

Appeal Reference: APP/Q3115/W/24/3358132

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## **Annex C**

### **Landscape Impact Assessment**

**Landscape Proof of Evidence on behalf of**

**South Oxfordshire District Council**

**Prepared by Anne Priscott BaHons CMLI**

**The development of a Battery Energy Storage System (BESS), comprising a 500-megawatt (MW) battery storage facility with associated infrastructure, access and landscaping, with a connection into the Culham Jet National Grid substation.**

**Land to the north of the Culham Campus Thame Lane, Clifton Hampden, OX14 3GY**

**Planning Application No. P24/S1498/FUL “Appeal Scheme”**

**Planning Inspectorate Appeal Reference: APP/Q3115/W/24/3358132**

**May 2025**

## Consideration of Landscape Resources that Apply to the Site

### Potential Effects on Landscape

- c1 The general methodology adopted is that described in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3, Third Edition 2013). The aim of this Annex is to establish, using accepted criteria, the significance of any change or impact to the character of the local landscape and to the character of the broader area, as a consequence of the proposed development.
- c2 This assessment has sought to identify the key landscape receptors that are likely to be affected by the changes brought about by the proposed development. The assessment considers both the **2017 LCA (CD 5.4)** used in the **LVIA (CD 1.1.16)** as well as the updated **LCA 2024 (CD 6.1)**.
- c3 The assessment of effects on landscape as a resource in its own right, draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development include the following:
- The landscape fabric of the site; and
  - The key landscape characteristics of the 'host' landscape character area which contains the proposed development.
- c4 The main host landscape character type in the **2017 Landscape Character Assessment (CD 5.4)** is the **Parkland and Estate Farmlands (LCT15)**. A small part of the development lies within the **Institutions (LCT9)** area.
- c5 Beyond these types, with the exception of the **Open Farmed Hills and Valleys**, other LCTs generally lie outside of the ZTV or in areas field checked to be unlikely to be impacted on by the proposals, and therefore in this scenario only the **Parkland and Estate Farmlands (LCT15)** and **Open Farmed Hills and Valleys (LCT13)** key characteristics are reviewed in relation to the proposed development this Annex.

- c6 In GLVIA3 the LI and IEMA set out in paragraphs 5.39 and 5.40 that: *“Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape. In LVIA sensitivity is similar to the concept of landscape sensitivity used in the wider arena of landscape planning but is not the same as it is specific to the particular project or development that is being proposed and to the location in question”.*
- c7 *“This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”*
- c8 Notably, in the application **LVIA (CD 1.1.16)** the assessor took a different approach whereby they combined landscape quality and susceptibility to determine landscape sensitivity<sup>1</sup>:
- c9 *4.35. Combining an overall medium quality of the Site and surrounding landscape with a medium susceptibility results in the Site and surrounding landscape having a medium sensitivity to the type of development proposed.*
- c10 The sensitivity of receptors to landscape or visual change determines the physical extent of individual studies. The sensitivity of the receptor is analysed in conjunction with the magnitude of change to obtain an objective and consistent assessment of the level of impact. The measure of sensitivity also reflects the number of people within the landscape who are likely to perceive the changes, including residents and visitors.

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<sup>1</sup> (CD 1.1.18) ES Vol 2 LVIA Appendix B pdf page 5: *To calculate landscape sensitivity Landscape Quality is then combined with Susceptibility to ascertain the degree of sensitivity the landscape has to the type of development proposed as set out in Table 3.*

- c11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components which contribute towards recognised landscape character or the quality of landscape areas / types; these features are termed a landscape receptor. Landscape character is defined as being *“a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement create character”*.
- c12 The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. The visual resource is defined as the nature and quality of a particular landscape or view (known as visual amenity). **Annex B** reviews a number of viewpoints submitted with the application but is not a full visual assessment.
- c13 As noted, following the identification of each of these various landscape receptors, the effect of the development on each of them is assessed through consideration of a combination of:
- Their overall sensitivity to the proposed form of development that includes the value attached to the receptor following the baseline appraisal, combined with the susceptibility of the receptor to the change proposed, determined during the assessment stage; and
  - The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

#### ***Defining Receptor Sensitivity Receptors***

- c14 A number of factors influence professional judgment when assessing the degree to which a particular landscape receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the ‘value’ attached to the receptor, which is determined at baseline stage, and the ‘susceptibility’ of the receptor, which is determined at the assessment stage when the nature of the

proposals, and therefore the susceptibility of the landscape resource to change, is better understood.

