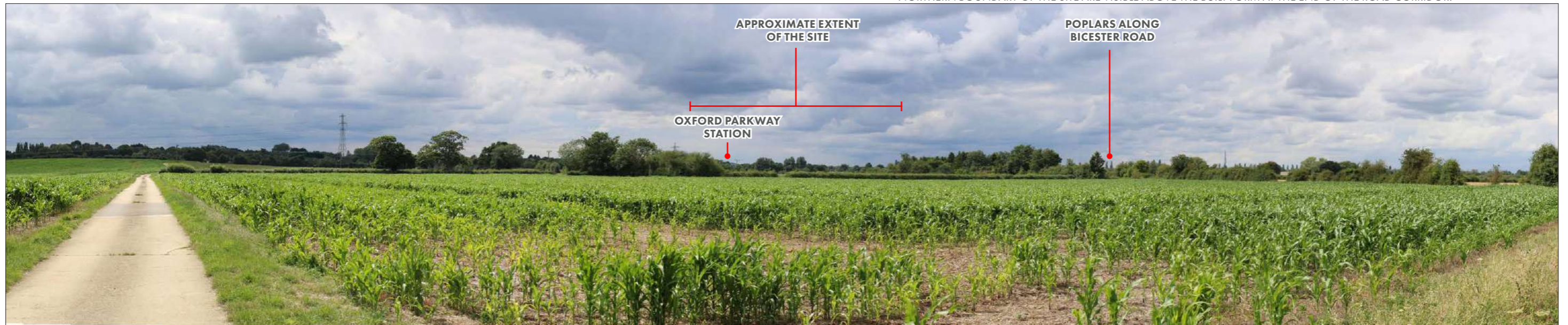




**PHOTOGRAPH – VIEWPOINT 41** VALUE: LOW  
VIEW FROM HAMPDEN DRIVE TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE POPLARS ALONG BICESTER ROAD ARE PROMINENT ABOVE THE HOUSES LEADING TO THOSE ON THE NORTHERN SITE BOUNDARY.



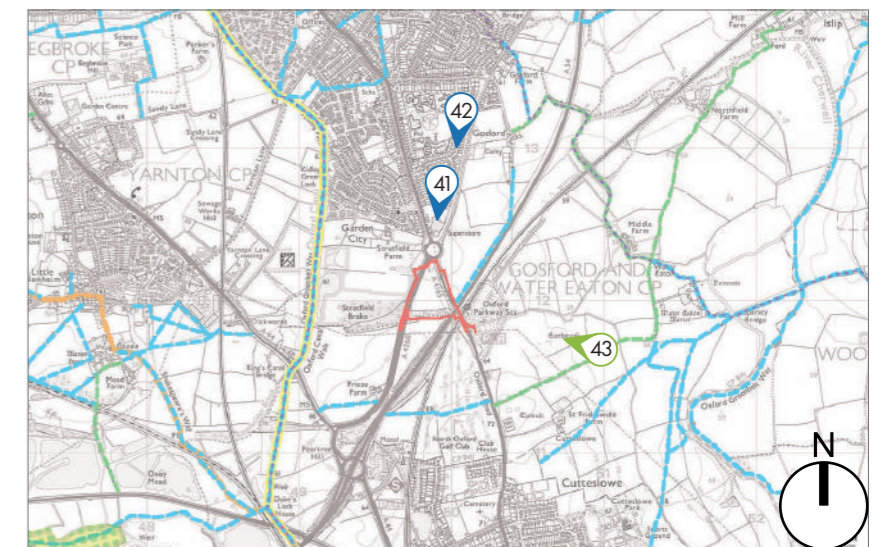
**PHOTOGRAPH – VIEWPOINT 42** VALUE: LOW  
VIEW FROM CROMWELL WAY TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE TOPS OF THE POPLARS ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE ABOVE THE BUILT FORM AT THE END OF THE ROAD CORRIDOR.



**PHOTOGRAPH – VIEWPOINT 43** VALUE: HIGH  
VIEW FROM PROW BRIDLEWAY 229/9/30, WITHIN THE RIVER CHERWELL FLOOD PLAIN TO THE EAST OF THE SITE. THE SITE IS LOCATED IN THE CENTRE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE EASTERN BOUNDARY VEGETATION BEYOND OXFORD PARKWAY STATION AND THE INTERVENING FIELD BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS OF AN AGRICULTURAL LANDSCAPE THAT IS CROSSED BY ELECTRICITY PYLONS AND OVERHEAD CABLES IN PLACES.

