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Annex E

Cumulative Impact 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

Section 1: Introduction

E1. 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 CLVIA methodology in **Section 3** of **Annex C**.

E2. I have undertaken my own cumulative assessment ('AP'), using the same methodology as that prescribed in LVIA Appendix B (**CD 1.1.18**) for consistency.

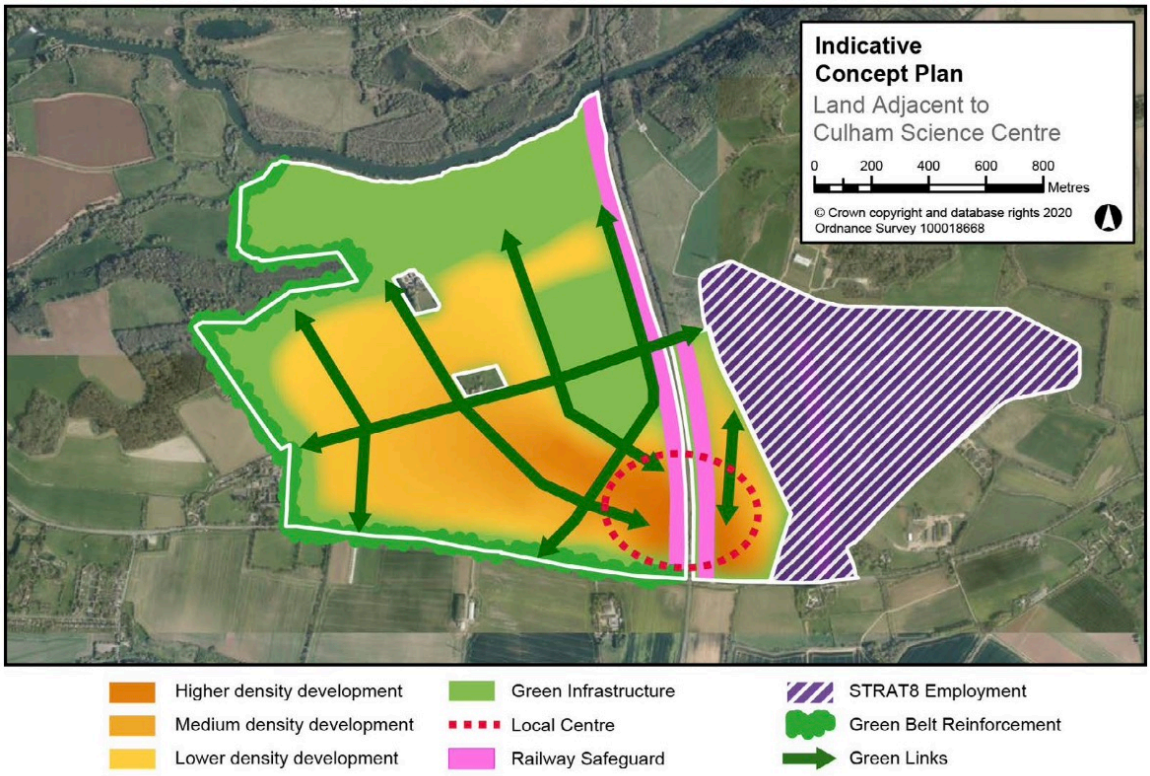
E3. This chapter considers the potential effects of the proposed BESS scheme and associated elements (hereafter referred to as the 'Proposed Development') on cumulative landscape and visual amenity. The assessment includes potential effects on cumulative landscape and visual receptors including landscape character, and views experienced by residential (STRAT 9) and recreational PROW receptors.

E4. Stand-alone significant landscape impacts have been identified on the main host landscape character type in the **2017 Landscape Character Assessment** (**CD 5.4**) the **Parkland and Estate Farmlands (LCT15)**. A small part of the development lies within the **Institutions (LCT9)** area.

E5. 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 cumulative impact Annex. The updated LCA **South Oxfordshire LCA 2024** (**CD 6.1**) identifies that the site is covered by the **7D: Oxford South Ridge Hilltops**. Stand-alone significant landscape impacts have been identified on this main host landscape character area.

E6. Stand-alone significant visual impacts have also been identified on the new SRTAT 9 settlement and users of the long-distance Oxfordshire Green Belt Way route. This assessment considers cumulative effects with just the STRAT 8 & 9 area. The local plan concept diagram (**CD 3.4.1**) is included below for ease of reference.

