

## LEGEND

### Placemaking

- PR9 Policy Map Boundary
- Community Hub
- Indicative Vehicular Crossings

### Parks and Gardens

- Park

### Amenity Open Space

- Green Corridor  
(to retain existing hedgerows, and providing an opportunity to incorporate foot/cycle routes, SuDS and natural play)
- Public Access Land
- Retained Agricultural Land

- Local Nature Reserve (Indicative location)

### Natural and Semi-Natural Green Space

- Community Woodland
- Ancient Woodland
- Retained Hedgerow/ Tree
- Proposed Reinstated Hedgerow & Copse
- Woodland
- Meadow

### Children and young people facilities

Childrens Play will be positioned and designed to accord with Fields in Trust standards. Natural play should be incorporated into the design of the landscape typologies to encourage informal play opportunities.

- Neighbourhood Equipped Area of Play
- Local Equipped Area of Play
- Local Equipped Area of Play

### Food Growing

Food production will be integrated into the design of the Amenity Open Space and Semi-Natural Green Space to promote accessible food and healthy living into the daily lives of residents and visitors, such as through the creation and managment of Community Orchards and Wild Foraging Zones. By considering these principles during the design process, productive landscapes can be thoughtfully planned and established at various scales and characteristics.

- Food Productive Landscapes

### Illustrative Sustainable Drainage Features

- Attenuation Basin
- Attenuation Channel
- Direction of Flow

Note: this plan is for illustrative purposes only and does not fix the precise location or distribution of open space typologies, please refer to Parameter Plans for full details.

NOT TO SCALE

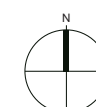


Figure 10  
**GREEN INFRASTRUCTURE PLAN**



LANDSCAPE AND VISUAL IMPACT  
ASSESSMENT

# **APPENDIX B: LANDSCAPE SCHEDULE**

LANDSCAPE RECEPTOR		SENSITIVITY			MAGNITUDE	EFFECT CONCLUSIONS (SIGNIFICANCE OF EFFECT)			
Landscape Resource	Relationship to site	Susceptibility	Value	Overall Sensitivity	Magnitude of Effect	Mitigation	At construction	At operation	Residual Effects (after 15 years establishment)
NCA 108	The site lies within this national character area. Due to the size of the NCA, many characteristics of the area do not apply to the site.	Low	Medium	Low-Medium	Although the proposal would introduce a long term and permanent change to the Site, the Site is not a prominent part of NCA 108. Therefore, changes within the site during both construction and operation would not result in any noticeable change to the overall characteristics features of NCA 108.  The overall magnitude of effect is considered to be: <b>Negligible</b> at construction <b>Negligible</b> at operation	Establishment of woodland planting, meadow creation and native tree, shrub and hedgerow planting.	Negligible	Negligible	Negligible
OWLS Wooded Estatelands	The site lies wholly within this landscape character type and some of its characteristics apply to the site. The steep slopes and woodland blocks (eg. Begbrooke Wood) near the site particularly important to the landscape character type.	Low-Medium	Medium-High	Medium	The proposed change takes place on the lower land within the site, therefore minimising the effect of development on the landscape type. The proposed development is also well contained by surrounding slopes and the built-up edge of Yarnton.  The overall magnitude of effect is considered to be: <b>Slight-Moderate</b> at construction <b>Slight-Moderate</b> at operation	Establishment of woodland planting, meadow creation and native tree, shrub and hedgerow planting.	Moderate Adverse	Moderate Adverse	Minor Adverse
Landscape Site Resource	The site consists predominantly of arable fields in varying sizes and gradients, intersected by hedgerow and vegetation corridors such as those along Dolton Lane.	Medium-High	Medium-High	Medium-High	Whilst the change from greenfield to development has a high magnitude of effect, a large proportion of the site will remain as undeveloped open space (over 65%). Once operational, the amount of biodiversity and landscape resource will increase.  The overall magnitude of effect is considered to be: <b>Moderate</b> at construction <b>Medium</b> at operation	Establishment of woodland planting, meadow creation and native tree, shrub and hedgerow planting.	Major Adverse	Major Beneficial	Major Beneficial
Green Belt	The Green Belt boundary was revised as part of the recently adopted Local Plan; the proposed built development is now located outside of the Green Belt boundary, with retained agriculture / meadows and woodland planting being proposed within the Green Belt.	Low	High	Medium	The size and scale of the change will be negligible - no physical works will take place within the Green Belt, and whilst some perceptual changes will occur, these will all be viewed in the context of Yarnton and the delivery of the allocation.  The overall magnitude of effect is considered to be: <b>Negligible</b> at construction <b>Slight</b> at operation	Establishment of Community Woodland and Meadow.	Negligible	Minor Beneficial	Moderate Beneficial

LANDSCAPE AND VISUAL IMPACT  
ASSESSMENT

**APPENDIX C: VISUAL  
SCHEDULES AND  
REPRESENTATIVE VIEWPOINTS**



VIEWPOINT 1: FOOTPATH 420/16/10 (GROUP 1)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 420/16/10 and forms part of Group 1 (views from public rights of way in the west of the site).

This viewpoint is located approx. 280m west of the site boundary, on Footpath 420/16/10 adjacent to where it intersects Footpaths 420/14/20, 420/14/10, 420/15/30 and 420/16/10. The Shakespeare’s Way long distance path also intersects at this point.

The view is orientated in a north-easterly direction and comprises an arable field within the site boundary, part of Begbroke Wood, some telegraph poles and part of Footpath 420/16/10 which follows a unpaved track. The field slopes gently up towards the brow of the hill, where a hedgerow runs across the skyline.

The wider context of the view includes a residential property on Spring Hill Road in the left of the view.

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

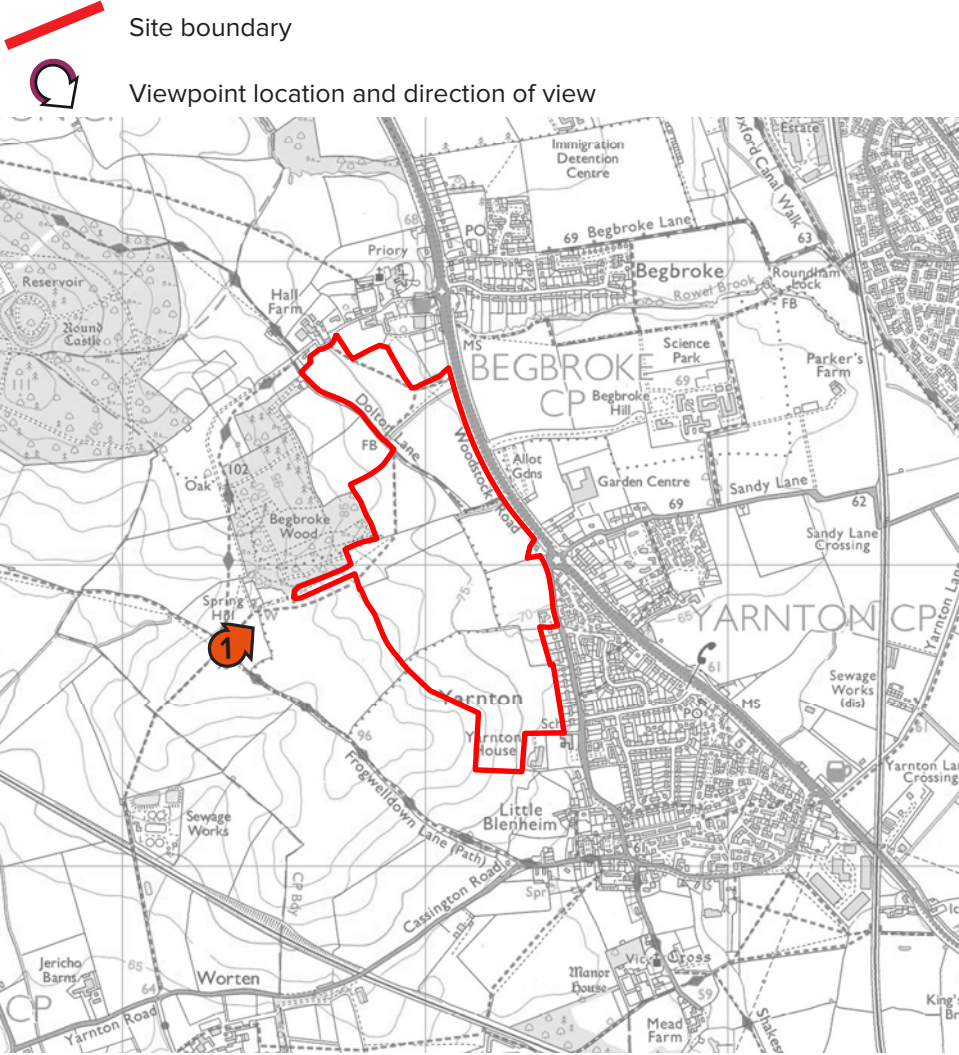
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **High**.

