

## Technical Appendix 9.3

### Cumulative Assessment

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 1	View from PRow 367/15/20 looking south	Vehicle users and pedestrians (Low sensitivity), PRow users (High sensitivity)	Depending on timescales, it is possible that in-combination views of construction activities would be possible within the site with those associated with Cumulative Site 4. In addition, and again depending on timescales, some in combination views could be experienced with Cumulative Site 3 and 6, albeit in longer distance views. The change would remain a minor constituent of the view. Therefore, effects would remain as set out within the main LVIA.	In the long-term, the proposed development may be seen in combination with Cumulative Site 4 however, it is considered that built form would remain a barely noticeable component of the view. The magnitude of change is not considered to increase beyond very low and, therefore, effects would remain as set out within the main LVIA and <u>there would be no additional cumulative effects.</u>
PVP 2	View from PRow 367/19/10 looking South West	Footpath users (High sensitivity)	During construction and at year 1, the site would not be seen in combination views, or sequential views, with any of the named cumulative sites from this location. Therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 3	View from a minor road adjacent to the Site boundary looking west	Vehicle users and pedestrians (Medium sensitivity)	Depending on timing, it is considered that construction activity within the site would be seen in combination with activities within Cumulative Site 4 only. The submitted LVIA for Cumulative Site 4 identified a moderate adverse effect during construction. As development within the site would be seen in the foreground of the view, largely preventing any views of Cumulative Site 4, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>	In the long-term, there would not be any in-combination views with any of the named cumulative sites. With consideration of the cumulative sites, the magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 4	View from a B-road to the east of the Site	Vehicle users and pedestrians (Low sensitivity), PRow users (High sensitivity)	<p>During construction, it is considered likely that the Site would be seen in combination views with Cumulative Site 4. The submitted LVIA for Cumulative Site 4 identified a minor adverse effect on visual receptors during construction, although the calculation of this effect is unclear. On completion, the submitted LVIA found that <i>“The Eastern Development will introduce large commercial buildings to views from the north of Stoke Lyne in an otherwise rural landscape. The new buildings will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development.”</i> However, the overall effect was only deemed to be minor adverse, arising from a medium-low magnitude of change. Development within the Site would be seen to give rise to similar effects, although providing a more substantial eastern boundary to the Site and would contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas within the local context. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 5	View from a B-road (The Green) to the east of the Site	Vehicle users (Medium sensitivity)	<p>During construction, it is considered likely that the Site would be seen in combination views with Cumulative Site 4. The submitted LVIA for Cumulative Site 4 identified a minor adverse effect on visual receptors during construction, although the calculation of this effect is unclear. On completion, the submitted LVIA found that <i>“The Eastern Development will introduce large commercial buildings to views from the north of Stoke Lyne in an otherwise rural landscape. The new buildings will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development.”</i> However, the overall effect was only deemed to be minor adverse, arising from a medium-low magnitude of change. Development within the Site would be seen to give rise to similar effects, although providing a more substantial eastern boundary to the Site and would contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas within the local context. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 6	View from a minor road and its junction with the B4100	Vehicle users (Medium sensitivity)	<p>Similar to PVPs 4 and 5, the proposed development would be seen in combination with Cumulative Site 4 only. The submitted LVIA for Cumulative Site 4 identified a minor adverse effect for the construction of the eastern elements of the scheme, but only a negligible adverse effect on visual receptors during construction of the development as a whole. The assessment found that <i>“Partial views of construction activity, limited to large machinery, cranes and higher level operations where they would appear above intervening woodland.”</i> Development within the Site would be seen to give rise to similar effects, although providing a more substantial eastern boundary to the Site and would contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>The proposed development would be seen in combination with Cumulative Site 4 only, although views would largely be focussed on the proposed development rather than any cumulative scheme. The submitted LVIA for Cumulative Site 4 identified a minor adverse effect at year 15 for the whole development (east and west); an increase from a negligible effect identified at year 1. The reason for this is unclear. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 7	View from PRow 367/21/10, looking north east	Footpath users (High sensitivity)	Higher-level construction activities within the proposed development would be seen in combination with Cumulative Site 4 only. On completion, development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>	On completion, development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>
PVP 8	View from PRow 109/7/10 looking north east	Footpath users (High sensitivity)	The construction of the proposed development would be seen in combination with Cumulative Site 4 only, albeit being limited to potential glimpses of taller construction activities, if seen at all. The submitted LVIA for Cumulative Site 4 scoped out views from this location, although views from slightly north were assessed as being subject to a low magnitude of change and a moderate adverse effect. At construction, and on completion, the development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>	On completion, development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 9	View from minor road (Fritwell Road) looking east	Vehicle users (Medium sensitivity)	Similar to PVP 8, the construction of the proposed development would be seen in combination with Cumulative Site 4, albeit being limited to potential glimpses of taller construction activities, if seen at all. The submitted LVIA for Cumulative Site 4 assessed views from slightly further east as being subject to a low magnitude of change and a moderate adverse effect. At construction, and on completion, the development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>	On completion, development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
PVP 10	View from PRow 109/2/40 looking south east	Footpath users (High sensitivity)	PVP 10 is recorded from the northernmost corner of Cumulative Site 4 and, depending on timescales, there is a possibility that construction activities could be seen in combination views within the site, as well as activities within Cumulative Sites 3 and 6. However, views from this context would be heavily informed by the foreground setting. On completion, there would be no views of the proposed development as Cumulative Site 4 would entirely screen the view. Therefore, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>	On completion, development within Cumulative Site 4 would entirely screen views of the proposed development and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects.</u>



