

Approximate extent of site



To be viewed at comfortable arm's length



Approximate extent of site

Cutteslowe Park

PRow footpath

St Frideswide's Farm agricultural buildings

To be viewed at comfortable arm's length



Approximate extent of site

Topography limits intervisibility with lower Cherwell Valley

Sports ground with floodlighting

Hayward Road properties

Banbury Road flats

To be viewed at comfortable arm's length



Approximate extent of site

Water Eaton Park and Ride

Stockpiles alongside Oxford-Bicester railway line

Middle Cottage

St. Nicholas Church Islip

To be viewed at comfortable arm's length



Approximate extent of site

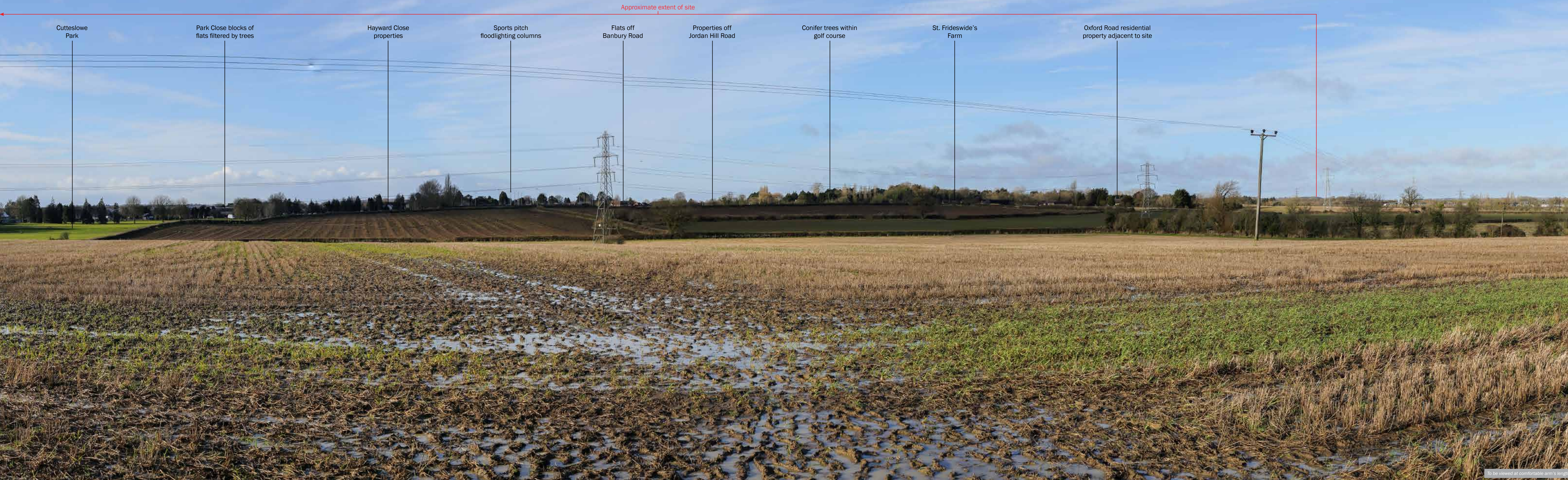
Sports pitch floodlighting columns at Cutteslowe Park

