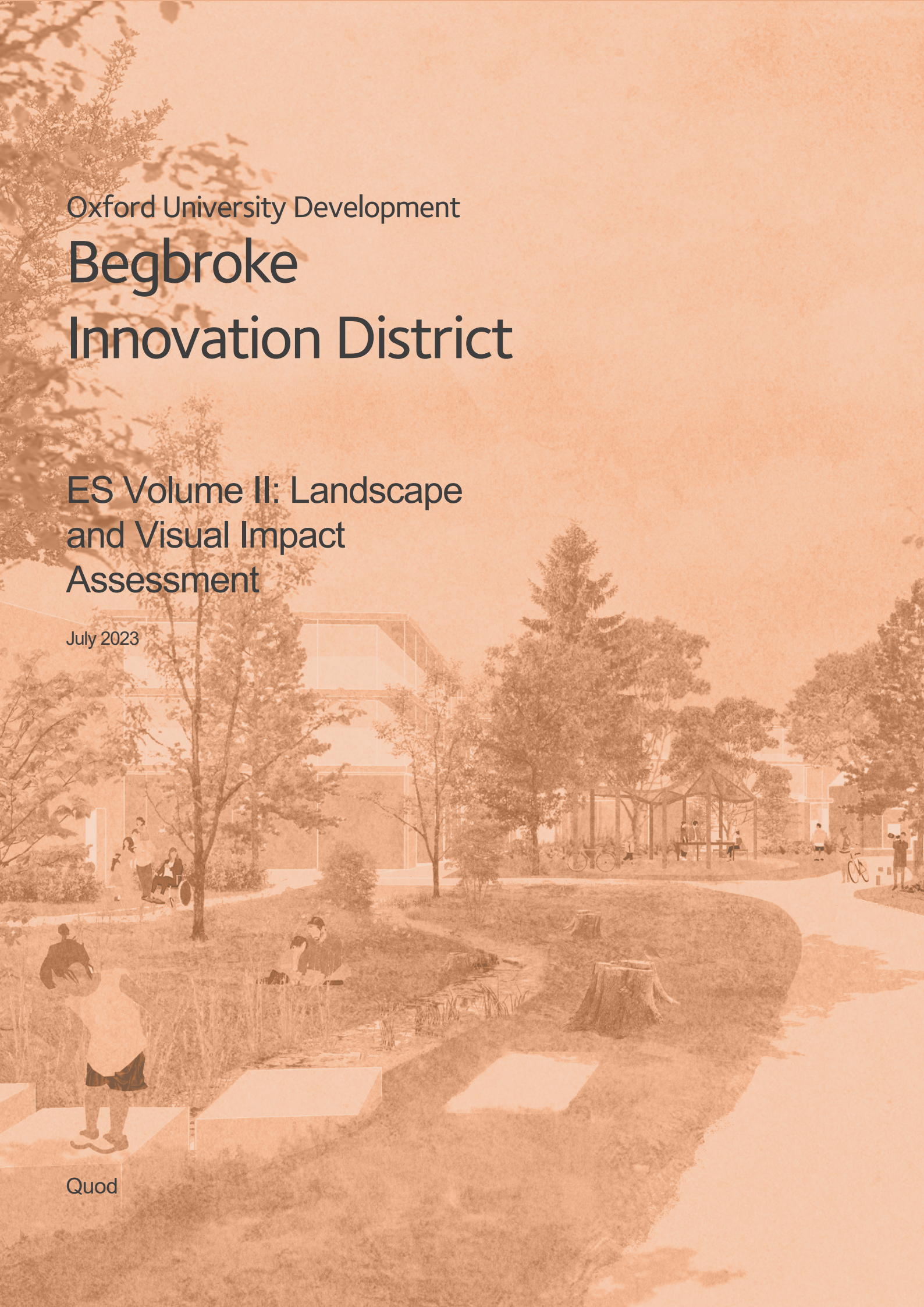
Oxford University Development

Begbroke Innovation District

ES Volume II: Landscape and Visual Impact Assessment

July 2023



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LDĀDESIGN

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This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Introduction

1.1. Background

1. LDA Design Consulting Limited ('LDA Design') was commissioned to carry out a landscape and visual impact assessment ('LVIA') of the mixed-use development ('Proposed Development') that is proposed within the land surrounding the existing Begbroke Science Park ('Site'), on behalf of the Applicant. The LVIA forms Volume II of the Environmental Statement ('ES'), which supports the outline planning application ('OPA') for this development proposal.

2. The LVIA defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the Proposed Development; describes the nature of the anticipated change upon both the landscape and visual environments; assesses the effects following completion prior to the maturing of mitigation planting (short- to medium-term) and once the mitigation planting is mature (long-term) (the 'operational phase').

3. It is important to note that the design of the Proposed Development and the LVIA has been an iterative process, in which the Proposed Development's design has evolved in response to LVIA's and other ES Chapter topic's findings. The final set of **Parameter Plans** ('PP') and development principles described in the **Development Specification** (July 2023) and **Strategic Design Guide** (July 2023) for the Proposed Development therefore incorporates inherent and embedded mitigation and enhancement measures as part of its proposals.

1.1.1. Competence

4. LDA Design is a registered practice with the Landscape Institute and is fully accredited with ISO 9001: 2015 and ISO 14001: 2015; and are SSIP Approved (via SMAS Workspace accreditation). LDA Design has extensive experience in undertaking LVIAs for similar proposals, and this assessment was carried out by two Chartered Members of the Landscape Institute: Paul Lishman – a Director and Landscape Planner; and Nicholas Atkinson – a Principal Landscape Architect.

1.2. Report Structure

5. The structure of the LVIA is as follows:

- **Section 1.0**. Introduction
- **Section 2.0**. Legislation, Planning Policy and Guidance
- **Section 3.0**. Assessment Methodology
- **Section 4.0.** Baseline Conditions
- **Section 5.0**. Embedded Mitigation
- **Section 6.0**. Assessment of Landscape and Visual Effects
- **Section 7.0**. Cumulative Effects Assessment
- **Section 8.0** Summary

6. Supporting appendices have been prepared that supplement the sections regarding methodology, planning policy and baseline; and include the LVIA's supporting figures. These are presented in **ES Volume II (Appendices)**. The appendices are important to the assessment and should be read alongside this report.

- **Appendix 1**: Glossary
- **Appendix 2:** References
- **Appendix 3:** Methodology
- **Appendix 4:** Visualisations and Zone of Theoretical Visibility Studies
- **Appendix 5:** National Planning Policy and Guidance
- **Appendix 6:** Assessment of the Site's Landscape Value
- **Appendix 7:** Extracts from Key Local Guidance Documents and Landscape Character Assessments
- **Appendix 8:** Consultation with Cherwell District Council
- **Appendix 9**: Figures
  - **Figure 1:** Site Location and Context
  - **Figure 2:** Immediate Site Context
  - **Figure 3:** Landform
  - **Figure 4:** Zone of Theoretical Visibility ('ZTV') study and Viewpoint Locations
  - **Figure 5:** Landscape Character
  - **Figure 6:** Photograph Panels: Representative Viewpoints
  - **Figure 7:** Photograph Panels: Illustrative Viewpoints
  - **Figure 8:** Photowire Visualisations: Maximum Parameters of Proposed Development

1.3. The Site and Proposals

7. **Figures 1** and **2** places the Site within its local and immediate contexts. The Site comprises an area of arable land to the south of Begbroke and encompasses a total area of approximately 170 hectares ('ha'). The nearby settlements of Kidlington, Yarnton and Oxford City are situated to the east and south.

8. The Site is divided into several interlinked fields with hedgerow and tree-lined borders alongside a small number of farm buildings and access roads. A network of ponds and ditches (which drains into nearby watercourses) is also found across the Site.

9. Several built elements are located within the Site, comprising:

- Begbroke Science Park – located within the Site's northern extents, it comprises several one and two-storey life science and laboratory buildings; areas for servicing and car parking; and includes Begbroke Hill Farmhouse (a Grade II listed building).
- Cherwell Valley Railway Line – a passenger railway line that passes through the Site's centre on a north-west alignment.

- Parkers Farm – a group of outbuildings associated with the current farming activities of Parkers Farm.

10. There is also an area of restored historic landfill within the centre of the Site, along Sandy Lane East (which encompasses approximately 5.2ha).

11. The boundaries of the Site are defined as follows:

- To the north and north-east, the Site boundary is delineated by Rowel Brook, which discharges into the Oxford Canal to the east of the Site, beyond which are residential dwellings off Fernhill Road, Begbroke.
- To the north-west, the Site boundary is delineated by established vegetation, comprising woodland, trees and shrubs, that borders the Oxford Canal.
- To the east, the Site boundary is delineated by established vegetation, comprising tree and shrub vegetation that lines the Oxford Canal. Residential properties that form the western edge of Kidlington and other associated road infrastructure characterise the landscape beyond the Site.
- To the south, the Site boundary is delineated by a combination of the established vegetation, comprising tree and shrubs, that lines the Oxford Canal and the northern extents of the Flit Solar Farm. Beyond the Site, south of the Oxford Canal, the landscape comprises a combination of agricultural farmland; the A44 and A34 and associated infrastructure; and areas of residential and commercial buildings.
- To the west, the Site boundary is delineated by a combination of established hedgerows and trees along with areas of residential / commercial properties that run along the A44 and make up the northern extents and eastern settlement boundary of Yarnton. Further afield, the southern extents of Yarnton (i.e. west of the A44) and a series of agricultural fields characterises the landscape, which in general, is well vegetated and rises up to Spring Hill

12. Vehicular and pedestrian access to the Site is currently gained via Begbroke Hill, Sandy Lane and Kidlington Lane. Begbroke Hill is a private access road that provides access from the A44 in the west to the Begbroke Science Park. Sandy Lane is a public road that crosses the Site in a west-east alignment, connecting the northern extent of Yarnton to Kidlington. Yarnton Lane crosses the south of the Site in a north east–south west alignment, connecting the southern extent of Yarnton and Kidlington. For most part, Yarnton Lane is Public Byway (420/11/10 and 420/4/10).

13. The Proposed Development seeks to deliver a mixed-use development which would provide up to 155,000 square metres ('sqm') gross external area ('GEA') of new faculty, and research and development space associated with the expansion of the existing Begbroke Science Park, up to 215,000sqm GEA of residential floorspace that would deliver apartments, communal and sharer accommodation and traditional houses and associated amenity, education and community uses. **ES Chapter 5: Description of Proposed Development** sets out the description of the Proposed Development in full.

1.4. The Study Area

14. It is accepted practice within landscape and visual assessment work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the

Proposed Development and the anticipated extent of visibility arising from the development itself, based on the Zone of Theoretical Visibility ('ZTV') study.

15. In this case, a study area of 3km has been agreed with the local planning authority as being appropriate to cover all potentially material landscape and visual impacts. See **Appendix 8: Consultation with Cherwell District Council** for further details.

2.0 Legislation, Planning Policy and Guidance

2.1. Legislation and National Planning Policy

16. Relevant legislation and national planning policy is set out in **Appendix 5**.

2.2. Local Planning Policy

17. The Site lies within the authority of Cherwell District Council ('CDC'). The current local planning policy is described in the 'Cherwell Local Plan 2011 – 2031', in Parts 1 to 3 ('CLP'). It contains strategic planning policies for the development and use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. The CLP was formally adopted by the CDC on 20 July 2015 and re-adopted on 19 December 2016 to include Policy Bicester 13. The CLP replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The Council's Partial Review to meet Oxford's Unmet Housing Need was adopted in 2020.

18. The following local authorities are also located within the study area: West Oxfordshire District Council; South Oxfordshire District Council; Oxford City Council; and Vale of the White Horse District Council. Policy for these districts is only relevant to this assessment insofar as it identifies locally valued landscapes and their purposes of designation. Relevant adopted local plans have been reviewed and the following conclusions reached:

- West Oxfordshire Local Plan 2031 (adopted September 2018) – identifies no local landscape designations within the study area.
- South Oxfordshire Local Plan 2035 (adopted 10 December 2020) – identifies no local landscape designations within the study area.
- Oxford Local Plan 2036 (adopted 8 June 2020) – identifies no local landscape designations within the study area.
- Vale of the White Horse District Council, Local Plan 2031 Part 1 (adopted December 2016); and Part 2 (adopted Wednesday 9 October 2019) – identifies no local landscape designations within the study area.

2.2.1. The Cherwell Local Plan 2011 – 2031 (Adopted 20 July 2015, re-adopted on 19 December 2016)

19. Policies of relevance to this LVIA are outlined below.

2.2.1.1 Policy ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB)

20. This policy states that [inter alia]:

"High priority will be given to the protection and enhancement of the Cotswolds AONB and the Council will seek to protect the AONB and its setting from potentially damaging and inappropriate development. The Cotswolds AONB Management Plan will be used as supplementary guidance in decision making relevant to the AONB.

Development proposals within the AONB will only be permitted if they are small scale, sustainably located and designed, and would not conflict with the aim of conserving and enhancing the natural beauty of the area."

The Site is not located within the extent of the AONB, being located approximately 3.5km south-east of it. However, it is judged that the Site could be considered part of the AONB's setting and therefore **Section 4.6.1 Designated Landscape** considers the Site and its location in proximity to the AONB.

2.2.1.2 Policy ESD 13: Local Landscape Protection and Enhancement

21. This policy states that [inter alia]:

"Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes,features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- *Cause undue visual intrusion into the open countryside*
- *Cause undue harm to important natural landscape features and topography*
- *Be inconsistent with local character*
- *Impact on areas judged to have a high level of tranquillity*

Harm the setting of settlements, buildings, structures or other landmark features, or Harm the historic value of the landscape. Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate."

22. The LVIA has considered the potential effects that would arise as a result of the Proposed Development; presenting the judgements reached on landscape character and visual receptors in **Section 6.0 Landscape and Visual Effects**. Consideration of the setting of heritage assets and historic features is outside of the LVIA's remit and these assets / features are assessed (as necessary) in **Chapter 8: Cultural Heritage** (see **ES Volume I**).

The LVIA notes the CLP Part 1's reference to key local guidance documents – namely the 'Oxfordshire Wildlife and Landscape Study' and Countryside Design Summary Supplementary Planning Guidance; and has reviewed these documents (amongst other relevant guidance documents) as part of **Section 2.3. Key Local Guidance Documents** and **Section 4.3 Landscape Character**.

2.2.1.3 Policy ESD 15: The Character of the Built and Historic Environment

23. This policy states [inter alia]:

"Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be

required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

[…]

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement…."

24. Policy ESD 15 sets out what new development proposals should consider. The factors listed within the policy, pertinent to the Proposed Development and relevant landscape / visual matters within the Proposed Development, are addressed in **Table 3**, **Section 5.4 Response to policy and guidance.**

2.2.1.4 Policy ESD 17: Green Infrastructure

25. This policy sets out the measures that new development proposals should consider in order to maintain and enhance CDC's green infrastructure network. The factors listed within the policy, pertinent to the Proposed Development and relevant landscape / visual matters within the Proposed Development, are set out and addressed in **Table 3, Section 5.4 Response to policy and guidance.**.

2.2.2. The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need (adopted 7 September 2020)

2.2.2.1 Policy PR5: Green Infrastructure

26. This policy states that [inter alia]:

"The strategic developments provided for under Policies PR6 to PR9 will be expected to protect and enhance green infrastructure (GI) and incorporate green assets and the water environment into the design approach for each site. Provision will be expected to be made on site. Financial contributions in lieu of on-site provision will only be allowed in exceptional circumstances and where it is agreed that it will not be possible to provide on-site net biodiversity gains…"

27. This policy sets out the expectations of CDC for allocated sites (which include the Site as part of PR8). The factors listed within the policy, pertinent to the Proposed Development and relevant landscape / visual matters, are set out and addressed in **Table 3, Section 5.4 Response to policy and guidance.**.

2.2.2.2 Policy PR8 - Land East of the A44

28. This policy states that *"…A new urban neighbourhood will be developed on 190 hectares of land to the east of the A44 as shown on inset Policies Map PR8…"*, nothing that development proposals will be permitted if they meet the key delivery requirements. Policy PR8's key delivery and planning application requirements; and place shaping principles – pertinent to the Proposed Development and relevant landscape / visual matters – are set out and addressed in **Table 3, Section 5.4 Response to policy and guidance.**.

2.3. Key Local Guidance Documents

29. The following guidance documents provide advice relevant to this assessment, as follows:

- Countryside Design Summary (1998); and
- Cherwell Residential Design Guide (July 2018).

30. There are also a number of baseline landscape character studies which are relevant to this assessment.. These are as follows:

- National Landscape Character Area Profiles (2014);
- Oxfordshire Wildlife and Landscape Study (2004);
- Cherwell Landscape Character Assessment (1995);
- PR15 Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment (June 2017);
- West Oxfordshire Landscape Assessment (1998);
- South Oxfordshire District Council: Landscape Character Assessment for the Local Plan 2033 (2017);
- A Character Assessment of Oxford in its Landscape Setting (2002); and
- Vale of White Horse Landscape Character Assessment (2017).

31. The landscape character studies listed here are considered as part of **Section 4.3** below; alongside the review of the potential landscape receptors (within the LVIA's study area) that could be affected by the Proposed Development.

2.3.1. Countryside Design Summary (1998)

32. The 'Countryside Design Summary' ('CDS') sets out CDC's guide to development in rural areas so that the distinctive character of the district's countryside, settlements and buildings are maintained and enhanced.

33. The district comprises four broad areas, each of which displays distinct characteristics and unity. The CDS describes the form and character of each of the four areas, concentrating on the essential defining characteristics as follows – what makes them unique and which elements are important; and draws together a subsequent list of implications for the use and development of land. The CDS's approach intends to encourage creative and imaginative approaches to new development, which in turn, reflect the distinctive character of the existing villages and countryside of Cherwell District.

34. The CDS is used to inform the assessment of effects in **Section 6.3.2 Effects on Landscape Character**, where relevant.

2.3.2. Cherwell Residential Design Guide (July 2018)

35. The 'Cherwell Design Guide' ('CDG') supports CDC's drive to raise the standard of residential design across the district. The CDG is a technical document that provides specific guidance to deliver the strategic vision for high quality sustainable development, as set out in the Cherwell Local Plan 2011-2031. It is a technical guide, providing clarity on the

standards of design expected by CDC and supports a streamlined planning process and the timely delivery of new homes.

36. The CDG provides guidance on how site analysis should be used to inform a synthesis of constraints and opportunities and lists a series of 'questions to address'. Responses to these questions of relevance to landscape and visual matters (within the remit of the LVIA) are provided at **Table 3,Section 5.4 Response to policy and guidance.**.

3.0 Assessment Methodology

3.1. Overview

37. **ES Chapter 3: EIA Methodology** provides a summary of the general impact assessment methodology applied to the Proposed Development for the purposes of the ES. This section describes the methodology used for this LVIA.

38. The methodology for the LVIA differs from the general EIA methodology as this is based on prevailing LVIA guidance / best practice and is informed by extensive Public Inquiry experience.

39. *"Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and people's views and visual amenity."* (GLVIA 3, para. 1.1).

40. Paras. 2.20-2.22 of the same guidance indicate that the two components (assessment of landscape effects, and assessment of visual effects) are *"related but very different considerations"*.

41. The assessment method for this LVIA draws upon the established GLVIA3; An Approach to Landscape Character Assessment (Natural England, 2014), Landscape Institute Technical Information Note ('LI TIN') 05/2017 regarding townscape character; LI TGN 02/2019 Residential Visual amenity assessment (RVAA); Landscape Institute's Technical Guidance Notes 02-21: Assessing landscape value outside national designations; LI Technical Guidance Note 06/19 Visual Representation of development proposals and other recognised guidelines.

42. **Appendix 2** lists and defines all references used within the LVIA. The methodology is described in more detail in **Appendices 3** and **4**.

3.2. Assessment Terminology and Judgements

43. A full glossary is provided in **Appendix 1**. The key terms used within this assessment are:

- Susceptibility and Value – which contribute to Sensitivity of the receptor;
- Scale, Duration and Extent – which contribute to the Magnitude of effect; and
- Significance.

44. These terms are described in more detail below.

3.2.1. Sensitivity of the Receptor

Susceptibility indicates the ability of a landscape or visual receptor to accommodate the Proposed Development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA3, para. 5.40).	
High	Undue consequences are likely to arise from the Proposed Development.
Medium	Undue consequences may arise from the Proposed Development.
Low	Undue consequences are unlikely to arise from the Proposed Development.

45. Susceptibility of landscape character areas is influenced by their characteristics and is frequently considered (though often recorded as 'sensitivity' rather than susceptibility) within documented landscape character assessments and capacity studies.

46. Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics, indicating the degree to which these may be unduly affected by the Proposed Development.

47. Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the Proposed Development.

48. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA 3rd version, para 6.32).

Landscape Value is *"the relative value that is attached to different landscapes by society"* (GLVIA3, page 157).	
National/International	Designated landscapes which are nationally or internationally designated for their landscape value.
Local / District	Locally or regionally designated landscapes; also areas which documentary evidence and/or site observation indicates as being more valued than the surrounding area.
Community	'Everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by the community.

49. Areas of landscape of greater than Community value may be considered to be 'valued landscapes' in the context of NPPF paragraph 174.

Sensitivity is assessed by combining the considerations of susceptibility and value described above. The differences in the tables below reflect a slightly greater emphasis on value in considering landscape receptors, and a greater emphasis on susceptibility in considering visual receptors.			
Landscape Sensitivity	**Susceptibility**		
	High	**Medium**	**Low**

Value	**National/International**	High	High-Medium	Medium
	Local/District	High-Medium	Medium	Medium-Low
	Community	Medium	Medium-Low	Low
	Limited	Low	Low-Negligible	Negligible
Visual Receptor Sensitivity		**Susceptibility**		
		High	**Medium**	**Low**
Value	**National/International**	High	High-Medium	Medium
	Local/District	High-Medium	High-Medium	Medium
	Community	High-Medium	Medium	Medium-Low
	Limited	Medium	Medium-Low	Low

50. For visual receptors; susceptibility and value are closely linked - the most valued views are also likely to be those where viewer's expectations will be highest. The value attributed relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views. Typical examples of visual receptor sensitivity are plotted in a diagram in **Appendix 3**.

