

Chapter D

Landscape and Views

East Claydon Greener Grid Park Environmental Statement

Chapter D Landscape and Visual Impact

April 2025

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D1.0 Introduction

- D1.1 This Chapter of the Environmental Statement ('ES') has been prepared by Urban Green on behalf of Statkraft UK LTD ('the Applicant'). It assesses the Proposed Development described in Chapter C in relation to Landscape and Visual Impacts.
- D1.2 The baseline situation is considered before the likely environmental effects of the Proposed Development are identified during its construction and operational phases. Mitigation measures to reduce any adverse environmental effects are identified as appropriate, before the residual environmental effects are assessed.
- D1.3 This Chapter is supported by the following technical appendices provided at Volume 2 to this ES:-
- Appendix D1 : LVIA Supporting Figures and Tables
 - Appendix D2 : Visually Verified Montages
 - Appendix D3 : Landscape and Visual Impact Assessment
- D1.4 Appendix D1 comprises the following technical figures:-
- Figure D1: Site Location and Study Area
 - Figure D2: Local Planning Policy
 - Figure D3: Local Planning Policy - Ecological Designations
 - Figure D4: Local Planning Policy - Heritage Assets
 - Figure D5: National Character Area
 - Figure D6: Landscape Character Type 5 Shallow Vales - Aylesbury Vale District Council & Buckinghamshire County Council (2008)
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About the Author

D1.5

Mark Evans CMLI PG Dip BSc (Dual Hons), author of this report, is a Chartered Member of the Landscape Institute with over 20 years work experience within the field of Landscape Architecture including 10 years within the field of Landscape Planning. Mark has completed six Landscape and Visual ES chapters to date.

D2.0 Policy Context

National Policy

National Planning Policy Framework

- D2.1 The national planning policy for England is defined within the National Planning Policy Framework₁ (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Housing, Communities and Local Government on 12 December 2024.
- D2.2 As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:
- “an environmental objective – to protect and enhance our natural, built and historic environment; (...)”*
- D2.3 The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- D2.4 Paragraph 20 discusses the role of strategic policies within the plan-making framework. It suggests that sufficient provision should be made for the:
- “conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*
- D2.5 Section 12 Achieving well-designed places identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 131) it states that policy should ensure that developments (para. 135):
- b. *“(...) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; (...)”*

D2.6 In regards to trees in new developments, paragraph 136 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

D2.7 Section 15 Conserving and Enhancing the Natural Environment identifies requirements in favour of (para. 187):

- a. *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; (...)*”

D2.8 As listed in the NPPF, these valued landscapes include:

- National Parks;
- The Broads; and
- National Landscapes.

D2.9 The Assessment Site is not located within any of the above mentioned valued landscapes.

D2.10 Section 16 Conserving and Enhancing the Historic Environment considers proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 207):

“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

D2.11 Para. 208 also states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

D2.12 Para. 210 states:

“In determining applications, local planning authorities should take account of:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness.”*

D2.13 It is also considered that (Para. 220):

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

D2.14 The NPPF is supported by the on-line resource Planning Practice Guidance₂ (PPG). There are a number of sections that relate to this chapter as set out below.

D2.15 The PPG sets out guidance on Design: process and tools (updated on 1 October 2019) and the elements to be considered to achieve good design. Paragraph 001 under this section states that:

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. This guidance explains the processes and tools that can be used through the planning system and how to engage local communities effectively.

To be read alongside this guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.

As set out in paragraph 139 of the National Planning Policy Framework, development that is not well de-signed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local de-sign guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Good design is set out in the National Design Guide under the following 10 characteristics:

- *context*
- *identity*
- *built form*
- *movement*
- *nature*
- *public spaces*
- *uses*

- homes and buildings
- resources
- lifespan

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making.”

Local Policy

- D2.16 The Site and the whole of the study area lie within the jurisdiction of Buckinghamshire Council. Key local policies relating to landscape and visual matters are briefly outlined below.
- D2.17 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

Vale of Aylesbury Local Plan (2021)

- D2.18 The current development plan covering the study area is the Vale of Aylesbury Local Plan (2021)₃. The relevant policies within the above document are as follows:
- D2.19 Policy BE1 is concerned with heritage assets and states that:

"The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or possible archaeological site.

Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.

The council will:

- a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets*

- b. *Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported, and*
- c. *Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.*

Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use."

D2.20 Policy BE2 discusses the design of new development and states that:

"All new development proposals shall respect and complement the following criteria:

- a. *The physical characteristics of the site and its surroundings including the scale and context of the site and its setting*
- b. *The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials*
- c. *The natural qualities and features of the area, and*
- d. *The effect on important public views and skylines.*

More guidance on the detail for the application and implementation of this policy will be provided in the Aylesbury Vale Design SPD."

D2.21 Policy NE1 relates to Biodiversity and Geodiversity and states that:

"Internationally or nationally important Protected Sites (SACs and SSSIs) and species will be protected. Avoidance of likely significant adverse effects should be the first option. Development likely to affect the Chiltern Beechwoods SAC will be subject to assessment under the Habitat Regulations and will not be permitted unless any significant adverse effects can be fully mitigated.

Development proposals that would lead to an individual or cumulative adverse impact on an internationally or nationally important Protected Site or species, such as SSSIs or irreplaceable habitats such as ancient woodland or ancient trees, will be refused unless exceptional circumstances can be demonstrated as follows:

- a. *the benefits of the development at this site significantly and demonstrably outweigh both the impacts that it is likely to have on the features of the site that make it internationally or nationally important and any broader impacts on the national network – for example of Sites of Special Scientific Interest, and*

- b. *the loss can be mitigated and compensation can be provided to achieve a net gain in biodiversity/geodiversity*

Sufficient information must be provided for the council to assess the significance of the impact against the importance of the Protected Site and its component habitats and the species which depend upon it. (...)."

D2.22

Policy NE4 discusses landscape character and locally important landscapes and states that:

"Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:

- a. *minimise impact on visual amenity*
- b. *be located to avoid the loss of important on-site views and off-site views towards important landscape features*
- c. *respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value*
- d. *Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)*
- e. *minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky*
- f. *ensure that the development is not visually prominent in the landscape, and*
- g. *not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value*

The first stage in mitigating impact is to avoid any identified significant adverse impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required to minimise that harm and, as a last resort, compensation may be required as part of a planning application. This reflects the mitigation hierarchy set out in paragraph 152 of the NPPF (2012). Applicants must consider the enhancement opportunities identified in the LCA and how they apply to a specific site.

The Policies Map defines areas of attractive landscape (AALs) and local landscape areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the AALs have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the LCA (2008).

Development will be supported where appropriate mitigation to overcome any adverse impact to the character of the receiving landscape has been agreed.

Where permission is granted, the council will require conditions to best ensure the mitigation of any harm caused to the landscape."

D2.23 Policy NE8 considers trees, hedgerows and woodlands and states that:

"Development should seek to enhance and expand Aylesbury Vale's tree and woodland resource, including native black poplars.

Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application. The implementation of any protective measures it identifies will be secured by the use of planning conditions.

Development that would lead to an individual or cumulative significant adverse impact on ancient woodland or ancient trees will be refused unless exceptional circumstances can be demonstrated that the impacts to the site are clearly outweighed by the benefits of the development.

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of any trees, hedgerows, community orchards, veteran trees or woodland which make an important contribution to the character and amenities of the area will be resisted. Where the loss of trees is considered acceptable, adequate replacement provision will be required that use species that are in sympathy with the character of the existing tree species in the locality and the site.

Where species-rich native hedgerow (as commonly found on agricultural land) loss is unavoidable the developer must compensate for this by planting native species-rich hedgerow, which should result in a net gain of native hedgerow on the development site.

Developers should aspire to retain a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25 m natural buffer around woodlands) for the benefit of wildlife, incorporating a dark corridor with no lighting.