PREDICTED VISUAL EFFECTS

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

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 1: FOOTPATH 420/16/10</div> <div>(Group 1)</div>	Users of PRoW and Shakespears Way Long Distance Path	H	M	H	M	The sensitivity of this receptor is considered to be <b>Medium</b> .	N/A	N/A	N/A	N/A	280m	N/A	Negligible	Negligible	Negligible	Negligible	Not visible or appreciable from this viewpoint.	The residual effect on this receptor is considered to be <b>Negligible</b> .

Key

Sensitivity:  
N Negligible  
L Low  
M Medium  
H High

Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 1

VIEWPOINT INFORMATION

Grid Reference: 51.811307, -1.3292424  
Distance to nr. site boundary: 280m  
Camera: Nikon 76  
Camera Height: 1.65m  
Focal Length: Fixed 50mm  
Date: 24.09.2020  
Time: 14:03

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 2: FOOTPATH 124/2/10 AT SPRING HILL (GROUP 1)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/2/10 and forms part of Group 1 (views from public rights of way in the west of the site).

This view is located approx. 120m west of the site boundary and is orientated in an easterly direction. The view comprises an arable field within the site boundary, gently sloping up towards the brow of the hill. Beyond this, distant rolling hills with farmland and woodlands form the skyline.

The wider context of the view includes tall trees and garden vegetation on the site boundary in the left of the view.

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**.

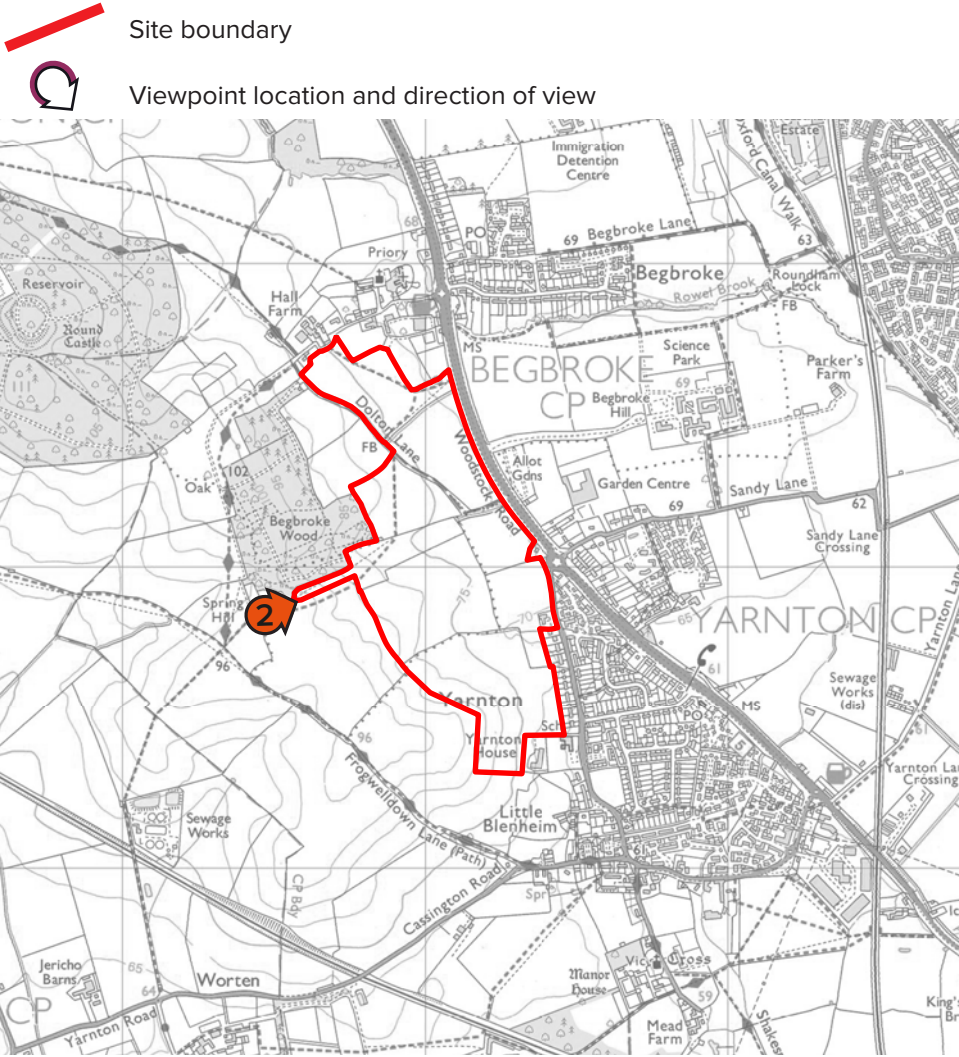
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

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

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 2: FOOTPATH 124/2/10 AT SPRING HILL</div> <div>(Group 1)</div>	Users of PRoW	H	M	H	M	The sensitivity of this receptor is considered to be <b>High</b> .	N/A	N/A	N/A	N/A	120m	N/A	Negligible	Negligible	Negligible	Negligible	Not visible or appreciable from this viewpoint.	The residual effect on this receptor is considered to be <b>Negligible</b> .

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 2

VIEWPOINT INFORMATION

Grid Reference: 51.812399, -1.3276858  
Distance to nr. site boundary: 120m  
Camera: Nikon 76  
Camera Height: 1.65m  
Focal Length: Fixed 50mm  
Date: 24.09.2020  
Time: 14:07

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 3: FOOTPATH 124/2/10 (GROUP 1)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/2/10 and forms part of Group 1 (views from public rights of way in the west of the site).

This view is located on the site boundary, directly south of Begbroke Wood, and is orientated in a easterly direction. The view comprises arable field sloping down towards the A44 and Yarnton; houses in the north of Yarnton are visible in the left of the view. Beyond this, distant rolling hills with farmland and woodlands form the skyline.

The wider context of the view includes Begbroke Wood in the far left.

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**.