PVP No.	Location	Receptor Group	Cumulative impact and significance	
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PVP 11	View from PRow 367/13/10 looking north east	Footpath users (High sensitivity)	<p>Although the view from PVP 11 looks east, there is a possibility that there may be some perception of construction activities within Cumulative Site 4 in combination with activities within the site, although mature trees lining the B4100 would screen some views of Cumulative Site 4 during summer months. The result would be a perceived increase in the massing of development in local views. The submitted LVIA for Cumulative Site 4 assessed views from slightly further east as being subject to a medium/low magnitude of change and a moderate adverse effect. The proposed development would be seen to increase the general massing of development but would not increase the level of effect beyond medium, as assessed by the submitted LVIA. As such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects</u>.</p>	<p>On completion, the proposed development would form a minor constituent of the view, if seen at all. Where views are possible, these views are likely to be limited to winter months with development seen in the context of Baynards Green and development within Cumulative Site 4. Due views of the proposed development being limited, it is not considered that the cumulative magnitude of change would increase beyond the effects set out within the submitted LVIA for Cumulative Site 4 which identified a moderate adverse effect. As such, there would be <u>no additional cumulative effects</u>.</p>

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the M40	Vehicle users on main road (Low sensitivity)	For receptors travelling along the M40, there is unlikely to be any views of the proposed development. However, during construction, there may be some in-combination transient views of the proposed development with Cumulative Site 3, 4 and 6. During construction, the proposed development would be seen in narrow view by receptors travelling at approximately 70mph. Cumulative effects are considered to be no greater than low, giving rise to a <b>minor/negligible</b> adverse effect, which is <b>not significant</b> . On completion, Cumulative Site 4 would entirely screen views of the proposed development from the M40 and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects</u> .	On completion, development within Cumulative Site 4 would entirely screen views of the proposed development from the M40 and, as such, effects would remain as set out within the submitted LVIA for Cumulative Site 4. Therefore, there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the A43	Vehicle users on main road (Low sensitivity)	Receptors travelling along the A43 would experience short-distance views of the proposed development with Cumulative Site 4. The submitted LVIA for Cumulative Site 4 scoped out the assessment of effects on road users on the A43. During construction and on completion, the proposed development would increase the extent of built form along the A43 however, given the baseline character of Baynards Green, the magnitude of change would not be considered to increase beyond medium as, although the proposed developments would be recognisable, local character would not be considered to be fundamentally altered. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .	In the long term, while there would remain some in combination views of the proposed development and Cumulative Site 4, the combination of built form would not be considered to fundamentally alter the character of local views beyond that stated within the main LVIA, being medium in magnitude. As such, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Receptors travelling on the B4100	Vehicle users on main road (Low-Medium sensitivity)	For receptors travelling along the B4100, there would be sequential views as receptors travelling along this busy route. Cumulative effects would be limited to those arising from the proposed development and Cumulative Site 4. The submitted LVIA identified a minor adverse effect during construction with road users being considered as low sensitivity receptors. The effects arising from the proposed development are also considered to be minor adverse, although receptors have been awarded a medium sensitivity due to there being some rural characteristics in transient views. The construction of both schemes would lead to an increase in urban influences within the local context, such that the cumulative effect would be considered to increase to high, although this is largely for parts of the B4100 that are further away from the A43 junction. As such, with consideration of a medium sensitivity as defined within the main LVIA, the cumulative effect would be <b>moderate</b> , which is significant.	