

Table 10.11 Assessment of Operation Effects: Visual Environment

Receptor	Location	Phase	Predicted impact	Magnitude of Effect – No mitigation	Significance of Effect – No mitigation	Mitigation	Residual Effect
Viewpoint 1 Medium sensitivity	Shipton Road, adjacent to the northern boundary of the site, looking south	Operation	Introduction of built form into the application site. Proposed football facilities in the foreground will be visible. Direct; Permanent	High	Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Provision of landscape buffers to the northern boundary and location of the football facilities will create a degree of separation between the viewpoint and the proposed built form of the wider development ensuring that built form does not dominate this view. The implementation of a robust landscape scheme will assist in softening the northern edge of the development, filtering views across the site.	Moderate / Minor Adverse (Year 1) Minor Neutral (Year 10)
Viewpoint 2 High sensitivity	Plane Tree Way to the west of the site,	Operation	Proposed playing fields located beyond existing	Medium	Moderate Neutral	High quality, appropriate layout that has been informed by detailed site	Moderate / Minor Neutral

	looking east		hedgerow to be retained. Direct; Permanent			surveys. Location of proposed school playing fields ensure the proposed built form is not evident from this viewpoint and that the key characteristics of this view are not affected.	(Year 1) Minor Neutral (Year 10)
Viewpoint 3 High sensitivity	Flemings Road to the west of the site, looking east	Operation	Introduction of residential built form with associated private open space Direct; Permanent	High	Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Provision of landscape buffers to the western boundary will create a degree of separation between the viewpoint and the proposed built form, ensuring that this viewpoint is not overlooked. The implementation of comprehensive scheme of soft landscaping will complement and reinforce the existing landscape framework, softening the western edge of the proposals.	Moderate Adverse (Year 1) Moderate / Minor Neutral (Year 10)
Viewpoint 4 High sensitivity	Footpath within the application site, to the south of Hedge End, looking	Operation	Introduction of residential built form with associated private open space	High	Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Creation of a landscaped linear park	Moderate Adverse (Year 1)

	east		Direct; Permanent			along the route of the footpath will ensure a degree of breathing space is maintained and the footpath is not dominated by the proposals. The implementation of a comprehensive scheme of soft landscaping will complement and reinforce the existing landscape framework and soften the western edge of the proposals within the context of this view.	Moderate / Minor Neutral (Year 10)
Viewpoint 5 High sensitivity	Footpath within the application site, to the north of the A44, looking east	Operation	Introduction of residential built form with associated private open space Direct; Permanent	High	Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Creation of a landscaped linear park along the route of the footpath will ensure a degree of breathing space is maintained and the footpath is not dominated by the proposals. The implementation of a comprehensive scheme of soft landscaping will complement and reinforce the existing landscape framework and soften the western edge of the proposals within the context of this view. The buffer to the southern	Moderate Adverse (Year 1) Moderate / Minor Neutral (Year 10)

						boundary will ensure that the existing hedgerow is maintained and an appropriate transition is created between the proposals, the A44 corridor and Blenheim Park to the south west.	
Viewpoint 6 High sensitivity	A44 to the west of the site, looking south east along the road corridor along the south western boundary of the site	Operation	Retention of existing hedgerow with glimpsed views of proposed residential built form to the north Direct; Permanent	Low	Moderate / Minor Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The incorporation of a linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of visual separation. The landscaped buffer to the southern boundary will ensure that the existing hedgerow is maintained and reinforced and an appropriate transition is created between the proposals, the A44 corridor and Blenheim Park to the south west.	Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 7 High sensitivity	A44 to the south west of the site, looking north towards the south	Operation	Retention of existing hedgerow with views of proposed residential built	Medium / High	Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The incorporation of a linear park with	Moderate Neutral (Year 1)

	western corner of the site		form to the north Direct; Permanent			landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of visual separation.	Minor Beneficial (Year 10)
Viewpoint 8 High sensitivity	A44 to the south west of the site, looking south east along the south western boundary	Operation	Retention of existing hedgerow with views of proposed residential built form to the north Direct; Permanent	Medium / High	Moderate / Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The incorporation of a linear park with landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of visual separation.	Moderate / Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 9 High sensitivity	A44 to the south of the application site, looking north west along the south western boundary	Operation	Retention of existing hedgerow with views of proposed residential built form to the north Direct; Permanent	Medium / High	Moderate / Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Incorporation of broad linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of physical and visual separation. The maturing of the planting within this buffer will assist the integration of the proposals, reducing the presence of the built form.	Moderate / Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 10	Junction of Bladon Road	Operation	Retention of existing hedgerow	Medium / High	Moderate / Major /	High quality, appropriate layout that has been	Moderate to Moderate /