3.2.2. Magnitude of Effect

Scale of effect is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the Proposed Development.	
Large	Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed.
Small	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences.

Duration of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the Proposed Development would arise.	
Permanent	The change is expected to be permanent and there is no intention for it to be reversed.
Long-term	The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium-term	The change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

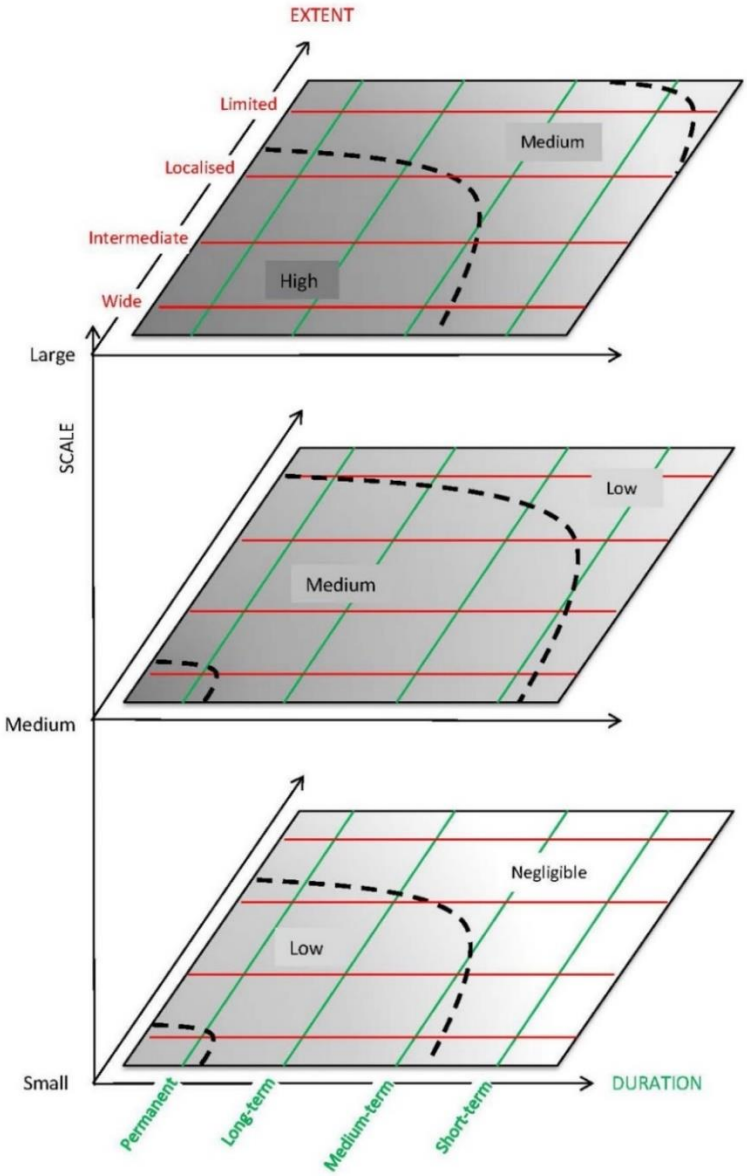
Short-term	The change is expected to be in place for 0-2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

51. Most effects will be Long term or Permanent; however, Medium or Short term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future). The effects arising from the construction of the development will usually be Short term.

Extent of effects is assessed for all receptors and indicates the geographic area over which the effects will be felt.	
Wide	Beyond 4km, or more than half of receptor.
Intermediate	Up to approx. 2-4km, or around half of receptor area.
Localised	Site and surroundings up to 2km, or part of receptor area (up to approx. 25%).
Limited	Site, or part of site, or small part of a receptor area (< approx. 10%).

52. The **Magnitude** of effect is informed by combining the scale, duration and extent of effect. **Diagram 1** below illustrates the judgement process:

Diagram 1: Magnitude of Effect



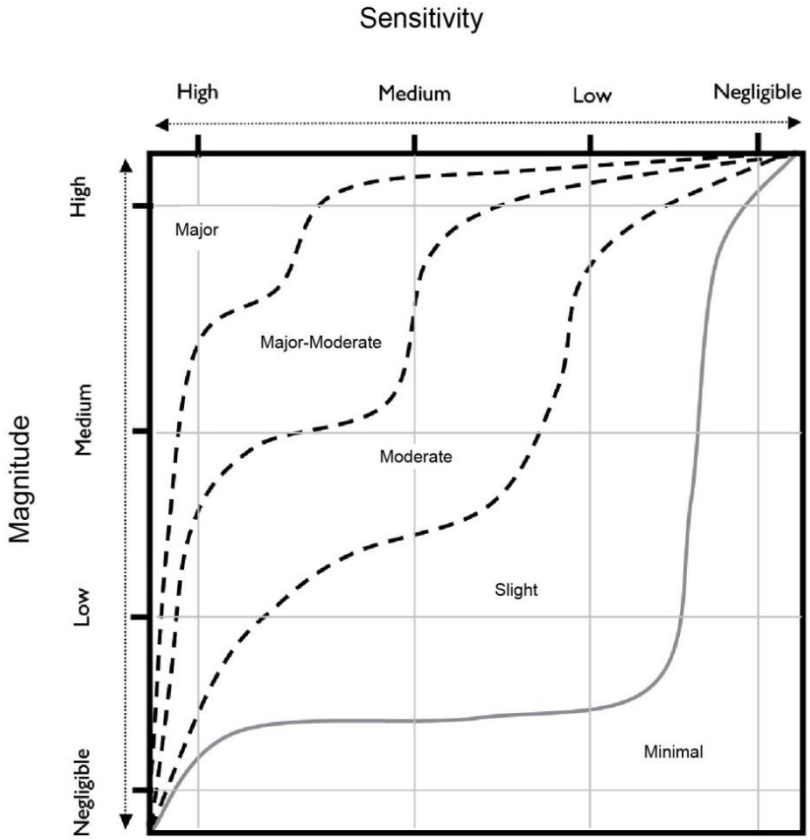
53. As can be seen from the illustration above, scale (shown as the layers of the diagram) is the primary factor in determining magnitude of effect; most of each layer indicates that magnitude will typically be judged to be the same as scale but may be higher if the effect is particularly widespread and long lasting, or lower if it is constrained in geographic extent or timescale. Where the scale of effect is judged to be Negligible, the magnitude is also assumed to be Negligible, and no further judgement is required.

3.2.3. Significance

54. **Significance** indicates the importance or gravity of the effect. The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of

magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is. This judgement is illustrated by the diagram below:

Diagram 2: Significance



55. The significance ratings indicate a 'sliding scale' of the relative importance of the effect, with Major significance being the most important and Minimal significance being the least. Effects that are Major –Moderate significance or Major significance are considered to be significant. Effects of Moderate significance or less are *"of lesser concern"* (GLVIA, 3rd edition, para 3.35) i.e. not significant. It should also be noted that whilst an effect may be significant, that does not necessarily mean that such an impact would be unacceptable or should necessarily be regarded as an *"undue consequence"* (GLVIA, 3rd edition, para 5.40).

56. Where intermediate ratings are given, e.g. "Moderate-Slight significance", this indicates an effect that is both less than Moderate significance and more than Slight significance, rather than one which varies across the range. In such cases, the higher rating will always be given first; this does not mean that the impact is closer to that higher rating but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of magnitude.

3.2.4. Positive / Adverse / Neutral

57. Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

58. The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse are entirely separate. For example, a rating of Major and Positive would indicate an effect that was of great significance and on balance positive, but not necessarily that the proposals would be extremely beneficial.

59. Whether an effect is Positive, Neutral or Adverse is identified based on professional judgement. GLVIA 3rd edition indicates at paragraph 2.15 that this is a "*particularly challenging*" aspect of assessment, particularly in the context of a changing landscape.

3.3. Cumulative Assessment

60. Cumulative assessment relates to the assessment of the effects of more than one development. As part of the Environment Impact Assessment ('EIA') (see **ES Volume 1**), a range of existing or proposed developments (hereafter referred to as 'cumulative schemes') have been identified within approximately 5km of the Site boundary. Their locations are shown on **Figure 3.1** (**ES Volume I**); with full details set out in **ES Chapter 3: EIA Methodology**.

61. From the list schedule of cumulative schemes (see **Appendix 3.4**), those which are located within the LVIA's 3km study area and are relevant to landscape and visual matters are listed and considered below.

62. In accordance with the LVIA guidelines and best practice (GVLA3, 2013) – which differs from the EIA methodology set out in **ES Chapter 3** – the approach of the LVIA to cumulative assessment seeks to include developments that are subject to a valid planning application (where specific circumstances indicate there is potential for cumulative effects to occur), with a progressively decreasing emphasis placed on those which are less certain to proceed. As such, operational and consented developments are treated as being part of the landscape and visual baseline i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed. Where appropriate, cumulative scheme at the early stage of the planning process have been considered; based on information publicly available and reasonable professional assumptions.

3.3.1. Consented Cumulative Schemes (within the LVIA's study area)

63. Each of the cumulative scheme listed below are consented and, as noted above, are to be treated as part of the baseline environment within **Section 6.0. Landscape and Visual Effects**. Whilst not yet fully built and operational, they will form part of the baseline environment in the future prior to the Proposed Development and are shown on **Figure 1** for reference.

- Land South West of St Frideswide Farm, Oxford, 21/01449/FUL (EIA Cumulative Scheme Reference No.1)

  This scheme is located approximately 2km east of the Site. The proposed construction phase is unconfirmed but scheduled to come forward between 2022 and 2023.

- Oxford North (northern gateway) Land, Adjacent to the A44, A40, A34 and Wolvercote Roundabout, 18/02065/OUTFUL (EIA Cumulative Scheme Reference No.5)

This scheme is located approximately 2km south of the Site. Proposals indicate 4 phases are planned over a 10 year period.

- Land East of Evenlode Crescent and South of Langford Lane, 14/02067/OUT (EIA Cumulative Scheme Reference No.6)

  This scheme is located approximately 1km from the Site. The construction phase of this scheme is underway.

- Oxford Airport, Langford Lane, Kidlington, 20/03585/CLUP (EIA Cumulative Scheme Reference No.7)

  This scheme is located approximately 1.1km north of the Site. The proposed construction phase is unconfirmed, but it is assumed that it will commence in 2023 and be completed in 2030.

- New Science Park, Land West Of The Junction With The Boulevard, Oxford Airport, Langford Lane, Kidlington, 23/00517/F (EIA Cumulative Scheme Reference No.27)

3.3.2. Consented Cumulative Schemes Under Construction (within the LVIA's study area)

64. In addition to the consented schemes listed above and those identified in **ES Chapter 3: EIA Methodology**, the following schemes are consented / under construction, and are likely to be built-out in advance of the Proposed Development construction phase. These schemes are also treated as being part of the baseline environment within **Section 6.0. Landscape and Visual Effects** and are shown on **Figure 1** for reference:

- Begbroke Science Park, Begbroke Hill, Begbroke, 18/00803/OUT and 21/02195/F

  This scheme is located within the Site. The proposed construction phase is unconfirmed, but it is assumed that it will commence in 2023 and be completed in 2025.

- Land East of Woodstock, Oxford Road, Woodstock, 18/02574/RES

  This scheme is located approximately 2km north-west of the Site. The construction phase of this scheme is underway.

3.3.3. Submitted Cumulative Schemes Under Consideration (within the LVIA's study area)

65. The cumulative schemes listed below have been identified as being submitted to CDC but are, at the time of this OPA, under consideration and pending a decision. Each cumulative scheme has been considered in terms of whether cumulative impacts on landscape and/or visual receptors, as a result of the Proposed Development and the cumulative schemes, could arise. The cumulative schemes identified and considered are as follows:

- Stratfield Farm, 374 Oxford, 22/01611/OUT (Policy PR7b) (EIA Cumulative Scheme Reference No.15)

  This cumulative scheme is located 20m east of the Site. An outline planning application was submitted on 30 May 2022. The construction phase is unknown at the time of this assessment.

Further to a review of the available development proposals, it has been judged that the potential cumulative effects on landscape and visual receptors could arise as a result of the Proposed Development and this cumulative scheme. Therefore, this cumulative scheme is taken forward to the cumulative assessment later in **Section 7.0**.

- OS Parcel 3673, Adjoining and West of 161 Rutten Lane, Yarnton, 21/03522/OUT (Policy PR9) (EIA Cumulative Scheme Reference No.10)

  This cumulative scheme is located 80m west of the Site. An outline planning application was submitted on 14 October 2021. At the time of assessment (July 2023), the status of this application is 'under consultation'. Proposals indicate that the construction of the scheme would take approximately 6 years; originally scheduled to conclude in 2028.

  Further to a review of the available development proposals, it has been judged that the potential cumulative effects on landscape and visual receptors could arise as a result of the Proposed Development and this cumulative scheme. Therefore, this cumulative scheme is taken forward to the cumulative assessment later in **Section 7.0**.

- Land at Bicester Road, Kidlington, 22/00747/OUT (EIA Cumulative Scheme Reference No. 8) and Land North Of 66 And Adjacent Water Eaton Lane, Gosford, Oxfordshire, 22/03883/F (EIA Cumulative Scheme Reference No.24) (Policy PR7a)

  This cumulative scheme is located approximately 1km to the east of the Site. An outline planning application was submitted on 21 March 2022. Proposals indicate that should it be consented, construction would commence in Q2 of 2024, with completion by Q1 of 2031. A subsequent full planning application was made under 22/03883/F, submitted on 19 January 2023 as Land North Of 66 And Adjacent Water Eaton Lane.

  Further to a review of the available development proposals, it has been judged that the potential cumulative effects on landscape and visual receptors would be minimal given the lack of intervisibility between the Site and this cumulative scheme. Therefore, this cumulative scheme is not taken forward to the cumulative assessment later in **Section 7.0**.

- Land South of Perdiswell Farm, Shipton Road, Shipton on Cherwell, 22/01715/OUT (Policy PR10) (EIA Cumulative Scheme Reference No.12)

  This cumulative scheme is located 2km north-west of the Site. An outline planning application was submitted on 9 June 2022, but subsequently withdrawn on 20 July 2023. This cumulative scheme is therefore not considered further in this report.

  OS Parcel 4347, East of Pipal Cottage, Oxford (Policy PR6a) (EIA Cumulative Scheme Reference No.16)

  This scheme is located approximately 1km to the south-east of the Site. At the time of assessment, an outline planning application was submitted on 5 May 2023.

  Further to review of the available development proposals, it has been judged that the potential cumulative effects on landscape and visual receptors would be minimal given the lack of intervisibility between the Site and this cumulative scheme. Therefore, this cumulative scheme is not taken forward to the cumulative assessment later in **Section 7.0**.

3.3.4. In-planning Cumulative Schemes Without a Submitted Planning Application (within the LVIA's study area)

66. The cumulative schemes listed below have been identified as being lodged to CDC but are, at the time of this OPA, without a validated planning application. Each cumulative scheme has been considered in terms of whether cumulative impacts on landscape and/or visual receptors, as a result of the Proposed Development and the principle of development in the cumulative scheme's location, could arise. The cumulative schemes identified and considered are as follows:

- Former Piggery and Land North of Woodstock Road, Yarnton, 21/00758/SCOP (Policy PR8) (EIA Cumulative Scheme Reference No.9)

  This cumulative scheme is a Strategic Development Site, which is allocated as part of Policy PR8, and is located on the boundary of the Site. At the time of assessment, an EIA Scoping Opinion was submitted on 30 July 2021.

  Whilst details for this proposal are limited it is assessed that, given the proximity of this cumulative scheme to the Site, cumulative impact on landscape and/or visual receptors could arise a result of the Proposed Development and this cumulative scheme. Therefore, this cumulative scheme is taken forward to the cumulative assessment later in **Section 7.0**.

- Yarnton Lane Level Crossing and Sandy Lane Level Crossing, 22/03054/SO and 23/00524/SO (Policy PR8) (EIA Cumulative Scheme Reference No.17)

  This scheme is within the Site boundary, located along Yarnton Lane. An EIA Screening Opinion was submitted by Network Rail to CDC on 27 October 2022 with an application anticipated in the spring of 2023.

  Whilst details for this proposal are limited it is assessed that, given the proximity of this cumulative scheme to the Site, cumulative impact on landscape and/or visual receptors could arise a result of the Proposed Development and this cumulative scheme. Therefore, this cumulative scheme is taken forward to the cumulative assessment later in **Section 7.0**.

- Land West of Oxford Road (Policy PR6b) (EIA Cumulative Scheme Reference No. 22)

  A Strategic Development Site located approximately 1km to the south-west of the Site; allocated under CDC - Policy PR6b. At the time of assessment, no planning application / permission have been consented; or any further details are available publicly in relation to this scheme.

  Further to review of the policy under which this cumulative scheme is allocated, it has been judged that the potential cumulative effects on landscape and visual receptors would be minimal given the lack of intervisibility between the Site and this cumulative scheme. Therefore, this cumulative scheme is not taken forward to the cumulative assessment later in **Section 7.0**.

3.3.5. Summary of Cumulative Schemes to be Assessed.

67. The cumulative schemes listed below have been indicted as being relevant to potential cumulative effects on landscape and/or visual receptors and are assessed in **Section 7.0**. Their

locations are shown on **Figure 1** for reference, and where they would potentially be visible in views, have been shown illustratively in the visualisations which support this report – see **Figure 8.1 to 8.4**.

- Stratfield Farm, 374 Oxford, 22/01611/OUT (Policy PR7b) (EIA Cumulative Scheme Reference No.15)
- OS Parcel 3673, Adjoining and West of 161 Rutten Lane, Yarnton, 21/03522/OUT (Policy PR9) (EIA Cumulative Scheme Reference No.10)
- Former Piggery and Land North of Woodstock Road, Yarnton, 21/00758/SCOP (Policy PR8) (EIA Cumulative Scheme Reference No.9)
- Yarnton Lane Level Crossing and Sandy Lane Level Crossing, 22/03054/SO and 23/00524/SO (Policy PR8) (EIA Cumulative Scheme Reference No.17)

3.4. Residential Amenity

68. This LVIA does not include a separate residential amenity assessment, which is distinct from an LVIA. As stated in GLVIA3 at paragraph 6.17: *"Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments'. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the normal LVIA for a project…"*.

69. The Proposed Development is closest to residential properties located on the western extent of the Site, bordering the northern extent of Yarnton. The buildings of the Proposed Development would be set back from the Site's boundary, which is delineated by an established line of vegetation and presently separated Yarnton from the Site.

70. If the Proposed Development is visible from other nearby residential properties, views would be screened or filtered by existing vegetation or seen within the context of existing buildings in the intervening landscape.

71. It is considered that the effects resulting from the Proposed Development would fall well below the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 as visual effects "*of such nature and / or magnitude that it potentially affects 'living conditions' or 'Residential Amenity'"*. The guidance note further indicates that "*It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before*."

3.5. Green Belt

72. The Site previously fell within the Oxford Green Belt. However, the boundary of the Oxford Green Belt has been altered in accordance with Policy PR8, which allocates the Site (albeit parts of the Oxford Green Belt remain within the overall Site extents). The Proposed Development ensures that areas of built development are located outside of the revised Green Belt boundary, with only areas of proposed open space falling within retained areas of Green Belt. Given Green Belt is a land use designation rather than one which indicates a

valued landscape, any potential effects on Green Belt do not fall under the remit of the LVIA and will not be considered in this assessment.

3.6. Distances

73. Where distances are given in the assessment, these are approximate distances between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

3.7. Assumptions and Limitations

3.7.1. Desk-study & Fieldwork

74. The baseline conditions of the Site and the surrounding landscape described in the subsequent sections has been informed by desk-study and fieldwork. Fieldwork was undertaken in October 2022, December 2022 and March 2023.

75. The representative photography used to inform this LVIA was undertaken in December 2022 and March 2023, when the vegetation was out-of-leaf. This represents a scenario where the greatest degree of visibility would be available. Consideration has also been given to the potential effects that could arise when existing and/or proposed vegetation is in full bloom and a greater degree of screening would be likely. Where relevant to the assessment of potential effects, this has been acknowledged.

3.7.2. Approach of the LVIA

76. As outlined at the outset of this report, the LVIA forms Volume II of the Environmental Statement ('ES'), which supports the outline planning application ('OPA') for this development proposal. The final design of the Proposed Development will be confirmed through detailed design and a reserved matters application that will be undertaken post-consent to enable the commencement of construction.

77. In order to provide a precautionary but robust impact assessment at this stage of the development process, the worst-case scenario ('WCS') have been assessed for the purposes of the LVIA. This approach to the EIA, in general terms, outlines the WCS for each individual impact, so that it can be safely assumed that all lesser options will have less impact. Further explanation is set out in in **ES Chapter 3: EIA Methodology**,

78. The parameters of the Proposed Development are described in **ES Chapter 5: Description of Proposed Development**; the **Development Specification** (July 2023); the **Strategic Design Guidelines** (July 2023); and shown on the accompanying **Parameter Plans** (PP1 to PP4).

79. The LVIA's approach is based on the maximum parameters, which would occur as a result of the maximum land-take; the longest durations of construction and operation; and the maximum height/size of the Proposed Development. Should smaller, shorter and/or lower parameters apply, landscape and visual receptors would be affected to a lesser degree.

3.8. Consultation

80. An EIA Scoping Report was submitted to Cherwell District Council ('CDC') on 9 December 2022; with the return of CDC's EIA Scoping Opinion issued on 27 January 2023. A summary

of the key points raised in the Scoping Opinion, pertinent to the purposes of this LVIA, are presented in **Table 1** below. All comments noted have been addressed within this LVIA.

