

Table 10.8 Assessment of Construction 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	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	High	Moderate Adverse	Retention of vegetation associated with the Pest House boundary. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced.	Moderate Adverse to Moderate / Minor Adverse
Viewpoint 2 High sensitivity	Plane Tree Way to the west of the site, looking east	Construction	Introduction of heavy plant and construction elements onto the site for playing field construction Direct; Temporary	Low	Moderate / Minor Adverse	Retention of boundary vegetation	Moderate / Minor Neutral
Viewpoint 3 High sensitivity	Flemings Road to the west of the site, looking east	Construction	Introduction of heavy plant and construction elements onto the site Direct;	High	Major / Moderate Adverse	Retention of boundary planting and internal vegetation assists in breaking up the development site. The phased approach to the development will ensure	Major / Moderate to Moderate Adverse

			Temporary			that as the construction phases commence away from this viewpoint, the perceived change is reduced due to the intervening built form.	
Viewpoint 4 High sensitivity	Footpath within the application site, to the south of Hedge End, looking east	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	High	Major / Moderate Adverse	Retention of boundary planting will ensure a green backdrop to the development. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced due to the intervening built form.	Major / Moderate to Moderate Adverse
Viewpoint 5 High sensitivity	Footpath within the application site, to the north of the A44, looking east	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	High	Major / Moderate Adverse	Retention of boundary planting will ensure an established landscaped context to the development is achieved. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced due to the intervening built form.	Major / Moderate to Moderate Adverse
Viewpoint 6 High	A44 to the west of the site, looking	Construction	Introduction of heavy plant and construction	Low	Moderate / Minor Adverse	Retention of key vegetation on the southern boundary will	Minor Adverse

sensitivity	south east along the road corridor along the south western boundary of the site		elements onto the site Direct; Temporary			ensure that views into the site are limited.	
Viewpoint 7 High sensitivity	A44 to the south west of the site, looking east towards the eastern corner of the site	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium /High	Moderate / Major / Moderate Adverse	Retention of key south western boundary will ensure that views into the site are limited. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced due to the intervening built form.	Moderate Adverse
Viewpoint 8 High sensitivity	A44 to the south west of the site, looking south east along the south western boundary	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium / High	Moderate / Major / Moderate Adverse	Retention of key vegetation on the southern boundary will ensure that views into the site are limited. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced due to the intervening built form.	Moderate Adverse
Viewpoint 9 High	A44 to the south of the application	Construction	Introduction of heavy plant and construction	Medium / High	Moderate / Major / Moderate	Retention of key vegetation along the southern boundary.	Moderate Adverse

sensitivity	site, looking north west along the south western boundary		elements onto the site Direct; Temporary		Adverse	Incorporation of a wide no-development zone along the southern edge of the site will ensure that the construction elements are set back from, this boundary.	
Viewpoint 10 High sensitivity	Junction of Bladon Road and the A44 to the south of the application site, looking north	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium / High	Moderate / Major / Moderate to Adverse	Retention of key vegetation along the southern boundary. Incorporation of a wide no-development zone along the southern edge of the site will ensure that the construction elements are set back from, this boundary.	Moderate Adverse
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	Construction	Removal of section of tree belt. Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium	Moderate Adverse	Selective removal of part of the existing tree belt ensures the retention of key trees and the main bulk of the group. This retained planting will assist in containing views into the site.	Moderate / Minor Adverse
Viewpoint 12 High	Upper Campsfield Road, at the	Construction	Removal of section of tree belt approximately half	Medium	Moderate Adverse	Selective removal of part of the existing tree belt ensures the retention of	Moderate / Minor Adverse

sensitivity	junction with Shipton Road, looking south west along the south eastern boundary of the application site		way down the south eastern boundary. Introduction of heavy plant and construction elements onto the site Direct; Temporary			key trees and the main bulk of the group. This retained planting will assist in containing views into the site.	
Viewpoint 13 High sensitivity	Footpath to the east of Shipton Road and Randolph Avenue, looking south	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	High / Medium	Moderate / Major / Moderate Adverse	Retention of vegetation associated with northern boundary and Pest House site. The phased approach to the development will ensure that as the construction phases commence away from this viewpoint, the perceived change is reduced.	Moderate Adverse
Viewpoint 14 Very High sensitivity	South eastern frontage of Blenheim Palace, looking east	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Negligible / No Change	Minor Neutral	Retention of vegetation associated with the boundaries of the application site.	Minor Neutral
Viewpoint 15 Very High sensitivity	Footpath just to the north of Bladon within the Blenheim Palace estate,	Construction	Introduction of heavy plant and construction elements onto the site	Negligible / No Change	Moderate / Minor Neutral	Retention of vegetation associated with the boundaries of the application site.	Moderate / Minor Neutral

