

Grid Coordinates: 449813, 211252 Horizontal Field of View: 90° the environmental dimension partnership artnership artn Visualisation Type: 1

Make, Model, Sensor: Canon 6D, FFS aOD: 67m

Direction of View: E Distance: 500m Enlargement Factor: 96% @ A1 width Focal Length: 50mm

**e** 

date drawing number	23 FEBRUARY 2023 edp5650 d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo LTi	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 1



 the environmental dimension partnership
 Registered office: 01285 74047 info@edp-uk.co.uk
 Grid Coordinates:
 451335, 211/40
 Horizontal rieu of View. 50
 Difector View. 51
 Difector View. 51

 dimension partnership
 Registered office: 01285 74047 info@edp-uk.co.uk
 Grid Coordinates:
 21/01/2021@12:14
 Height of Camera:
 1.6m
 Distance:
 75m

 visualisation Type:
 Toise and Time:
 Visualisation Type:
 Cylindrical
 Make, Model, Sensor:
 Canon 6D, FFS
 a0D:
 61m

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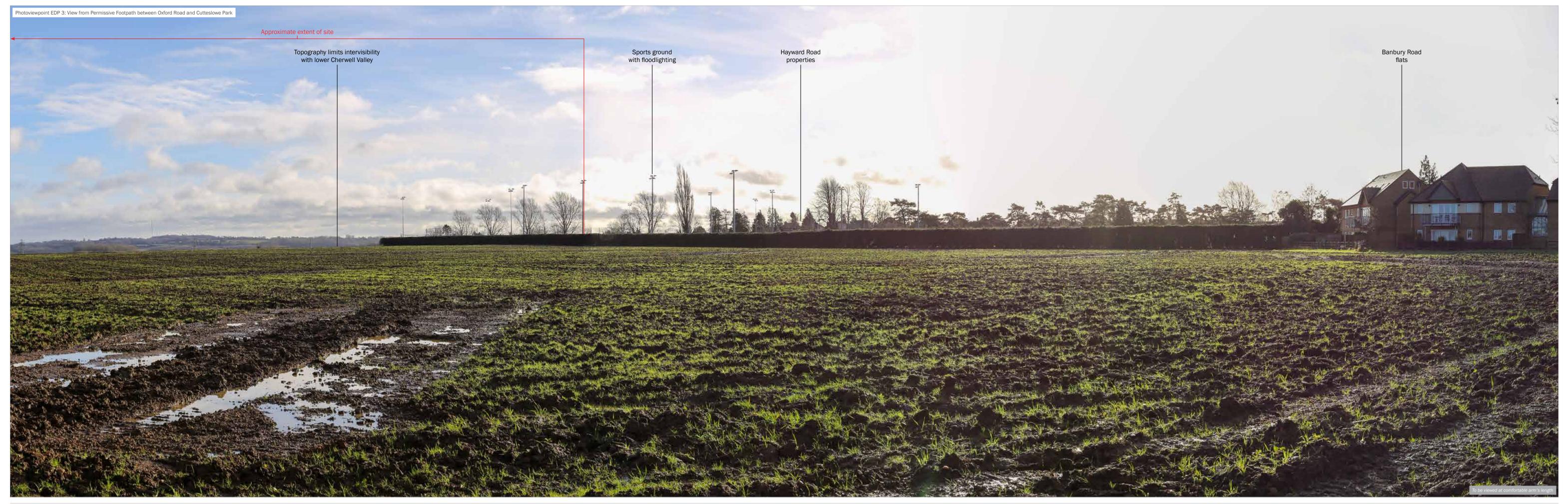
'N

<u>eo</u>

Direction of View: SW

Grid Coordinates: 451335, 211740 Horizontal Field of View: 90°

	23 FEBRUARY 2023 edp5650 d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 2



 the environmental dimension partnership
 Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk
 Grid Coordinates:
 4503 / 5, 21092 / 1
 HoriZontal Freed of View.
 50
 Distance:
 0m

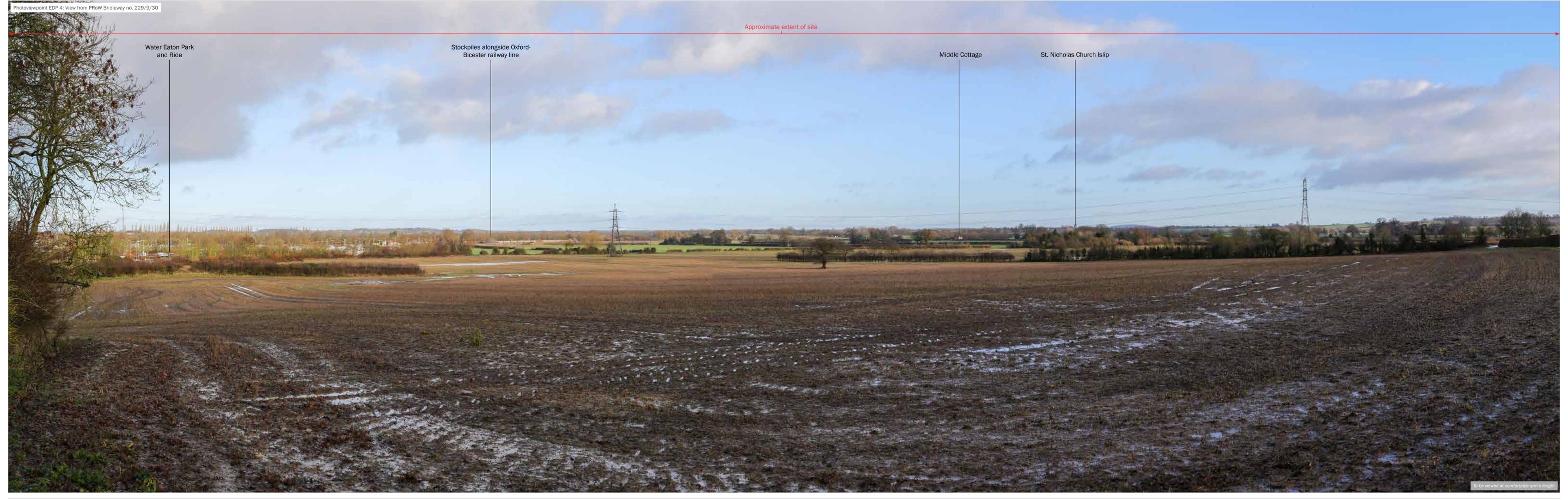
 Visualisation Type:
 1
 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 70m

 Grid Coordinates: 450375, 210927 Horizontal Field of View: 90°

Direction of View: E

**600** 

date drawing number	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo LTi	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 3



Grid Coordinates: 450303, 211332 Horizontal Field of View: 90° the environmental dimension partnership dimension partnership Visualisation Type: 1

 59
 Height of Camera:
 1.6m
 Distance:
 0m

 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 70m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: NE

<u>ec</u>

date drawing number	23 FEBRUARY 2023 edp5650 d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 4



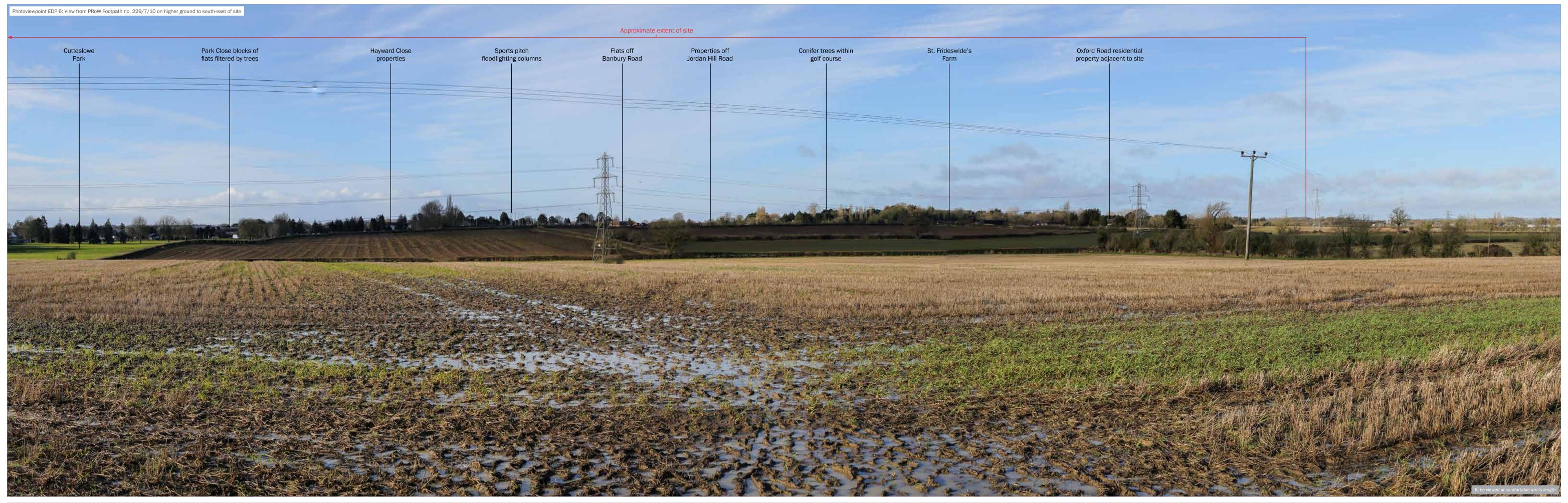
Grid Coordinates: 451335, 211740 Horizontal Field of View: 90° the environmental dimension partnership dimension partnership Visualisation Type: 1

Make, Model, Sensor: Canon 6D, FFS aOD: 58m Enlargement Factor: 96% @ A1 width Focal Length: 50mm

Direction of View:  ${\bf W}$ Distance: 790m

ec

date	23 FEBRUARY 2023	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	edp5650_d001f GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 5



Grid Coordinates: 451513, 211047 Horizontal Field of View: 90° 

 the environmental dimension partnership
 Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk
 Grid Coordinates: 451513, 211047
 Horizontal rield of View. 50
 Difector in View. 47

 Office Coordinates:
 451513, 211047
 Horizontal rield of View. 50
 Difector in View. 47

 Office Coordinates:
 451513, 211047
 Height of Camera:
 1.6m
 Distance:
 310m

 Visualisation Type:
 1
 Make, Model, Sensor:
 Canon 6D, FFS
 a0D:
 63m

Direction of View:  ${\bf W}$ 

ec

date	23 FEBRUARY 2023	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	edp5650_d001f GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 6



<u>e(</u>

Distance: **115m** 

Make, Model, Sensor: Canon 6D, FFS aOD: 58m Enlargement Factor: 96% @ A1 width Focal Length: 50mm