Figure E1: STRAT 8 & 9 Indicative Concept Plan



E7. The cumulative visual effects will extend over approximately 800m for users of the Oxfordshire Green Belt Way in both directions. Users in the absence of the Appeal Scheme will move through a series of spaces on the edge of the STRAT 8 & 9 area with the allocaiton developemtn on one side fo their view. The addition of the Appeal Scheme will place developemtn on both sides of the view. The magnitude of additional change would be high, creating a substantial cumulative effect.

E8. The following table sets out my own assessment of the cumulative impact on landscape and visual receptors and a comparison between the LVIA and my own assessment on viewpoints positions used in the application LVIA for the proposed development as described in the appeal drawings and documentation. It should be noted that the viewpoint photographs only cover one quadrant of a view. My cumulative assessment considers the whole 360-degrees of the view thus representing a more realistic impression of a walker's view of the baseline and changed landscape.

Table E1: Cumulative Landsacpe Impact Analysis

Table E1: LVIA Cumulative Landsacpe Impact with STRAT 8 & 9 Analysis	Description of effect	Sensitivity	Cumulative Magnitude of change	Level of cumulative effect	Significant Y/N
The Proposed Development in combination with STRAT 8 & 9 is expected to have significant cumulative effects on the landscape character of both LCT 15 and LCA 7D during construction, due to the overlap of construction programmes.	The addition of the BESS scheme to the landsacpe will impact on key characteristics over an extended area of the landscape	High	High	Substantial adverse	Y
The Proposed Development in combination with STRAT 8 & 9 is expected to have significant cumulative effects on the landscape character of both LCT 15 and LCA 7D during operation.	The addition of the BESS scheme will impact on the key landscape characteristics creating an additional impact over the effects for the stand alone allocaiton	High	High	Substantial adverse	Y

Table E1: LVIA Cumulative Landsacpe Impact with STRAT 8 & 9 Analysis	Description of effect	Sensitivity	Cumulative Magnitude of change	Level of cumulative effect	Significant Y/N
The Proposed Development in combination with STRAT 8 & 9 is expected to have significant cumulative effects on the landscape character of both LCT 15 and LCA 7D during operation with mitigation in place.	The addition of the BESS scheme will impact on the key landscape characteristics creating an additional impact over the effects for the stand alone allocaiton. The woodland, scrub and hedge patterns created will be discordant.	High	High	Substantial adverse	Y
The Proposed Development in combination with STRAT 8 & 9 is expected to have significant cumulative effects on the landscape character of both LCT 15 and LCA 7D once commissioned.	Once the BESS is decommissioned the woodland, scrub and hedge patterns created that will remain will be discordant.The parkland character lost.	High	High	Substantial adverse	Y

Table E2: LVIA Viewpoint Cumulative Analysis

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 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	None None Y10 None Y20 None	No effect No effect No effect No effect	N
AP VP 01	1.3km	Northeast	Medium	None None Y10 None Y20 None	No effect No effect No effect No effect	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	None None Y10 None Y20 None	No effect No effect No effect No effect	N
AP VP02	320m	Northeast	Medium	None None Y10 None Y20 None	No effect No effect No effect No effect	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 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	Not assessed	Not assessed	N
AP VP 03 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3-6	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	Not assessed	Not assessed	N
AP VP 04 Both STRAT 9 and the Appeal Proposals visible from the same	122m	Northeast	High	High (construction) Y1 high Y10 high	Major adverse (S+W) Major adverse (S+W) Major adverse (S+W)	Y

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
static point along this linear route and in sequence of views running between VP3-6				Y20 high	Major adverse (S+W)	
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	Not assessed	Not assessed	N
AP VP 05 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3-6	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	Not assessed	Not assessed	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
AP VP 06 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3-6	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 it passes south of the Site after crossing the railway	200m	North	Medium	Not assessed	Not assessed	N
AP VP 07 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3,7-10 along Oxfordshire Green Belt Way	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

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
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	Not assessed	Not assessed	N
AP VP 08 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3,7-10 along Oxfordshire Green Belt Way	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	Not assessed	Not assessed	N
AP VP 09	adjacent	East	High	High (construction)	Major adverse (S+W)	Y

