

Appendix 6.4: Viewpoint Assessment

Introduction

This appendix provides an assessment of the visual effects of the Proposed Development at Nuneham Courtenay Solar Farm from a selection of 15 viewpoints.

Type 1 visuals have been produced for each of the LVIA viewpoints and a selection of Type 3 visuals were also produced from viewpoints 3, 4, 7, 14 and 15. The Type 1 visuals are presented in **Appendix 6.2** and the Type 3 visualisations are presented **Appendix 6.3** in **Volume 2** that accompanies this Environmental Statement.

For each of the assessment viewpoints a short description is given of the baseline view followed by a description of the features of the Proposed Development which would be visible from that viewpoint. For each viewpoint there is a comment on how vegetation, buildings or topography would affect the visibility of the Proposed Development, as well as giving a comment on the sensitivity of the viewpoint, the magnitude of change experienced and the significance of visual impacts. Finally, a judgement is provided regarding whether the overall effect for each viewpoint is considered to be significant or not in terms of the EIA Regulations.

A summary of the sensitivity of the viewpoint, magnitude of change in the view and significance of effect is given in **Table 6.4.1** of this appendix. Where a viewpoint is representative of more than one type of visual receptor, the significance rating represents the most sensitive receptor group represented by the viewpoint.

VIEWPOINT 1: PUBLIC RIGHT OF WAY, SOUTH OF SANDFORD ON THAMES**Baseline View and Sensitivity**

This viewpoint is taken from the public footpath south of Sandford-on-Thames (Footpath: 335/2/10), to the north of Lower Farm near to where 400 kV overhead line crosses the footpath. The route generally lies at a similar elevation to the site but the viewpoint is located at a slightly elevated location with views are available over Lower Farm towards the site, which is seen in the context of arable farmland with hedgerows, scattered trees, and electricity pylons crossing through the view. Views towards the site are heavily filtered through intervening field boundary vegetation. Views extend across the intervening landscape, with distant views are possible towards the higher ground of Nuneham Courtenay ridge to the south of the site.

As the viewpoint is representative of views experienced by walkers on a public footpath, they are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

During construction there would be filtered views towards construction activity associated with the Proposed Development, seen above field boundary vegetation. A medium magnitude of change is predicted during construction, resulting in a **moderate effect**, which would be **not significant**.

Upon operation of the Proposed Development, although proposed hedgerow planting is proposed along the northern site boundary, this would yet be visually effective. Parts of the electricity substation components located in the substation compound in the northern part of the site, along with solar panels located on the slightly higher ground in southern part of the site would be seen above the intervening hedgerows. As a result, a medium magnitude of change is predicted to continue at Year 1 of operation, resulting in a **moderate effect**, which would be **not significant**.

With the benefit of maturing hedgerow planting along the northern boundary of the site, direct views towards the Proposed Development would become more heavily filtered, although panels located on slightly higher ground in the southern part of the site would be seen in far distance. At Year 10 of operation, a low medium magnitude of change is predicted, resulting in a **moderate/minor effect**, which would be **not significant**.

VIEWPOINT 2: OXFORD GREENBELT WAY, WEST OF NUNEHAM COURTENAY

Baseline View and Sensitivity

This viewpoint is taken from the Oxford Greenbelt Way, (Public footpath 317/2/10) to the west of Nuneham Courtenay and the A4074. Glimpses towards Upper Farm are possible to the south of the site, however, views of the site are obscured by intervening vegetation in the foreground.

As the viewpoint represents that from a public footpath, which is part of a long-distance footpath, walkers are considered to have **high sensitivity** to change in the view.

Magnitude of Change and Significance

The Proposed Development would not be visible by users of this footpath due to screening by intervening vegetation, therefore, there would be no visual effects from this part of the route as a result.

VIEWPOINT 3: PUBLIC RIGHT OF WAY / A4074**Baseline View and Sensitivity**

The viewpoint is taken from the western end of public footpath 317/7/10 close to where it meets the A4074. Partially filtered views are available into the east side of the site, through sparse and gappy roadside vegetation and seen in the context of fast-moving traffic in the foreground. Beyond the site to the west, woodland is visible adjacent to the River Thames.

As the viewpoint represents views experienced from a public footpath, despite its context adjacent to an A-road, walkers are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

Due to the proximity of construction activity within the site, a high magnitude of change is predicted during construction, despite the recently planted buffer along the eastern site boundary, which has not yet had chance to establish. This would result in a **major effect**, which would be **significant**.

