Table 3 – Landscape Assessment Table

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Chilterns National Landscape			
Special Qualities Sensitivity: **Very High**	The site is outside the Chilterns NL but within its setting. The loss of vegetation and initial quarrying, security fencing is expected to have some effects on the setting of the Chilterns NL as views out of the Chilterns NL would be affected. The presence of the processing plant would be obvious and incongruous, and on a more industrial scale and type than the current agricultural use. The main adverse effect is on the setting of the Chilterns NL and how it is experienced from the site environs. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape, as would security fencing and straw bales. The 30m buffer and progressive restoration would partly help to reduce these effects to more isolated areas as the works progress across the site, but the main adverse effect is on the setting of the Chilterns NL and how it is experienced from the site environs. The sense of place would be affected as the works and associated features would detract from the tranquillity and river side atmosphere of this accessible location. Magnitude of change: **Moderate Adverse** Significance of effect: **Large Adverse** **This is considered significant**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement within the setting of the Chilterns NL. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
North Wessex Downs National Landscape			

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Special Qualities Sensitivity: **Very High**	The site is outside the North Wessex Downs NL but within its setting, there are glimpsed views from the Thames National Trail towards the NL, although views from the NL back are heavily limited due to intervening dense vegetation. The loss of vegetation and initial quarrying, security fencing is expected to have some effects on the setting of the North Wessex Downs NL as views out of would be affected. The presence of the processing plant would be obvious and incongruous, and on a more industrial scale and type than the current agricultural use. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape, as would security fencing and straw bales. The 30m buffer and progressive restoration would partly help to reduce these effects to more isolated areas as the works progress across the site, The views towards the North Wessex Downs NL would be most affected but these are considered minor contributions to the sense of place in this setting. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **No Change** Significance of effect: **Neutral**
National Character Areas			
108 Upper Thames Clay Vales Sensitivity: **Moderate**	The loss of vegetation and initial quarrying is expected to have minimal effects on this NCA given the scale of the NCA compared to the extent of work at this stage. The presence of the processing plant would be incongruous and introduce	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape.	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	a more industrial character and scale of land use. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary and the NCA is large compared to the scale of the development. Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	Initially the site is expected to have the overall appearance of newly seeded agricultural fields, partly similar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
110 Chilterns Sensitivity: **Moderate**	The loss of vegetation and initial quarrying is expected to have minimal effects on this NCA given the scale of the NCA compared to the extent of work at this stage. The presence of the processing plant would be incongruous and introduce a more industrial character and scale of land use. Magnitude of change: **Negligible Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary and the NCA is large compared to the scale of the development.	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, partly similar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	Significance of effect: **Slight Adverse**	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
Oxfordshire Wildlife & Landscape Study (OWLS)			
LCT Terrace Farmland Sensitivity: **Moderate**	The loss of vegetation and initial quarrying is expected to have minimal effects on this LCT given the scale of the LCT compared to the extent of work at this stage. The presence of the processing plant would be incongruous and introduce a more industrial character and scale of land use. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary and the LCT is relatively large compared to the scale of the development. Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, partly similar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement over the existing condition and reflect the recommendations of the LCT management. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
			YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
LCT River Meadows Sensitivity: **High**	The loss of vegetation and initial quarrying is expected to have minimal effects on this LCT given the scale of the LCT compared to the extent of work at this stage. Although outside of the LCT, the presence of the processing plant would be obvious and incongruous and introduce a more industrial scale component and character to the site. Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape. The 30m buffer and progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site, but the visual connectivity into the adjacent LCT would impact on this LCT. The security fencing and straw bales would be intrusive elements. The adverse effects would be temporary and the LCT is relatively large compared to the scale of the development. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary infill and replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement over the existing condition and reflect the recommendations of the LCT management. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
South Oxfordshire Landscape Assessment 1998 adopted in 2003 as SPG (Atlantic Consultants)			

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Sub Character Area: Flat Floodplain Pasture Sensitivity: **High**	The loss of vegetation and initial quarrying is expected to have minimal effects on this character area given the scale of the character area. The presence of the processing plant would be obvious and incongruous and introduce a more industrial scale and character. The character area is anticipated to be able to absorb these impacts over the short term. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape and impact on the tranquillity and scenic value of the character area. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary, and the character area is relatively large compared to the scale of the development and overall, it is considered that the adverse impacts could be absorbed somewhat. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement over the existing condition and reflect the key characteristics in particular by providing important greenspace close to Wallingford. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
South Oxfordshire Landscape Assessment 2017 (Lepus Consultants)			
Sub Character Area: Flat	The loss of vegetation and initial quarrying is expected to have minimal effects on this character area given the scale of the character area.	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Floodplain Pasture Sensitivity: **High**	The presence of the processing plant would be obvious and incongruous and introduce a more industrial scale and character. The character area is anticipated to be able to absorb these impacts over the short term. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	plant would be incongruous elements in the landscape and impact on the tranquillity and scenic value of the character area. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary and the character area is relatively large compared to the scale of the development and overall, it is considered that the adverse impacts could be absorbed somewhat. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement over the existing condition and reflect the key characteristics in particular by providing important greenspace close to Wallingford. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
South Oxfordshire District Council and Vale of White Horse District Council Landscape Character Assessment September 2024			
LCA 13D: South Thames Lower Vale Sensitivity: **High**	The loss of vegetation and initial quarrying is expected to have minimal effects on this character area given the scale of the character area. The presence of the processing plant would be obvious and incongruous and of a more industrial scale and	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape and impact on the	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	character. The character area is anticipated to be able to absorb these impacts over the short term. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	tranquillity and scenic value of the character area. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary, and the character area is relatively large compared to the scale of the development and overall, it is considered that the adverse impacts could be absorbed somewhat. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement over the existing condition and reflect the key characteristics in particular by providing important greenspace close to Wallingford. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
Chilterns National Landscape - Landscape Character Assessment (2018)			
River Valleys Sensitivity: **Very High**	The site is outside the Chilterns NL and therefore this character area, but there is a high level of visual connectivity to the area from the site. The loss of vegetation and initial quarrying, security fencing is expected to have some effects on the River Valleys given the position and limited extent of the works in this phase.	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape, as would security fencing and straw bales. The 30m buffer and progressive restoration would partly help to reduce these effects to more isolated areas as	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	The presence of the processing plant would be obvious and incongruous and out of keeping with the agricultural nature of the adjacent landscape as a whole, albeit on a more industrial scale and type. The main adverse effect is due to the visual connectivity and the detracting elements of the development affecting the setting of the character area. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	the works progress across the site. The main adverse effect is due to the visual connectivity and the detracting elements of the development affecting the setting of the character area. Magnitude of change: **Moderate Adverse** Significance of effect: **Large Adverse** **This is considered significant**	By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland. The planting will provide some enhancement within the setting of the character area. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
Scarp Foothills and Vale Fringes Sensitivity: **Very High**	The site is outside the Chilterns NL and therefore this character area, but there is a high level of visual connectivity to the area from the site. The loss of vegetation and initial quarrying is expected to have minimal effects on the Scarp Foothills and Vale Fringes given the position and limited extent of the works in this phase. The presence of the processing plant would be obvious and incongruous in the agricultural nature of the adjacent landscape as a whole, albeit on a	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape. The 30m buffer and progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The main adverse effect is due to the visual connectivity and the detracting elements of the development affecting the setting of the character area.	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	more industrial scale. The main adverse effect is due to the visual connectivity and the detracting elements of the development affecting the setting of the character area. Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	although the adverse effects would be temporary. Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse**	working farmland. The planting will provide some enhancement within the setting of the character area. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
Local Site Based Landscape Character			
Terrace Farmland (western sections of site) Sensitivity: **Medium**	The loss of vegetation and initial quarrying is expected to have some effects on the site character, including the loss of the Dutch Barn which is a distinctive feature. The presence of the processing plant would be obvious and incongruous and on a more industrial scale than the site is currently used for. Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site. The adverse effects would be temporary. Magnitude of change: **Moderate Adverse**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, and the arable fields would have returned to their present condition of working farmland. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
		Significance of effect: **Moderate Adverse**	YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**
Farmed Floodplain Pasture (eastern sections of site) Sensitivity: **High**	The loss of vegetation and initial quarrying is expected to have effects on the site character. The presence of the processing plant would be obvious and incongruous within the northwestern part of the site. and would be more industrial in scale and character. The change to the scenic quality and tranquillity would be most noticeable from this area of the site along with the presence of security fencing and warning signage. Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** This is not considered significant given the very temporary nature of this enabling phase.	The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape further impacting on the scenic quality, tranquillity and ambience. The 30m buffer to the Thames and progressive restoration would partially help to reduce these effects but as extraction works progressed through Phases 1 and 2 the works, would adversely impact on this section of the site for the duration of the works. Magnitude of change: **High Adverse** Significance of effect: **Large Adverse** **This is considered significant.**	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Tree species would at this stage be becoming established depending on nursery stock sizes used but with limited height gain at this stage. Initially, the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have become more established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The adjacent arable fields to the west would have returned to their present condition of working farmland. YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**