- c15 Landscape value, susceptibility, and sensitivity to change are recorded in Section 5 of my Proof of Evidence, with the conclusion that, the landscape of the appeal site and its context is of **high susceptibility**, in that it cannot easily accommodate development of the type proposed without impacting on its key characteristics, and although it is an undesignated landscape, albeit adjacent to / within a Grade 1 RPG, for the reasons set out in **Annex A Table A1**, I consider it to be of **moderate to high value** in landscape terms and therefore my judgement is that it is of **high sensitivity** to the development proposed.
- c16 My assessment sets the level of sensitivity for the appeal site is comparable to that of the conclusions drawn in the **Landscape Sensitivity Study<sup>2</sup> (South Oxfordshire District Council Landscape Sensitivity Assessment** (extracts at **Figure 1** below)) for land to the north and west:
- **Land North of Warren Farm - overall high sensitivity**
  - **Land west of Railway Culham Science Park – overall sensitivity medium to high.**
- c17 I note that the land to the south in **Culham 1** and **land north of Culham 1**, between the railway line and the Culham Campus is assessed as being of low landscape sensitivity where the landscape is of little value and quality. This would also concur with my observations; however, part of the value lies in the openness of the landscape in this part of the Green Belt.
- c18 Notably, the **Landscape Sensitivity Study** (2018) considered residential and industrial employment development scenarios but not a scheme with storage containers with characteristics that are not comparable to the current proposals. The Landscape

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<sup>2</sup> South Oxfordshire District Council Landscape Sensitivity Assessment – Potential Strategic Allocations (Final 8 January 2018) prepared by Kirkham Landscape Planning Ltd / Terra Firma Consultancy on behalf of South Oxfordshire District Council

Sensitivity Study does not include an assessment against the five purposes of the Green Belt which has been undertaken separately through the **Local Green Belt Study for South Oxfordshire District Council** (September 2015) (CD 3.4.3) and the **Oxford Green Belt Study** (October 2015) (CD 3.4.4).

**Figure 1: Extract from Table 2: Landscape Sensitivity Study Green Belt Assessment of Sites in South Oxfordshire (December 2018) (CD 3.4.5)**

Potential allocation no.	Closest Settlement	Designations and landscape strategy	Relationship with the wider landscape	Visual prominence	Relationship with settlement pattern	Recommendations	Proceed to Phase 2
<b>Culham No.1</b>	Culham	Green Belt Restore	Forms part of former MOD facility now in use as a business / light industrial park. Located between the Culham Science Centre and the mainline railway. Different in character from surrounding countryside.	Most of potential allocation visible from public vantage points; sensitive view receptors on Oxford Greenbelt Way have views across north part of potential allocation	Separate from nearby settlements of Clifton Hampden and Culham; Relates well to adjacent Culham Science Park and railway station	Scope for development subject to protection of setting of listed buildings, views from the Oxford Greenbelt Way and subject to landscape and visual mitigation	YES
<b>Land north of Culham No.1</b>	Culham	Green Belt Restore	Area of scrub / grassland north of the former MOD facility now in use as a business / light industrial park with the Culham Science Centre to the east and the mainline railway. Different in character	Entire potential allocation visible from public vantage points including sensitive view receptors on Oxford Greenbelt Way. Visible from Nuneham Courtenay Registered Park (though not public	Not directly adjacent to any village, but Culham No 1 and Science Park are loosely developed with large-scale buildings in a campus-style setting. The potential allocation relates well to adjacent potential allocations.	Scope for development subject to protection of setting of listed buildings, setting of Nuneham Courtenay Registered Park and views from the Oxford Greenbelt Way and subject to landscape and visual mitigation	YES
<b>Land west of railway Culham Science Park</b>	Culham	Green Belt Repair/Conserve	Part of low-lying farmland in bend of nearby Thames and wooded hill (north western end of potential allocation) containing typical large scale fields with open and somewhat exposed character	Visually prominent in views from roads and public rights of way including Oxford Greenbelt Way	Not directly adjacent to any village, and separated from Culham No 1 potential allocation the Culham Science Centre by railway line which forms a well-defined edge	Potential harm to settlement pattern and separation of Clifton Hampden/Culham Science Centre and Culham village and extensive area of open and somewhat exposed farmland; potential harm to the setting of and views from Oxford Greenbelt Way	YES
<b>Land north of Warren Farm</b>	Culham	Green Belt Conserve	Part of riparian landscape of pasture and riverside meadows along River Thames	Locally prominent from Oxford Greenbelt Way and Thames Path	Not directly adjacent to any village	Potential harm to the riparian landscape of pasture and riverside meadows along River Thames and views from Oxford Greenbelt Way and Thames Path	YES