Upon operation of the Proposed Development, a new native mixed hedgerow with trees would be planted to the west side of the existing planting adjacent to the A4074, which would incorporate larger trees, which, would begin to filter views towards the Proposed Development. As a result, a medium high magnitude of change is predicted at Year 1 of operation, resulting in a **major/moderate** effect, which would be **significant**.

With the benefit of the new maturing planting adjacent to the road, direct views towards the Proposed Development would be obscured. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **moderate effect**, which would be not significant.

VIEWPOINT 4: FOOTPATH, NORTH-WESTERN CORNER OF THE SITE**Baseline View and Sensitivity**

The viewpoint is taken from public footpath 317/5/20. It is a rural public right of way which crosses a large-scale agricultural field, at the north-western corner of the site. Views beyond the field at the northern end of the site are filtered by layers of field boundary hedgerows and trees within the site. Large scale electricity pylons with their associated overhead powerlines are a notable detracting feature along this part of the footpath. Glimpses of rising agricultural land to the south of the site is possible on the distant skyline.

As the viewpoint represents that from a public right of way, walkers are considered to be of **high sensitivity** to changes in the view.

Magnitude of Change and Significance

Due to the proximity of the viewpoint, prominent views towards construction activity would be possible within the site to the south side of the footpath route. As a result, a high magnitude of change is predicted during construction, resulting in a **major effect**, which would be **significant**.

Upon operation of the Proposed Development, although a new hedgerow is proposed along the southern side of the footpath route, this would not yet be visually effective, with prominent views towards the proposed solar panels, fencing and substation compound in the northern part of the site. As a result, a high magnitude of change is also predicted at Year 1 of operation, resulting in a **major effect**, which would be **significant**.

With the benefit of the new maturing hedgerow planting on the south side of the footpath, being managed to a height of 4m or over and despite the proximity of the Proposed Development to the route, views would become limited. Views over agricultural land would be lost, including towards rising land to the south but would remain to the east and north of the footpath. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **moderate effect**, which would be considered **not significant**.

VIEWPOINT 5: THAMES PATH, SOUTH-WEST OF THE SITE

Baseline View and Sensitivity

The viewpoint is taken from the Thames Path National Trail (public footpath code 326/1/40) on the west bank of the River Thames, near Lower Radley, opposite the southwest corner of the site. Views to southern parts of the site are partially screened by bankside vegetation, with glimpsed views available between. The small block of deciduous woodland within the southern part of the site is visible in the middle distance. Beyond the site to the east, rising agricultural fields are visible in the distance, with deciduous woodland around Nineveh Farm on the horizon.

As the viewpoint represents views experienced by walkers on this National Trail, they are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

Due to the relative proximity of construction activity within the site and glimpsed open views of the southern part of the site, a medium magnitude of change is predicted during construction. This would result in a **moderate effect**, which would be not significant.

Upon operation of the Proposed Development, although a new hedgerow with trees are proposed along the western boundary of the site, these would not yet be fully visually effective, with notable views towards the proposed solar panels and fencing. As a result, a medium magnitude of change is predicted at Year 1 of operation, resulting in a **moderate effect**, which is considered to be **not significant**.

With the benefit of the new maturing hedgerow and tree planting on the western side of the site, being managed to a height of 4m or over, views would become limited. However, views over much of the agricultural land would be lost, including towards rising land to the east where solar panels would be visible. At Year 10 of operation, the magnitude of change would remain medium with effects also remaining **moderate** and **not significant**.

VIEWPOINT 6: THE BOATHOUSE, LOWER RADLEY

Baseline View and Sensitivity

The viewpoint is taken from the Thames Path National Trail (public footpath code 326/1/40) at the boathouse on the west bank of the River Thames, at Lower Radley. Views towards the site are heavily filtered by bankside vegetation, with glimpsed views available towards southern parts of the site. Occasional trees in the intervening landscape to the south of the site are visible in the middle distance, which offer further filtering of views.

As the viewpoint represents that from the National Trail, walkers are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

Due to the filtered views of construction activity within the site, a low medium magnitude of change is predicted during construction. This would result in a **moderate/minor** effect, which would be **not significant**.