Development must provide buffers to Ancient Woodland and should provide additional planting to join up fragmented areas of woodland as part of the development's GI. Buffers should allow the maximum space proportionate to the development, and would generally be expected to be a minimum of 50m between the ancient woodland and any built development or grey infrastructure. Within the buffer, native trees may be planted along with other ecology features to secure net gains in biodiversity and/or landscape mitigation unless the achievement of this would be contrary to other policies in the plan."

D2.24 Policy C3 relates to renewable energy and states that:

"All development schemes should look to achieve greater efficiency in the use of natural resources.

Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues:

- a. landscape and biodiversity including designations, protected habitats and species*

- b. *visual impacts on local landscapes*
- c. *the historic environment including designated and non designated assets and their settings*
- d. *the Green Belt, particularly visual impacts on openness*
- e. *aviation activities*
- f. *highways and access issues, and*
- g. *residential amenity. (...)"*

D2.25 Policy C4 seeks to protect public rights of way and states that:

"The council will enhance and protect public rights of way to ensure the integrity and connectivity of this resource is maintained.

The protection and conservation of public rights of way needs to be reconciled with the benefits of new development, to maximise the opportunity to form links from the development to the wider public rights of way network, public transport, recreational facilities and green infrastructure. Development proposals will be required to retain and enhance existing green corridors, and maximise the opportunity to form new links between existing open spaces. Planning permission will not normally be granted where the Proposed Development would cause unacceptable harm to the safe and efficient operation of public rights of way."

D2.26 Policy I1 relates to the provision of green infrastructure and states that:

"Green Infrastructure should provide a range of functions and provide multiple benefits for wildlife, improving quality of life and water quality and flood risk, health and wellbeing, recreation, access to nature and adaptation to climate change. The council will support proposals for green infrastructure where there is no significant adverse impact on:

- a. *Wider green infrastructure networks including public rights of way and green infrastructure opportunity zones identified by the Buckinghamshire and Milton Keynes Natural Environment Partnership*
- b. *Potential to contribute to biodiversity net gains*
- c. *Management of flood risk and provision of sustainable drainage systems*
- d. *Provision of a range of types of green infrastructure*
- e. *Provision of sports, recreation facilities or public realm improvements*
- f. *Potential for local food cultivation by communities*
- g. *Achieving a satisfactory landscaping scheme including the transition between the development and adjacent open land. (...)"*

Other Relevant Guidance

Winslow Neighbourhood Plan 2022-2033

- D2.27 The east portion of the study area is located within the area covered by the Winslow Neighbourhood Plan 2022-2033⁴ which was made in September 2014. Key policies within the Winslow Neighbourhood Plan pertinent to that portion of the study area include:
- Policy 12 Local Green Spaces; and
 - Policy 13 Environment and Heritage.

Aylesbury Vale Landscape Character Assessment 2008

- D2.28 Aylesbury Vale District Council & Buckinghamshire County Council published the Aylesbury Vale Landscape Character Assessment⁵, prepared by Jacobs Engineering UK Ltd, in 2008.

Vale of Aylesbury Local Plan Design Supplementary Planning Document

- D2.29 Buckinghamshire County Council adopted the Aylesbury Vale Design Supplementary Planning Document⁶ (SPD) in 2023.

D3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

- D3.1 This assessment has been carried out in light of the latest relevant guidance as set out in 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3)⁷, published by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) (2013), and 'Landscape Character Assessment: Guidance for England and Scotland' published by the Countryside Agency and Scottish National Heritage (2002)⁸. These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice.
- D3.2 The following guidelines and publications have also been considered when producing this assessment:
- 'Seeing the History in the View: A Method for Assessing Heritage Significance within Views' (English Heritage; 2011)⁹;
 - 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' (Historic England; 2017)¹⁰;
 - 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019)¹¹; and
 - 'Residential Visual Amenity Assessment (RVAA) - Technical Guidance Note 2/19' (Landscape Institute; 2019)¹²
- D3.3 The assessment comprises the following stages:
- A summary of the relevant aspects of extant and emergent landscape planning policies;
 - A definition the scope of the assessment, Site reconnaissance and desktop background research;
 - A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the Proposed Viewpoints (dealing with matters relating to the visibility of the Site);
 - Summary of key landscape and visual sensitivities relating to the Site and surrounding land;
 - A description of the Proposed Development;
 - An assessment of the likely landscape effects; and
 - An assessment of the likely visual effects.
- ### **Baseline Assessment Methodology**
- D3.4 The following specific desk-based tasks have been undertaken:
- A review of the planning policy relevant to the Site;
 - A review of any existing landscape character assessments relating to the study area;

- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

D3.5 The baseline description in this assessment comprises two separate elements:

- a Landscape Baseline; and
- b Proposed Viewpoints.

D3.6 In this assessment, a distinction has been drawn between the study area and the Site. The Site is the area proposed for development whilst the study area takes in the wider surrounds of the Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Site. The study area survey was informed by computer generated Zone of Theoretical Visibility (ZTV) mapping which indicates where the Proposed Development may be visible from.

D3.7 This work was followed by Site visits to determine the potential visibility of the Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Site (and ultimately of Proposed Development upon it) will not exceed a 2km radius and this has determined the extent of the study area considered. It is noted that there is an area of rising land near Quainton Hill, approximately 4.2km to the south of the Site. A long distance Viewpoint has been included from this location.

The Landscape Baseline

D3.8 The landscape baseline comprises two elements; the existing landscape character and the existing landscape features.

D3.9 Landscape character is defined in GLVIA3 as "*a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.*" As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from the Proposed Development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific Site and/ or the development proposal. There are four main levels at which Landscape Character Assessment has been, or may be carried out, as follows:

- a National Level (National Character Area Profiles prepared by Natural England);
- b Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and

- d Local Level (typically of a settlement or a group of settlements within a local authority).

D3.10 In addition to referencing these published documents, a local level character assessment of the Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a Existing Land Use;
- b Adjoining Land Uses;
- c Topography;
- d Vegetation;
- e Water Features; and
- f Public Rights of Way (PRoW).

D3.11 The following criteria, as set out in Table D3.1, have been used to categorise the landscape value of the Site. The category High is informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character assessments.

Table D3.1: Landscape Value

Value	Typical Criteria	Typical Scale	Typical Example
High	High Importance (or Quality) and Rarity. Limited potential for substitution	International, National, Regional, Local	World Heritage Site, Conservation Area, National Park or National Landscape
Medium	Medium Importance (or Quality) and Rarity. Limited potential for substitution	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Low	Low Importance (or Quality) and Rarity	Local	Areas identified as having few redeeming features and lots of scope for improvement

The Visual Baseline

D3.12 The extent of visibility of the Site, and of the Proposed Development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the Proposed Development. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.

D3.13 Field visits were completed in April, May and October 2024 and February 2025. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field visits. In the assessment the potential visual receptors are identified on plan (provided at Appendix D1, Figure D11 - Viewpoints - Close Range, Figure D12 - Viewpoints - Mid Distance and Figure D13 - Viewpoints - Long Distance) and described in tabular form (refer to Appendix

D1, Table D1 – Visual Receptors), which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Site (using the terms set out in Table D3.2).

Table D3.2: Distance of Views

Value	Typical Scale
Adjoining	On the edge of the Site
Close	Less than 250m from the edge of the Site
Middle	From 250m to 500m from the edge of the Site
Long	500m or greater from the edge of the Site

- D3.14 From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected cover three types of views:
- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PRow;
 - Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
 - Illustrative Viewpoints: where a particular effect may only be available from certain locations.
- D3.15 Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations. Viewpoint locations are shown in plan form (provided at Appendix D1, Figure D11 - Viewpoints - Close Range, Figure D12 - Viewpoints - Mid Distance and Figure D13 - Viewpoints - Long Distance).
- D3.16 The Site survey included a photographic record of the viewpoints. At each of the viewpoints the following details were recorded;
- The location of the viewpoint;
 - The viewer height (measured to the lens of the camera);
 - The date (of survey);
 - The distance to the Site (from the viewpoint).
- D3.17 The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019)¹¹.