10.3 Table 3 (above) shows that the main significant landscape effects will occur at two levels. Firstly, the Chilterns National Landscape has a Very High sensitivity and during the Phased Works and Progressive Restoration stage there will be a Moderate Adverse magnitude of change, which will result in a **Large Adverse and significant effect.**

10.4 At a local site-based landscape character level, for the Farmed Floodplain Pasture (the eastern section of the site) during the Phased Works and Progressive Restoration will also result in a significant landscape effect, as a result of its High sensitivity when combined with a High Adverse magnitude of change that will result in a **Large Adverse and significant effect**.

11. Visual Amenity Assessment of Effects

11.1 The assessment of the effects of Proposed Development on the visual amenity is set out as a tabulated assessment below:

11.2 Table 4 below presents the visual receptors identified, together with a description of their existing view and visual amenity, and an assessment of the potential effect of the Proposed Development.

11.3 Figures LA1 Aerial Plan, LA2 Landscape Context, LA3 Topography and LA8 Visual Receptors should be referred to in Appendix A. Annotated photographs of key representative views for each visual receptor are included with LA9 in Appendix B.

Note VR (Visual Receptor) VP (View Point)

Table 4 **- Visual Amenity Assessment Table**

Baseline Sensitivity	**Enabling Works – Magnitude and Significance of Effect**	**Phased Works and Progressive Restoration – Magnitude and Significance of Effect**	**Full Restoration Years 1- 15 – Magnitude and Significance of Effect**
VR1 - Users of the Thames Path National Trail – *leisure users*			
Sensitivity**: High** From north of Nosworthy Way Bridge heading south, the route passes along a wide-open pastoral field bordered by dense trees and shrubs, mainly set back from the river. There are views beneath Nosworthy Mamun bridge, an elegantly understated concrete bridge, through to the site. The route passes under the bridge with the site accessed by a metal field gate and there are views across to the site boundaries and longer range to the hills of the North Wessex Downs on the horizon. Despite the proximity of the road, the noise is diminished by its height above ground level and the general ambiance of the river setting and pastoral fields creating a sense of tranquillity. In the summer there are glimpses of vehicles in gaps in the vegetation along Nosworthy Way and Reading Road. These may well be more pronounced in the winter. The property of Elizabeth House can be seen rising above the vegetation and the Dutch Barn provides a characterful feature though half hidden by vegetation itself (in the summer).. The River Thames here is quite open with views of passing boats and	Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** The loss of vegetation and initial quarrying would be most noticeable from the more northern sections of the route. The presence of the processing plant would be obvious and incongruous and of an industrial character. The change to the scenic quality and tranquillity would be most noticeable and the site security fencing close to the path would also detract from the ambiance of the route, though the degree of separation from the main works would help to limit effects. Although moderate this is not considered significant.	Magnitude of change: **Major Adverse** Significance of effect: **Large Adverse** **This is considered significant.** The phased quarrying work and resultant bunding would alter the localized topography. The vehicle movements and functioning processing plant would be incongruous elements in the landscape further impacting on the scenic quality, tranquillity and ambience. The 30m buffer to the Thames and progressive restoration would help to some extent reduce these effects, but the works, particularly within the eastern fields Phases 1 and 2, would adversely impact on the visual amenity of this route for the duration of the work. The proposed straw bales would provide some screening to the quasi-industrial activities but would also remove the sense of openness and visual connectivity to the surrounding landscape. In themselves they would	YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have completely reinstated the topography to similar existing levels. It is unclear as to whether visually intrusive boundary security fencing would have been removed at this stage. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
wildlife adding to the sense of tranquillity and calmness. To the west and south west there are clear open views across the meadowland character of the site with occasional trees in the foreground and boundary tree belts in the far distance along Reading Road. There is a wide gap in the vegetation on the opposite bank allowing views to the Carmel College wet boathouse, and very filtered views to St John the Baptist Church and the dry boathouse. Further south, beyond the existing east west field boundary the bankside is more densely vegetated on the western bank and this restricts views to the Thames and the route has to divert inland slightly to avoid large blocks of blackthorn. However there continue to be wide open expansive views across the site and its water meadow character to the east. There are no views of the urban form of Wallingford, as by this point this is over 500m to the north. The setting becomes more enclosed as the planting to the centre of the site thickens and restricts longer distance views. The route is also fenced here with low post and wire. As the route approaches the end of the site there are glimpsed views east through intermittent trees to the open park like landscape of Carmel College grounds.		appear incongruous elements in the view. The effect is anticipated to be worst case during the quarrying phases adjacent to the path. Added to this would be the visual effect of the security fencing that would be within 5-10m of the Thames Path National Trail.	Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields would have returned to their present condition of working farmland.