On completion, the addition of the proposed development would be considered to increase the perception of built elements within the local context. However, for road users with a medium sensitivity to the south of the site (represented in Photoviewpoint EDP 6), the landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> . For receptors in close proximity to the A43, there would be a greater increase in the perception of built form within the local context, albeit experienced by receptors with a reduced susceptibility to change and an overall lower sensitivity. Here, the increase in built form would be considered to increase the magnitude of change from medium to high. In combination with a low sensitivity, the high magnitude of change gives rise to a <b>moderate/minor</b> cumulative effect which is not significant.

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	PRoW users in and around Stoke Lyne	Footpath users (High sensitivity)	Views for footpath users in and around Stoke Lyne are represented by Photoviewpoints EDP 4, 5, 6, and 7. As set out above, the more open views are experienced at Photoviewpoint EDP 6, at the junction between The Green and the B4100. As receptors move west, views of the proposed development and Cumulative Site 4 become screened by mature woodland cover. To the west of the M40, views of Cumulative Sites 3 and 6 would be possible, but not in combination with the proposed development. As such, there may be an appreciation of an urbanisation of the local context in transient views. However, although the proposed development would introduce additional built form on the eastern side of the M40, as set out above at Photoviewpoint EDP 6, the magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .	In the long-term, the landscape proposals on the eastern side of the proposed development would contribute to the well-treed character of the immediate context. Although there may be some views of the proposed development remaining, there would be very limited perception of any other cumulative site on the eastern side of the M40. The landscape strategy within the Site would deliver a generous treed boundary between new built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects</u> .

PVP No.	Location	Receptor Group	Cumulative impact and significance	
			Construction & Year 1	Year 15
NA	Residents within Stoke Lyne	Residents (Very high sensitivity)	<p>During construction, it is considered likely that the Site would be seen in combination views with Cumulative Site 4. The submitted LVIA for Cumulative Site 4 identified a minor adverse effect on visual receptors during construction, although the calculation of this effect is unclear. On completion, the submitted LVIA found that <i>“The Eastern Development will introduce large commercial buildings to views from the north of Stoke Lyne in an otherwise rural landscape. The new buildings will be partially screened by hedgerows, hedgerow trees and linear woodlands in the intervening landscape. During the winter months the reduced leaf cover will increase slightly the available views of the Eastern Development.”</i> However, the overall effect was only deemed to be minor adverse, arising from a medium-low magnitude of change. Development within the Site would be seen to give rise to similar effects, although providing a more substantial eastern boundary to the Site and would contribute to the well-treed character of the local context. The magnitude of change is not considered to increase beyond high and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>	<p>In the long-term, the Proposed Development within the site would not increase the horizontal scale of built areas within the local context. The landscape strategy within the Site delivers a generous treed boundary between built form and views from Stoke Lyne, more so than any planting proposed within Cumulative Site 4 on its own. The magnitude of change is not considered to increase beyond medium and, therefore, effects would remain as set out within the main LVIA and there would be <u>no additional cumulative effects.</u></p>