	looking north east		Direct; Temporary				
Viewpoint 16 High sensitivity	Footpath adjacent to the A44, looking north west	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Negligible	Minor Neutral	Retention of vegetation associated with the boundaries of the application site.	Minor Neutral
Viewpoint 17 High sensitivity	Footpath on the northern edge of London – Oxford City Airport airfield, looking west	Construction	Removal of section of tree belt and introduction of heavy plant and taller construction elements onto the site Direct; Temporary	Negligible	Minor Adverse	Selective removal of part of the existing tree belt ensures the retention of key trees and the main bulk of the group. This retained planting will assist in containing views into the site.	Minor Neutral
Viewpoint 18 High sensitivity	Footpath between Woodstock and Shipton Slade Farm looking south	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Negligible	Minor Adverse	Retention of vegetation associated with the boundaries of the application site.	Minor Neutral
Viewpoint 19 Very High sensitivity	Victory Monument within the Blenheim Palace estate, looking east	Construction	Introduction of heavy plant and construction elements onto the site	Negligible / No Change	Moderate / Minor Neutral	Retention of vegetation associated with the boundaries of the application site.	Moderate / Minor Neutral

			Direct; Temporary				
Viewpoint 20 High sensitivity	Bridleway between Begbroke and Bladon, looking north	Construction	Removal of section of tree belt and introduction of heavy plant and construction elements onto the site Direct; Temporary	Negligible	Minor Neutral	Selective removal of part of the existing tree belt ensures the retention of key trees and the main bulk of the group. This retained planting will assist in containing views into the site	Minor Neutral
Viewpoint 21 Medium sensitivity	Langford Lane, immediately to the south of the London – Oxford City Airport airfield, looking north west	Construction	Removal of section of tree belt and introduction of heavy plant and construction elements onto the site Direct; Temporary	Negligible	Minor / Negligible Neutral	Selective removal of part of the existing tree belt ensures the retention of key trees and the main bulk of the group. This retained planting will assist in containing views into the site	Minor / Negligible Neutral
Viewpoint 22 Medium sensitivity	Shipton Road looking south over playing fields	Construction	Introduction of heavy plant and construction elements beyond the playing field boundary Direct; Temporary	Low	Minor Neutral	Retention of vegetation associated with the boundaries of the application site.	Minor Neutral
Viewpoint 23 High sensitivity	Local footway and residential off Plane Tree Way looking	Construction	Introduction of heavy plant and construction elements onto the	Low	Moderate / Minor Adverse	Retention of boundary vegetation	Moderate / Minor Neutral

	east		site for playing field construction Direct; Temporary				
Viewpoint 24 High sensitivity	A44 to the south west of the application site looking north west along the south western boundary	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium/High	Moderate / Major / Moderate Adverse	Retention of key vegetation along the southern boundary. Incorporation of a wide no-development zone along the southern edge of the site will ensure that the construction elements are set back from, this boundary.	Moderate Adverse
Viewpoint 25 High sensitivity	A44 to the south west of the application site looking north west along the south western boundary	Construction	Introduction of heavy plant and construction elements within the periphery of the view. Direct; Temporary	Low/Medium	Moderate/Minor Adverse	Retention of key vegetation along the southern boundary. Incorporation of a wide no-development zone along the southern edge of the site will ensure that the construction elements are set back from, this boundary and would not be located over the SAM.	Moderate/Minor Adverse

Viewpoint 26 Medium/ High sensitivity	A44 roundabout looking north west over the application site.	Construction	Introduction of heavy plant and construction elements onto the site Direct; Temporary	Medium / High	Moderate / Major / Moderate to Moderate Adverse	Retention of key vegetation along the southern boundary. Incorporation of a wide no-development zone along the southern edge of the site will ensure that the construction elements are set back from, this boundary.	Moderate adverse