- C19 **LVIA Appendix B (CD 1.1.18)** sets out that:
- C20 *Paragraph 7.5 As in current best practice, sensitivity should be assessed against a specific change, and for this study a development scenario based on the proposed allocation for major development including the provision of open space serving the development, as set out in the South Oxfordshire Local Plan 2011-2033 Final Publication Version October 2017 has been adopted.*
- C21 *Paragraph 7.6 The amount and nature of the change is ‘all a question of the interaction between the sensitivity of the landscape, the type and amount of change and the way*

*that the landscape is valued' (Topic Paper 6, 2006, p12). Best practice guidance also recognises that a landscape with a high sensitivity does not automatically mean that landscape cannot accommodate change, but that there are significant landscape and visual constraints on any development.*

- c22 *High sensitivity is defined: The landscape is of higher sensitivity and of higher value and therefore could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Only a very small scale development may be possible, such as on any small areas of brownfield land, providing it retains the important landscape features and their landscape setting of the area and has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. The area would not be suitable for a strategic development proposed allocation.*
- c23 *Medium / High sensitivity is defined – The landscape is of higher sensitivity but may be of slightly lower value. A low amount of development may therefore be possible, providing it retains the essential character of the area and its important landscape features. It should not result in any harm to the landscape setting of the area and has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. The area would not be suitable for a strategic development proposed allocation.*
- c24 *Medium sensitivity is defined - The landscape is of average landscape and visual sensitivity but may have a higher wider sensitivity or lie in a valued landscape category. The area may be able to accommodate new development in some parts of the area, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced. The area may be suitable for a strategic development proposed allocation subject to some major constraints on the scale and location of development.*

- c25 The scale and form of the proposals make the landscape more susceptible and accordingly more sensitive to the development scenario considered in my evidence than to housing or employment use.

### **Assessment of Landscape Impacts**

- c26 Changes to landscape fabric can arise where there would be direct or indirect physical changes to the landscape. In general, changes to landscape fabric occur only within the application boundary of a development site.
- c27 This assessment of effects on landscape fabric considers the existing landscape elements and features on the site and surrounding area and the predicted residual (physical) effects of the proposed development on the site landscape taking into account firstly the design mitigation measures (pre-enhancement) and then the landscape and habitat enhancement measures (post-enhancement at c year 15<sup>3</sup>), and makes a judgement as to whether there is likely to be any significant beneficial or adverse effect on landscape fabric based on the following definitions:
- c28 Significant beneficial effects on landscape fabric would occur where the proposed development would result in the addition, reinstatement or improvement of important/mature/diverse/distinctive components, which had previously been lost or degraded as the result of agricultural operations or other development or the addition of elements that accord well with character.
- c29 Significant adverse effects on landscape fabric would occur where the proposed development would result in the permanent loss (or long-term temporary loss) of important/mature/diverse/distinctive components and the effects cannot be adequately mitigated, or the addition on elements that are discordant with character.

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<sup>3</sup> The application LVIA considers effects on completion, at 10 years and at 20 years. For ease of reporting this Annex assesses during construction, on completion, at 15 years and on decommissioning.