Desk-based Data

- D3.18 The desktop survey carried out as part of the LVIA included the review of Ordnance Survey maps, interactive maps, GIS, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The desktop assessment also identifies any likely changes to the current baseline situation which are likely to be in place prior to the Proposed Development proceeding such as other developments coming forward within the study area.

Characterisation of Landscape Effects

- D3.19 As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.
- D3.20 The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the Proposed Development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations, and these are set out in more detail below.
- D3.21 In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following table.

Table D3.3: Susceptibility of Landscape Receptors to Change

Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	National designated Landscape such as National Park and National Landscape. Low or no capacity to accept change.	Local landscape designations (e.g. Area of Great Landscape Value (AGLV) / Areas of Local Landscape Importance (ALLI) (or similar).	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Landscape Features	Largely or completely intact, in good condition. Low or no	Largely in moderate condition – may be in process of improvement	Poor or improving condition

	capacity to accept change.		
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction. Low or no capacity to accept change.	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

D3.22 The value for each landscape receptor is taken from Table D3.2 above. The overall sensitivity of each receptor is then categorised on a High / Medium / Low / basis using the following matrix.

Table D3.4: Landscape Sensitivity

		Landscape Receptor Susceptibility		
		High	Medium	Low
Landscape Value	High	High	High-Moderate	Medium
	Medium	High-Medium	Medium	Medium-Low
	Low	Medium	Medium-Low	Low

D3.23 In respect of the magnitude of landscape effects, Table D3.5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

Table D3.5: Magnitude of Landscape Effects

Type of Effect	Magnitude of Effects			
Size / Scale	Major	Moderate	Minor	Negligible
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements characteristic with the receiving landscape	Very minor or no loss or alteration to one or more key elements/ features / characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation
Geographic Extent	Extensive	Major	Localised	Restricted

	Effects would be experienced over many landscape character types or areas	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Site	Effects would not extend beyond the Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (24 months)

Characterisation of Visual Effects

D3.24

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out in Table D3.6 below.

Table D3.6: Susceptibility of Visual Receptors to Change

Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development, account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a Medium susceptibility
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility

D3.25 The value of views is categorised as set out below:

Table D3.7: Criteria for Value of Views

Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

D3.26 The sensitivity of visual receptors in views is based on professional judgement, combining the value of the view and susceptibility to change on that visual receptor as set out in Table D3.8.

Table D3.8: Visual Sensitivity

		Visual Receptor Susceptibility		
		High	Medium	Low
Value of View	High	High	High-Medium	Medium
	Medium	High-Medium	Medium	Medium-Low
	Low	Medium	Medium-Low	Low

D3.27 In respect of the magnitude of visual effects, Table D3.9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

Table D3.9: Magnitude of Visual Effects

Type of Effect	Magnitude of Effects			
Size / Scale	Major	Moderate	Minor	Negligible
	The proposals will form a visible and recognisable new element within the	The proposals constitute only a minor component of the wider view, which might be overlooked by the	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will	The proposals form a significant and immediately apparent part of the view that

	overall view and will be readily noticed by the observer	casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view	be scarcely appreciated, and consequently it will have very little/ no effect on the view	will change its overall character
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (24 months)

Significance Criteria

Significance of Landscape Effects

D3.28 The overall magnitude of landscape effects is described on the basis of professional judgement on a Major / Moderate / Minor / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table D3.10, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table D3.10: Landscape Effects

		Sensitivity of Receptor to Change		
		High	Medium	Low
Magnitude of Change	High	Major Adverse / Beneficial	Major – Moderate Adverse / Beneficial	Moderate – Minor Adverse / Beneficial
	Medium	Major – Moderate Adverse / Beneficial	Moderate – Minor Adverse / Beneficial	Minor Adverse / Beneficial

	Low	Moderate – Minor Adverse / Beneficial	Minor Adverse / Beneficial	Minor Adverse / Beneficial - Negligible
	Negligible	Negligible	Negligible	Negligible

D3.29

In Table D3.10 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects in EIA terms:

- **Major:** Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- **Major - Moderate:** Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- **Moderate:** Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- **Minor:** Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- **Negligible:** Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.

Significance of Visual Effects

D3.30

The overall magnitude of visual effects is described on the basis of professional judgement on a Major/ Moderate / Minor / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table D3.11, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table D3.11: Visual Effects

		Sensitivity of Receptor to Change		
		High	Medium	Low
Magnitude of Change	High	Major Adverse / Beneficial	Major – Moderate Adverse / Beneficial	Moderate – Minor Adverse / Beneficial
	Medium	Major – Moderate Adverse / Beneficial	Moderate – Minor Adverse / Beneficial	Minor Adverse / Beneficial
	Low	Moderate – Minor Adverse / Beneficial	Minor Adverse / Beneficial	Minor Adverse / Beneficial - Negligible
	Negligible	Negligible	Negligible	Negligible

- D3.31 In Table D3.11 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects in EIA terms:
- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
 - Major - Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
 - Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
 - Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
 - Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- D3.32 Following consultation with Buckinghamshire Council, the landscape and visual effects during the operational stage are considered at year 1 following the implementation of the proposed landscape scheme and again at year 10 once the proposed planting has matured.
- D3.33 The visual assessment is supported by the use of photomontages to help in the visualisation of the Proposed Development. Of the 23 viewpoints, it was considered that 5 of the views would be particularly useful to see as photomontages, as they are considered to be representative; due to their proximity to the Site and visual receptors and will demonstrate how the Proposed Development would sit within views of the existing landscape. Visualisations are included for years 1, 5, 10 and 15 of the operational stage for completeness, however, the assessment of visual effects are reported for years 1 and 10 as stated above.

Consultation

- D3.34 Table D3.12 provides an overview of the consultation that has been undertaken with Buckinghamshire Council which is of relevance to this assessment.

Table D3.12: Consultation

Applicant Consultation	Buckinghamshire Council response	Response within this ES
EIA Scoping Report (Appendix B1) was submitted in August 2024 which set out the proposed scope and method for the LVIA assessment, including a plan of the proposed viewpoints for assessment.	The LPAs Scoping Opinion was received 14/11/24, which agreed LVIA should be scoped in as a topic for the EIA among other things (see Chapter B and Appendix B2 for full detail of response). No direct response was received from	It was requested by the LPA to seek to agree viewpoint locations, and consider night time effects. No response has been received from the LPA to date regarding viewpoint locations. A night time assessment has been included within this ES Chapter.

	the Bucks Landscape Team.	
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Assumptions and Limitations

- D3.35 The initial field survey for the photographic viewpoints was conducted during April, May and October 2024, capturing spring and autumnal views when trees were either fully or partially in leaf, and therefore not the worst-case scenario. The photographic viewpoints were revisited in February 2025 and the winter views, and therefore the worst-case scenario, are also included for each viewpoint. Potential seasonal screening effects are noted where applicable.
- D3.36 The height of the proposed planting within the landscape scheme will be considered as follows (dependent on plant specification):
 - Tree planting at completion: Approximately 3-3.5 metres;
 - Tree planting at Year 5: Approximately 5-6 metres;
 - Tree planting at Year 10: Approximately 7 metres;
 - Shrub planting at completion: Approximately 0.8 metres;
 - Shrub planting at Year 5: Approximately 1.5-2 metres;
 - Shrub planting at Year 10: Approximately 2.5-3 metres.

D4.0 **Baseline Conditions**

Current Conditions

- D4.1 The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas.