Bridleway

Water Eaton Park and Ride

Oxford Parkway Station

To be viewed at comfortable arm's length



Approximate extent of site

Cutteslowe Park

Park Close blocks of flats filtered by trees

Hayward Close properties

Sports pitch floodlighting columns

Flats off Banbury Road

Properties off Jordan Hill Road

Conifer trees within golf course

St. Frideswide's Farm

Oxford Road residential property adjacent to site

To be viewed at comfortable arm's length

Approximate extent of site

St. Frideswide's Farm



To be viewed at comfortable arm's length

Approximate extent of site

Dwellings along Hayward Road

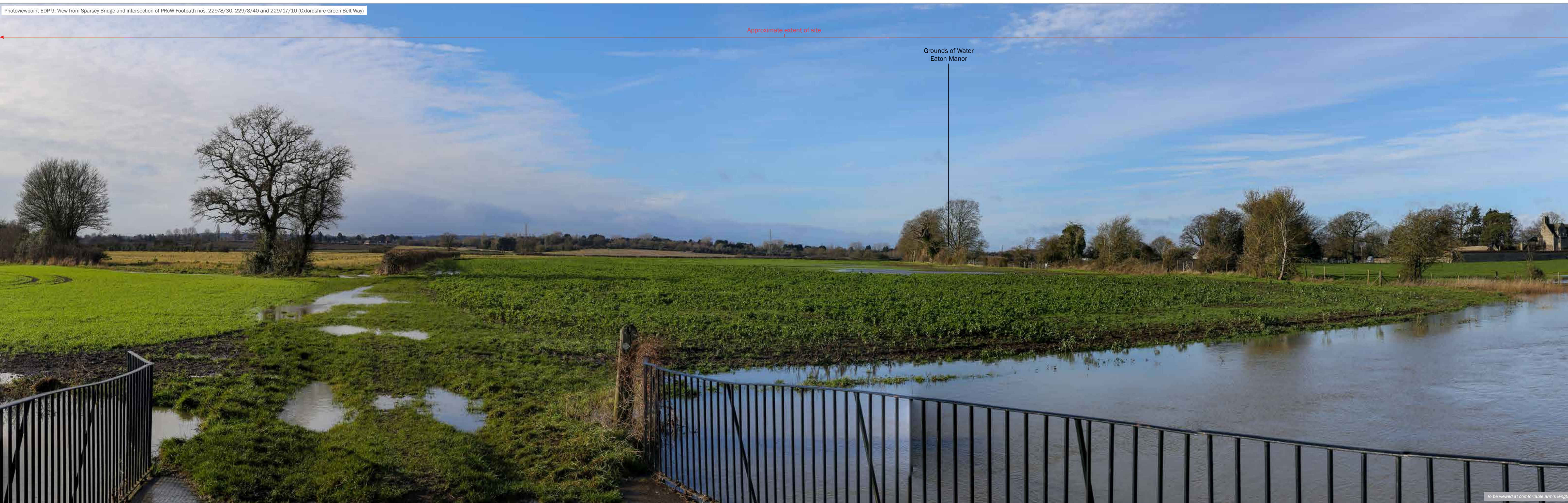
Southern site boundary hedgerow



To be viewed at comfortable arm's length

Approximate extent of site

Grounds of Water Eaton Manor



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length

Approximate extent of site

Typical field boundary hedgerow to the east of the site

Floodlights are visible on the settlement edge at Cutteslowe Park



To be viewed at comfortable arm's length



the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 450734, 211133
Date and Time: 08/12/2022 @ 13:37
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
Distance: 0m
aOD: 69m
Focal Length: 50mm

date: 23 FEBRUARY 2023
drawing number: edp5650_d001f
drawn by: GYo
checked: LTI
QA: RBa

client: Bellway Homes Limited and Christ Church, Oxford
project title: Water Eaton
drawing title: Photoviewpoint EDP 17



Approximate extent of site

Vegetation surrounding St Frideswide's Farm is visible to the left of the view

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

To be viewed at comfortable arm's length



Approximate extent of site

Vegetation to the east of the site forms a visual screen within the landscape

Existing infrastructure is noticeable in the landscape

Well-treed Oxford Road is visible on the western boundary

To be viewed at comfortable arm's length

Appendix EDP 5 Consultation Correspondence

Lucy Tilling

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 16 August 2021 12:15
To: 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
www.cherwell.gov.uk

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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 <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

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



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: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 05 August 2021 12:01
To: Lucy Tilling <lucyt@edp-uk.co.uk>
Cc: Ben Connolley <benc@edp-uk.co.uk>; Eddy Stratford <eddys@edp-uk.co.uk>
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

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From: Lucy Tilling <lucyt@edp-uk.co.uk>
Sent: 05 August 2021 11:21
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>

Cc: Ben Connolley <benc@edp-uk.co.uk>; Eddy Stratford <eddys@edp-uk.co.uk>

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



The Environmental Dimension Partnership Ltd

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

m 07519 325110
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From: Lucy Tilling
Sent: 03 August 2021 12:18
To: Tim.screen@cherwell-dc.gov.uk
Cc: Ben Connolley (benc@edp-uk.co.uk) <benc@edp-uk.co.uk>; Eddy Stratford (eddys@edp-uk.co.uk) <eddys@edp-uk.co.uk>
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



The Environmental Dimension Partnership Ltd

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



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From: [Tim Screen](#)
To: [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:tim.screen@cherwell-dc.gov.uk
www.cherwell-dc.gov.uk

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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

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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](tel:07519325110)
w www.edp-uk.co.uk



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From: Lucy Tilling
Sent: 23 November 2022 10:22
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Ben Connolley <benc@edp-uk.co.uk>
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.		<u>Construction Phase:</u> During the construction phase, moving plant and machinery, earthworks, the construction of buildings and overall implementation of the proposed development would alter the site in relation to its baseline condition. Partially constructed buildings would introduce built form into the previously agricultural site. This would constitute a very high change which would result in a major/moderate adverse effect .		During the temporary construction phase, the landscape character within the site would be altered from its baseline condition. This would constitute a major/moderate adverse effect .

