

Technical Appendix 9.2

Table of Effects: Visual Amenity

Notes:
Each viewpoint is attributed a degree of sensitivity using the thresholds in Technical Appendix 9.1 Annex EDP 1 and takes into account the ‘susceptibility’ of the receptor to change to the type of development proposed.
Effects of moderate or greater are generally considered to be ‘significant’ in visual terms
Effects of moderate/minor or lesser, are generally ‘not significant’ in visual terms

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
1	View from PRow 367/15/20 looking south	Footpath users	High	Low. Moderate/Minor. Adverse	Very Low. Minor. Adverse	Very Low. Minor. Adverse
		Vehicle users and pedestrians on a minor road	Medium	Low. Minor. Adverse	Very Low. Minor/Negligible. Adverse	Very Low. Minor/Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a PRow This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This viewpoint is located on a footpath, within a largely rural setting, to the northwest of the site. The foreground comprises and open arable field. Views are limited to medium distance views which comprise arable land with mature vegetation and tree cover along field boundaries.		Construction Phase: As can be seen in Photoviewpoint EDP 1 , there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views The magnitude of change would be low and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required. Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low , giving rise to a negligible adverse effect which is not significant .		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
2	View from PRow 404/15/10, looking southwest	Footpath users	High	High. Major/Moderate. Adverse	High. Major/Moderate. Adverse	Medium. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This viewpoint is located on a footpath, within an open agricultural setting, to the north of the site. Only medium distance views are achieved across arable land with a newly planted tree belt which forms part of the baseline conditions filtering views.		<p>Construction Phase:</p> <p>During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in short to medium-distance views. The magnitude of change would be high due the introduction of elements that contrast with the existing view, and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1:</p> <p>In year 1 proposals would become visible being partially screened by an adjacent existing tree belt. However, it is considered that the proposals would form a recognisable element within the view, differing from the character of existing rural context. Therefore, the residual magnitude of change resulting from the proposed development is considered to remain high.</p> <p>Operation Year 15:</p> <p>At year 15, the tree belt adjacent to the site's northern boundary would provide additional screening as the planting matures. However, the proposed development is likely to remain a new and recognisable element. Therefore, through the maturation of the landscape scheme, it is considered that the residual magnitude of change resulting from the proposed development would be medium, giving rise to a moderate adverse effect which is significant.</p>		The assessment has concluded that there are significant effects during operation in the short term and on completion in the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
3	View from country lane adjacent sites north-eastern boundary	Vehicle users and pedestrians	Medium	High. Moderate. Adverse	High. Moderate. Adverse	High. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This viewpoint is located on a rural country lane (B-road). Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		Views are well screened by boundary vegetation along this route with occasional views through field gate openings as shown in Photoviewpoint EDP 3 . Owing to the surrounding topography views are restricted with mature tree cover forming the horizon in the middle distance.		<p>Construction Phase:</p> <p>During construction, all low-level construction activities would largely be visible within the eastern sections of the site. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible, particularly within the eastern areas of the site. The duration of this impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1:</p> <p>At year 1, the proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence, albeit it with the proposed built</p>		The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.

