APPENDICES

Appendix A. Figures

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Figure LA2 – Landscape Context and Designations

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Figure LA8 – Visual Receptors

Figure LA9 – Site Photograph Location Points

KEY

Site Boundary

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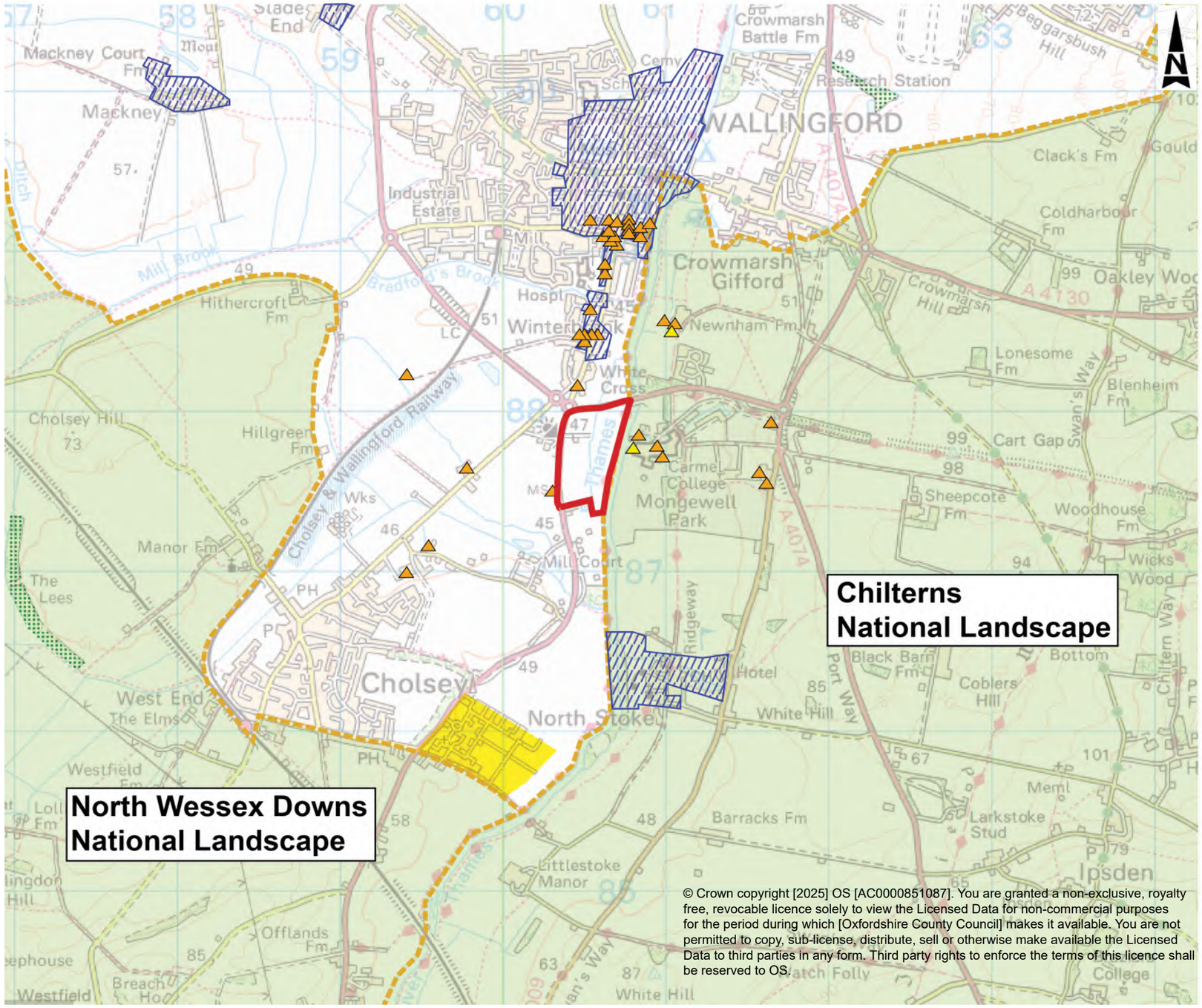
Aerial Site Location Plan
Figure LA1
06.2025



KEY

- Site Boundary

Landscape Designations
Source: Natural England

- National Landscapes
- Ancient Woodland

Local Designations

- Conservation Areas
  Source: South Oxfordshire District Council

Historic Designations

- Registered parks & gardens
- Listed building: Grade II
- Listed building: Grade II*

Note: Policy C8 of OMWCS and ENV1 South Ox Local Plan

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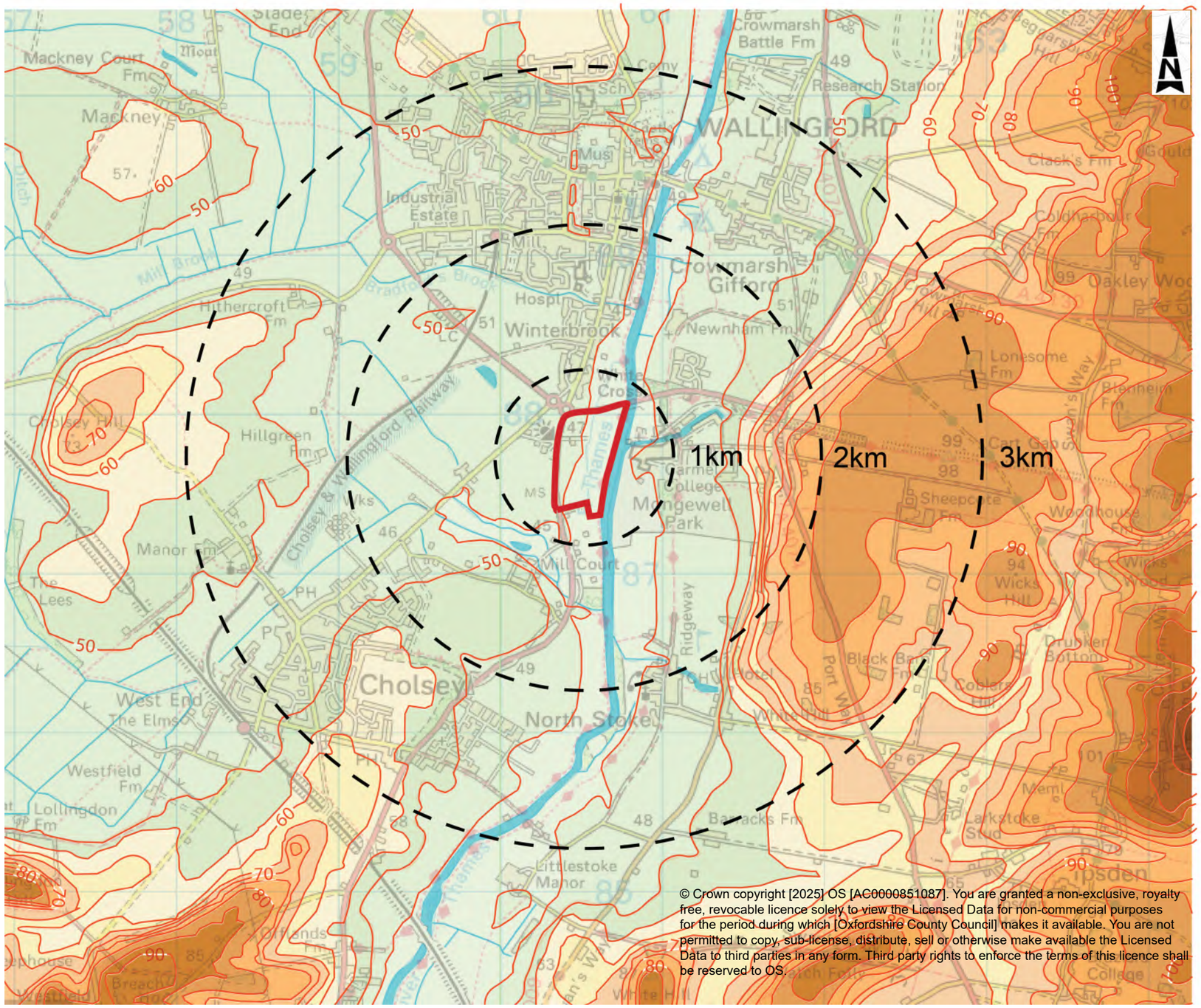
Landscape Context and Designations
Figure LA2
06.2025