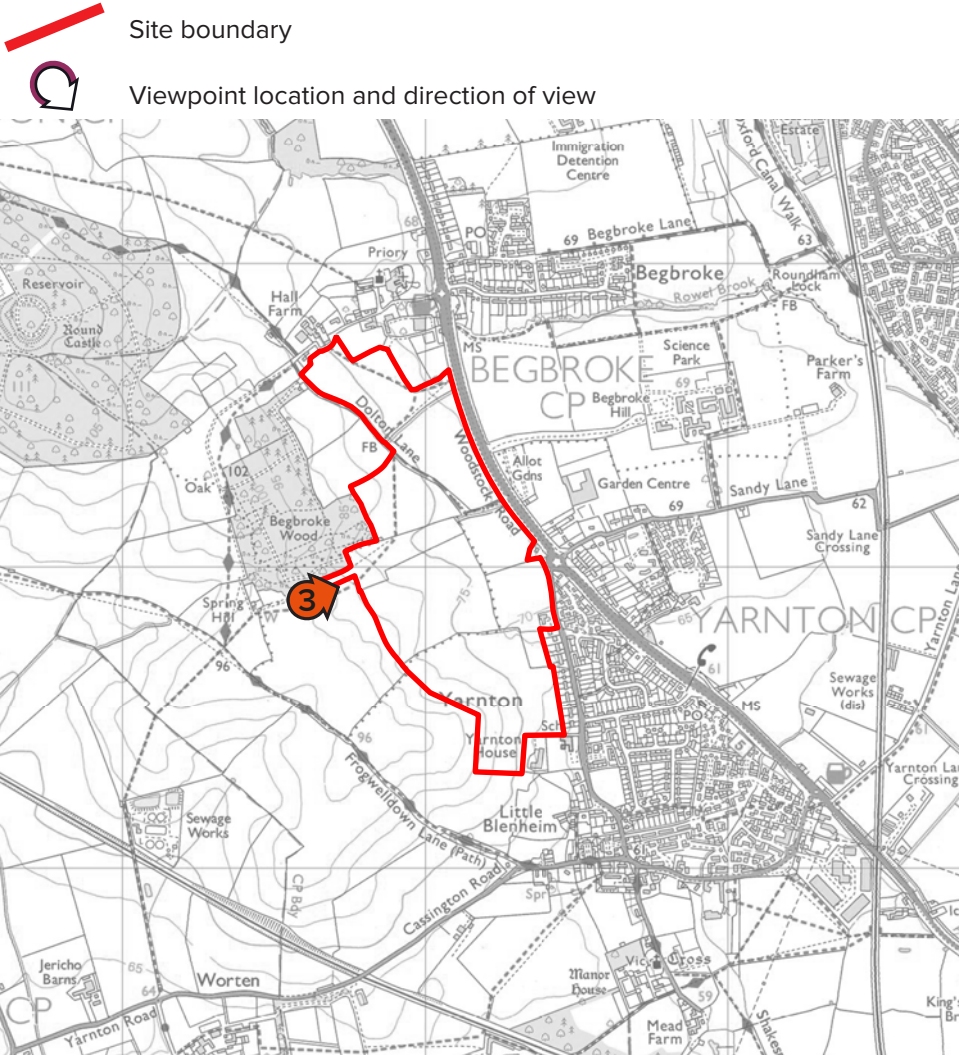
PREDICTED VISUAL EFFECTS

During the construction period the development is predicted to have a Medium magnitude of effect and Substantial significance of effect due to there being close-range views of construction activities.

During operation the significance is predicted to decrease to Moderate due to mitigation in the form of woodland and landscape edge planting filtering views of the development.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<b>VIEWPOINT 3: FOOTPATH 124/2/10</b>  (Group 1)	Users of PRoW	H	M	H	M	The sensitivity of this receptor is considered to be <b>High</b> .	M	M	Glimpsed/Partial	Direct	Located on Site boundary	M	Moderate	Moderate	Major	Major	The establishment of the proposed community woodland will be a notable additional landscape element from VP3. Edge landscape treatment will also be notably matured filtering the visibility of development.	The residual effect on this receptor is considered to be <b>Moderate Adverse</b> .

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 3

VIEWPOINT INFORMATION

Grid Reference: 51.812953, -1.3245995

Distance to nr. site boundary: located on site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 13:57

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 4: FOOTPATH 124/2/10 (GROUP 2) - LOOKING SOUTHEAST

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/2/10 and forms part of Group 2 (views from public rights of way in the centre of the site).

This view is located within the site boundary near the south-eastern corner of Begbroke Wood is orientated in a southerly direction. The view comprises gently sloping arable farmland bound with a mature hedgerow. Fields beyond this hedgerow are glimpsed.

The wider context of the view includes farmland sloping gently up from Dolton Lane towards Begbroke Wood, and a mature hedgerow and gateway through which the view is framed.

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**.

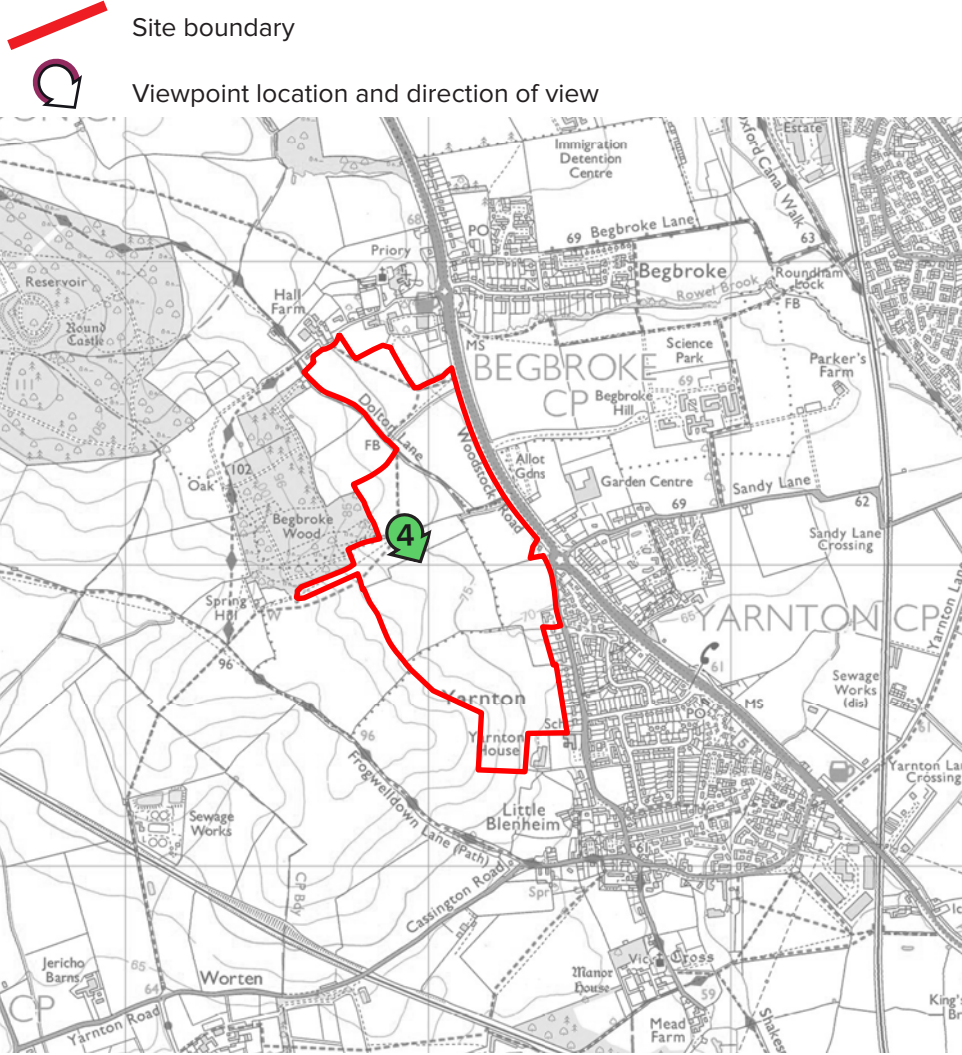
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both the construction and operational periods the development is predicted to have a Medium-High magnitude of effect and Substantial significance of effect due to there being clear, close-range views of construction activities and the completed development, despite softening in the form of mitigation planting during the operational period.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 3: FOOTPATH 124/2/10</div> <div>(Group 1)</div>	Users of PRoW	H	M	M	M	The sensitivity of this receptor is considered to be <b>Medium/ High.</b>	M	H	Glimpsed	Oblique	Located within site boundary	M	Moderate - Substantial	Moderate	Major	Moderate	Edge landscape treatment will be notably matured filtering the visibility of development from VP4.	The residual effect on this receptor is considered to be <b>Major Adverse.</b>