				form replacing existing views of major highway corridors seen in medium distance views, giving rise to a high magnitude of change.		
				Operation Year 15: At year 15, mitigation planting long the eastern boundary and the landscaped bund would provide additional screening. However, the proposed development is likely to be clearly noticeable due to proximity. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would remain high , giving rise to a moderate adverse effect. As this route is used by road users and pedestrians within a rural and scenic area, it is considered that this moderate/minor effect is significant .		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
4	View from a B-road to the east of the site, looking west	Vehicle users and pedestrians on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
		PRoW users	High	High. Major/Moderate. Adverse	High. Major/Moderate. Adverse	Medium. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site on a rural country lane (B-road). Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view or gaining access to local facilities. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		Views are partially filtered from the road by a hedgerow field boundary with longer distance views being screened by field boundary hedgerows and blocks of mature tree cover as shown in Photoviewpoint EDP4 . A singular dwelling is glimpsed in the distance partially filtered by vegetation.		Construction Phase: During construction, low-level construction activities would largely be screened by mature field hedgerows with some glimpsed views remaining. However, there would likely be some views of lower-level activities experienced by PRoW users within the immediate vicinity of the view. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation, particularly within the eastern areas of the site. The duration of this impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase. Operation Year 1: At year 1, the proposed development is likely to be partially visible, with new landscape features and bunding at the eastern boundary of the site which would serve to reduce the amount of built form seen within the view. The outlook would remain relatively simple due to any active frontages of new built form being orientated away from the eastern side of the site. However, the proposed development would remain clearly noticeable and would be considered as the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change. Operation Year 15: At year 15, mitigation planting long the eastern boundary and the landscaped bund would provide additional screening. The proposed development would only be partially visible, with the addition of new landscape features to contribute to the well-treed context of the immediate setting. However, the proposed development is likely to remain a new and recognisable element and therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium , giving rise to a moderate/minor adverse effect on vehicle users,		The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.

				which is not significant , and a moderate adverse effect on PRow users, which is significant .		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
5	View from a B-road to the east of the site looking west	Vehicle users on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from rural country lane (B-road) to the east of the site. Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view or gaining access to local facilities. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		This view looks out across agricultural fields from a field gate with the southern land parcel partially visible through boundary vegetation in the middle distance. Tree cover forms the low-lying horizon beyond with lighting columns and signage associated with the M40 junction partially glimpsed through the vegetation. The northern land parcel is partially screened from view by mature vegetation.		<p>Construction Phase:</p> <p>During construction, low-level construction activities would be partially screened by mature vegetation. However, construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation. The magnitude of change would be high, and the duration of this impact (short-term, adverse, and temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1:</p> <p>At year 1, the proposed development is likely to be clearly noticeable within the view, albeit seen only where a break in a roadside hedgerow occurs and with only a small part of the development visible, through the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change.</p> <p>Operation Year 15:</p> <p>At year 15, mitigation planting long the eastern boundary and the landscaped bunds would provide additional screening. However, the proposed development is likely to remain a new and recognisable element. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium, giving rise to a moderate/minor adverse effect. As this effect is experienced for a very short section of this road, only at field gate access points, it is considered that this moderate/minor effect is not significant.</p>		The assessment has concluded that there are significant effects during construction and operation in the short term, but not on completion in the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
6	View from a minor road (B4100) to the south of the site, looking north	Vehicle users	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from B-road (B4100) to the east of the site. Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view or gaining access to local facilities. Receptors at this location include pedestrians on a minor		This view looks out across the B4100; a busy road that extends from Bicester towards the A43 junction. The view is dominated by the road in the foreground with roadside verges and hedgerow field boundaries to either side. Beyond the view is generally rural with agricultural fields broken up by hedgerow boundaries. Long distance views		<p>Construction Phase:</p> <p>During construction, some low-level construction activities would be screened by mature field hedgerows however, activities within the eastern areas of the site may remain visible. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation, particularly within the eastern areas of the site. The duration of this</p>		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term, but not on completion in the long term.