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
The awareness of the road network diminishes here and a sense of tranquillity is more pronounced. The route then passes along the edge of woodland with views back to the site restricted by quite dense vegetation. Refer to Baseline Photographs VP1a-1e			
VR2 Users of the Thames River			
Sensitivity**: High** Although at a lower level i.e. above river water level , the deck and upper decks of many boats will be equal to or higher than the river edge Thames Path and there will be glimpsed and framed open views between river edge vegetation, very similar to the users of the Thames Path National Trail. This will occur from Nosworthy Way Bridge through to the southern boundary of the site. Refer to Baseline Photographs VP1a-1e	Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** The loss of vegetation and initial quarrying would be most noticeable from the more northern sections of the route The presence of the processing plant in Phase A would be obvious and incongruous and of an industrial character. The change to the scenic quality and tranquillity would be most noticeable and the site security fencing located 15m from the river edge would also detract from the ambiance of the route, though the degree of	Magnitude of change: **Major Adverse** Significance of effect: **Large Adverse** **This is considered significant.** . The vehicle movements and functioning processing plant would be incongruous visual elements in the landscape further impacting on the scenic quality, tranquillity and ambience. The 30m buffer to the River Thames and progressive restoration would help to a limited degree to reduce these effects. but the works, particularly within the eastern fields Phases 1 and 2, would adversely impact on the visual amenity of this route for the	YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have completely reinstated the topography to similar existing levels. It is unclear as to whether visually intrusive boundary

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
	separation from the main works would help to limit effects at this stage. Although moderate this is not considered significant.	duration of the work. The proposed straw bales would also provide some screening to the quasi-industrial activities but would also remove the sense of openness and visual connectivity to the surrounding landscape. In themselves, they would appear incongruous elements in the view and would look like a linear wall alongside the working site boundary. Within 15m of the river edge would be the 2m high security fence with associated warning signage which would signal a significant change of use on the site, The effect is anticipated to be worst case during the quarrying phases adjacent to the path	security fencing would have been removed at this stage. Infill planting to the boundary roadside vegetation and within the site would have taken place, with areas of grass seeding beginning to establish in most areas. Initially the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing although with less evident maturity and established planting. By year 15 the proposed planting should have largely established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The arable fields to the west would have returned to their present condition of working farmland.
VR 3a Users of Reading Way			
Sensitivity**: Low**	Magnitude of change: **Minor Adverse**	Magnitude of change: **Minor Adverse**	YEAR 1

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Dense but occasionally gappy vegetation filter views eastwards into the site (in the summer). This mix of trees and shrub species is approximately 10m maximum in depth. In winter it is likely that clearer views are possible. There is one clear gap in vegetation at a farm gateway that leads to the existing Dutch Barn at which point there are clear views into the site. It is assumed that the majority of users of this road would be vehicular although there is a narrow footpath on the western side of the road. For vehicle users the views are glimpsed at speed, whilst pedestrians would be slower though have additional visual and aural distractions of fast-moving vehicles on the road. Refer to Baseline Photograph VP3a	Significance of effect: **Slight Adverse** The loss of vegetation and initial quarrying is expected to have minimal effects on the views. There may be glimpses of the processing plant especially at the site entrance, but this is unlikely to create an overly noticeable distraction due to speed of travel or other distractions for pedestrians.	Significance of effect: **Slight Adverse** The phased quarrying work and resultant bunding, vehicle movements and functioning processing plant would be glimpsed through vegetation and at the site entrance, but this is unlikely to create an overly noticeable distraction due to speed of travel or other distractions for pedestrians.	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings including removal of the site entrance the phased restoration should have reinstated the topography to similar existing levels. By year 15 the proposed planting should have established with little obvious change to the views.
VR3b Users of Nosworthy Way			
Sensitivity**: Low** A mainly continuous line of trees and understorey vegetation lines the northern boundary of the site along this road but with breaks that allow views through to the site	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	YEAR 1 Magnitude of change: **Negligible Adverse**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
(in the summer). In winter it is likely that there are clearer views into the site especially where there are breaks in tree cover. Vegetation along this boundary is between 15 - 20m in depth. There is a wide gap at Nosworthy Way Bridge, which is considered separately below. Along Nosworthy Way the pavement is wider than on Reading Road and includes sections of cycle path. The road also forms a connection onto the Ridgeway and Thames Path National Trail. Users are vehicle users, pedestrians and cyclists. Refer to Baseline Photograph VP3b	The loss of vegetation and initial quarrying is expected to have minimal effects on the views, although there would be a new site exit road constructed that would create a noticeable gap in the perimeter vegetation of the site. There may be glimpses of the processing plant over the topsoil bunding, but this is unlikely to create an overly noticeable distraction due to speed of travel or other distractions for pedestrians.	The phased quarrying work and resultant bunding, vehicle movements and functioning processing plant would be glimpsed through vegetation and at the site exit, but this is unlikely to create an overly noticeable distraction due to speed of travel or other distractions for pedestrians.	Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. By year 15 the proposed planting should have established with little obvious change to the views.
VR3c Users of Nosworthy Way Bridge			
Sensitivity**: Medium** From this bridge there are extensive panoramic views southwards along the River Thames and south-westwards over the site. Where the bridge is above the River Thames it is in the Chilterns NL. Additionally, there are views northwards and northwestwards along the River Thames and over adjoining river pasture.	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse** The loss of vegetation and initial quarrying is expected to have some effects on the views. There may be	Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** The phased quarrying work and resultant bunding, vehicle movements and functioning processing plant would	YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
The bridge extends some 50m over the river below a connection onto the Ridgeway and Thames Path National Trail. Views for road users are glimpsed but the width of bridge means the scenic quality is taken in. Views for cyclist and pedestrians are much more obvious as they are slower and can also stop to take in the view. Refer to Baseline Photograph VP3c	glimpses of the processing plant and the cleared vegetation causing intrusive detractions to the views out towards both the Chilterns NL and the North Wessex Downs NL.	be glimpsed through vegetation, most obviously at the Nosworthy Way bridge, impacting on the scenic quality of the view. The elevated vantage point of this view would mean that there would be clear views of operations, especially to Phases 1 and 2 alongside the River Thames. The straw bales would have a reduced effect from this higher viewpoint as the line of bales commence over 140m away from the bridge thus allowing views south west to the interior of the site towards parts of Phase A and Phase3, Restoration would help to reduce these effects as the works progress across the site, but the works would impact on the visual amenity of these views for the duration of extraction activities	Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. Views to perimeter security may be possible depending on the timing of its removal. By year 15 the proposed planting and meadow creation should have established with little obvious change to the views.
VR 4 Visitors/employees at Elizabeth House and residents/employees at Meadow Farm			
Sensitivity**: Medium** There is dense vegetation within the grounds of Elizabeth House which combined with vegetation along Reading Road heavily screens views into or out of this property. Intervening outbuildings as	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	YEAR 1 Magnitude of change: **No Change** Significance of effect: **Neutral** YEAR 15