National Landscape Character

- D4.2 At a National level, the Assessment Site and the majority of the study area lies within National Character Area (NCA) 108 Upper Thames Clay Vales. The key characteristics pertinent to the study area and Site are described as:

- *"Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.*
- *The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.*
- *Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.*
- *Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.*
- *In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.*
- *Gravel extraction has left a legacy of geological exposures, numerous waterbodies and, at the Cotswold Water Park, a nationally important complex of marl lakes.*
- *Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.*
- *Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. There are many heritage*

features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.

- *Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional church and wicket near the Chilterns.*
- *Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails."*

County / Local Landscape Character Assessment

D4.3 Aylesbury Vale District Council & Buckinghamshire County Council published the Aylesbury Vale Landscape Character Assessment¹¹, prepared by Jacobs Engineering UK Ltd, in 2008.

D4.4 Within the Aylesbury Vale Landscape Character Assessment Report, at County Level the Site and majority of the study area is located within Landscape Character Type (LCT) 5 Shallow Vales. Key characteristics and features pertinent to the Site and study area include:

- *"Shallow often poorly defined valleys*
- *Flat or gently sloping landscape*
- *Elevation range 65M to 105M AOD*
- *Mixed land use with predominance of pasture in most areas*
- *Medium sized fields*
- *Strong hedgerow pattern*
- *Low level of woodland cover*
- *Scattered very small woodlands*
- *Ponds*
- *Lack of settlement*
- *Highest historic landscape sensitivity associated with meadow adjacent to streamlines and settlement*
- *Remote and tranquil away from roads*
- *Small bridges over rivers and streams*
- *Willows often pollarded adjacent to watercourses*
- *Limited road access*
- *Views contained by surrounding higher ground*
- *Views up to historic settlements and church spires*
- *Black poplars*

- Ridge and furrow
- Nucleated well preserved historic villages
- Disused railway lines
- Grand Union Canal
- Buckinghamshire Railway Centre
- Quainton windmill

(...) The Shallow Valleys are located from the south-east of Buckingham to the south-west of Aylesbury. To the north they drain into the Great Ouse and to the south into the river Thame. In the west the Twyford Vale extends into Oxfordshire, as does the Thame valley on the district's southern edge. The valleys are generally shallow with the gradient often imperceptible. In geological terms the type is divided between Oxford Clays and Boulder Clays in the north and Kimmeridge clays in the south, overlain by a layer of Greensand in the Thame valley west of Aylesbury. The Shallow Valleys lie between the higher ground of LCT 4 Undulating Clay Plateau, LCT 7 Wooded Rolling Lowland and LCT 9 Low Hills and Ridges.

Much of the biodiversity interest centres on the river corridors of these shallow valleys, with riparian interest present in the form of riparian mammals including otter and bird species associated with rivers and streams such as kingfisher.

Three fields associated with RAF Westcott are designated as County Wildlife Sites for their botanical interest. The Coombes Meadows complex of unimproved and semi-improved meadows and pastures lies to the south of Thornborough. Wet Stocks Meadow is a County Wildlife Site between North Marston and Hoggston, designated for its secluded hay meadow rich in plant species.

The historic landscape of greatest sensitivity tends to be focused in areas close to the rivers and streams where there are pre eighteenth century meadows and on the small historic settlements often on slightly higher ground. Locally there is a pre 18th century enclosure pattern but this is generally on the more defined valley sides the majority of the area on gently sloping ground tends to be associated with Parliamentary and later enclosure. The predominance of grassland has resulted in the preservation of ridge and furrow, particularly fine examples of this can be found at Granborough and North Marston. Historic villages are well preserved and have often retained the historic transition between historic settlement and countryside without new development. At Thornborough there remains a medieval bridge over the Padbury Brook, close by there are two rare Roman barrows and the site of a Roman temple. Both the bridge and the barrow site are Scheduled Monuments. Notley Abbey is a grade 1 listed country manor dating from the 13th century."

D4.5

The LCT is further broken down at district Level into Local Character Areas (LCA) at a District Level, the Site and the central portion of the study area is located within LCA 5.6 Claydon Valley. This area is described as:

- *"Meandering brook on flat valley bottom*
- *Lack of settlement apart from isolated farms on slightly higher ground above flood plain*

- *Strong irregular field pattern*
- *Predominantly small and medium fields*
- *Mixed farming - greater area of pasture but large arable fields are visually dominant*
- *Biggin Grange archaeological earthworks*
- *Good mix of tree and shrub vegetation adjacent to brook*
- *Narrow bridge and ford crossing brook to north of Granborough*
- *Disused railway line with trees and shrubs*
- *Tuckey Covert*
- *Unimproved grassland*
- *Pylon lines radiating from sub-station northwest of Granborough*
- *Traffic on A413*
- *Small sewage works*

The shallow valley lies immediately to the south of Winslow. The northern boundary is defined by the southern edge of the town and the ridge of higher ground either side. The southern extent is marked by the higher ground of East Claydon, Granborough and Bennett's Hill. To the east the valley dissipates into a more undulating low clayland and to the west the confluences of the Claydon and Padbury Brooks.

The shallow valley has a strong agricultural character notable for its lack of settlement and locally strong field pattern. The area has very small blocks of woodland and variable tree cover in hedgerows. There are good views across the valley from the upper valley sides.

The top of the valley sides to the north and south are approximately 110 – 120m AOD. These slope down fairly steeply at first and then flatten out giving a wide, very gently sloping area either side of the brook. There are several tributary streams coming into the valley.

Agriculture predominates and is mixed varying from very small fields of pasture to large arable fields where hedgerows have been removed. Elsewhere the hedgerow pattern is strong with well established mature hedgerows.

The area is notable for its lack of settlement. There are no villages within the valley; the only settlements are isolated farms on slightly higher ground close to the valley floor and a few cottages.

Five pylon lines radiate from the electricity sub-station to the west of Granborough beyond the boundary. Some cross the LCA, others are visible from it and in combination have a significant negative visual impact.

There are no major woodlands but small dispersed pockets or coverts occur on the valley sides. The banks of the brook and tributary have a higher level of tree cover including many unmanaged willows in places forming small linear areas of wet woodland. There is also good tree and scrub cover along the disused railway line. Trees within hedgerows are variable tending to be most evident on the higher valley sides. Patches of significant young elm regeneration suggest this was once a significant tree locally.

The area contains a high proportion of arable habitat although large areas of grassland are also present throughout. Most of the grassland is improved but unimproved areas can be found largely in the southern half. A block of neutral grassland – a broad habitat type, and of unimproved grassland can also be found in the northwest.

Fragments of woodland are generally small and do not form a significant area of habitat within this area. Woodland is largely restricted to the northern half of the area and is broadleaved in nature – a broad habitat type.

Another broad habitat type is found in the aquatic habitats provided by brook and streams, which thread through the agricultural habitats and in conjunction with the hedgerows and woodlands provide good habitat connectivity. Small areas of standing water habitat are also present as ponds."

The landscape of the area is mostly comprises early parliamentary enclosure fields dating to 1767. There is a cluster of regular and irregular pre 18th century enclosures on the western fringe concentrated mainly close to the boundary with East Claydon. Small pockets of flood meadow land are dispersed along the bottom of the Claydon valley and its southern tributary. The area is predominantly parliamentary enclosure land and dispersed areas of other 19th century enclosure. There are four parcels of prairie landscape spread over the area and notably a large electricity grid sub-station located on the southern boundary of the LCA.

The area contains no historic buildings of note although the landscape does form a part of the setting for Winslow Hall, it's south facing aspect commands views across this landscape. The archaeology of the area comprises some surviving ridge and furrow which is found in patches across the area. The most significant site is the earthworks of what is believed to be Biggin Moated Grange, a medieval manorial site dating to the medieval/post medieval period.

The landscape has a good amenity value with several promoted rights of way running through the area."