Visualisation Type: 1

	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 7



the environmental dimension partnership artnership artn Visualisation Type: 1

Grid Coordinates: 450774, 210595 Horizontal Field of View: 90° 
 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 70m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: N Distance: 140m

ec

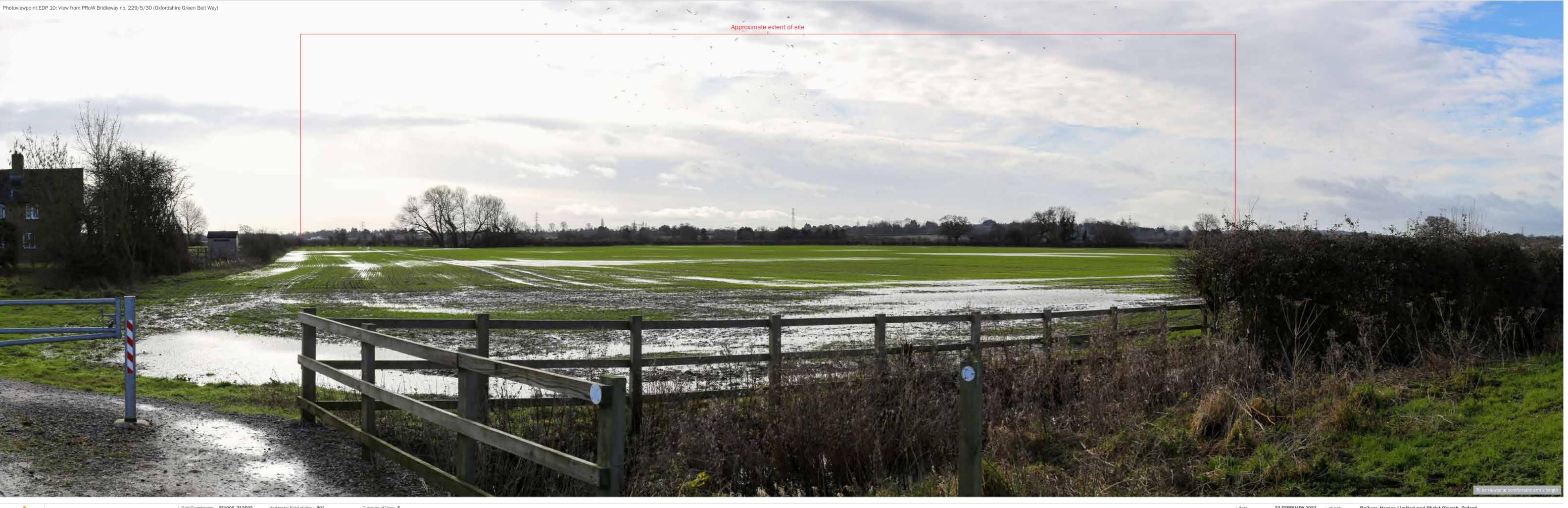
date drawing number	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo LTi	project title	Water Eaton
QA		drawing title	Photoviewpoint EDP 8



the environmental dimension partnership artnership artnership dimension partnership artnership dimension partnership dimension partnership artnership dimension partnership dimension dimensi dimension dimension dimension di dimension dimensi Visualisation Type: 1

Make, Model, Sensor: Canon 6D, FFS aOD: 56m Enlargement Factor: 96% @ A1 width Focal Length: 50mm

Distance: 1.1km



ec

Grid Coordinates: 451005, 212502 the environmental dimension partnership and partnership dimension partnership and partnership dimension partnership and partnership and partnership dimension partnership and Visualisation Type: 1

Horizontal Field of View: 90° Make, Model, Sensor: Canon 6D, FFS aOD: 59m Enlargement Factor: 96% @ A1 width Focal Length: 50mm

Direction of View: S Distance: 800m

date drawing number	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo LTi	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 10



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ec

Grid Coordinates: 450353, 210835 the environmental dimension partnership artnership artn Visualisation Type: 1

Horizontal Field of View: 90° 

 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 71m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: E Distance: 150m

	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
Irawn by hecked	GYo	project title	Water Eaton
<u>)</u> A	RBa	drawing title	Photoviewpoint EDP 11



he environmental dimension partnership

Grid Coordinates: 450354, 211100 Horizontal Field of View: 90° 

 Registered office: 01285 740427
 Grid Coordinates: 430354, 211100
 Horizontal Field of View: 90\*

 www.edp-uk.co.uk
 Date and Time: 07/09/2021@12:14
 Height of Camera: 1.6m

 Projection:
 Cylindrical
 Make, Model, Sensor: Canon 6

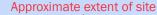
 Visualisation Type: 1

 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 71m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: SE Distance: 0m

SC



late	23 FEBRUARY 2023	client	Bellway Homes Limited and Christ Church, Oxford
0	edp5650_d001f		
Irawn by	GYo	project title	Water Eaton
hecked	LTi		
2A	RBa	drawing title	Photoviewpoint EDP 12



Grid Coordinates: 450566, 211455 Horizontal Field of View: 90° the environmental dimension partnership and the environmental dimensis dimension partnership and the environme Visualisation Type: 1

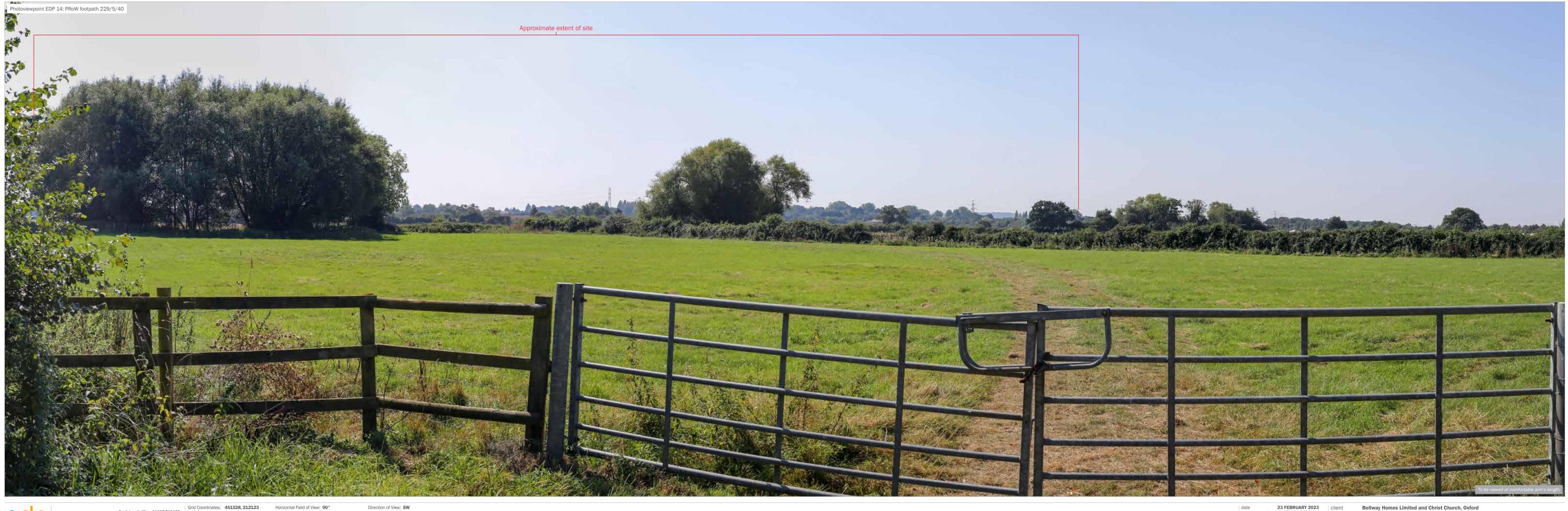
 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 65m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: NW Distance: 0m

<u>ec</u>

date23 FEBRUARY 2023<br/>drawing numberclientBellway Homes Limited and Christ Church, Oxforddrawn byGYo<br/>checkedproject titleWater EatonQARBadrawing titlePhotoviewpoint EDP 13



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the environmental dimension partnership Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk info@edp-uk.c

Visualisation Type: 1

 9
 Height of Camera:
 1.6m
 Distance:
 1.1km

 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 59m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

date	23 FEBRUARY 2023 edp5650 d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 14



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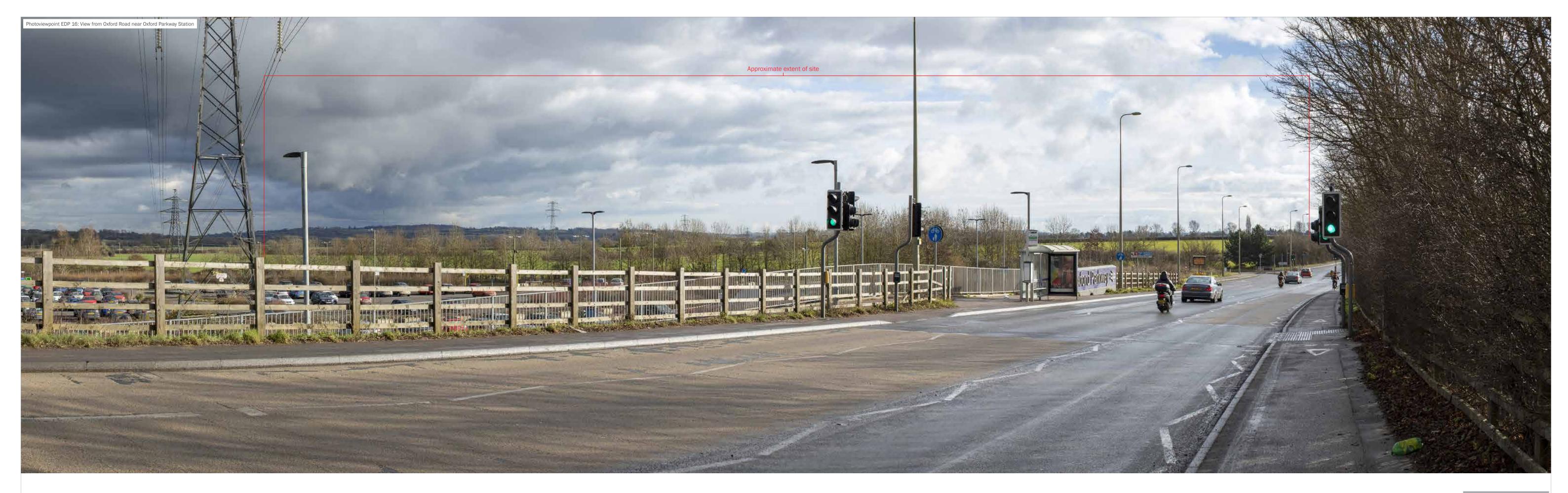
Grid Coordinates: 451131, 212344 Horizontal Field of View: 90° the environmental dimension partnership Registered office: 01285 740427 dimension partnership dimension partne Visualisation Type: 1

 Make, Model, Sensor:
 Canon 6D, FFS
 aOD:
 58m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: SW Distance: 900m

date	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by	GYo	project title	Water Eaton
checked QA	LTi RBa	drawing title	Photoviewpoint EDP 15





Grid Coordinates: 450104, 211796 Horizontal Field of View: 90° the environmental dimension partnership Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk info@edp-uk.c Visualisation Type: 1

 Make, Model, Sensor:
 Canon 5D MK4, FFS
 aOD:
 66m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

date 23 FEBRUARY 2023 drawing number drawn by GYo checked LTi QA client Bellway Homes Limited and Christ Church, Oxford project title Water Eaton drawing title Photoviewpoint EDP 16