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
well as roadside vegetation heavily filter vies for Meadow Farm. In winter, it is likely that more less filtered views of the site would be possible. Only the very upper storey windows (3rd double height storey) may have open views over/through the vegetation onto the site. Refer to Baseline Photograph VP4	The loss of vegetation and initial quarrying is expected to have minimal effects on the views. There may be very oblique views from the upper floors of the processing plant creating a detraction	The phased quarrying works, vehicle movements and functioning processing plant would be incongruous elements in the views, but this would only be from upper floors and filtered by vegetation. The progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site.	Magnitude of change: **No Change** Significance of effect: **Neutral** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the views to similar to existing. By year 15 the infill boundary vegetation would increase the screening effect. Views into the site are unlikely to fully appreciate the changes made by the restoration works.
VP5 Residents/visitors to Carmel College Wet Boathouse			
Sensitivity**: High** This distinctive boathouse sits on the entrance to a short inlet off the Thames into the Carmel Estate. The boathouse is clearly visible from the site and appears to be a residential property in use with boats moored next to it. Residents would have open attractive views across the River Thames into the site. Views elsewhere for this property are restricted by summer vegetation or other buildings of the estate, so this is the main “amenity” view. Given	Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** The loss of vegetation and initial quarrying would be noticeable, and the presence of the processing plant would be obvious and of an industrial character. The site security fencing and warning signage would also detract from the	Magnitude of change: **Major Adverse** Significance of effect: **Large Adverse** **This is considered significant.** The phased quarrying work, vehicle movements and functioning processing plant would be incongruous elements in the landscape further impacting on the scenic quality, tranquillity and ambience. This would be especially	YEAR 1 Magnitude of change: **Minor Adverse** Significance of effect: **Moderate Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial** Significance of effect: **Slight Beneficial**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
the nature of this property the views are from upper floor only. Refer to VP 1c	ambiance of the view. Although moderate this is not considered significant given the "temporary" duration of this enabling phase.	noticeable when Phase 1 and 2 is in operation. The buffer to the Thames and progressive restoration would help to a degree to reduce these effects, The 2m high security fencing will be an obvious element in the view. The proposed straw bales would also provide some screening to the quasi-industrial activities but would also remove the sense of openness and visual connectivity to the surrounding landscape. However, these bales would appear as incongruous elements and as a continuous wall along the site edge. The effect is anticipated to be worst case during the quarrying phases opposite the boathouse.	On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have completely reinstated the topography to similar existing levels. It is unclear at what stage the security fencing will be removed. Initially, the site is expected to have the overall appearance of newly seeded agricultural fields, not dissimilar to the existing view although with less evident maturity and established planting (of herbaceous, shrub and tree planting) . By year 15 the proposed planting should have established, particularly the damp pastoral meadows, the lagoon areas and the field boundary replacement vegetation. The western riverside bank would be unchanged and the longer view across the site would appear largely as existing
VP6 Visitors to St John The Baptist Church (listed)			
Sensitivity**: High**	Magnitude of change: **Negligible Adverse**	Magnitude of change: **Minor Adverse**	YEAR 1

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
This church, partly in ruins, is a Grade II listed building, noted as a place of interest for users of the Ridgeway (for instance) to visit. It sits just north of the wet boathouse behind a cluster of mature trees. The trees heavily screen views for the church (in the summer) and its immediate surroundings but there are glimpses between the trees and under their canopies towards the site which would be more open in winter though still well filtered. The view in this direction also encompasses the boat house. Refer to Baseline Photograph VP6 and winter photograph VP6W	Significance of effect: **Slight Adverse** The loss of vegetation, initial quarrying, processing plant, and security fencing would be noticeable in winter but much less so in summer given the tree canopies and orientation of view (which more greatly restricts views in this direction).	Significance of effect: **Slight Adverse** The phased quarrying work and vehicle movements would be obvious in winter but less noticeable in summer. Given the view here is very narrow and not the main focus of the view and given the buffer to the River Thames and straw bales (albeit with a security fence in front of it) which would provide some screening, the effect is not anticipated to be greatly detrimental to the view for receptors here.	Magnitude of change: **No Change** Significance of effect: **Neutral** YEAR 15 Magnitude of change: **No Change** Significance of effect: **Neutral** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. As noted previously it is unclear at what point the security fence will be removed. By year 15 the proposed planting should have established, with little obvious change to this view.
VP7 Users of grounds at Carmel College estate			
Sensitivity**: High** No access was possible to the grounds of the Carmel Estate (except to the church). However, the grounds of the estate along the Thames include the Grade II listed	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse**	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse**	YEAR 1 Magnitude of change: **No Change** Significance of effect: **Neutral**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
Julien Gottleib Gallery and boathouse, the main building of the Carmel College school and large parkland type grounds to the south of this. These are all visible, glimpsed through varying thickness of vegetation (in the summer), from within the site. Views therefore are assumed to be possible for these receptors (which may also include residents) into the site. Views across the River Thames into the site will be heavily filtered (in the summer) for most but there are gaps where clearer views are possible, most probably in the winter. Refer to Baseline Photograph VP7	The loss of vegetation, initial quarrying and processing plant, and erection of the security fencing may be glimpsed from some locations within the grounds but are not anticipated to be overly detracting. given the tree canopies and orientation of views	The phased quarrying work and resultant bunding, vehicle movements and functioning processing plant would be glimpsed at various locations within the estate impacting on the scenic quality, tranquillity and ambience of the view. The straw bales, buffer to the Thames and progressive restoration would help to reduce these effects to more isolated areas as the works progress across the site, but the works, particularly within the eastern fields, would impact on the visual amenity.	YEAR 15 Magnitude of change: **No Change** Significance of effect: **Neutral** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. As noted previously it is unclear at what point the security fence will be removed. By year 15 the proposed planting should have established, with little obvious change to this view.
VP8 Private Mooring and field at southeast corner of site			
Sensitivity**: High** It was noted on site that there is a small mooring for a private boat with an associated access to a section of ground at the southeast corner of the of the site (fenced off from the site). The field is clearly used in some capacity for amenity for the boat users as a small section is artificially turfed. Views from this space are quite	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** The loss of vegetation and initial quarrying is expected to have minimal effects on the view. There	Magnitude of change: **Moderate Adverse** Significance of effect: **Moderate Adverse** The phased quarrying work and vehicle movements particularly in Phase 2 would be incongruous	YEAR 1 Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** YEAR 15 Magnitude of change: **Negligible Beneficial**