Table 1. Consultation Comments and Response

Topic / Section	Summary of Comment [inter alia]
Landscape and Visual	*The LPA has engaged and agreed with the applicant's consultants on the position of the viewpoints and landscape assessment. If it is available to view the Churches to the West and Southeast may be an appropriate viewpoint (if the towers/spires are available). The applicant team have taken note of the request to capture any visibility of the Churches to the west and south-east of the Application Site (if visibility of them is available) from any of the agreed viewpoint locations.* *It has also been suggested that modelling of some areas to taller potential buildings in key nodes should be discussed. This could be, for example up to 17.5m for residential and 21.9m for commercial. It is agreed to show and test these parameters; and when it would be appropriate to share the results of this design testing.*
Cumulative Effects	*Begbroke Science Park has a long history with a significant number of planning applications of varying types over a significant period of time. The majority of the proposals have been to increase the number and scale of buildings on the site and to complement and expand the existing research and development facilities as well as other uses within the site.* *[...]* *The following planning history is considered directly relevant to the current proposal:* • *18/00803/OUT - Granted 17th September 2018* • *21/03150/REM - 18/00803/OUT - Reserved Matters Approved 27/01/2022* • *21/01699/NMA – Non-Material Amendment to 18/00803/OUT – Granted 8th June 2021.* • *22/01610/NMA – Approved 28/06/2022* • *22/02071/NMA – Approved 11/08/2022* • *22/03355/NMA – Approved 17/11/2022* • *21/03195/F – Approved 04/02/2022* • *22/01789/NMA – Refused - 14/07/2022* • *22/02372/NMA – Approved 02/09/2022* *Outside the Science Park, there is the consideration of the Sandy Lane Crossing being carried out by Network Rail and the Oxford Phase 2 Enhancement Works. Whilst an application is yet to be submitted the detail is outlined in an EIA Screening Opinion request submitted in 2022.* *22/03054/SO - Request for an EIA Screening Opinion in respect of the proposed closure of Yarnton Lane level crossing and Sandy Lane level*

Topic / Section	Summary of Comment [inter alia]
	crossing as part of the Oxford Phase 2 Enhancement Works – Environmental Statement Not Required - 27/10/2022 *There is a current planning application 21/03522/OUT for the PR9 site at Yarnton. The main access to that site will come from an amended junction on the A44 which also serves this PR8 site.* *There are also synergies with other sites allocated in the Partial Review, in particular PR7b which is also the subject of current planning applications, including 22/01611/OUT for 118 dwellings as a new pedestrian/cycle bridge of the canal is identified in the Local Plan as being required between that site and the application site.* *For the purposes of the cumulative assessment, the other aspects/developments also to be considered are set out below. Whether these are considered committed developments under EIA Regulations will need to be monitored and assessed:* • *The remaining parcels of the allocation (PR8)* • *Oxford Airport travel hub (being developed by Oxfordshire County Council)* • *Oxford Technology Park (Technology Drive, Kidlington)* • *The operations of London Oxford Airport* • *The potential re-location of Oxford United Football Club is also considered however at what stage this reaches at the time of submission will need to be considered and monitored. OCC Cabinet papers have been released for the meeting on 24 January 2022 in relation to OUFC proposals.*

81. As noted above, LDA Design contacted CDC via email to secure agreement to LDA Design's intended approach prior to the commencement of our assessment. CDC confirmed their agreement to the LVIA's proposed location of representative viewpoints and extent of study area. A request by CDC was made to capture a series of additional viewpoints, which have been photographed and presented as illustrative viewpoints in support of this report. **Section 4.4.Visual Receptors** sets out in detail the agreements on viewpoints reached between LDA Design and CDC.

4.0 Baseline Conditions

4.1. Introduction

82. An overview of the baseline study is provided in this section, presenting a review of all the landscape and visual receptors identified within the extent of the study area.

83. This section has undertaken an initial assessment of all the identified receptors, setting out which receptors merit further detailed consideration in **Section 6.0: Landscape and Visual Effects**; and which receptors are not taken forward for further assessment, as effects *"have been judged unlikely to occur or so insignificant that it is not essential to consider them further"* (GLVIA3, para. 3.19). Full baseline descriptions are provided alongside the assessment of effects for those receptors taken forward to **Section 6.0**.

84. The baseline study section and **Section 6.0** describe landscape character and visual receptors before considering the designated landscape. It is common for designations to encompass both character and visual considerations within their special qualities or purposes of designation. It therefore makes a more natural reading sequence to draw together those aspects of character and views that relate to the designation if they have been described earlier in the report.

4.2. Zone of Theoretical Visibility Study

85. Preliminary Zone of Theoretical Visibility ('ZTV') studies were used to inform the design of the Proposed Development and considered the effects on landscape and visual receptors as an integral part of the iterative design process.

86. A ZTV was generated based on the final proposed maximum parameters of height and land-take of the Proposed Development's design and has been used as a tool to inform the professional judgements made in the LVIA's baseline study and assessment of potential effects (**Section 6.0).**

87. **Figure 4: Zone of Theoretical Visibility ('ZTV') Study and Viewpoint Locations** presents the extent of theoretical visibility of the Proposed Development's maximum development parameters. The ZTV's analysis used a topographic model, which included the heights of settlements and woodlands (derived from LiDAR surface mapping data) as visual barriers to provide a more realistic indication of the Proposed Development's potential visibility.

88. The ZTV's study was generated on the Proposed Development's maximum land take and heights – presented in **'PP2 – Maximum Building Heights Plan**' (P11, dated 15 May 2023, **Appendix 5.1**).

89. The primary purpose of the ZTV was to determine which landscape and visual receptors within the study area would potentially experience visibility of the Proposed Development; and to what degree. In combination with fieldwork observations, the ZTV is used to inform the baseline study and judge which receptors could be affected to a significant degree (in EIA terms) as a result of the Proposed Development and therefore merit further and detailed consideration in **Section 6.0**.

90. It should be borne in mind that the ZTV represents a theoretical model of potential visibility of the Proposed Development's maximum development parameters, and therefore, it only

gives an impression of the extent of the visibility of the operational scheme. In reality, due to the resolution of the digital surface model used in the ZTV, some localised features (such as walls, low hedgerows and small trees) are not captured within the dataset used/available at the time of assessment. In addition, no allowance has been made in the ZTV for consented, but not yet constructed, cumulative schemes within the study area (listed in **Section 3.3**). This precautionary approach ensures that the LVIA has fully considered the potential visibility of the Proposed Development before applying the assessor's professional judgement in relation to how a relevant cumulative scheme might affect the visibility of the Proposed Development on landscape and/or visual receptors in the study area.

91. As a result, the extent of visibility experienced on-the-ground would be less than suggested by the ZTV as these unaccounted localised features combine to screen the Proposed Development to a greater degree. Observations made during the assessment's fieldwork have provided a more informed understanding of the potential visibility on the ground; supporting the ZTV study in deriving the extent of visibility that would, in reality, be experienced.

4.2.1. The ZTV and Zone of Visual Influence ('ZVI')

92. Refer to **Figures 4; 6.1 – 6.17**; and **7.1 – 7.4**.

93. The Proposed Development's theoretical visibility would be broadly contained within the LVIA's study area; extending marginally beyond 3km to the north-east, east, south-east and south where the landform is higher than its surroundings.

94. The main area of the Proposed Development's theoretical visibility would be centred in and around the Site, spreading across the lower-lying landscape between Begbroke, Yarnton, Kidlington and Begbroke Wood; and extending northwards towards Woodstock across the low-lying land around the Immigration Detention Centre and London Oxford Airport. To the north-east, east, south-east and south beyond approximately 1.5km, fragmented visibility would be available from the landscape where intervening vegetation and building (predominantly located in Yarnton and Kidlington) do not screen views towards the taller buildings of the Proposed Development. Beyond the areas described above, visibility would not be widespread due to the screening effect of landform, vegetation and buildings.

95. Fieldwork has however shown that various features in the intervening landscape (which the ZTV has not accounted for) would, on-the-ground, contain the spread of visibility to a greater degree than theoretically indicated. Fieldwork has shown that beyond 1.5km of the Site, the prevalence of surrounding vegetation, landform and buildings would combine to obscure views towards the Site and the Proposed Development to a greater degree. Should views be possible from the wider landscape, they would be limited in quantity and restricted to locations where the landform is either elevated; or gaps are present in the intervening landscape features. Fieldwork has indicated that where long-rage views are possible, they are most likely to be glimpsed at most, as depicted and described in Viewpoints 8, 9, 12, 13, 14, 16 and 17 (**Figures 6.8, 6.9, 6.12, 6.13, 6.14, 6.16** and **6.17**).

96. Visibility, in reality, would be restricted to the Site and its local context; comprising land to the west and north of the Site that is either elevated or topographically low-lying (up to approximately 1.5km). Viewpoints 1 to 7; 10; 11; 15; and A to G (**Figures 6.1** to **6.7; 6.10; 6.11; 6.15** and **7.1** to **7.4**) depict and describe where fieldwork has confirmed that views of the Site

and its boundaries would be available and indicate the degree to which visibility of the Proposed Development would be possible.

97. The area of visibility described in the paragraph above defines the 'Zone of Visual Influence' ('ZVI) – an area in which it is judged that effects on landscape and visual receptors merit further and detailed consideration within **Section 6.0**. Outside of the ZVI, it is judged that effects on landscape and visual receptors would be Negligible and not significant in EIA terms; and are therefore not assessed in further detail in this report. **Figure 4** presents the extent of the ZVI.

4.3. Landscape Character

98. Paragraphs 5.13-5.15 of GLVIA, 3rd edition indicates that landscape character studies at the national or regional level are best used to *"set the scene"* and understand the landscape context. It indicates that landscape character assessments, published by local planning authorities, provide more detail and that these should be used to form the basis of the assessment of effects on landscape character with (appropriately justified) adaptation, refinement and interpretation where required.

99. Relevant landscape character assessments are set out in the following sections and listed below:

- National Landscape Character Area Profiles (2014);
- Oxfordshire Wildlife and Landscape Study (2004);
- Cherwell Landscape Character Assessment (1995); and
- PR15 Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment (June 2017)

100. Copies of relevant maps and character assessment descriptions of areas / types taken forward for assessment in **Section 6.3.1** are included in **Appendix 7**. **Figure 5: Landscape Character** presents those assessments assessed in **Section 6.3.1**.

101. The following landscape character assessments have been identified within the Site's study area but are located outside of the ZVI (see **Section 4.2.1** and **Figure 4**). They are therefore not considered in further detail in this report as it is judged effects on the landscape character of the adjoining local authorities would be **Negligible** and not significant in EIA terms:

- West Oxfordshire Landscape Assessment (1998);
- South Oxfordshire District Council: Landscape Character Assessment for the Local Plan 2033 (2017);
- A Character Assessment of Oxford in its Landscape Setting (2002); and
- Vale of White Horse Landscape Character Assessment (2017)

4.3.1. National Landscape Character Profiles (2014)

102. At a national level, the Site is located within the 'National Character Area 108: Upper Thames Clay Vales', which is described as follows [inter alia]:

"The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. Blenheim Palace World Heritage Site falls within the NCA, along with around 5,000 ha of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and smaller areas of the Chilterns AONB and the Cotswolds AONB. Two of its Special Areas of Conservation (SAC) are designated for their lowland meadow vegetation communities, while Little Wittenham SAC has one of the most studied great crested newt populations in the UK. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places."

103. The description of NCA 108 provide context to the assessment but given its scale, and the presence of more detailed character areas at a regional / local level, effects on this NCA are not assessed in further detail in this report.

4.3.2. Regional Landscape Character

4.3.2.1 Oxfordshire Wildlife and Landscape Study (2004)

104. The Oxfordshire Wildlife and Landscape Study ('OWLS') is a regional-scale study, which assesses the landscape character and biodiversity attributes across Oxfordshire County. It was published in 2004 and documents the most recent overview of Oxfordshire's landscape character.

105. The OWLS identifies 24 landscape character types ('LCT'), describing the distinctive and unique characteristics of the landscape in Oxfordshire. It also identifies key 'forces for change'; and sets out key recommendations and guidelines for the protection, management and planning of its landscape. Whilst the OWLS is regional in scale, the prevailing local landscape character assessment – the Cherwell Landscape Character Assessment – dates from 1995; meaning it is circa 28 years old at the time of this assessment. Fieldwork has also shown that the OWLS's descriptions more accurately reflect the current landscape character within the Site and its surroundings, and it is also referred to in CDC's Policy ESD 13: Local Landscape Protection and Enhancement.

106. Therefore, on the basis that the OWLS records more accurately the existing landscape character within the LVIA's study area, this character assessment will be used to inform the detailed assessment undertaken in **Section 6.3.1**.

107. The Site is situated within the following LCTs and Local Character Areas ('LoCA'), which are assessed in detail in **Section 6.3.1**.

- LCT 8. Lowland Village Farmlands – *"…a variable, often large scale farmed landscape closely associated with village settlements."*
  - LoCA I. Begbroke (UT/30); which the OWLS describes as *"…an* area *characterized by medium-sized arable fields enclosed by prominent poplar shelterbelts and tall, thick hedges dominated by elm, hawthorn with some hazel and field maple. Scattered hedgerow trees of ash, oak and some field maple are found throughout the area, and a dense corridor of willows borders Rowell Brook."*
- LCT 1. Alluvial Lowlands – an area that *"…includes flat landscapes of lowland river valleys, associated with alluvial soils. It is characterised by a regular pattern of medium-sized hedged fields with permanent pasture and arable cropping."*

- LoCA D. Yarnton (UT/29); which the OWLS describes as an area that *"…is characterised by medium-sized fields dominated by arable farming and semi-improved grassland. They are enclosed by hawthorn and elm hedges which, in some places, are bordered by ditches. The hedgerow network is generally intact, with tall and dense hedges. Tree cover is very distinctive and consists of ash and crack willow trees scattered throughout, and dense corridors of crack willow alongside ditches."*

108. There are several other LCTs (and individual LoCAs) located within the context of the Site and its study area. The list below sets out those which are located within the extent of the ZVI (see **Section 4.2.1** and **Figure 4**) and taken forward for detailed assessment in **Section 6.3.1**; and those located outside of the ZVI, where it is judged effects on landscape character would be **Negligible** and not significant in EIA terms.

109. LCTs (and individual LoCAs) taken forward for detailed assessment in **Section 6.3.1** are as follows:

- LCT 19. Woodland Estatelands – *"…a wooded estate landscape characterised by arable farming and small villages with a strong vernacular character."*
  - LoCA F. Bladon (UT/27)) (0m, west); which the OWLS describes as an area that *"…is characterised by a well-defined, large-scale, geometric pattern of arable fields enclosed by thorn and elm hedges. Large blocks of ancient woodland are locally prominent. Burleigh Wood has been largely replanted with conifers. There are a few hedgerow oak and ash trees, which are largely confined to roadside hedges. Overall, the hedges are low and in good condition, but some of the internal field hedges are gappy and intensively maintained."*
- LCT 4. Estate Farmland – *"….a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations."*
  - LoCA C. Woodstock (CW/52) (0m, north-west); which the OWLS describes as an area that *"...has a prominent rolling landform. There are small, rectilinear mixed and deciduous plantations scattered throughout and they are a characteristic landscape feature of this area. They are found largely along roads, field boundaries and around farm houses. Large, geometric arable fields are dominant, but semi-improved grassland is found within the extensive grounds of Blenheim Park, at Tackley Park, and on parts of the steeper slopes throughout the area. Hedges are dominated by hawthorn and blackthorn, and are generally low and gappy. Hedgerow trees of ash, field maple, sycamore and dead elm are largely confined to hedges bordering roads and tracks."*

110. LCTs (and corresponding LoCAs) not assessed in further detail in this report, being outside of the ZVI, are as follows:

Landscape Character Type	Landscape Character Area
LCT 1. Alluvial Lowlands	– LoCA UT/32 (1.5km, north-east) – LoCA UT/33 (1.9km, east) – LoCA UT/39 (2.3km, north-east)
LCT 3. Clay Vale	– LoCA UT/38 (1.75km, north-east)
LCT 8. Lowland Village Farmlands	– LoCA UT/26 (500m, south-east) – LoCA UT/40 (2.5km, east)
LCT 10. River Meadowlands	– LoCA UT/35 (1.3km, east)

	– LoCA UT/4 (1.4km, south-west) – LoCA CW/53 (1.4km, north-east)
LCT 12. Rolling Farmland	– LoCA UT/31 (820m, north-east)
LCT 15. Terrace Farmland	– LoCA UT/28 (2.6km, south-west)
LCT 17. Vale Farmland	– LoCA UT/34 (165m, south-east)
LCT 19. Wooded Estatelands	– LoCA CW/29 (2.4km, north-west) – LoCA CW/59 (2.7km, north-east) – LoCA UT/37) (1.8km, north-east)

4.3.3. Local Landscape Character

4.3.3.1 Cherwell Landscape Character Assessment (1995)

111. The Site and the majority of the study area lie within the coverage of the 'Cherwell Landscape Character Assessment' ('CLCA'), which provides an overview of the landscape character of Cherwell. It identifies, describes, classifies and maps the distinctive characteristics of the district's landscape to help better understand the shape of the design and layout of potential development.

112. As set out above in **Section 4.3.2.1**, a more recent landscape character assessment is available that reflects more accurately the landscape character of the Site and its surroundings. Therefore, the CLCA is not referred to hereafter in this assessment.

4.3.3.2 PR 15 Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment (June 2017)

113. The 'Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment' ('PR15 LCSCA') presents an assessment of landscape character sensitivity and capacity of specific sites around the settlements of Kidlington, Begbroke, Yarnton, Islip and Shipton on Cherwell.

114. The assessment identifies the landscape character sensitivity and capacity for specific development types. The Site lies within the extent of the landscape and capacity assessment ('LSCA') site 20.

115. The information documented within PR15 LCSCA is used in **Section 6.3.2** to inform judgements on sensitivity in combination with the OWLS and the professional judgements of the LVIA assessors.

4.4. Visual Receptors

116. Visual receptors are *"the different groups of people who may experience views of the development"* (GLVIA, 3rd edition, para 6.3). To identify those groups who may be significantly affected, baseline desk study; ZTV studies and the establishment of the ZVI (see **Section 4.2.1**); and site visits have been used.

117. The different types of groups assessed within this report encompass local residents; people using key routes such as roads; cycle ways, people within accessible or recreational landscapes; people using Public Rights of Way ('PRoW'); or people visiting key viewpoints.

In dealing with areas of settlement, PRoW and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common.

118. 17 representative viewpoints have been selected to assess the effects on visual receptors. In addition, seven illustrative viewpoints have been selected to *"demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations"* (GLVIA, 3rd edition, para 6.19) in support of the assessment. No specific viewpoints have been identified from Ordnance Survey Mapping within the study area.

119. The selection of representative and illustrative viewpoints have been agreed with CDC, further to consultation with their Principal Planning Officer (who was in the position at the time of assessment). A copy of the consultation between LDA Design and CDC is enclosed in **Appendix 8** and are listed below:

Representative Viewpoints (Figures 6.1 – 6.17, Appendix 9)

- Viewpoint 1 – Sandy Lane, Yarnton (Within the Site)
- Viewpoint 2 – Public footpath (124/7/10), Begbroke (Within the Site)
- Viewpoint 3 – Public footpath (265/22/10), Kidlington (Within the Site)
- Viewpoint 4 – Sandy Lane, Kidlington (Adjacent to Site)
- Viewpoint 5 – Yarnton Lane (Public Byway) (420/4/10) (15m, south-east)
- Viewpoint 6 – Oxford Canal Walk (5m, south-east)
- Viewpoint 7 – A44, Yarnton (25m, west)
- Viewpoint 8 – A44, Peartree Hill (1.1km, south-east)
- Viewpoint 9 – Shakespeare's Way, Yarnton (420/14/20) (965m, south-west)
- Viewpoint 10 – Public footpath (124/2/10), Begbroke (790m, south-west)
- Viewpoint 11 – A44, Campsfield (970km, north-west)
- Viewpoint 12 – Green Belt Way, (237/11/10), Hampton Gay (2.5km, north-east)
- Viewpoint 13 – Public bridleway (260/2/10), Islip (2.6km, east)
- Viewpoint 14 – Public bridleway (229/9/20)), Gosford and Water Eaton (2.3km, south-east)
- Viewpoint 15 – A44, Begbroke (40m, west)
- Viewpoint 16 – Begbroke Lane, Begbroke (Within the Site)
- Viewpoint 17 – Public bridleway (124/4/10), Begbroke (760m, north-west)

Illustrative Viewpoint (Figures 7.1 – 7.4, Appendix 9)

- Viewpoint A – Sandy Lane, Yarnton (Within the Site)
- Viewpoint B – Sandy Lane, Kidlington (Adjacent to Site)
- Viewpoint C – Yarnton Lane (Within the Site)
- Viewpoint D –Public bridleway (124/1/20) (350m, west)

- Viewpoint E – A44, North Yarnton (100m, south-west)
- Viewpoint F – Langford Lane (East) (1km, north)
- Viewpoint G – A44, South Yarnton (Adjacent to the Site)

4.4.1. Visual Receptor Groups

120. Visual effects are assessed for groups of visual receptors within close proximity of each other and that are judged to experience similar visual effects arising from the Proposed Development. These groups are individually referred to as a 'visual receptor group' ('VRG') and include motorists on local roads, users of PRoWs and local residents or visitors to settlements.

121. The following VRGs have been identified within the extent of the ZVI (as described in **Section 4.2.1** and shown on **Figure 4**); and are taken forward for detailed assessment in **Section 6.3.3.2 Visual Receptor Groups**. The extents of the VRG described below and identified on **Figure 4**.

122. It is judged that for those visual receptors located outside of the ZVI, there would be little to no visibility of the Proposed Development, and that effects would be Negligible and not significant in EIA terms. Visual receptors located outside of the ZVI are not taken forward for detailed assessment.