High sensitivity	and the A44 to the south of the application site, looking north		with views of proposed residential built form to the north Direct; Permanent		Moderate Adverse	informed by detailed site surveys. Incorporation of broad linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of physical and visual separation. The implementation of comprehensive scheme of soft landscaping will complement and reinforce the existing landscape framework and form a backdrop to the roundabout. The maturing of the planting within this buffer will assist the integration of the proposals, reducing the presence of the built form.	Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 11 Medium sensitivity	Upper Campsfield Road, to the north of the A44 roundabout and east of the application site, looking south west along the south eastern boundary	Operation	Introduction of new roundabout within the streetscene and a break within the tree belt. Oblique views of proposed residential development beyond. Direct; Permanent	Medium / Low	Moderate / Minor to Minor Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The proposed roundabout has been located so as to retain the best quality trees and is positioned to the south of this viewpoint. The depth of the tree belt and intervening distance will ensure that oblique views into the site are localised.	Minor Neutral (Year 1) Minor Neutral (Year 10)

Viewpoint 12 High sensitivity	Upper Campsfield Road, at the junction with Shipton Road, looking south west along the south eastern boundary of the application site	Operation	Introduction of new roundabout within the streetscene and a break within the tree belt. Oblique views of proposed residential development beyond. Direct; Permanent	Medium / Low	Minor to Negligible Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The proposed roundabout has been located so as to retain the best quality trees and is positioned to the south of this viewpoint. The depth of the tree belt and intervening distance will ensure that oblique views into the site are localised.	Negligible Neutral (Year 1) Negligible Neutral (Year 10)
Viewpoint 13 High sensitivity	Footpath to the east of Shipton Road and Randolph Avenue, looking south	Operation	Retention of intervening hedgerows. Introduction of peripheral residential built form beyond proposed football facilities which will be in the middle distance of this view. Direct; Permanent	Medium	Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Location of the football facilities will be in the centre of the view beyond the existing intervening hedgerows which will set back the proposed built form thereby reducing the perceived presence. The retention of the existing tree belt to the east will contain views of the wider development, however, glimpsed views will be available. The development of a landscape network will assist in integrating the built form. A landscape buffer will extend the	Minor Neutral (Year 1) Minor Beneficial (Year 10)

						existing tree belt and create a degree of separation between the football facilities and Shipton Road.	
Viewpoint 14 Very High sensitivity	South eastern frontage of Blenheim Palace grounds, looking east	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland will contain views. Direct; Permanent	Negligible / No Change	Moderate / Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Key existing vegetation within the site will be retained and extensive new planting on the south western boundary will further reduce the likelihood of views from the parkland.	Minor Neutral (Year 1) Negligible to None (Year 10)
Viewpoint 15 Very High sensitivity	Footpath just to the north of Bladon within the Blenheim Palace estate, looking north east	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland will contain views. Direct; Permanent	Negligible / No Change	Moderate / Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Key existing vegetation within the site will be retained and extensive new planting on the southern boundary will further reduce the likelihood of views from the parkland.	Minor Neutral (Year 1) Negligible to None (Year 10)

Viewpoint 16 High sensitivity	Footpath adjacent to the A44, looking north west	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Intervening vegetation cover will contain views of the proposals from this location. Direct; Permanent	Negligible	Minor/Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The proposals seek to retain the majority of trees on the eastern boundary ensuring a degree of physical and visual separation is maintained. Proposed landscaping around the southern corner of the site and up the eastern boundary will ensure that the vegetated setting is preserved.	Minor / Negligible Neutral (Year 1) Negligible Neutral (Year 10)
Viewpoint 17 High sensitivity	Footpath on the northern edge of London – Oxford City Airport airfield, looking west	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Proposed access off Upper Campsfield Road will necessitate a break in the existing tree belt on the eastern boundary however, this will not be prominent within this view Direct;	Negligible	Minor Adverse	High quality, appropriate layout that has been informed by detailed site surveys. The proposed roundabout has been located so as to retain the best quality trees, with new planting proposed to ensure that a green defensible edge to the proposals is maintained. The established planting on the eastern side of Upper Campsfield Road will ensure that views into the site are heavily filtered.	Minor Neutral (Year 1) Negligible Neutral (Year 10)