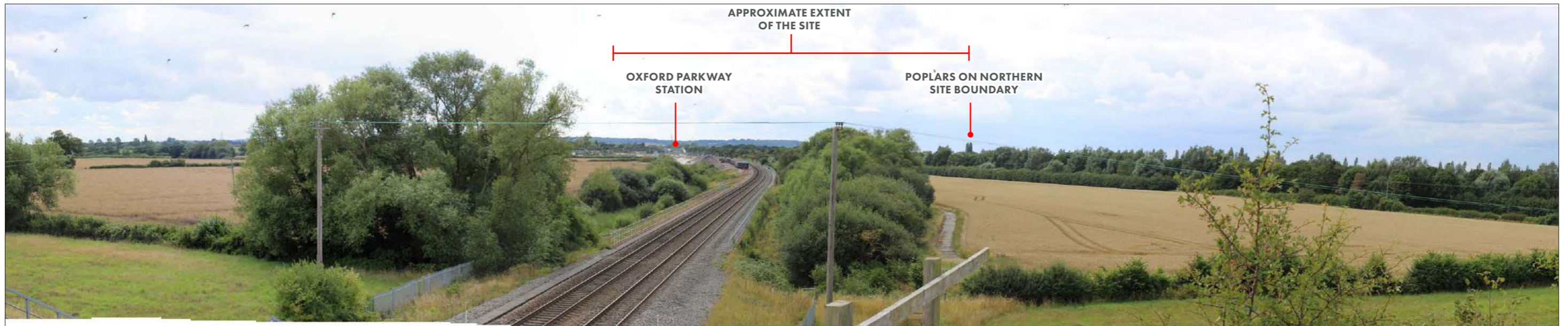
**LEGEND**

- SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

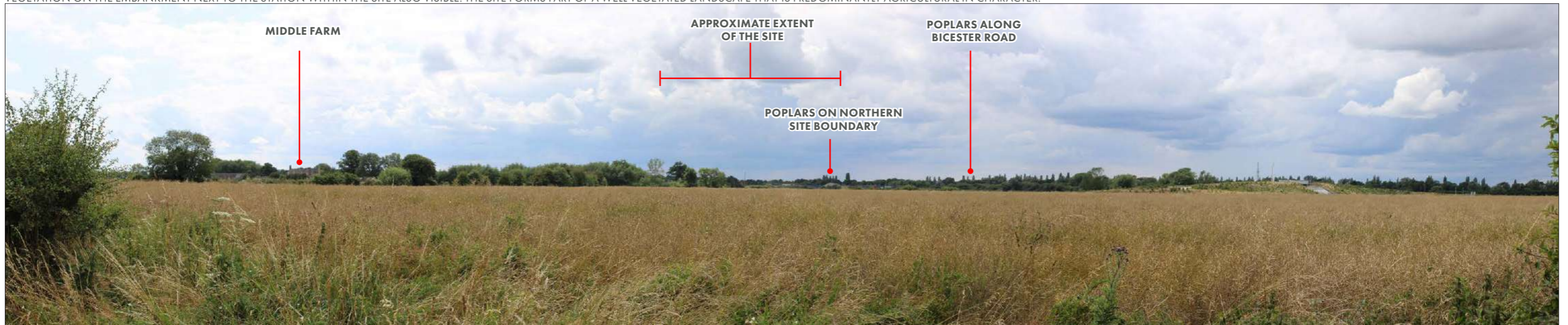


**KEY PLAN**

**FIGURE 7.33 LOCAL VIEWPOINTS 41-43 (FABRIK, 2023)**



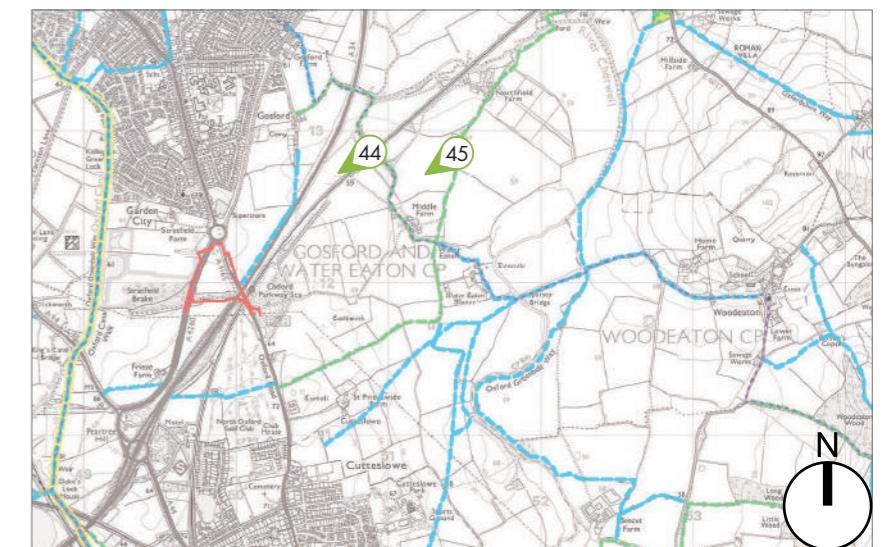
**PHOTOGRAPH – VIEWPOINT 44** VALUE: HIGH  
 VIEW FROM PROW BRIDLEWAY 229/5/40 AS IT CROSSES OVER THE RAILWAY LINE, LOOKING SOUTH WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE WOODLAND ALONG THE NORTHERN BOUNDARY OF THE SITE. OXFORD PARKWAY STATION IS PROMINENT IN FRONT OF THE SITE WITH THE VEGETATION ON THE EMBANKMENT NEXT TO THE STATION WITHIN THE SITE ALSO VISIBLE. THE SITE FORMS PART OF A WELL VEGETATED LANDSCAPE THAT IS PREDOMINANTLY AGRICULTURAL IN CHARACTER.



**PHOTOGRAPH – VIEWPOINT 45** VALUE: HIGH  
 VIEW FROM PROW BRIDLEWAY 229/9/10 TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE POPLARS ALONG BICESTER ROAD AND ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE ON THE SKYLINE WITH THE SITE SITUATED IN THE CENTRE OF THE VIEW. THE CHARACTER OF THE VIEW IS OF AN AGRICULTURAL LANDSCAPE WITH WELL VEGETATED FIELD BOUNDARIES AND TREE BELTS. THE GRADE II LISTED MIDDLE FARM IS VISIBLE AMONGST THE VEGETATION TO THE SOUTH.

**LEGEND**

- SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



**KEY PLAN**

**FIGURE 7.34 LOCAL VIEWPOINTS 44-45 (FABRIK, 2023)**



**PHOTOGRAPH – VIEWPOINT 46 VALUE: HIGH**  
 VIEW FROM PROW BRIDLEWAY 229/5/40, LOOKING WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE SOUTHERN, EASTERN AND NORTHERN SITE BOUNDARY VEGETATION ABOVE THE INTERVENING VEGETATION ALONG THE RAILWAY LINE AND OXFORD ROAD IN THE CENTRE OF THE VIEW. OXFORD PARKWAY STATION AND THE VEGETATED EMBANKMENT WITHIN THE SITE ARE VISIBLE TO THE SOUTH WEST. THE VIEW IS CHARACTERISED BY ITS LARGE SCALE, AGRICULTURAL FIELDS WHICH CREATE A SENSE OF OPENNESS IN THE FOREGROUND. THE VEGETATION ASSOCIATED WITH THE ROAD AND RAIL CORRIDORS CREATES A VEGETATED HORIZON.



**PHOTOGRAPH – VIEWPOINT 47 VALUE: HIGH**  
 VIEW FROM PROW FOOTPATH 123/1/10 / OXFORD GREEN BELT WAY LONG DISTANCE WALKING ROUTE, LOOKING WEST TOWARDS THE SITE AND KIDLINGTON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. THERE ARE FAR REACHING, PANORAMIC VIEWS FROM THIS LOCATION. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED AGRICULTURAL LANDSCAPE

**LEGEND**

- SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



**KEY PLAN**

**FIGURE 7.35 LOCAL VIEWPOINTS 46-47 (FABRIK, 2023)**



**PHOTOGRAPH – VIEWPOINT 48** VALUE: HIGH  
 VIEW FROM PROW BRIDLEWAY 309/9/20, LOOKING NORTH WEST TOWARDS THE SITE. THE VIEW IS FAR REACHING AND PANORAMIC, CONSISTING OF A WELL VEGETATED, AGRICULTURAL LANDSCAPE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TREE BELT IN THE FOREGROUND.



**PHOTOGRAPH – VIEWPOINT 49** VALUE: HIGH  
 FAR REACHING, PANORAMIC VIEW FROM A FIELD GATE ON COMMON ROAD, LOOKING WEST ACROSS THE WIDER LANDSCAPE SURROUNDING KIDLINGTON. THE SITE FORMS A SMALL PART OF THE VIEW ON THE LOWER GROUND. THE HORIZON IS FORMED BY THE HILLS TO THE WEST AND NORTH OF OXFORD.

**LEGEND**

- SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



**KEY PLAN**

**FIGURE 7.36 LOCAL VIEWPOINTS 48-49 (FABRIK, 2023)**



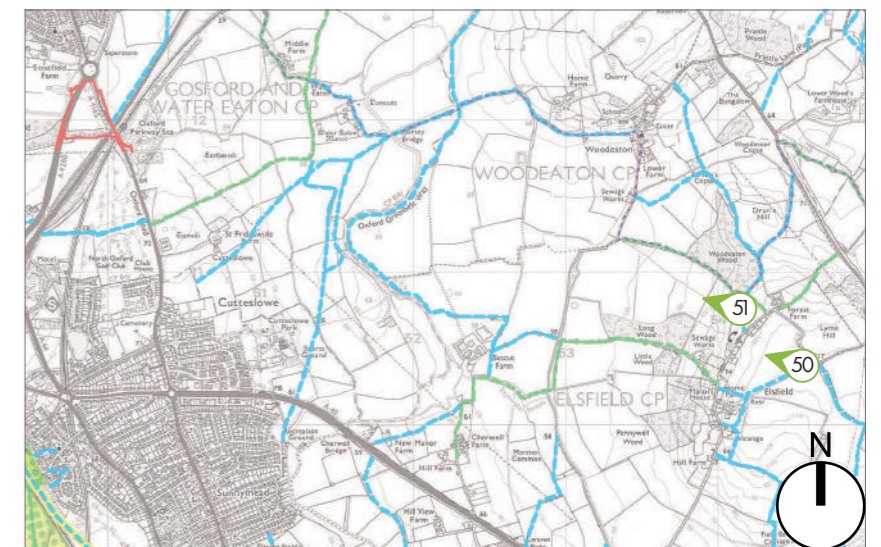
**PHOTOGRAPH – VIEWPOINT 50 VALUE: HIGH**  
 VIEW FROM PROW FOOTPATH 201/9/30 LOOKING WEST TOWARDS THE SITE AND KIDLINGTON. THE CHARACTER OF THE VIEW IS DEFINED BY LARGE OPEN FIELDS DEFINED BY HEDGEROWS AND TREE BELTS WITH THE HORIZON FORMED BY THE HILLS BEYOND KIDLINGTON TO THE NORTH AND WEST. THE SITE FORMS A SMALL PART OF THE VIEW IN THE CENTRE OF THE VIEW.