Upon operation of the Proposed Development, although a new hedgerow with occasional trees are proposed along the western and southern boundaries of the site, these would not yet be fully visually effective. As a result, a low medium magnitude of change is predicted at Year 1 of operation, resulting in effects remaining **moderate/minor**, which is considered to be **not significant**.

With the benefit of the new maturing hedgerow and tree planting on the western and southern sides of the site, being managed to a height of 4m or over, views would become limited. At Year 10 of operation, a low medium magnitude of change is predicted, resulting in a **moderate/minor effect**, which would be **not significant**.

VIEWPOINT 7: THAMES PATH NATIONAL TRAIL, OPEN SECTION WEST OF THE SITE

Baseline View and Sensitivity

The viewpoint is taken from the Thames Path National Trail (public footpath code 326/1/40) on the west bank of the River Thames, opposite the western boundary of the site. Views towards the site are generally open with some filtering by bankside vegetation. The line of electricity pylons that cross the northern part of the site are visible to the left of the view. Beyond the site to the east, rising agricultural fields are visible in the distance, with deciduous woodland around Nineveh Farm on the horizon.

As the viewpoint represents that from a National Trail, walkers are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

Due to the relative proximity of construction activity within the site, and relatively open views towards the site, a medium magnitude of change is predicted during construction. This would result in a **moderate effect**, which would be **not significant**.

Upon operation of the Proposed Development, although a new hedgerow with occasional trees are proposed along the western boundary of the site, these would not yet be fully visually effective, with notable views towards the proposed solar panels and fencing. As a result, a medium magnitude of change is predicted at Year 1 of operation, resulting in a **moderate effect**, which is considered to be not significant.

With the benefit of the new maturing hedgerow and tree planting on the western side of the site, being managed to a height of 4m or over, views would become limited. However, views over much of the agricultural land would be lost, including towards rising land to the east where solar panels would be visible. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **moderate effect**, which would be **not significant**.

VIEWPOINT 8: THAMES PATH NATIONAL TRAIL, ENCLOSED SECTION WEST OF THE SITE

Baseline View and Sensitivity

The viewpoint is taken from the Thames Path National Trail (public footpath code 326/1/40) on the west bank of the River Thames. Views towards the site are heavily filtered by bankside vegetation, with glimpsed views available towards western edge of the site. The line of electricity pylons that cross the northern part of the site are partially visible, filtered through intervening vegetation. Beyond the site to the east, deciduous woodland around Nineveh Farm rising is partially visible on the horizon in the distance.

As the viewpoint represents that from a National Trail, walkers are considered to be of high sensitivity to change in the view.

Magnitude of Change and Significance

Due to the heavily filtered views of construction activity within the site, a low medium magnitude of change is predicted during construction. This would result in a **moderate/minor** effect, which would be **not significant**.

Upon operation of the Proposed Development, although a new hedgerow with occasional trees are proposed along the western boundary of the site, these would not yet be fully visually effective. As a result, a low medium magnitude of change is predicted at Year 1 of operation, resulting in a **moderate/minor** effect, which is considered to be **not significant**.

With the benefit of the new maturing hedgerow and tree planting on the western side of the site, being managed to a height of 4m or over, views would become limited. At Year 10 of operation, a low medium magnitude of change is predicted, resulting in a **moderate/minor** effect, which would be **not significant**.

VIEWPOINT 9: KENNINGTON ROAD, RADLEY

Baseline View and Sensitivity

The viewpoint is taken from Kennington Road between Kennington and Radley. Views towards the site are heavily filtered by mature field hedgerows along the eastern edge of the road that provide a high degree of screening of views towards the site.

The viewpoint represents views experienced by road users travelling along this minor road. Road users are considered to have a medium sensitivity to change in the view.

Magnitude of Change and Significance

Due to the heavily filtered views of construction activity within the site, a very low magnitude of change is predicted during construction. This would result in a **minor** effect, which would be **not significant**.

Upon operation of the Proposed Development, although a new hedgerow with occasional trees are proposed along the western boundary of the site, these would not yet be fully visually effective. As a result, a very low magnitude of change is predicted at Year 1 of operation, resulting in a **minor** effect, which is considered to be **not significant**.

With the benefit of the new maturing hedgerow and tree planting on the western side of the site, being managed to a height of 4m or over, views would become even more heavily filtered. At Year 10 of operation, a very low magnitude of change is predicted, resulting in a **minor** effect, which would be **not significant**.