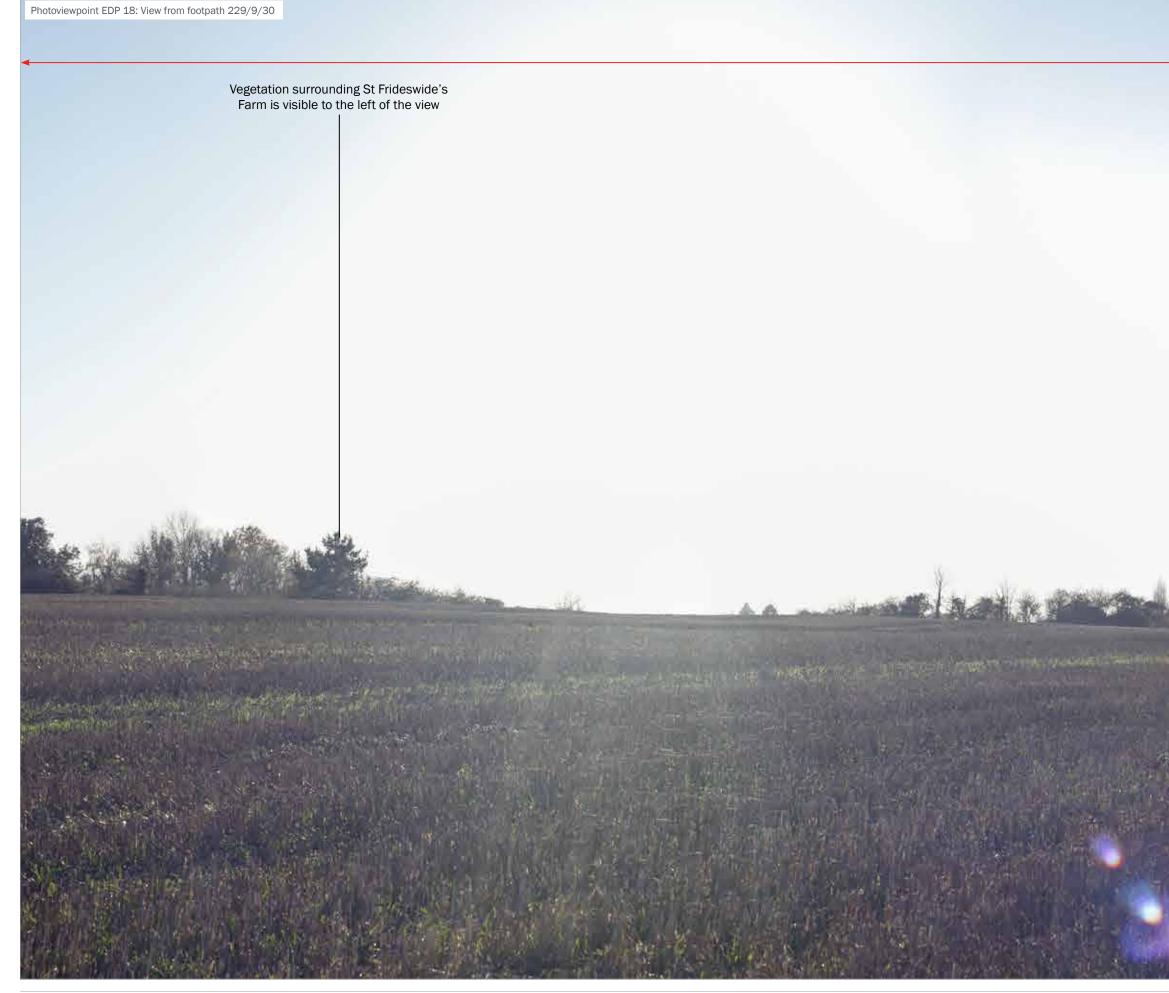
Grid Coordinates: 450734, 211133 Horizontal Field of View: 90° the environmental dimension partnership registered office: 01285 740427 dimension partnership dimension dimensi dimension dimension dimensio Visualisation Type: 1

Direction of View: SW Distance: 0m 

 Make, Model, Sensor:
 Canon 5D MK2, FFS
 aOD:
 69m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

date	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 17



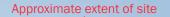
Grid Coordinates: 450737, 211515 Horizontal Field of View: 90° the environmental dimension partnership Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk info@edp-uk.c Visualisation Type: 1

 Make, Model, Sensor:
 Canon 5D MK2, FFS
 aOD:
 61m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: S Distance: 160m

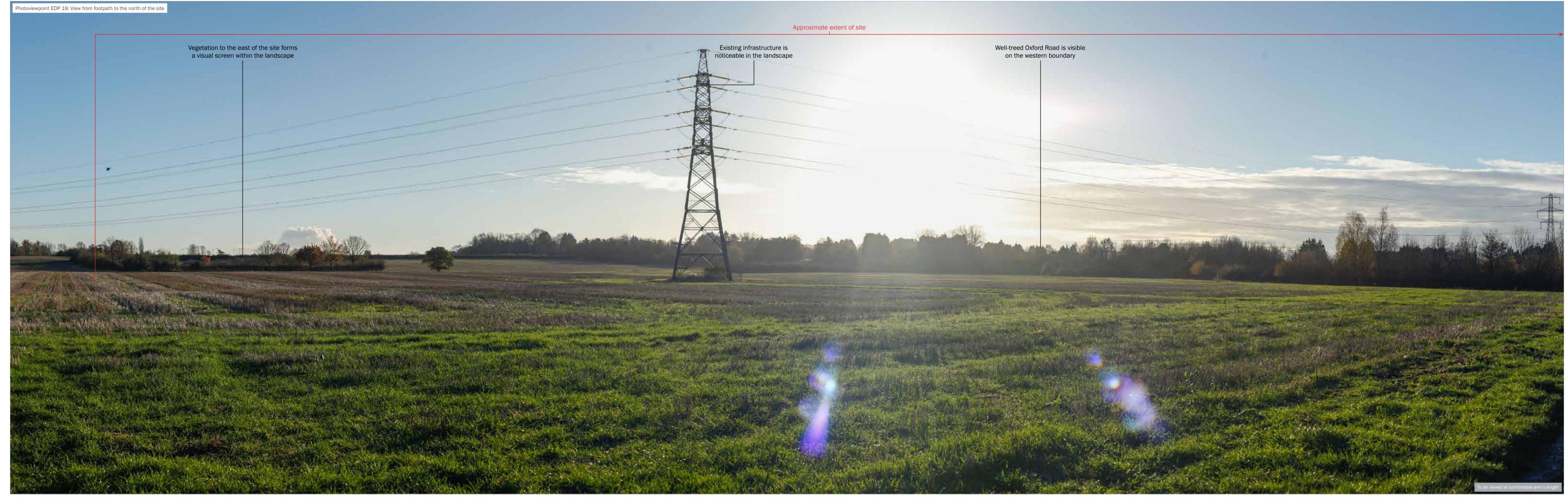
**e**C



Existing vegetation on the site's eastern boundary filters views towards the site and Oxford Road



ing number	edp5650 d001f		
n by	GYo	project title	Water Eaton
ked	LTi		
	RBa	drawing title	Photoviewpoint EDP 18



Grid Coordinates: 450508, 211935 Horizontal Field of View: 90° the environmental dimension partnership **Registered office: 01285 740427** www.edp-uk.co.uk info@edp-uk.co.uk info@edp-uk Visualisation Type: 1

 Make, Model, Sensor:
 Canon 5D MK2, FFS
 aOD:
 61m

 Enlargement Factor:
 96% @ A1 width
 Focal Length:
 50mm

Direction of View: S Distance: 120m

ec

date drawing number	23 FEBRUARY 2023 edp5650_d001f	client	Bellway Homes Limited and Christ Church, Oxford
drawn by checked	GYo LTi	project title	Water Eaton
QA	RBa	drawing title	Photoviewpoint EDP 19

# Appendix EDP 5 Consultation Correspondence

### Lucy Tilling

From:	Tim Screen <tim.screen@cherwell-dc.gov.uk></tim.screen@cherwell-dc.gov.uk>
Sent:	16 August 2021 12:15
То:	Lucy Tilling
Cc:	Ben Connolley; Eddy Stratford; Linda Griffiths
Subject:	RE: edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA
Attachments:	edp5650_d002_viewpoint location plan.pdf

Hello Lucy

Sorry for the delay in response. I have added a few more viewpoint locations to the appropriately located ones you have provided – please refer to the orange dots on plan enclosed

Add a viewpoint at the St. Frideswide Farm access off the Oxford Road (for the benefit of residents / visitors of the farm)

Another viewpoint adjacent to trees and hedges on public right of way 229/9/30 (past the vegetation screen of the site).

Residential receptors near PRoW: where representation of residential receptor experience maybe judged: Middle Farm, Water Eaton Manor.

Residential receptor off Banbury Road, south of proposed VP 3

St. Frideswide Farmhouse receptor view obscured by trees, so therefore explanatory text will suffice.

Many thanks

Best regards

Tim

**Tim Screen** CMLI Landscape Architect Environmental Services Environment & Place Cherwell District Council

Direct Dial 01295 221862 Mobile 07854 219751
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Twitter: @Cherwellcouncil



From: Lucy Tilling <lucyt@edp-uk.co.uk>
Sent: 16 August 2021 09:09
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Ben Connolley <benc@edp-uk.co.uk>; Eddy Stratford <eddys@edp-uk.co.uk>; Linda Griffiths
<Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA

Good morning Tim,

Have you had a chance to review the viewpoint locations I sent through for this project?

Kind regards, Lucy

**Lucy Tilling** *MA*, *BSc* Consultant Landscape Architect



#### The Environmental Dimension Partnership Ltd

Second Floor, Darwin House, 67 Rodney Road, Cheltenham GL50 1HX

m 07519 325110
w www.edp-uk.co.uk



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From: Lucy Tilling
Sent: 05 August 2021 12:14
To: Tim Screen <<u>Tim.Screen@Cherwell-DC.gov.uk</u>>
Cc: Ben Connolley <<u>benc@edp-uk.co.uk</u>>; Eddy Stratford <<u>eddys@edp-uk.co.uk</u>>; Linda Griffiths
<<u>Linda.Griffiths@Cherwell-DC.gov.uk</u>>
Subject: RE: edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA

Hi Tim,

Thank you for your reply. I have now copied in Linda and have re-attached the plan.

Kind regards, Lucy

**Lucy Tilling** *MA*, *BSc* Consultant Landscape Architect

# edp

#### **The Environmental Dimension Partnership Ltd**

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From: Tim Screen <<u>Tim.Screen@Cherwell-DC.gov.uk</u>>
Sent: 05 August 2021 12:01
To: Lucy Tilling <<u>lucyt@edp-uk.co.uk</u>>
Cc: Ben Connolley <<u>benc@edp-uk.co.uk</u>>; Eddy Stratford <<u>eddys@edp-uk.co.uk</u>>
Subject: RE: edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA

Hello Lucy

Sorry, I am been unable to review this one due to work pressure, but I hope to as soon as I am able. Have you, by any chance copied this request to Linda Griffiths, the planning officer.

Many thanks

Best regards

Tim

**Tim Screen CMLI** Landscape Architect Environmental Services Environment & Place Cherwell District Council

Direct Dial 01295 221862 Mobile 07854 219751 www.cherwell.gov.uk Follow us: Facebook: www.facebook.com/cherwelldistrictcouncil Twitter: @Cherwellcouncil



From: Lucy Tilling <<u>lucyt@edp-uk.co.uk</u>> Sent: 05 August 2021 11:21 To: Tim Screen <<u>Tim.Screen@Cherwell-DC.gov.uk</u>> **Cc:** Ben Connolley <<u>benc@edp-uk.co.uk</u>>; Eddy Stratford <<u>eddys@edp-uk.co.uk</u>> **Subject:** edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA

Good morning Tim,

Have you had a chance to review the proposed viewpoint locations I sent through earlier this week?