**PHOTOGRAPH – VIEWPOINT 51 VALUE: HIGH**  
 VIEW FROM PROW FOOTPATH 201/5/10 / OXFORD GREEN BELT WAY, LOOKING WEST TOWARDS KIDLINGTON AND THE SITE. THE BRIDGE CONNECTING THE PLATFORMS AT OXFORD PARKWAY STATION IS VISIBLE AGAINST A WOODED BACKDROP IN THE CENTRE OF THE IMAGE. THE SITE BOUNDARY VEGETATION IS PARTIALLY VISIBLE BEYOND. THE CHARACTER OF THE VIEW IS DEFINED BY OPEN FIELDS AND RISING GROUND SURROUNDING THE VALLEY FLOOR, WITHIN WHICH THE SETTLEMENTS ARE LOCATED. THE VIEW HAS A RURAL AND AGRICULTURAL CHARACTER WITH THE HILLS TO THE NORTH AND WEST FORMING THE HORIZON.

**LEGEND**

- **SITE BOUNDARY**
- ① **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- ② **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- ③ **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



**KEY PLAN**

**FIGURE 7.37 LOCAL VIEWPOINTS 50-51 (FABRIK, 2023)**







**PHOTOGRAPH – VIEWPOINT 52 VALUE: LOW**  
 VIEW FROM LINKSIDE AVENUE TO THE SOUTH OF THE SITE, LOOKING NORTH. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION SURROUNDING THIS RESIDENTIAL ROAD CORRIDOR.



**PHOTOGRAPH – VIEWPOINT 53 VALUE: HIGH**  
 VIEW FROM PROW FOOTPATH 229/10/30 TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE VEGETATION ASSOCIATED WITH THE A34 ROAD CORRIDOR. THE RAILWAY LINE IS VISIBLE TO THE EAST WITH THE VEGETATION ASSOCIATED WITH NORTH OXFORD GOLF COURSE PROMINENT BEYOND. THE CHARACTER OF THE VIEW IS OF AGRICULTURAL FIELDS ENCLOSED BY TREE BELTS AND HEDGEROWS.

**LEGEND**

-  **SITE BOUNDARY**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



**KEY PLAN**

**FIGURE 7.38 LOCAL VIEWPOINTS 52-53 (FABRIK, 2023)**



**PHOTOGRAPH – VIEWPOINT 54**      **VALUE: HIGH**  
 VIEW FROM PROW FOOTPATH 419/1/10 / OXFORD GREEN BELT WAY LONG DISTANCE WALKING ROUTE, LOOKING EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY OPEN AGRICULTURAL FIELDS AND WOODLAND BELTS ASSOCIATED WITH TRANSPORT CORRIDORS. THE LINE OF POPLARS ALONG BICESTER ROAD ARE RECOGNISABLE AGAINST THE SKYLINE. THE SITE FORMS PART OF THE CENTRAL AREA OF THE VIEW WITH PARTIAL VIEWS OF PARTS OF THE SITE BOUNDARY VEGETATION. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND BUILT FORM.

**LEGEND**

- **SITE BOUNDARY**
- ① **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- ② **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- ③ **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



**KEY PLAN**

**FIGURE 7.39 LOCAL VIEWPOINTS 54 (FABRIK, 2023)**

# SUMMARY OF VISUAL ASSESSMENT

TABLE 7.1.1 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M AOD)	DISTANCE	VALUE
1	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM OXFORD ROAD AT THE JUNCTION WITH KIDLINGTON ROUNDABOUT TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE LINE OF FIVE POPLARS ON THE NORTHERN SITE BOUNDARY ARE VISIBLE BEYOND THE ROUNDABOUT. THE CHARACTER OF THE VIEW IS OF A TRANSPORT CORRIDOR WITH TREE PLANTING.	68	120M	LOW
2	N/A	RESIDENTIAL TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM THE A4260 ON APPROACH TO KIDLINGTON ROUNDABOUT TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PART OF THE NORTHERN SITE BOUNDARY VEGETATION, INCLUDING THE LINE OF FIVE POPLARS ON THE NORTHERN SITE BOUNDARY, WHICH ARE PARTIALLY VISIBLE BEYOND THE ROUNDABOUT VEGETATION. THE CHARACTER OF THE VIEW IS OF A TRANSPORT CORRIDOR WITH TREE PLANTING.	67	210M	LOW/HIGH
3	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM KIDLINGTON ROUNDABOUT AT THE JUNCTION WITH THE A4260, LOOKING SOUTH TOWARDS THE SITE. THE SITE IS PARTIALLY VISIBLE BEYOND THE ROUNDABOUT VEGETATION. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	67	165M	LOW
4	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM BICESTER ROAD ON APPROACH TO KIDLINGTON ROUNDABOUT, LOOKING SOUTH WEST TOWARDS THE SITE. THE SITE IS PARTIALLY VISIBLE BEYOND THE ROUNDABOUT VEGETATION WITH THE POPLARS ON THE NORTHERN BOUNDARY PROMINENT. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	67	200M	LOW
5	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM BICESTER ROAD, LOOKING SOUTH WEST TOWARDS THE SITE. THE SITE IS PARTIALLY VISIBLE BEYOND THE ROUNDABOUT VEGETATION WITH THE POPLARS ON THE NORTHERN BOUNDARY PROMINENT. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	66	240M	LOW
6	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM KIDLINGTON ROUNDABOUT, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION WITH THE POPLARS ON THE NORTHERN BOUNDARY PROMINENT. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	68	100M	LOW
7	N/A	RESIDENTIAL TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM KIDLINGTON ROUNDABOUT, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION WITH THE POPLARS ON THE NORTHERN BOUNDARY PROMINENT. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	68	70M	LOW
8	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM THE OXFORD ROAD/KIDLINGTON ROUNDABOUT JUNCTION ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTHERN AND EASTERN SITE BOUNDARY VEGETATION WITH THE TOPS OF THE TREES WITHIN THE WOODLAND IN THE SOUTH OF THE SITE VISIBLE BEYOND. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED BY THE BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	68	25M	LOW
9	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM OXFORD ROAD ADJACENT TO THE EASTERN BOUNDARY OF THE SITE, LOOKING SOUTH WEST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF OXFORD ROAD WITHIN THE SITE AND THE EASTERN FIELD BOUNDARY VEGETATION WITH THE TOPS OF THE TREES WITHIN THE WOODLAND TO THE SOUTH OF THE SITE VISIBLE BEYOND. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE FIELD ARE TRUNCATED BY THE BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	68	25M	LOW
10	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 229/4/30 TO THE EAST OF THE SITE WITHIN THE PR7A RESIDENTIAL ALLOCATION SITE, LOOKING WEST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PARTS OF THE EASTERN SITE BOUNDARY VEGETATION, THE TOPS OF THE TREES ON THE NORTHERN AND SOUTHERN BOUNDARIES AND THE OVERHEAD TRANSMISSION LINES WITHIN THE SITE FROM THIS LOCATION. A GLIMPSED VIEW OF THE INTERNAL ARRANGEMENTS OF THE SITE IS POSSIBLE THROUGH AN EXISTING FIELD ENTRANCE IN THE CENTRE OF THE VIEW. THE CHARACTER OF THE VIEW IS OF OPEN PASTURE WITH MATURE FIELD BOUNDARY VEGETATION AND TREES.	64	190M	HIGH
11	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 229/4/30 TO THE EAST OF THE SITE WITHIN THE PR7A RESIDENTIAL ALLOCATION SITE, LOOKING WEST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PARTS OF THE EASTERN SITE BOUNDARY VEGETATION, THE TOPS OF THE TREES ON THE NORTHERN AND SOUTHERN BOUNDARIES AND THE OVERHEAD TRANSMISSION LINES WITHIN THE SITE FROM THIS LOCATION. THE CHARACTER OF THE VIEW IS OF OPEN PASTURE WITH MATURE FIELD BOUNDARY VEGETATION AND TREES. THE SAINSBURY'S SUPERSTORE ON THE SOUTHERN EDGE OF KIDLINGTON IS ALSO PARTIALLY VISIBLE.	62	510M	HIGH
12	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL) TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM THE PERMISSIVE ROUTE THAT CONNECTS PROW 229/4/30 TO OXFORD ROAD, ADJACENT TO THE EASTERN SITE BOUNDARY, LOOKING WEST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE ROAD AND EASTERN FIELD BOUNDARY VEGETATION AND PARTS OF THE INTERNAL ARRANGEMENTS OF THE FIELD WHERE GAPS IN THE VEGETATION ALLOWS. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATE VEGETATION, SIGNAGE, LIGHTING AND OVERHEAD TRANSMISSION LINES.	68	15M	LOW/HIGH