D4.6 Further LCAs located within the study area include:

- LCA 4.12 Winslow Ridge
- LCA 5.4 Twyford Vale
- LCA 5.7 Hogshaw Claylands
- LCA 5.8 Marston Undulating Claylands
- LCA 7.3 Claydon Bowl

- D4.7 Beyond the study area, the Quainton Wing Hills Area of Attractive Landscape (AAL) extends over an area of elevated land to the north of Quainton approximately 3.2km south of the Site.

Characteristics of the Site

Land Use

- D4.8 The Site consists of seven arable and pastoral field parcels to the north east of East Claydon, accessed from East Claydon Road from the south. Field boundaries are largely defined by mature hedgerows with hedgerow trees. The tree lined route of a disused railway line dissects the Site centrally into two parts broadly from north to south.

Adjoining Land Uses

- D4.9 The Site is bound by East Claydon Road with arable land beyond to the south, the Monkomb Farm complex and arable farm land to the west, agricultural fields to the north, Claydon Brook and agricultural fields to the east and East Claydon Substation to the south east.

Topography

- D4.10 The Site is relatively flat falling broadly from west to east from a high point of approximately 96.1m AOD to the west to a low point of approximately 85.0m AOD to the east near Claydon Brook. Landform within the wider study area rises to the south west towards the village of East Claydon and the north east towards Winslow.

Vegetation

- D4.11 A tree survey of the Site and the immediate surrounding area has been carried out in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'¹³ by Keen Consultants, in April 2024. The report (provided within the planning submission) revealed the Site contains a total of 67 individual trees, 16 groups, 25 hedgerows and 1 woodland. Of these there were 11 category 'A'; 43 category 'B'; 53 category 'C'; and 2 category 'U'.
- D4.12 There are mix of tree species; those typically characteristic of a lowland agricultural landscape. Species include; oak, elm, crack willow, ash, field maple, hazel, blackthorn, hawthorn, elder, grey poplar, sycamore, alder, beech, southern beech, cherry, Scots pine and Norway spruce. The principal arboricultural features of good to fair health are formed by the individual trees, boundary groups / woodlands and hedgerows i.e. those of A and B Grade categories. Off Site trees have been considered during this survey and the development of the proposals.

Water Features

- D4.13 An existing field ditch follows part of the route of the disused railway line centrally within the Site. Claydon Brook flows broadly south to north in close proximity to the Site's eastern boundary.

Built Elements

- D4.14 There are three electricity pylons and associated high voltage cables within the Site, dissecting the Site north west to south east. Further built elements in the Site are limited to field boundaries of post and wire fencing and field gates.

Public Rights of Way

- D4.15 A short section of Footpath BM ECL 3/1 crosses the south west portion of the Site that extends across East Claydon Road. Footpath BM ECL 3A/1 starts approximately 40m the south west of the Site and Bridleway BM ECL 2/1 is approximately 200m west of the Site.

Heritage

- D4.16 There are no heritage assets within or in the immediate vicinity proximity to the Site. The closest heritage asset to the Assessment Site is the Grade II Listed Tuckey Farmhouse approximately 410m to the east. There are also a number of Heritage Assets within East Claydon the closest of which are the Grade II* Listed Church of St Mary approximately 615m to the south west, the Grade II Listed White House Farmhouse (including Wall to the front) approximately 625m to the south west and the Grade II Listed Beech House approximately 650m to the south west. Botolph Claydon Conservation Area exists to the south west of the study area.

Ecology

- D4.17 There are no ecological designations within the Site or the 2km study area considered within this chapter.

Night Time Character

- D4.18 The Site is currently unlit and light emitting features are limited in the immediate vicinity of the Site. Local light sources include East Claydon Substation, Monkomb Farm complex, Station House, the Tuckey Farm complex.

Views, Visibility and Visual Character

Visual Context of the Site

- D4.19 This Chapter considers a study area of 2km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the Proposed Development. Based on the Zone of Theoretical Visibility (provided at Appendix D1 - Figure D10 - Zone of Theoretical Visibility) it is considered that views from receptors beyond 2km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer. It is noted that there is an area of rising land near Quainton Hill, approximately 4.2km to the south of the Site. A long distance Viewpoint has been included from this location (Viewpoint 23).
- D4.20 A field survey was undertaken in April, May and October 2024 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Site and its immediate proximity, to longer distance

views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table D4.1.

Residents of Dwellings

- D4.21 There are open and partial views across the western and central portions of the Site including the ground plane of the western field parcels and mature existing vegetation within the Site for residents of the elevated Monkomb Farm complex to the immediate west of the Site.
- D4.22 There are open and partial views to the mature vegetation within the Site lining East Claydon Road, portions of the ground plane of the south west field parcel and the upper portions of mature vegetation and electricity pylons within the Site from Station House to the immediate south of the Site, adjacent to East Claydon Substation.
- D4.23 There are potential partial glimpsed views to the upper portions of mature vegetation and electricity pylons within the Site from Tuckey Farmhouse Complex to the east of the Site (refer to Viewpoint 13).
- D4.24 There are partial views of the upper portions of mature vegetation and electricity pylons within the Assessment Site from Berry Leys Farm to the east of the Site (refer to Viewpoint 14).
- D4.25 There are also anticipated to be locations within eastern fringe East Claydon where the upper portions of mature vegetation and electricity pylons within the Site are visible in views from the upper storey windows of dwellings. The location of these views is limited to a small number of dwellings on Church Way, Hinton Close and Lacemakers Close and is dependent on the orientation of the dwelling in relation to the Site and the degree of intervening mature vegetation.
- D4.26 Further views for residents in dwellings in the study area are anticipated to be truncated due to the intervening land form, built form or mature vegetation.

Road Users

- D4.27 There are open and partial views to the mature vegetation within the Site lining East Claydon Road, portions of the ground plane of the south west field and the upper portions of mature vegetation and electricity pylons within the Site from portions of East Claydon Road immediately adjacent to the Site boundary (refer to Viewpoints 2 and 4). There are also some partial views of the upper portions of mature vegetation and electricity pylons within the Site from sections of East Claydon Road to the west of the Site before reaching East Claydon and portions of East Claydon Road between Station House and Berry Leys Farm to the east (refer to Viewpoints 1 and 5).
- D4.28 There is a partial glimpsed views of the Site from Verney Road including the upper portions of mature vegetation within the Site and the ground plane of the north east field parcel seen through a gap in the mature vegetation lining this route (refer to Viewpoint 19).
- D4.29 There is also an elevated partial view of the Site from Church Way including the upper portions of mature vegetation and electricity pylons within the Site seen through a gap in the mature vegetation lining this route (refer to Viewpoint 6).

- D4.30 Views from other routes within the study area are anticipated to be truncated due to the intervening landform, built form or mature vegetation within the surrounding landscape context.

Public Rights of Way

- D4.31 There are partial views to the Site from limited elevated sections of Bridleway BM ECL 2/1 in close proximity to the Monkomb Farm complex including the upper portions of mature vegetation within the Site and glimpses of the ground plane of the north west field parcel within the Site (refer to Viewpoint 9), further views from this route are truncated due to the intervening landform and mature vegetation (refer to Viewpoints 8 and 10).
- D4.32 There are open and partial views of the Site from Footpaths BM ECL 3/1 and BM ECL 3A/1 to the south of the Site including the ground plane of the south west field parcel and the upper portions of mature vegetation and electricity pylons within the Site (refer to Viewpoints 2, 3 and 4). Open and partial views from these routes are likely to be limited to locations in close proximity to East Claydon Road due to the intervening built form of the replacement substation.
- D4.33 There are partial and partial glimpsed views from portions of Footpaths BM WIS 1/1 and BM ADD 14/1 to the east of the Site including views of the upper portions of mature vegetation and electricity pylons within the Site.
- D4.34 There are partial views of the Site from limited elevated portions of Footpath BM ECL 4/1 including the upper portions of mature vegetation within the Site, electricity pylons within the Site and glimpses of the ground plane of the south west field parcel within the Site (refer to Viewpoint 18).
- D4.35 There are also distant, partial glimpsed views of the Site from elevated sections of this route which is just discerned in the context of the existing East Claydon Substation. From this distance, the Site is perceived through an understanding of the Site's location relative to the existing built form of East Claydon Substation and landscape elements in the view and may not be as apparent therefore to the casual observer (refer to Viewpoint 23). The replacement substation would also be visible in this view and is anticipated to further obscure views to the Site from this location.
- D4.36 Views from other routes within the study area are anticipated to be truncated due to the intervening landform, built form or mature vegetation within the surrounding landscape context.