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 4

VIEWPOINT INFORMATION

Grid Reference: 51.814605, -1.3210597

Distance to nr. site boundary: located within site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 13:40

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 5: FOOTPATH 124/2/10 (GROUP 2) - LOOKING NORTHEAST

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/2/10 and forms part of Group 2 (views from public rights of way in the centre of the site).

This view is located within the site near the south-eastern corner of Begbroke Wood and is orientated in a northerly direction. The view comprises gently sloping arable farmland with mature hedgerows. The mature hedgerow lining Dolton lane is visible in the background of the view.

The wider context of the view includes farmland sloping gently up towards Begbroke Wood, and a mature hedgerow and gateway through which the view is framed.

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**.

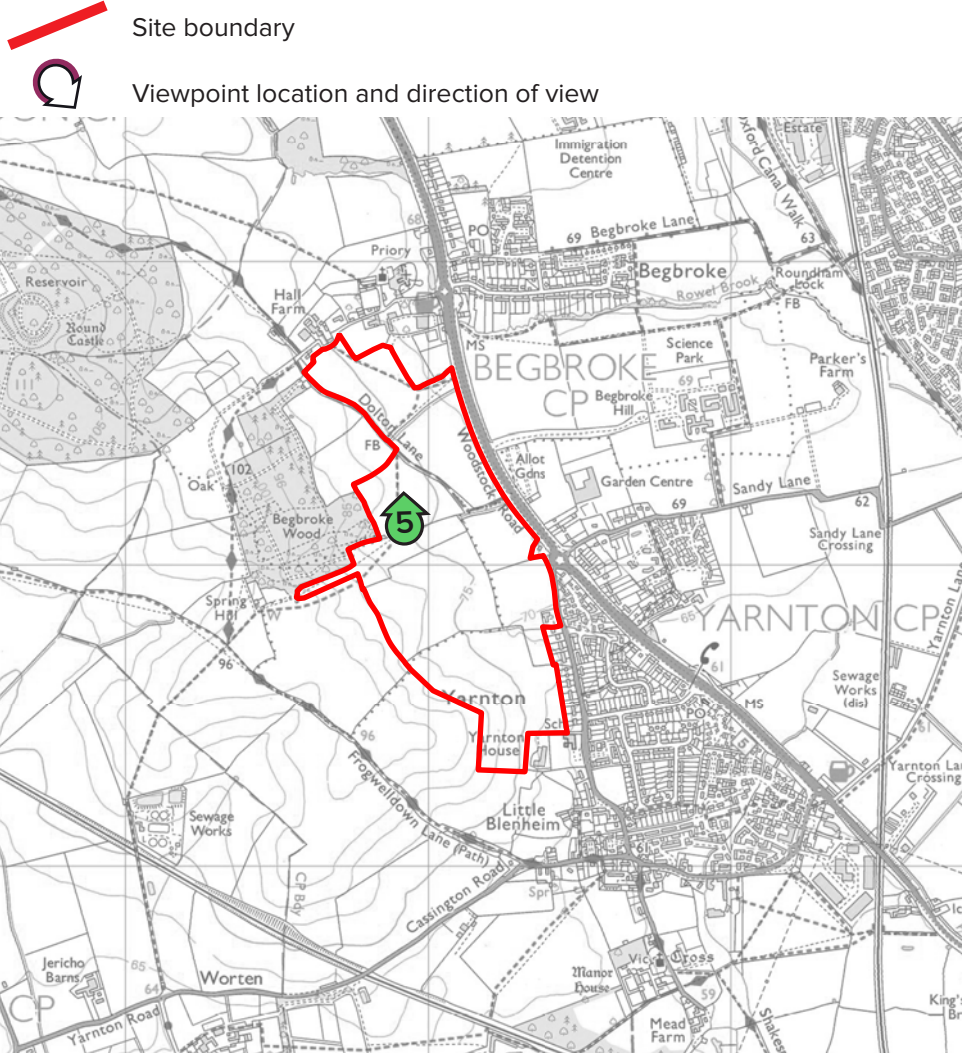
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both the construction and operational periods the development is predicted to have a Low-Medium magnitude of effect and Moderate significance of effect due to intervening vegetation along Dolton Lane and proposed mitigation planting.

The visual impact is predicted to be **Moderate Adverse**.

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE								SIGNIFICANCE OF EFFECT				
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 5: FOOTPATH 124/2/10, LOOKING NORTHEAST</div> <div>(Group 2)</div>	Users of PRoW	H	M	M	M	The sensitivity of this receptor is considered to be <b>Medium/ High.</b>	L	L	Partial	Direct	Located within site boundary	L	Slight-Moderate	Slight	Moderate	Moderate	The establishment of the proposed community woodland will be a notable additional landscape element from VP5.	The residual effect on this receptor is considered to be <b>Moderate Adverse.</b>

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 5

VIEWPOINT INFORMATION

Grid Reference: 51.814605, -1.3210597

Distance to nr. site boundary: located within site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 13:40

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 6: FOOTPATH 124/2/10, NEAR DOLTON LANE (GROUP 3)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/2/10 in the section nearest Dolton Lane and forms part of Group 3 (views from public rights of way in the north of the site).

This view is located on the site boundary at the junction of Footpath 124/2/10 and Bridleway 124/1/30 (Dolton Lane) and is orientated in a south-westerly direction. The view comprises a gently sloping field bound by mature hedgerows.

The wider context of the view includes farmland sloping up towards Begbroke Wood, which is visible in the middle-distance of the view.

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**.