FIGURE 7.40 SUMMARY OF VISUAL ASSESSMENT PART 1



# SUMMARY OF VISUAL ASSESSMENT

TABLE 7.1.1 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M AOD)	DISTANCE	VALUE
13	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM KIDLINGTON ROUNDBABOUT BETWEEN OXFORD ROAD AND FRIEZE WAY, ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE, LOOKING SOUTH. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION, WHICH TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	67	20M	LOW
14	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM THE CENTRAL RESERVATION OF FRIEZE WAY, LOOKING SOUTH TOWARDS THE SITE. THE POPLARS ON THE NORTHERN BOUNDARY ARE PROMINENT FEATURES. THERE ARE OPEN VIEWS OF THE NORTHERN AND WESTERN FIELD BOUNDARY VEGETATION, WHICH TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE FIELD. THERE ARE OPEN VIEWS OF THE SECTION OF FRIEZE WAY WITHIN THE SITE. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	67	40M	LOW
15	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM FRIEZE WAY, LOOKING SOUTH TOWARDS THE SITE. THE POPLARS ON THE NORTHERN BOUNDARY ARE PROMINENT FEATURES. THERE ARE OPEN VIEWS OF THE NORTHERN AND WESTERN SITE/FIELD BOUNDARY VEGETATION, WHICH TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE FIELD. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR WITH ASSOCIATED VEGETATION.	69	65M	LOW
16	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM THE VEHICULAR ENTRANCE TO STRATFIELD BRAKE SPORTS GROUND TO THE WEST OF THE SITE, LOOKING EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE SECTION OF FRIEZE WAY AND ENTRANCE TO THE SPORTS GROUND WITHIN THE SITE AS WELL AS THE WESTERN FIELD BOUNDARY VEGETATION, WHICH TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE FIELD. THE OVERHEAD TRANSMISSION LINES IN THE NORTH OF THE SITE ARE VISIBLE FROM THIS LOCATION.	65	77M	LOW
17	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE CONNECTING OXFORD ROAD TO STRATFIELD BRAKE SPORTS GROUND TO THE NORTH WEST OF THE SITE, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION FROM THIS LOCATION. THE CHARACTER OF THE VIEW IS OF AREAS OF GRASSLAND WITHIN A WELL VEGETATED SETTING.	68	85M	HIGH
18	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE CONNECTING OXFORD ROAD TO STRATFIELD BRAKE SPORTS GROUND TO THE WEST OF THE SITE, LOOKING EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION FROM THIS LOCATION. THE CHARACTER OF THE VIEW IS OF AREAS OF GRASSLAND AND CAR PARKING WITHIN A WELL VEGETATED SETTING.	65	90M	HIGH
19	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE WITHIN STRATFIELD BRAKE TO THE WEST OF THE SITE. THERE ARE PARTIAL VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. THE CHARACTER OF THE VIEW IS OF AREAS OF GRASSLAND AND FOOTPATHS WITHIN A WELL VEGETATED SETTING.	64	93M	HIGH
20	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE WITHIN STRATFIELD BRAKE TO THE WEST OF THE SITE. THERE ARE PARTIAL VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. THE CHARACTER OF THE VIEW IS OF AREAS OF WOODLAND AND SCRUB WITH FOOTPATHS WITHIN A WELL VEGETATED SETTING.	65	215M	HIGH
21	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE WITHIN STRATFIELD BRAKE TO THE WEST OF THE SITE. THERE ARE PARTIAL VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. THE CHARACTER OF THE VIEW IS OF AREAS OF WOODLAND AND SCRUB WITH FOOTPATHS WITHIN A WELL VEGETATED SETTING.	64	410M	HIGH
22	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE WITHIN STRATFIELD BRAKE TO THE WEST OF THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. THE CHARACTER OF THE VIEW IS OF AREAS OF WOODLAND, GRASSLAND AND SCRUB WITH FOOTPATHS WITHIN A WELL VEGETATED SETTING.	61	460M	HIGH
23	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE WITHIN STRATFIELD BRAKE TO THE WEST OF THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. THE CHARACTER OF THE VIEW IS OF A FOOTPATH ENCLOSED WITHIN A WOODLAND SETTING.	67	190M	HIGH
24	OXFORD CANAL CONSERVATION AREA	TRANSIENT FROM PUBLIC RIGHTS OF WAY RESIDENTIAL	VIEW FROM PROW 265/33/60/OXFORD GREEN BELT WAY/ OXFORD CANAL WALK LONG DISTANCE WALKING ROUTES TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. STRATFIELD BRAKE WOODLAND AND THE PYLONS TO THE SOUTH OF THE SITE ARE PROMINENT ON THE HORIZON AND TRUNCATE VIEWS OF THE SITE. THE VIEW HAS A RURAL AND OPEN CHARACTER.	61	725M	HIGH
25	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM THE A44 WOODSTOCK ROAD TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. STRATFIELD BRAKE WOODLAND AND THE PYLONS TO THE SOUTH OF THE SITE ARE PROMINENT ON THE HORIZON AND TRUNCATE VIEWS OF THE SITE. THE VIEW HAS A RURAL AND OPEN CHARACTER.	64	780M	LOW