VIEWPOINT 10: FOOTPATH SOUTH OF LOWER FARM**Baseline View and Sensitivity**

This viewpoint is taken from the public footpath south to the south of Lower Farm (Footpath: ON|317|5/20). The viewpoint is located at a similar elevation to the site, with views across a foreground grass field to the south of Lower Farm towards a mature hedgerow with occasional hedgerow trees that extends laterally through the view. The existing 132 kV pylons and overhead lines are highly prominent vertical elements that cross through the view. Views towards the site are screened by the hedgerow in the middleground. Views extend across the intervening landscape, with distant views possible towards the higher ground of Nuneham Courtenay ridge to the south of the site and the higher ground to the east of the site at Nineveh Farm where woodland cloaks the hills to the west of the site.

As the viewpoint is representative of views experienced by walkers on a public footpath, they are considered to be of **high sensitivity** to change in the view.

Magnitude of Change and Significance

During construction, the majority of construction activity would be screened by the tall mature hedgerow to south of the viewpoint, with only occasional glimpses of activity available above field boundary vegetation. A very low magnitude of change is predicted during construction, resulting in **minor/no effect**, which would be **not significant**.

Upon operation of the Proposed Development, although hedgerow planting is proposed along the northern site boundary, this would yet be visually effective. However, given the level of screening provided by the hedgerow in the middleground, practically no views would be available. As a result, a very low magnitude of change is predicted to continue at Year 1 of operation, resulting in **minor/no effect**, which would be **not significant**.

With the benefit of maturing hedgerow planting along the northern boundary of the site, direct views towards the Proposed Development would become more heavily filtered, At Year 10 of operation, a very low magnitude of change is predicted, resulting in **minor/no effect**, which would be **not significant**.

VIEWPOINT 11: FOOTPATH NO 317/5/20, WITHIN THE SITE**Baseline View and Sensitivity**

The viewpoint is taken from public footpath 317/5/20. It is a rural public right of way which crosses directly through the site. The viewpoint is located on raised ground close to the eastern site boundary. Views beyond the field at the northern end of the site are filtered by layers of field boundary hedgerows and trees within the site. Large-scale electricity pylons with their associated overhead powerlines are a notable detracting feature along this part of the footpath. To the south views extend across the rising agricultural land to the south of the site towards Nuneham Courtenay and to the east towards the woodland on the rolling landform at Nineveh.

As the viewpoint represents that from a public right of way, walkers are considered to be of **high sensitivity** to changes in the view.

Magnitude of Change and Significance

Due to the location of the viewpoint within the site walkers would experience direct, close-range views of construction activity to either side of the footpath. As a result, a high magnitude of change is predicted during construction, resulting in a **major effect**, which would be **significant**.

Upon operation of the Proposed Development, although new hedgerows are proposed either side of the footpath, they would not yet be visually effective, with prominent views towards the proposed solar panels, fencing to either side of the route and the substation compound in the northern part of the site. As a result, a high magnitude of change is also predicted at Year 1 of operation, resulting in a **major effect**, which would be **significant**.

With the benefit of the new maturing hedgerow planting on either side of the footpath, being managed to a height of 4m or over, with the footpath passing through a wide landscape corridor and despite the proximity of the Proposed Development to the route, views would become more limited and screened by the maturing hedgerows. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **major/moderate effect**, which would be considered **significant**.

VIEWPOINT 12: FOOTPATH WITHIN THE SITE, AT JUNCTION WITH A4074**Baseline View and Sensitivity**

The viewpoint is taken from the south-eastern end of public footpath 317/5/20, close to the junction with the A4074. It is a rural public right of way which crosses directly through the site. The viewpoint is located close to the eastern site boundary on raised ground relative to the most part of the site. Views beyond the field at the northern end of the site are screened by the topography of the site. Large-scale electricity pylons with their associated overhead powerlines are a notable detracting feature along this part of the footpath. To the west, views extend across the lower agricultural land of the site towards the River Thames, filtered through intervening field boundary vegetation. Woodland is visible on higher ground in the distance.

As the viewpoint represents that from a public right of way, walkers are considered to be of **high sensitivity** to changes in the view.

Magnitude of Change and Significance

Due to the location of the viewpoint within the site walkers would experience direct, close-range views of construction activity to either side of the footpath. As a result, a high magnitude of change is predicted during construction, resulting in a **major effect**, which would be **significant**.