Thank you, Lucy

**Lucy Tilling** *MA*, *BSc* Consultant Landscape Architect



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From: Lucy Tilling
Sent: 03 August 2021 12:18
To: <u>Tim.screen@cherwell-dc.gov.uk</u>
Cc: Ben Connolley (<u>benc@edp-uk.co.uk</u>) <<u>benc@edp-uk.co.uk</u>>; Eddy Stratford (<u>eddys@edp-uk.co.uk</u>) <<u>eddys@edp-uk.co.uk</u>>
Subject: edp5650 - North Oxford Triangle East - PR6a (private and confidential) - viewpoint locations for LVIA

Good afternoon Tim,

EDP are preparing an LVIA for a site to the east of Oxford Road in the north Oxford Triangle area. Please find attached our proposed viewpoint location plan. We did not receive any comment on these as part of the EIA scoping report - could you please confirm if you consider the selection appropriate?

Thank you, Lucy Tilling MA, BSc Consultant Landscape Architect



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From:	Tim Screen
То:	Lucy Tilling
Cc:	Ben Connolley
Subject:	RE: edp5650 - Water Eaton PR6a - PRIVATE AND CONFIDENTIAL - Proposed Wireline Locations
Date:	07 December 2022 13:07:21
Attachments:	image006.png
	EDP viewpoints.pdf

Good Afternoon Lucy

Apologies for the delay in my response (busy times)

The viewpoint and visualisation proposed are representative. I have proposed 3 additional views.

I thought it would be good represent an experience from Grade II St Frideswides Farm receptor. And another one to the north of St Frideswides Farm showing the context of the farm/vegetated boundary against the site.

I have added another VP from, where one could argue a defunct PRoW(less sensitive), due to the A34.

Hope this is acceptable to you.

Kind regards

Tim

Tim Screen CMLI Landscape Architect Environmental Services Environment & Place Cherwell District Council 01295 221862 mailto:<u>tim.screen@cherwell-dc.gov.uk</u> www.cherwell-dc.gov.uk

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DISTRICT COUNCIL NORTH OXFORDSHIRE From: Lucy Tilling <lucyt@edp-uk.co.uk>
Sent: 06 December 2022 08:34
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Ben Connolley <benc@edp-uk.co.uk>
Subject: RE: edp5650 - Water Eaton PR6a - PRIVATE AND CONFIDENTIAL - Proposed Wireline
Locations

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe. Good Morning Tim,

I was wondering if you've had a chance to review the below? I've attached the location plan for ease of reference.

Kind regards, Lucy

Lucy Tilling BSc, MA, CMLI Senior Landscape Architect







**The Environmental Dimension Partnership Ltd** Second Floor, Darwin House, 67 Rodney Road Cheltenham, Gloucestershire, GL50 1HX

#### m 07519 325110

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#### From: Lucy Tilling

Sent: 23 November 2022 10:22

To: Tim Screen <<u>Tim.Screen@Cherwell-DC.gov.uk</u>>

Cc: Ben Connolley <<u>benc@edp-uk.co.uk</u>>

**Subject:** edp5650 - Water Eaton PR6a - PRIVATE AND CONFIDENTIAL - Proposed Wireline Locations

Good Morning Tim,

We are progressing the assessment work for the proposed development at Water Eaton/PR6a. As part of this, we would like to include wireline views in our LVIA to demonstrate the mass and scale of the proposals.

Please find attached a plan of the proposed wireline locations. The rationale behind these is as follows:

- View 5: Looks towards the development from the wider countryside in the east and is located on a junction of footpaths, which would have a high frequency of walkers. This would indicate the relationship of the development with the open countryside in views towards the settlement edge.
- View 6: Looks towards the development from the south-east. This focusses on the southern part of the development, which would incorporate areas of open space and the proposed built form would be set back into the west of the site.
- View 14: Gives an expansive overview of the local countryside from the north-east and would show the relationship between the development and the open countryside in views towards the settlement edge and the Oxford Parkway Park and Ride.
- View 16: Looks along Oxford Road and would show the proposals in relation to the approach to Oxford.

Please let me know any comments on the proposed locations or if you consider these appropriate.

Kind regards, Lucy

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# Appendix EDP 6 Landscape Character Effects Assessment

# Notes: Each character area is attributed a degree of sensitivity using the thresholds identified in the methodology at Appendix EDP 2 and takes into account the 'susceptibility' of the receptor to change as a result of the type of development proposed. Effects of moderate or greater are considered to be 'significant' in landscape terms

Effects of moderate/minor or lesser, are 'not significant' in landscape terms

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Site Character and Context	Medium	Very High Change. Major/Moderate Effect. Adverse.	Very High. Major/Moderate Effect. Adverse.	High. Moderate Effect. Adverse.
Sensitivity of Receptor Explanation		Magnitude of Change		Summary
The site's proximity and strong visual connection to open countryside is considered a valuable characteristic of the site. Nevertheless, the lack of landscape designations and its value solely on a local scale constitute a medium sensitivity of the site's landscape character.		Construction Phase: During the construction phase, moving earthworks, the construction of buildin implementation of the proposed devel- site in relation to its baseline condition buildings would introduce built form in agricultural site. This would constitute which would result in a <b>major/modera</b>	gs and overall opment would alter the n. Partially constructed to the previously a very high change	During the temporary construction phase, the landscape character within the site would be altered from its baseline condition. This would constitute a <b>major/moderate adverse</b> <b>effect</b> .

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Operation (Year 1):In the short-term, the proposed devel discordance with the site's existing built form which have an urbanising introduced into the currently agricul extend the settlement character and the site. The proposed landscape st beneficial effects on the proposed of immaturity at this stage. The propose therefore considered to result in a v constitutes a <b>major/moderate advo</b> Operation (Year 15):In the medium term, the proposed of the character of the site permanent discordance with the existing baseli landscape enhancements within the defensible Green Belt boundary and transition into the wider landscape. high-quality Green Infrastructure, pr 	character. Elements of influence would be tural site. This would d the settlement edge into rategy would have limited levelopment, due to its and development is ery high change which <b>erse effect.</b> levelopment would alter ly. While this is in ne condition, the e site would provide a new, I would create a soft Additional planting and ovided as part of the ed development into the lopment would be read as as such, would have a has weathered and refore, at Year 15, the d to result in a high	At all stages of the proposed development, the newly introduced built form would be in discordance with the baseline character of the site. This constitutes a <b>major/moderate adverse</b> <b>effect</b> at <b>Year 1</b> and, due to the integration of the scheme into the local context, a lessened <b>moderate adverse effect</b> at <b>Year 15</b> .

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Vale Farmland	Medium	Medium Change. Moderate Effect. Adverse.	Medium Change. Moderate Effect. Adverse.	Low Change. Moderate/Minor Effect. Adverse.
Sensitivity of Receptor Explanation		Magnitude of Change		Summary
While the LCA displays typical characteristics, s views into the countryside and well-defined hec as typical field boundaries, there is a noticeable man-made features. This lessens the rural appr character area and results in a <b>medium sensiti</b>	lgerow patterns e presence of earance of the	Construction Phase: During the construction phase, moving earthworks, the construction of buildin implementation of the proposed develops site in relation to its baseline condition would be noticeable beyond the site are character area containing the site. How relatively small part of the wider charac- would therefore be localised and as su considerably alter the integrity of the w This would therefore result in a medium resulting in a <b>moderate/minor adverse</b> Farmland' LT. <u>Operation (Year 1):</u> At Year 1, there would be limited effect character beyond the site's boundary. development would read as an extensi settlement and as such, would be perce existing settlement pattern. The follow occur to the landscape character:	gs and overall opment would alter the a. Increased traffic and in the wider vever, the site forms a cter area. The effects ach, would not vider character area. In magnitude of change, e effect on the 'Vale t on landscape The proposed on to the existing seived as part of the	During the construction phase there would be localised <b>moderate/minor</b> <b>adverse effect</b> . At Year 1, there would be localised <b>moderate/minor</b> <b>adverse effect</b> . At Year 15, there would be localised <b>minor adverse</b> <b>effect</b> .

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		• The typical field pattern within the disrupted due to the change of us Further afield, the patterns would	e within the site.	
		• While ditches and streams would form their baseline locations, their swales, ditches and attenuation for scheme. Beyond the site, these for affected;	re would be a network of eatures contained in the	
		• The character of nucleated and connot be affected, since Oxford does category at present. Water Eaton would not experience effects to the and	s not fall into this and villages like Islip	
		• The gently rolling landscape in the remain intact, although views acro landform would be limited across proposed development.	oss the slightly rolling	
		Effects on the wider landscape charac resulting in a medium magnitude of ch a <b>moderate/minor adverse</b> level of <b>ef</b>	ange, which constitutes	

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Operation (Year 15): In the medium term, the proposed dev assimilated into the local landscape. It the existing settlement and would form wider landscape character is therefore experience localised effects of a low m in a <b>minor adverse effect</b> on the 'Farm	would read as part of part of Oxford. The considered to nagnitude, which results	
Otmoor Lowlands	Medium	Low Change. Minor Effect. Adverse.	Low Change. Minor Effect. Adverse.	Very Low Change. Minor/negligible Effect. Adverse.
Sensitivity of Receptor Explanation		Magnitude of Change		Summary
While it is generally representative of typical landscape features present in the countryside, there are noticeable man- made features present which detract from the otherwise rural appearance and result in a <b>medium sensitivity</b> .		<u>Construction Phase:</u> During the construction phase, moving earthworks, the construction of buildin implementation of the proposed devel site in relation to its baseline condition would be noticeable beyond the site an character area containing the site.	igs and overall opment would alter the n. Increased traffic	During the construction phase there would be <b>localised minor adverse</b> effect. At Year 1, there would be localised minor adverse effect.
		However, the site forms a relatively sm character area. The effects would there as such, would not considerably alter t character area. This would therefore re of change, resulting in a <b>minor adverse</b> Lowlands'.	efore be localised and he integrity of the wider esult in a low magnitude	At Year 15, there would be localised <b>minor/negligible</b> adverse effect.

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<ul> <li><u>Operation (Year 1):</u> <ul> <li>At Year 1, there would be limited effer character beyond the site's boundary would occur to the landscape character.</li> <li>The landscape contained within dominated by arable land use. The removed from this land use, but extensive areas of open space, in buffer along the eastern develop create a soft transition towards the in the LCA;</li> </ul> </li> <li>The exposed character of the LC applicable to the site due to the However, the overall open charater would not be affected; and</li> <li>The proposed development would extensive landscape buffer and the would limit views out to the court character feature. However, beyo characteristic would remain intainsite and settlement would be soft</li> </ul>	ct on landscape . The following effects ter: 'Otmoor Lowlands' is he site would be would incorporate including a distinctive ment edge, which would he remaining arable land A would no longer be introduction of built form. cter of the wider LCA d incorporate an tree planting, which tryside and disrupt this ond the site level this ct and views towards the	

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Overall, the proposed development would read as an extension to the existing settlement and as such, would be perceived as part of the existing settlement pattern.		
		Effects on the wider landscape character would be localised, resulting in an overall low magnitude of change, which constitutes a <b>minor adverse effect</b> .		
		Operation (Year 15): In the medium term, the proposed dev assimilated into the local landscape. It the existing settlement and would form wider landscape character is therefore experience localised effects of a very la results in a <b>minor/negligible adverse</b> Lowlands'.	would read as part of part of Oxford. The considered to ow magnitude, which	

## Appendix EDP 7 Visual Effects Assessment Tables

#### Notes:

Each viewpoint is attributed a degree of sensitivity using the thresholds identified in the methodology at **Appendix EDP 2** and takes into account the 'susceptibility' of the receptor to change as a result of the type of development proposed.