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<p><u>Operation (Year 1):</u> In the short-term, the proposed development would be in discordance with the site's existing character. Elements of built form which have an urbanising influence would be introduced into the currently agricultural site. This would extend the settlement character and the settlement edge into the site. The proposed landscape strategy would have limited beneficial effects on the proposed development, due to its immaturity at this stage. The proposed development is therefore considered to result in a very high change which constitutes a major/moderate adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed development would alter the character of the site permanently. While this is in discordance with the existing baseline condition, the landscape enhancements within the site would provide a new, defensible Green Belt boundary and would create a soft transition into the wider landscape. Additional planting and high-quality Green Infrastructure, provided as part of the scheme, would integrate the proposed development into the existing context. The proposed development would be read as an extension to the settlement and as such, would have a lesser magnitude of change once it has weathered and assimilated into the landscape. Therefore, at Year 15, the proposed development is considered to result in a high magnitude of change, which results in a moderate adverse effect.</p>		<p>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 major/moderate adverse effect at Year 1 and, due to the integration of the scheme into the local context, a lessened moderate adverse effect at Year 15.</p>

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
<p>While the LCA displays typical characteristics, such as open views into the countryside and well-defined hedgerow patterns as typical field boundaries, there is a noticeable presence of man-made features. This lessens the rural appearance of the character area and results in a medium sensitivity.</p>		<p><u>Construction Phase:</u> During the construction phase, moving plant and machinery, earthworks, the construction of buildings and overall implementation of the proposed development would alter the site in relation to its baseline condition. Increased traffic would be noticeable beyond the site and in the wider character area containing the site. However, the site forms a relatively small part of the wider character area. The effects would therefore be localised and as such, would not considerably alter the integrity of the wider character area. This would therefore result in a medium magnitude of change, resulting in a moderate/minor adverse effect on the 'Vale Farmland' LT.</p> <p><u>Operation (Year 1):</u> At Year 1, there would be limited effect on landscape character beyond the site's boundary. 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. The following changes would occur to the landscape character:</p>		<p>During the construction phase there would be localised moderate/minor adverse effect.</p> <p>At Year 1, there would be localised moderate/minor adverse effect.</p> <p>At Year 15, there would be localised minor adverse effect.</p>

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<ul style="list-style-type: none"> • The typical field pattern within the site would be disrupted due to the change of use within the site. Further afield, the patterns would not be affected; • While ditches and streams would be altered and diverted from their baseline locations, there would be a network of swales, ditches and attenuation features contained in the scheme. Beyond the site, these features would not be affected; • The character of nucleated and compact villages would not be affected, since Oxford does not fall into this category at present. Water Eaton and villages like Islip would not experience effects to their settlement pattern; and • The gently rolling landscape in the LT would generally remain intact, although views across the slightly rolling landform would be limited across the site due to the proposed development. <p>Effects on the wider landscape character would be localised, resulting in a medium magnitude of change, which constitutes a moderate/minor adverse level of effect.</p>		

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<p><u>Operation (Year 15):</u> In the medium term, the proposed development would be assimilated into the local landscape. It would read as part of the existing settlement and would form part of Oxford. The wider landscape character is therefore considered to experience localised effects of a low magnitude, which results in a minor adverse effect on the 'Farmland Vale' LT.</p>		
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
<p>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 medium sensitivity.</p>		<p><u>Construction Phase:</u> During the construction phase, moving plant and machinery, earthworks, the construction of buildings and overall implementation of the proposed development would alter the site in relation to its baseline condition. Increased traffic would be noticeable beyond the site and in the wider character area containing the site.</p> <p>However, the site forms a relatively small part of the wider character area. The effects would therefore be localised and as such, would not considerably alter the integrity of the wider character area. This would therefore result in a low magnitude of change, resulting in a minor adverse effect on the 'Otmoor Lowlands'.</p>		<p>During the construction phase there would be localised minor adverse effect.</p> <p>At Year 1, there would be localised minor adverse effect.</p> <p>At Year 15, there would be localised minor/negligible adverse effect.</p>

Landscape Character Area	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
			<p><u>Operation (Year 1):</u> At Year 1, there would be limited effect on landscape character beyond the site's boundary. The following effects would occur to the landscape character:</p> <ul style="list-style-type: none"> • The landscape contained within 'Otmoor Lowlands' is dominated by arable land use. The site would be removed from this land use, but would incorporate extensive areas of open space, including a distinctive buffer along the eastern development edge, which would create a soft transition towards the remaining arable land in the LCA; • The exposed character of the LCA would no longer be applicable to the site due to the introduction of built form. However, the overall open character of the wider LCA would not be affected; and • The proposed development would incorporate an extensive landscape buffer and tree planting, which would limit views out to the countryside and disrupt this character feature. However, beyond the site level this characteristic would remain intact and views towards the site and settlement would be softened. 	

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

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 from this location. No Effect.		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.
	<p>The PRoW crosses the centre of the North Oxford Golf Club from west to east.</p> <p>Visual receptors are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view.</p> <p>However, the footpath affords views of the local landscape which contains some landscape features of value and receptors are therefore considered to have high sensitivity.</p>	<p>landscape features present (mown grass, structural tree and shrub planting, sand pits/bunkers).</p> <p>The view is limited to close range due to the extensive tree planting, which includes evergreens and conifers that are in leaf all year round. The site is not visible from this location.</p>		<p><u>Operation (Year 1):</u> In the short-term, the proposed development would not be visible. No Effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed development would not be visible. No Effect.</p>		<p>This would therefore result in no effect to this view.</p> <p>At all stages of the proposed development, the proposals would not be visible and no effect is predicted.</p>