Table 2: Visual Receptor Groups taken forward to Section 6.0

Visual Receptor Group Name		Location / Description
(1)	The Site north-west of Cherwell Valley Railway Line and the northern extent of Yarnton	Residents and visitors using the footways, local roads and PRoWs within the Site's northern and western extents. This area is defined by the Site's northern and southern boundaries; the Cherwell Valley Railway Line to the east; and the A44 to the west. This VRG comprises the residents and visitors using the footways, local roads and PRoWs within the Site's northern and western extents and includes the northern extents of Yarnton (east of the A44); Sandy Lane; the eastern extent of Begbroke Lane; and the pedestrian footway along the A44 between the roundabouts on the northern edge of Yarnton and southern edge of Begbroke.
(2)	The Site south-east of Cherwell Valley Railway Line	Residents and visitors using the footways, local roads and PRoWs within the Site's southern extents. This area is defined by the Cherwell Valley Railway Line and A44 to the north / west, and the Oxford Canal to the north-east, east and south. This VRG comprises residents and visitors using the PRoW network within the Site; Yarnton Lane; part of the Oxford Canal; and pedestrian users of the A44 as it passes the Site's south-western extents.

(3)	Land west of the A44, Begbroke Wood and Spring Hill	Users of the PRoW network within the land between the A44 and Begbroke Wood / Spring Hill. This area is defined by Spring Hill Road to the north; the A44 to the east; the edge of Yarnton and Cassington Road to the south; and Shakespeare's Way and Begbroke Wood to the west.
(4)	Land north of Begbroke Lane	Users of the footways and local roads to the north of Begbroke Lane. This area is defined by the Langford Lane to the north; the edge of Kidlington and Oxford Canal to the east; Begbroke Lane to the south; and the A44 to the west.
(5)	South Yarnton	Residents and visitors using the footways and local roads in Yarnton's southern extents, to the west of the A44.

4.4.2. Roads and Rail

123. **Figure 1** shows that there are several A-roads and a railway within the study area, which are as follows:

- Cherwell Valley Line (railway) (passes through the Site)
- A44 (adjoins the Site, west);
- A4260 (675m, south-east);
- A34 (950m, south-east);
- A40 (1.7km, south); and
- A4095 (2.3km, north).

124. The ZTV (**Figure 4**) indicates that there would be theoretical visibility from sections of the routes identified above. However, fieldwork has shown that (as described in **Section 4.2.1**) there would be little to no visibility of the Proposed Development from either the A4260, A34, A40 or A4095 due to the combination of intervening vegetation, landform and buildings, which would merge to restrict views towards the Site. Should visibility of the Proposed Development be possible, it is judged that they would be glimpsed at most and seen within the developed context of the surrounding settlements, which comprise Yarnton, Begbroke, Kidlington and Oxford City. The potential effects on users of these routes would be **Negligible**, and not significant in EIA terms, and are not assessed in further detail in this report.

125. Fieldwork has indicated that visibility of the Proposed Development would be available from the sections of the A44 and Cherwell Valley Line as they pass the Site, with a decreasing degree of visibility with distance from the Site's boundary. These two routes are therefore assessed in further detail in **Section 6.3.3.3. Road and Rail**.

4.4.3. Long Distance Walking Routes

126. **Figure 1** shows that there are three long distance walking routes ('LDWR') within the study area, which are as follows:

- Oxford Canal Walk (adjoins the Site, east / south-east);
- Shakespeare's Way (570m, west); and
- Oxford Green Belt Way (1.4km, south-east)

127. The ZTV study (**Figure 4**) indicates that there would be theoretical visibility from sections of the LDWRs identified above.

128. However, fieldwork has shown that (as described in **Section 4.2.1**) there would be little to no visibility of the Proposed Development from the landscape to the east of the Site through which the Oxford Green Belt Way passes, as a result of the combination of intervening vegetation, landform and buildings which would merge to restrict views towards the Site. Viewpoint 14 (**Figure 6.14**) is representative of this receptor. Should views towards the Proposed Development be possible from this route, it is judged that they would be glimpsed at most and seen within the developed context of the surrounding settlements, which comprise Yarnton, Begbroke, Kidlington and Oxford City. The potential effects on users of this LDWR route would be **Negligible**, and not significant in EIA terms, and are therefore not assessed in further detail in this report.

129. Fieldwork has shown that a degree of visibility towards the Proposed Development would be possible from sections of the remaining two LDWRs, where either the LDWR passes closely to the Site; or where its route is upon elevated landform. Within these sections of the two LDWRs, views towards the Proposed Development would be available where it is possible to see over or pass intervening vegetation, landform or buildings.

130. Therefore, the Oxford Canal Walk and Shakespeare's Way LWDRs are assessed in further detail in **Section 6.3.3.4 Long Distance Walking Routes**.

4.4.4. National, Regional and Local Cycles Routes

131. **Figure 1** shows the locations of the two National Cycle Network ('NCN') Routes located within the study area: NCN 5 and the NCN 51. No Regional Cycle Routes or Local Cycle Routes have been identified from Ordnance Survey Mapping or locally promoted material.

132. Both the ZTV study (**Figure 4**) and fieldwork confirm that a degree of visibility would be experienced from NCN 5 as it passes to the west of the Site; whereas the route of NCN 51 (located to the north-east, east and south of the Site) would experience little to no visibility of the Proposed Development as it passes through the study area as a result of intervening vegetation, landform and buildings which would screen visibility of the Proposed Development. Therefore, only NCN 5 is assessed in further detail in **Section 6.3.3.5 National, Regional and Local Cycle Routes**.

4.4.5. Accessible and Recreational Landscapes

133. **Figure 1** shows that there are numerous Accessible and Recreational landscape located within the extent of the study area. These are as follows:

Accessible Landscape

- Goose Green (2.3km, south)
- Pixy Mead (2km, south);
- Wolvercote Common (2.6km, south); and
- Yarnton or West Mead Access Land (2km, south-west);

Recreational Landscape

- Begbroke Play Area (280m, north)
- Bramley Play Area, Kidlington (1.3km, east);
- Briar Park Play Area (900m, north-east);
- Broad Field Play Area (130m, west);
- Broad Field Playground (50m, west)
- Cromwell Play Area, Kidlington (780m, east);
- Croxford Gardens Playground (140m, south-east);
- Cutteslowe Park, Oxford (2.5km, south-east);
- Cutteslowe Recreation Ground, Oxford (2.5km, south-east);
- Exeter Recreational Ground, Kidlington (375m, north-east);
- Five Mile Drive Playing Fields (2km, south-east);
- Kidlington Football Club (50m, east)
- Orchard Park Play Area, Kidlington (1.1km, north-east);
- Park Hill Recreation Ground, Kidlington (720m, north-east);
- Rutten Lane Park, Yarnton (430m, north-east); and
- South Park, Kidlington (250m, east).

134. The ZTV study (**Figure 4**) indicates that there would be a degree of theoretical visibility from a number of the accessible and recreational landscapes identified above. However, fieldwork has shown that (as described in **Section 4.2.1**) there would be little to no visibility of the Proposed Development from the wider landscape of the Site in which the identified accessible / recreational landscapes are located, due to the combination of intervening vegetation, landform and buildings which would merge to restrict views towards the Site.

135. Should views towards the Proposed Development be possible from any of these spaces, it is judged that they would be glimpsed at most and seen within the developed context of the surrounding settlements, which comprise Yarnton, Begbroke, Kidlington and Oxford City. The potential effects on users of the accessible and recreational landscape within the study area would be **Negligible**, and not significant in EIA terms, and are therefore not assessed in further detail in this report.

4.4.6. Specific Viewpoints

136. No specific viewpoints have been identified from Ordnance Survey mapping within the study area.

4.5. Landscape Designations and Value

4.5.1. Designated Landscapes

137. No designated landscapes have been identified within the Site or within its study area.

138. However, it is acknowledged that the Cotswold Area of Outstanding Natural Beauty ('AONB') is located approximately 3.5km northwest of the Site and could be considered part of the AONB's setting.

139. Similarly, Blenheim Palace World Heritage Site ('WHS') and its associated Registered Park and Garden ('RPG'); and the RPG at Yarnton Manor; all of which lie within the outer edges of the LVIA's study area. Whilst these landscapes are designated for their heritage value, they are relevant to the landscape character and visual context.

140. The ZTV (**Figure 4**) indicates that there would be little to no theoretical visibility between the Site and the Costwolds AONB; Blenheim Palace WHS or its RPG; and Yarnton Manor RPG. Fieldwork has subsequently confirmed that vegetation, landform and buildings would combine in the intervening landscape to reduce potential intervisibility, as described in **Section 4.2.1**, such that the Proposed Development would either be screened from view or indiscernible in views from these designated landscapes.

141. Regarding the Cotswold AONB, it is judged that potential effects on the qualities of natural beauty ('QNB') of the Cotswold AONB arising from the Proposed Development would be **Negligible** and not significant in EIA terms; being that there would be little to no intervisibility between the Proposed Development and the Cotswold AONB. Therefore, the AONB is not assessed in further detail in this report.

142. Regarding Blenheim Palace WHS and the RPGs within the study, it is judged that potential visual effects, would **Negligible** and not significant in EIA terms; being that there would be limited intervisibility between these landscapes and the Proposed Development,. Equally, it is judged that the presence of the Proposed Development would not affect these landscapes to a degree that would adversely influence their contribution to the wider landscape character of the Site.

143. **ES Chapter 8 Cultural Heritage** provide a detailed assessment of these heritage assets.

4.5.2. Local Landscape Value

144. Paragraph 5.19 of GLVIA states that, "*A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value. All need to be considered where relevant.*"

145. An assessment of landscape value is made based on the following factors outlined in Table 1 of the Landscape Institute's 'Technical Guidance Notes 02-21: Assessing landscape value outside national designations': natural heritage; cultural heritage; landscape condition; associations; distinctiveness; recreational; perceptual (scenic); perceptual (wildness and tranquillity); and functional.

146. Within the study area there are a number of features that contribute to the value of the local landscape. These features include:

- The PRoW network;
- Elevated long-distance views;
- The distribution of woodlands and an established network of field boundaries with numerous trees; and
- Conservation Areas and Listed Buildings.

147. A full assessment of the landscape value of the Site and its surrounding context (in accordance with Technical Guidance Notes 02-21) is set out in **Appendix 6**.

148. On the basis of the evaluation set out in **Appendix 6**, the majority of the factors have been elevated as being of either of 'Community' value or 'Limited' value.

149. The landscape value of the Site and its immediate context should be considered of a 'Community' value, which is defined as an *"everyday landscape which is appreciated by the local community but has little or no wider recognition of its value"*.

4.6. Future Baseline

150. Assuming the Site remains in agricultural use, the future baseline landscape character and visual amenity will remain broadly unchanged, albeit there may be changes to crop patterns, vegetation types and disease as a result of climate change.

5.0 The Proposed Development and Mitigation

5.1. The Proposal

151. **ES Chapter 5: Description of Proposed Development** sets out in in full the details of the Proposed Development. In summary [inter alia]:

"Oxford University Development Ltd ('the Applicant') is seeking outline planning permission for a phased, mixed-use development ('the Proposed Development') which would provide up to 155,000 square metres ('sqm') gross external area ('GEA') of new faculty, and research and development space associated with the expansion of the existing Begbroke Science Park, up to 215,000sqm GEA of residential floorspace that would deliver apartments, communal and sharer accommodation and traditional houses and associated amenity, education and community uses."

152. Further details of the Proposed Development are described the **Development Specification** (July 2023); and the **Strategic Design Guidelines** (July 2023).

5.2. Site Fabric

153. A number of landscape features, comprising parts of the site's physical fabric, would be modified or removed, as shown on **PP3 – Green Infrastructure** (P11, dated 15 May 2023) (**Appendix 5.1**). For the purposes of this assessment, they are noted as follows:

- Loss of the majority of arable land, hedgerows and areas of grassland / scrub to accommodate proposed housing, infrastructure and new areas of public open space within the northern extent of the Proposed Development.
- The retention and enhancement of the majority of existing vegetation along the boundaries of the Site's northern extent; with selective thinning to allow for access and planting of additional hedgerow trees (where appropriate).
- The retention and enhancement of vegetation along the A44 and Sandy Lane; with selective thinning to allow for access and planting of additional hedgerow trees (where appropriate).
- The retention and enhancement of existing vegetation within the Site's southern extent; with selective thinning to allow for access and planting of additional hedgerow trees (where appropriate).
- The planting of new edge planting within the Site's northern extent.
- The creation of a series of new Green Infrastructure Zones and green arteries within the Site's extent.
- The creation of a new social farm and re-provided allotments in the Site's northern extent; and formal Sports and Recreation Areas in the Site's central and southern extents.

154. The boundaries of the Site will be enhanced as part of the Proposed Development, with infill planting where the boundary is open or weak. It is anticipated that new tree and hedgerow planting will be provided throughout the Proposed Development, including provision for street trees. Proposed green spaces will also provide a mosaic of amenity areas and more semi-natural planting. This includes new planting within parts of the Site to enhance character; provide an element of screening; and contribute to habitat diversity.

5.3. Embedded Mitigation

155. The LVIA is based on a 'mitigation-by-design' approach, which means that the design of the Proposed Development has considered potential effects on landscape and visual receptors as an integral part of the iterative design process. The 'mitigation by design' approach is underpinned by the early decision to minimise the potential effects that might arise as a result of the Proposed Development on landscape and/or visual receptors.

156. Key design interventions (pertinent to landscape and visual matters) stressed the importance of retaining existing tree and hedgerow vegetation (in so far as possible) and enhancing existing vegetation on the boundaries and within the Site to provide visual containment; define parcels for development; and provide the basis of multifunctional green infrastructure.

157. The design considered, in combination with other topics, the implications of surrounding landscape feature, such as woodland, tree belts, hedgerows, buildings and landform; the influence of the existing development and infrastructure within the context of the Site; the sensitivity, and number, of their closet visual receptors.

158. In accordance with this approach, this section sets out the range of appropriate and embedded landscape mitigation measures that address the specific effects predicted to occur. The LVIA is therefore based upon the assumption that they would be implemented as an integral part of the Proposed Development:

- Create new areas of planting throughout the Site and along its boundaries to further help integrate Proposed Development in the landscape whilst also reflecting the verdant character of the landscape. Develop an appropriate Land Use and Green Infrastructure Strategy, which considered the most appropriate locations for built development; where it was assessed that potential impacts on landscape and visual receptors would be least affected.
- Ensure that there is an appropriate treatment of the Site's boundaries to create a sympathetic transition between the Proposed Development and its surroundings and establish a sustainable 'green edge' to the new development.
- Seek opportunities to create new areas of public open space within the Site for the benefit of new and existing residents and ensure that the Proposed Development positively interfaces with the existing settlements through new spaces and connections.
- Create new recreational routes within the Site whilst also protecting and enhancing the existing PRoW and seeking opportunities to connect with it.
- Carefully consider building heights to ensure that the Proposed Development relates well to the scale of surrounding housing and creates an appropriate edge to the countryside. Consider how the maximum possible height buildings could be built out to within different parts of the Site, in response to local settlement, landscape and visual context. Consider how some variation in heights within each height parameter zone would break up the scale and massing of the new roofscape of the Proposed Development.

159. Further to this iterative design process and the inputs from a landscape and visual perspective, a series of key Green Infrastructure zones have been developed, as an integral and iterative process with the overarching masterplan. Each zone responds to overarching

principles described above and responds to the particular landscape, visual, ecology, drainage and recreational requirements relevant to that part of the Site. Each of the key zones are shown on **PP3 – Green Infrastructure** (**Appendix 5.1**) and described, in detail, in the **Development Specification** (July 2023) and the **Strategic Design Guidelines** (July 2023). An **Outline Landscape and Ecological Management Plan** ('OLEMP') has been prepared in support of the OPA; setting the framework from which any detailed landscape and ecological proposals should to be designed too as part of a Reserved Matter Application, following the successful consent of this OPA.

5.4. Response to policy and guidance.

160. Relevant landscape policies and guidance have also been considered as part of the iterative design process. **Table 3** below sets out how the Proposed Development's design has responded to key local policies and guidance which are relevant to landscape and visual receptors.

Table 3: Summary of key policies / guidance (relevant to the landscape and visual context) and the Proposed Development's response

Requirement	Source	Project Response
• Contribute positively to an area's character; • Integrate, maintain and enhance GI and incorporate biodiversity enhancement features where possible; and how the provision of GI will assist in the beneficial use and permanence of the Green Belt • Show how existing trees will be protected and the opportunities for planting new trees.	• Cherwell Local Plan 2011 – 2031 Part 1: – Policy ESD 15: The Character of the Built and Historic Environment; – Policy ESD 17: Green Infrastructure • The Cherwell Local Plan 2011 – 2031 (Part1) Partial Review – Oxford's Unmet Housing Need (adopted 7 September 2020): – Policy PR5: Green Infrastructure • Countryside Design Summary (1998) • Cherwell Residential Design Guide (July 2018)	The vast majority of boundary features will be retained and enhanced through new planting as shown on **PP3 – Green Infrastructure** and described the **Development Specification**. New planting will positively contribute to character of the surrounding landscape character. The landscape strategy of the Proposed Development will integrate it into the existing GI network; enhancing existing features and creating new areas of benefits to local residents. The Proposed Development includes a range of new publicly accessible open spaces.
The development must be designed to have a sensitive interface with Yarnton	• The Cherwell Local Plan 2011 – 2031 (Part1) Partial Review –	The layout and scale of the Proposed Development has been carefully considered

Requirement	Source	Project Response
village (east). Development should provide an attractive frontage to the A44, to support a change in character away from a highway dominated environment, with appropriately located crossing points for pedestrians, cyclist and wheelchair users.	Oxford's Unmet Housing Need (adopted 7 September 2020): – Policy PR8 – Land East of the A44 • Countryside Design Summary (1998) • Cherwell Residential Design Guide (July 2018) • Oxfordshire Wildlife and Landscape Study	to minimise visual impact and includes a landscape strategy that seeks to integrate itself into its surrounding, and positively interact with existing and surrounding settlements.
Preserve and enhance key views into and out of the Site	• Cherwell Residential Design Guide (July 2018)	The layout and scale of the Proposed Development has been carefully considered to minimise visual impacts on sensitive receptors; considering how the scheme can respond to these and deliver a development that reflect the local identity of the surrounding area.

6.0 Assessment of Landscape and Visual Effects

6.1. Introduction

161. This section sets out the potential landscape and visual effects that the Proposed Development would have on both landscape and visual receptors identified in **Section 5.0**. that merited further detailed consideration.

6.2. Construction Phase

162. It is expected that the construction of the Proposed Development will commence in 2025, with a planned completion by 2033. This represents an estimated build-out period of 8 years.

163. During the Construction Phase, it is assessed that temporary effects would occur for a medium-term duration, arising as a result of the impact of moving vehicles and plant within the Site and in surrounding areas. This would include visibility of earth-moving equipment, cranes, lorries and other vehicles; the erection, use and dismantling of scaffolding, use of small cranes / platforms and the creation of stockpiles of materials and construction compounds. Other components typical of construction activities, such as workers' facilities, stockpiles of materials, lighting of specific areas (such as construction or storage compounds) will also result in temporary landscape and visual effects.

164. Although construction activity is different in nature to the completed and operational phase, it is judged that the construction phase would not give rise to effects over and above those of the completed Proposed Development, in terms of their magnitude or significance. While the scale of effect may be larger during the Construction Phase, the duration of effects would be temporary and so considerably shorter in comparison to the permanent Proposed Development. Therefore, in order to keep the LVIA proportionate, this report presents the potential effects in relation to the completed and operational Proposed Development. A Construction Environmental Management Plan ('CEMP') will be prepared / approved in order to guide construction activity and ensure appropriate and best practices measures are in place to provide appropriate screening for visual receptors (such as residents and visitors using publicly accessible routes and areas within the Site and surrounding area) and protection of retained / planted vegetation. An Outline CEMP is provided as **Appendix 6.1** of the ES.

6.3. Operational Phase

165. Medium-term effects (Year One, at the start of the operational phase) are normally considered separately to the long-term and Permanent effects (Year Fifteen once the proposed planting has matured). While the scale of effect may be larger during the earlier part of the Operational Phase, the duration of effects – as with the Construction Phase – would be shorter in comparison to the completed Proposed Development.

166. It is judged that the proposed landscape strategy – as described in the previous section – will be beneficial in terms of landscape character and/or views over the long term. However, given the scale of development and retention of much of the existing boundary vegetation, it is judged that there will be no discernible differences between the medium and longer term effects (i.e. the scale of effect will be within the same threshold at Year One and Year Fifteen

of Operation, once the proposed planting has matured) for the majority of receptors. In this instance, only the permanent effects are considered.

6.3.1. Additional Mitigation, Monitoring and Residual Effects

167. As stated in **Section 5.3**, the LVIA is based on a 'mitigation by design' approach. This means that during the course of the preliminary design development of the Proposed Development, landscape and visual considerations have been accounted for as an integral part of the design process.

168. In light of this approach, it is important to note that appropriate landscape mitigation measures required to reduce the effect of the Proposed Development on landscape character and views have already been incorporated into the final design of the project and consequently considered in the assessment of effects. Therefore, no further mitigation measures are proposed, and as such, residual effects will be the same as those described for Permanent effects of the completed and operational Proposed Development.

6.3.2. Effects on Landscape Character

169. **Section 4.3 Landscape Character** has identified those LCTs / LoCAs for further detailed assessment.

170. As set out in **Section 4.3**, the principal effects would occur directly within the extents of the Site; with indirect effects contained within the ZVI (illustrated on **Figure 4**); ranging from Large-scale effects within the Site to Small-scale within the outer areas of the ZVI. Within the ZVI, the principal effects on the landscape character would be as set out below. The detailed assessment is set out in the following sections.

171. Large-scale effect would occur within the Site and its immediate context, where there would be a visible change from the series of irregularly shaped arable fields with boundaries that are mostly well-vegetated boundaries, to a new area of built development and associated infrastructure and landscaping.

172. Medium-scale effects would occur in the surroundings landscape (beyond the Site's immediate context and within the ZVI) to the west of the Site, where the elevated landform of Spring Hill makes available views towards the Proposed Development from various locations.

173. Small-scale effects would occur in the surrounding landscape (beyond the Site's immediate context and within the ZVI) to the north of the Site, where views towards the Proposed Development would be possible pass intervening features in the landscape.