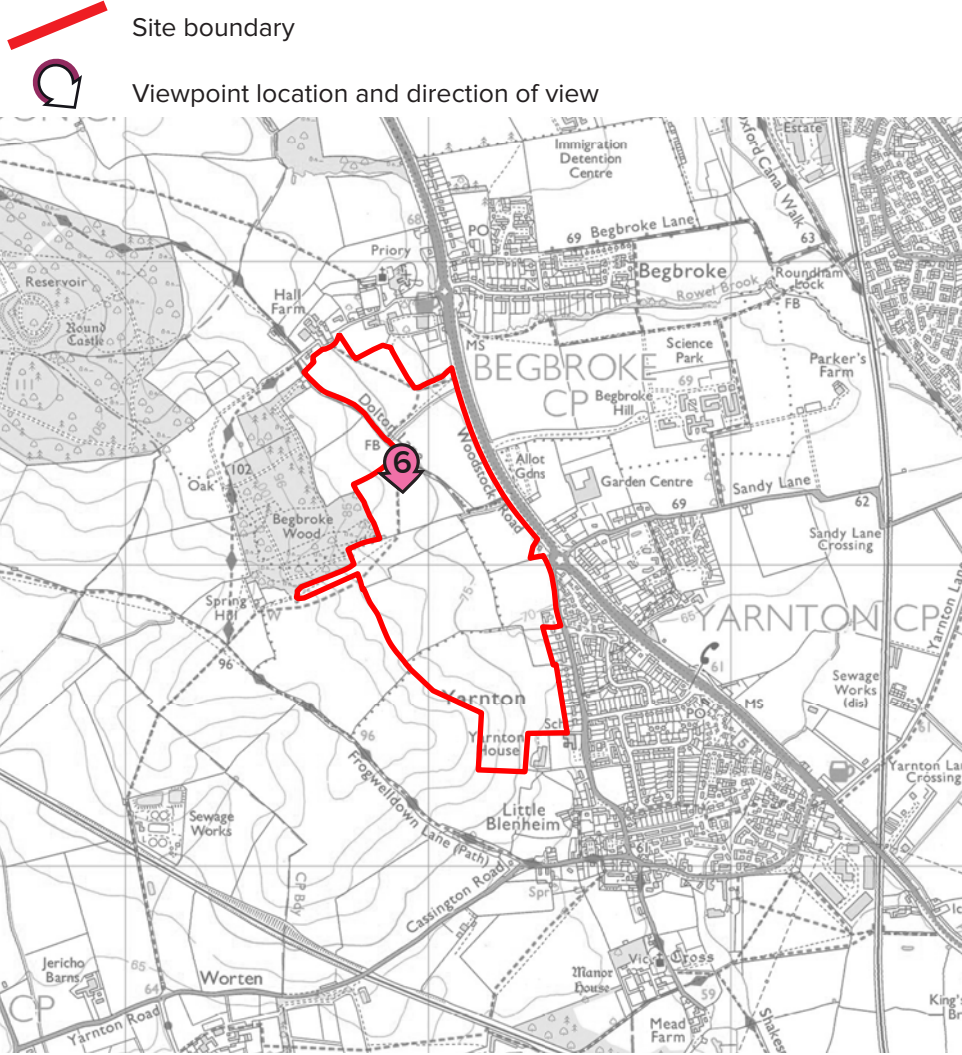
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both construction and operation the magnitude of effect and the significance of effect will be Negligible-Low due to intervening vegetation and proposed mitigation planting.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 6: FOOTPATH 124/2/10, NEAR DOLTON LANE</div> <div>(Group 3)</div>	Users of PRoW	H	M	H	M	The sensitivity of this receptor is considered to be <b>Medium/ High.</b>	L	M	Glimpsed	Direct	Viewpoint located on site boundary	L	Negligible-Slight	Negligible-Slight	Negligible-Minor	Negligible-Minor	Edge landscape treatment will be notably matured filtering the visibility of development from VP6.	The residual effect on this receptor is considered to be <b>Negligible.</b>

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 6

VIEWPOINT INFORMATION

Grid Reference: 51.816966, -1.3211308

Distance to nr. site boundary:  
Viewpoint located on site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 13:28

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)



This image provides landscape and visual context only.



VIEWPOINT 7: BRIDLEWAY 124/1/10, DOLTON LANE NORTH (GROUP 3)

EXISTING BASELINE

This viewpoint represents the experience of users in the northern section of Bridleway 124/1/10 and forms part of Group 3 (views from public rights of way in the north of the site).

This view is located approx. 10m west of the site boundary on Bridleway 124/1/10 (Dolton Lane) and is orientated in a south-easterly direction. The view comprises glimpsed views of the field beyond the vegetation lining Dolton Lane.

The wider context of the view consists primarily of Dolton Lane and the belt of trees and shrub vegetation running along either side of Dolton Lane; fields beyond are glimpsed through the 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 bridleway.

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

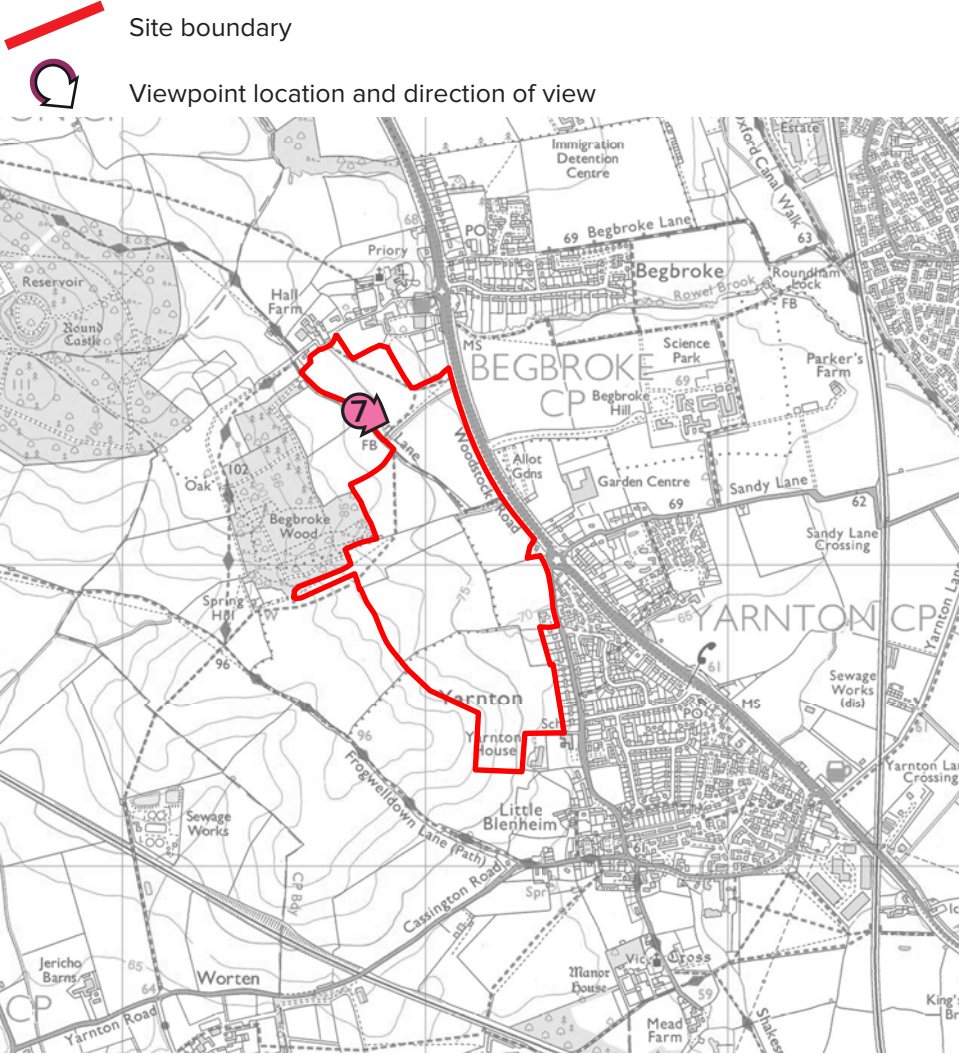
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both construction and operation the magnitude of effect and the significance of effect will be Negligible-Low due to intervening vegetation along Dolton Lane and proposed mitigation planting.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 7: BRIDLEWAY 124/1/20, DOLTON LANE NORTH</div> <div>(Group 3)</div>	Users of PRoW	H	M	M	M	The sensitivity of this receptor is considered to be <b>Medium</b> .	N	L	Glimpsed	Oblique	10m	L	Negligible-Slight	Negligible-Slight	Negligible-Minor	Negligible-Minor	Proposed community woodland will mature to filter views of the proposed development.	The residual effect on this receptor is considered to be <b>Negligible</b> .