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
intimate, enclosed by the vegetation in the middle of the site and along the River Thames and woodland to the south. Refer to Baseline Photograph VP8	may be views of the processing plant creating a detraction but not wholly out of keeping with the agricultural nature of the land.	detracting elements in the landscape impacting on the scenic quality, tranquillity and ambience. There is no proposed straw bale screening in this location and for users of this space the effect would be very intrusive. However, it should be considered that this effect if mainly when using the field area rather than when within the moored boat, and this is an occasional use space. This effect is therefore not considered significant.	Significance of effect: **Slight Beneficial** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. By year 15 the proposed planting should have established, with little obvious change to this view.
VP 9 Residents at Barchester - Waterside Court Care Home			
Sensitivity**: High** There is thick dense roadside and garden vegetation which, even in winter, heavily screens views into or out of this property. Only the upper storey windows (2nd and 3rd) may have filtered views through the vegetation onto the site. Refer to Baseline Photograph VP9	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** The loss of vegetation and initial quarrying is expected to have minimal effects on the views. There may be views of the processing plant creating a detraction but as noted the views are very filtered by intervening vegetation	Magnitude of change: **Negligible Adverse** Significance of effect: **Slight Adverse** The phased quarrying works, vehicle movements and functioning processing plant would be incongruous elements in the views, but this would only be from upper floors and filtered by vegetation. The progressive restoration would help to reduce these effects to more isolated areas as the works progress	YEAR 1 Magnitude of change: **No Change** Significance of effect: **Neutral** YEAR 15 Magnitude of change: **No Change** Significance of effect: **Neutral** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have

Baseline Sensitivity	Enabling Works – Magnitude and Significance of Effect	Phased Works and Progressive Restoration – Magnitude and Significance of Effect	Full Restoration Years 1- 15 – Magnitude and Significance of Effect
		across the site although for this property the processing plant would be the most noticeable feature.	reinstated the views similar to existing. By year 15 the infill boundary vegetation would increase the screening effect. Views into the site are unlikely to fully appreciate the changes made by the restoration works.
VP10 Users of Mead Furlong woodland garden			
Sensitivity**: High** It is not certain whether there is a residential property here or how this space is utilised although it appeared from the site visit to be a working garden. Views towards the site are filtered by the boundary vegetation and reduce further from the boundary line as more vegetation intervenes. Views of the site, where available, would be across the fields towards Nosworthy Way. Refer to Baseline Photograph VP1e	Magnitude of change: **No Change** Significance of effect: **Neutral** The loss of vegetation and initial quarrying is expected to have minimal effects on the view. There may be views of the processing plant creating a detraction but not wholly out of keeping with the agricultural nature of the land.	Magnitude of change: **Minor Adverse** Significance of effect: **Slight Adverse** The phased quarrying work and resultant bunding, vehicle movements and functioning processing plant would be glimpsed from this area impacting on the scenic quality, tranquillity and ambience of the view. The greatest effect is expected during phases 2 and 3, where the works are closest to the receptor.	YEAR 1 Magnitude of change: **No Change** Significance of effect: **Neutral** YEAR 15 Magnitude of change: **No Change** Significance of effect: **Neutral** On completion of quarrying and removal of the processing plant and associated buildings; the phased restoration should have reinstated the topography to similar existing levels. By year 15 the proposed planting should have established, with little obvious change to this view.

11.4 Table 4 (above) shows that the main significant visual amenity impacts will be felt by the users of the Thames Path National Trail, the River Thames and Carmel College Wet Boathouse.

11.5 The Thames Path National Trail users have a high sensitivity and during Phased Work and Progressive Restoration the magnitude of change will be Major Adverse thus leading to a **Large Adverse significance of effect. This is therefore considered significant**.

11.6 Similarly, users of the Thames River also have a high sensitivity and during the Phased Work and Progressive Restoration and the magnitude of change will be Major Adverse thus leading to a **Large Adverse significance of effect. This is therefore considered significant**.

11.7 Receptors at the Carmel College Wet Boathouse have a high sensitivity and during the Phased Work and Progressive Restoration and the magnitude of change will be Major Adverse thus leading to a **Large Adverse significance of effect. This is therefore considered significant.**

12. Summary

Landscape effects

12.1 The sensitivity of the site and its context have been derived from consideration of published landscape character assessments for this area and a site-specific landscape appraisal. Taking into account the proposed works at each of the three stages of the scheme, a significance of effect has been established.

National Landscapes

12.2 The Chilterns National Landscape has a number of Special Qualities, most notably, the following that have relevance to this application site:

- *Unspoilt countryside with relative tranquillity and …… on the doorstep of 10 million people.*
- *A network of 2,000 km of rights of way, including two national trails and numerous ancient routeways.*

12.3 As the site is within the setting of the Chilterns NL these are considered to have a Very High sensitivity. During the Enabling Works the significance of Effect would be Moderate Adverse and then during Phased Works and Progressive Restoration **Large Adverse which is considered significant**. In Year 1 of Restoration the significance of effect would be Slight Adverse and then by Year 15 Slight Beneficial.

12.4 The North Wessex Downs National Landscape has the following most notable Special Qualities that have relevance to the application site which has views towards the North Wessex Downs NL:

- *The AONB is characterized by extensive chalk downlands, which are open, arable sweeps and dramatic scarp slopes.*
- *The landscape also includes well-wooded plateaus and sheltered chalk river valleys*

12.5 The site is remote from the North Wessex Downs NL but can be considered within its setting as there are views towards the hills of this area. The North Wessex Downs NL is considered to have a Very High

sensitivity, however, during all stages the significance of Effect is Negligible Adverse, and the works would have limited effect.