174. There would be little to no visibility of the Proposed Development beyond the ZVI as a result of a combination of intervening vegetation, landform and/or buildings. Fieldwork has identified that effects would be of a Negligible-scale beyond the extent of the ZVI. Should views to the Proposed Development be possible beyond the ZVI, the intrinsic and prevailing characteristics of the LCTs / LoCAs in the wider landscape would not be discernibly affected through the introduction of the Proposed Development, being in an area already influenced by existing infrastructure, which includes the surrounding settlements of Begbroke, Yarnton and Kidlington; the Begbroke Science Park; the Cherwell Valley Railway Line; and the A44.

175. The local landscape character, as described in the regional landscape character assessment – the '*Oxfordshire Wildlife and Landscape Study*' (2004) ('OWLS') – is shown on **Figure 5**. Description of the assessed landscape character areas are briefly summarised below, along with further observations from fieldwork.

6.3.2.1 Oxfordshire Wildlife and Landscape Study (2004)

8. Lowlands Village Farmlands (within Site)

176. **Figure 5** shows the location of LCT *8. Lowland Village Farmlands* and LoCA *I. Begbroke (UT/30)* in relation to the Proposed Development.

177. The OWLS describes the location and the key characteristics of the overarching LCT, *8. Lowland Village Farmlands,* as follows [inter alia]:

Location: "The largest part of the landscape type is at the western end of the Upper Thames Vale and to the south of Witney and Carterton. A large part also falls within the clay vale area to the north-west and south-west of Didcot. Outliers of the landscape type at Islip, Merton, Charlton-on-Otmoor, Garsington and Toot Baldon are associated with outcrops of the Corallian beds over the clay vale."

Key characteristics

- *A varied gently rolling and almost flat topography.*
- *Medium to large-sized arable and hedged fields.*
- *Thinly scattered hedgerow trees, which are mostly ash.*
- *Ash, willow and poplars fringing ditches and streams.*
- *Prominent village settlements scattered throughout the area.*

178. LoCA I. Begbroke (UT/30), in which the Site is situated, is described as follows: "*The area is characterized by medium-sized arable fields enclosed by prominent poplar shelterbelts and tall, thick hedges dominated by elm, hawthorn with some hazel and field maple. Scattered hedgerow trees of ash, oak and some field maple are found throughout the area, and a dense corridor of willows borders Rowell Brook."*

179. Fieldwork observations have shown that the descriptions documented by the OWLS remain valid.

1. Alluvial Lowlands (within Site)

180. **Figure 5** shows the location of LCT *1. Alluvial Lowlands* and LoCA *D. Yarnton (UT/29)* in relation to the Proposed Development.

181. The OWLS describes the location and the key characteristics of the overarching LCT, *1. Alluvial Lowland,* as follows [inter alia]:

Location: "The landscape type is restricted to lowland areas, associated with alluvium drifts, adjacent to the main river corridors of the upper and lower Thames, the lower Cherwell, the rivers Ray and Ock."

Key characteristics

- *Broad alluvial plains.*
- *Mixed farming pattern with regular fields with both arable cropping and pasture.*

- *Densely scattered hedgerow trees of ash and willow.*
- *Dense willow corridors bordering a large number of ditches.*
- *Sparsely settled.*

182. LoCA D. Yarnton (UT/29), in which the Site is situated, is described as follows: *"The area is characterised by medium-sized fields dominated by arable farming and semi-improved grassland. They are enclosed by hawthorn and elm hedges which, in some places, are bordered by ditches. The hedgerow network is generally intact, with tall and dense hedges. Tree cover is very distinctive and consists of ash and crack willow trees scattered throughout, and dense corridors of crack willow alongside ditches."*

183. Fieldwork observations have shown that the descriptions documented by the OWLS remain valid.

19. Woodland Estatelands (0m, west)

184. **Figure 5** shows the location of LCT *19. Woodland Estatelands* and LoCA *F. Bladon (UT/27)* in relation to the Proposed Development.

185. The OWLS describes the location and the key characteristics of the overarching LCT, *19. Woodland Estatelands*, as follows [inter alia]:

Location: This landscape type includes parklands at the eastern end of the Cotswolds, ranging from the area around Blenheim Park, Steeple Barton, Middleton Park and as far as Shelswell Park to the north of Bicester. Further south it includes Eynsham Hall Park and Bladon Heath Wood and also covers the majority of the wooded and parkland areas in the undulating landscape of the Corallian Ridge.

Key characteristics

- *Rolling topography with localised steep slopes.*
- *Large blocks of ancient woodland and mixed plantations of variable sizes.*
- *Large parklands and mansion houses.*
- *A regularly shaped field pattern dominated by arable fields.*
- *Small villages with strong vernacular character.*

186. LoCA F. Bladon (UT/27), which is situated to the west of the Site and the A44, is described as an area *"…characterised by a well-defined, large-scale, geometric pattern of arable fields enclosed by thorn and elm hedges. Large blocks of ancient woodland are locally prominent. Burleigh Wood has been largely replanted with conifers. There are a few hedgerow oak and ash trees, which are largely confined to roadside hedges. Overall, the hedges are low and in good condition, but some of the internal field hedges are gappy and intensively maintained."*

187. Fieldwork observations have shown that the descriptions documented by the OWLS remain valid.

4. Estate Farmlands (0m, north-west)

188. **Figure 5** shows the location of LCT *4. Estate Farmlands* and LoCA *C. Woodstock (CW/52)* in relation to the Proposed Development.

189. The OWLS describes the location and the key characteristics of the overarching LCT, *4. Estate Farmlands*, as follows [inter alia]:

Location: "This landscape type covers the estate landscapes around Carterton, Woodstock and to the west of Wantage. It also extends along the northwestern part of the Chilterns around Watlington and Chinnor."

Key characteristics

- *Medium to large, regularly shaped, hedged fields.*
- *Small, geometric plantations and belts of trees.*
- *Large country houses set in ornamental parklands.*
- *Small estate villages and dispersed farmsteads.*

190. LoCA C. Woodstock (CW/52), which lies to the north-west of the Site and north of the village of Begbroke, is described as an area that *"…has a prominent rolling landform. There are small, rectilinear mixed and deciduous plantations scattered throughout and they are a characteristic landscape feature of this area. They are found largely along roads, field boundaries and around farm houses. Large, geometric arable fields are dominant, but semi-improved grassland is found within the extensive grounds of Blenheim Park, at Tackley Park, and on parts of the steeper slopes throughout the area. Hedges are dominated by hawthorn and blackthorn and are generally low and gappy. Hedgerow trees of ash, field maple, sycamore and dead elm are largely confined to hedges bordering roads and tracks."*

191. Fieldwork observations have shown that the descriptions documented by the OWLS remain valid.

6.3.2.2 Sensitivity of the Landscape Character

192. The OWLS does not provide a sensitivity rating for its character types or areas; however, a Landscape Character Sensitivity and Capacity Assessment was prepared on behalf of the CDC to provide an evidence base for the Partial Review of the CLP by WYG in June 2017.

193. The results of this assessment are set out in PR15 LCSCA, noted in **Section 4.3.3.2** of this report; concluding that the LSCA in which the Site lies ('LSCA 20') has a landscape sensitivity and visual sensitivity that are both 'medium'; which would result in a 'medium' landscape character sensitivity overall. The PR15 LCSCA also notes that the landscape value would be 'medium', which is defined as follows: *"A landscape of moderately perceived local value used in some areas by local community and interest groups."*

194. For the purposes of this LVIA, as set out in **Section 4.5.2 Local Landscape Value**, a full assessment of the landscape value of the Site and its immediate context has been undertaken following the Landscape Institute's *'Technical Guidance Notes 02-21'* and is presented in **Appendix 6**.

195. Based on this evaluation, it has been assessed that the landscape value of the Site and its immediate context should be considered Community value, which is defined as an *"everyday landscape which is appreciated by the local community but has little or no wider recognition of its value"*, and based on fieldwork observations, would apply to the remainder of the landscape value found elsewhere in the study area.

196. The susceptibility to change is judged to be Medium, as whilst the Proposed Development has the potential to change the 'landscape' character of the landscape within its context, potential effects on the overall landscape character would be more limited. The Proposed Development, comprising residential and commercial buildings, would not be uncommon next too existing areas of townscape close to the Begbroke Science Park; and it would be visually well contained within its wider context. The proposed landscape strategy will also work with the existing landscape fabric (where possible) to retain the existing Green infrastructure ('GI') within the Site; seeking opportunities to enhance these features and create new areas of GI wherever possible. This landscape-led approach aims to integrate the Proposed Development into its landscape context in so far as possible; utilising the natural visual containment from the surrounding landform and established vegetation, and reflecting in its design, the wider landscape characteristics within the scheme's design.

197. Therefore, it is assessed that the character areas would be of **High – Medium Landscape Sensitivity** for all LCTs / LoCAs identified above, which is in keeping with the judgements reached in PR15 LCSCA

6.3.2.3 Assessment of Effects on Landscape Character

Extent of Large-scale Effects on Landscape Character

198. Large-scale effects would be confined to the Site and its immediate context, affecting LoCA *I. Begbroke ((UT/30) (LCT 8. Lowlands Village Farmlands))* and LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))* (within its northern extents).

199. It is judged that whilst landscape proposals for the Proposed Development would retain and enhance the existing vegetation on the Site's boundaries and create new areas of green space around the peripheries of the Site – retaining some of the LoCAs' key characteristic, such as its *"…prominent poplar shelterbelts and tall, thick hedges dominated by elm, hawthorn with some hazel and field maple…"* and *"…scattered hedgerow trees of ash, oak and some field maple are found throughout the area, and a dense corridor of willows borders Rowell Brook..."* – there would remain a notable change from a series of arable fields to new areas of development and some of the key characteristics of the LoCAs would be lost. In addition, while the Proposed Development would become more integrated into its surroundings over time, there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently

LoCA I. Begbroke ((UT/30) (LCT 8. Lowlands Village Farmlands)

200. Permanent effects would affect a Wide extent of LoCA *I. Begbroke ((UT/30) (LCT 8. Lowlands Village Farmlands))*, resulting in effects of a **High Magnitude**, which are judged to be **Major Significance**.

201. It is assessed that effects on LoCA *I. Begbroke ((UT/30) (LCT 8. Lowlands Village Farmlands))* would be **Adverse** owing to the change from a series of arable fields to new housing / commercial buildings and associated infrastructure and landscaping; albeit the Site would not disrupt any intervisibility with the wider countryside, with the Site being enclosed by the well-vegetated landscape and built forms in the Site's wider context.

LoCA D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))

202. LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))* would be affected to a lesser extent, being that only its northern extents would be directly changed as a result of the Proposed Development.

203. Permanent effects on LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))* would affect a Localised extent, resulting in effects of a **High Magnitude**. Whilst, in LVIA terms, effects would be of **Major Significance**, it is important to note that within the part of the Site that coincides with LoCA *D. Yarnton (UT/29)*, proposals do not include the introduction of new buildings; rather proposals introduce new publicly accessible open spaces that will provide a series of sports, play, educational and social interventions.

204. Effects on the northern extents of LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))* are judged to be **Neutral**, as whilst there would be a notable change from the existing landscape character, which would be considered adverse, there would concurrently be several positive outcomes as a result of the Proposed Development, which will implement new areas of public open spaces and provide a series of sports, play, educational and social interventions.

Extent of Medium-scale Effects on Landscape Character

205. Beyond the extent of the Site and its immediate context, the effects on landscape character would reduce to a Medium-scale within the landscape to the south and west of the Site, affecting parts of the eastern extents of LoCA *F. Bladon (UT/27)* (LCT *19. Woodland Estatelands*) and southern extents of LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands))*; within the ZVI.

206. From locations where views are possible, visibility of the Proposed Development upon completion (and the period following) would result in the greatest effects on these LoCAs. Views to the Proposed Development's upper elevations would be possible, although they would be seen alongside the existing buildings of Yarnton and Kidlington; the Begbroke Science Park. Viewpoint 10 (**Figure 6.10**) and the visualisation from this viewpoint (**Figure 8.1)**, show the degree to which the Proposed Development would be visible from the PRoW network.

LoCA F. Bladon (UT/27) (LCT 19. Woodland Estatelands)

207. Upon completion and the period following in the Medium-term, effects would affect a Limited extent of the overall LoCA. The resultant effects would be of a **Medium – Low Magnitude**. Combining magnitude and sensitivity, the effects on LoCA *F. Bladon (UT/27)* (LCT *19. Woodland Estatelands*) would be of **Moderate Significance**.

208. It is assessed that effects on LoCA *F. Bladon (UT/27)* (LCT *19. Woodland Estatelands*) would be **Adverse** owing to the visible change from an agricultural landscape to a new area of development; noting that the Proposed Development (which lies outside of this LoCA) would follow the existing pattern of development within its context; it would be situated upon a similar elevation to other surrounding built development, both of which are located on lower ground (within the wider landscape); the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation; and views across the landscape to elevated land would remain broadly intact.

209. Over time, as proposed planting establishes, the Proposed Development will be screened to a greater degree and becomes more integrated into its surroundings, and effects on this LoCAs would reduce marginally to a Medium-Small-scale; continuingto affect a Limited

extent of the LoCA overall. The resultant effects would be of a **Low Magnitude**. Combining magnitude and sensitivity, Permanent effects would be of **Slight Significance**. Effects would remain **Adverse,** in LVIA terms, as a visible change from an agricultural landscape to a new area of development would remain.

LoCA D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands)

210. Upon completion and the period following in the Medium-term, effects would affect a Limited extent of the overall LoCA. The resultant effects would be of a **Medium – Low Magnitude**. Combining magnitude and sensitivity, the effects on the southern extent of LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands)* would be of **Moderate Significance**.

211. Effects on the southern extents of LoCA *D. Yarnton ((UT/29) (LCT 1. Alluvial Lowlands)* are judged to be **Neutral**, as whilst there would be a perceptible change from the existing landscape character, which would be considered adverse, there would concurrently be several positive outcomes as a result of the Proposed Development, which would implement new areas of public open spaces and provide a series of sports, play, educational and social interventions.

212. Over time, as proposed planting establishes, the Proposed Development will be screened to a greater degree and becomes more integrated into its surroundings, and effects on this LoCAs would reduce marginally to a Medium-Small-scale; continuing to affect a Limited extent of the LoCA overall. The resultant effects would be of a **Low Magnitude**. Combining magnitude and sensitivity, Permanent effects would be of **Slight Significance**. Effects would remain **Neutral**, in LVIA terms, for LoCA *D. Yarnton ((UT/29),* as outlined in the paragraph above.

Extent of Small-scale Effects on Landscape Character

LoCA C. Woodstock (CW/52) (LCT 4. Estate Farmland)

213. Beyond the extent of the Site and its immediate context to the north, the effects on landscape character would reduce to a Small-scale, affecting parts of the southern extents of LoCA *C. Woodstock (CW/52)* (LCT *4. Estate Farmland*) within the ZVI.

214. From locations where views of the Proposed Development are possible (which would be limited to the north of the Site), visibility would be confined to the upper elevations of the tallest buildings, seen alongside the existing buildings of Kidlington and the Begbroke Science Park. Viewpoints 11 and Viewpoint F (**Figures 6.11** and **7.3**) show the existing views towards the Site; with the visualisation at Viewpoint 11 (**Figure 8.3**) indicating the degree to which the Proposed Development would be visible from the land to the north of the Site. In such views, the Proposed Development (which lies outside of this LoCA) would be seen to follow the existing pattern of development within its context; being situated upon a similar elevation to other surrounding built development (both of which are located on lower ground); and the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation.

215. It is assessed that there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently, due to the likely heights of the Proposed Development's tallest built components, which would be visible above either established existing or new planting in the intervening landscape.

216. Permanent effects on LoCA *C. Woodstock (CW/52)* would affect a Limited extent of the overall LoCA, resulting in effects of a **Negligible Magnitude**. Combining magnitude and sensitivity, the effects on this LoCA would be of **Minimal Significance**. Effects would be **Neutral**, owing to the limited visible change to the baseline as a result of the Proposed Development.

217. Outside of the areas described above, effects on landscape character would be Negligible-scale and effects would affect a Limited extent of the LoCAs within the wider landscape. It is judged that the intrinsic and prevailing characteristics of the landscape would not be discernibly affected through the introduction of the Proposed Development, and whilst views from further afield might be possible, the Proposed Development would be seen in the context of other settlements and would sit at a similar elevation to the nearest existing properties. Effects would be no greater than a **Negligible Magnitude** and **Minimal Significance** and would be **Neutral** in LVIA terms.

6.3.3. Effects on Visual Receptors

6.3.3.1 Visual Aids

218. Annotated photographs (**Figures 6.1 – 6.17**; and **7.1 – 7.4**) and wireline visualisations (**Figures 8.1 – 8.4**) are provided in support of the LVIA. The method of presentation for each viewpoint has been informed by the Landscape Institute's *'Technical Note 06/19 'Visual representation''*.

219. The viewpoint description, description of effects and scale of effect for each viewpoint (see **Figure 4** for locations) are set out on the relevant photograph panel. The scale of effect at each viewpoint is summarised in **Table 4** below.

220. The wireline visualisations show the maximum parameters within which the Proposed Development would be built, representing the maximum footprint and building heights, as shown on **PP2 – Maximum Building Heights Plan** (**Appendix 5.1**).

221. Proposed embedded mitigation measures (such as new planting and habitats) are considered as part of the assessment of potential effects and are incorporated into the visualisations as embedded mitigation. The landscape proposals shown are illustrative and have emanated from proposals detailed on **PP3 – Green Infrastructure** (**Appendix 5.1**); the **Development Specification** (July 2023); and the **Strategic Design Guidelines** (July 2023).

222. The viewpoints selected to visualise the Proposed Development upon completion ('Year 1') after 15 years ('Year 15'). Proposed embedded mitigation measures have been shown in accordance with **PP 3 – Green Infrastructure**, which demonstrates that the vast majority of landscape mitigation is to be achieved through the layout and distribution of development (i.e. which areas remain undeveloped / proposed as green infrastructure); the height of development (which is designed to reflect local context and not be prominent in the surrounding landscape); and the retention of existing boundary features (which will be subject to appropriate long term management and replacement / infill panting where necessary).

223. The only proposed strategic planting is around Begbroke in order to provide additional screening and reinforce the separate character / identity of the village. Accordingly, the proposed planting belt shown on **PP3 – Green Infrastructure** is modelled into the

visualisation showing the view from the immediate east of Begbroke (Viewpoint 16, **Figure 8.4**). It is assumed that after 15 years the height of this new planting would be approximately 8m high, which is typical of 15 years' worth of growth. The exact width of this planting belt is yet to be confirmed, but the visualisation assumes that this area of new planting would be 20m wide, which is reflective of the existing tree belt along the southern edge of Begbroke village.

Table 4: Representative viewpoints and the Scale of Effect

Viewpoint Reference & Location	Distance, direction	Scale of Effect *Adverse / Neutral / Positive*	
		Medium-term	Permanent
Viewpoint 1 Sandy Lane, Yarnton (Within the Site)	Within the Site	Large *Adverse*	Large *Adverse*
Viewpoint 2 Public footpath (124/7/10), Begbroke	Within the Site	Large *Adverse*	Large *Adverse*
Viewpoint 3 Public footpath (265/22/10), Kidlington	Within the Site	Medium *Neutral*	Medium *Neutral*
Viewpoint 4 Sandy Lane, Kidlington	Adjacent to the Site	Medium - Small *Neutral*	Small *Neutral*
Viewpoint 5 Yarnton Lane (Public Byway) (420/4/10)	15m, south-east	Small - Negligible *Neutral*	Small - Negligible *Neutral*
Viewpoint 6 Oxford Canal Walk	5m, south-east	Medium - Small *Neutral*	Small *Neutral*
Viewpoint 7 A44, Yarnton	25m, west	Medium *Neutral*	Medium *Neutral*
Viewpoint 8 A44, Peartree Hill	1.1km, south-east	Negligible *Neutral*	Negligible *Neutral*
Viewpoint 9 Shakespeare's Way, Yarnton (420/14/20)	965m, south-west	Negligible *Neutral*	Negligible *Neutral*
Viewpoint 10 Public footpath (124/2/10), Begbroke	790m, south-west	Medium *Neutral*	Medium – Small *Neutral*
Viewpoint 11 A44, Campsfield	970m, north-west	Small – Negligible *Neutral*	Negligible – *Neutral*
Viewpoint 12	2.5km, north-east	Negligible *Neutral*	Negligible *Neutral*

Viewpoint Reference & Location	Distance, direction	Scale of Effect *Adverse / Neutral / Positive*	
		Medium-term	**Permanent**
Green Belt Way, (237/11/10), Hampton Gay			
Viewpoint 13 Public bridleway (260/2/10), Islip	2.6km, east	Negligible *Neutral*	Negligible *Neutral*
Viewpoint 14 Public bridleway (229/9/20)), Gosford and Water Eaton	2.3km, south-east	Negligible *Neutral*	Negligible *Neutral*
Viewpoint 15 A44, Begbroke	40m, west	Large *Adverse*	Large *Adverse*
Viewpoint 16 Begbroke Lane, Begbroke	Within the Site	Medium *Neutral*	Medium *Neutral*
Viewpoint 17 Public bridleway (124/4/10), Begbroke	760m, north-west	Negligible *Neutral*	Negligible *Neutral*

224. Each of the viewpoints is a 'sample' of the potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction.

225. From these viewpoints it can be seen that:

- Large-scale visual effects, where the Proposed Development would form a major alteration to the key elements, features, qualities and characteristics of the view such that the baseline will be fundamentally changed, would generally be limited to locations within or immediately adjacent to the parts of the Site where new buildings are proposed and would appear above or through intervening vegetation.
- Beyond this area, Medium-scale effects would be restricted to the southern extents of the Site; locations adjacent to its southern boundaries; or elevated landform to the west of the Site; due to the screening effect of the well-wooded and established vegetation that delineates the field boundaries in and adjoining the Site and along the Oxford Canal, and restricted long-range views to the Site from the wider landscape.
- Small-scale effects would occur up to approximately 1km from the Site where views of the Proposed Development's built components are possible past intervening vegetation, landform or buildings. Once proposed mitigation planting established within and along the Site's boundaries, effects would reduce further as the edge of the built form would be perceivably broken up, heavily filtered or screened from view.