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 7

VIEWPOINT INFORMATION

Grid Reference: 51.818562, -1.3237680  
Distance to nr. site boundary: 10m  
Camera: Nikon 76  
Camera Height: 1.65m  
Focal Length: Fixed 50mm  
Date: 24.09.2020  
Time: 14:34

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 8: FOOTPATH 124/9/10 (GROUP 3)

EXISTING BASELINE

This viewpoint represents the experience of users of Footpath 124/9/10 and forms part of Group 3 (views from public rights of way in the north of the site).

This view is located within the site boundary on Footpath 124/9/10, and is orientated in a southerly direction. The view comprises a field bound by mature hedgerows; views beyond the field are screened by this hedgerow.

The wider context of the view includes hedgerows lining Dolton Lane, and beyond Dolton Lane Begbroke Wood is glimpsed on the skyline. Lampposts on the A44 are glimpsed in the left of the view, although the road itself is screened by intervening hedgerows.

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**.

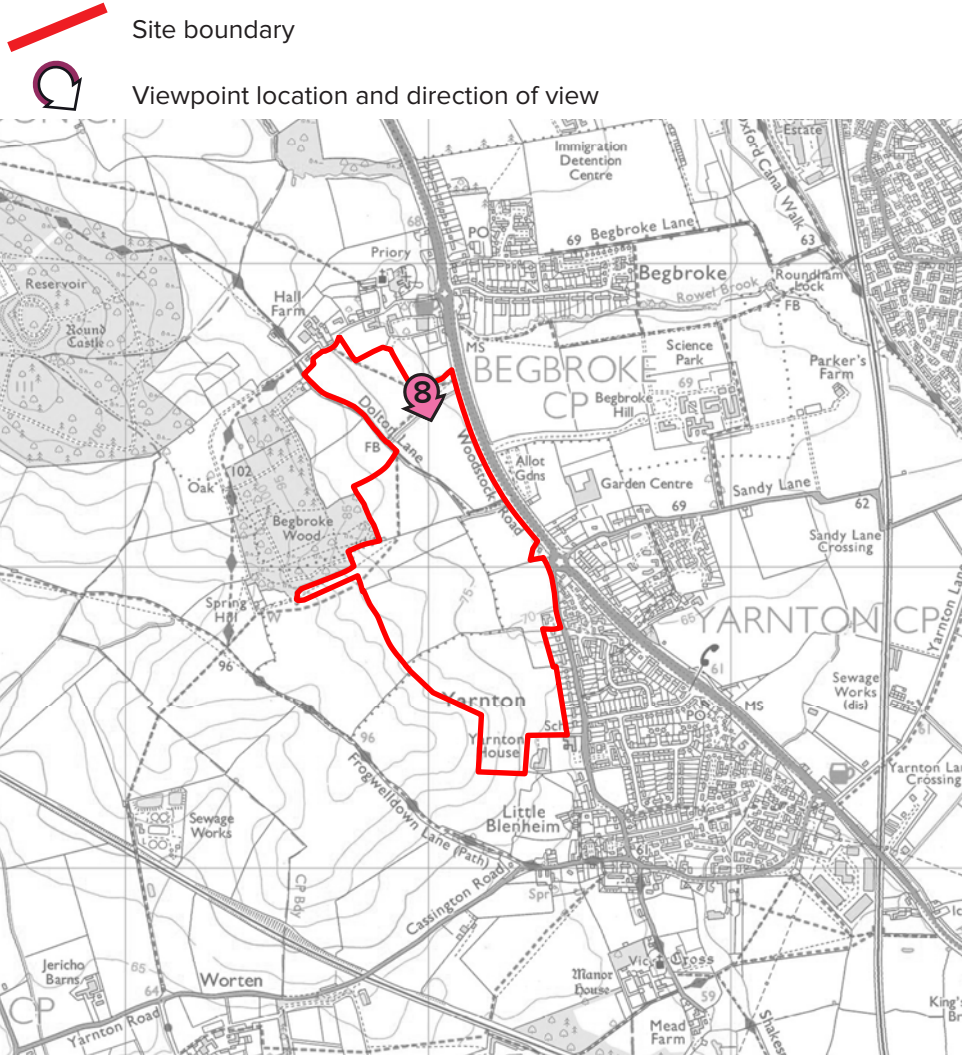
PREDICTED VISUAL EFFECTS

During the construction period the development is predicted to have a Medium-High magnitude of effect and Substantial significance of effect due to there being close-range views of construction activities.

During operation the magnitude and significance of effect is predicted to decrease to Low-Medium due to mitigation in the form of woodland planting filtering views of the development.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE								SIGNIFICANCE OF EFFECT				
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<b>VIEWPOINT 8: FOOTPATH 124/9/10</b>  (Group 3)	Users of PRoW	H	M	M	M	The sensitivity of this receptor is considered to be <b>Medium</b> .	M	H	Partial	Direct	Located within site boundary	H	Moderate - Substantial	Slight-Moderate	Major	Minor-Moderate	The establishment of the proposed community woodland will be a notable additional landscape element from VP8, significantly reducing the visibility of development to a negligible level.	The residual effect on this receptor is considered to be <b>Negligible</b> .

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 8

VIEWPOINT INFORMATION

Grid Reference: 51.818862 , -1.3201538

Distance to nr. site boundary: located within site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 14:50

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)





VIEWPOINT 9: BRIDLEWAY 420/17/10, DOLTON LANE SOUTH (GROUP 2)

EXISTING BASELINE

This viewpoint represents the experience of users of Bridleway 420/17/10 and forms Group 4 (views from public rights of way in the east of the site).

This view is located within the site boundary on Bridleway 420/17/10, near the A44, and is orientated in a south westerly direction. The view is through a large gateway on Dolton Lane and comprises an arable field and the mature hedgerow lining Dolton Lane.

The wider context of the view includes Dolton Lane, another large gateway and, in the distance, glimpses of Begbroke Wood.