FIGURE 7.41 SUMMARY OF VISUAL ASSESSMENT PART 2

# SUMMARY OF VISUAL ASSESSMENT

TABLE 7.1.1 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M AOD)	DISTANCE	VALUE
26	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM BICESTER ROAD, TO THE NORTH EAST OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE POPLARS ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE ALONG THE ALIGNMENT OF THE ROAD CORRIDOR. THE CHARACTER OF THE VIEW IS LINEAR AND OF A WELL VEGETATED ROAD CORRIDOR.	66	365M	LOW
27	OXFORD CANAL CONSERVATION AREA	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE CONNECTING STRATFIELD BRAKE TO THE OXFORD CANAL. THE VIEW IS FORESHORTENED BY THE EXISTING VEGETATION SURROUNDING THE ROUTE. THIS CREATES AN ENCLOSED CHARACTER AND TRUNCATES ANY VISUAL CONNECTIVITY WITH THE SITE FROM THIS LOCATION.	62	615M	HIGH
28	N/A	USERS OF PUBLIC OPEN SPACE AND SPORTS GROUND	VIEW FROM THE SOUTHERN HALF OF STRATFIELD BRAKE SPORTS GROUND WHERE THE FOOTBALL AND CRICKET PITCHES ARE LOCATED, LOOKING EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PARTS OF THE WESTERN SITE BOUNDARY VEGETATION BEYOND THAT DEFINING THE SPORTS GROUND AREA. STRATFIELD BRAKE WOODLAND TRUST SITE IS LOCATED TO THE SOUTH AND THE POPLARS ON THE NORTHERN BOUNDARY ARE PARTIALLY VISIBLE ABOVE THE INTERVENING VEGETATION TO THE NORTH. THE VIEW HAS AN OPEN CHARACTER DUE TO THE SPORTS FIELDS IN THE FOREGROUND.	61	480M	HIGH
29	N/A	USERS OF PUBLIC OPEN SPACE AND SPORTS GROUND	VIEW FROM THE NORTHERN HALF OF STRATFIELD BRAKE SPORTS GROUND WHERE THE RUGBY PITCHES ARE LOCATED, LOOKING EAST TOWARDS THE SITE. THE RUGBY POSTS AND FLOODLIGHTS PROVIDE VERTICAL ELEMENTS IN THE OPEN FIELDS, WITH MATURE HEDGEROWS, TREEBELTS AND WOODLANDS DEFINING THE SPORTS GROUND AREA AND FORESHORTENING LONG DISTANCE VIEWS. THE SITE IS LOCATED BEYOND THE CLUBHOUSE WITH OPEN VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION WHERE IT RISES ABOVE THE VEGETATION WITHIN THE SPORTS GROUND. THE CHARACTER OF THE VIEW IS OF SPORTS PITCHES SET AGAINST A WOODED BACKDROP.	63	490M	HIGH
30	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM HAZEL CRESCENT/SOUTH AVE TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. DIRECT VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM ALTHOUGH THE TREE TOPS OF THE POPLARS ON THE NORTHERN BOUNDARY ARE VISIBLE WHERE THEY RISE ABOVE THE INTERVENING VEGETATION AND BUILT FORM. THE CHARACTER OF THE VIEW IS OF A RESIDENTIAL STREET WITH ASSOCIATED PLANTING.	67	435M	LOW
31	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM OXFORD PARKWAY PARK AND RIDE CAR PARK TO THE EAST OF THE SITE, LOOKING WEST TOWARDS OXFORD PARKWAY AND THE SITE. THE STAIRS AND BRIDGE OVER THE RAILWAY TRACKS ARE A PROMINENT FEATURE IN THE VIEW, SET BEYOND THE OPEN TARMAC OF THE CAR PARK. VEGETATION ASSOCIATED WITH THE CAR PARK AND OXFORD ROAD TRUNCATE VIEWS OF THE CENTRAL FIELD WITHIN THE SITE AND FORESHORTEN ANY LONG DISTANCE VIEWS. THERE ARE OPEN VIEWS OF THE VEGETATION AND PEDESTRIAN RAMP PROVIDING ACCESS TO THE RAIL STATION FROM OXFORD ROAD WITHIN THE SITE. THE 400KW PYLONS ARE PROMINENT FEATURES TO THE SOUTH OF THE SITE.	61	290M	LOW
32	N/A	TRANSIENT FROM PERMISSIVE ROUTE	VIEW FROM THE PERMISSIVE ROUTE CONNECTING STRATFIELD BRAKE TO OXFORD CANAL. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. THE CHARACTER OF THE VIEW IS OF A RURAL, NATURALISTIC LANDSCAPE WITH AREAS OF MIXED GRASSLAND, SCRUB AND WOODLAND.	62	600M	HIGH
33	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM OXFORD ROAD TO THE NORTH OF THE SITE ADJACENT TO THE SAINSBURY'S SUPERSTORE CAR PARK. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLARS ON THE NORTHERN BOUNDARY OF THE SITE, BUT VIEWS OF THE REMAINING SITE BOUNDARY ARE OBSCURED BY THE INTERVENING VEGETATION WITHIN THE CENTRAL PART OF KIDLINGTON ROUNDABOUT.	67	350M	LOW
34	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 229/10/10 TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE OPEN FIELD IN THE FOREGROUND CREATES AN OPEN CHARACTER TO THE VIEW ALLOWING FOR LONG DISTANCE VIEWS TO THE NORTH WEST. STRATFIELD BRAKE WOODLAND IS PROMINENT ON THE HORIZON IN THE CENTRE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE TREE TOPS OF THE WOODLAND BLOCK IMMEDIATELY SOUTH OF THE SITE BEYOND THE VEGETATION ASSOCIATED WITH FRIEZE WAY. THE 400KW PYLONS STAND OUT AGAINST THE SKYLINE AT REGULAR INTERVALS IN THE VIEW WITH SMALLER SCALE COMMUNICATIONS LINES PROMINENT IN THE FOREGROUND.	72	800M	HIGH
35	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 152/6/10, LOOKING EAST TOWARDS OXFORD AND KIDLINGTON. THE SITE FORMS A SMALL PART OF A COMPLEX PANORAMA WITHIN THE LOWER GROUND IN THE MIDDLE DISTANCE. THE HILLS TO THE WEST OF OXFORD FORM THE HORIZON BEYOND. THE CHARACTER OF THE VIEW IS OF AN OPEN, AGRICULTURAL LANDSCAPE WITH SOME BUILT FORM SET AMONGST THE VEGETATION ON THE LOWER GROUND.	91	5.2 KM	HIGH
36	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 420/14/20 / SHAKESPEARE'S WAY LONG DISTANCE WALKING ROUTE TO THE WEST OF THE SITE. VIEWS OF THE SITE AND SURROUNDING LANDSCAPE ARE TRUNCATED BY THE DENSE VEGETATION FLANKING THE ROUTE.	96	3.4 KM	HIGH
37	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 124/2/10 TO THE WEST OF THE SITE, LOOKING EAST TOWARDS YARNTON AND KIDLINGTON. THE VIEW IS CHARACTERISED BY ITS LONG DISTANCE, PANORAMIC RANGE TO THE HILLS BEYOND OXFORD TO THE WEST. THE SITE IS LOCATED WITHIN THE MIDDLE DISTANCE IN THE LOWER LYING LAND. THE TOPS OF THE POPLARS ON THE NORTHERN BOUNDARY ARE PARTIALLY VISIBLE BUT BLEND IN WITH THE WOODED CHARACTER OF THE SURROUNDING LANDSCAPE.	97	3.4KM	HIGH