National Character Areas

12.6 At a national level these include the National Character Areas (NCAs), in this case NCA 108 – Upper Thames Clay Vales and NCA 110 – Chilterns extend across/adjacent the site. Whilst both are considered to have a high value, with a medium susceptibility to change, it is considered that they have a sensitivity of Moderate. The significance of effect of the enabling works is considered to be Slight Adverse based on a Negligible Adverse magnitude of change. During Phased Works and Progressive Restoration, the significance of effect will also be Slight Adverse based on a Minor Adverse magnitude of change. In Year 1 of Restoration this would remain at Slight Adverse, changing to Slight Beneficial by Year 15.

Published Local Landscape Character Assessments

12.7 The Oxfordshire Wildlife and Landscape Study (OWLS) 2004, defines two Landscape Character Types (LCTs) – LCT Terrace Farmland and LCT River Meadows potentially impacted by the development. It is considered that the LCT Terrace Farmland has Moderate sensitivity and the LCT River Meadows has High sensitivity. For the LCT Terrace Farmland the significance of effect would be Slight Adverse during Enabling Works and also during Phased Works and Progressive Restoration. In Year 1 of Restoration the significance of effect would be Slight Adverse and by Year 15 Slight Beneficial. For the LCT River Meadows the significance of effect would be Slight Adverse during Enabling Works and Moderate Adverse during Phase Works and Progressive Restoration. In Year 1 Restoration the significance of effect would be Slight Adverse and by Year15 Slight Beneficial.

12.8 The South Oxfordshire Landscape Assessment 1998, Character Area 4, River Thames Corridor and Sub Character Area: Flat Floodplain Pasture extends cross the site and is considered to have a High level of sensitivity. For the Enabling Works stage there would be a Slight Adverse significance of effect, and during Phased Works and Progressive Restoration this would increase to Moderate Adverse. In year 1 Restoration the significance of effect would be Slight Adverse and by Year 15 Slight Beneficial.

12.9 The South Oxfordshire Landscape Assessment 2017, Character Area 4, River Thames Corridor and Sub Character Area: Flat Floodplain Pasture extends cross the site and is considered to have a High level of sensitivity. For the Enabling Works stage there would be a Slight Adverse significance of effect, and during Phased Works and Progressive Restoration this would increase to Moderate Adverse. In year 1 Restoration the significance of effect would be Slight Adverse and by Year 15 Slight Beneficial.

12.10 For the South Oxfordshire District Council and White Horse District Council Character Assessment (September 2024), LCT 13 Lower Vale and LCA 13D South Thames Lower Vale are across/adjacent the site and it is considered that both these areas are of High sensitivity. During the Enabling Works the significance of effect would be Slight Adverse and during Phased Works and Progressive Restoration this would be Moderate Adverse. In Restoration Year 1 the significance of effect would be Slight Adverse and by Year 15 Slight Beneficial.

12.11 The Chilterns National Landscape has a Landscape Character Assessment (2018) with two-character areas River Valleys, and Scarp Foothills and Vale Fringes adjacent to the site. These are both considered to have a sensitivity that is Very High. During Enabling Works, the significance of effect for the River Valleys is considered to be Moderate adverse, and in Phased Works Stage and Progressive Restoration it would be **Large Adverse, which is considered significant**. The main adverse effect is due to the visual connectivity and the detracting elements of the development affecting the setting of the character area. .

12.12 The North Wessex Downs AONB Integrated Landscape Character Assessment (2002), LCA5D Moreton Plain, whilst of a High Sensitivity it is visually disconnected from the site and the development is unlikely to affect the character of this area. Therefore, has not been considered further in the assessment.

Site based landscape character

12.13 At a site based level my proof of evidence considers that the site accords with those of the published landscape character assessments. Topography and land use, landcover, tranquillity and scenic quality have been considered and as a result for landscape character proposes that the site is split into two distinct character areas – the western fields and eastern fields.

12.14 The western fields are considered to have a medium value with medium susceptibility and as a result a medium sensitivity. The significance of effect during the Enabling Works is considered to be Slight Adverse, and then during the Phased Works and Progressive Restoration stage Moderate Adverse. In Year 1 of Restoration the significance of effect would be Slight Adverse and then by Year 15 Slight Beneficial.

12.15 By contrast, the eastern fields, that take on a Farmed Floodplain Pasture character alongside the River Thames and Thames Path National Trail, have a rarer quality with good levels of tranquillity. This landscape is considered to have a High value. This character area is considered to have a high susceptibility to change and an overall High sensitivity. During Enabling Works the significance of effect would be Moderate Adverse and then during the Phased Works and Progressive Restoration this would increase to **Large which is considered significant**. In Year 1 of Restoration the significance of effect would be Slight Adverse and by Year 15 Slight Beneficial.

Tranquillity

12.16 The current site is within a landscape area that is identified as having some tranquillity according to The Tranquillity Assessment for South Oxfordshire and Vale of White Horse. This is certainly evident when travelling along the River Thames edge away from the busy adjacent road corridors. The river projects a calmness and sense of peacefulness, even though there is some background road noise.

Visual effects

12.17 Visual effects are mainly concentrated on receptors close to the site boundary either within the Chilterns NL or in its context. Views are not possible from remote locations from the site, due to intervening vegetation and distance. In summer vegetation hinders clear views, although it is assumed that in winter there would be greater visibility.

12.18 The main visual amenity impacts of significance will be from users of the Thames Path National Trail (VR1), the River Thames (VR2) and Carmel College Wet Boathouse (VP5). Some of these are from the Chilterns NL or take in views towards it.

Thames Path National Trail (VR1)

12.19 Users of the Thames Path National Trail have a high sensitivity and high susceptibility and are engaged in outdoor recreation and have a focus on the landscape and views of it. The general ambience of the river setting and pastoral fields creates a sense of tranquillity and forms an important part of the route travelling beside the river (which is in the Chilterns NL).

12.20 The significance of effect during the Enabling Works is considered to be Moderate Adverse as the site establishment elements of the scheme will form a noticeable feature or element of the view for those

using the path. For instance, the 2m high safety fencing will be close to the path and views will be possible of Phase A and the processing plant from either end of the straw bale screen. In this sense there will be a quite obvious change in visual amenity and change in the ambiance of the route.

