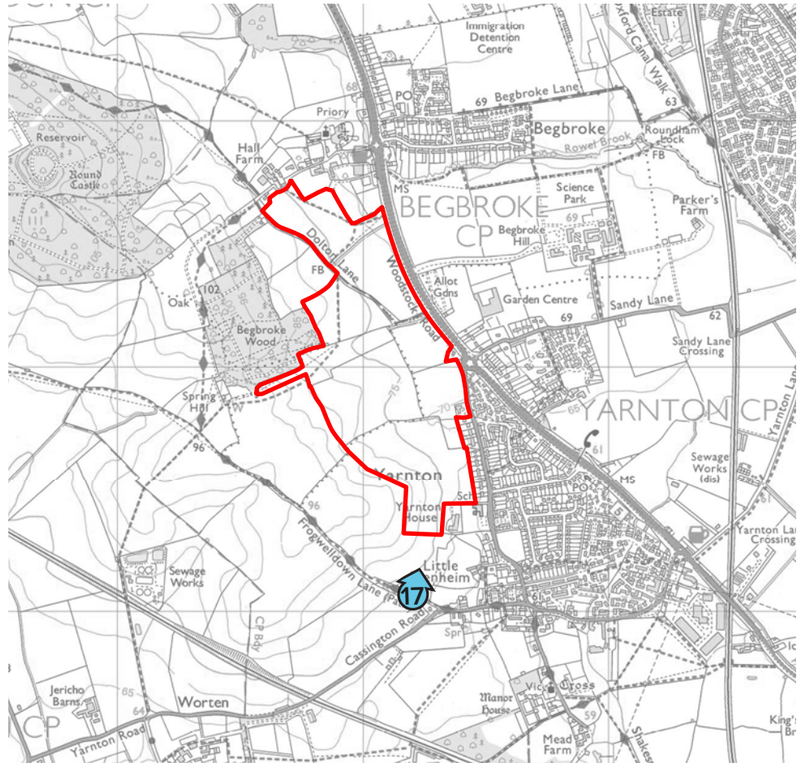
During both construction and operation the magnitude of effect is predicted to be Negligible and the significance of effect will be Not Significant due to the proposed development not being visible from this viewpoint.

The residual visual effect is predicted to be **Negligible**.

VIEWPOINT LOCATION

Site boundary

Viewpoint location and direction of view



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY						MAGNITUDE								SIGNIFICANCE OF EFFECT			
	Susceptibility			Value									MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT			
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status	OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	Construction	Operation	Construction	Operation	MITIGATION	RESIDUAL EFFECT
VIEWPOINT 17: FOOTPATH 420/14/20, FROGWELLDOWN LANE (Group 9)	Users of ProW	**H**	**M**	**M**	**M**	The sensitivity of this receptor is considered to be **Medium.**	**N/A**	**N/A**	**Not Visible**	**Not Visiblet**	**260m**	**N/A**	**Negligible**	**Negligible**	**Negligible**	**Negligible**	Not visible or appreciable from this viewpoint.	The residual effect on this receptor is considered to be **Negligible.**

Key

Sensitivity:
N Negligible
L Low
M Medium
H High

Nature of effect:
B Beneficial
N Neutral
A Adverse

VIEWPOINT 17

VIEWPOINT INFORMATION

Grid Reference: 51.805304, -1.3171551

Distance to nr. site boundary: 260m

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 16:06

VIEWING INFORMATION

With one eye closed, hold this sheet from your open eye at arms length (a distance of 50cm from eyes) and curve the image through 90° and turn head to view.

This visualisation is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location.

CAMERA LOCATION

Visual Baseline (50cm viewing distance)

Panoramic photo (for contextual reference only)

This image provides landscape and visual context only.