FIGURE 7.42 SUMMARY OF VISUAL ASSESSMENT PART 3

# SUMMARY OF VISUAL ASSESSMENT

TABLE 7.1.1 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M AOD)	DISTANCE	VALUE
38	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 237/4/30 TO THE SOUTH OF BLECHINGDON, LOOKING SOUTH TOWARDS OXFORD. THE VIEW IS RURAL IN CHARACTER AND FAR REACHING. VIEWS OF THE SITE ARE PRIMARILY TRUNCATED BY THE INTERVENING TREE BELTS AND VEGETATION DUE TO ITS LOW LYING POSITION IN THE MIDDLE DISTANCE. THE HORIZON IS FORMED BY THE HILLS SURROUNDING OXFORD TO THE WEST AND SOUTH.	97	4.75KM	HIGH
39	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM ALMOND AVENUE IN KIDLINGTON TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM. THE CHARACTER OF THE VIEW IS THAT OF A ROAD CORRIDOR THROUGH A RESIDENTIAL ESTATE.	63	915M	LOW
40	N/A	USERS OF PUBLIC OPEN SPACE AND SPORTS GROUND	VIEW FROM RON GROVES COMMUNITY PARK IN KIDLINGTON TO THE NORTH OF THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM AND VEGETATION. THE CHARACTER OF THE VIEW IS OF AN AMENITY GREEN SPACE SURROUNDED BY RESIDENTIAL DWELLINGS.	63	890M	HIGH
41	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM HAMPDEN DRIVE TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE POPLARS ALONG BICESTER ROAD ARE PROMINENT ABOVE THE HOUSES LEADING TO THOSE ON THE NORTHERN SITE BOUNDARY.	65	550M	LOW
42	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM CROMWELL WAY TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. THE TOPS OF THE POPLARS ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE ABOVE THE BUILT FORM AT THE END OF THE ROAD CORRIDOR.	67	900M	LOW
43	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 229/9/30, WITHIN THE RIVER CHERWELL FLOOD PLAIN TO THE EAST OF THE SITE. THE SITE IS LOCATED IN THE CENTRE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE EASTERN BOUNDARY VEGETATION BEYOND OXFORD PARKWAY STATION AND THE INTERVENING FIELD BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS OF AN AGRICULTURAL LANDSCAPE THAT IS CROSSED BY ELECTRICITY PYLONS AND OVERHEAD CABLES IN PLACES.	59	1.1KM	HIGH
44	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 229/5/40 AS IT CROSSES OVER THE RAILWAY LINE, LOOKING SOUTH WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE WOODLAND ALONG THE NORTHERN BOUNDARY OF THE SITE. OXFORD PARKWAY STATION IS PROMINENT IN FRONT OF THE SITE WITH THE VEGETATION ON THE EMBANKMENT NEXT TO THE STATION WITHIN THE SITE ALSO VISIBLE. THE SITE FORMS PART OF A WELL VEGETATED LANDSCAPE THAT IS PREDOMINANTLY AGRICULTURAL IN CHARACTER.	66	1.1KM	HIGH
45	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 229/9/10 TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE POPLARS ALONG BICESTER ROAD AND ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE ON THE SKYLINE WITH THE SITE SITUATED IN THE CENTRE OF THE VIEW. THE CHARACTER OF THE VIEW IS OF AN AGRICULTURAL LANDSCAPE WITH WELL VEGETATED FIELD BOUNDARIES AND TREE BELTS. THE GRADE II LISTED MIDDLE FARM IS VISIBLE AMONGST THE VEGETATION TO THE SOUTH.	59	1.7KM	HIGH
46	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 229/5/40, LOOKING WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE SOUTHERN, EASTERN AND NORTHERN SITE BOUNDARY VEGETATION ABOVE THE INTERVENING VEGETATION ALONG THE RAILWAY LINE AND OXFORD ROAD IN THE CENTRE OF THE VIEW. OXFORD PARKWAY STATION AND THE VEGETATED EMBANKMENT WITHIN THE SITE ARE VISIBLE TO THE SOUTH WEST. THE VIEW IS CHARACTERISED BY ITS LARGE SCALE, AGRICULTURAL FIELDS WHICH CREATE A SENSE OF OPENNESS IN THE FOREGROUND. THE VEGETATION ASSOCIATED WITH THE ROAD AND RAIL CORRIDORS CREATES A VEGETATED HORIZON.	58	1.3KM	HIGH
47	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 123/1/10 / OXFORD GREEN BELT WAY LONG DISTANCE WALKING ROUTE, LOOKING WEST TOWARDS THE SITE AND KIDLINGTON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. THERE ARE FAR REACHING, PANORAMIC VIEWS FROM THIS LOCATION. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED AGRICULTURAL LANDSCAPE	90	5.6KM	HIGH
48	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 309/9/20, LOOKING NORTH WEST TOWARDS THE SITE. THE VIEW IS FAR REACHING AND PANORAMIC, CONSISTING OF A WELL VEGETATED, AGRICULTURAL LANDSCAPE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TREE BELT IN THE FOREGROUND.	97	5.4KM	HIGH
49	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	FAR REACHING, PANORAMIC VIEW FROM A FIELD GATE ON COMMON ROAD, LOOKING WEST ACROSS THE WIDER LANDSCAPE SURROUNDING KIDLINGTON. THE SITE FORMS A SMALL PART OF THE VIEW ON THE LOWER GROUND. THE HORIZON IS FORMED BY THE HILLS TO THE WEST AND NORTH OF OXFORD.	132	5.5KM	HIGH
50	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 201/9/30 LOOKING WEST TOWARDS THE SITE AND KIDLINGTON. THE CHARACTER OF THE VIEW IS DEFINED BY LARGE OPEN FIELDS DEFINED BY HEDGEROWS AND TREE BELTS WITH THE HORIZON FORMED BY THE HILLS BEYOND KIDLINGTON TO THE NORTH AND WEST. THE SITE FORMS A SMALL PART OF THE VIEW IN THE CENTRE OF THE VIEW.	116	4.8KM	HIGH