226. Outside these areas, the Proposed Development would either be screened from view by intervening vegetation, landform or buildings; or the Proposed Development would form a very limited change to views, being seen in the context of existing housing on the edge of Yarnton, Begbroke, Kidlington and Oxford City. Effects would be of a Negligible-scale.

6.3.3.2 Visual Receptor Groups

227. This assessment focuses on effects on 'VRG', which incorporates effects on views from public spaces and streets within settlements (or around the houses in areas with isolated dwellings), and the routes and accessible landscape in the surrounding countryside. It is assessed that residents and visitors within these communities are likely to experience undue consequences as a result of the Proposed Development where views to it are available. It is therefore assessed that their susceptibility would be High. As set out in **Section 4.5.2**, the value of the local landscape has been assessed to be of a 'Community Value'. Combining susceptibility and value, in accordance with this assessment's methodology, residents and visitors within these communities are assessed to be of **High – Medium sensitivity**. As identified in **Table 2** of **Section 4.4.1 Visual Receptor Groups**, five VRGs have been identified and are assessed hereafter. **Figure 4** shows their extents.

228. The assessment of effects on settlements focuses on the visual amenity of public spaces, although views from groups of dwellings will also be noted in the descriptions where relevant. Effects on private residential amenity are a separate matter, and only require assessment when a development is likely to have effects over the Residential Visual Amenity Threshold referred to in the Landscape Institute's *'TGN 02/2019'* (as set out within **Section 3.4** and **Appendix 3**), which is not the case in respect of the Proposed Development.

Visual Receptor Group 1: The Site north-west of Cherwell Valley Railway Line and the northern extent of Yarnton

229. This VRG comprises the residents and visitors using the footways, local roads and PRoWs within the Site's northern and western extents and includes the northern extents of Yarnton (east of the A44); Sandy Lane; the eastern extent of Begbroke Lane; the pedestrian footway along the A44 between the roundabouts on the northern edge of Yarnton and southern edge of Begbroke; and the section of the Oxford Canal bordering the north-east corner of the Site.

230. NCN Route 5 follows the course of the A44 through the extent of the study area; coinciding with the footway users within this VRG. The sensitivity of this receptor would be **High – Medium** (which combines a National Value with a Medium susceptibility). It is assessed that the sensitivity of, and the effects on, NCN Route 5 would be the same as those effects experienced by pedestrians walking along the footway of the A44, and therefore, the assessment of cyclists using the section of NCN 5 within this VRG is incorporated into this section, rather than separately at **Section 6.3.3.5** to avoid the duplication of visuals effects.

231. Views are represented by Viewpoints 1, 2 , 3, 15, 16, A and B (**Figures 6.1**, **6.2**, **6.3**, **6.15**, **6.16**; and **7.1**).

232. The effects on receptors using publicly accessible areas and routes within this VRG would be similar and experienced within and immediately adjacent to the Site where intervening features do not obscure views towards the Proposed Development. Receptors would include the PRoWs that cross the Site (124/7/10, 124/7/30, 124/7/20, 420/19/10, 265/22/10, 265/29/30, 124/8/10, 420/3/10, 124/11/10); the section of Sandy Lane west of the Cherwell Valley Railway Line; the pedestrian footways along Sandy Lane (which borders the north Yarnton); pedestrian and cyclists using the footway along the A44 as it passes immediately west of the Site's northern extents; and users of the Oxford Canal to the north of Sandy Lane.

233. Where views across the existing farmland and to the wider wooded landscape are currently possible (in all directions) – noting that existing views are broadly contained to the Site and its immediate context by surrounding vegetation and landform outside of the Site – views would be replaced with visibility of the Proposed Development's built components where receptors are located close to these parcels of development in the Site's northern extent, as represented by Viewpoints 1, 2 and 15. Whilst retained and proposed planting (both along the boundaries and internally) would screen views from the immediate context of the Site in some places, when the vegetation is out-of-leaf during the winter months (as shown on the relevant photograph panels listed above), it is assessed that views to the newly built residential and commercial buildings would remain possible through and beyond the proposed vegetation in the intervening landscape. **Figure 8.4** illustrate the likely degree to which the Proposed Development would be visible from Viewpoint 16, both in terms of the maximum parameters and the potential illustrative layout.

234. Where receptors are located in the outer areas of the Site, in areas proposed with new public open spaces and habitats creation, such as at Viewpoints 3 and 16, visual effects are likely to reduce as a result of intervening vegetation (existing and proposed) restricting, to a greater degree over time, the visibility of the newly built components of the Proposed Development.

235. It is judged that whilst Proposed Development would become more integrated into its surroundings over time as landscape proposals establish, there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

236. Receptors within this VRG, located close to the area of built development, would experience Large-scale Permanent effects, which would affect an Intermediate extent of the overall VRG. Resultant effects would be of a **High Magnitude**. Combining magnitude and sensitivity, effects on these receptors would be of a **Major Significance**. Effects, in LVIA terms, would be **Adverse** owing to the visible change from an agricultural landscape to a new area of development.

237. Receptors located in the outer areas of the Site, in new areas of public open space and habitat creation, would experience Medium-scale Permanent effects, which would affect a limited extent of the overall VRG. The resultant effects would be of a **Medium – Low Magnitude**. Combining magnitude and sensitivity, the effects on these receptors would be of **Moderate Significance**. Effects, in LVIA terms, would be **Neutral**, being that the Proposed Development would incorporate a combination of both Positive and Adverse effects (see **Section 3.2.4**). Where the visibility of new buildings is intermittently glimpsed, receptors would be adversely affected. Conversely, in areas where receptors would experience new areas of public open spaces with new habitats, their experience would be enhanced and positively affected, which would be considered an enhancement in terms of recreation and amenity. Fieldwork has also indicated that from the upper storeys of properties located along the northern edge of Yarnton (along Sandy Lane and the A44), views to the north would be possible to the Proposed Development's newly built residential and commercial buildings in the Site's the northern / western extents where intervening features, such as vegetation and existing buildings, do not obscure longer-range views.

Visual Receptor Group 2: The Site south-east of Cherwell Valley Railway Line

238. This VRG comprises residents and visitors using the PRoW network within the Site; Yarnton Lane; part of the Oxford Canal to the south of Sandy Lane; and pedestrian users of the A44 as it passes the Site's south-western extents.

239. NCN Route 5 follows the course of the A44 through the extent of the study area; coinciding within the footway users within this VRG. The sensitivity of this receptor would be **High – Medium**, which combines a National Value with a Medium susceptibility. It is assessed that the sensitivity of, and the effects on, NCN Route 5 would be the same as those effects experienced by pedestrians walking along the footway of the A44, and therefore, the assessment of cyclists using the section of NCN 5 within this VRG is incorporated into this section, rather than separately at **Section 6.3.3.5** to avoid a duplication of the visuals effects.

240. Views are represented by Viewpoints 4 to 6 and G (**Figures 6.4 – 6.6**; and **7.7**).

241. From the southern extents of the Site and public location / routes (i.e. PRoWs and pedestrians along roads etc) adjacent to it, visibility of the built components would be possible only where there are gaps, or where vegetation is sparser, in the generally well-vegetated landscape that will comprises both existing retained and newly proposed vegetation as part of the Proposed Development's landscape strategy (see **Development Specification** (July 2023) and **PP 2 – Maximum Building Heights Plan** (**Appendix 5.1**)). **Figure 8. 1** illustrate the likely degree to which the Proposed Development would be visible from Viewpoint 6 in terms of the maximum parameters.

242. At most, Medium-Small-scale effects would be experienced. Beyond the areas of greatest visibility, there would be little to no visibility of the Proposed Development and effects would be Negligible. It is judged that whilst Proposed Development would become more integrated into its surroundings over time as landscape proposals establish, and there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

243. Permanent and Medium-Small scale effects would affect a Localised extent of this VRG, resulting in a **Medium – Low Magnitude**. Combining magnitude and sensitivity, effects on these receptors would be of a **Moderate – Slight Significance**, albeit experienced intermittently. Effects, in LVIA terms, would be **Neutral**, being that the Proposed Development would incorporate a combination of both Positive and Adverse effects (**see Section 3.2.4**). Where visibility of new buildings is possible, effects would adversely affect receptors, but would only occur intermittently. Conversely, in locations where receptors would experience views to the Proposed Development's new public open spaces, their experience would be enhanced and positively affected.

Visual Receptor Group 3: Land west of the A44, Begbroke Wood and Spring Hill

244. This VRG comprises users of the PRoW network within the land between the A44 and Begbroke Wood / Spring Hill. **Figure 4** shows the extent of the VRG; with views represented by Viewpoints 9, 10 and D (**Figures 6.9**, **6.10** and **7.2**).

245. Within this VRG, beyond the Site and its immediate extents upon elevated landforms such as Spring Hill (to the west of the Site), views to the Proposed Development would be possible and seen amongst the well-wooded landscape and other surrounding settlement where intervening vegetation is less prevalent and / or intervening buildings do not obscure views.

246. Views would be possible for footpath users as they descend Spring Hill (420/16/10), as represented by Viewpoint 10 (see **Figures 6.10** and **8.2**). Effects on these footpath users where views are possible would be Medium-scale.

247. Where the elevation of the landform is lower and / or vegetation is more prevalent, such as at Viewpoint D (noting that the proposed Policy PR9 development would be located in the foreground of the view obscuring visibility of the Proposed Development beyond in the future) and Viewpoint 9, there would be little to no visibility of the Proposed Development and effects would be Negligible.

248. From locations where views are possible, visibility of the Proposed Development upon completion (and the period following) would result in the greatest effects on the visual receptors. Views to the Proposed Development's upper elevations would be possible, although they would be seen alongside the existing buildings of Yarnton and Kidlington; and the Begbroke Science Park. Viewpoint 10 (**Figure 6.10**) and the visualisation from this viewpoint (**Figure 8.2**), show the degree to which the Proposed Development would be visible from the PRoW network.

249. Upon completion and the period following in the Medium-term, effects would affect a Limited extent of the overall VRG. The resultant effects would be of a **Medium – Low Magnitude**. Combining magnitude and sensitivity, the effects on these receptors have been judged to be of **Moderate Significance.** Effects would be **Adverse**, in LVIA terms, owing to the visible change from an agricultural landscape to a new area of development.

250. Over time, as proposed planting establishes, and the Proposed Development is screened to a greater degree and becomes more integrated into its surroundings, effects on these receptors would reduce marginally to a Medium-Small-scale and would continue to affect a Limited extent of the VRG. The Proposed Development would follow the existing pattern of development within its context; it would be situated upon a similar elevation to other surrounding built development, both of which are located on lower ground (within the wider landscape); the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation; and views across the landscape to elevated land would remain broadly intact. The resultant effects would be of a **Low – Negligible Magnitude**. Combining magnitude and sensitivity, Permanent effects have been judged to be of **Slight Significance**. Effects would remain **Adverse**, in LVIA terms, as there would remain a visible change from agricultural landscape to a new area of development, albeit as proposed planting establishes over time, the visibility of the Proposed Development would lessen, and the Proposed Development would integrate itself into its surroundings and the wider pattern of settlements.

Visual Receptor Group 4: Land north of Begbroke Lane

251. This VRG comprises the residents and visitors using the footways and local roads between Langford Lane to the north; the edge of Kidlington and Oxford Canal to the east; Begbroke Lane to the south; and the A44 to the west.

252. NCN Route 5 follows the course of the A44 through the extent of the study area; coinciding with the footway users within this VRG. The sensitivity of this receptor would be **High – Medium** (which combines a National Value with a Medium susceptibility). It is assessed that the sensitivity of, and the effects on, NCN Route 5 would be the same as those effects experienced by pedestrians walking along the footway of the A44, and therefore, the

assessment of cyclists using the section of NCN 5 within this VRG is incorporated into this section, rather than separately at **Section 6.3.3.5** to avoid the duplication of visuals effects.

253. Views are represented by Viewpoints 11 and F (**Figures 6.11** and **7.6**).

254. The effects on receptors would be similar across this VRG, with the greatest effects occurring where views are possible pass the intervening woodland and shrub vegetation or buildings from publicly accessible locations/routes (which are limited within this VRG).

255. At most, where views of the built components of the Proposed Development are possible, it would be seen within the context of the other existing buildings visible surrounding the Site and, in most cases, which are closer to the affected receptors than the Site itself. Other built development likely to be visible in southerly views towards the Site would include the Oxford Immigration Dentation Centre, and the recently constructed buildings (and those partly constructed) along Langford Road. Potential visibility of the Proposed Development would not disrupt the existing visual context or the existing characteristics of the views to a substantial degree.

256. It is judged that whilst the Proposed Development would become more integrated into its surroundings over time as landscape proposals establish, there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

257. Permanent effects would be Small-scale, affecting a Limited extent of this VRG (being experienced intermittently), resulting in a **Negligible Magnitude**. Combining magnitude and sensitivity, effects on these receptors would be of a **Minimal Significance**. Effects, in LVIA terms (see **Section 3.2.4**), would be **Neutral**, as whilst views are possible in places, they would not be prevalent from this part of the Site's wider surroundings and would be seen within the context of other existing settlements and buildings.

Visual Receptor Group 5: South Yarnton

258. This VRG comprises the residents and visitors using the footways and local roads in Yarnton's southern extents, to the west of the A44.

259. NCN Route 5 follows the course of the A44 through the extent of the study area; coinciding with the footway users within this VRG. The sensitivity of this receptor would be **High – Medium** (which combines a National Value with a Medium susceptibility). It is assessed that the sensitivity of, and the effects on, NCN Route 5 would be the same as those effects experienced by pedestrians walking along the footway of the A44, and therefore, the assessment of cyclists using the section of NCN 5 within this VRG is incorporated into this section, rather than separately at **Section 6.3.3.**5 to avoid the duplication of visuals effects.

260. Views are represented by Viewpoints 7, E and G (**Figures 6.7**, **7.3** and **7.4**).

261. The effects on receptors would vary across this VRG, with the greatest effects occurring where views are possible from the eastern edge of Yarnton along the footway of the A44, pass the Site's boundary vegetation and existing residential properties to the east of the A44.

262. Here, where easterly views to the existing farmland and the wider wooded landscape are currently possible, views would be replaced with visibility of newly built components beyond existing buildings that form the eastern extents of Yarnton. Whilst retained and proposed planting (both along the Site boundaries and internally) would partially screen

views from the immediate context of the Site in some places, when the vegetation is out-of-leaf during the winter months (as represented by the viewpoints listed above), it is assessed that views to the new buildings within the western extents of the Proposed Development would remain possible through and beyond the proposed and existing vegetation in the intervening landscape.

263. It is judged that where views are possible, receptors would experience Medium-scale effects, and whilst Proposed Development would become more integrated into its surroundings over time as landscape proposals establish, there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

264. Permanent would affect a Limited extent of this VRG, resulting in a **Medium – Low Magnitude**. Combining magnitude and sensitivity, effects on these receptors would be of **Moderate Significance**, albeit experienced intermittently and only from the eastern edge of Yarnton. Effects would be **Adverse**, in LVIA terms, as there would remain a visible change from agricultural landscape to a new area of development, albeit the Proposed Development's visibility would be seen situated upon a similar elevation to other surrounding built development, both of which are located on lower ground (within the wider landscape); the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation; and views across the landscape to elevated land would remain broadly intact.

265. Beyond the eastern edge of Yarnton along the A44, from within the settlement to the west and south of it, the degree of visibility available to receptors of the Proposed Development and effects would reduce to a Negligible-scale. The existing buildings that form Yarnton would screen the Proposed Development from the view from the majority of the settlement and should the orientation of residential roads make available visibility of the Proposed Development (fieldwork indicates that they are limited opportunities), the new buildings would be seen within the context of existing residential properties in the foreground.

266. Permanent effects on receptors within Yarnton and to the south / west of it would affect a Limited extent, resulting in a **Negligible Magnitude**. Combining magnitude and sensitivity, effects on these receptors would be of **Minimal Significance**. Effects would be **Neutral**, as views to the Proposed Development would be very limited and where is it seen, it would be perceived as part of the wider pattern of settlements in its surroundings; sitting upon a similar elevation to other surrounding built development; the landscape around the Site would remain well-vegetated; and views across the landscape to elevated land (where available) would remain broadly intact.

267. Fieldwork has also indicated that from the upper storeys of properties located along the eastern edge of Yarnton (where the residential areas border the A44), views to the east would be possible to the Proposed Development's newly built residential and commercial buildings in the Site's the south-western extents, where intervening features, such as vegetation and existing buildings, do not obscure longer-range views.

6.3.3.3 Road and Rail

268. **Figure 1** shows the locations of the A44 and Cherwell Valley Railway Line within the study area, and their proximity to the Site. Motorist using A-roads are assessed to be of a **Low**

sensitivity (Limited Value and Low Susceptibility). Train passengers are assessed to be of a **Medium Sensitivity** (Community Value and Medium Susceptibility).

A44 (adjacent to the Site, west)

269. The A44 passes to the immediate west of the Site. Viewpoints 7, 8, 11, 15 and G (**Figures 6.7**, **6.8**, **6.11**, **6.15** and **7.7**) are taken from the pedestrian footway and represent the views to the western extents of the Site in an eastward direction.

270. From the stretch of the road that adjoins the north-western Site boundary, between the roundabouts on the northern edge of Yarnton and southern edge of Begbroke, the greatest effects on the A44 will occur as a result of the Proposed Development.

271. Here, motorists will experience a visible change to views to their east from an area of agricultural land to a new built development. Whilst the existing hedgerow will be retained, and new planting is proposed, continued visibility of the new buildings will be possible pass the boundary vegetation in the long-term, and there will not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently once planting proposals have established. Viewpoint 15 represents the existing view.

272. For motorists travelling along this stretch of the A44, effects would Large-scale, affecting a Limited extent of the overall road, resulting in a **Medium magnitude**. Combining magnitude and sensitivity, effects will be of a **Slight significance**. Effects will be **Adverse** owing to the visible change from an agricultural landscape to a built development.

273. Beyond this stretch of the A44, effects would reduce. From the section of the road that travels through Yarnton, effects would be of a Medium-scale, where the vegetation is sparser and longer-range views are possible. Here, new residential properties visible but set-back from the hedgerow that delineates the Site and would be similar in scale to other residential properties along the A44 (on either side of the road). Whilst the existing hedgerow will be retained, and new planting is proposed, continued visibility of the new buildings will be possible pass the boundary vegetation in the long-term, and there would be no discernible difference between effects upon completion (and the succeeding Medium-term period) and Permanently once planting proposals have established. Viewpoint 7 and G represent existing and available views.

274. Effects would affect a Limited extent of the overall road, resulting in a **Medium – Low Magnitude**. Combining magnitude and sensitivity, effects will be of a **Slight significance**. Effects will be **Adverse**, in LVIA terms, as there would be a visible change from an agricultural landscape to a built development, albeit Proposed Development would be seen within the context of other existing residential properties.

275. Outside of the two stretches of road assessed above, fieldwork has indicated that the Proposed Development would be screened from views from the reminder of the A44 in the study area. Should visibility be possible, it would be glimpsed at most. Viewpoints 8 and 11 show the prevalence of intervening features that would screen / filter views towards the Site.

276. Effects would affect a Limited extent of the overall road, be of a Negligible-scale, and result in **Negligible Magnitude.** Combining magnitude and sensitivity, effects will be of a **Minimal significance** and **Neutral.**

Cherwell Valley Railway Line (within the Site)

277. The Cherwell Valley Railway Line passes through the Site's central extents as its cross the study between Oxford (to the south) and Tackley (to the north).

278. The greatest effects will occur where the route passes through the Site, and the Proposed Development will be seen in the foreground of the views to the west. The Proposed Development will obscure and replace existing views across agricultural land to a new built development for a brief part of the journey in either direction. Effects on train passengers will be Large-scale.

279. Whilst over time the Proposed Development will become more integrated into its surroundings, there will not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

280. Permanent effects will affect a Limited section of the overall route and be of a **Medium magnitude** and **Moderate significance**. Effects are judged to be **Adverse** given the visible change from agricultural land to a new built development.

281. Beyond the extents of the Site, effects on train passengers would rapidly decrease with distance as intervening features in the landscape (such as vegetation, buildings and landform) would combine to screen the Proposed Development from view. Effects would affect a Limited extent of the overall route and be **Negligible** in scale and **Magnitude**; of **Minimal significance** and **Neutral**.

6.3.3.4 Long Distance Walking Routes

282. **Figure 1** shows the locations of the two LDWRs – Oxford Canal Walk and Shakespeare's Way – within the study area. Users of LWDRs are assessed to be of a **High Sensitivity (**National Value and High Susceptibility).

Oxford Canal Walk (adjacent to the Site)

283. Oxford Canal Walk passes through the study area to the south-east of the Site; bordering the south-eastern boundary of the Site at its closest point. Its southern extent is defined by the A40 (which is south of the Site), from which it heads north along the course of the Oxford Canal pass the Site and the western extent of Kidlington; passing Thrupp and Hampton Gay before exiting the study area to the north of Shipton-on-Cherwell.

284. The greatest effects on users of this LWDR would occur as they pass alongside the south-eastern and eastern boundaries of the Site where the visibility of the built components would only be possible where there are gaps or vegetation is sparser in the generally well-vegetated landscape, which will comprise both existing retained and newly proposed vegetation as part of the Proposed Development's landscape strategy (see the **Development Specification** (July 2023) and **Strategic Design Guidelines** (July 2023)). Viewpoint 6 (**Figure 6.6**), and the associated visualisation (see **Figure 8.1**), are representative of the possible views where gaps in the existing vegetation are available.

285. At most, Medium-Small-scale effects would be experienced from this section of the LWDR. It is judged that whilst Proposed Development would become more integrated into its surroundings over time as landscape proposals establish, there would not be any discernible difference between effects during the period immediately following completion (Medium-term) and Permanently.