Effects of moderate or greater are considered to be 'significant' in visual terms

Effects of moderate/minor or lesser, are 'not significant' in visual terms

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 1	View from PRoW 229/10/30 on bridge over Oxford-Bicester railway.	PRoW Users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Receptors at this location will be on a footpath, slow moving or stationary.		The view looks across North Oxford Golf Club from a pedestrian crossing over the railway line to the west and is dominated by the highly managed appearance of the		<u>Construction Phase:</u> Due to the structural planting within the golf course, there is no visibility towards the eastern edge of the golf course and the site. Construction activity would not be noticeable form this location. <b>No Effect</b> .		During the temporary construction phase, receptors would not have visibility of the construction activity.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
The PRoW crosses to North Oxford Golf Cleast. Visual receptors are the PRoW as part of necessarily as part of wider view. However, the footpat the local landscape some landscape feat receptors are thereft have high sensitivity	lub from west to e likely to be using f a local walk and not of enjoyment of a ath affords views of which contains atures of value and fore considered to	landscape featu (mown grass, si and shrub plan pits/bunkers). The view is limir range due to th planting, which evergreens and are in leaf all ye site is not visibl location.	tructural tree ting, sand ted to close e extensive tree includes l conifers that ear round. The	Operation (Year 1): In the short-term, the propose not be visible. <b>No Effect</b> . Operation (Year 15): In the medium term, the property would not be visible. <b>No Effe</b>	posed development	This would therefore result in <b>no effect</b> to this view. At all stages of the proposed development, the proposals would not be visible and <b>no effect</b> is predicted.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 2	PRoW Footpath 229/8/10	PRoW Users	High	High. Major/Moderate. Adverse.	Medium. Moderate effect. Adverse.	Medium. Moderate effect. Adverse.
Sensitivity of Rece	otor Explanation	Description of	View	Magnitude of Change		Summary
Receptors at this lo	ng or stationary. The an agricultural settlement edge separated from es. However, the ws of the local ntains some of value; therefore,	The view looks agricultural land site's eastern b is formed by an hedgerow. The the view is dom arable land and typical field bou Scattered trees amongst hedge south-eastern f contained withi clearly visible. A buildings at St Farm are visible distance and an detractors with Floodlights on t edge at Cuttesl visible to the le and introduce f made elements	d towards the boundary, which intermittent foreground of hinated by d the locally undaries. are present erows. The field parcel in the site is Agricultural Frideswide's e in the middle re noticeable in the view. the settlement owe Park are ft of the view further man-	Construction Phase: During the construction phase machinery would be noticeabl While the south-eastern parce site is being developed as an Cutteslowe Park, with extensiv landscaping, works to facilitat planting scheme and public of would be visible. Taller vertica in the centre of the site would tree line and beyond the agric Frideswide's Farm. Construction contrast to the existing view a noticeable. This is considered <b>major/moderate adverse effor</b> Operation (Year 1): In the short-term, the propose be noticeable. New planting w centre and in the backdrop of proposed open space to the s green spine along the eastern be established.	e from this location. el contained within the extension to ve areas of e the proposed pen space design I elements constructed be visible above the ultural buildings at St on activity would be in nd would be highly to result in <b>ect</b> . d development would ould be evident in the this view, where the outh-east and the	During the temporary construction phase, construction activity would be noticeable. This would therefore result in <b>major/moderate adverse</b> <b>effects</b> to this view. At all stages of the Proposed Development, there would be noticeable changes to this view, which would result in <b>moderate adverse</b> <b>effects</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		The view shows towards the set and gives an ov site within its lo context on the Oxford. The view generally remain during summer months.	ttlement edge verview of the ocal landscape outskirts of w would in the same	While this would alter the base provide some screening to the development and add addition settlement edge around Cutte proposed school would protruc- tree line and other elements of noticeable between the vegeta during the winter months whe Therefore, the view is conside <b>moderate adverse effects</b> . <u>Operation (Year 15):</u> In the medium term, vegetation south-east of the site would have majority of the proposed deve screened. Taller buildings on the frontage and the proposed sold above the existing treeline and in the background of this view elements of Green Infrastructor south-east of the site would be settlement edge and the local proposed built form in the cent particularly the proposed school extend the settlement into this noticeable detractor. This is con- <b>moderate adverse effect.</b>	e proposed residential nal screening to the slowe Park. The de above the existing f built form would be ation – particularly in trees are not in leaf. red to experience and to experience on to the east and ave matured and the lopment would be he Oxford Road nool would protrude d would be noticeable . The additional ure and planting to the e a benefit to the landscape. The tre of the site, wol building, would s view and would be a	

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 3	Permissive footpath between Oxford Road and Cutteslowe Park	Pedestrians	Low	High magnitude of change. Moderate effect. Adverse.	High magnitude of change. Moderate effect. Adverse.	Medium magnitude of change. Minor effect. Adverse.
Sensitivity of Reco	eptor Explanation	Description of \	/iew	Magnitude of Change		Summary
Oxford Road and Cutteslowe Park       Image: Cutteslowe Park         Sensitivity of Receptor Explanation       Image: Cutteslowe Park         This is not a recorded or promoted view. Receptors at this location will be on an undesignated footpath, slow moving or stationary. The path is located on the settlement edge. While it has views of the countryside, it is noticeably influenced by man-made elements on the settlement edge and Oxford Road, which is a busy traffic corridor. Therefore, the receptor is considered to be of low sensitivity.       Image: Cutteslowe Park         Oxford Road, which is a busy traffic considered to be of low sensitivity.       Image: Cutteslowe Park		The view looks a agricultural land settlement edge Park. The site's boundary is not defined, but the eastern extent is left of this view. hedge and lines Cutteslowe Park noticeable in the of the view. Floc sports pitches a alongside the ex- vegetation. Resi form is visible to this view. Expan across the site a the wider counti- possible to the f view.	I towards the e at Cutteslowe western physically site's south- s visible to the The managed of trees at a are e background odlights at the re visible kisting dential built o the right of sive views and towards ryside are	Construction Phase: During the construction pha machinery would be promin Partially constructed buildin Earth works and excavation noticeable in this view. The includes the site, would be baseline condition and wou a <b>moderate adverse effect</b> Operation (Year 1): In the short-term, the propo- be noticeable. Proposed bu introduced to the left of this disrupt views towards the w made elements would be in and as such, would alter the the site. The new built form landscaping would be notic view is therefore considered <b>moderate adverse effect</b> .	ent from this location. Ings would be visible. In works would be left of this view, which changed from its Id therefore experience Id theref	During the temporary construction phase, receptors would have direct visibility of the construction work in the far left of this view. This would result in a <b>moderate adverse</b> <b>effect</b> . At all stages of the Proposed Development, the proposals would be visible and would interfere with views out into the wider countryside. This would change the baseline condition of the view and would result in

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				Operation (Year 15): In the medium term, the pro- would be visible. Vegetation mature at this stage, however edge on the site's western b residential dwellings and ass would remain visible. Materi would have become weather strategy would have matured completed development wou into its context and is likely t accepted feature in the view magnitude of change is exper medium by year 15. This wo adverse effect.	would be somewhat er the development oundary, formed by sociated back gardens, als within the proposals red and the landscape d, so that the uld become assimilated to become a generally r. As such, the ected to reduce to	a <b>moderate adverse</b> effect at Year 1 and a <b>minor adverse effect</b> at Year 15.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 4	Bridleway 229/9/30	Users of PRoW	High	Very high magnitude of change. Major effect. Adverse.	Very high magnitude of change. Major effect. Adverse.	High magnitude of change. Major/moderate effect. Adverse.
Sensitivity of Rece	eptor Explanation	Description of \	/iew	Magnitude of Change		Summary
view. Receptors at on a designated PF or stationary. The p the east of Oxford connection betwee settlement edge, N Club and the wider west. The footpath views of the countr There are man-man present, such as d electricity pylons, b of the general back landscape. Therefore	Sensitivity of Receptor ExplanationDescription of ViewThis is not a recorded or promoted view. Receptors at this location will be on a designated PRoW, slow moving or stationary. The path is located to the east of Oxford Road. It forms a connection between the Oxford's settlement edge, North Oxford Golf Club and the wider countryside in the west. The footpath has expansive views of the countryside.The footpath is located within the site and the view looks across the northern field parcel contained within the site. The view shows the generally flat agricultural landscape, with typical hedgerow boundaries and scattered trees visible in the background. The large-scale field pattern is noticeable.There are man-made influences present, such as dwellings and electricity pylons, but these form part of the general backdrop of the local landscape. Therefore, the receptor is considered to be of high sensitivity.The landscape appears to become more treed in the fa background of this view.Oxford Parkway Park and Ric is visible through the trees to the left of this view.		view looks hern field d within the hows the ricultural typical daries and visible in the e large-scale hoticeable. Appears to eed in the far his view. Park and Ride h the trees to	Construction Phase: During the construction pha machinery would be promin Partially constructed buildir Earth works and excavation noticeable in this view. The countryside would be disrup completely changed from its would therefore experience Operation (Year 1): In the short-term, the propo be highly noticeable in this form would be introduced ir which would disrupt the exis local landscape. Man-made introduced into the site and appearance of the site. Buil above the exiting treeline an skyline from this location. T considered to experience a	ent from this location. ags would be visible. works would be expansive views of the oted. The view would be is baseline condition and a major adverse effect. Sed development would view. Proposed built in the centre of this view, sting view across the elements would be would alter the visual t form would protrude and would dominate the he view is therefore	