Heritage Assets

- D4.37 There are potential partial glimpsed views to the upper portions of mature vegetation and electricity pylons within the Site from the Grade II Listed Tuckey Farmhouse to the east of the Site.
- D4.38 Views from other Heritage Assets within the study area are anticipated to be truncated due to the intervening landform, built form or mature vegetation within the surrounding landscape context.

Employees at their Place of Work

D4.39 Views of the Site for employees at their place of work are anticipated to be limited to visitors to the replacement substation where there anticipated to be partial views to the upper portions of mature vegetation and electricity pylons within the Site.

D4.40 Table D4.1 summarises the key external views, which are shown in Appendix D1, Figures D11, D12 and D13, and sets out visual receptor value. These represent a range of representative views from roads/lanes, public rights of way and publicly accessible locations near to existing dwellings.

Table D4.1 – Visual Baseline

Viewpoint	Description	Value
1	View looking north west towards the Site from East Claydon Road. There are partial views of the Site from this location including the upper portions of mature vegetation lining the disused railway line within the Site and electricity pylons within the Site. Further views in to the Site are truncated by the intervening mature vegetation lining East Claydon Road.	Low / Medium
2	View looking north west towards the Site from East Claydon Road, Footpath BM ECL 3A/1. There are open and partial views of the Site from this location including mature vegetation lining East Claydon Road within the Site, the upper portions of mature vegetation lining the disused railway line within the Site and electricity pylons within the Site. Further views in to the Site are truncated by the intervening mature vegetation lining East Claydon Road.	Medium
3	View looking north towards the Site from the junction of Footpaths BM ECL 3A/1 & BM ECL 3/1. There are open and partial views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. There are also glimpses of the ground plane of the south west field parcel within the Site. Further views into the Site are truncated by the intervening mature vegetation. Views of the Site from this location are anticipated to be truncated following the construction of the replacement substation.	Medium
4	View looking north towards the Site from East Claydon Road, Footpath BM ECL 3/1. There are open and partial views of the Site from this location including the mature vegetation within the Site, the ground plane of the south west field parcel and electricity pylons within the Site. Further views into the Site are truncated by the intervening mature vegetation within the Site.	Medium
5	View looking north east towards the Site from East Claydon Road. There are partial views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. Further views into the Site are truncated by the intervening mature vegetation.	Low / Medium
6	View looking north east towards the Site from Church Way. There are partial views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. There are also glimpses of the ground plane of field	Medium

	parcels within the Site. Further views in to the Site are truncated by the intervening mature vegetation and landform.	
7	View looking north east towards the Site from East Claydon Road. Views of the Site are truncated due to the intervening mature vegetation.	Medium
8	View looking east towards the Site from Bridleway BM ECL 2/1. Views of the Site are truncated due to the intervening mature vegetation.	Medium
9	View looking east towards the Site from Bridleway BM ECL 2/1 There are partial views of the Site from this location including the upper portions of mature vegetation within the Site and glimpses of the ground plane of the north west field parcel within the Site. Further views in to the Site are truncated by the intervening mature vegetation and landform.	Medium
10	View looking south east towards the Site from Bridleway BM ECL 2/1 There are partial glimpsed views of the Site from this location including the upper portions of mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
11	View looking south west towards the Site from the junction of Footpaths BM ADD 14/1 & BM WIS 1/1. There are partial glimpsed views of the Site from this location including the upper portions of mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
12	View looking west towards the Site from Footpath BM WIS 1/1. Views of the Site are truncated due to the intervening mature vegetation.	Medium
13	View looking west towards the Site from Footpath BM WIS 1/1. There are partial glimpsed views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
14	View looking west towards the Site from Footpath BM WIS 1/1. There are partial views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
15	View looking north west towards the Site from Footpath BM WIS 1/2. There are partial glimpsed views of the Site from this location including the upper portions of mature vegetation within the Site and electricity pylons within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
16	View looking north west towards the Site from Footpath BM GRA 2/1. Views of the Site are truncated due to the intervening mature vegetation and built form.	Medium
17	View looking north towards the Site from Bridleway VBM ECL 5/1. Views of the Site are truncated due to the intervening mature vegetation and landform.	Medium
18	View looking north east towards the Site from Footpath BM ECL 4/1. There are partial views of the Site from this location including the upper portions of mature vegetation within the Site and electricity	Medium

	pylons within the Site. There are also glimpses of the ground plane of the south west field parcel within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	
19	View looking south towards the Site from Verney Road. There are partial glimpsed views of the Site from this location including the upper portions of mature vegetation within the Site and the ground plane of the north east field parcel. Further views in to the Site are truncated by the intervening mature vegetation.	Low / Medium
20	View looking south west towards the Assessment Site from Footpath BM ADD 14/1. There are partial glimpsed views of the Assessment Site from this location including the upper portions of mature vegetation within the Site. Further views in to the Site are truncated by the intervening mature vegetation.	Medium
21	View looking south west towards the Assessment Site from Footpath BM WIS 4/1. Views of the Assessment Site are truncated due to the intervening mature vegetation.	Medium
22	View looking west towards the Site from the junction of Granborough Road, East Claydon Road & Footpath BM WIS 2/2. Views of the Site are truncated due to the intervening mature vegetation.	Medium
23	View looking north from an elevated section of Bridleway HOG 9/3 on the ridge of Quanton Hill. There are distant, partial glimpsed views of the Site from this elevated location which is just discerned in the context of the existing East Claydon Substation. From this distance, the Site is perceived through an understanding of the Site's location relative to the existing built form and landscape elements in the view and may not be as apparent therefore to the casual observer. The replacement substation would also be visible in this view and is anticipated to further obscure views to the Site from this location.	Medium

Assumed Baseline

- D4.41 The assumed baseline, including the presence of the adjacent replacement substation, is relevant to the visual baseline and the assessment of effects, due to the proximity of the replacement substation to the Site and the degree of intervisibility. The assumed worst case scenario for this chapter is if Proposed Development and the replacement substation are under construction at the same time.

Future Baseline

- D4.42 If the Proposed Development were not to be built out, it is assumed that the existing landscape uses would continue on Site and that no significant change to the landscape, landscape character or visual amenity would occur.