286. Permanent and Medium-Small-scale effects would affect a Limited extent of the LWDR, resulting in a **Low Magnitude**. Combining magnitude and sensitivity, effects on users of this section of the Oxford Canal Walk are judged to be of **Slight Significance**, albeit experienced intermittently. Effects would be **Neutral**, in LVIA terms, being that the Proposed Development would incorporate a combination of both Positive and Adverse effects (**see Section 3.2.4**). Where visibility of new buildings are possible, effects would adversely affect receptors, but would only occur intermittently. Conversely, in locations where receptors would experience views to the Proposed Development's new public open spaces, their experience would be enhanced and positively affected.

287. Beyond this limited section of the LWDR adjacent to the Site, there would be little to no visibility of the Proposed Development and the effects would be **Negligible**-scale and **Magnitude**. Effects would be of **Minimal Significance** and **Neutral**.

Shakespeare's Way (570m, west)

288. Shakespeare's Way passes to the west of the Site, following the PRoW network that is located to the west of the A44 and traverses the study area through / around Bladon, Begbroke and Yarnton.

289. The greatest effects on users of this LWDR would occur to the south of Begbroke Wood, from a limited section of the LWDR, where visibility of the Proposed Development would be possible from the elevated landform above and pass intervening vegetation. Visibility of the Proposed Development upon completion (and the period following) would comprise views to the Proposed Development's upper elevations, although they would be seen alongside the existing buildings of Yarnton and Kidlington; and the buildings of Begbroke Science Park.

290. Available views are represented by Viewpoint 10 (**Figure 6.10**); with the corresponding visualisation from this viewpoint (**Figure 8.2**), showing the degree to which the Proposed Development would be visible from the PRoW network. Effects on this receptor, where views are possible, would be Medium-scale.

291. Upon completion and the period following in the Medium-term, effects would affect a Limited extent of Shakespeare's Way. The resultant effects would be of a **Medium – Low Magnitude**. Combining magnitude and sensitivity, the effects on these receptors have been judged to be of **Moderate Significance**. Effects would be **Adverse** owing to the visible change from an agricultural landscape to a new area of development.

292. Over time, as proposed planting establishes, and the Proposed Development is screened to a greater degree and becomes more integrated into its surroundings, effects on landscape character would reduce marginally to a Medium-Small-scale and would continue to affect a Limited extent of the Shakespeare's Way LWDR. The resultant effects would be of a **Low – Negligible Magnitude**. Combining magnitude and sensitivity, Permanent effects have been judged to be of **Slight Significance**. Effects would remain **Adverse,** in LVIA terms, as there would remain a visible change from agricultural landscape to a new area of development, albeit as proposed planting establishes over time, the visibility of the Proposed Development would lessen, and the Proposed Development would integrate itself into its surroundings and the wider pattern of settlements.

293. Beyond this section of the LWDR to the west of the Site, there would be little to no visibility of the Proposed Development and the effects would be **Negligible**-scale and **Magnitude**. Effects would be of **Minimal Significance** and **Neutral**.

6.3.3.5 National, Regional and Local Cycle Routes

294. NCN Route 5 follows the course of the A44 through the extent of the study area. The sensitivity of this receptor would **High – Medium**, which combines a National Value with a Medium susceptibility. It is assessed that the sensitivity of, and the effects on, NCN Route 5 would be the same as those effects experienced by pedestrians walking along the footway of the A44, which have been in assessed in detail in **Section 6.3.3.2: Visual Receptor Groups**.

295. Therefore, to avoid duplication the potential visual effects presented in this report, effects on NCN Route 5 are incorporated in the assessments undertaken for VRGs 1, 2, 4 and 5.

6.3.3.6 Accessible and Recreational Landscapes

296. No accessible or recreational landscapes have been identified within the study area as part of the baseline study that merited further detailed consideration in the assessment of effects.

6.3.3.7 Specific Viewpoints

297. No specific viewpoints have been identified from Ordnance Survey Mapping within the study area.

6.3.4. Designated landscapes

298. No designated landscapes have been identified within the study area.

6.4. Potential Night-time Effects and Lighting

299. A Framework Lighting Strategy (2 June 2023, P01) has been prepared in support of this OPA; setting out a record of the existing baseline lighting conditions and sensitive receptors; guidance / design criteria for future lighting designs to mitigate risk to the local environment and ecology; guidance / design criteria for any future lighting installation in alignment with the required British Standard, regulations and best practices; and site specific lighting recommendations for the Proposed Development.

300. In relation to landscape and visual receptors and potential night-time effects, the Site is located between the settlements of Begbroke, Yarnton and Kidlington; with ambient illumination within the landscape is generated from existing and adjacent residential properties within the immediate context of the Site. It is anticipated that any additional lighting produced and subsequently experienced by potential receptors would not be dissimilar to the amount of lighting presently experienced within the Site's general vicinity and the wider context of the nearby settlements.

301. It is judged the any potential night-time effects to landscape character and visual amenity would not exceed the assessed effects presented in the preceding sections of this assessment.

6.5. Summary of Landscape and Visual Effects

302. Effects on the receptors assessed above are summarised in **Table 5**. For receptors where the significance of effects varies, the distribution of effects is summarised.

Table 5: Summary of Effects

Significant effects are underlined.

Receptor	Comments	Distance, Direction	Sensitivity of Receptor	Magnitude of effect	Significance of effect	Positive / Neutral / Adverse
Landscape Character						
LCT 8. Lowland Village Farmlands / LoCA I. Begbroke (UT/30)	Effects within the Site and its immediate context – *Medium-term and Permanent*	Within the Site	High – Medium	High	Major	Adverse
LCT 1. Alluvial Lowland / LoCA D. Yarnton (UT/29)	Effects within the Site and its immediate context (northern extent of LoCA) – *Medium-term and Permanent*	Within the Site	High – Medium	High	Major	Neutral
	Effects on the LoCA from its southern extents, beyond the Site and its immediate context – *Medium-term*	0m, south-west		Medium – Low	Moderate	Neutral
	Effects on the LoCA from its southern extents, beyond the Site and its immediate context – *Permanent*			Low	Slight	Neutral
LCT 19. Woodland Estatelands / LoCA F. Bladon (UT/27)	Effects on LoCA from its eastern extents – *Medium-term*	0m, west	High – Medium	Medium – Low	Moderate	Adverse
	Effects on LoCA from its eastern extents – *Permanent*			Low	Slight	Adverse
	Overall effects on LoCA – *Medium-term and Permanent*			Negligible	Minimal	Neutral
	Effects on LoCA from its southern extents – *Medium-term and Permanent*		High – Medium	Negligible	Minimal	Neutral

Receptor	Comments	Distance, Direction	Sensitivity of Receptor	Magnitude of effect	Significance of effect	Positive / Neutral / Adverse
LCT 4. Estate Farmlands / LoCA C. Woodstock (CW/52)	Overall effects on LoCA – *Medium-term and Permanent*	0m, north-west		Negligible	Minimal	Neutral
Visual Receptor Groups						
(1) The Site north-west of Cherwell Valley Railway Line and the northern extent of Yarnton	Effects on receptors using publicly accessible areas and routes close to the new areas of built development – *Medium-term and Permanent*	Within the Site	High – Medium	High	Major	Adverse
	Effects on receptors using publicly accessible areas and routes located in the outer areas of the Site, in new areas of public open space and habitat creation.			Medium – Low	Moderate	Neutral
(2) The Site south-east of Cherwell Valley Railway Line	Effects on receptors using publicly accessible areas and routes – *Medium-term and Permanent*	Within the Site	High – Medium	Medium	Moderate	Neutral
(3) Land west of the A44, Begbroke Wood and Spring Hill	Effects on receptors using publicly accessible routes south of Spring Hill – *Medium-term*	0m, west	High – Medium	Medium – Low	Moderate	Adverse
	Effects on receptors using publicly accessible routes south of Spring Hill – *Permanent*			Low – Negligible	Slight	Adverse
	Effects on receptors using publicly accessible routes beyond Spring Hill – *Medium-term and Permanent*			Negligible	Minimal	Neutral

Receptor	Comments	Distance, Direction	Sensitivity of Receptor	Magnitude of effect	Significance of effect	Positive / Neutral / Adverse
(4) Lane north of Begbroke Lane	Effects on receptors using publicly accessible areas and routes – *Medium-term and Permanent*	0m, north	High – Medium	Negligible	Minimal	Neutral
(5) South Yarnton	Effects on receptors using the footway of the A44 and along the eastern edge Yarnton – *Medium-term and Permanent*	Adjacent to the Site	High – Medium	Medium – Low	Moderate	Adverse
	Effects on beyond the eastern edge of Yarnton and the A44 – *Medium-term and Permanent*			Negligible	Minimal	Neutral
Road and Rail						
A44	Section of the A44 as its passes immediately west of the Site and the Site's immediate context– *Medium-term and Permanent*	Adjacent to the Site (west)	Low	Medium	Slight	Adverse
	Section of the A44 to the north and south of the Site – *Medium-term and Permanent*			Medium – Low	Slight	Neutral
	Overall effects – *Medium-term and Permanent*			Negligible	Minimal	Neutral
Cherwell Valley Railway Line	Section of the railway as is passes through the Site – *Medium-term and Permanent*	Within the Site	Medium	Medium	Moderate	Adverse
	Overall effects – *Medium-term and Permanent*			Negligible	Minimal	Neutral

Receptor	Comments	Distance, Direction	Sensitivity of Receptor	Magnitude of effect	Significance of effect	Positive / Neutral / Adverse
Long Distance Walking Route						
Oxford Canal Walk	Effects on receptors using the section of the Oxford Canal Walk as is passes to the south-east / eastern boundaries of the Site – *Medium-term and Permanent*	0m, south-east	High	Medium – Low	Moderate	Adverse
	Effects on receptors using the sections of the Oxford Canal Walk beyond the south-east / eastern boundaries of the Site – *Medium-term and Permanent*	50m, south-east		Negligible	Minimal	Neutral
Shakespeare's Way	Effects on receptors using the section of the Shakespeare's Way to the south of Begbroke Wood – *Medium-term*	570m, west	High	Medium – Low	Moderate	Adverse
	Effects on receptors using the section of the Shakespeare's Way to the south of Begbroke Wood – *Permanent*			Low – Negligible	Slight	Adverse
	Effects on receptors using the section of the Shakespeare's Way beyond the area to the south of Begbroke Wood – *Medium-term and Permanent*			Negligible	Minimal	Neutral
National and Regional Cycle Routes						
To avoid duplication the potential visual effects presented in the LVIA, effects on NCN Route 5 are incorporated in the assessments undertaken for visual receptor groups 1, 2, 4 and 5.						
Accessible and Recreational Landscape						
The potential effects on users of the accessible and recreational landscape within the study area would be **Negligible**, and not significant in EIA terms.						

Receptor	Comments	Distance, Direction	Sensitivity of Receptor	Magnitude of effect	Significance of effect	Positive / Neutral / Adverse
Specific Viewpoints						
No specific viewpoints have been identified from Ordnance Survey mapping within the study area.						
Designated Landscapes						
No designated landscapes have been identified within the Site or within its study area which required assessment. It is acknowledged that the Cotswold Area of Outstanding Natural Beauty ('AONB') is located approximately 3.5km north-west of the Site and could be considered part of the AONB's setting. However, it has been judged, based on the ZTV and fieldwork observations that potential effects on the QNBs arising from the Proposed Development would be **Negligible** and not significant in EIA terms.						

7.0 Cumulative Effects Assessment

7.1. Introduction

303. **Section 3.3 Cumulative Assessment** identifies other plans, projects and activities that may result in cumulative effects when considered alongside the Proposed Development and the effects that would arise as a consequence of its operation.

304. As set out in **Section 3.3**, in accordance with the LVIA guidelines and best practice (GVLA3, 2013) – which differs from the EIA methodology set out in **ES Chapter 3** – the approach of the LVIA to cumulative assessment seeks to include developments that are subject to a valid planning application (where specific circumstances indicate there is potential for cumulative effects to occur), with progressively decreasing emphasis placed on those which are less certain to proceed. As such operational and consented developments are treated as being part of the landscape and visual baseline i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed. Where appropriate, cumulative scheme at the early stage of the planning process have been considered; based on information publicly available and reasonable professional assumptions.

305. The scope for potential cumulative effects of the Proposed Development therefore includes the cumulative schemes listed below. Their locations are shown on **Figure 2**.

- Stratfield Farm, 374 Oxford, 22/01611/OUT (Policy PR7b) (EIA Cumulative Scheme Reference No.15) ('PR7b: Stratfield Farm')
- OS Parcel 3673, Adjoining and West of 161 Rutten Lane, Yarnton, 21/03522/OUT (Policy PR9) (EIA Cumulative Scheme Reference No.10) ('PR9: Rutten Lane')
- Former Piggery and Land North of Woodstock Road, Yarnton, 21/00758/SCOP (Policy PR8) (EIA Cumulative Scheme Reference No.9) ('Policy PR8: Woodstock Road')
- Yarnton Lane Level Crossing and Sandy Lane Level Crossing, 22/03054/SO and 23/00524/SO (Policy PR8) (EIA Cumulative Scheme Reference No.17) ('Policy PR8: Yarnton Lane Level Crossing').

306. These cumulative schemes are allocated under the CLP; with both PR9: Rutten Lane and PR7b: Stratfield Farm having submitted outline planning applications to CDC and are 'under consultation'. At the time of assessment, a scoping opinion for Policy PR8: Yarnton Lane Level Crossing Policy has been submitted to CDC; whereas PR8: Woodstock Road' remains a Strategic Development Site.

307. Due to the allocated status of all these cumulative schemes, it is judged that their development is more than likely to proceed and are therefore assessed cumulativelyin this section.

7.2. Assessment Scenarios and Methodology

308. Cumulative effects are assessed on the same groups of landscape and visual receptors as the assessment for the Proposed Development. Landscape and visual receptors that are considered to receive effects of Low – Negligible or Negligible Magnitude (both localised

and overall) from the Proposed Development are not included in this assessment, as an effect of such low magnitude adds nothing or very little regardless of the effects of other developments. If significant cumulative effects arise on those receptors, they would be a result of other developments rather than the Proposed Development itself and, as such, are not relevant for consideration as part of this application.

309. There is a potential that other projects, in combination with the Proposed Development, would give rise to cumulative effects on landscape character and visual receptors within the extent of the ZVI. There would only be potential for cumulative effects where there is an overlap of effects arising from the Proposed Development and other projects, or where users of a route (e.g. road) would see more than one project sequentially.

310. Having established the potential effects of the Proposed Development with the potential for a cumulative impact, along with the other relevant plans, projects and activities, the following sections provide an assessment of the level of effect that may arise as a result of the Proposed Development alongside the other identified cumulative schemes.

311. Information submitted to CDC (and contained on their planning portal and within local planning policy) has informed this cumulative assessment:

- **PR9: Rutten Lane**

  The description of this cumulative scheme is as follows: *"The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, community woodland, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works".*

  The submitted 'Parameter Plan – Building Heights' (document reference DE234-15G-Parameter-Building Heights) indicates that new buildings would range between 14m to 9m (to ridge).

- **PR7b: Stratfield Farm**

  The description of this cumulative scheme is as follows: *"(i) an outline planning application with all matters reserved, except for access, for a scheme of 118no. new dwellings, and (ii) a listed building consent application for the conversion of the listed farmhouse and outbuildings into 4no. new dwellings. The proposed areas of vehicular access to the Site, taken off Oxford Road, being common to both applications."*

  The submitted Design and Access Statement for the scheme (document reference '40975 DAS Land off Oxford Rd Kidlington Rev C Parts 1 to 3) indicates that the tallest building heights would 3 storeys high. No indication of the height (in metres) is provided. For the purposes of this cumulative assessment, it is assumed that 3-storeys would constitute a height of 12m above existing ground levels.

- **Policy PR8: Woodstock Road**

  The description of this cumulative scheme is as follows: *"Up to 300 Residential Units, access from A44 and Open Space/infrastructure."*

On the basis that publicly available information for this cumulative scheme is limited to the description above, this assessment assumes that any forthcoming development within this cumulative scheme would be sensitive to its surrounding connect, and be built out to a similar height, density and extent of its nearest residential and commercial influencers.

- **Policy PR8: Yarnton Lane Level Crossing**

  This cumulative scheme is described is as follows: *"Provision of a stepped footbridge at Yarnton Lane Level Crossing; Turning circles either side of Yarnton Lane Level Crossing; Construction of highway from Green Lane (north of Level Crossing) to the A44; Upgrade of part of Green Lane to provide a suitable vehicle diversion; Alteration to an existing public footpath and closure of public highway – diversion of public footpath 420/4/10 to go over the footbridges and stopping up via TWAO to be submitted alongside the planning application; Construction of ramped footbridge spanning east to west to the south of Sandy Lane Level Crossing; Construction of turning circles to the east and west of Sandy Lane Level Crossing; Construction of alternate Bridleway to the West of the Railway line, stopping up of permissive access via Tackley Station to Bridleway 379/2/10, removal of Temporary Traffic Regulation Order (TTRO) over Highway at Nethercote Road, Bridleway at Tackley station."*

  On the basis of the description of this cumulative proposal, this assessment has assumed that any forthcoming development within this cumulative scheme would be typical of any upgrades to a railway and initial scheme design presented indicate that a 3m bridge crossing is to be applied for to facilitate the safe passage of users of Yarnton Lane over the existing (and retained) railway line.

7.3. Cumulative Effects on Landscape Character

7.3.1. Relevant Landscape Receptors

312. The following LCT / LoCAs are judged to receive Low magnitude or greater effects (locally or overall) as a result of the Proposed Development, and are therefore assessed for cumulative effects:

- LCT 8. Lowland Village Farmlands / LoCA I. Begbroke (UT/30)
- LCT 1. Alluvial Lowland / LoCA D. Yarnton (UT/29)
- LCT 19. Woodland Estatelands / LoCA F. Bladon (UT/27)

313. As set out in **Section 6.3.1**, the greatest effects on the prevailing landscape character would arise within the Site itself, where there would be a direct change to the present land-use from arable farmland to a new area of built development and associated infrastructure and landscape.

314. Effects would only occur within the extent of the ZVI; affecting the Site and its immediate surroundings to a Large-scale; the land west of the Site to a Medium-scale; and the land to the north of the Site to a Small-scale. Beyond these areas within the ZVI, there would be little to no visibility of the Proposed Development band effects would be no greater than a Negligible scale.

315. Should the Proposed Development and the other cumulative schemes be built and operate alongside each other, it is judged that the potential cumulative would be as set out below in **Table 6: Cumulative Effects on Landscape Character**.

Table 6: Cumulative Effects on Landscape Character

Landscape Character	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	PR7b: Stratfield Farm	PR8: Woodstock Road	PR8: Yarnton Lane Level Crossing
LCT 8. Lowland Village Farmlands / LoCA I. Begbroke	*Major Adverse*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as they would not affect the same LCT / LoCA directly. There would be intervisibility between the two developments, however, the effects would be primarily from the physical change in land-use and character resulting from the Proposed Development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).
LCT 1. Alluvial Lowland / LoCA D. Yarnton	*Major Neutral*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	The combined cumulative developments would give rise to effects greater than those of the Proposed Development alone. Whilst effects of the Proposed Development (alone) would affect this LCT / LoCA to a *Major Neutral significance* (as a	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same LCT / LoCA, any additional cumulative effects would be

Landscape Character	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	PR7b: Stratfield Farm	PR8: Woodstock Road	PR8: Yarnton Lane Level Crossing
				result of changes to the farmland to new areas of public open space); it is assessed that the cumulative effects would be **Major Adverse** significance, as a result of a new area of built development in this part of the LCT / LoCA. It is, however, noted that the additional area of new development as part of PR8: Woodstock Road would be perceived as a continuation of the overall planned growth around Yarnton and would be consistent with the pattern of new development extending between (and being contained by) the A44 to the east and railway line to the west,	minimal. The proposed footbridge crossing in considered to be a characteristic feature and of a similar nature to other existing infrastructure along the Cherwell Valley Railway Line (which forms part of the baseline landscape character).
LCT 19. Woodland Estatelands	*Slight Adverse (within its eastern extents)*	The combined cumulative developments would give rise to effects greater than	The combined cumulative developments would be unlikely to give rise to effects greater than those of	The combined cumulative developments would be unlikely to give rise to effects greater than those of	The combined cumulative developments would be unlikely to give rise to effects greater than those of

Landscape Character	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
/ LoCA F. Bladon		those of the Proposed Development alone. Whilst effects of the Proposed Development (alone) would affect this LCT / LoCA to a *Slight Adverse significance* (as a result of a visible change to land-use within the eastern extents of this LCT / LoCA); it is assessed that the cumulative effects would be **Major Adverse** significance, as a result of a new area of built development in this part of the LCT / LoCA. It is, however, noted that the additional area of new built development (as part of PR9: Rutten Lane) would be largely contained to the lower lying land along the A44 and would extend onto the rising ground around Begbroke Wood.	the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).	the Proposed Development alone as the two developments would not affect the same LCT / LoCA either directly or indirectly (as a result of intervisibility).

7.3.2. Summary of Cumulative Effects on Landscape Character

316. As set out in **Table 6** above, the cumulative effects on landscape character would be no greater than the effects of the Proposed Development as previously recorded for the majority of LCTs / LoCAs.

317. Where the combination of the Proposed Development and another cumulative schemes would result in greater effects, it has been judged that this would occur as follows:

- Effects on *LCT 1. Alluvial Lowland / LoCA D. Yarnton*, where the Proposed Development and PR8: Woodstock Road would come forward together, would result in Major Adverse cumulative effects on this LCT / LoCA.; and
- Effect on *LCT 19. Woodland Estatelands / LoCA F. Bladon*, where the Proposed Development and PR9: Rutten Lane would come forward together, would result in Major Adverse cumulative effects on this LCT / LoCA.

318. It is, however, acknowledged that whilst in LVIA terms the combination of the Proposed Development and the other cumulative schemes would result in greater effects on some areas of landscape character, each development would be similar in nature to what is already experienced / visible as part of the existing baseline environment and already affect each different LCT / LoCAs to varying degrees.