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>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 in an agricultural landscape near the settlement edge and as such, is not separated from man-made influences. However, the footpath affords views of the local landscape which contains some landscape features of value; therefore, receptors are considered to have high sensitivity.</p>		<p>The view looks across agricultural land towards the site's eastern boundary, which is formed by an intermittent hedgerow. The foreground of the view is dominated by arable land and the locally typical field boundaries. Scattered trees are present amongst hedgerows. The south-eastern field parcel contained within the site is clearly visible. Agricultural buildings at St Frideswide's Farm are visible in the middle distance and are noticeable detractors within the view.</p> <p>Floodlights on the settlement edge at Cutteslowe Park are visible to the left of the view and introduce further man-made elements into the view.</p>		<p><u>Construction Phase:</u> During the construction phase, moving plant and machinery would be noticeable from this location. While the south-eastern parcel contained within the site is being developed as an extension to Cutteslowe Park, with extensive areas of landscaping, works to facilitate the proposed planting scheme and public open space design would be visible. Taller vertical elements constructed in the centre of the site would be visible above the tree line and beyond the agricultural buildings at St Frideswide's Farm. Construction activity would be in contrast to the existing view and would be highly noticeable. This is considered to result in major/moderate adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable. New planting would be evident in the centre and in the backdrop of this view, where the proposed open space to the south-east and the green spine along the eastern site boundary would be established.</p>		<p>During the temporary construction phase, construction activity would be noticeable. This would therefore result in major/moderate adverse effects to this view.</p> <p>At all stages of the Proposed Development, there would be noticeable changes to this view, which would result in moderate adverse effects.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<p>The view shows the transition towards the settlement edge and gives an overview of the site within its local landscape context on the outskirts of Oxford. The view would generally remain the same during summer and winter months.</p>		<p>While this would alter the baseline view, it would provide some screening to the proposed residential development and add additional screening to the settlement edge around Cutteslowe Park. The proposed school would protrude above the existing tree line and other elements of built form would be noticeable between the vegetation – particularly during the winter months when trees are not in leaf. Therefore, the view is considered to experience moderate adverse effects.</p> <p><u>Operation (Year 15):</u></p> <p>In the medium term, vegetation to the east and south-east of the site would have matured and the majority of the proposed development would be screened. Taller buildings on the Oxford Road frontage and the proposed school would protrude above the existing treeline and would be noticeable in the background of this view. The additional elements of Green Infrastructure and planting to the south-east of the site would be a benefit to the settlement edge and the local landscape. The proposed built form in the centre of the site, particularly the proposed school building, would extend the settlement into this view and would be a noticeable detractor. This is considered to result in a moderate adverse effect.</p>		

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
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.		The view looks across agricultural land towards the settlement edge at Cutteslowe Park. The site's western boundary is not physically defined, but the site's south-eastern extent is visible to the left of this view. The managed hedge and lines of trees at Cutteslowe Park are noticeable in the background of the view. Floodlights at the sports pitches are visible alongside the existing vegetation. Residential built form is visible to the right of this view. Expansive views across the site and towards the wider countryside are possible to the far left of this view.		<p><u>Construction Phase:</u> 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 left of this view, which includes the site, would be changed from its baseline condition and would therefore experience a moderate adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable. Proposed built form would be introduced to the left of this view which would disrupt views towards the wider landscape. Man-made elements would be introduced into the site and as such, would alter the visual appearance of the site. The new built form and additional landscaping would be noticeable new features. The view is therefore considered to experience a moderate adverse effect.</p>		<p>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 moderate adverse effect.</p> <p>At all stages of the Proposed Development, the proposals would be visible and would interfere with views out into the wider countryside.</p> <p>This would change the baseline condition of the view and would result in</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
						<p><u>Operation (Year 15):</u> In the medium term, the proposed development would be visible. Vegetation would be somewhat mature at this stage, however the development edge on the site's western boundary, formed by residential dwellings and associated back gardens, would remain 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. As such, the magnitude of change is expected to reduce to medium by year 15. This would constitute a minor adverse effect.</p>

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>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 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.</p> <p>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.</p>		<p>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.</p> <p>The landscape appears to become more treed in the far background of this view. Oxford Parkway Park and Ride is visible through the trees to the left of this view.</p>		<p><u>Construction Phase:</u> 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 expansive views of the countryside would be disrupted. The view would be completely changed from its baseline condition and would therefore experience a major adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be highly noticeable in this view. Proposed built form would be introduced in the centre of this view, which would disrupt the existing view across the local landscape. Man-made elements would be introduced into the site and would alter the visual appearance of the site. Built form would protrude above the existing treeline and would dominate the skyline from this location. The view is therefore considered to experience a major adverse effect.</p>		<p>During the temporary construction phase, receptors would have direct visibility of the construction work, which would disrupt the baseline view. This would result in a major adverse effect.</p> <p>At all stages of the Proposed Development, the proposals would be visible and would interfere with views out into the wider countryside.</p> <p>This would change the baseline condition of the view and would</p>

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 are noticeable detractors that protrude above the tree line and cut across the local landscape.		<p><u>Operation (Year 15):</u> 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. As such, the magnitude of change is expected to reduce to high by year 15. This would constitute a major/moderate adverse effect.</p>		<p>result in major adverse effects at Year 1.</p> <p>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 major/moderate adverse effect.</p>