FIGURE 7.43 SUMMARY OF VISUAL ASSESSMENT PART 4

# SUMMARY OF VISUAL ASSESSMENT

TABLE 7.1.1 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M AOD)	DISTANCE	VALUE
51	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 201/5/10 / OXFORD GREEN BELT WAY, LOOKING WEST TOWARDS KIDLINGTON AND THE SITE. THE BRIDGE CONNECTING THE PLATFORMS AT OXFORD PARKWAY STATION IS VISIBLE AGAINST A WOODED BACKDROP IN THE CENTRE OF THE IMAGE. THE SITE BOUNDARY VEGETATION IS PARTIALLY VISIBLE BEYOND. THE CHARACTER OF THE VIEW IS DEFINED BY OPEN FIELDS AND RISING GROUND SURROUNDING THE VALLEY FLOOR, WITHIN WHICH THE SETTLEMENTS ARE LOCATED. THE VIEW HAS A RURAL AND AGRICULTURAL CHARACTER WITH THE HILLS TO THE NORTH AND WEST FORMING THE HORIZON.	99	4.4KM	HIGH
52	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	VIEW FROM LINKSIDE AVENUE TO THE SOUTH OF THE SITE, LOOKING NORTH. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION SURROUNDING THIS RESIDENTIAL ROAD CORRIDOR.	74	1.1KM	LOW
53	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 229/10/30 TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE VEGETATION ASSOCIATED WITH THE A34 ROAD CORRIDOR. THE RAILWAY LINE IS VISIBLE TO THE EAST WITH THE VEGETATION ASSOCIATED WITH NORTH OXFORD GOLF COURSE PROMINENT BEYOND. THE CHARACTER OF THE VIEW IS OF AGRICULTURAL FIELDS ENCLOSED BY TREE BELTS AND HEDGEROWS.	68	640M	HIGH
54	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 419/1/10 / OXFORD GREEN BELT WAY LONG DISTANCE WALKING ROUTE, LOOKING EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY OPEN AGRICULTURAL FIELDS AND WOODLAND BELTS ASSOCIATED WITH TRANSPORT CORRIDORS. THE LINE OF POPLARS ALONG BICESTER ROAD ARE RECOGNISABLE AGAINST THE SKYLINE. THE SITE FORMS PART OF THE CENTRAL AREA OF THE VIEW WITH PARTIAL VIEWS OF PARTS OF THE SITE BOUNDARY VEGETATION. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND BUILT FORM.	79	4.1KM	HIGH

FIGURE 7.44 SUMMARY OF VISUAL ASSESSMENT PART 5



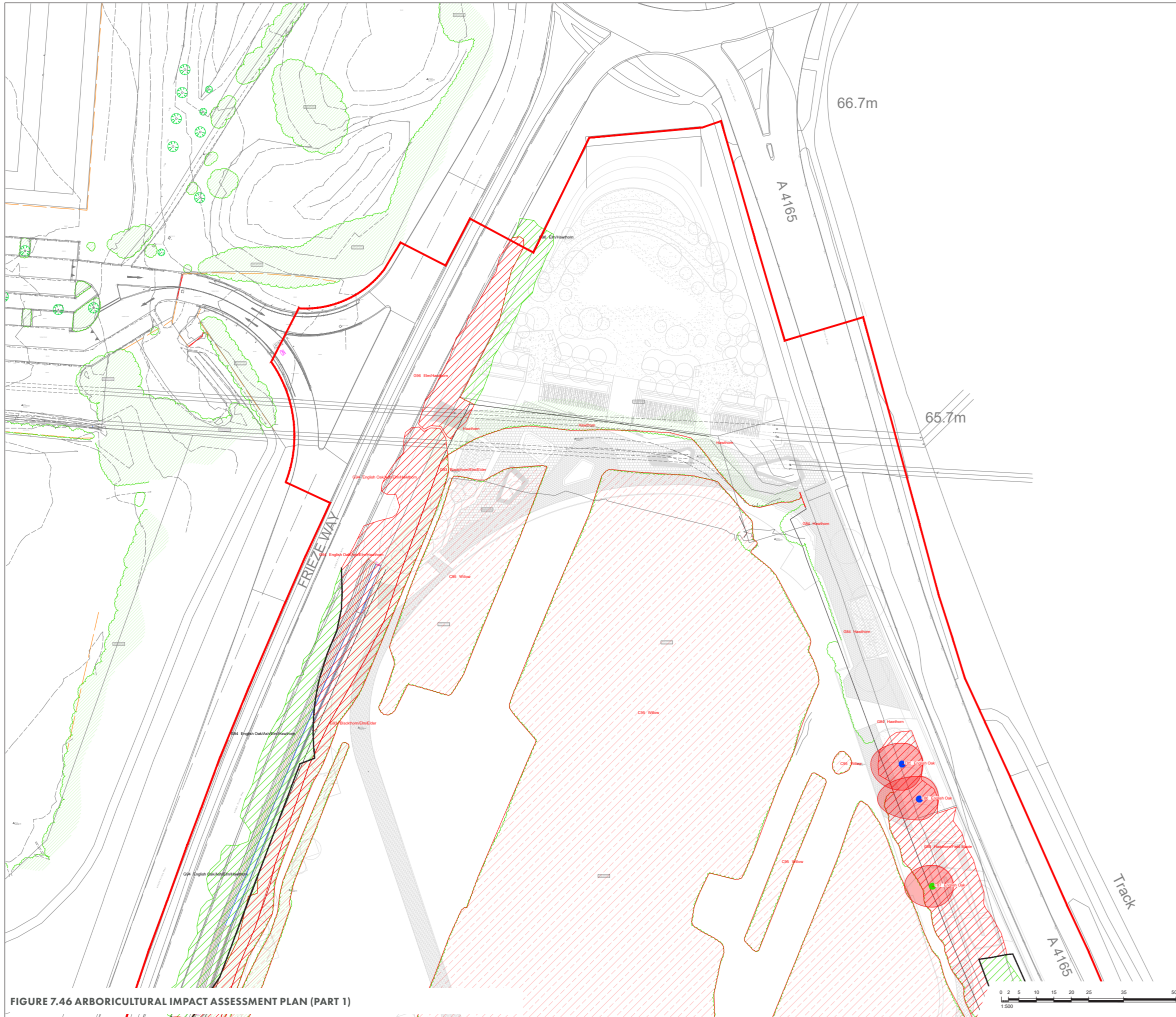


FIGURE 7.46 ARBORICULTURAL IMPACT ASSESSMENT PLAN (PART 1)

**NOTES**  
 This drawing is the property of tree: fabrik ltd. It must not be copied or reproduced without written consent. The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Only figured dimensions are to be taken from this drawing. This is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of surveying. This is not a vegetation assessment for NHC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

**General**  
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report (TF1241-FAB-00-XX-DR-G-8301). Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

**Site Boundary**  
 Site boundary (indicative)

**Statutory Designations (trees)**  
 Cherwell District Council online mapping tool indicates that the site does not lie within a Conservation Area and trees within the site are not subject to a Tree Preservation Order.  
 The statutory designation may change and therefore it is recommended that Cherwell District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

**Tree Survey**

T4	Tree No.	Ash	Common name
C1	Coppice (biomass)	W	Group
W1	Woodland		

**Quality & value of existing tree stock**  
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) "Trees in relation to design, demolition and construction". The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U	U Category tree Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	B	B Category tree Trees of moderate quality and value
A	A Category tree Trees of high quality and value	C	C Category tree Trees of low quality and value

**Above and Below Ground Constraints**  
 In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread  
 Preliminary root protection area  
 Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

**Impact Assessment**

[Blue square]	Proposed building	[Green hatched]	Group to be retained
[Green circle]	Tree to be retained	[Red hatched]	Group to be removed
[Green square]	Woodland to be retained		
[Red circle]	Tree to be removed		
[Red hatched]	Coppice (biomass) to be removed		

**Tree Protection**  
 Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)

**tree: fabrik**  
 Lenten House  
 16 Lenten Street  
 Abingdon, Hampshire  
 GU24 1HG  
 T : 01420 593250  
 F : 01420 544243  
 E : alan@treefabrik.com