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Landscape Fabric Resources of the Site	Assessment of change in relation to individual elements: <i>how the scheme would remove or degrade these individual elements?</i> Level of harm (at 15 years with mitigation)
<i>landform</i>	<b>Substantial (Substantial)</b> Substantial regrading of site to accommodate BESS storage container platform. 1m deep foundations and the creation of a sealed 0.5m deep gravel/crushed stone bed and sealed attenuation basin to contain potential chemical leaks. Creation of wildlife pond on higher ground is counter intuitive. Removal of over 0.5m soil across the site. Effects not tempered by mitigation at 15 years. On decommissioning the earthwork changes would not be reversed.
<i>Landcover</i>	<b>Moderate to Substantial (Moderate to Substantial)</b> Removal of all internal grassland vegetation, removal of trees alongside Furze Break at sub-station connection on site boundary. Retention of remainder of trees on the site noted. Addition of scrub and tree planting that would enclose the landscape in an uncharacteristic way. Enclosure and presence of storage containers removing openness form a broad-scale area of open Green Belt land. Effects not sufficiently mitigated by mitigation at 15 years to reduce impact because much of the mitigation does not accord with valued landscape character.
<i>Cultural heritage</i>	<b>Substantial (Substantial)</b> Change to character of setting to Grade 1 RPG and addition of non-characteristic elements including inappropriate mitigation. Effects not sufficiently mitigated by mitigation at 15 years to reduce impact.

c30 Changes to landscape character can arise where there would be changes to the perception of the landscape.

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### Parkland and Estate Farmland

- C31 **South Oxfordshire LCA 2017 (CD 5.4) 7.7.3:** *These landscapes comprise the formal C18 designed parkland and associated estate landscape of Nuneham Courtney and a smaller scale area with parkland characteristics associated with Culham House.*
- C32 I have assessed the landscape value to be high (See **Annex B**), landscape susceptibility high based on the Green Belt objective of maintaining openness and the historic landscape character being sensitive to change and a finite resource and the openness of the landscape enabling changes to be less readily assimilated than in a more accommodating landscape setting. Landscape sensitivity is therefore high.
- C33 Overall, the proposed development would impact on all of the key characteristics of the Parkland and Estate Farmlands Type over a broad-scale area. The magnitude of change would be high. The effect substantial and significant.

<b>Landscape Resources: Key characteristics of the Parkland and Estate Farmland</b>	<b>Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i> Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned</b>
<i>Well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, clumps and blocks of woodland, exotic tree species, formal structures and boundary features.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character over a broad area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>Associated 'estate' landscape extending into a few areas beyond listed parkland and characterised by large blocks of woodland, open</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development site on this area to the west of the LCA. The development will bring a change in character over a broad area masking the transition between the parkland and estate land character creating

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Landscape Resources: Key characteristics of the Parkland and Estate Farmland	Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i> Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned
<i>grassland and mature trees.</i>	new patterns discordant with the park / estate character. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>Rural and unspoilt character.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character over a broad area masking the parkland / estate character transition and losing the pastoral character currently present. Introduction of boundary features not characteristic of this landscape will further spoil the rurality of the character. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>Generally enclosed character with strong landform, woodland and tree cover, low intervisibility but with some visually prominent hilltop and valley side locations.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character masking the strong landform and tree and woodland cover that transitions up the west-facing slopes over a broad area creating new patterns discordant with the park / estate character. The visual prominence of the view of the skyline with carefully laid out, now mature, trees and woodlands backdropping pasture will be lost. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.

## LCA 7D: Oxford South Ridge Hilltops

- C34 **South Oxfordshire LCA 2024 (CD 6.1)** pdf page 53: *Located in South Oxfordshire district, to the south of Oxford and east of Abingdon. It comprises a prominent ridge of higher*

*ground that rises above the valley and vale landscapes associated with the River Thames to the west (LCA 14D) and south (LCA 13B and 13C) and Baldon Brook to the east (LCA 12D).*

- c35 I have assessed the landscape value to be high (See **Annex A**), landscape susceptibility high predominantly based on the Green Belt objective of maintaining openness and the historic landscape character being sensitive to change and a finite resource and the openness of the landscape enabling changes to be less readily assimilated than in a more accommodating landscape setting. Landscape sensitivity is therefore high.
- c36 Overall, the proposed development would impact on all of the key characteristics of the **7D: Oxford South Ridge Hilltops** over a broad-scale area. The magnitude of change would be high. The effect substantial and significant.