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3,7-10 along Oxfordshire Green Belt Way				Y1 high Y10 high Y20 high	Major adverse (S+W) Major adverse (S+W) Major adverse (S+W)	
LVIA VP 10 The Oxford Green Belt Way (183/4/40) as it skirts the Culham Science Centre	adjacent	Northwest	Medium	Not assessed	Not assessed	N
AP VP 10 Both STRAT 9 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP3,7-10 along Oxfordshire Green Belt Way	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	adjacent	Northwest	Medium	Not assessed	Not assessed	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
Green Belt Way (171/16/70) as it approaches the site of the proposed substation from the south						
AP VP 11 Both STRAT 8 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP11-12 along Oxfordshire Green Belt Way. The Appeal Scheme would mask valued rural / parkland features	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 12 The Oxford Green Belt Way (171/16/70) as it approaches the site of the proposed substation from further south	adjacent	Northwest	Medium	Not assessed	Not assessed	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
AP VP 12 Both STRAT 8 and the Appeal Proposals visible from the same static point along this linear route and in sequence of views running between VP11-12 along the Oxfordshire Green Belt Way. The Appeal Scheme would mask valued rural features	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	Not assessed	Not assessed	N
AP VP 13 Both STRAT 8 and the Appeal Proposals visible from the same static point along this linear	adjacent	Southwest	Medium	None None Y10 None Y20 None	No effect No effect No effect No effect	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
route and in sequence of views running along the Oxfordshire Green Belt Way. The Appeal Scheme would mask valued rural features						
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	(construction) - Y1 Not recorded Y10 Not recorded Y20 Not recorded	Mod-Major adverse Mod-Major adverse Minor None	Y
AP VP 14 Both STRAT 8 & 9 and the Appeal Proposals visible from the same static point along this proposed permissive circular route and in sequence of views also experienced from VP15. The Appeal Scheme would mask valued rural features in	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

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
the foreground of the view and the parkland character.						
LVIA VP 15 From Viewpoint 14 within the Registered Park and Garden but looking southwest (not currently a publicly accessible viewpoint)	130m	Southwest	Medium	(construction) - Y1 Not recorded Y10 Not recorded Y20 Not recorded	Moderate adverse Moderate adverse Minor None	Y
AP VP 15 Both STRAT 8 & 9 and the Appeal Proposals visible from the same static point along this proposed permissive circular route and in sequence of views also experienced from VP14. The Appeal Scheme would mask important estateland and rural features in the view and the parkland character.	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

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 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	(construction) - Y1 Not recorded Y10 Not recorded Y20 Not recorded	Mod-Major adverse Mod-Major adverse Moderate adverse (S+W) None	Y
AP VP 16 Both STRAT 8 & 9 and the Appeal Proposals visible from the same static point along this proposed permissive route and in sequence of views also experienced from VP17. The Appeal Scheme would mask important estateland and rural features in the view and the parkland character.	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	(construction) - Y1 Not recorded Y10 Not recorded Y20 Not recorded	Moderate adverse Moderate adverse Minor None	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
AP VP 17 Both STRAT 8 & 9 and the Appeal Proposals visible from the same static point along this proposed permissive route and in sequence of views also experienced from VP16. The Appeal Scheme would mask important estateland and rural features in the view and the parkland character.	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 Registered Park and Garden (also PRoW 317 2/50)	1.2km	Southwest	Medium	Not assessed	Not assessed	N
AP VP 18	1.2km	Southwest	High	None None Y10 None Y20 None	No effect No effect No effect No effect	N
LVIA VP 19 From PRoW 183 1/40 along the south bank of	490m	East	High	Not assessed	Not assessed	N

Table E2: LVIA Cumulative Visual Impact with STRAT 8 & 9 Analysis	Distance	Direction of view	Sensitivity	Magnitude of change	Level of effect	Significant Y/N
the Thames, northwest of the Site						
AP VP 19	490m	East	High	None None Y10 None Y20 None	No effect No effect No effect No effect	N
LVIA VP 20 From the top of Wittenden Clumps within the Site North Wessex Downs AONB	5km	North	medium	Not assessed	Not assessed	N
AP VP 20	5km	North	High	None None Y10 None Y20 None	No effect No effect No effect No effect	N

Section 3: Conclusion

E9. 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.

E10. 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.

E11. 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.

E12. 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.

E13. My analysis as recorded in Table D1 has demonstrated that the LVIA has underplayed visual effects.

Anne Priscott (CMLI)

May 2025