

Landscape and Visual Impact Addendum for .

Land west of A4074, to the northwest of Nuneham
Courtenay, South Oxfordshire.

On behalf of RES Ltd

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1. Introduction

1.1. A consultation response was provided by the Landscape Officer, dated 2nd June 2024. This set out various items of feedback in relation to both the development proposals themselves and the submitted Landscape and Visual Impact Assessment and its supporting visual material.

1.2. In particular it was set out that:

“Further information is required to illustrate the effects including:

- *The site boundaries should be outlined on the photographs and the location of the compound indicated.*
- *Photomontages should show the cumulative effect, including the permitted development at Ninevah Farm and the grid connection tower. View should be extended where necessary to allow for this.*
- *Provide an additional photomontage from viewpoint 1, including the cumulative effect as above”.*

1.3. Responses to these matters are set out amongst the update below.

2. Landscape Masterplan

2.1. The response included feedback on the proposed landscape mitigation shown on the Landscape Masterplan which was included with the application submission. Following this Pegasus provided a marked-up plan illustrating potential additional landscape mitigation, which was issued to the Landscape Officer for their consideration. Further feedback was received from the Landscape Officer, dated 25th September 2024, which included the suggestion that further additions to the landscape mitigation should be provided. This feedback has been taken on board as part of the updated Landscape Masterplan which has now been prepared and included as Appendix 1 to this update.

2.2. The following section sets out the comments of the Landscape Officer regarding the landscape proposals and how these are addressed by the updated Landscape Masterplan:

- *“There is a lack of tree planting located along the internal hedge lines to help to sub divide and screen the proposals including the elevated parts of the site”.* **Further new trees have been added along the internal hedge lines on the updated Landscape Masterplan, to supplement the existing vegetation. In total, there are 246 new trees proposed across the site as part of the landscape proposals.**
- *“There is a lack of tree planting on the northern boundaries”.* **Further new trees have been added along the northern boundary on the updated Landscape Masterplan, to supplement the existing vegetation.**

- *“The opportunity to reinstate internal field boundary lines as hedgerows has not been taken, although gaps have been left between the panels”.* **Three new hedgerows have been added on the updated Landscape Masterplan, to reinstate formal internal field boundary lines. Collectively the new hedgerows total 641m in length.**
- *“At the northern and southern ends the development does not tie in with the existing field pattern but cuts across the grain of the landscape”.* **The northern boundary follows the existing field boundary vegetation in the north-east corner, before then following the alignment of the public right of way which crosses the site. Development was drawn back from the northern side of the public right of way as part of mitigation to avoid the potential for impacts to any beneath ground archaeology. The southern boundary partly follows existing field boundaries, with new planting where the boundary does not follow and existing field edge. The pattern of field shapes and sizes in this part of the landscape is irregular and the new boundary planting would not be out of keeping with this pattern.**
- *“There is no screening of the substation compound”.* **The substation compound was already screened in part by the existing and proposed vegetation along the western and northern boundaries of the site. This however has been further bolstered by planting immediately adjacent substation compound itself, where space is not required for drainage swales, and additional tree planting along both the northern and western boundaries of the site in this area.**
- *“The mitigation fails to make an appreciable difference to the adverse impact in long and elevated views, including from the Thames Path and footpath to the east of the A4074”.* **It is considered that the mitigation does make a difference in reducing the impact in view towards the site, albeit to a lesser degree for more elevated views. This would now be further bolstered by the additional planting, including a further 115 trees, taking the total to 246 new trees across the site.**

3. Photographic Record

- 3.1. A request was made for the site boundary to be added to a version of the Photographic Record, along with a marker indicating the location of the substation compound within the site. These additions have been provided in an updated version of the Photographic Record included at Appendix 2.

4. Photomontages

- 4.1. A request was made for an additional photomontage for viewpoint 1. In addition, a request was also made for the photomontages to include the permitted solar energy development at Ninevah Farm, including where necessary extensions to the existing 90 degree panoramas. These additions have been provided in an updated version of the Photomontages included at Appendix 3, which also now illustrate the updated landscape mitigation proposals set out on the updated Landscape Masterplan.

- 4.2. It was also requested that the photomontages illustrate the grid connection tower. However, as the grid connection does not form part of the development proposals and the final design would be subject to the grid operator in due course, it is not considered to be appropriate or necessary to illustrate the grid connection. Nonetheless, the LVIA did consider the potential effects of the grid connection as far as they might reasonably be assumed to be, including the potential for a new tower of a similar nature to that of the existing towers currently in the vicinity at a point to the north of the site. A marker has therefore been added to the updated version of the Photomontages to show the potential location of the tower.

5. Summary

- 5.1. The consultation response from the Landscape Officer has been carefully considered and updated information provided to address the requests for further information. The updated information does not alter the findings of the assessment work set out in the LVIA Chapter of the Environmental Statement, albeit that the proposed additional planting set out on the updated Landscape Masterplan would serve to further limit the potential for adverse visual and character effects, whilst providing positive effects on landscape features.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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