D5.0 Potential Effects

Embedded Mitigation

During Construction

- D5.1 The first effects to occur on the landscape and visual receptors will relate to the Site enabling works. This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, ‘Trees in Relation to Construction’) to the existing trees and planting areas to be retained; creating a construction haul route; setting up the contractors compounds; removal of the required existing vegetation to facilitate development; and the stripping of grass and topsoil for the Proposed Development platforms. While the locations of the contractor’s compounds are known, the height is yet to be determined in consultation with the contractor, client and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible.
- D5.2 Chapter C of the ES includes a Framework Construction Environmental Management Plan (CEMP), outlining the principles of construction mitigation that will be implemented through a detailed CEMP and secured by a condition. The measures discussed here are all included within this Framework CEMP.
- D5.3 All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractor’s cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views.
- D5.4 It is anticipated that the contractor’s compound and working area would be lit. The lighting of the compound will be low level and directional into the working area. In order to reduce the effects of lighting during construction, the following best practice measures as recommended by the Institute of Lighting Professionals and the Health and Safety Executive will be implemented as part of the CEMP:
- Specified working hours, uses of lighting, the location of temporary mobile lighting units within the construction compounds;
 - Lighting will be switched off when not required unless specifically needed for construction activities or for security and / or health and safety requirements;
 - Glare caused by poorly directed security and floodlighting should be minimised by ensuring that light fittings are mounted close to the horizontal and directed into the centre of the Site. Temporary lighting fixtures should be installed and designed to provide full cut-off or should be directionally shielded to ensure that artificial light is controlled and substantially confined to the defined area intended to be illuminated; and
 - Light spill should be minimised by avoiding siting lights on the boundary of the Site or in particularly sensitive areas of the Site, for example, in proximity to the Monkomb Farm complex. In particular, lighting should be located and directed so that it does not cause unnecessary intrusion or distraction.

During Operation

- D5.5 The landscape proposals within the Proposed Development have been designed to ensure that the existing landscape features and constraints are considered. Areas of green infrastructure are proposed within the Proposed Development at key locations to maintain the existing vegetation and to set the Proposed Development into a robust landscape structure. A landscaped bund of 5m in height is located to the west of the Greener Grid Park compound to further mitigate views from this direction. Key existing landscape features are proposed to be retained, namely the existing mature vegetation where possible.
- D5.6 The location of the built form within the Site has been landscape driven in order not to expand the existing visual envelope in views from the immediate, local, and wider landscape. The maximum height of built form within the Proposed Development has been set at a range from: LV Transformer 2.05m; Aux Transformer and Control Container 2.5m; Stores, Welfare and Offices 3.1m; Genset 3.5m; Inverter 3.75m; Battery Containers 4.8m; Operations Room 5.55m; Lighting and CCTV columns 6m; Comms and LV 6.24m; Switchgear Room, Control and Metering Room 6.3m; HV Yard, Substation, Main Transformer 10m; Substation Blast Wall 14m.
- D5.7 The location of areas of structured landscaping is illustrated on the Landscape General Arrangement Plan submitted, relative to the retention of the existing trees and is proposed to meet the local policy requirements to serve the Proposed Development. It is anticipated that these spaces will include native tree, shrub and wildflower meadow planting and SuDS and will be designed to provide visual screening and biodiversity benefits.
- D5.8 The built form within the Proposed Development will comprise materials, finishes and hues which are evident in the local landscape and are considered to be visually recessive.
- D5.9 The installation of lighting in certain areas is required to provide a safe and secure night time environment, whilst ensuring that the lighting design respects the setting of the surrounding area and minimises the effect on sensitive receptors where practicable. The proposed detailed lighting design (provided within the planning submission) takes into account the surrounding sensitivities including existing neighbouring residential properties and sensitive ecological areas, and is based on the use of low light pollution installations.

During Decommissioning

- D5.10 A Decommissioning Environmental Management Plan (DEMP) will be implemented, covering the same scope as the Framework CEMP (set out in Chapter C) and will include detail of the following measures.
- D5.11 It is proposed that all new tree planting and habitats created as part of the Proposed Development will be retained beyond the decommissioning, and the Site returned to agricultural land around this. Measures to protect and retain existing trees and vegetation via decommissioning exclusion zones and tree protective fencing will be implemented.
- D5.12 It is assumed that the existing operational lighting will be retained for use during the decommissioning phase to enable safe working during hours of darkness, however use will be limited overall, and additional temporary lighting will not be required. Components of the Proposed Development required for the operation of the Proposed Development would be removed during decommissioning.

Major Hazards and Accidents

D5.13 This is not considered relevant to this chapter.

Phasing

D5.14 The construction of the Proposed Development is to be delivered over 24 months. This is considered a short duration within Table D3.5 of the assessment methodology. This assessment assumes that the landscape proposals will be implemented between the construction and operational stages.

During Construction

Landscape Effects

Existing Land Use

D5.15 The Site is currently in arable and pastoral use and is considered to be of medium value, with a medium susceptibility and a medium sensitivity to the proposed changes. During the construction phase, the land use within the Site will change to that of a construction site, the new emerging built form of the Proposed Development and associated areas of green and blue infrastructure. This change will result in a moderate magnitude of change, with a temporary effect during the construction period of Moderate Adverse significance on the existing land use, as it will see the commencement of the removal of the existing agricultural land, which is not readily replaceable. This is not considered to constitute a significant environmental effect.

Site Landform

D5.16 The Site's topography is considered to be of medium value, medium susceptibility and medium sensitivity to the proposed works. The construction stage will see the removal of the existing grass, crops and the topsoil to the areas to receive the Proposed Development platforms, adjustments in landform to facilitate the Proposed Development platforms; the formation of additional SUDs features and a landscape bund to the south west of the Greener Grid Park compound; and the creation of the access road and the temporary construction access road. All surplus material will be re-used onsite where possible minimising removal off site. This will result in a series of temporary, minor topographic changes to selected areas of the Site; however, the overall profile will remain. The overall magnitude of change is therefore considered to be small resulting in a Minor Adverse effect overall. This is not considered to constitute a significant environmental effect.

Existing Vegetation

D5.17 The vegetation within the Site is assessed as having a medium value, medium susceptibility and medium sensitivity to the Proposed Development. During the Site enabling and construction phase, the principle arboricultural features (A and B Category trees) together with the majority of the existing vegetation to be retained will be protected by fencing. A limited number of internal trees and hedgerows are however proposed to be removed, in order to construct the Proposed Development and facilitate the temporary construction access road. Overall, the magnitude of change is assessed as low, and effects are considered

to be of Minor Adverse significance. This is not considered to constitute a significant environmental effect.

Existing Public Right of Way within the Site

- D5.18 Footpath BM ECL 3/1 is located in within the south west portion of the Site. The Proposed Development will see the cabling route cross a short section of the footpath to connect the replacement substation. In the worst case scenario, the Proposed Development may see a temporary diversion to this route during the implementation of the cabling. The footpath route will then be returned to its existing state post construction. The footpath is considered to be of high overall sensitivity in landscape terms, the Proposed Development would give rise to a low magnitude of change, resulting in a Minor Adverse significance of effect on this landscape receptor. This is not considered to constitute a significant environmental effect.
- D5.19 There are no further direct changes to any existing public rights of way within the study area.

Night Time Character

- D5.20 The Site is currently unlit and light emitting features are limited in the immediate vicinity of the Site. The Site is generally dark and the sight of light within and adjacent to the Site is limited. The night time character of the Site is assessed as having a medium value, medium susceptibility and medium sensitivity to the Proposed Development.
- D5.21 Temporary lighting will be required in order to facilitate a safe working environment. Lighting will primarily be located within the compound area, will be low level and will be directional towards the working area as set out in Chapter C of this ES.
- D5.22 During the construction phase the magnitude of change is considered to be medium, resulting in a Moderate Adverse significance of effect. This is not considered to constitute a significant environmental effect.

Existing landscape character within and in close proximity to the Site and within the study area

- D5.23 The Site lies within NCA 108 Upper Thames Clay Vales at the national level. At the regional level, the Site lies within the LCT 5 Shallow Vales and at the district level the Site lies within the LCA 5.6 Claydon Valley. The landscape character at the national and regional level is considered to be of medium value, with a medium susceptibility and medium sensitivity to the proposed change. At the Site and district level, the landscape character is also considered to be of medium value, with a medium susceptibility and medium sensitivity to the proposed change.
- D5.24 During the construction phase, no significant change to the national or regional level character areas are expected, as the Site forms a small part of the wider character area; however, there will be a reduction in the agricultural land and limited vegetation removal, arising from the proposed site development giving a localised change to the LCA 5.6 Claydon Valley at the district level. The remaining LCAs in the study area are not anticipated to be directly affected by the Proposed Development. At the Site level the character of the Site will change, replacing the existing northern arable and pastoral field parcels and introducing new built elements and green and blue infrastructure.