KEY

- Site Boundary
- 1km Distance centre of Site

Existing Landscape

- Waterbody (approx. extents)
- Contours at 5m intervals

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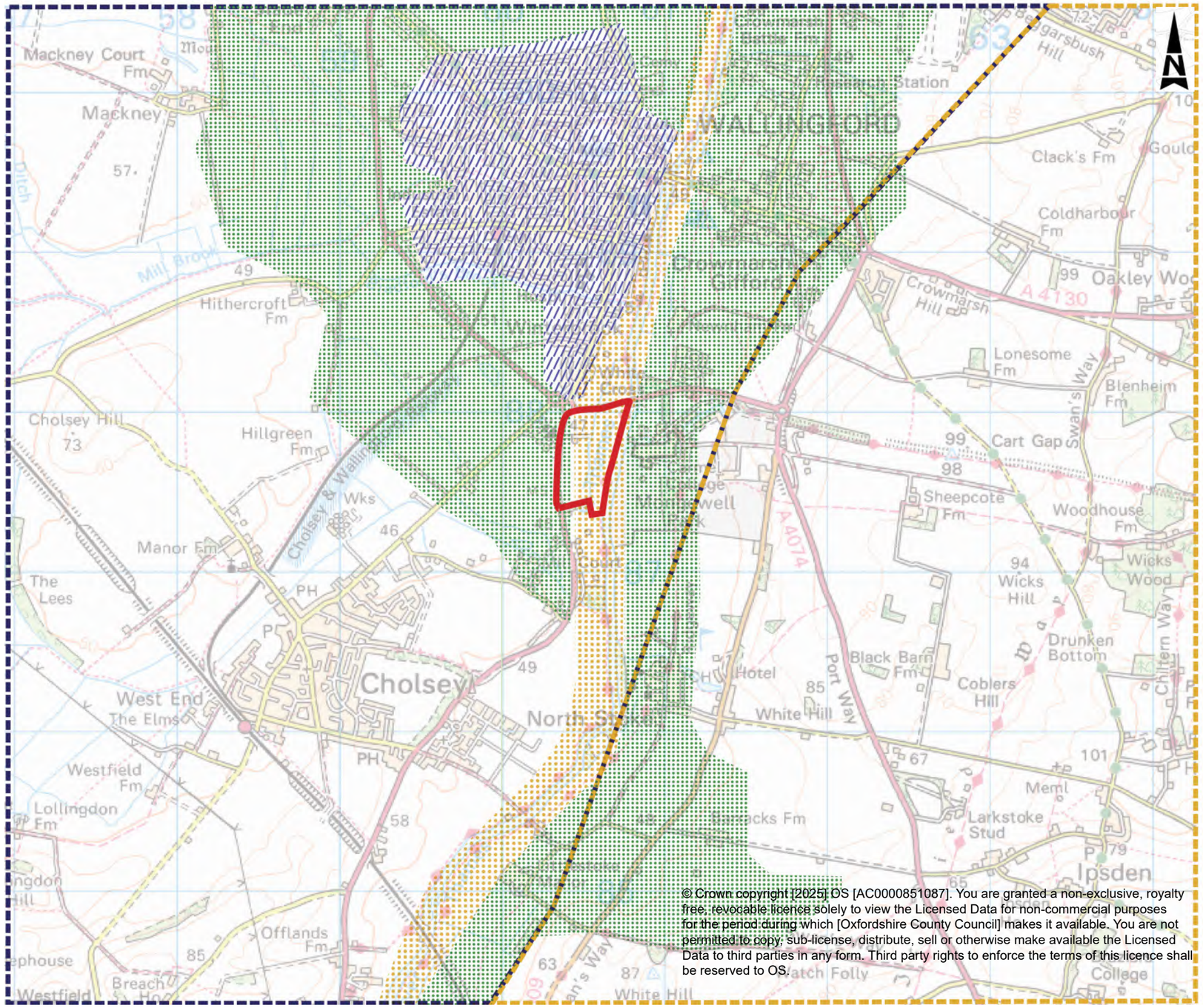
Topography and Drainage
Figure LA3
06.2025



KEY

- Site Boundary

National Character Areas

- Upper Thames Clay Vales
- Chilterns

Regional Character Areas
(Source Oxfordshire Wildlife and Landscape Study)

- Terrace Farmland
- River Meadowlands
- Urban

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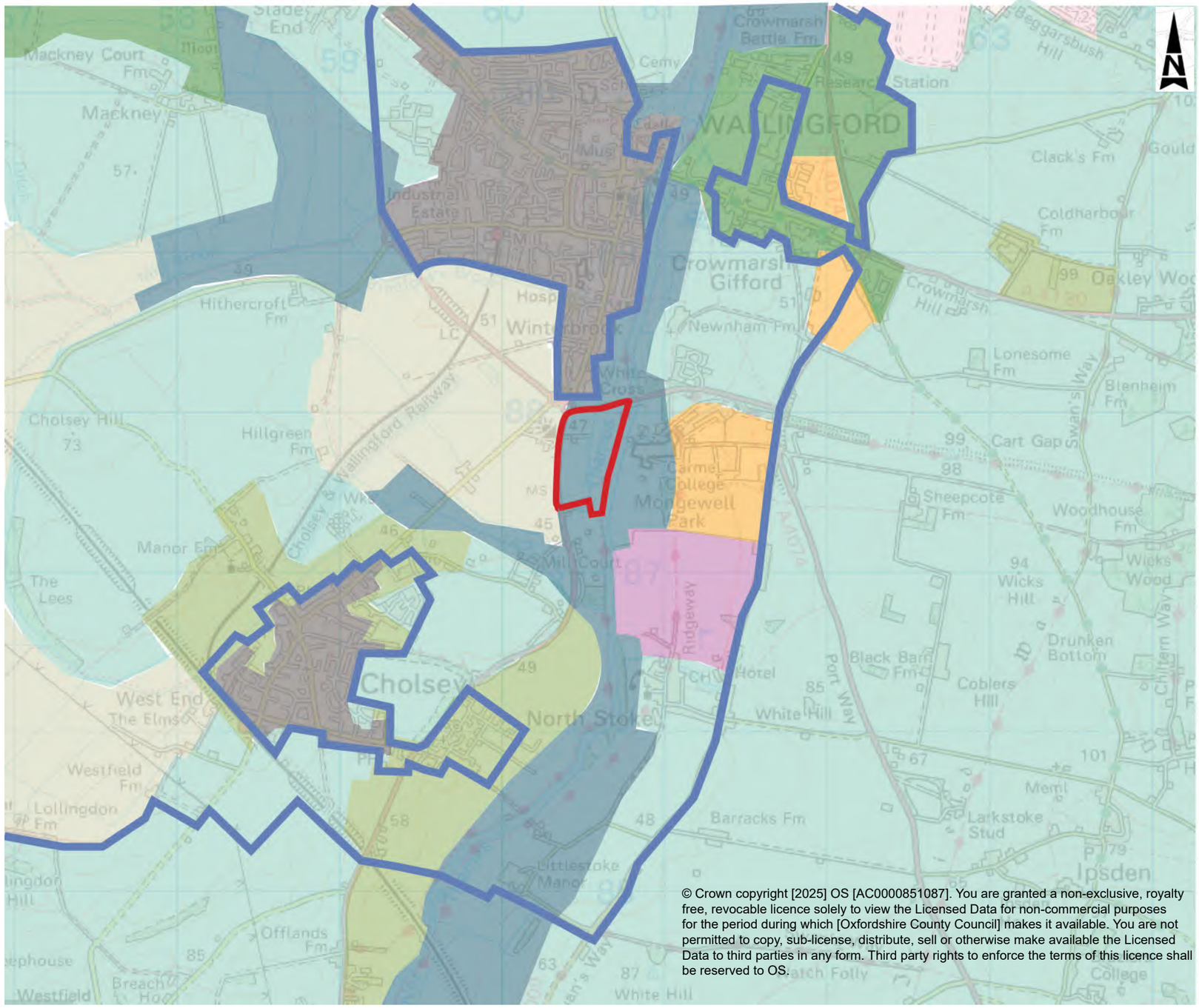
National and Regional Landscape Character Areas
Figure LA4
06.2025