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 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 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. Receptors are therefore considered to be of high sensitivity.		<p>The view is from a concrete track and looks across agricultural land towards the site in the background of this view.</p> <p>The site is not directly visible, but boundary features along the eastern boundary are noticeable in the background of the view. Generally, the site is considered to be well screened from this location and any views of the site would be glimpsed. The local field pattern within the agricultural landscape is apparent, with hedgerows and scattered hedgerow trees forming the typical field boundaries.</p>		<p><u>Construction Phase:</u> 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 where they protrude above the existing boundary vegetation. Construction activity would constitute a very low magnitude of change which would result in a minor adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable in the background of this view. Taller buildings, particularly in the centre of the site and towards the Oxford Road frontage, would be visible through the boundary vegetation, with tops of buildings visible above the tree line. Man-made elements would be introduced into the site and as such, would alter the visual appearance of the site.</p>		<p>During the temporary construction phase, receptors would have filtered views of the construction work. This would result in a moderate adverse effect.</p> <p>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 moderate adverse effect at Year 1 and a moderate/minor adverse effect at Year 15.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<p>There is a noticeable level change in the background, where land slopes upwards towards the west.</p> <p>Residential dwellings on the settlement edge can be glimpsed in the backdrop to the left of this view. Oxford Parkway Park and Ride is visible to the far right of the view. Electricity pylons protrude above the tree line and are a noticeable man-made detractor that is present in the view.</p>		<p>Vegetation clearance along Oxford Road to facilitate the cycle super-highway may be noticeable in the far background of the view.</p> <p>However, due to the relative distance from the site and the extensive existing and proposed boundary vegetation, proposed built form would be filtered. The proposed buildings would sit below the existing power lines. The view is therefore considered to experience a medium magnitude of change which would constitute a moderate adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed development would be visible. However, 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. As such, the magnitude of change is expected to reduce to low by year 15. This would constitute a moderate/minor adverse effect.</p>		

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>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 located near the river Cherwell and is embedded in the local landscape. The footpath has expansive views of the countryside. 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.</p>		<p>The view looks across the local landscape towards the site. There are uninterrupted views towards the site and the existing boundary vegetation along Oxford Road. Agricultural land dominates this view, with hedgerows and scattered trees forming typical field boundaries. The slight undulations in the local landscape are apparent within this view. Electricity pylons and communication poles are visible in the centre of the view and zigzag across the sky. Formalised planting is visible at Cutteslowe Park to the left of the view.</p>		<p><u>Construction Phase:</u> 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.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be highly noticeable in this view. Proposed built form would be introduced in the centre of this view, which 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.</p>		<p>During the temporary construction phase, receptors would have visibility of the construction work, which would disrupt the baseline view. This would result in a moderate adverse effect.</p> <p>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 moderate adverse effects at Year 1.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<p><u>Operation (Year 15):</u> In the medium term, the proposed development would be visible. However, 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. As such, the magnitude of change is expected to reduce to low by year 15. This would constitute a moderate/minor adverse effect.</p>		<p>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 moderate/minor adverse effect.</p>
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 Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>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.</p>		<p>The view looks north-west towards the site's southern boundary, which is formed by a hedgerow. The view is dominated by arable land, which has a noticeable low point in the foreground of the view. It is generally focused on the wider landscape which unfolds behind the site's southern boundary.</p>		<p><u>Construction Phase:</u> Construction activity within the site would be noticeable from 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 moderate adverse effect.</p>		<p>During the temporary construction phase, receptors would have visibility of the construction work, which would disrupt the baseline view. This would result in a moderate adverse effect.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		<p>Scattered tree cover is visible in the background of this view.</p> <p>Electricity pylons are man-made detractors that can be seen in the distance. Formal tree planting is visible at Cutteslowe Park to the left of this view. An avenue of trees is visible to the right of this view.</p>		<p><u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable from this location. Newly implemented landscape in the south-east of the site would be visible. Built form in the centre of the site would be noticeable above the not yet mature treeline. This would alter the baseline view and would introduce man-made influences into the local landscape. This would result in a moderate adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed landscape would have matured and would screen the development in this view. Tops of buildings may protrude above the treeline, but generally the proposed development would be integrated into the landscape at this stage and as such, would have a lesser magnitude of change. the proposed development would therefore result in a moderate/minor adverse effect.</p>		<p>At all stages of the Proposed Development, the proposals would be visible.</p> <p>This would change the baseline condition of the view and would result in moderate adverse effects at Year 1.</p> <p>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 moderate/minor adverse effect.</p>

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
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.		<p>The view looks across Cutteslowe Park cricket field towards the site's southern boundary and beyond.</p> <p>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.</p>		<p><u>Construction Phase:</u> 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.</p> <p>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.</p> <p><u>Operation (Year 1):</u> 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.</p>		<p>During the temporary construction phase, receptors would have visibility of the construction work.</p> <p>This would disrupt the baseline view. This would result in a moderate adverse effect.</p> <p>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 moderate adverse effect at Year 1.</p>