319. Residential and commercial buildings are not uncommon presently, and the visibility of such built infrastructure forms part of the prevailing overall character of the landscape. A combination of all the development would be perceived ultimately as part of a growing settled landscape and any potential cumulative effects would not extend beyond the immediate contexts of these schemes; owing to the natural visual containment of the surrounding landform and vegetation which limit intervisibility from further afield.

7.4. Cumulative Visual Effects

7.4.1. Relevant Visual Receptors

320. The assessment considers two types of cumulative visual effect, namely effects arising from combined and sequential views. These comprise:

- Combined views which 'occur where the observer is able to see two or more developments from one viewpoint'. Combined visibility may either be in combination (where several developments are within the observer's arc of vision at the same time) or in succession (where the observer has to turn to see the various developments); and
- Sequential views which 'occur when the observer has to move to another viewpoint to see different developments.'

321. This section assesses the anticipated cumulative visual effects arising from the Proposed Development in combination with the identified cumulative developments. For linear routes, sequential views are also considered where relevant.

322. The following visual receptors are judged to receive Low magnitude or greater effects (locally or overall) as a result of the proposal, and are therefore assessed for cumulative effects:

- VRG 1: The Site north-west of Cherwell Valley Railway Line
- VRG 2: The Site south-east of Cherwell Valley Railway Line
- VRG 3: Land west of the A44, Begbroke Wood and Spring Hill
- VRG 5: South Yarnton
- A44
- Cherwell Valley Railway Line
- Oxford Canal Walk
- Shakespeare's Way

323. As set out in **Section 6.3.3**, the greatest effects on the visual receptors would arise within the Site itself or immediately adjacent to it, where there would be a visible change views of arable farmland to a new area of built development and associated infrastructure and landscape. Effects would only occur within the extent of the ZVI; affecting visual receptors as follows:

- Large-scale effects would affect visual receptors located within or immediately adjacent to the parts of the Site where new buildings are proposed and would appear above or through intervening vegetation, such as the users of the PRoWs within / adjacent to the Site (i.e. in the extent of VRG 1); the section of the A44 that passes the Site's northern boundary; and the Cherwell Valley Railway Line as it travels through the Site.
- Medium-scale effects would affect visual receptors located within the southern extents of the Site and locations adjacent to its southern boundaries, such as the users of the PRoWs within / adjacent to the Site (i.e. in the extent of VRG 2); the section of the Oxford Canal Walk and the Oxford Canal that passes the Site's south-eastern boundary; and the eastern edge of the southern extents of Yarnton. Effects would also extend to elevated landform to the west of the Site, affecting receptors using part of the LWDR Shakespeare's Way and the PRoW network to the east of the A44.
- Small-scale effects would affect visual receptors located within approximately 1km from the Site where the views are possible pass intervening features in the landscape; which as assessed for the Proposed Development, would broadly occur in places to the north of the Site, along sections of the A44.

324. Outside these areas within the ZVI, the Proposed Development would either be screened from view by intervening vegetation, landform or buildings; or the Proposed Development would form a very limited change to views, being seen in the context of existing housing on the edge of Yarnton, Begbroke, Kidlington and Oxford City. Effects would be, at most, of a Negligible-scale.

325. Should the Proposed Development and the other cumulative schemes be built and operate alongside each other, it is judged that the potential cumulative would be as set out below in **Table 7: Cumulative Effects on Visual Receptors**.

Table 7: Effects on Visual Receptors

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	PR7b: Stratfield Farm	PR8: Woodstock Road	PR8: Yarnton Lane Level Crossing
VRG 1: The Site north-west of Cherwell Valley Railway Line and the northern extent of Yarnton	*Major Adverse*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. The effects would be primarily from the physical change in land-use and associated views arising from the Proposed Development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.
VRG 2: The Site south-east of Cherwell Valley Railway Line	*Moderate Neutral*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same VRG and there is the potential for glimpsed views of the two schemes together, any additional cumulative	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same VRG, any additional cumulative effects would be minimal. The proposed footbridge crossing in

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
				effects would be minimal as a result of the intervening vegetation and built development, mainly the Cherwell Valley Railway Line.	considered to be a characteristic feature and of a similar nature to other existing infrastructure along the Cherwell Valley Railway Line (which forms part of the baseline visual context).
VRG 3: Land west of the A44, Begbroke Wood and Spring Hill	*Slight Adverse*	The combined cumulative developments would give rise to effects greater than those of the Proposed Development alone. Whilst effects of the Proposed Development (alone) would affect this VRG to a S*light Adverse significance* (as a result of a visible change to land-use, albeit existing / proposed would integrate the development into its surroundings); it is assessed that the cumulative effects would be **Major Adverse**	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
		significance, as a result of a new area of built development extending beyond the A44 corridor and in closer proximity to existing footpath routes. It is, however, noted that the additional area of new built development (as part of PR9: Rutten Lane) would be largely contained to the lower lying land along the A44 and would extend onto the rising ground around Begbroke Wood.			
VRG 5: South Yarnton	*Moderate Adverse (within its eastern extents)*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same VRG and there is the potential for glimpsed views of the	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same VRG and there is the potential for glimpsed views of the	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
		two schemes together, any additional cumulative effects would be limited in extent / confined to areas within the immediate context of each scheme.		two schemes together, any additional cumulative effects would be limited extent / confined to areas within the immediate context of each scheme.	
A44	*Slight Adverse*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same section of route and there will be views of two schemes together, any additional cumulative effects would remain of a large scale / limited extent.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.
Cherwell Valley Railway Line	*Moderate Adverse*	The combined cumulative developments would be unlikely to give rise to effects greater than those of	The combined cumulative developments would be unlikely to give rise to effects greater than those of	The combined cumulative developments would be unlikely to give rise to effects greater than those of	The combined cumulative developments would be unlikely to give rise to effects greater than those of

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
		the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development.	the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same section of route and there will be views of two schemes together, any additional cumulative effects would remain of a large scale / limited extent.	the Proposed Development alone. Whilst the Proposed Development and this Cumulative Development would affect the same visual receptor, any additional cumulative effects would be minimal. The proposed footbridge crossing in considered to be a characteristic feature and of a similar nature to other existing infrastructure along the Cherwell Valley Railway Line (which forms part of the baseline visual context).
Oxford Canal Walk	*Moderate Adverse*	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	**PR7b: Stratfield Farm**	**PR8: Woodstock Road**	**PR8: Yarnton Lane Level Crossing**
		intervening vegetation and built development	intervening vegetation and built development	intervening vegetation and built development	intervening vegetation and built development
Shakespeare's Way	*Moderate Adverse*	The combined cumulative developments would give rise to effects greater than those of the Proposed Development alone. Whilst effects of the Proposed Development (alone) would affect this visual receptor to a *Moderate Adverse significance* (as a result of a visible change to land-use, albeit existing / proposed would integrate the development into its surroundings); it is assessed that the cumulative effects would be **Major-Moderate Adverse** significance, as a result of a new area of built development extending beyond the A44 corridor	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development	The combined cumulative developments would be unlikely to give rise to effects greater than those of the Proposed Development alone. There would be little intervisibility between the two schemes as a result of intervening vegetation and built development

Visual Receptor	Permanent Effects of Proposed Development	Cumulative Effects (i.e. the Proposed Development + the identified cumulative scheme)			
		PR9: Rutten Lane	PR7b: Stratfield Farm	PR8: Woodstock Road	PR8: Yarnton Lane Level Crossing
		and in closer proximity to this LDWR. It is, however, noted that the additional area of new built development (as part of PR9: Rutten Lane) would be largely contained to the lower lying land along the A44 and would extend onto the rising ground around Begbroke Wood; and there would remain a buffer of farmland / woodland between the LDWR and any built development.			

7.4.2. Summary of Cumulative Effects on Visual Receptors

326. As set out in **Table 7** above, the cumulative effects of visual receptors would be no greater than the effects of the Proposed Development as previously recorded for the majority of visual receptors.

327. Where the combination of the Proposed Development and another cumulative scheme would result in greater effects, it has been judged that this would occur as follows:

- Effects on VRG 3, where the Proposed Development and PR9: Rutten Lane would come forward together, would result in Major Adverse cumulative effects on these visual receptors; and
- Effects on Shakespeare's Way, where the Proposed Development and PR9: Rutten Lane would come forward together, would result in Major – Moderate cumulative effects on these visual receptors;

328. It is, however, acknowledged that whilst in LVIA terms the combination of the Proposed Development and the other cumulative schemes would result in greater on some visual receptors, each development would be similar in nature to what is already experienced / visible as part of the existing baseline environment. A combination of all the development would be perceived ultimately as part of a growing settled landscape and any potential cumulative effects would not extend beyond the immediate contexts of these schemes; owing to the natural visual containment of the surrounding landform, built development and vegetation which limit intervisibility from further afield.

8.0 Summary

The LVIA describes the existing landscape character and views; considers their sensitivity to change; identifies the changes likely to arise from the Proposed Development; and provides judgements of the importance of effects on landscape and visual receptors that would arise.

Effects on landscape character, views and designated landscapes resulting from the Proposed Development are summarised below, with reference to the long term permanent effects once the proposed planting has established and matured.

8.1. Effects on Landscape Character

Effects on landscape character would be at their greatest within the Site, being at most of a **Major Significance** and, in LVIA terms **Adverse**, owing to the change from an area of arable farmland to a new area of development, albeit placed within a network of green infrastructure that forms an integral part of a wider landscape-led masterplan. It must also be borne in mind that the Site is allocated for development to provide new housing in CDC's Local Plan, and therefore, the introduction of a newly built form within the Site is acceptable in planning policy terms.

Beyond the Site and its immediate context, effects on landscape character would reduce with distance due to the limited visibility of the Proposed Development from the wider landscape. The greatest effects beyond the Site's boundaries where visibility of the Proposed Development would be possible in-between gaps in the intervening vegetation and/or the landform is elevated. In such locations, effects would be at most, of **Moderate Significance** and **Adverse** in LVIA terms; noting that the Proposed Development (which lies outside of this LoCA) would follow the existing pattern of development within its context; it would be situated upon a similar elevation to other surrounding built development, both of which are located on lower ground (within the wider landscape); the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation; and views across the landscape to elevated land would remain broadly intact.

Outside of the Site's local context, effects on the landscape character would reduce further and be of **Minimal Significance** and **Neutral**. Fieldwork has shown that within the wider context of the Site, a strong network of established vegetation, in addition to the existing built-up area and a generally undulating landform, would combine to limit intervisibility between the Site and the wider landscape.

8.2. Effects on Visual Receptors

329. Effects on visual receptors would be at their greatest on users using publicly accessible routes and areas within the Site and its immediate context. From such locations, visual effects would be of **Major Significance**. Effects would be **Adverse** owing to the visible change from an agricultural landscape to a new area of development. It must be borne in mind that the Site is allocated for development to provide new housing in the CDC's Local Plan, and

therefore, the introduction of a new built form within the Site is acceptable in planning policy terms.

330. Beyond the Site's boundaries, visual effects would gradually reduce with distance. Effects would be, at most, of **Moderate Significance**, and experienced by users of the local roads, NCN 5; the PRoW network and some of the LDWRs which surround the Site. Effects would be **Adverse**, as there would remain a visible change from agricultural landscape to a new area of development, albeit the Proposed Development would follow the existing pattern of development within its context; it would be situated upon a similar elevation to other surrounding built development, both of which are located on lower ground (within the wider landscape); the landscape around the Site would remain well-vegetated both with retained existing and proposed vegetation; and views across the landscape to elevated land would remain broadly intact.

331. From further afield of the Site's immediate context, visual effects would rapidly reduce as a result of intervening vegetation, buildings and landform screening views to the Proposed Development. Effects at most would be **Minimal Significance** and **Neutral**.

332. This LVIA has concluded that that the effects resulting from the Proposed Development would fall below the Residential Visual Amenity Threshold referred to in LI TGN 02/2019.

8.3. Effects on Designated Landscapes

No designated landscapes were identified within the extent of the study area that required detailed assessment.

8.4. Statement of Significance

The findings of the LVIA indicate that significant effects would arise as follows:

- LCT 8. Lowland Village Farmlands / LoCA I. Begbroke (UT/30) – within the Site and its immediate context, both in the Medium-term and Permanently.
- LCT 1. Alluvial Lowland / LoCA D. Yarnton (UT/29) – within the Site and its immediate context, both in the Medium-term and Permanently.
- Visual Receptor Group 1 – Receptors using publicly accessible areas and routes within the Site's north-western extent (and its immediate context), both in the Medium-term and Permanently.

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N
Ground Level (mAOD):	60.7m
Direction of View: bearing from North (0°):	299°
Distance to Site:	4m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	21/02/2023 12:40
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Existing Photograph (Left)

FIGURE 8.1 DATE 07/06/2023 Sheet 1 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N
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PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Existing Photograph (Right)

FIGURE 8.1 DATE 07/06/2023 Sheet 2 of 6

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

Parameters (Left)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	21/02/2023 12:40	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope). The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Ground Level (mAOD):	60.7m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS		
Direction of View: bearing from North (0°):	299°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	4m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Parameters (Left)

FIGURE 8.1 DATE 07/06/2023 Sheet 3 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N
Ground Level (mAOD):	60.7m
Direction of View: bearing from North (0°):	299°
Distance to Site:	4m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	21/02/2023 12:40
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Parameters (Right)

FIGURE 8.1 DATE 07/06/2023 Sheet 4 of 6

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N
Ground Level (mAOD):	60.7m
Direction of View: bearing from North (0°):	299°
Distance to Site:	4m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	21/02/2023 12:40
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Cumulative Parameters (Right)

FIGURE 8.1 DATE 07/06/2023 Sheet 5 of 6

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters (Left)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	449147 E 212576 N
Ground Level (mAOD):	60.7m
Direction of View: bearing from North (0°):	299°
Distance to Site:	4m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	21/02/2023 12:40
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 6: Oxford Canal Walk (Adjacent to the Site)
Cumulative Parameters (Left)

FIGURE 8.1 DATE 07/06/2023 Sheet 6 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Existing Photograph (Left)

FIGURE 8.2 DATE 07/06/2023 Sheet 1 of 9

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Existing Photograph (Centre)

FIGURE 8.2 DATE 07/06/2023 Sheet 2 of 9

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Existing Photograph (Right)

FIGURE 8.2 DATE 07/06/2023 Sheet 3 of 9

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 13:45	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope). The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Ground Level (mAOD):	95.4m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS		
Direction of View: bearing from North (0°):	66.6°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	789m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Parameters (Left)

FIGURE 8.2 DATE 07/06/2023 Sheet 4 of 9

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 13:45	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope). The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Ground Level (mAOD):	95.4m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS		
Direction of View: bearing from North (0°):	66.6°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	789m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Parameters (Centre)

FIGURE 8.2 DATE 07/06/2023 Sheet 5 of 9

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LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Parameters (Right)

FIGURE 8.2 DATE 07/06/2023 Sheet 6 of 9

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters (Left)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Cumulative (Left)

FIGURE 8.2 DATE 07/06/2023 Sheet 7 of 9

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LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Cumulative (Centre)

FIGURE 8.2 DATE 07/06/2023 Sheet 8 of 9

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	446588 E 212886 N
Ground Level (mAOD):	95.4m
Direction of View: bearing from North (0°):	66.6°
Distance to Site:	789m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:45
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 10: Public footpath (124/2/10), Begbroke (730m, south-west). Cumultive (Right)

FIGURE 8.2 DATE 07/06/2023 Sheet 9 of 9

LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N
Ground Level (mAOD):	74.9m
Direction of View: bearing from North (0°):	140°
Distance to Site:	972m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 12:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Existing Photograph (Left)

FIGURE 8.3 DATE 07/06/2023 Sheet 1 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N
Ground Level (mAOD):	74.9m
Direction of View: bearing from North (0°):	140°
Distance to Site:	972m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 12:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Existing Photograph (Right)

FIGURE 8.3 DATE 07/06/2023

LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N
Ground Level (mAOD):	74.9m
Direction of View: bearing from North (0°):	140°
Distance to Site:	972m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 12:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Parameters (Left)

FIGURE 8.3 DATE 07/06/2023 Sheet 3 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N
Ground Level (mAOD):	74.9m
Direction of View: bearing from North (0°):	140°
Distance to Site:	972m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 12:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Parameters (Right)

FIGURE 8.3 DATE 07/06/2023 Sheet 4 of 6

LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 12:05
Ground Level (mAOD):	74.9m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Direction of View: bearing from North (0°):	140°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Distance to Site:	972m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Cumulative (Left)

FIGURE 8.3 DATE 07/06/2023

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LDĀDESIGN

Camera Location (OS Grid Reference):	446731 E 214697 N
Ground Level (mAOD):	74.9m
Direction of View: bearing from North (0°):	140°
Distance to Site:	972m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 12:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 11: A44, Campsfield (1km, north-west)
Cumulative (Right)

FIGURE 8.3 DATE 07/06/2023 Sheet 6 of 6

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Existing Photograph (Left)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Existing Photograph (Left)

FIGURE 8.4 DATE 07/06/2023 Sheet 1 of 15

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Existing Photograph (Centre)

FIGURE 8.4 DATE 07/06/2023 Sheet 2 of 15

Existing Photograph (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 1

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Existing Photograph (Right)

FIGURE 8.4 DATE 07/06/2023 Sheet 3 of 15

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

Parameters (Left)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters (Left)

FIGURE 8.4 DATE 07/06/2023 Sheet 4 of 15

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters (Centre)

FIGURE 8.4 DATE 07/06/2023 Sheet 5 of 15

Parameters (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters (Right)

FIGURE 8.4 DATE 07/06/2023 Sheet 6 of 15

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LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 13:05	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).	
Ground Level (mAOD):	68.5m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS	The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Direction of View: bearing from North (0°):	177°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	0m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters Year 15 (Left)

FIGURE 8.4 DATE 07/06/2023 Sheet 7 of 15

Z:\8615_BEGBROKE\6DOCS\VIS\ALS\LVIA FIGURES 006 TO 008\8615_008-4_PM_VP16.INDD

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters Year 15 (Centre)

FIGURE 8.4 DATE 07/06/2023 Sheet 8 of 15

Z:\8615_BEGBROKE\6DOCS\VIS\ALS\LVIA FIGURES 006 TO 008\8615_008-4_PM_VP16.INDD

Parameters Year 15 (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 13:05	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).	
Ground Level (mAOD):	68.5m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS	The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Direction of View: bearing from North (0°):	177°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	0m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Parameters Year 15 (Right)

FIGURE 8.4 DATE 07/06/2023 Sheet 9 of 15

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Cumulative (Left)

FIGURE 8.4 DATE 07/06/2023 Sheet 10 of 15

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N	Horizontal Field of View:	53.5° (Planar projection)	Photo Date / Time:	20/12/2022 13:05	This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).	
Ground Level (mAOD):	68.5m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS	The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)	
Direction of View: bearing from North (0°):	177°	Enlargement Factor:	150%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM		
Distance to Site:	0m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Cumulative (Centre)

FIGURE 8.4 DATE 07/06/2023 Sheet 11 of 15

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Cumulative (Right)

FIGURE 8.4 DATE 07/06/2023 Sheet 12 of 15

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LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Cumulative Year 15 (Left)

FIGURE 8.4 DATE 07/06/2023 Sheet 13 of 15

Z:\8615_BEGBROKE\6DOCS\VIS\ALS\ILVIA FIGURES 006 TO 008\8615_008-4_PM_VP16.INDD

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level
- Indicative alignment / extent of strategic edge planting

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site)
Cumulative Year 15 (Centre)

FIGURE 8.4 DATE 07/06/2023 Sheet 14 of 15

Z:\8615_BEGBROKE\6DOCS\VIS\ALS\ILVIA FIGURES 006 TO 008\8615_008-4_PM_VP16.INDD

Proposed development - Maximum building heights

- 13.5m from ground level
- 15m from ground level
- 18m from ground level
- 22m from ground level
- Indicative alignment / extent of strategic edge planting

Cumulative schemes

- Stratfield Farm, 22/01611/OUT (Policy PR7b) – modelled at an assumed maximum building height of 12m above existing ground levels.
- OS Parcel 3673, 21/03522/OUT (Policy PR9) – modelled at maximum building heights ranging between 9m and 14m above existing ground levels.

Note:
Where the Proposed Development is visible within the view, it is coloured with a solid hatch.

Where parts of the Proposed Development are hidden in the view by intervening vegetation and / or development, a dashed outline is shown; representing the maximum height and extent of that part of the Proposed Development.

The cumulative schemes shown have been derived from information submitted to Cherwell District Council and modelled based on information concerning maximum building heights and extents documented in each planning application. Where this information is not detailed, a reasonable professional assumption has been made according to the potential worst-case scenario.

Cumulative Parameters Year 15 (Right)

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	447681 E 214068 N
Ground Level (mAOD):	68.5m
Direction of View: bearing from North (0°):	177°
Distance to Site:	0m

Horizontal Field of View:	53.5° (Planar projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	150%
Visualisation Type:	Type 3

Photo Date / Time:	20/12/2022 13:05
Camera Model and Sensor Format:	Canon EOS 6D Mark II, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.4 USM
Height of Camera Lens above Ground (mAOD):	1.5m

This wireframe is based upon LiDAR digital terrain data with spot heights at 2m (which does not precisely model small scale changes in landform or sharp breaks in slope).

The three dimensional model of the development is based on the following Parameter Plans: Maximum Building (P11, dated 15 May 2023) and Green Infrstrucutre (P10, dated 15 May 2023)

PROJECT TITLE
BEGBROKE INNOVATION DISTRICT, OXFORDSHIRE

DRAWING TITLE
Viewpoint 16: Begbroke Lane, Begbroke (Adjacent to the Site) Cumulative Year 15 (Right)

FIGURE 8.4 DATE 07/06/2023 Sheet 15 of 15

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UNIVERSITY OF OXFORD

Legal & General

OXFORD UNIVERSITY DEVELOPMENT