KEY

Site Boundary

District Character Areas & Types
Source South and Vale Landscape Character Assessment (LUC 2024)

LCA 13D: South Thames Lower Vale

District Character Areas & Types
Source South Oxford District Council Landscape Character Assessment (Atlantic Consultants 1998 - adopted as SPG 2003)

- Open rolling downs
- Semi-enclosed rolling downs
- Airfields / MOD sites
- Flat open farmland
- Flat, semi-enclosed farmland
- Parkland & estate farmland
- Flat flood plain pasture
- Amenity landscape
- Urban

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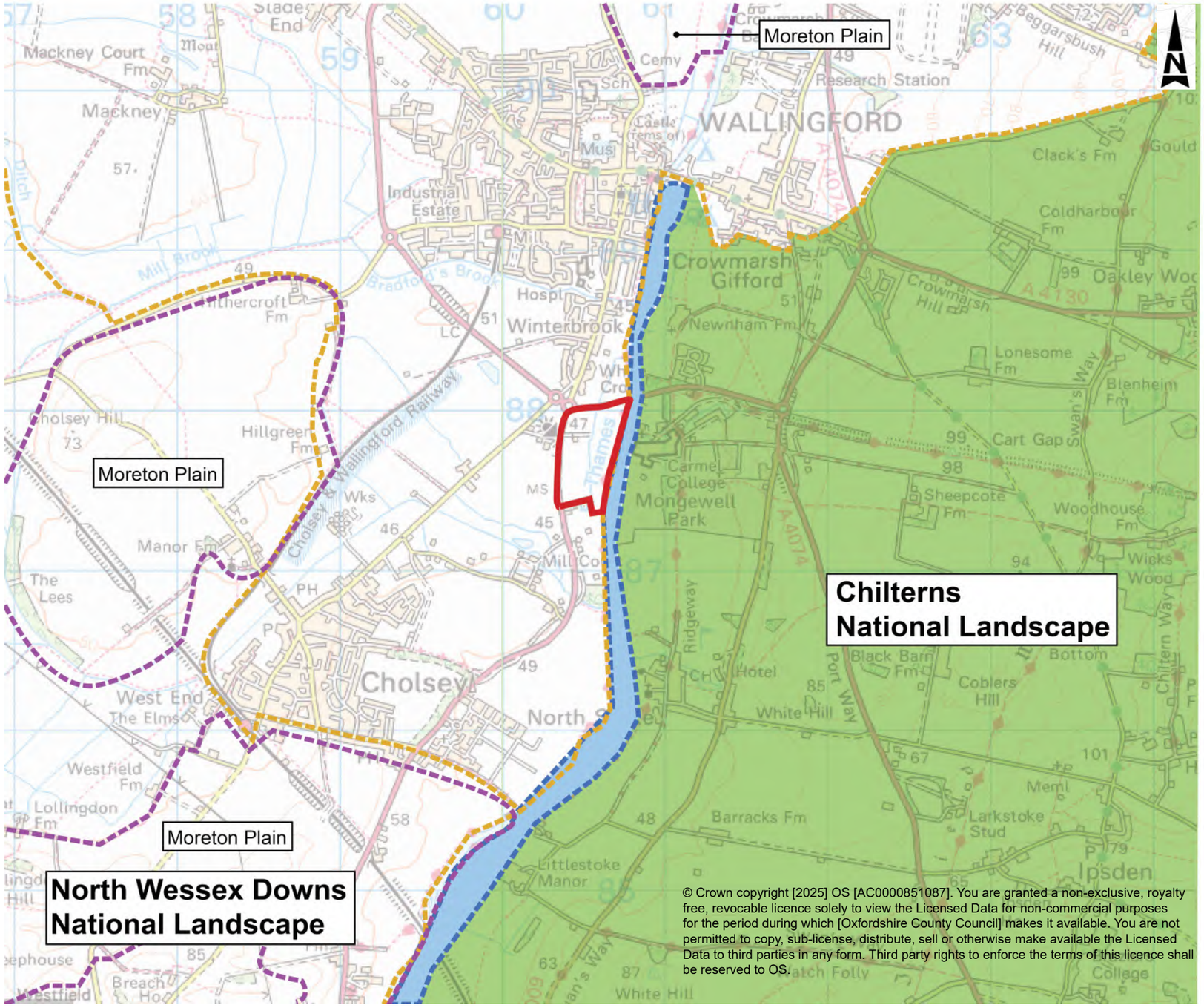
District Landscape Character Areas
Figure LA5
06.2025



KEY

- Site Boundary
- Chilterns National Landscape Boundary and North Wessex Downs National Landscape boundary