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 visible to the left, which form an extensive buffer towards nearby residential dwellings at Hayward Road.		<p><u>Operation (Year 15):</u> In the medium term, the proposed landscape would have matured and would soften the visual effects of the proposed built form. The tops of dwellings may protrude above the proposed planting and there would be glimpsed views through the vegetation during the winter months, when trees are not in leaf. Generally, the proposed dense screen of tree and shrub planting would limit visibility of the development, which would integrate the proposed built form into the landscape. This would result in a lesser magnitude of change so that the view would experience a moderate/minor adverse effect.</p>		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 moderate/minor 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 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 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 is taken from a public footpath to the east of the site. It looks south-west towards Oxford and affords an expansive view of the local agricultural landscape, with arable fields, hedgerows, and scattered trees visible. Vegetation within the site is visible in the far background of this view. The foreground shows Sparsey bridge over the river Cherwell and the local waterlogged conditions are apparent near the watercourse. The grounds of Water Eaton Manor are visible to the right of this view.		<p><u>Construction Phase:</u> During the construction phase, there may be glimpsed views of construction activity and partially constructed buildings through the existing vegetation. However, this would be in the far background of the view and would not be a prominent feature. The view would experience a medium magnitude of change which would result in a minor adverse effect.</p> <p><u>Operation (Year 1):</u> During year 1, new built form would be visible in the background of this view. Taller buildings, particularly on the Oxford Road frontage, would protrude above the tree line. However, this would be in the background of this view and would not materially change the baseline view.</p>		<p>During the temporary construction phase, receptors would have limited visibility of the construction work. This would result in a minor adverse effect.</p> <p>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 minor/negligible adverse effect.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<p>This is therefore considered to result in a low magnitude of change which would constitute a minor/negligible adverse effect.</p> <p><u>Operation (Year 15):</u> 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 minor/negligible adverse effect.</p>		
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 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 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.		<p><u>Construction Phase:</u> Due to the relative distance from the site, there would be no discernible effects for this view. No Effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would not be visible. No Effect.</p>		During the temporary construction phase, receptors would not have visibility of the construction activity. This would therefore result in no effect 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. No Effect.		At all stages of the Proposed Development, the proposals would not be visible and no effect 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 Receptor 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 along Oxford Road towards the south-west boundary of the site. The vegetation along the right-hand side of the road, beyond the traffic light to the left of this view, marks the boundary of the site. This shows the well-treed nature of the existing vegetation along the boundary. Residential dwellings are visible to the right of this view. The view is generally dominated by Oxford Road and moving traffic.		<u>Construction Phase:</u> During the construction phase, increased traffic to and from the site would be noticeable from this location. Road works and road closures would be visible to the left of this view. Vegetation clearance would be noticeable in the far left of this view. While this would be a visible change, it would not be the focus of this view. This view is therefore considered to experience a medium magnitude of change which would constitute a minor adverse effect. <u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable in the far left of this view.		During the temporary construction phase, receptors would have limited visibility of construction works taking place. As a result, there would be a minor adverse effect. At Year 1, changes along the Oxford Road frontage would be noticeable to the far left of the 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 experiencing the view would be on a journey along a busy road.		<p>Newly planted trees along the road would be easily discernible. While built form is set back from the road frontage, there would be glimpsed views of the built form through the trees. This is considered to alter the baseline view and result in a medium magnitude of change, which constitutes a minor adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed development would integrate into the existing view. The proposed planting along the Oxford Road frontage to the left of this view would have matured and would integrate with the retained trees visible in this view. Where highway improvement works are undertaken, these would become part of the streetscape. Residential dwellings within the site would not be prominent in this view. Overall, the proposed development would have integrated into the local context Minor/Negligible neutral effect.</p>		<p>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 minor adverse effect.</p> <p>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 minor/negligible neutral effect.</p>

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 Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Drivers or walkers along the track would be on their way to St Frideswide's Farm or would be on an informal local walk. The track is in poor condition and is accessible via Oxford Road. The settlement edge context is apparent along the track. Receptors are therefore considered to be of low sensitivity.		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.		<p><u>Construction Phase:</u> 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.</p> <p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be highly noticeable in this view. Proposed built form would be introduced in the centre of this view, which 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.</p>		<p>During the temporary construction phase, receptors would have direct visibility of construction works. This would result in a moderate adverse effect.</p> <p>The proposed development is visible at Year 1. The proposed built form would disrupt the existing view. This would result in moderate adverse effects.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<p><u>Operation (Year 15):</u> 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 Moderate/Minor adverse effect.</p>		<p>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 moderate/minor adverse effect.</p>
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 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 PRow leads across the local landscape towards Oxford Road and affords expansive views of the local landscape context.		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.		<p><u>Construction Phase:</u> 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.</p>		<p>During the temporary construction phase, receptors would have direct visibility of construction works and vegetation clearance. This would result in a major adverse effect.</p>