12.21 During the Phased Works and Progressive Restoration stage, the significance of effect will increase to **Large Adverse and therefore Significant**, as parts of the works will dominate the view. Passing under the Nosworthy Mamum Bridge southwards, there will be clear views across Phase 1 as there will be no screening of the northern section of Phase 1. Similarly, at the southeastern corner of the site, there will no screening of Phase 2. Along the whole length of Thames Path National Trail, the 2m high safety fence will partly dominate the view, along with its associated warning signage. Where straw bales do exist, they will appear as wall-like in nature and incongruous in this sensitive rural setting.

12.22 During the Restoration stage Year 1 the significance of effect will reduce to Slight Adverse, as views of active mineral workings will have ceased, and the full site restoration will have begun. It is assumed that safety fencing would have been removed at this stage. By Year 15 this will have changed to Slight Beneficial.

River Thames (VR2)

12.23 Users of the River Thames (VR2), within the Chilterns NL, are considered to have a High sensitivity, as they will be on the river either exercising or on a pleasure craft taking in the scenery of the river and its surroundings. Whilst some craft will be at a low level close to the water others will have upper decks that will be at a level equivalent to the riverbank and have views towards the site. This will occur from just south of Nosworthy Bridge in the north to the far southeastern corner of the site, over a length of around 630m. From the river, the safety fencing will be the most prominent feature in the view with the 4m high straw bales (where they are proposed) set back beyond them.

12.24 As noted previously, parts of the site do not benefit from any screening at all, most notably at the northeastern end and at the southeastern end. In these locations more open views will be possible of the various site phases, in particular those adjacent such as Phase 1 and Phase 2, and the taller components of Phase A where the processing plant will be located.

12.25 During the Enabling Works stage, it is considered that the significance of effect will be Moderate Adverse with the introduction of the site safety fence, and during the Phased Works and Progressive Restoration this will increase to **Large Adverse and therefore Significant** as Phase 1 and Phase 2 run directly close to the river. The straw bales beyond the fencing will introduce an incongruous element into the view and where these are not proposed views will be possible directly into the working site. The operational site will dominate the view.

12.26 By Year 1 of Restoration the significance of effect will be Slight Adverse as at this point the whole site will be in restoration. By Year 15 this will have changed to Slight Beneficial.

Carmel College Wet Boathouse (VP5)

12.27 The Carmel College Wet Boathouse is located directly opposite the site on the eastern bank of the River Thames adjoining St John the Baptist Church and a small water inlet. Residents and users of this are considered to have a high sensitivity as there are open attractive views across the river.

12.28 During the Enabling Works stage, it is considered that the significance of effect would be Moderate Adverse because the site establishment works and the Phase A processing plant would be clearly visible from here. In the foreground would be safety fencing and beyond that the 4m high straw bale screening.

12.29 In the Phased Works and Progressive Restoration Stage the site works would dominate the view, especially whilst Phase 1 and 2 are in operation and as a result this would result in a **Large Adverse significance of effect, which would be considered significant**. In Year 1 of Restoration the significance of effect would be Minor Adverse and by Year 15 this would be Slight Beneficial.

13. Mitigation Considerations

Illustrative material

13.1 This assessment is based on information provided as part of the application, but it is noted that there is no illustrative material, such as visualisations, that show how visual amenity might change during the various stages of the extraction operation and its subsequent restoration over time. It would be normal practice to have this available and also be able to make judgements on the change in views during summer and winter.

13.2 One site section, titled Figure 13: Typical Section from West to East through the site has been provided as part of the 'Further Information in respect of Landscape Matters, forming part of a Regulation 25 Request by Oxfordshire County Council' CD3.05. This is, at best, a generic illustration of the site arrangement and would not be typical if taken in other locations on site e.g. through Phase 1. It also contains some inaccuracies in that Phase 2 does not adjoin the processing plant area, as this seems to show. Furthermore, the security fence is not shown.

13.3 It would have been helpful if more site sections had been provided across the site, both west-east and north-south and shown on plan where they were taken. Visualisations would also have been useful in showing the growth and establishment of vegetation and damp meadow and woodland.

Proposed mitigation measures

13.4 During the extraction stage and initial restoration stages proposed mitigation measures include:

- Retention and management of existing vegetation, where possible, along the site boundaries and internally to the site to assist in screening. This would include gapping up and some underplanting to maintain screening. Native species and species rich plants would be used.
- Advanced planting is proposed to create screening.
- Soil bunding will be placed inside the existing vegetation along Reading Road to prevent views into the site during the operational stage.
- Straw bales are proposed along the eastern boundary of site adjoining Phases 1 and 2.
- The scheme aims to achieve progressive restoration in the shortest possible timescale and minimize disturbance.

Mitigation assessment

13.5 Whilst these are, on the face of it, worthy proposals there are aspects of them that will not effectively reduce landscape and visual impacts to the extent desired and thus avoid significant effects during the Phased Works and progressive Restoration Stage.

13.6 Retention and protection of existing vegetation is certainly worthwhile, however, the proposal to gap up and infill boundary vegetation, whilst positive in the long term, will do little to screen the phases of site operation from viewpoints immediately around the site. This also applies to advanced planting for screening purposes. The appellant acknowledges this in Sheet 19 of the 'Further Information in respect of Landscape Matters, forming part of a Regulation 25 by Oxfordshire County Council'. There is, therefore, an acceptance that much of the mitigation screening will be ineffective.

13.7 It is however agreed that soil bunding will assist in screening most low-level views from Reading Road, although in themselves the bunds will read differently to the existing flat farmland in this location and are not a characteristic element of this floodplain pasture. Where raised stockpiles are 10m high these will be noticeable in views, especially from the Reading Road where the boundary vegetation is narrow and gappy, and particular in winter where there is no leaf cover.

13.8 Visualisations showing the soil bunding would have been useful in order to judge more effectively their effect.

13.9 No mitigation screening of any form is proposed to the east of the Reading Road adjoining the processing compound. As a result, there will be views through the narrow band of existing vegetation, especially in winter of the HGV parking, weighbridge, offices and welfare facilities in Phase A.

13.10 The straw bale proposal along the eastern boundary of the site will have some effect on screening views but in themselves these will appear incongruous as a 'wall-like' structure close to the Thames Path National Trail. The proximity of the 2m high safety fence will also dominate views towards this straw bale screen.

13.11 The alignment and positioning of the bales will be such that they only screen part of Phases I and 2 of the extraction activities. There will, for instance, be clear views into the northern part of Phase I from the northeast, with open views beyond to the Phase A area and the processing plant. Views of the southern section of Phase 2 will also be open as there is no screening in this location.

13.12 Whilst it is accepted that the aim is to achieve rapid restoration and hence minimise disturbance, it is considered that this far from likely to be achieved in the timescales indicated. The infill tree planting for screening purposes would for instance, given their planting size of 30-45cm, grow on average 25-60cm annually. This means for the duration of the scheme (5 years) they would increase on average by between 125cm to 300cm in that period, depending on the species and their success in establishment.