Chilterns National Landscape:
Relevant Landscape Character Areas

- Chalk Scarp
- River Valleys

North Wessex Downs National Landscape:
Relevant Landscape Character Areas

- LCA 5D Moreton Plain

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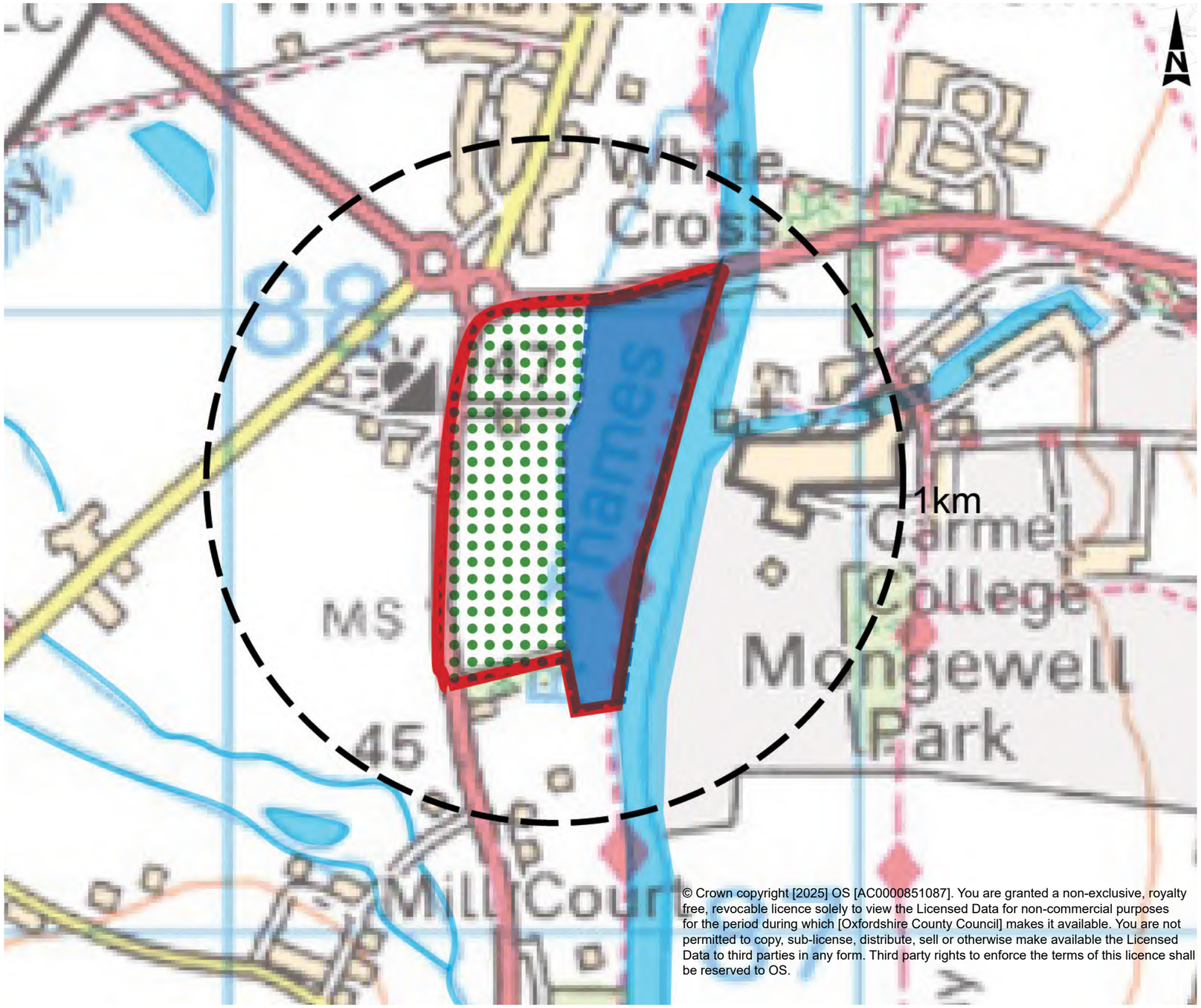
Chilterns National Landscape Character Areas
Figure LA6
06.2025



KEY

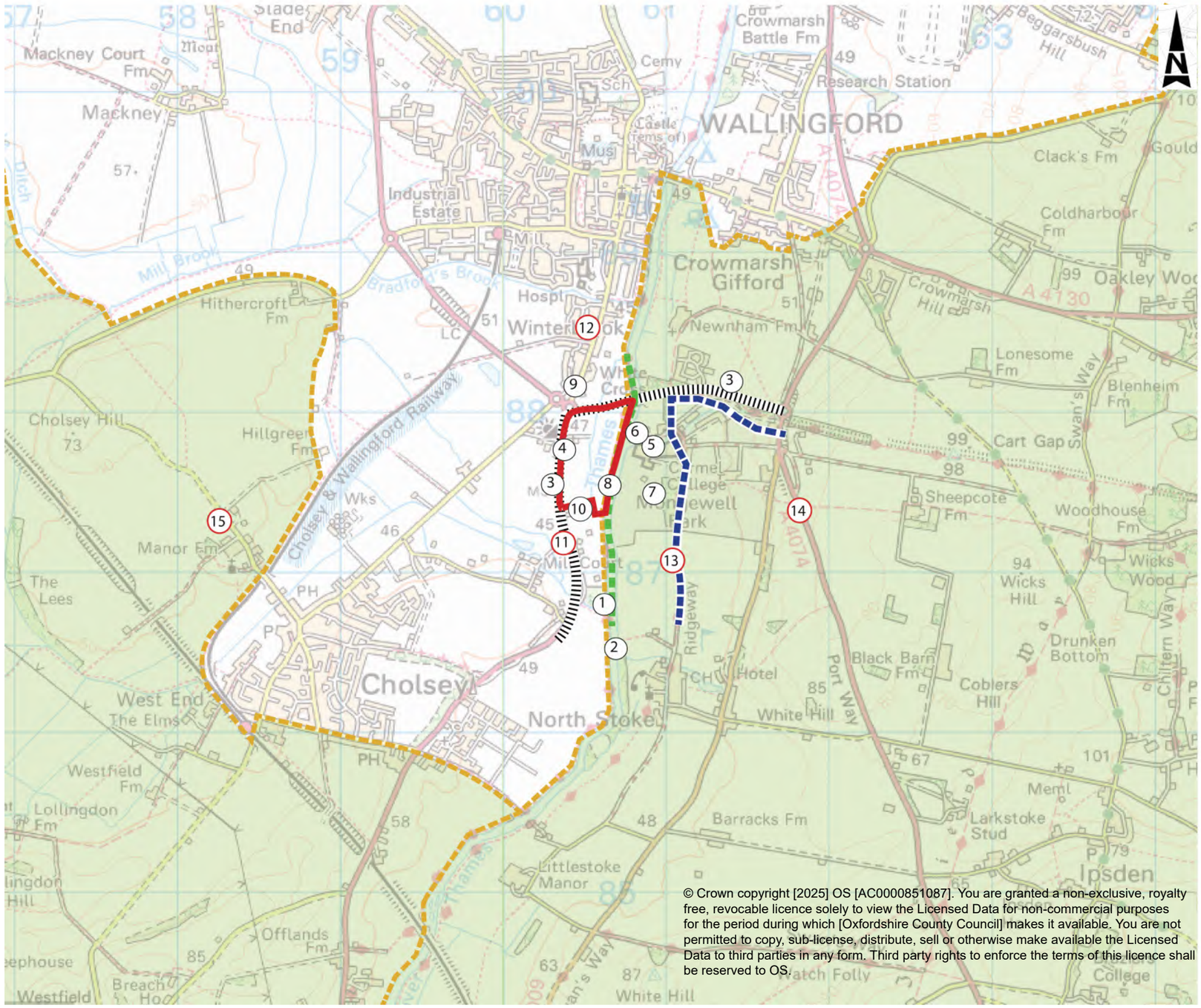
- Site Boundary
- 1km Distance centre of Site

Existing Landscape

- Waterbody (approx. extents)

Site Landscape Character

- Terrace Farmland
- Farmed Floodplain Pasture



KEY

- Site Boundary
- Nosworthy Way and Reading Road
- Thames path (PRoW)
- The Ridgeway (PRoW)
- National Landscapes

Receptors scoped in

1. Thames Path National Trail
2. River Thames
3. Reading Road and Nosworthy Way
4. Elizabeth House and Meadow Farm
5. Carmel College Wet Boathouse
6. St John the Baptist Church
7. Carmel College Grounds
8. Private Mooring
9. Residents at Barchester - Waterside Court Care Home
10. Mead Furlong Woodland Garden

Receptors scoped out

11. Winwood House
12. Winterbrook/Wallingford
13. The Ridgeway (PRoW)
14. Other receptors in Chilterns National Landscape
15. Other receptors in North Wessex Downs National Landscape