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Electricity pylons detractors that p the tree line and local landscape.	rotrude above	Operation (Year 15): In the medium term, the pro- would be visible. Materials w would have become weather strategy would have matured completed development wou into its context and is likely t accepted feature in the view built form would be highly no such, the magnitude of chan reduce to high by year 15. Th <b>major/moderate adverse ef</b>	ithin the proposals red and the landscape d, so that the ald become assimilated o become a generally . Nevertheless, the bticeable in this view. As age is expected to his would constitute a	result in <b>major adverse</b> effects at Year 1. At Year 15, once the landscape strategy is established and materials have weathered, the scheme would assimilate into the local context, which would lessen the magnitude of change and would result in a <b>major/moderate</b> adverse effect.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 5	Intersection of PRoW Bridleway and footpaths 229/9/30, 229/9/20 and 229/6/20	Users of PRoW	High	Very low magnitude of change. Minor effect. Adverse.	Medium magnitude of change. Moderate effect. Adverse.	Low magnitude of change. Moderate/minor effect. Adverse.
Sensitivity of Rece	otor Explanation	Description of	View	Magnitude of Change		Summary
This is not a recorded or promoted       The         view. Receptors at this location will be       trade of the second of		The view is from track and looks agricultural land site in the back view. The site is not of but boundary fet the eastern bou noticeable in th the view. Gener considered to b from this locatio views of the site glimpsed. The ke pattern within th landscape is ap hedgerows and hedgerow trees typical field bou	across d towards the ground of this lirectly visible, eatures along undary are e background of ally, the site is e well screened on and any e would be ocal field he agricultural parent, with scattered forming the	Construction Phase: During the construction pha limited visibility of moving p Taller vertical elements, suc constructed buildings, woul they protrude above the exit vegetation. Construction ac very low magnitude of chan in a <b>minor adverse effect</b> . Operation (Year 1): In the short-term, the proper would be noticeable in the view. Taller buildings, partic the site and towards the Ox would be visible through the with tops of buildings visible Man-made elements would site and as such, would alte appearance of the site.	lant and machinery. ch as cranes or partially d be noticeable where sting boundary tivity would constitute a ge which would result used development background of this cularly in the centre of ford Road frontage, e boundary vegetation, e above the tree line. be introduced into the	During the temporary construction phase, receptors would have filtered views of the construction work. This would result in <b>a moderate</b> <b>adverse effect</b> . At all stages of the Proposed Development, the proposals would be visible. This would change the baseline condition of the view and would result in a <b>moderate</b> <b>adverse effect</b> at Year 1 and a <b>moderate/minor adverse</b> <b>effect</b> at Year 15.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		• •	ackground, les upwards st. ellings on the e can be backdrop to the Oxford Parkway s visible to the riew. Electricity above the tree oticeable man-	-	Nature. Oxford Road to shway may be ound of the view. e distance from the site nd proposed boundary orm would be filtered. Ild sit below the ew is therefore medium magnitude of ute a <b>moderate</b>	Magnitude. Effect. Nature.
			landscape strategy would have beech landscape strategy would have the completed development assimilated into its context a generally accepted feature the magnitude of change is low by year 15. This would of <b>moderate/minor adverse e</b>			