			Permanent				
Viewpoint 18 High sensitivity	Footpath between Woodstock and Shipton Slade Farm looking south	Operation	Introduction of limited degree of residential built form with associated private open space to the east of Woodstock. Roofscape will be visible in the middle distance beyond intervening vegetation structure. Proposed football spectators stand and lighting also visible above intervening hedgerows. Direct; Permanent	Low	Moderate / Minor Adverse	High quality, appropriate layout that has been informed by detailed site surveys. Intervening vegetation will ensure that views of the site are reduced although it is acknowledged that some taller elements associated with the football facilities will be visible the proposals will retain the existing treescape associated with the northern boundary and new planting will seek to extend this buffer west to the access off Shipton Road. The location of the football facilities creates a set back between the built form and the landscape to the north.	Minor Neutral (Year 1) Minor Neutral (Year 10)
Viewpoint 19 Very High sensitivity	Victory Monument within the Blenheim Palace estate, looking east	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Established vegetation associated with the parkland will	Negligible / No Change	Moderate / Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Key existing vegetation within the site will be retained and extensive new planting on the southern boundary will further reduce the likelihood of views from the parkland.	Minor Neutral (Year 1) Negligible Neutral (Year 10)

			contain views of the site. Direct; Permanent				
Viewpoint 20 High sensitivity	Bridleway between Begbroke and Bladon, looking north	Operation	Introduction of residential built form with associated private open space to the east of Woodstock. Intervening vegetation cover and distance will ensure that views of the proposals are glimpsed. Proposed access off Upper Campsfield Road will necessitate a break in the existing tree belt on the eastern boundary. Direct; Permanent	Negligible	Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The proposals seek to retain the majority of trees on the eastern boundary ensuring a degree of physical and visual separation is maintained. The landscape proposals will seek to reinforce this boundary ensuring that this defensible green edge is maintained. Intervening distance and vegetation cover will ensure that views of the proposals are generally contained.	Minor Neutral (Year 1) Negligible Neutral (Year 10)
Viewpoint 21 Medium sensitivity	Langford Lane, immediately to the south of the London –	Operation	Introduction of residential built form with associated private	Negligible	Minor / Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The proposals	Minor / Negligible Neutral (Year 1)

	Oxford City Airport airfield, looking north west		open space to the east of Woodstock. Intervening vegetation cover will contain views of the proposals from this location. Proposed access off Upper Campsfield Road will necessitate a break in the existing tree belt on the eastern boundary. Direct; Permanent			seek to retain the majority of trees on the eastern boundary ensuring a degree of physical and visual separation is maintained. The landscape proposals will seek to reinforce this boundary ensuring that this defensible green edge is maintained. Intervening distance and vegetation cover will ensure that views of the proposals are generally contained.	Negligible Neutral (Year 10)
Viewpoint 22 Medium sensitivity	Shipton Road looking south over playing fields	Operation	Retention of existing hedgerow with views of proposed residential built form to the north Direct; Permanent	Low/Medium	Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Introduction of recreational elements in addition to the retention and reinforcement of both existing and proposed tree planting.	Minor Neutral (Year 1) Negligible Neutral (Year 10)
Viewpoint 23 High sensitivity	Local footway and residential off Plane Tree Way looking east	Operation	Retention of existing hedgerow with views of proposed residential built form to the north	Low	Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Introduction of recreational elements in addition to the retention	Minor Neutral (Year 1)

			Direct; Permanent			and reinforcement of both existing and proposed tree planting.	Negligible Neutral (Year 10)
Viewpoint 24 High sensitivity	A44 to the south west of the application site looking north west along the south western boundary	Operation	Retention of existing hedgerow with views of proposed residential built form to the north Direct; Permanent	Medium / High	Moderate / Major / Moderate Adverse	High quality, appropriate layout that has been informed by detailed site surveys. . Incorporation of broad linear park landscape buffer along the southern boundary will set built form back from this boundary ensuring a degree of physical and visual separation. The maturing of the planting within this buffer will assist the integration of the proposals, reducing the presence of the built form.	Moderate / Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 25 High sensitivity	A44 to the south west of the application site looking north west along the south western boundary	Operation	Retention of existing hedgerow with views over the SAM and of proposed residential built form to the north Direct; Permanent	Low	Moderate / Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Viewers would be aware of the edges to the development with the main thrust of the view over the SAM.	Minor Neutral (Year 1) Minor Beneficial (Year 10)
Viewpoint 26 Medium/ High sensitivity	A44 roundabout looking north west over the application site.	Operation	Retention of existing hedgerow with views of proposed residential built	Medium / High	Moderate/Minor Adverse	High quality, appropriate layout that has been informed by detailed site surveys. . Incorporation of broad linear park landscape buffer along the	Moderate / Minor Neutral (Year 1)

			form to the north Direct; Permanent			southern boundary will set built form back from this boundary ensuring a degree of physical and visual separation. The implementation of comprehensive scheme of soft landscaping will complement and reinforce the existing landscape framework and form a backdrop to the roundabout. The maturing of the planting within this buffer will assist the integration of the proposals, reducing the presence of the built form	Minor Beneficial (Year 10)
--	--	--	-------------------------------------------	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------