Upon operation of the Proposed Development, although new hedgerows are proposed either side of the footpath, they would not yet be visually effective, with prominent views towards the proposed solar panels, fencing to either side of the route and the substation compound in the northern part of the site. As a result, a high magnitude of change is also predicted at Year 1 of operation, resulting in a **major effect**, which would be **significant**.

With the benefit of the new maturing hedgerow planting on either side of the footpath, being managed to a height of 4m or over, with the footpath passing through a wide landscape corridor and despite the proximity of the Proposed Development to the route, views would become more limited and screened by the maturing hedgerows. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **major/moderate effect**, which would be considered **significant**.

VIEWPOINT 13: A4074, NORTH OF NINEVEH FARM ENTRANCE**Baseline View and Sensitivity**

The viewpoint is taken from the A4074, on an area of elevated ground north of the entrance to Nineveh Farm. Partially filtered views are available across the site, through gappy and sparse roadside vegetation and seen in the context of fast-moving traffic in the foreground. Layers of field boundary hedgerows are visible within the lower lying fields of the site, to the higher ground beyond to the north. Large-scale electricity pylons with their associated overhead powerlines are a notable detracting feature in the view. Beyond the site to the west of the River Thames, the settlement of Radley is visible amongst woodland on higher ground.

The viewpoint represents views experienced from a major road, where receptors are generally considered to be of low sensitivity to change in the view. However, receptors using the A4074 are considered to be of **medium sensitivity** as it is not a trunk road and is used for local access.

Magnitude of Change and Significance

Due to the proximity of construction activity within the site, a high magnitude of change is predicted during construction, despite the recently planted buffer along the eastern site boundary, which has not yet had chance to establish. This would result in a **moderate effect** which would be significant.

Upon operation of the Proposed Development, a new native mixed hedgerow with trees would be planted to the west side of the existing planting adjacent to the A4074, which would incorporate larger trees, which, would not yet had chance to establish. As a result, a high magnitude of change is predicted at Year 1 of operation, resulting in a **moderate effect**, which would be significant.

With the benefit of the new maturing planting adjacent to the road, direct views towards the Proposed Development would become more densely filtered. At Year 10 of operation, a medium magnitude of change is predicted, resulting in a **moderate effect**, which would be not significant.

VIEWPOINT 14: FOOTPATH, WEST OF NINEVEH FARM**Baseline View and Sensitivity**

The viewpoint is taken from public footpath 317/7/10, adjacent to an area of woodland to the west of Nineveh Farm. It is a rural public right of way which crosses elevated farmland to the east of the site. Relatively open views extend over lower lying farmland, towards the A4074, which cuts across the full width of the view. The eastern edge of the site is partially filtered in the view by roadside vegetation. Fields within the site are marked by field boundary hedgerows and trees. Large-scale electricity pylons with their associated overhead powerlines are a notable detracting feature within the view. To the west of the site views extend towards the woodland on the bank of the River Thames.

As the viewpoint represents that from a public right of way, walkers are considered to be of **high sensitivity** to changes in the view.

Magnitude of Change and Significance

Due to the location of the viewpoint on an elevated section of footpath, walkers would experience direct, relatively unrestricted views of construction activity, despite the recently planted buffer along the eastern site boundary, which has not yet had chance to establish. As a result, a high magnitude of change is predicted during construction, resulting in a **major effect**, which would be **significant**.

Upon operation of the Proposed Development, a new native mixed hedgerow with trees would be planted to the west side of the existing planting adjacent to the A4074, which would incorporate larger trees, which, would begin to filter views towards the Proposed Development. However, due to the elevation of the viewpoint, a high magnitude of change is predicted at Year 1 of operation, resulting in a **major effect**, which would be significant.

With the benefit of the new maturing planting adjacent to the road, direct views towards the Proposed Development would be more heavily filtered. At Year 10 of operation, a high magnitude of change is predicted, resulting in a **major effect**, which would be significant.

VIEWPOINT 15: ALL SAINT'S CHURCH, NUNEHAM HOUSE

Baseline View and Sensitivity

The viewpoint is taken from the north side of All Saint's Church, Nuneham Courtenay. The viewpoint is located on an area of locally high ground, surrounded by mixed woodland, with heavily filtered views out to the countryside beyond. Glimpsed views of the site are available in the distance along with large-scale electricity pylons within, and to the north of the site.