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 location are therefore considered to have high sensitivity.	The typical pattern of open fields with intermittent/weak hedgerow boundaries is apparent in this view. A remnant hedgerow tree is visible in the centre of this view. The extensive vegetation along Oxford Road is visible to the left of this view. Pipal Cottage can be seen in the distance to the left of the view. The view is generally tranquil and defined by the rural appearance. However, electricity pylons are visible in the background, which protrude above the tree line and are prominent detractors in this view.	<p>The view would be changed from its baseline condition and would therefore experience a very high magnitude of change which constitutes a major adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be highly noticeable in this view. Proposed built form would be introduced in the centre of this view, which would disrupt the existing view across the local landscape. While the implemented landscape strategy would be visible, this would have limited effect to screen the new buildings due to its immaturity. The view is therefore considered to experience a very high magnitude of change which constitutes a major adverse effect.</p> <p><u>Operation (Year 15):</u> 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 noticeably disrupt views across the local landscape and would extend the settlement edge into the site.</p>	<p>The proposed development is visible at Year 1. The proposed built form would disrupt the existing view. This would result in major adverse effects.</p> <p>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 major/moderate adverse effect.</p>	

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 landscape strategy and the weathered materials, the magnitude of change is expected to reduce to high by year 15. This would constitute a major/moderate adverse effect.		
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 south-west towards the site. The view shows a field with typical hedgerow boundaries and scattered trees and groups of trees. The general vegetation pattern of the local landscape is visible in the background of this view. A gate and wooden fence are visible in the foreground. Electricity pylons are a detractor in the far background of this view. The site is not directly visible from this location.		<p><u>Construction Phase:</u> Due to the relative distance from the site and the intervening vegetation, construction activity would not be easily discernible from this location. Taller vertical elements and partially constructed buildings would be noticeable in the far backdrop of this view. Nevertheless, the integrity of the view would remain intact. This would result in a low magnitude of change which constitutes a moderate/minor adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be visible in the far background of this view. New built form would be visible. The proposed buildings would not protrude above the existing tree line and would not break the existing skyline.</p>		<p>During the temporary construction phase, receptors would have limited visibility of the construction activity. This would therefore result in moderate/minor effect to this view.</p> <p>At Year 1, the proposed development would be noticeable in the far backdrop of this view. This would constitute a moderate/minor adverse effect.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		During the winter months, visibility of the site may increase.		This is considered to result in a low magnitude of change, which constitutes a moderate/minor adverse effect . <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 minor adverse 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 minor adverse effect .
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 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.		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 from 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.
		<p>The view shows an agricultural landscape with large scale fields, typical field boundaries and scattered trees and tree groups. The typical pattern of vegetation is visible in the background of this view. The Oxford Parkway Park and Ride is visible in the far right of this view. Electricity pylons are also discernible in the far background to the right of the view. Overall, the view is strongly influenced by the rural characteristics present.</p>		<p>Taller vertical elements and partially constructed buildings would be noticeable in the far backdrop of this view. Construction activity would not protrude above the existing tree line. This would result in a low magnitude of change, which constitutes a moderate/minor adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be visible in the far background of this view. New built form would be visible. The proposed buildings would not protrude above the existing tree line and would not break the existing skyline. This is considered to result in a low magnitude of change, which constitutes a moderate/minor adverse effect.</p> <p><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.</p>		<p>This would therefore result in moderate/minor effect to this view.</p> <p>At Year 1, the proposed development would be noticeable in the far backdrop of this view. This would constitute a moderate/minor adverse effect.</p> <p>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 minor adverse effect.</p>

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 minor adverse effect .		
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 Receptor Explanation		Description of View		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 channelled along Oxford Road and looks south. The site's northern and western boundary are visible, with glimpses of the site's interior afforded where there are gaps in the vegetation and when trees are not in leaf in wintertime. The Oxford Parkway Park and Ride and Oxford Road, with street lighting and traffic lights, are prominent detractors in this view.		<u>Construction Phase:</u> Construction activity within the site and along Oxford Road would be noticeable from this location. Where vegetation clearance along Oxford Road is required, this would be easily discernible and would disrupt the current appearance of the view. Roadworks and any road closures would be visible. Partially built buildings and construction works would be visible. This would result in a very high change which constitutes a moderate adverse effect .		During the temporary construction phase, receptors would be able to see construction activity. This would disrupt the existing view. This would constitute a moderate 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.
		The foreground of the view is dominated by hard surfacing and fencing at the Oxford Parkway Park and Ride. In the backdrop, glimpsed views of the wider countryside are possible.		<p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be visible. New buildings within the site would protrude above the existing tree line and would be prominent new features in this view. Landmark buildings along the Oxford Road frontage would be particularly noticeable.</p> <p>Any views out to the countryside would be disrupted by the built form and would no longer be possible. Where tree replacement planting is to be provided along Oxford Road, the immature vegetation would be noticeable. This would result in a very high change to this view. Which constitutes a moderate adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the Proposed Development would be noticeable. However, at Year 15, the proposed tree replacement strategy along Oxford Road and the landscape strategy within the site would have matured. This would provide a level of screening to the new built form and would soften visual effects of the proposed development. While the built form would still be visible, protruding above the tree line, materials would have weathered and the proposals would have somewhat assimilated into the local context.</p>		<p>At Year 1, the proposed development would be visible. This would constitute a moderate adverse effect.</p> <p>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 moderate/minor adverse effect.</p>