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

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

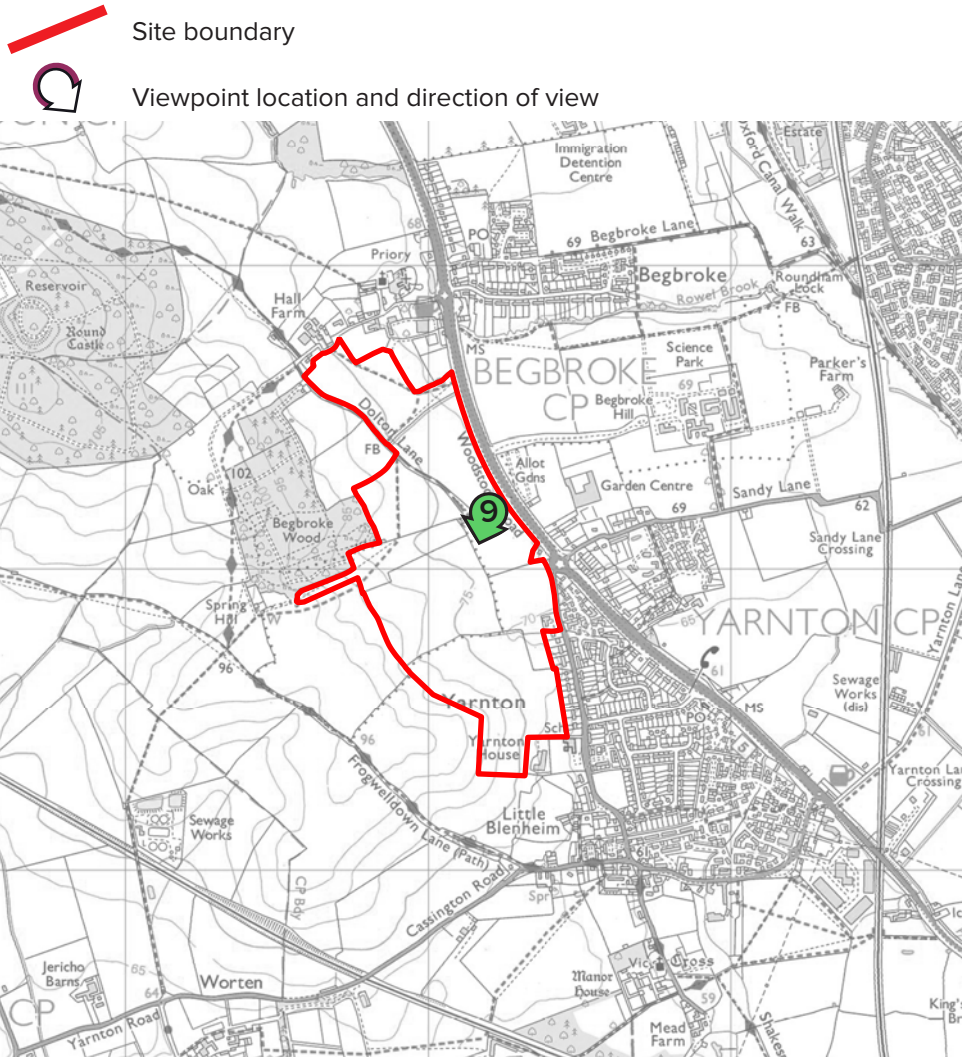
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both the construction and operational periods the development is predicted to have a High magnitude of effect and Very Substantial significance of effect due to there being close-range views of construction activities, loss of vegetation and the proposed development. However, proposed mitigation planting will establish over time to reduce the residual magnitude.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 9: BRIDLEWAY 420/17/10, DOLTON LANE SOUTH</div> <div>(Group 2)</div>	Users of PRoW	H	M	M	M	The sensitivity of this receptor is considered to be <b>Medium</b> .	H	I	Direct	Direct	Located within site boundary	I	Substantial	Substantial	Major	Major	Edge landscape treatment will mature to filter some visibility of the proposed development.	The residual effect on this receptor is considered to be <b>Major Adverse</b> .

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 9

VIEWPOINT INFORMATION

Grid Reference: 51.815400 , -1.3166562

Distance to nr. site boundary: located within site boundary

Camera: Nikon 76

Camera Height: 1.65m

Focal Length: Fixed 50mm

Date: 24.09.2020

Time: 15:34

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 10: A44 (WOODSTOCK ROAD), AT RUTTEN LANE ROUNDABOUT (GROUP 5)

EXISTING BASELINE

This viewpoint represents the experience of pedestrians, cyclists and motorists on the A44 (Woodstock Road) and adjacent pedestrian/cycle route and forms part of Group 5 (views from the A44).

This view is located approx. 20m east of the site boundary to the south of the A44/Rutten Lane roundabout and is orientated in a north-easterly direction. The view comprises the A44 and Rutten Lane junction and adjacent pavement (National Cycle Route 5), with mature hedgerow vegetation on the site boundary visible across the view (and screening views into the site).

The wider context of the view includes the A44 roundabout.

The site is currently screened from this view by the vegetation lining Rutten Lane and the A44.

This receptor is considered to have a **Medium Susceptibility** due a moderate level of attention given to the receptor’s surroundings.

The view is considered to have a **Medium Value** due to the presence of the A44 and its semi-rural setting.

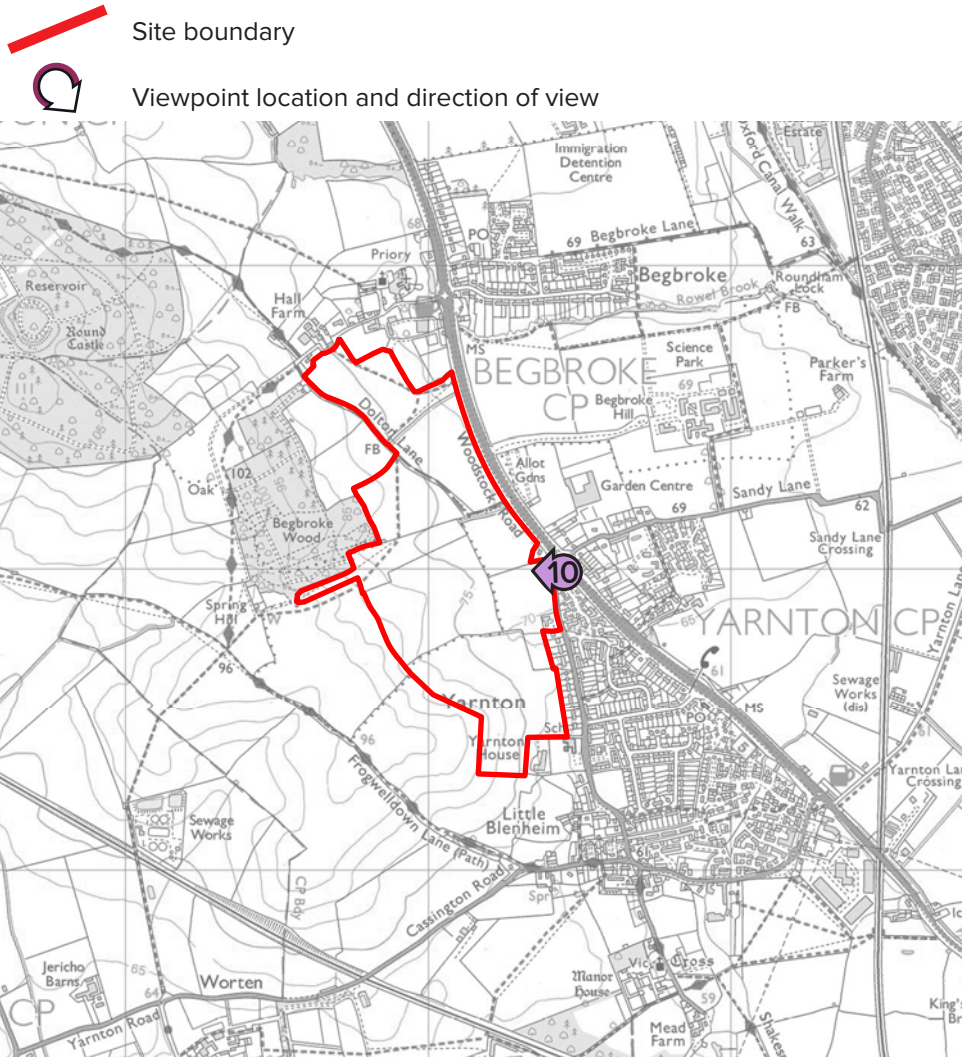
Overall, the sensitivity of the receptor to change from this viewpoint is considered to be **Medium**.