Visitors to the church are considered to be of **high sensitivity** to changes in the view.

Magnitude of Change and Significance

The Proposed Development would be heavily filtered in views by visitors to this church due to screening by intervening vegetation, therefore, a very low magnitude of change is predicted during construction, resulting in a **minor effect**, which would be not significant.

Upon operation of the Proposed Development, at Years 1 and 10, the proposed planting within and around the site would soften views further, but due to the elevated position of the viewpoint, some glimpsed views would still be available. Therefore a very low magnitude of change an **minor effect** would remain, which would not be significant.

Table 6.4.1: Viewpoint Assessment Summary

Viewpoint	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance of Effects
1. Public Right of Way, south of Sandford on Thames	Construction	High	Medium	Moderate	Not Significant
	Operation: Year 1	High	Medium	Moderate	Not Significant
	Operation: Year 10	High	Low medium	Moderate/ minor	Not Significant
2. Oxford Greenbelt Way, west of Nuneham Courtenay	Construction	High	No view	No effect	--
	Operation: Year 1	High	No view	No effect	--
	Operation: Year 10	High	No view	No effect	--
3. Public Right of Way / A4074	Construction	High	High	Major	Significant
	Operation: Year 1	High	Medium high	Major/ moderate	Significant
	Operation: Year 10	High	Medium	Moderate	Not Significant
4. Footpath, north-western corner of the site	Construction	High	High	Major	Significant
	Operation: Year 1	High	High	Major	Significant
	Operation: Year 10	High	Medium	Moderate	Not Significant
5. Thames Path, south-west of the site	Construction	High	Medium	Moderate	Not Significant
	Operation: Year 1	High	Medium	Moderate	Not Significant
	Operation: Year 10	High	Medium	Moderate	Not Significant
6. The Boathouse, Lower Radley	Construction	High	Low medium	Moderate/ minor	Not Significant
	Operation: Year 1	High	Low medium	Moderate/ minor	Not Significant
	Operation: Year 10	High	Low medium	Moderate/ minor	Not Significant
7. Thames Path National Trail, open section west of the site	Construction	High	Medium	Moderate	Not Significant
	Operation: Year 1	High	Medium	Moderate	Not Significant

ENVIRONMENTAL STATEMENT

Landscape and Visual

Viewpoint	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance of Effects
	Operation: Year 10	High	Medium	Moderate	Not Significant
8. Thames Path National Trail, enclosed section west of the site	Construction	High	Low medium	Moderate/ minor	Not Significant
	Operation: Year 1	High	Low medium	Moderate/ minor	Not Significant
	Operation: Year 10	High	Low medium	Moderate/ minor	Not Significant
9. Kennington Road, Radley	Construction	Medium	Very low	Minor	Not significant
	Operation: Year 1	Medium	Very low	Minor	Not significant
	Operation: Year 10	Medium	Very low	Minor	Not significant
10. Footpath, south of Lower Farm	Construction	High	Very low	Minor/no effect	Not Significant
	Operation: Year 1	High	Very low	Minor/ no effect	Not Significant
	Operation: Year 10	High	Very low	Minor/ no effect	Not Significant
11. Footpath within the site	Construction	High	High	Major	Significant
	Operation: Year 1	High	High	Major	Significant
	Operation: Year 10	High	Medium	Major/ moderate	Significant
12. Footpath within the site, at junction with A4074	Construction	High	High	Major	Significant
	Operation: Year 1	High	High	Major	Significant
	Operation: Year 10	High	Medium	Major/ moderate	Significant
13. A4074, north of Nineveh Farm entrance	Construction	Medium	High	Moderate	Significant
	Operation: Year 1	Medium	High	Moderate	Significant
	Operation: Year 10	Medium	Medium	Moderate	Not Significant
14. Footpath, west of Nineveh	Construction	High	High	Major	Significant
	Operation: Year 1	High	High	Major	Significant
	Operation:	High	High	Major	Significant

ENVIRONMENTAL STATEMENT**Landscape and Visual**

Viewpoint	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance of Effects
	Year 10				
15. All Saint's Church, Nuneham House	Construction	High	Very low	Minor	Not Significant
	Operation: Year 1	High	Very low	Minor	Not Significant
	Operation: Year 10	High	Very low	Minor	Not Significant