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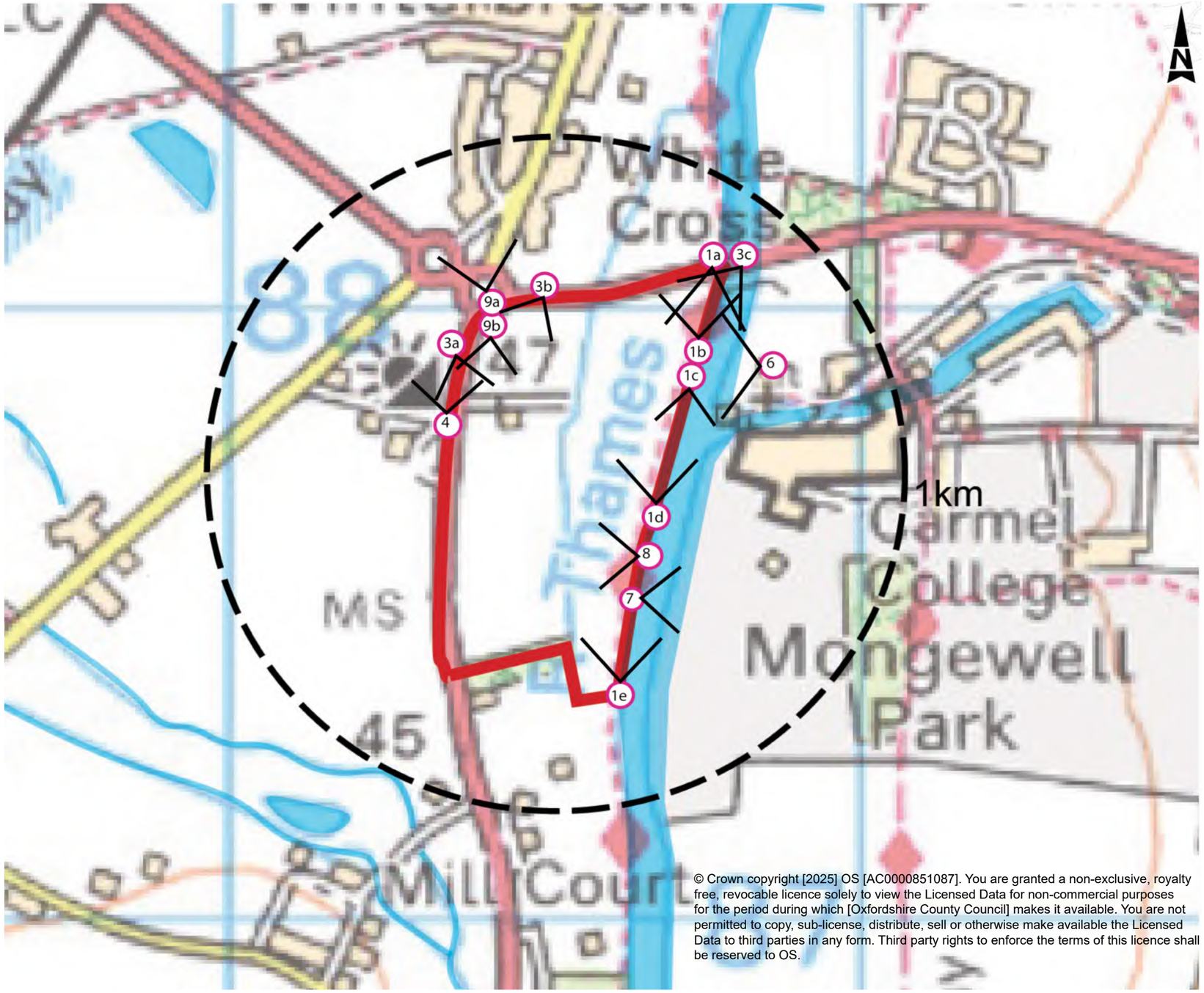
Visual Receptors
Figure LA8
06.2025



KEY

Site Boundary

1km Distance centre of Site

Viewpoints

1a Representative View Point

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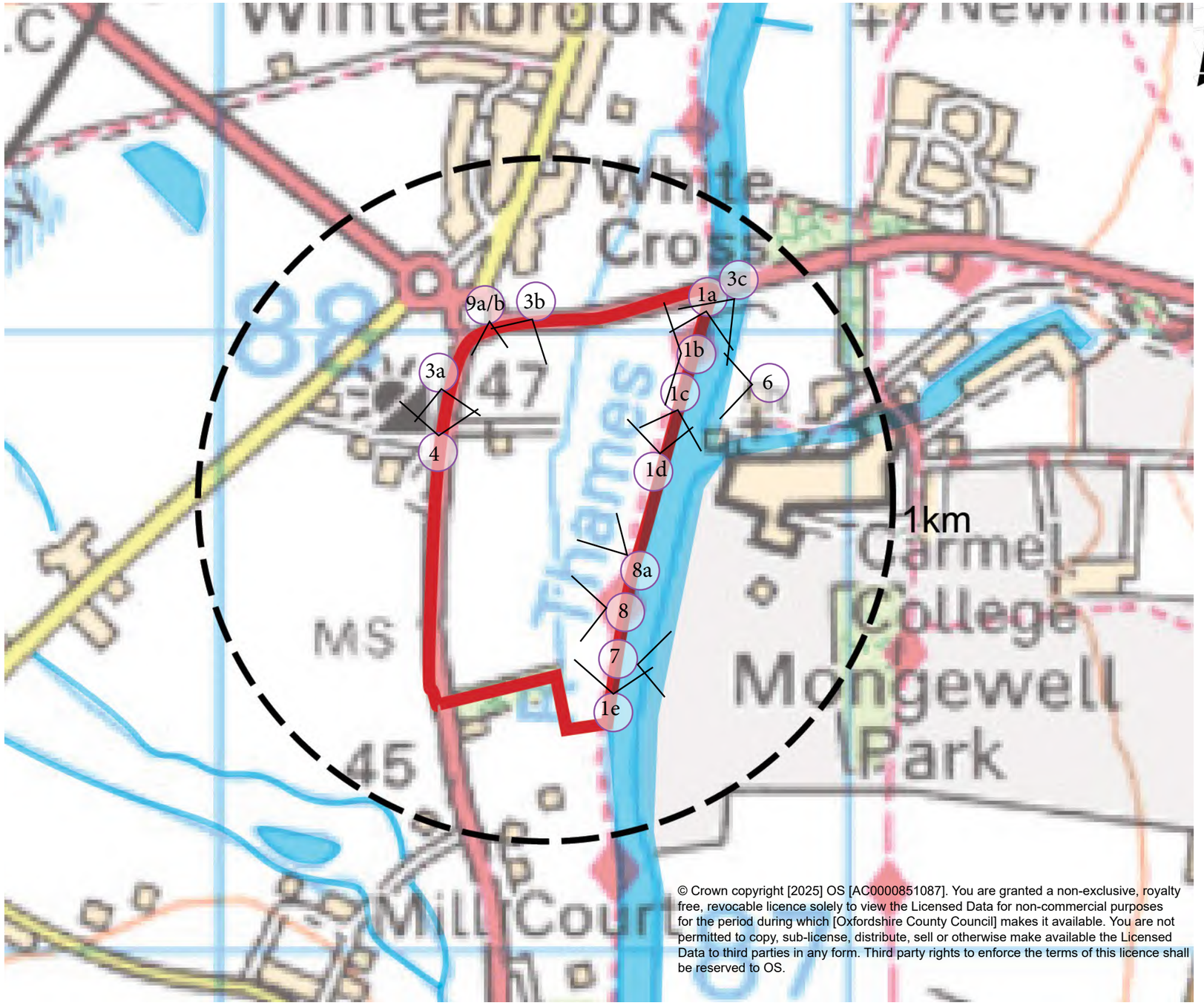
Visual Receptor Viewpoints Photographs
Figure LA9
06.2025

Appendix B. Photo Sheets

Site Photographs



N

KEY

Site Boundary

1Km Distance from centre of Site

Representative View Points

1a

Note:

All photographs (except winter views which were obtained from Oxford County Council) were taken on May 13th 2025 with a Leica SL2 50mm focal length ISO 200 f/8.
Single shot photographs have been stitched together