13.13 The establishment of the wetland and damp meadow areas may take up to 5 –10 years at a minimum before it becomes properly established and takes on the appearance and biodiversity value of the site prior to mineral excavation. It is noted that the creation of the damp meadow and shallow scrapes, ephemeral lagoon, damp woodlands and reedbeds will not occur until the complete restoration of all phases, and it is assumed this will be after the completion of the final phase of works i.e. when Phase A is fully restored. In my assessment I therefore consider that by Year 1 of Restoration, the site will have a Slight Adverse significance of effect, especially along the eastern boundary which is more sensitive. For the site to achieve sustainable ecological and landscape benefits, as well as conform to Biodiversity Net Gain requirements, there will be a need for a long-term management plan for at least 30 years. The current Restoration and Landscape Management proposal appears to show a 10-year plan.

13.14 No mitigation measures can be effective in screening views from Nosworthy Way Bridge which is located in the Chilterns NL, as the elevated viewpoint has panoramic views across the site.

13.15 In summary, therefore, with regard to mitigation proposals, I consider that they are not sufficient to mitigate the adverse effects most notably on the Chilterns NL, the Thames Path National Trail and the River Thames. Above all, the setting of the Chilterns NL will be adversely affected to a **significant** degree, and in this instance because of the location of the site immediately next to the Chilterns NL, mitigation measures cannot positively address this sensitivity.

14. Landscape Policy

14.1 This proof of evidence has considered how the scheme responds to the most relevant landscape related planning policy at a national and local level.

National Level

14.2 At this level, National Planning Policy Framework, Paragraph 189 states that the Government attaches great importance to National Landscapes and their settings. It states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within such designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

14.3 The mineral extraction application is immediately within the setting of the Chilterns NL and would have adverse landscape and visual impacts on the River Thames, the River Thames National Trail and the setting of the Chilterns NL and thus be contrary to NPPF paragraph.

District and County Policy

14.4 Policy C8: Landscape of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy requires that minerals and waste development shall demonstrate they respect and where possible enhance local landscape character.

'Proposals shall include adequate and appropriate measures to mitigate impact on the landscape, which should include careful siting, design and landscaping. It also states that where significant adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements shall be made to offset the residual landscape and visual impacts' and that 'great weight will be given to conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB) and high priority will be given to the enhancement of their natural beauty'.

14.5 As described in this proof of evidence, mitigation measures do not fully address the impacts of this development, which in parts has significant effects, particularly within the setting of the Chilterns National Landscape (Chilterns NL) where the Thames Path National Trail is located. The River Thames is of course in the Chilterns NL, as are some of the receptors on the eastern bank of the river in the former Carmel College estate.

14.6 With reference to AONB (National Landscape) Policy C8 also states that:

'Proposals for minerals and waste development within an AONB or that would affect an AONB shall demonstrate that they take this into account, and they have regard to the relevant AONB Management Plan'.

14.7 The development is clearly within the setting of the Chilterns NL and effects the Chilterns NL and therefore is at odds with this policy.

14.8 The South Oxfordshire District Council Local Plan, Policy ENVI: Landscape and Countryside, requires that:

'The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs):' and that ' Development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB;…. where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB'.

14.9 ENVI policy goes on to state that:

'South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes.'

14.10 The harmful nature of this development is demonstrated by the **Large Adverse and significant effect** on the special qualities of the Chilterns NL, relating to landscape at the Phased Works and Progressive Restoration stage. In addition, at a local site-based landscape character level the Phased Works and Progressive Restoration stage would result in a **Large significance of effect, which is considered significant**. This therefore is contrary to this policy.

15. Conclusions

15.1 Overall, I judge that the development, which is industrial in its nature, will have a **significant landscape and visual effect** on the most sensitive part of the site, adjacent to the River Thames and along the Thames Path National Trail, and within the setting of the Chilterns NL. During the Phased Works and Progressive Restoration stage there will be a **Large Adverse significance of effect for all three of these receptors, and this is therefore significant.**

15.2 The sensitivity of this eastern component of the site is high in landscape terms, and also high for users, such as those on the Thames Path National Trail and those enjoying the River Thames. Importantly, the site is in the immediate context of the Chilterns National Landscape (Chilterns NL) and the development would have a **Large Adverse effect, which is considered significant** during the main mineral extraction activities.

15.3 Views into and out of the Chilterns NL would in some locations be significantly affected, and this of course is contrary to The Chilterns Position Statement on Setting and is at odds with the Chilterns AONB Management Plan Policy DP4.

15.4 Whilst it is accepted that the duration of extraction is only proposed for 5 years, I consider that the mitigation measures will not have sufficient time to be effective to screen the site operations in that time. This applies particularly to the proposed infill boundary planting along the Reading Road and Nosworthy Way. Growth rates will be such that tree stock proposed will only reach a reasonable stature by 10 to 15 years after planting, in other words well after the operational works.

15.5 The other proposed screening mitigation measure is straw bales. These will be constructed to form a 4m high wall along the eastern boundary close to the River Thames. They will provide some screening but do not extend fully along the site edge, and as a result views will be possible into the operational site, resulting in **Large Adverse effects, which will be significant**. In themselves they will be incongruous elements in the view.

15.6 Security fencing is also proposed along the full length of the eastern site boundary which will be an intrusive element in the view from the Thames Path National Trail and also for those on the River Thames within the Chilterns NL. Surprisingly, no other security fencing (including gates) are proposed elsewhere but should they be, this would add further to the impact on visual amenity.

15.7 The proposed development will also be contrary to the provisions of national policy in NPPF, 2024, Para 189 where 'great weight should be given to conserving and enhancing landscape and scenic beauty ..in National Landscapes… and development in their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated area'. This proposal does not minimise adverse impacts and this proof shows that it results in Large Adverse significance of effect during the site operations.

15.8 The development is also contrary to other policy, in particular Policy C8 of the Oxfordshire Minerals and Waste Local Plan. In addition, it is contrary to Policy ENVI of the South Oxfordshire District Local Plan. Both these policies seek to protect the landscape of the Chilterns NL and only permit development where it conserves and where possible enhances the character and natural beauty of the AONB.

15.9 The restoration and habitat proposals will over a long period bring about some beneficial improvement, but this will not justify the operational impacts on the setting of the Chilterns NL, the River Thames and the Thames Path National Trail.

15.10 On this basis, I support the refusal for permission of this development by Oxfordshire County Council.