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 6	Bridleway 229/7/10	Users of PRoW	High	Medium magnitude of change. Moderate effect. Adverse.	Medium magnitude of change. Moderate effect. Adverse.	Low magnitude of change. Moderate/minor effect. Adverse.
Sensitivity of Rece	ptor Explanation	Description of	/iew	Magnitude of Change		Summary
This is not a recorde view. Receptors at t on a designated PR or stationary. The pa the river Cherwell a the local landscape expansive views of t There are man-mad present, such as dw electricity pylons, bu of the general back landscape. Therefore considered to be of	this location will be oW, slow moving ath is located near nd is embedded in . The footpath has the countryside. e influences vellings and ut these form part drop of the local re, the receptor is	ted The view looks across the local will be landscape towards the site. There are uninterrupted views d near towards the site and the lded in existing boundary vegetation along Oxford Road. Agricultural lide. land dominates this view, with hedgerows and scattered trees forming typical field n part boundaries. The slight ocal undulations in the local borr is landscape are apparent within		Construction Phase:         During the construction phase, there would be limited visibility of moving plant and machinery.         Taller vertical elements, such as cranes or partially constructed buildings, would be noticeable.         Construction activity would constitute a medium magnitude of change which would result in a moderate adverse effect.         Operation (Year 1):         In the short-term, the proposed development would be highly noticeable in this view. Proposed built form would disrupt the existing view towards the site. Proposed vegetation would be noticeable but would not yet be effective in screening the proposed development. However, built form would sit below the existing powerlines and would not alter the existing skyline. The view is therefore considered to experience a medium magnitude of change, which would result in a moderate adverse effect.		During the temporary construction phase, receptors would have visibility of the construction work, which would disrupt the baseline view. This would result in a <b>moderate</b> <b>adverse effect</b> . At all stages of the Proposed Development, the proposals would be visible. This would change the baseline condition of the view and would result in <b>moderate</b> <b>adverse effects</b> at Year 1.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				Operation (Year 15): In the medium term, the prowould be visible. However, m proposals would have becor landscape strategy would have the completed development assimilated into its context a a generally accepted feature the magnitude of change is low by year 15. This would co moderate/minor adverse e	naterials within the me weathered and the ave matured, so that would become and is likely to become in the view. As such, expected to reduce to onstitute a	At Year 15, once the landscape strategy is established and materials have weathered, the scheme would assimilate into the local context, which would lessen the magnitude of change and would result in a <b>moderate/minor adverse</b> <b>effect.</b>
Photoviewpoint EDP 7	View from PRoW 320/54/10 at Cutteslowe Park	PRoW Users	High	Medium magnitude of change. Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/minor. Adverse.
Sensitivity of Rece	ptor Explanation	Description of	/iew	Magnitude of Change		Summary
This is not a recorded or promoted view. Receptors at this location will be on a footpath, slow moving or stationary. The PRoW is located to the east of Cutteslowe Park and is embedded within the local landscape. Therefore, the receptor is considered to have high sensitivity.		The view looks in towards the site boundary, which hedgerow. The wide dominated by a which has a not point in the fore view. It is generat the wider lands unfolds behind southern bound	e's southern is formed by a view is rable land, iceable low eground of the ally focused on cape which the site's	<u>Construction Phase:</u> Construction activity within the site would be noticeable form this location. Moving plant and machinery, earth works and taller elements, such as partially constructed buildings, would be noticeable. The south-east of the site would be extensively planted in line with the landscape strategy proposals. This would change the baseline view and would have a <b>moderate</b> <b>adverse effect</b> .		During the temporary construction phase, receptors would have visibility of the construction work, which would disrupt the baseline view. This would result in a <b>moderate</b> <b>adverse effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Scattered tree of in the backgrou Electricity pylon made detractor seen in the dist tree planting is Cutteslowe Parl this view. An av visible to the rig	ind of this view. Is are man- is that can be ance. Formal visible at k to the left of enue of trees is	Operation (Year 1):         In the short-term, the propo         would be noticeable from the         implemented landscape in the         site would be visible. Built for         site would be noticeable abord         treeline. This would alter the         would introduce man-made         local landscape. This would         adverse effect.         Operation (Year 15):         In the medium term, the provide above the treeline,         protrude above the treeline,         proposed development would         the landscape at this stage         have a lesser magnitude of         development would thereform	is location. Newly the south-east of the orm in the centre of the ove the not yet mature e baseline view and influences into the result in a <b>moderate</b> oposed landscape ould screen the ops of buildings may , but generally the ld be integrated into and as such, would change. the proposed re result in a	At all stages of the Proposed Development, the proposals would be visible. This would change the baseline condition of the view and would result in <b>moderate adverse effects</b> at Year 1. At Year 15, once the landscape strategy is established and materials have weathered, the scheme would integrate into the local context, which would lessen the magnitude of change and would result in a <b>moderate/minor adverse</b> <b>effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 8	Cutteslowe Park car park	Pedestrians; Motorists	Low	Very high magnitude of change. Moderate effect. Adverse.	Very high magnitude of change. Moderate effect. Adverse.	High magnitude of change. Moderate/minor. Adverse.
Sensitivity of Recept	or Explanation	Description of V	iew	Magnitude of Change		Summary
EDP 8 car park Sensitivity of Receptor Explanation This view is taken from the carpark at Cutteslowe Park. There is no designation on this area and users would be there on their way to or from the park and not to experience the view. Therefore, the sensitivity is considered to be low.		Description of ViewThe view looks across Cutteslowe Park cricket field towards the site's southern boundary and beyond.The site is not directly visible from this location, due to the intervening vegetation. The view is defined by the formalised landscape in the foreground. The managed hedgerow and avenue of trees form the southern site boundary in the middle distance of this view. The view is open beyond the hedge and avenue trees. The car park is visible to the left, with the road leading to the car park and wooden bollards in the foreground of the view.		Magnitude of Change         Construction Phase:         During the construction phase, moving plant and machinery would be visible behind the boundary hedge. New tree and shrub planting along the site's southern boundary would be visible.         Partially constructed buildings would protrude above the vegetation. The open view beyond the boundary hedge would be disrupted, which would result in a very high magnitude of change and a moderate adverse effect.         Operation (Year 1):         At year 1, the implemented landscape would be noticeable from this location. However, it would not be sufficiently matured at this stage to offer significant screening benefits to the development. New residential dwellings would therefore protrude above the existing boundary hedge and would disrupt the openness of the baseline view. This would result in a very high magnitude of change which constitutes a moderate adverse effect.		During the temporary construction phase, receptors would have visibility of the construction work. This would disrupt the baseline view. This would result in a <b>moderate</b> <b>adverse effect</b> . At all stages of the Proposed Development, the proposals would be visible. This would change the baseline condition of the view and would result in a <b>moderate</b> <b>adverse effect</b> at Year 1.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Conifers are vis which form an e towards nearby dwellings at Hay	extensive buffer residential	Operation (Year 15): In the medium term, the pro- would have matured and wo effects of the proposed built dwellings may protrude abo planting and there would be through the vegetation durin when trees are not in leaf. O dense screen of tree and sh limit visibility of the develop integrate the proposed built landscape. This would resul of change so that the view w moderate/minor adverse e	buld soften the visual t form. The tops of ve the proposed e glimpsed views ng the winter months, Generally, the proposed arub planting would ment, which would form into the t in a lesser magnitude would experience a	At Year 15, once the landscape strategy is established, the scheme would integrate into the view, which would lessen the magnitude of change and would result in a <b>moderate/minor adverse</b> effect.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 9	View from Sparsey Bridge, intersection of PRoW 229/8/30, 229/8/40 and Oxfordshire Green Belt Way 229/17/10.	PRoW Users	High	Low magnitude of change. Minor/negligible Effect. Adverse.	Low magnitude of change. Minor/negligible Effect. Adverse.	Low magnitude of change. Minor/negligible Effect. Adverse.
Sensitivity of Rece	ptor Explanation	Description of View		Magnitude of Change		Summary
This footpath forms part of the Oxford Green Belt Way. At this location receptors will be on a footpath, slow moving or stationary. Visual receptors are likely to be using the PRoW as part of a local walk in the countryside to enjoy views of the local landscape. The footpath affords views of the local landscape which contains some landscape features of value and receptors are therefore considered to have high sensitivity.		this view. The for shows Sparsey river Cherwell a waterlogged con apparent near t The grounds of	east of the site. eest towards rds an of the local dscape, with edgerows, and visible. in the site is background of oreground bridge over the nd the local nditions are he watercourse.	Construction Phase: During the construction pha glimpsed views of construct partially constructed buildin vegetation. However, this we background of the view and prominent feature. The view medium magnitude of chang in a <b>minor adverse effect</b> . Operation (Year 1): During year 1, new built form the background of this view particularly on the Oxford Re protrude above the tree line be in the background of this materially change the basel	ion activity and gs through the existing buld be in the far would not be a would experience a ge which would result n would be visible in . Taller buildings, bad frontage, would . However, this would s view and would not	During the temporary construction phase, receptors would have limited visibility of the construction work. This would result in a <b>minor adverse effect</b> . At all stages of the Proposed Development, the proposals would be visible in the far background of the view. This would change the baseline condition of the view and would result in a <b>minor/negligible adverse</b> <b>effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				This is therefore considered magnitude of change which <b>minor/negligible adverse e</b>	would constitute a	
		Operation (Year 15): In the medium term, the proposed landscape would have matured and would soften the visual effects of the proposed built form. Taller elements would nonetheless protrude above the treeline in some locations. This is therefore considered to result in a low magnitude of change, which would constitute a <b>minor/negligible adverse effect</b> .				
Photoviewpoint EDP 10	PRoW Oxfordshire Green Belt Way 229/5/30	PRoW Users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Rece	ptor Explanation	Description of V	View	Magnitude of Change		Summary
This footpath forms part of the Oxford Green Belt Way. At this location receptors will be on a footpath, slow moving or stationary. Visual receptors are likely to be using the PRoW as part of a local walk in the countryside to enjoy views of the local landscape.		The view looks south towards the site. The site is not directly visible from this location, vegetation located within the site may be visible in the far background of this view. The foreground shows a footpath along a fence and hedgerow as a field boundary to a large field.		Construction Phase:         Due to the relative distance from the site, there would be no discernible effects for this view. No Effect.         Operation (Year 1):         In the short-term, the proposed development would not be visible. No Effect.		During the temporary construction phase, receptors would not have visibility of the construction activity. This would therefore result in <b>no effect</b> to this view.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
The footpath affords views of the local landscape, which contains some landscape features of value and receptors are therefore considered to have high sensitivity.		There are elements of agricultural built form present to the left of this view. Generally, the view is open and gives an expansive view of the local pattern of land use.		<u>Operation (Year 15):</u> In the medium term, the proposed development would not be visible. <b>No Effect</b> .		At all stages of the Proposed Development, the proposals would not be visible and <b>no</b> <b>effect</b> is predicted.
Photoviewpoint EDP 11	View from Oxford Road	Road Users	Low	Medium change. Minor Effect. Adverse.	Medium change. Minor Effect. Adverse.	Low change. Minor/negligible. Neutral
Sensitivity of Rece	ptor Explanation	Description of View		Magnitude of Change		Summary
The view is taken from a footpath along Oxford Road. This is a busy road and road users would be travelling to or from a location and would not be there to experience a view. Therefore, the visual receptors in this location are considered to be of low sensitivity.		The view looks a Road towards th boundary of the vegetation along side of the road traffic light to th view, marks the the site. This sh treed nature of vegetation along Residential dwe visible to the rig The view is gene	ne south-west site. The g the right-hand , beyond the ne left of this boundary of ows the well- the existing g the boundary. ellings are tht of this view. erally	Construction Phase: During the construction phase and from the site would be r location. Road works and ro visible to the left of this view would be noticeable in the fa While this would be a visible be the focus of this view. Th considered to experience an change which would constitu effect.	noticeable from this ad closures would be y. Vegetation clearance ar left of this view. e change, it would not is view is therefore medium magnitude of	During the temporary construction phase, receptors would have limited visibility of construction works taking place. As a result, there would be a <b>minor adverse effect</b> . At Year 1, changes along the Oxford Road frontage would be noticeable to the far left of the view.
		dominated by Oxford Road and moving traffic.		In the short-term, the proposed development would be noticeable in the far left of this view.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		Road users ex view would be along a busy r		Newly planted trees along t discernible. While built form road frontage, there would the built form through the t to alter the baseline view a magnitude of change, whic <b>adverse effect</b> .	n is set back from the be glimpsed views of rees. This is considered nd result in a medium	Residential dwellings may be visible in the gap between the residential house in the foreground and the vegetation along Oxford Road. This would constitute a <b>minor adverse effect</b> .
				Operation (Year 15): In the medium term, the privould integrate into the exit proposed planting along the to the left of this view would would integrate with the ref this view. Where highway in undertaken, these would be streetscape. Residential dw would not be prominent in the proposed development would the local context <b>Minor/Ne</b>	sting view. The e Oxford Road frontage d have matured and tained trees visible in nprovement works are ecome part of the vellings within the site this view. Overall, the uld have integrated into	At Year 15, the proposed development would have integrated into the view. While the changes would be discernible, these would not be prominent and would therefore result in a <b>minor/negligible neutral</b> <b>effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 12	View from Track leading to St Frideswide's Farm	Road Users	Low	Very High change. Moderate Effect. Adverse.	Very High change. Moderate Effect. Adverse.	High change. Moderate/Minor Effect. Adverse.
Sensitivity of Rece	ptor Explanation	Description of	View	Magnitude of Change		Summary
		The view looks across fields which form the southern extent of the site. Field boundaries formed by hedgerows are visible. The view is dominated by the apparent agricultural land use. Telecommunication masts are visible in the middle ground of the view. Floodlights at Cutteslowe Park on the settlement edge are seen in the far background of the view, where trees contained within the park are also visible. St Frideswide's Farm can be seen at the end of the track to the left of the view. The wider landscape is visible in the left of this view.		Magnitude of ChangeConstruction Phase:During the construction phase, moving plant and machinery would be prominent from this location.Partially constructed buildings would be visible.Earth works and excavation works would be noticeable in this view. The view would be completely changed from its baseline condition and would therefore experience a very high level of change which constitutes a moderate adverse effect.Operation (Year 1):In the short-term, the Proposed Development would be highly noticeable in this view. Proposed built form would disrupt the existing view across the local landscape. The view is therefore considered to experience a very high level of change which constitutes a moderate adverse effect.		During the temporary construction phase, receptors would have direct visibility of construction works. This would result in a <b>moderate adverse effect</b> . The proposed development is visible at Year 1. The proposed built form would disrupt the existing view. This would result in <b>moderate adverse effects</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				Operation (Year 15): In the medium term, the proposed development would be visible. Materials within the proposals would have become weathered and the landscape strategy would have matured, so that the completed development would become assimilated into its context and is likely to become a generally accepted feature in the view. Nevertheless, the built form would be highly noticeable in this view and would disrupt views across the local landscape. Due to the matured landscape strategy and the weathered materials, the magnitude of change is expected to reduce to high by year 15. This would constitute a <b>Moderate/Minor adverse effect</b> .		At Year 15, once the landscape strategy is established and materials have weathered, the scheme would assimilate into the local context, which would lessen the magnitude of change and would result in a <b>moderate/minor adverse</b> effect.
Photoviewpoint EDP 13	View from PRoW 229/9/30	PRoW Users	High	Very High change. Major Effect. Adverse.	Very High change. Major Effect. Adverse.	High Change. Major/Moderate Effect. Neutral.
Sensitivity of Rece	ptor Explanation	Description of	View	Magnitude of Change		Summary