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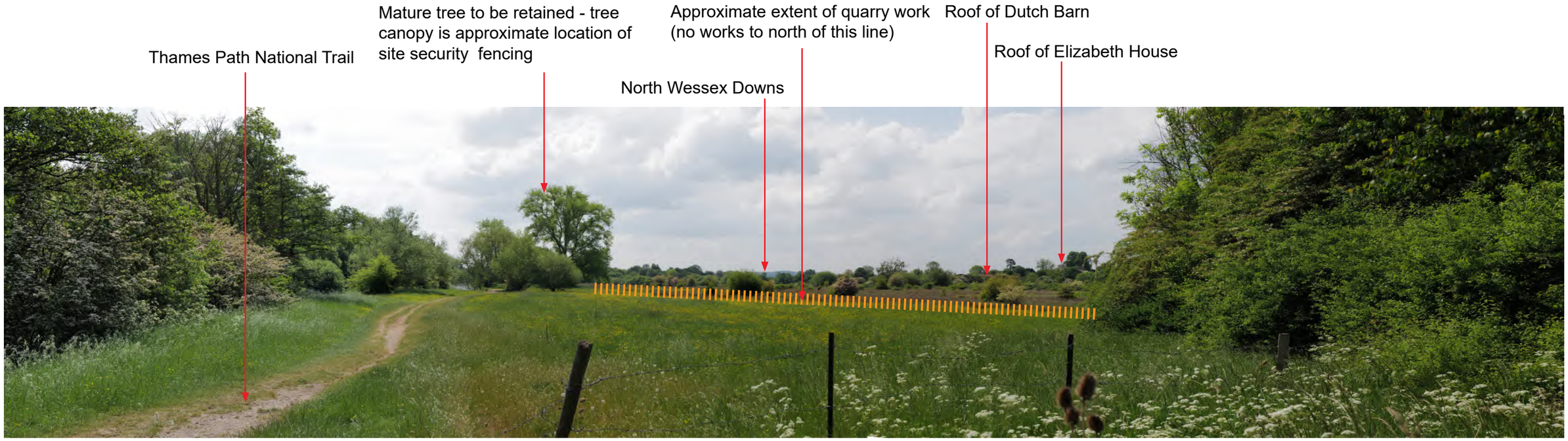
Representative View Point Photographs Location Plan

06.2025



VP1a Looking south along Thames Path National Trail from north of site

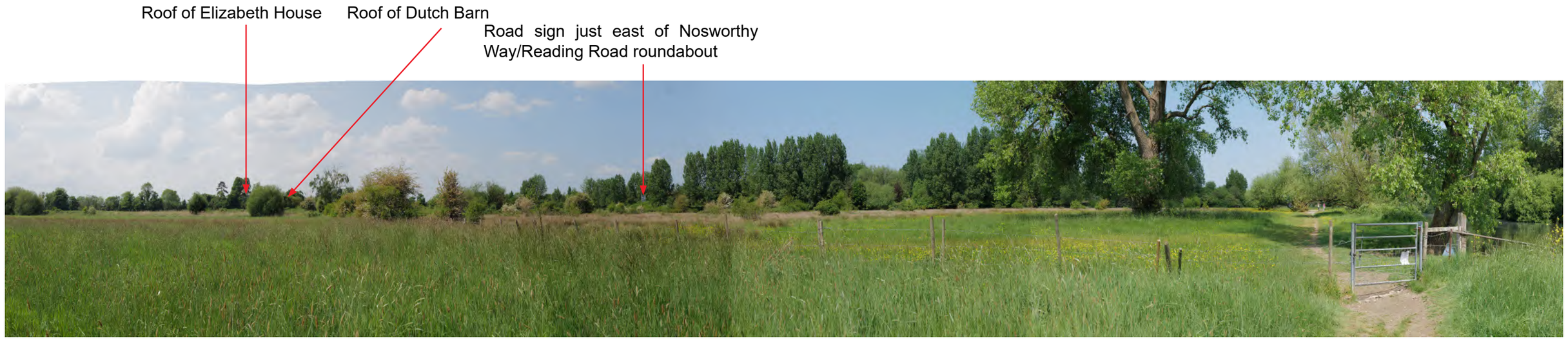
This view is from just south of Nosworthy Way Bridge at the edge of the red line boundary. The view is attractive and tranquil, despite the proximity of the road. The Thames can be glimpsed through the bank-side vegetation and the hills of the North Wessex Downs National Landscape can be seen over the trees and shrubs in the distance.

VP1b Looking south-west-north from the Thames Path National Trail

This view is from just north of the ditch that runs into the Thames (the footbridge culvert can be seen just where the walkers are)
NB this is a wide panoramic image stitch to show 180 degree view.

VP1c Looking south along the Thames Path National Trail just opposite the Wet Boathouse

The Thames is very open here with views through to the boathouse and gardens and buildings beyond.



VP1d Looking north-west along the Thames Path National Trail just opposite the Wet Boathouse

The Thames is very open here, whilst the site perimeter is more enclosed especially in summer, although glimpses can be seen of vehicles moving on both Reading Road and Nosworthy Way

VP1e Looking north along the Thames Path National Trail just south of site perimeter

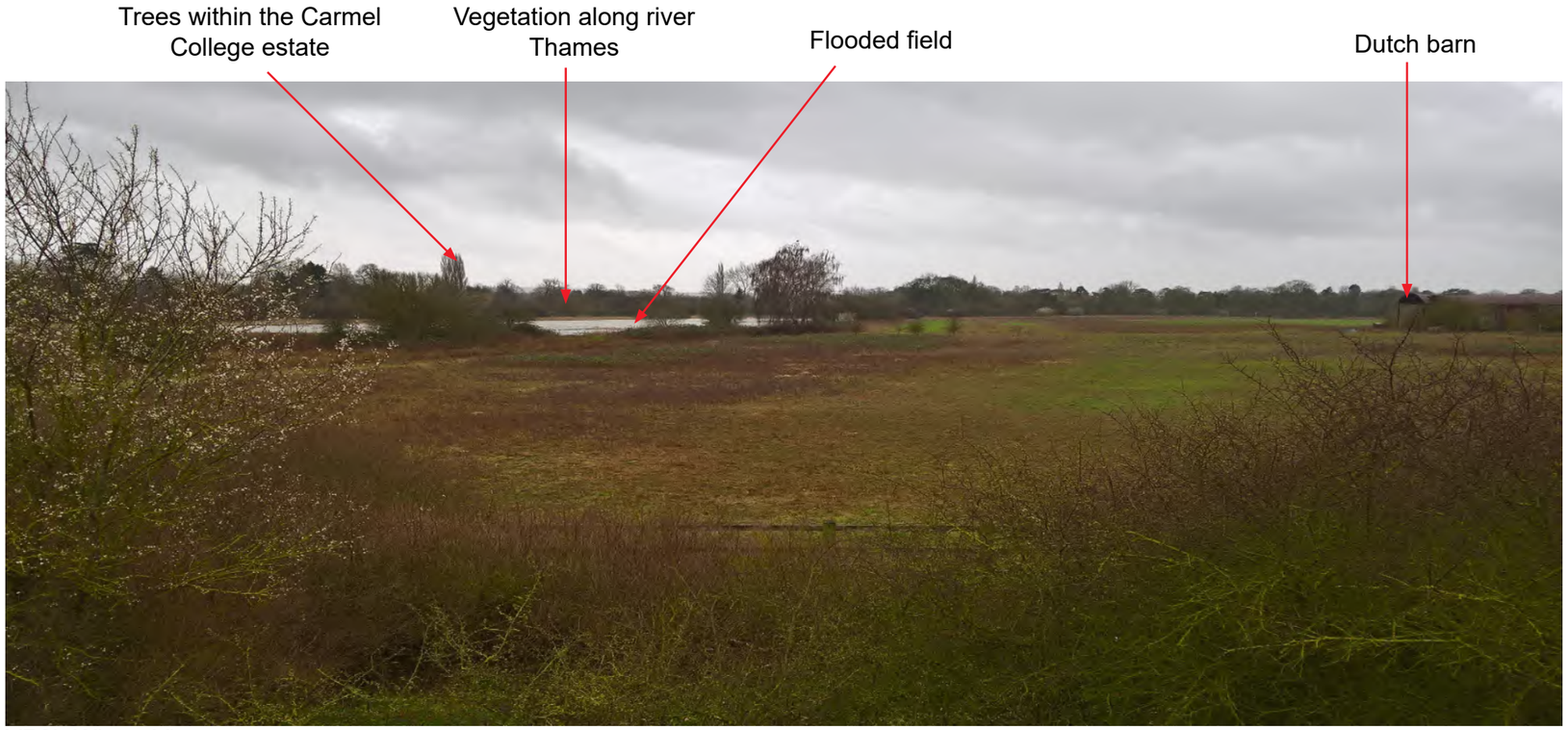
This view is from the entrance to Mead Furlong garden area on the edge of the site boundary. The Thames Path National Trail feels more enclosed and intimate but there are glimpses though to both the river and the site. The line of shrubs noted is the vegetation to be retained between phase 2 and 3.

