

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

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Annex D

Viewpoint Analysis Tables

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

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Section 1: Introduction

- D1. I have reviewed the methodology used in the application and appeal LVIA methodology (LVIA Appendix B (**CD 1.1.18**)). I have made brief observations covering methodology in **Section 3** of this annex.
- D2. I have undertaken my own assessment ('AP'), using the same methodology as that prescribed in LVIA Appendix B (**CD 1.1.18**) for consistency.
- D3. The following table sets out a comparison between my own assessment of the impact from viewpoints used in the LVIA for the proposed development as described in the appeal drawings and documentation.

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Table D1: LVIA Viewpoint Analysis

| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|---|----------|-------------------|-------------|---|--|-----------------|
| LVIA VP1 Thame Lane, close to the Europa School, as it approaches the site from the west | 1.3km | Northeast | Medium | Low (construction) Y1 Negligible Y10 Negligible Y20 | Minor adverse (S+W) Negligible (S+W) Negligible (S+W) Minor beneficial (S+W) | N |
| AP VP 01 | 1.3km | Northeast | Medium | V Low (construction) Y1 Very Low Y10 Very Low Y20 Very low | Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) | N |
| LVIA VP2 View from Thame Lane (PRoW 183/4/20) as it approaches the site from the west, before it crosses the railway | 320m | Northeast | Medium | Low (construction) Y1 Negligible Y10 Negligible Y20 Low | Minor adverse (S+W) Negligible (S+W) Negligible (S+W) Minor beneficial (S+W) | N |
| AP VP02 | 320m | Northeast | Medium | V Low (construction) Y1 Very Low Y10 Very Low Y20 Very low | Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) Slight-Mod adverse (S+W) | N |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|--|-----------------|--------------------------|--------------------|--|--|------------------------|
| LVIA VP3 Thame Lane (PRoW 183/4/20) just before it crosses the railway when approaching from the west (also where it meets the Oxford Green Belt Way) | 185m | Northeast | Medium | Medium (construction) Y1 Medium Y10 Low Y20 Low | Moderate adverse (S+W) Mod- Major adverse (S+W) Moderate adverse (S+W) Minor beneficial (S+W) | N |
| AP VP 03 | 185m | Northeast | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 04 View from the Oxford Green Belt Way (PRoW 183/5/10) which runs along the west side of the railway | 122m | Northeast | Medium | High (construction) Y1 high Y10 low Y20 low | Mod-Major adverse (S+W) Mod-Major (S+W) Minor adverse (S+W) Minor beneficial (S+W) | Y |
| AP VP 04 | 122m | Northeast | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|--|-----------------|--------------------------|--------------------|--|---|------------------------|
| LVIA VP 05 View from the Oxford Green Belt Way PRow 183 1/50 as it passes the site on the west side of the railway where it meets PRow 183 1/60 which crosses the railway | 43m | Northeast | Medium | Medium (construction) Y1 High Y10 Low Y20 Low | Moderate adverse (S+W) Moderate adverse (S+W) Minor adverse (S+W) Minor beneficial (S+W) | N |
| AP VP 05 | 43m | Northeast | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 06 The Oxford Green Belt Way (PRow 183/5/10) as it passes west of the Site | 50m | East | Medium | High (construction) Y1 Y10 Y20 | Mod-Major adverse (S+W) Moderate adverse (S+W) Negligible (S+W) Negligible (S+W) | Y |
| AP VP 06 | 50m | East | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 07 The Oxford Green Belt Way (PRow 183/4/30) as | 200m | North | Medium | High (construction) Y1 Medium | Mod-Major adverse (S+W) Moderate adverse (S+W) | Y Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|---|----------|-------------------|-------------|--|--|-----------------|
| it passes south of the Site after crossing the railway | | | | Y10 Low Y20Low | Minor adverse (S+W) Minor adverse (S+W) | |
| AP VP 07 | 200m | North | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 08 From the Oxford Green Belt Way (183/4/40) as it skirts the Culham Science Centre, south of the Site at its junction with footpath 183 1/60 | adjacent | North | Medium | High (construction) Y1 Y10 Y20 | Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) | Y |
| AP VP 08 | adjacent | North | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 09 The Oxford Green Belt Way as it skirts the CSC approaching the site of the proposed substation | adjacent | East | Medium | High (construction) Y1 Medium Y10Medium Y20Medium | Mod-Major adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) | Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|--|----------|-------------------|-------------|--|--|-----------------|
| AP VP 09 | adjacent | East | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 10 The Oxford Green Belt Way (183/4/40) as it skirts the Culham Science Centre | adjacent | Northwest | Medium | High (construction) Y1 Medium Y10 Medium Y20 Medium | Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) | Y |
| AP VP 10 | adjacent | Northwest | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 11 from the Oxford Green Belt Way (171/16/70) as it approaches the site of the proposed substation from the south | adjacent | Northwest | Medium | High (construction) Y1 Medium Y10 Medium Y20 Medium | Mod-Major adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) Mod adv (W) Minor adv (S) | Y |
| AP VP 11 | adjacent | Northwest | High | High (construction) Y1 high | Major adverse (S+W) Major adverse (S+W) | Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|---|----------|-------------------|-------------|--|---|-----------------|
| | | | | Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) | |
| LVIA VP 12 The Oxford Green Belt Way (171/16/70) as it approaches the site of the proposed substation from further south | adjacent | Northwest | Medium | Low (construction) Y1 Low Y10Low Y20Low | Minor adverse (S+W) Minor adverse (S+W) Minor adverse (S+W) Minor adverse (S+W) | N |
| AP VP 12 | adjacent | Northwest | High | High (construction) Y1 Medium Y10 Medium Y20 Medium | Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod- Major adverse (S+W) | Y |
| LVIA VP 13 The Oxford Green Belt Way (171/16/70) as it passes the proposed extension to the Culham Science Centre substation | adjacent | Southwest | Medium | Low (construction) Y1Medium Y10 Medium Y20 Medium | Minor adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) Moderate | N |
| AP VP 13 | adjacent | Southwest | Medium | Medium (construction) Y1 medium Y10Medium Y20Medium | Moderate adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) Moderate adverse (S+W) | Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|---|-----------------|--------------------------|--------------------|--|---|------------------------|
| LVIA VP 14 On the northeast boundary of the Site within the Registered Park and Garden looking southeast (not currently a publicly accessible viewpoint) | 130m | South | Medium | High (construction) Y1 Medium Y10 Medium Y20 | Mod-Major adverse (S+W) Neutral Neutral Neutral | Y |
| AP VP 14 | 130m | South | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 15 From Viewpoint 14 within the Registered Park and Garden but looking southwest (not currently a publicly accessible viewpoint) | 130m | Southwest | Medium | High (construction) Y1 Medium Y10 Y20 | Mod-Major adverse (S+W) Moderate adverse (S+W) Minor adverse (S+W) Minor benef (S) neutral (W) | Y |
| AP VP 15 | 130m | Southwest | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|--|-----------------|--------------------------|--------------------|--|---|------------------------|
| LVIA VP 16 From deeper within the Registered Park and Garden (further northeast, not currently a publicly accessible viewpoint) | 375m | Southwest | Medium | High (construction) Y1 High Y10 Medium Y20 | Mod-Major adverse (S+W) Minor adverse (S+W) Neutral Neutral | Y |
| AP VP 16 | 375m | Southwest | High | High (construction) Y1 high Y10 high Y20 high | Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) Major adverse (S+W) | Y |
| LVIA VP 17 From within the Registered Park and Garden looking southwest | 450m | Southwest | Medium | Medium (construction) Y1 Y10 Y20 | Moderate adverse (S+W) Negligible (S+W) Negligible (S+W) Minor beneficial (S+W) | N |
| AP VP 17 | 450m | Southwest | High | High (construction) Y1 Medium Y10 Medium Y20 Medium | Major adverse (S+W) Mod-Major adverse (S+W) Mod-Major adverse (S+W) Mod- Major adverse (S+W) | Y |
| LVIA VP 18 A track adjacent to New Cottage within the | 1.2km | Southwest | Medium | None | No effect | N |