view. Receptors at this location will be on a footpath, slow moving or stationary. The PRoW leads across the local landscape towards Oxford Road and affords expansive views of thefield north Oxford The communication		The view looks across an open field towards the site's northern boundary at the Oxford Parkway Park and Ride. The agricultural land use contained within the site creates a rural appearance.		Construction Phase: During the construction phase, moving plant and machinery would be prominent from this location. Partially constructed buildings would be visible. Earth works and excavation works would be noticeable in this view. Vegetation clearance along Oxford Road would be clearly visible, which would change the view and make Oxford Road visible.		During the temporary construction phase, receptors would have direct visibility of construction works and vegetation clearance. This would result in a <b>major adverse effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Receptors in this loc considered to have		The typical patter fields with intern hedgerow bound apparent in this remnant hedger visible in the ce view. The extens along Oxford Ro the left of this v Cottage can be distance to the The view is gene and defined by the appearance. Ho electricity pylons the background protrude above and are promine in this view.	mittent/weak daries is view. A row tree is ntre of this sive vegetation ad is visible to iew. Pipal seen in the left of the view. erally tranquil the rural wever, s are visible in , which the tree line	The view would be changed condition and would therefor high magnitude of change w <b>major adverse effect</b> . <u>Operation (Year 1):</u> In the short-term, the Propo would be highly noticeable i built form would be introduce view, which would disrupt the the local landscape. While t landscape strategy would be have limited effect to screen due to its immaturity. The vi considered to experience a change which constitutes a <u>Operation (Year 15):</u> In the medium term, the pro- would be visible. Materials w would have become weather strategy would have mature completed development wo assimilated into its context a a generally accepted feature Nevertheless, the built form disrupt views across the loc would extend the settlemen	sed Development n this view. Proposed ced in the centre of this ne existing view across he implemented e visible, this would n the new buildings ew is therefore very high magnitude of <b>major adverse effect</b> .	The proposed development is visible at Year 1. The proposed built form would disrupt the existing view. This would result in <b>major</b> <b>adverse effects</b> . At Year 15, once the landscape strategy is established and materials have weathered, the scheme would assimilate into the local context, which would lessen the magnitude of change and would result in a <b>major/moderate adverse</b> <b>effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				Due to the matured landsca weathered materials, the ma expected to reduce to high b constitute a <b>major/modera</b>	agnitude of change is by year 15. This would	
Photoviewpoint EDP 14	View from PRoW 229/5/40	PRoW Users	High	Low Change. Moderate/Minor Effect. Adverse.	Low Change. Moderate/Minor Effect. Adverse.	Very Low Change. Minor Effect. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This footpath forms part of the Oxford Green Belt Way. At this location receptors will be on a footpath, slow moving or stationary. Visual receptors are likely to be using the PRoW as part of a local walk in the countryside to enjoy views of the local landscape. The footpath affords views of the local landscape, which contains some landscape features of value and receptors are therefore considered to have high sensitivity.		The view looks a towards the site shows a field wi hedgerow bound scattered trees trees. The gener pattern of the lo is visible in the this view. A gate fence are visible foreground. Electricity pylons detractor in the of this view. The directly visible for	e. The view th typical daries and and groups of ral vegetation background of e and wooden e in the s are a far background e site is not	Construction Phase: Due to the relative distance intervening vegetation, cons not be easily discernible for vertical elements and partia buildings would be noticeab of this view. Nevertheless, th would remain intact. This wo magnitude of change which <b>moderate/minor adverse e</b> <u>Operation (Year 1):</u> In the short-term, the Propos would be visible in the far ba New built form would be visi buildings would not protrude tree line and would not brea	truction activity would m this location. Taller lly constructed le in the far backdrop ne integrity of the view buld result in a low constitutes a <b>ffect.</b> sed Development ackground of this view. ble. The proposed e above the existing	During the temporary construction phase, receptors would have limited visibility of the construction activity. This would therefore result in <b>moderate/minor</b> <b>effect</b> to this view. At Year 1, the proposed development would be noticeable in the far backdrop of this view. This would constitute a <b>moderate/minor adverse</b> <b>effect.</b>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
visibility of the site may increase.		This is considered to result in a low magnitude of change, which constitutes a <b>moderate/minor adverse effect</b> . <u>Operation (Year 15):</u> In the medium term, the proposed development would be visible in the far backdrop of the view. Materials within the proposals would have become weathered and the landscape strategy would have matured, so that the completed development would become assimilated into its context and is likely to become a generally accepted feature in the view. Due to the matured landscape strategy and the weathered materials, the magnitude of change is expected to reduce to very low by Year 15. This would constitute a <b>minor adverse effect</b> .		At Year 15, the proposed development would have integrated into the local context. This would reduce the magnitude of change and would result in a <b>minor</b> <b>adverse effect</b> .		
Photoviewpoint EDP 15	View from PRoW 229/17/10 – Oxford Green Belt Way	PRoW Users	High	Low Change. Moderate/Minor Effect. Adverse.	Low Change. Moderate/Minor Effect. Adverse.	Very Low Change. Minor Effect. Adverse.
Sensitivity of Rece	ptor Explanation	Description of V	View	Magnitude of Change		Summary
This footpath forms part of the Oxford Green Belt Way. At this location receptors will be on a footpath, slow moving or stationary.		The view looks west towards the site. The site is not directly visible from this location.		<u>Construction Phase:</u> Due to the relative distance from the site, construction activity would not be easily discernible form this location.		During the temporary construction phase, receptors would have limited visibility of the construction activity.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Visual receptors are the PRoW as part of countryside to enjoy landscape. The foot of the local landscap some landscape fea receptors are theref have high sensitivity	a local walk in the views of the local bath affords views be, which contains tures of value and ore considered to	The view shows landscape with fields, typical fie and scattered tr groups. The typi vegetation is vis background of t Oxford Parkway is visible in the view. Electricity discernible in th background to t view. Overall, th strongly influence characteristics p	large scale eld boundaries rees and tree ical pattern of sible in the chis view. The Park and Ride far right of this pylons are also he far the right of the e view is ced by the rural	Taller vertical elements and buildings would be noticeab of this view. Construction ac protrude above the existing result in a low magnitude of constitutes a <b>moderate/min</b> <u>Operation (Year 1):</u> In the short-term, the Propose would be visible in the far ba New built form would be visib buildings would not protrude tree line and would not brea This is considered to result i change, which constitutes a <b>adverse effect</b> . <u>Operation (Year 15):</u> In the medium term, the pro- would be visible in the far ba Materials within the proposa weathered and the landscap matured.	le in the far backdrop stivity would not tree line. This would change, which <b>nor adverse effect</b> . sed Development ackground of this view. ible. The proposed e above the existing ak the existing skyline. in a low magnitude of <b>moderate/minor</b>	This would therefore result in <b>moderate/minor effect</b> to this view. At Year 1, the proposed development would be noticeable in the far backdrop of this view. This would constitute a <b>moderate/minor adverse</b> <b>effect</b> . At Year 15, the proposed development would have integrated into the local context. This would reduce the magnitude of change and would result in a <b>minor</b> <b>adverse effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				Therefore, the completed development would become assimilated into its context and is likely to become a generally accepted feature in the view. Due to the matured landscape strategy and the weathered materials, the magnitude of change is expected to reduce to very low by year 15. This would constitute a <b>minor adverse effect</b> .		
Photoviewpoint EDP 16	Oxford Road near the Park and Ride	Road Users	Low	Very High Change. Moderate Effect. Adverse.	Very High Change. Moderate Effect. Adverse.	High Change. Moderate/Minor Effect. Adverse.
Sensitivity of Rece	otor Explanation	Description of	/iew	Magnitude of Change		Summary
This is not a recorded or promoted view. Receptors at this location will be travelling along a busy road at variable speeds on the approach to Oxford. Receptors would not be in this location to experience a view. They are therefore considered to have low sensitivity.		The view is char Oxford Road an The site's north western bounda with glimpses o interior afforded are gaps in the when trees are wintertime. The Park and Ride a Road, with street traffic lights, are detractors in thi	d looks south. ern and ary are visible, f the site's d where there vegetation and not in leaf in Oxford Parkway and Oxford et lighting and e prominent	Construction Phase: Construction activity within t Oxford Road would be notice location. Where vegetation of Road is required, this would and would disrupt the curren view. Roadworks and any ro visible. Partially built building works would be visible. This high change which constitut <b>adverse effect</b> .	eable from this clearance along Oxford be easily discernible nt appearance of the ad closures would be gs and construction would result in a very	During the temporary construction phase, receptors would be able to see constriction activity. This would disrupt the existing view. This would constitute a <b>moderate adverse effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		The foreground dominated by h and fencing at t Parkway Park an backdrop, glimp the wider count possible.	ard surfacing he Oxford nd Ride. In the osed views of	Operation (Year 1):In the short-term, the Propowould be visible. New buildiwould protrude above the erwould be prominent new featLandmark buildings along thfrontage would be particularAny views out to the countrydisrupted by the built form atpossible. Where tree replaceprovided along Oxford Roadvegetation would be noticeatin a very high change to thisconstitutes a moderate advOperation (Year 15):In the medium term, the Prowould be noticeable. However,proposed tree replacementRoad and the landscape strwould have matured. This werescreening to the new built forvisual effects of the proposethe built form would still beabove the tree line, materiatweathered and the proposasomewhat assimilated into the proposal	ngs within the site xisting tree line and atures in this view. he Oxford Road rly noticeable. ////////////////////////////////////	At Year 1, the proposed development would be visible. This would constitute a <b>moderate adverse effect</b> . At Year 15, the proposed development would have integrated into the local context. This would reduce the magnitude of change and would result in a <b>moderate/minor adverse</b> <b>effect</b> .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				This would constitute a reduced effect from very high to high, which result in a <b>moderate/minor adverse effect</b> for receptors in this location.		
Photoviewpoint EDP 17	St Frideswide's Farm	Illustrative View for visitors to the farm	Low	<u>Very High Change.</u> <u>Moderate. Adverse.</u>	<u>Very High Change.</u> <u>Moderate. Adverse.</u>	High Change. Moderate/minor. Adverse.
This is not a recorded or promoted view. The location is not publicly accessible and this is therefore an illustrative view of the scheme from St Frideswide's Farm. The receptors are considered to be workers at the farm and are therefore considered to have low sensitivity.		background. Th defined by the r dwellings on the	e site and has xpansive views athern extent. edge at k is visible in the e skyline is residential e settlement ts at Cutteslowe groups of trees. in St rm would be	Construction Phase: Construction activity within the prominent from this location view from its baseline condition a very high magnitude of with the low sensitivity of the constitute <b>a moderate adve</b> Operation (Year 1): In the short-term, the proposed would be prominent in this would be prominent in this would be grade tree and shrub planting would its baseline condition. The edge would become less vis proposed planting strategy. would be noticeable to the results and the proposed planting strategy.	and would alter the tion. This would result change, which paired e receptor, would erse level of effect. sed development view. The newly planted e visible and additional ald alter this view from existing settlement bible due to the Proposed built form	During the temporary construction phase, receptors would be able to see constriction activity. This would disrupt the existing view. This would constitute a <b>moderate adverse</b> effect. At Year 1, the proposed development would be visible. This would constitute a <b>moderate adverse</b> effect.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint	View from	Users of	High	This would result in a very high magnitude of change which combined with the low sensitivity would result in a <b>moderate adverse</b> effect. <u>Operation (Year 15):</u> In the medium term, the proposed landscape strategy would have established. This would filter views across the site and would form a noticeable site boundary within the local landscape. Bult form would be filtered in views and less visible form this location. The scheme would be embedded into the local landscape as materials weather and the vegetation matures. This result in a high magnitude of change, which paired with the low sensitivity, constitutes a <b>moderate/minor adverse</b> effect.		At Year 15, the proposed development would have integrated into the local context. This would reduce the magnitude of change and would result in a <b>moderate/minor adverse</b> effect. High Change. Moderate
EDP 18	footpath 229/9/30	PRoW		<u>Very High Change.</u> <u>Major/moderate.</u> <u>Adverse.</u>	<u>Very High Change.</u> <u>Major/moderate.</u> <u>Adverse.</u>	adverse.
This is not a recorded or promoted view. Receptors at this location will be on a designated PRoW, slow moving or stationary. The path is on a concrete track leading towards Oxford Road and is embedded within the local landscape context.		The view is from track towards th boundary. Gene well screened fr location and any site would be gli boundary vegeta	ne site's eastern rally, the site is om this y views of the impsed through	Construction Phase: Construction activity within the site would be noticeable from this location and would alter the view from its baseline condition.		During the temporary construction phase, receptors would have filtered views of the construction work. This would result in a <b>moderate</b> <b>adverse</b> effect.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Receptors are there be of high sensitivit		The local field the agricultura apparent, with scattered hed forming the ty boundaries.	I landscape is hedgerows and gerow trees	Construction activity would magnitude of change which moderate adverse effect. Operation (Year 1): In the short-term, the Propo- would be noticeable in the Proposition view. Taller buildings may be line. Particularly, the proposition Additional planting on the entities of the site may protrude about Additional planting on the entities therefore con- a medium magnitude of char constitute a moderate advertise Operation (Year 15): In the medium term, the pro- would be visible. However, in proposals would have beco- landscape strategy would here the completed development assimilated into its context a generally accepted featur boundary would have matur screening of the proposed of	a would result in a background of this e visible above the tree sed school in the centre ove the tree line. astern boundary would enhance the boundary onsidered to experience ange which would erse effect. Doposed development materials within the me weathered and the ave matured, so that t would become and is likely to become e in the view. The ong the eastern site red and added to the	At all stages of the Proposed Development, the proposals would be visible. This would change the baseline condition of the view and would result in a <b>moderate</b> <b>adverse</b> effect at Year 1 and a <b>moderate/minor</b> adverse effect at Year 15, as the proposed landscape strategy matures.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				As such, the magnitude of change is expected to reduce to low by Year 15. This would constitute a <b>moderate/minor adverse</b> effect.		
Photoviewpoint EDP 19	View from footpath to the north of the site	Users of footpath (not designated)	Medium	High Change. Moderate. Adverse.	High Change. Moderate. Adverse.	Medium Change. Minor/moderate. Adverse.
This view is from a defunct footpath to the north of the site. Due to its defunct and disused nature, receptors in this location are considered to have medium sensitivity.		The view looks t site's north-east has an uninterru expansive view northern extent. along Oxford Ro Power lines with the wider country visible. The local field p vegetation patter noticeable, with scattered trees typical field bou undulations in t also noticeable location.	t boundary and upted, of the site's . Vegetation ad is visible. nin the site and ryside are attern and erns are hedgerows and forming the ndaries. Slight he landform are	Construction Phase: During the construction pha machinery would be promin Partially constructed buildin Earth works and excavation noticeable in this view. This magnitude of change, which medium sensitivity, would re <b>adverse</b> effect. Operation (Year 1): In the short-term, the propose introduced into this view. May would be noticeable. Propose introduced into this view. May would be introduced into the would alter the visual appear	ent from this location. gs would be visible. works would be would result in a high a combined with the esult in a <b>moderate</b> sed development sed built form would be an-made elements e site and as such,	During the temporary construction phase, receptors would have uninterrupted views of the construction work. This would result in a <b>moderate</b> <b>adverse</b> effect. At all stages of the Proposed Development, the proposals would be visible.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				The new built form and add would be noticeable new fer The view is therefore consid- high magnitude of change we moderate adverse effect. Operation (Year 15): In the medium term, the pri- would be visible. Materials would have become weather strategy would have matured completed development wo assimilated into its context a generally accepted feature the magnitude of change is medium by year 15. This wo	eatures. dered to experience a which constitutes a oposed development within the proposals ered and the landscape ed, so that the buld become and is likely to become re in the view. As such, expected to reduce to buld constitute a	This would change the baseline condition of the view and would result in a <b>moderate adverse</b> effect at Year 1 and a <b>moderate/minor</b> adverse effect at Year 15, as the proposed landscape strategy matures.

## Appendix EDP 8 Photomontages (edp5650\_d027e 23 November 2023 LTi/ESt)