PREDICTED VISUAL EFFECTS

During both the construction and operational periods the development is predicted to have a Medium magnitude of effect and Moderate significance of effect due to there being close-range views of construction activities, loss of vegetation and the proposed development. However, proposed trees lining Rutten Lane will establish over time to reduce the residual magnitude.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<div>VIEWPOINT 10: A44 (WOODSTOCK ROAD), AT RUTTEN LANE ROUNDABOUT</div> <div>(Group 5)</div>	Motorists, pedestrians and cyclists	M	M	M	M	The sensitivity of this receptor is considered to be <b>Medium</b> .	L	L	Partial	Direct	20m	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 <b>Minor Adverse</b> .

- Key
- Sensitivity:  
N Negligible  
L Low  
M Medium  
H High

Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 10

VIEWPOINT INFORMATION

Grid Reference: 51.813537, -1.3132893  
Distance to nr. site boundary: 20m  
Camera: Nikon 76  
Camera Height: 1.65m  
Focal Length: Fixed 50mm  
Date: 24.09.2020  
Time: 15:46t

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 11: A44 (WOODSTOCK ROAD) (GROUP 4)

EXISTING BASELINE

This viewpoint represents the experience of pedestrians, cyclists and motorists on the A44 (Woodstock Road) and adjacent pedestrian/cycle route and forms part of Group 5 (views from the A44).

This view is located approx 10m east of the site boundary to the south of the A44/Rutten Lane near Bridleway 420/17/10 (Dolton Lane) and is orientated in an easterly direction. The view comprises the hedgerow lining the A44, beyond which the tops of trees within the site can be glimpsed. National Cycle Route 5 runs adjacent to the A44 at this point.

The wider context of the view includes the A44 and adjacent pedestrian/cycle route, and the entrance to Bridleway 420/17/10 (Dolton Lane).

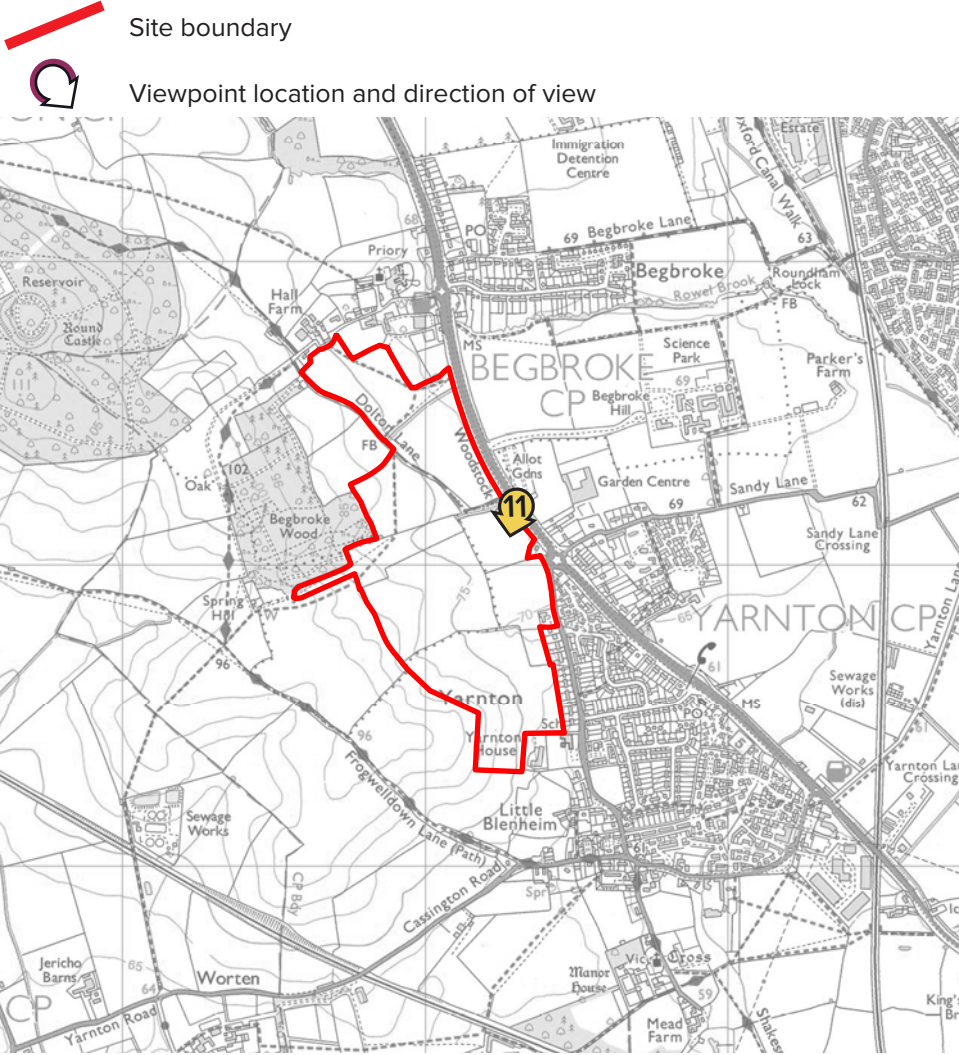
The site is currently screened from this view by the intervening hedgerow, apart from some of the vegetation along Dolton Lane.

PREDICTED VISUAL EFFECTS

During both the construction and operational periods the development is predicted to have a Medium magnitude of effect and Moderate significance of effect due to there being close-range views of construction activities and the of proposed development. However, proposed trees the site boundary along the A44 will establish over time to reduce the residual magnitude.

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

VIEWPOINT LOCATION



VISUAL ASSESSMENT SCHEDULE

	SENSITIVITY					MAGNITUDE							SIGNIFICANCE OF EFFECT					
	Susceptibility			Value		OVERALL SENSITIVITY	Scale of change	Contrast	Nature of View	Angle of view	Distance (to nearest site boundary)	Extent	MAGNITUDE OF EFFECT		SIGNIFICANCE OF EFFECT		MITIGATION	RESIDUAL EFFECT
	Activity /Receptor	Extent of Interest	Type of View	Expectation	Status								Construction	Operation	Construction	Operation		
<b>VIEWPOINT 11: A44 (WOODSTOCK ROAD)</b>  (Group 4)	Motorists, pedestrians and cyclists	M	M	L	L	The sensitivity of this receptor is considered to be <b>Medium/ Low.</b>	M	M	Partial	Oblique	10m	M	Moderate	Moderate	Moderate	Moderate	The establishment of trees to a height of 11metres along the A44 boundary will significantly reduce the magnitude of effect.	The residual effect on this receptor is considered to be <b>Minor Adverse.</b>

**Key**  
Sensitivity:  
N Negligible  
L Low  
M Medium  
H High  
Nature of effect:  
B Beneficial  
N Neutral  
A Adverse



VIEWPOINT 11

VIEWPOINT INFORMATION

Grid Reference: 51.815624, -1.3156564  
Distance to nr. site boundary: 10m  
Camera: Nikon 76  
Camera Height: 1.65m  
Focal Length: Fixed 50mm  
Date: 24.09.2020  
Time: 15:39

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.