VP3a Looking South along Reading Road

This view is from just south of the roundabout and shows the perimeter vegetation of the site and the narrow enclosed nature of Reading Road. It should be noted that winter views would be more open into the site.

VP3b Looking South from Nosworthy Way

This view is from just east of the roundabout and shows the perimerter vegetation of the site and slightly wider roadscape of Nosworthy Way. There are several gaps along the perimeter vegetation allowing views into the site even in summer.



VP3b Winter View

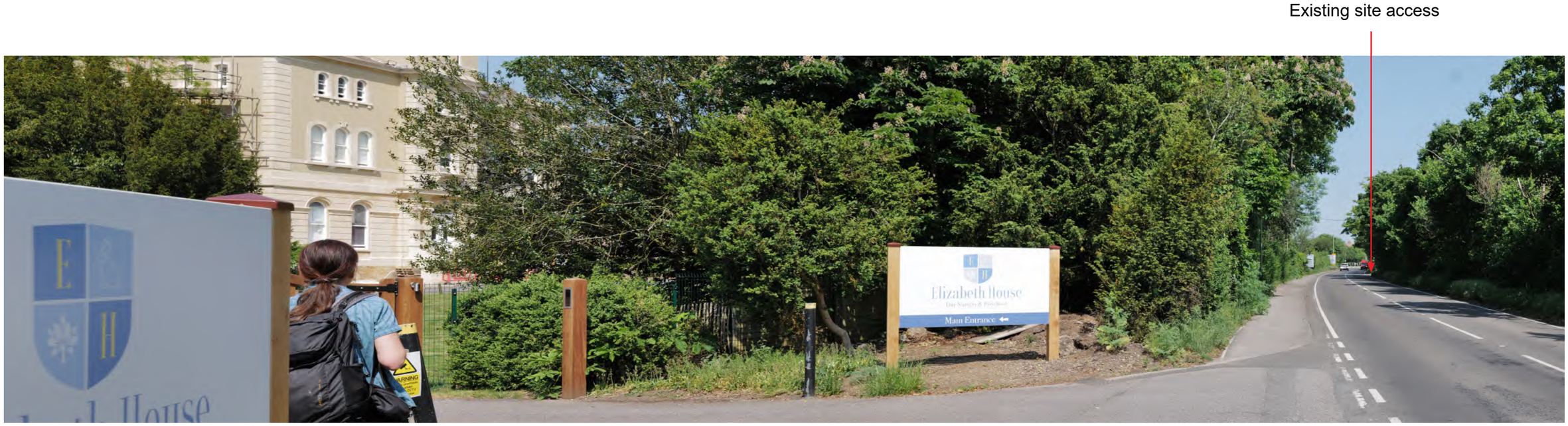
NB this photograph was taken from a location slightly west of the summer view at a gap in the vegetation by the road sign. The western fields are in flood. Image provided by Oxfordshire County Council

VP3c Looking South from Nosworthy Way Bridge

This view is highy attractive and panoramic, despite the detraction of traffic

VP3c.Winter view

NB this photograph was taken from the southern footpath on Nosworthy Way Bridge. The western fields are in flood. Image provided by Oxfordshire County Council



VP4 Looking north from main entrance to Elizabeth House

The dense vegetation along Reading Road, particularly to the west, provides good screening for the properties on this side of the road.

VP6 Looking west from exterior of St John the Baptist Church

The vegetation in Summer provides quite good screening but there are gaps through to Site

VP6 Winter view

NB this photograph was taken from slightly further south than the summer view. Extensive flooding is evident. Image provided by Oxfordshire County Council

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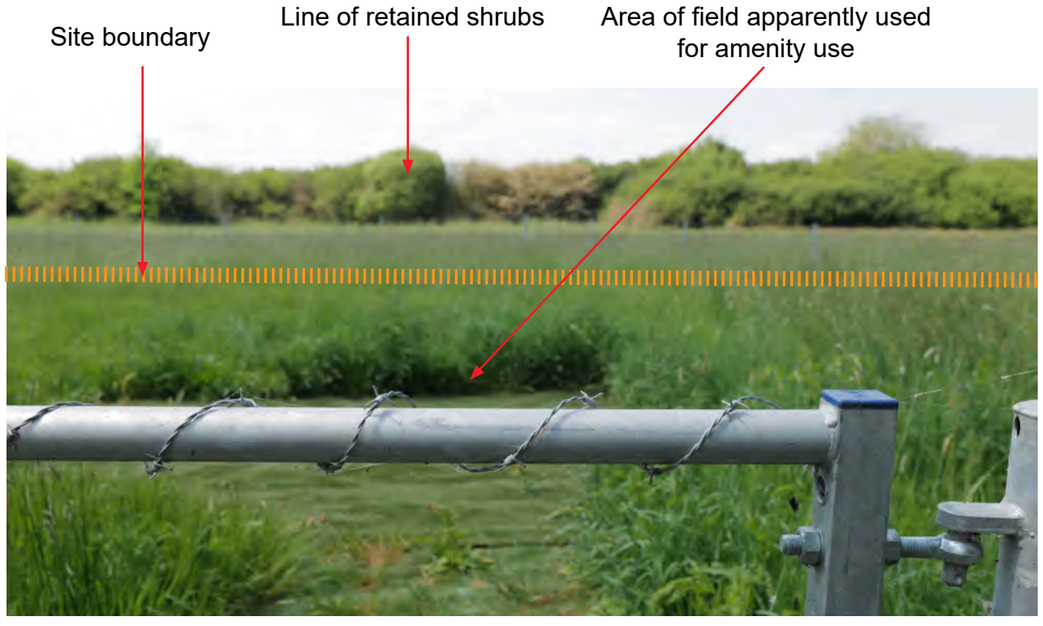
Site context photos

06.2025

VP7 Looking east from Thames Path National Trail

This is taken from the southern extent of the site. There are gaps in the vegetation along both sides of the Thames that enable glimpses through to the site and from the Thames Path towards Carmel College grounds.



VP8 - Looking west from theThames Path National Trail opposite private mooring

There is an access into a sectioned off field (outside of the site red line boundary) for the mooring point. The line of shrubs would be retained but the area between the site boundary and this would be quarried.

VP8a- Just north of VP 8 looking north/west

This photograph is from slightly north of the mooring point but indicates the potential view for users of the amenity area. The shrubs to the left would be lost to the project

VP9a - Looking north from Reading Road/Nosworthy Way roundabout

This view shows the dense screening surrounding the Barchester-Waterside care home, which would be more filtered in winter

VP9b - Looking south from Reading Road/Nosworthy Way roundabout

This view indicates the gap in vegetation that may allow views into the site for visual receptors to the north

Appendix C. Method of Assessment

The assessment in in line with guidance and recommendations set out within the 2013 Guidelines for Landscape and Visual Impact Assessment (GLVIA3). It also takes some principles from the Design Manual for Roads and Bridges (DMRB) LA 107, a recognised LVIA methodology that although prepared for transports projects is none the less transferable to other projects and provides a clear set of tables which aid the author and reader in understanding the assessment.