North

Project  
**OXFORD UNITED FC  
 NEW STADIUM DEVELOPMENT, OXFORD**

Drawing  
**TREE REMOVAL & ARBORICULTURAL IMPACT  
 ASSESSMENT PLAN**

Scale  
**1:500**

Date  
**OCT '23**

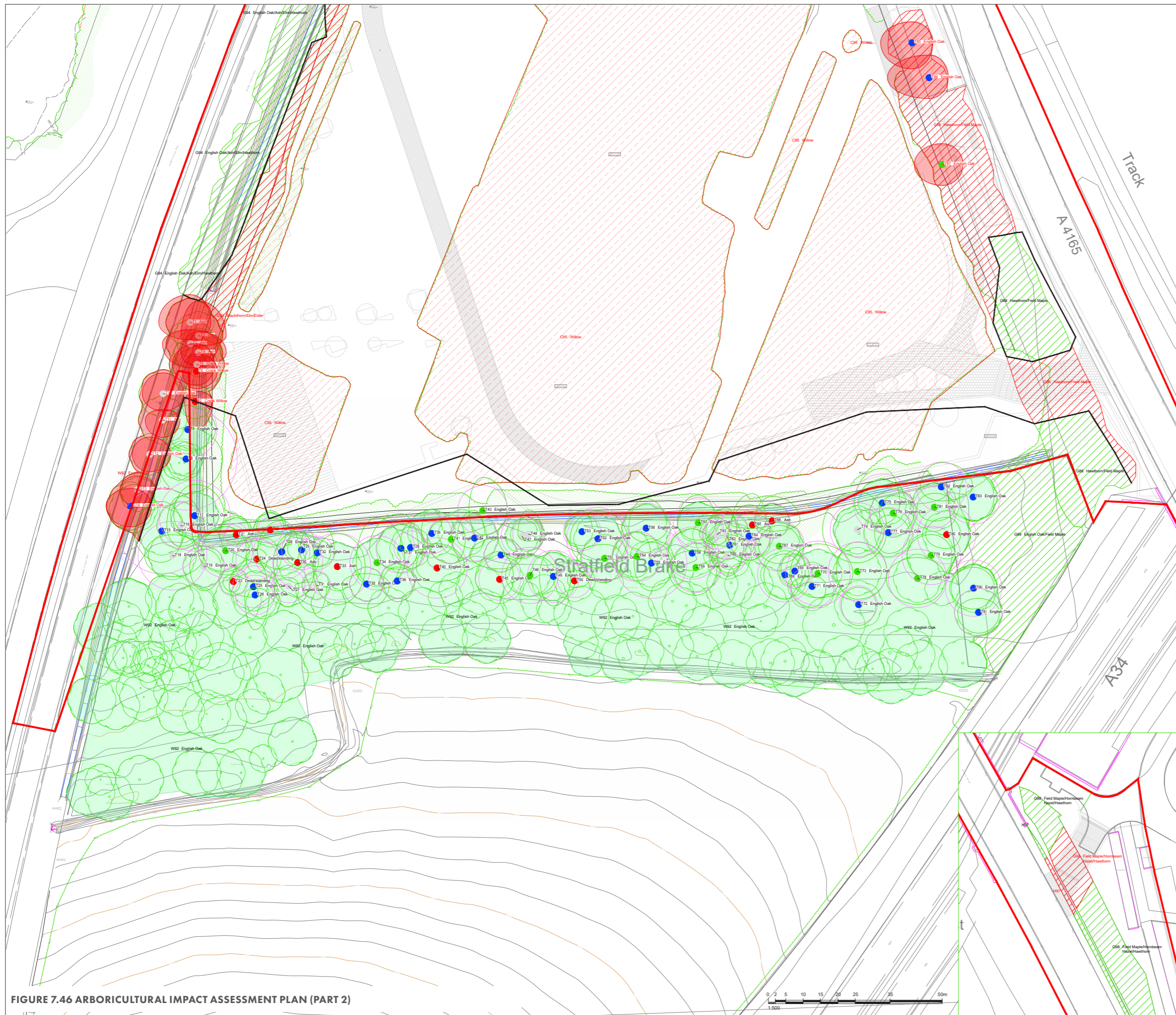
Drawn  
**AR**

Drawing No.  
**TF1241-FAB-00-XX-DR-G-8301**

Revision

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Information
<input checked="" type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size - A1  
 Copyright Reserved ©



**NOTES**  
 This drawing is the property of tree:fabrik ltd. It must not be copied or reproduced without written consent. The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Only signed dimensions are to be taken from this drawing. This is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of surveying. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

**General**  
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report (TF1241-FAB-00-XX-DR-G-8301). Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

**Site Boundary**  
 Site boundary (indicative)

**Statutory Designations (trees)**  
 Cherwell District Council online mapping tool indicates that the site does not lie within a Conservation Area and trees within the site are not subject to a Tree Preservation Order.

The statutory designation may change and therefore it is recommended that Cherwell District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

**Tree Survey**

T4	Tree No.	Ash	Common name
[Hatched]	Coppice (biomass)	[Hatched]	Group
W1	Woodland		

**Quality & value of existing tree stock**  
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

[Red Circle]	U Category tree Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	[Blue Circle]	B Category tree Trees of moderate quality and value
[Green Circle]	A Category tree Trees of high quality and value	[Grey Circle]	C Category tree Trees of low quality and value

**Above and Below Ground Constraints**

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

[Green Circle]	Crown spread
[Pink Circle]	Preliminary root protection area Illustrated as an area equivalent to a circle.

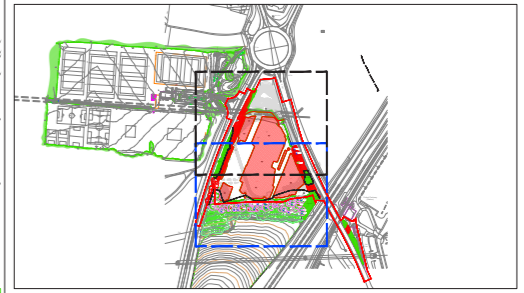
The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

**Impact Assessment**

[Blue Box]	Proposed building	[Green Hatched]	Group to be retained
[Green Circle]	Tree to be retained	[Red Hatched]	Group to be removed
[Green Circle]	Woodland to be retained		
[Red Circle]	Tree to be removed		
[Red Hatched]	Coppice (biomass) to be removed		

**Tree Protection**

**Type 1 Barriers** - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig 2 BS5837 2012 - Default specification for protective barrier)



**tree: fabrik**

Lentzen House  
 16 Lentzen Street  
 Alton, Hampshire  
 GU34 1HG  
 T: 01420 593250  
 F: 01420 544243  
 E: alan@treefabrik.com

Project  
**OXFORD UNITED FC  
 NEW STADIUM DEVELOPMENT, OXFORD**

Drawing  
**TREE REMOVAL & ARBORICULTURAL IMPACT  
 ASSESSMENT PLAN**

Scale  
**1:500**

Date  
**OCT '23**

Drawing No.  
**TF1241-FAB-00-XX-DR-G-8302**

Drawing sheet size - A1  
 Copyright Reserved ©

**FIGURE 7.46 ARBORICULTURAL IMPACT ASSESSMENT PLAN (PART 2)**



**PAGE INTENTIONALLY LEFT BLANK**



LENTEN HOUSE  
16 LENTEN STREET  
ALTON  
HAMPSHIRE  
GU34 1HG

FIRST FLOOR STUDIO,  
THE OLD SCHOOL  
4 EXTON STREET  
LONDON  
SE1 8UE

FABRIKUK.COM

**fabrik**