<b>Landscape Resources:</b> <b>Key characteristics of the 7D: Oxford South Ridge Hilltops</b>	<b>Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i></b> <b>Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned</b>
<i>A limestone ridge that forms a prominent spur of higher ground that rises steeply from the River Thames to the north and west; a gentler rolling plateau landform to the south and east that grades gradually to low-lying floodplains of the River Thames and Baldon Brook.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character over a broad-area of the ridge rising up onto the prominent spur of higher ground at the western end of the ridge. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>A relatively well wooded landscape, with numerous scattered, large</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The woodland, tree clumps and individual trees in the landscape are laid out formally. There is nothing random about the way these features combine to give

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<p><b>Landscape Resources:</b> <b>Key characteristics of the 7D: Oxford South Ridge Hilltops</b></p>	<p><b>Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i></b> <b>Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned</b></p>
<p><i>woodland blocks and significant stands of deciduous and coniferous woodland at Nuneham Courtenay Park.</i></p>	<p>emphasis and prominence to the pastoral estate land rising onto the parkland. The proposed development will bring a change in character over a broad-area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.</p>
<p><i>Predominantly large-scale rectilinear arable fields, defined by drainage ditches or low hedgerows with few hedgerow trees; some smaller scale pasture fields with more intact and species rich hedgerows associated with settlements and to the north around Nineveh Farm.</i></p>	<p><b>Moderate to Substantial (moderate to Substantial) moderate to Substantial (moderate to Substantial) moderate to substantial</b> In this part of the landscape the arable character is absent, however, the large-scale fields are evidence and grazed. The proposed development will bring a change in character over a broad area masking the rural estate character. Introduction of boundary features including fences and hedges not characteristic of this landscape will add to the discordancy. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.</p>
<p><i>Nuneham Courtenay Grade I Registered Park and Garden, designed by 'Capability' Brown for Lord Harcourt, comprises an extensive area of 18th century parkland and associated estate landscape in the centre of the plateau.</i></p>	<p><b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character over a broad area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.</p>

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<b>Landscape Resources:</b> <b>Key characteristics of the 7D: Oxford South Ridge Hilltops</b>	<b>Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i></b> <b>Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned</b>
<i>Low density settlement pattern comprising scattered farmsteads and small villages at Nuneham Courtenay and Marsh Baldon; both villages are covered by Conservation Areas, with that at Nuneham Courtenay also covering the wider associated parkland.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> No impact on the settlement character part of this key characteristic.  The proposed development will bring a change in character over a broad area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character. Introduction of boundary features not characteristic of this landscape. This will impact on the setting to the parkland and CA. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>A good network of public rights of way allows access across the landscape, including the Oxford Greenbelt Way and Shakespeare's Way.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b>  The proposed development will bring a change in character as seen from the Oxfordshire Green Belt Way over a broad area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character, seen from a length of over 800m of the route in both directions. Introduction of boundary features not characteristic of this landscape will create uncharacteristic enclosure patterns. Perception of openness substantially impacted upon. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.
<i>Predominantly rural character; areas of comparative inaccessibility in particular create a rural and remote character, particularly in the south.</i>	<b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> The proposed development will bring a change in character over a broad-area masking and ultimately replacing openness of the land and the rurality of the

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<p><b>Landscape Resources:</b> <b>Key characteristics of the 7D: Oxford South Ridge Hilltops</b></p>	<p><b>Assessment of change in relation to key characteristics: <i>how the scheme would remove or degrade these key characteristics?</i></b> <b>Level of harm: (construction), completion, (at 15 years with mitigation) once decommissioned</b></p>
<p><i>Some localised intrusion of main roads, overhead power lines and built Development.</i></p>	<p>park / estate character. Introduction of boundary features not characteristic of this landscape. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.</p>
<p><i>Views generally reduced by landform and tree cover resulting in an enclosed and intimate landscape; some longer views available from hillsides and higher ground.</i></p>	<p><b>Substantial (Substantial) Substantial (Substantial) moderate to substantial</b> Longer-range views are afforded across the Appeal Site from over 800m of the Oxfordshire Green Belt Way. The development will change the character of the views, remove the openness of the views and bring a change in character over a broad area masking the parkland and formally laid out landscape features present and creating new patterns discordant with the park / estate character. The gently rising landform over which pastoral farming subsides within the framework of formal parkland will be lost. Introduction of boundary features not characteristic of this landscape will add to the discordant impact on views. Effects not tempered by mitigation at 15 years. The mitigation measures will make the discordancy remain in perpetuity.</p>

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May 2025

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