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| Table D1: LVIA Viewpoint Analysis | Distance | Direction of view | Sensitivity | Magnitude of change | Level of effect | Significant Y/N |
|--|-----------------|--------------------------|--------------------|----------------------------|------------------------|------------------------|
| Registered Park and Garden (also PRow 317 2/50) | | | | | | |
| AP VP 18 | 1.2km | Southwest | High | None | No effect | N |
| LVIA VP 19 From PRow 183 1/40 along the south bank of the Thames, northwest of the Site | 490m | East | High | None | No effect | N |
| AP VP 19 | 490m | East | High | None | No effect | N |
| LVIA VP 20 From the top of Wittenden Clumps within the Site North Wessex Downs AONB | 5km | North | medium | None | No effect | N |
| AP VP 20 | 5km | North | High | None | No effect | N |
| | | | | | | |

Section 3: Conclusion

- D4. The LVIA generally accords with GLVIA3 (**CD 5.1**). The baseline is clearly described in the LVIA (**CD 1.1.50**), however, the current landscape character assessment from 2024 (**CD6.1**) is not used in the LVIA update (**CD 2.3.18**) baseline.
- D5. As set out above, there are differences of judgment in the LVIA that are material to this appeal. They have, in my opinion, to the underplaying of the sensitivity of the Appeal Site and some undervaluation of effects. The LVIA combines landscape quality with susceptibility to define sensitivity. GLVIA3 methodology requires value to be combined with susceptibility. Landscape quality comes into the consideration, but by omitting landscape value, particularly in the context of a Grade 1 RPG, the sensitivity will inevitably be underplayed, as we see in this scenario.
- D6. I have concerns over the quality of the cumulative assessment and have undertaken my own assessment at **Annex E** where I compare the LVIA conclusion to my own assessment in terms of the viewpoints analysed. There is no assessment of effects from the Oxfordshire Green Belt Way as a linear route overall which is an omission.
- D7. I have undertaken my own assessment at Tables D1 above for the LVIA viewpoints for the Appeal as submitted and compared the conclusions drawn in the LVIA and my own judgement for the Appeal Scheme.
- D8. My analysis as recorded in Table D1 has demonstrated that the LVIA has underplayed visual effects.

Anne Priscott (CMLI)

May 2025