A summary of the key steps involved in undertaking this LVIA are set out below:

- Define the scope of assessment, including the study area.
- Establish the baseline − undertake a desk-based study followed by field surveys to:
    - Identify landscape receptors – landscape character as defined by published landscape character assessments, designated landscape areas and landscape features noted on site.
    - Identify visual amenity receptors – people who live or work in or visit the study area and are likely to be affected by the Project.
- Identify potential impacts of the Project. As set out in LA107 and GLVIA3, the term "*impact*" is defined as "*the action being taken*".
- Make judgements on receptor sensitivity. This is a receptor's susceptibility to changes combined with the value of the receptor. The DMRB LA107 has tables to assist with establishing sensitivity which are used as a guide for the assessor, these are presented in Table C-1 below.
- Identify the likely magnitude of effect of change for each receptor, accounting for both embedded and essential mitigation measures (as defined by the appellant). As set out in LA107 and GLVIA3, the term "*effect*" is the "*change resulting from that action*" or "*the consequence of that action*". Magnitude of effect is a combination of the size/scale of effect, geographical extent, duration and reversibility. DRMB has tables that guide the assessor in predicting the magnitude of effect on receptors as set out in Table C-2 below.
- Combine the receptor's sensitivity with the anticipated magnitude of effect to assess the residual level and significance of the landscape and visual effect. DMRB has a matrix, as present below, to aid the assessor in establishing the significance of effect, which may be adverse or beneficial. It should be noted that the tables are used as a guide only and reasoning by the assessor is provided for any rating given.
- Finally, an overall assessment of the potential significance of effect of the Project on landscape and visual amenity is provided by considering the effect assessed for each landscape and visual receptor and using professional judgement to establish an overall rating.

Table C-1 - Sensitivity (susceptibility and value) Descriptors of Landscape and Visual Receptors

Sensitivity	Typical description for Landscape Character Receptor	Typical description for Visual Receptors
Very High	Landscapes of very high international/national importance and rarity or value with no or very limited ability to accommodate change without substantial loss/gain (i.e. national parks, internationally acclaimed landscapes - UNESCO World Heritage Sites).	• Static views from and of major tourist attractions; • Views from and of very important national/international landscapes, cultural/historical sites (e.g. National Parks, UNESCO World Heritage sites); and • Receptors engaged in specific activities for enjoyment of dark skies.
High	Landscapes of high national importance containing distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain (i.e. designated	• Views by users of nationally important PRoW / recreational trails (e.g. national trails, long distance footpaths);

	areas, areas of strong sense of place - registered parks and gardens, country parks).	• Views by users of public open spaces for enjoyment of the countryside (e.g. country parks); • Static views from residential areas, longer transient views from designated public open space, recreational areas; and • Views from and of rare, designated landscapes of national importance.
Medium	Landscapes of local or regional recognition of importance able to accommodate some change (i.e. features worthy of conservation, some sense of place or value through use/perception).	• Static views from schools and other institutional buildings and their outdoor areas; • Views by outdoor workers; • Transient views from local/regional areas such as public open space, scenic roads, railways or waterways, users of local/regional designated tourist routes of moderate importance; and • Views from and of landscapes of regional importance.
Low	Local landscape areas or receptors of low to medium importance with ability to accommodate change (i.e. non-designated or designated areas of local recognition or areas of little sense of place).	• Views by users of main roads or passengers in public transport on main arterial routes; • Views by indoor workers; • Views by users of recreational/formal sports facilities where the landscape is secondary to enjoyment of the sport; and • Views by users of local public open spaces of limited importance with limited variety or distinctiveness.
Negligible	Landscapes of very low importance and rarity able to accommodate change.	• Quick transient views such as from fast moving vehicles; • Views from industrial area, land awaiting re-development; and • Views from landscapes of no importance with no variety or distinctiveness.

Table Source: DMRB LA 107 Landscape and Visual Effects Table 3.22 and Table 3.41

Table C-2 - Magnitude of Effect Descriptors for Landscape and Visual Receptors

Magnitude of effect (change)		Typical description for Landscape of nature of change	Typical description for Visual Receptors of nature of change
Major	Adverse	Total loss or large-scale damage to existing landscape character or distinctive features or elements; and/or addition of new uncharacteristic, conspicuous features or elements.	The project, or a part of it, would become the dominant feature or focal point of the view.
	Beneficial	Large scale improvement of landscape character to features and elements; and/or addition of new distinctive features or elements, or removal of conspicuous detracting elements.	
Moderate	Adverse	Partial loss or noticeable damage to existing landscape character or distinctive features or elements; and/or	The project, or a part of it, would form a noticeable

		addition of new uncharacteristic, noticeable features or elements.	feature or element of the view which is readily apparent to the receptor.
	Beneficial	Partial or noticeable improvement of landscape character by restoration of existing features or elements; or addition of new characteristic features or elements or removal of noticeable features or elements.	
Minor	Adverse	Slight loss or damage to existing landscape character of one (maybe more) key features and elements; and/or addition of uncharacteristic new features and elements.	The project, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
	Beneficial	Slight improvement of landscape character by the restoration of one (maybe more) key existing features and elements; and/or the addition of new characteristic features.	
Negligible	Adverse	Very minor loss, damage, or alteration to existing landscape character of one or more features and elements.	Only a very small part of the project work or activity would be discernible or being at such a distance it would form a barely noticeable feature or element of the view.
15.11	Beneficial	Very minor noticeable improvement of character by the restoration of one or more existing features and elements.	
No Change		No noticeable alteration or improvement, temporary or permanent, of landscape character of existing features and elements.	No part of the project work or activity would be discernible.

Table Source: DMRB LA 107 Landscape and Visual Effects Table 3.24 and Table 3.43

The significance of landscape and visual effects is determined by combining the sensitivity of the landscape or visual receptor with the magnitude of effect.

The matrix for guiding the professional judgement of the assessor in deciding the significance of landscape and visual effects is set out in the Table C-3 below**.**

Effects that are assessed as having either a Large or Very Large significance of effect, either adverse or beneficial, are generally considered to be '**significant'** in EIA terms and thus material in the decision-making process. Moderate effects may be considered significant, but depending upon rationale provided by the assessor, may not necessarily be considered material in the decision making. Slight or Neutral effects are generally not considered significant.

It should be noted that the tables are used as a guide only and reasoning by the assessor is provided for any rating given.

Table C-3 - Landscape and Visual Significance of Effect Matrix

Sensitivity of receptor	Magnitude of effect (change)				
	Major	Moderate	Minor	Negligible	No change
Very high	Very large	Large or very large	Moderate or large	Slight	Neutral
High	Large or very large	Moderate or large	Slight or moderate	Slight	Neutral
Medium	Moderate or large	Moderate	Slight	Neutral or slight	Neutral
Low	Slight or moderate	Slight	Neutral or slight	Neutral or slight	Neutral
Negligible	Slight	Neutral or slight	Neutral or slight	Neutral	Neutral

Table Source: DMRB LA 104 Environmental assessment and monitoring Table 3.8.1

The landscape and visual assessment considers the effects of the Project during the following timeframes:

- During Enabling Works – initial vegetation clearance and set up of the processing plant
- During Operation – phased quarrying and restoration works
- During Restoration - year 1 following final quarrying and removal of processing plant, but before any planted mitigation can take full effect, and at year 15 to represent when planted mitigation measures can be expected to be reasonably effective, both in winter and summer).

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