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 moderate/minor adverse effect 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.		The view is taken from the boundary of the site and has uninterrupted expansive views of the site's southern extent. The settlement edge at Cutteslowe Park is visible in the background. The skyline is defined by the residential dwellings on the settlement edge, flood lights at Cutteslowe Park and local groups of trees. Views from within St Frideswide's Farm would be screened by boundary vegetation.		<p><u>Construction Phase:</u> Construction activity within the site would be prominent from this location and would alter the view from its baseline condition. This would result in a very high magnitude of change, which paired with the low sensitivity of the receptor, would constitute a moderate adverse level of effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be prominent in this view. The newly planted landscape strategy would be visible and additional tree and shrub planting would alter this view from its baseline condition. The existing settlement edge would become less visible due to the proposed planting strategy. Proposed built form would be noticeable to the right of this view.</p>		<p>During the temporary construction phase, receptors would be able to see construction activity. This would disrupt the existing view. This would constitute a moderate adverse effect.</p> <p>At Year 1, the proposed development would be visible. This would constitute a moderate adverse effect.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<p>This would result in a very high magnitude of change which combined with the low sensitivity would result in a moderate adverse effect.</p> <p><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. Built form would be filtered in views and less visible from 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 moderate/minor adverse effect.</p>		<p>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 moderate/minor adverse effect.</p>
Photoviewpoint EDP 18	View from footpath 229/9/30	Users of PRow	High	<u>Very High Change. Major/moderate. Adverse.</u>	<u>Very High Change. Major/moderate. Adverse.</u>	High Change. Moderate adverse.
	<p>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.</p>	<p>The view is from a concrete track towards the site's eastern boundary. Generally, the site is well screened from this location and any views of the site would be glimpsed through boundary vegetation.</p>		<p><u>Construction Phase:</u> Construction activity within the site would be noticeable from this location and would alter the view from its baseline condition.</p>		<p>During the temporary construction phase, receptors would have filtered views of the construction work. This would result in a moderate adverse effect.</p>

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 therefore considered to be of high sensitivity.		The local field pattern within the agricultural landscape is apparent, with hedgerows and scattered hedgerow trees forming the typical field boundaries.		<p>Construction activity would constitute a medium magnitude of change which would result in a moderate adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the Proposed Development would be noticeable in the background of this view. Taller buildings may be visible above the tree line. Particularly, the proposed school in the centre of the site may protrude above the tree line. Additional planting on the eastern boundary would not be matured enough to enhance the boundary yet. The view is therefore considered to experience a medium magnitude of change which would constitute a moderate adverse effect.</p> <p><u>Operation (Year 15):</u> In the medium term, the proposed development would be visible. However, 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. The boundary enhancement along the eastern site boundary would have matured and added to the screening of the proposed development.</p>		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 moderate adverse effect at Year 1 and a moderate/minor 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 moderate/minor adverse effect.		
Photoviewpoint EDP 19	View from footpath to the north of the site	Users of footpath (not designated)	Medium	<u>High Change. Moderate. Adverse.</u>	<u>High Change. Moderate. Adverse.</u>	Medium Change. Minor/moderate. Adverse.
<p>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.</p>		<p>The view looks towards the site's north-east boundary and has an uninterrupted, expansive view of the site's northern extent. Vegetation along Oxford Road is visible. Power lines within the site and the wider countryside are visible.</p> <p>The local field pattern and vegetation patterns are noticeable, with hedgerows and scattered trees forming the typical field boundaries. Slight undulations in the landform are also noticeable from this location.</p>		<p><u>Construction Phase:</u> 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. This would result in a high magnitude of change, which combined with the medium sensitivity, would result in a moderate adverse effect.</p> <p><u>Operation (Year 1):</u> In the short-term, the proposed development would be noticeable. Proposed built form would be introduced into this view. Man-made elements would be introduced into the site and as such, would alter the visual appearance of the site.</p>	<p>During the temporary construction phase, receptors would have uninterrupted views of the construction work. This would result in a moderate adverse effect.</p> <p>At all stages of the Proposed Development, the proposals would be visible.</p>	

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<p>The new built form and additional landscaping would be noticeable new features.</p> <p>The view is therefore considered to experience a high magnitude of change which constitutes a moderate adverse effect.</p> <p><u>Operation (Year 15):</u> 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. As such, the magnitude of change is expected to reduce to medium by year 15. This would constitute a moderate/minor adverse effect.</p>		<p>This would change the baseline condition of the view and would result in a moderate adverse effect at Year 1 and a moderate/minor adverse effect at Year 15, as the proposed landscape strategy matures.</p>

Appendix EDP 8
Photomontages
(edp5650_d027e 23 November 2023 LTi/EST)