road route within a rural area. Therefore, receptors on this road are considered to have a medium sensitivity.		give the impression of a well wooded landscape and are limited owing to the rising topography to the west with mature tree cover lining the horizon.		impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase. Operation Year 1: At year 1, the proposed development is likely to be clearly noticeable within the view, through the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change. Operation Year 15: At year 15, mitigation planting long the eastern boundary, aided by landscaped bunds, would provide additional screening. However, the proposed development is likely to remain a new and recognisable element, albeit replacing views of existing highway infrastructure and services at Baynards Green. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium , giving rise to a moderate/minor adverse effect which is not significant due to the presence of some urbanising elements within the view.		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
7	View from PRow 367/21/10, looking north-east	Footpath users	High	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This view looks out across an agricultural field through gaps in a boundary hedgerow. The view is restricted to the immediate context owing to the surrounding topography and boundary hedgerows.		Construction Phase: As can be seen in Photoviewpoint EDP 7 , there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views The magnitude of change would be low and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required. Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view with only the roof structure partially glimpsed during the winter months. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low , giving rise to a moderate/minor adverse effect which is not significant .		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
8	View from PRow 109/7/10 looking north	Footpath users	High	Very Low. Minor. Adverse	Very Low. Minor. Adverse	Very Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		Short distance views are possible of an access track and overhead power line within a grassland field. Views are of the immediate context due to mature trees which form the boundary with the M40 motorway corridor which screen views out.		<p>Construction Phase:</p> <p>As can be seen in Photoviewpoint EDP 8, there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, although unlikely, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The magnitude of change would be very low, and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15:</p> <p>At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view, if seen at all. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low, giving rise to a minor adverse effect which is not significant.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
9	View from minor road (Fritwell Road) looking east	Vehicle users on a minor road	Medium	Very low. Minor/Negligible. Adverse	Very low. Minor/Negligible. Adverse	Very low. Minor/Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a minor road (Fritwell Road) to the west of the site looking east. Receptors are likely to be travelling at slower speeds, however still using the road for purposes other than to enjoy the view or gaining access to local facilities		Views are of an agricultural field with residential dwellings glimpsed through boundary vegetation in the middle distance. Boundary vegetation in the distance screens long distance views.		<p>Construction Phase:</p> <p>As can be seen in Photoviewpoint EDP 9, there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, although unlikely, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The magnitude of change would be very low, and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15:</p> <p>At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low, giving rise to a minor/negligible adverse effect which is not significant.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
10	View from PRow 109/2/40 looking southeast	Footpath users	High	Low. Moderate/Minor. Adverse	Very low. Minor. Adverse	Very Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity and vehicle users a medium sensitivity.		The view comprises of an open agricultural field bounded by mature trees and hedgerows, beyond which lies the M40 junction and A43 road corridor. There are views of lighting columns and road signs associated with Junction 10 of the M40 and A43. Filtered views of passing traffic and existing infrastructure therefore forms part of the baseline conditions. Long distance views are not possible owing to well wooded nature of the view and gently rising topography.		<p>Construction Phase:</p> <p>During construction, low-level construction activities would largely be screened by mature vegetation in the foreground. Although the site is screened by mature vegetation, construction activities within the southern portion of the site requiring taller machinery, including cranes, could be visible from sections of the PRow and seen in the context of infrastructure associated with the M40, particularly during the winter months. The magnitude of change would be low, and the duration of this impact (short-term, adverse, and temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1</p> <p>At year 1 it is considered that the magnitude of change would be very low as the proposed developments roof structure would only be partially visible, screened by mature vegetation, and seen beyond existing major road infrastructure which is a large visual detractor.</p> <p>Operation Year 15</p> <p>At year 15, although further mitigation planting would reduce views of the proposed development, views of the roof structure would remain. Therefore, it is considered that the residual magnitude of change would remain very low, giving rise to a minor adverse effect which is not significant.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
11	View from PRow 367/13/10 looking east	Footpath users	High	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity and vehicle users a medium sensitivity.		This view comprises of an open agriculture field bounded by mature trees and hedgerows. The view is largely rural with low level agricultural buildings glimpsed through boundary vegetation. However, there is also some perception of built form associated with the services at Baynards Green also seen within the view. Long distance views are restricted by mature vegetation and tree canopies that form the horizon.		<p>Construction Phase:</p> <p>As can be seen in Photoviewpoint EDP 11, there is unlikely to be any notable change to this view as built form and construction activity would be seen beyond elements associated with services at Baynards Green. During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in medium-distance views. The magnitude of change would be low, and the duration of this impact (short-term, adverse, and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15:</p> <p>At both year 1 and year 15, it is considered that the proposals would form a minor constituent of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low, giving rise to a moderate/minor adverse effect which is not significant.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