- D5.25 The magnitude of change is considered to range from negligible on the national level character area; negligible on the regional level character type; low on the district level; and medium on the Site level character, resulting in a temporary effect of Negligible on NCA 108 Upper Thames Clay Vales and LCT 5 Shallow Vales, Minor Adverse on the LCA 5.6 Claydon Valley and Moderate Adverse significance on the Site's landscape character. These are not considered to constitute significant environmental effects.

Visual Effects

Residents of Dwellings

- D5.26 Dwellings within the Monkomb Farm complex adjacent to the western boundary will have open and partial views to a north west portion of the Site which will include the enabling, construction works to facilitate the Greener Grid Park compound, and the emerging built form will be seen in the context of the existing energy infrastructure within and adjacent to the Site including the line of electricity pylons and the retained mature vegetation.
- D5.27 For residents of Station House views will primarily be to the existing vegetation lining East Claydon Road and the proposed construction access and haul route seen in the context of the existing energy infrastructure within and adjacent to the Site. Views of the emerging built form are anticipated to be extremely limited or are not available from this location due to the intervening mature vegetation.
- D5.28 Views from dwellings at greater distances, within the Tuckeys Farm complex (refer to Viewpoint 13), Berry Leys Farm (refer to Viewpoint 14) and dwellings on the eastern fringe of East Claydon including those on Church Way, Hinton Close and Lacemakers Close may experience partial or partial glimpsed views towards the construction works. There will be a limited change to the character and amenity of the view, from views towards the vegetated Site boundaries to that of the upper portions of construction activities and associated features (such as cranes) set within the retained vegetated structure. Views of the emerging built form from these locations are anticipated to be extremely limited or are not available due to the intervening mature vegetation.
- D5.29 These receptors are considered to have a medium value, high susceptibility and a high / medium sensitivity overall. The magnitude of change to the amenity of the view is assessed as being medium for residents of the Monkomb Farm complex, low for residents of Station House and negligible for residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon including those on Church Way, Hinton Close and Lacemakers Close as views are generally largely filtered by intervening mature vegetation. This will result in direct, **Major / Moderate Adverse** to **Moderate Adverse** temporary effects for residents within the Monkomb Farm complex, Minor Adverse temporary effects for residents of Station House and Negligible temporary effects on residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon. This is considered to constitute a **Significant** environmental effect for residents within the Monkomb Farm complex. All other effects on residential receptors are not considered to be significant.

Users of Public Rights of Way

- D5.30 There are anticipated to be partial views to the Site from limited elevated sections of Bridleway BM ECL 2/1 (refer to Viewpoint 9), in close proximity to the Monkomb Farm complex which will include the enabling, construction works to facilitate the Greener Grid Park compound and the emerging built form seen in the context of the existing energy infrastructure within and adjacent to the Site and the retained mature vegetation.
- D5.31 Views from Footpaths BM ECL 3/1 and BM ECL 3A/1 (refer to Viewpoints 2, 3 and 4) to the south of the Site will primarily be to the existing vegetation lining East Claydon Road and the proposed construction access and haul route seen in the context of the existing energy infrastructure within and adjacent to the Site. Views of the emerging built form are anticipated to be extremely limited or are not available from these locations due to the intervening mature vegetation and built form of the replacement substation. Views during the construction phase will include views of the construction traffic entering and exiting the Site.
- D5.32 Views from Footpaths BM WIS 1/1, BM ADD 14/1 and BM ECL 4/1 (refer to Viewpoints 11, 12, 13, 14, 18 and 20) may experience partial or partial glimpsed views towards the construction works. There will be a limited change to the character and amenity of the view, from views towards the vegetated site boundaries to that of the upper portions of construction activities and associated features (such as cranes) set within the retained vegetated structure. Views of the emerging built form from these locations are anticipated to be extremely limited or are not available due to the intervening mature vegetation
- D5.33 There are also distant, partial glimpsed views of the Site from elevated sections of Bridleway HOG 9/3 (refer to Viewpoint 23) which is just discerned in the context of the existing East Claydon Substation and the replacement substation. Views of the construction activities within the Site are not anticipated to be readily perceived at this distance.
- D5.34 Users of these routes are considered to have a medium value, high susceptibility and a high / medium sensitivity overall. The magnitude of change to the amenity of the views are assessed as being low for users of Bridleway BM ECL 2/1, negligible for users of Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1, and negligible for users of Bridleway HOG 9.
- D5.35 This will result in direct, temporary, Moderate Adverse for users of Bridleway BM ECL 2/1, Minor Adverse for Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1 and Negligible for users of Bridleway HOG 9. These are not considered to constitute significant environmental effects.

Visitors to Heritage Assets

- D5.36 Views from within the Tuckeys Farm complex (refer to Viewpoint 13) may experience partial or partial glimpsed views towards the construction works. The character and amenity of the view will change from views towards the vegetated Site boundaries to that of the upper portions of construction activities and associated features (such as cranes) set within the retained vegetated structure. Views of the emerging built form are anticipated to be extremely limited or are not available from this location due to the intervening mature vegetation.

- D5.37 These receptors are considered to have a medium value, high susceptibility and a high / medium sensitivity overall. The magnitude of change to the amenity of the view is assessed as negligible for visitors to Tuckeys Farm House as views are generally largely filtered by intervening mature vegetation. This will result in a temporary Negligible effect on this group of receptors, which is not considered to be significant.

Road Users

- D5.38 Views to the construction activities for users of East Claydon Road (refer to Viewpoints 1, 2, 4, 5 and 7) will primarily be to the section to the west of Station House and east of East Claydon. Views will primarily be to the existing vegetation lining East Claydon Road and the proposed construction access and haul route seen in the context of the existing energy infrastructure within and adjacent to the Site. Views of the emerging built form are anticipated to be extremely limited or are not available from this route due to the intervening mature vegetation.
- D5.39 There will also be views from Verney Road to the north of the Site, limited to a single gap in the mature vegetation lining this route (refer to Viewpoint 19). Views may include construction activities from this location and limited elements of the emerging built form.
- D5.40 Users of these routes are considered to have a low/medium value, low/medium susceptibility and a low/medium sensitivity overall. The magnitude of change to the amenity of the views are assessed as being low for users of East Claydon Road in close proximity to the Site boundary and negligible for users of Verney Road resulting in a temporary Minor Adverse to Negligible effect on this group of receptors, which is not considered to be significant.

During Operation

- D5.41 At the operational stage, the landscape and visual effects are considered at year 1 following the implementation of the proposed landscape scheme and again at year 10 once the proposed planting has matured.

Existing Land Use

- D5.42 No additional effects are anticipated at the operational phase, which will see the completion of the areas of green and blue infrastructure and the additional proposed planting implemented. Effects are considered to remain as Moderate Adverse at year 1 and year 10 of the operational phase, as this effect cannot be moderated in any way. This is not considered to constitute a significant environmental effect.

Site Landform

- D5.43 During the operational phase, there would be no further changes to the topography, therefore the magnitude of further change would be negligible, with effects as Negligible overall at years 1 and 10. This is not considered to constitute a significant environmental effect.

Existing Vegetation

- D5.44 During the operational phase, the landscape proposals incorporate areas of green infrastructure which are of a size and scale to accommodate significant areas of new native tree, shrub, hedgerow and wildflower meadow planting (as shown on Figure D14: Landscape Strategy) creating new and supplemented vegetated edges to the proposals and the existing vegetated structure to the Site. This will result in a low magnitude of change resulting in an overall Negligible effect at year 1, rising to a Minor Beneficial effect on the vegetation resource within the Site at year 10 as the proposed planting matures. This is not considered to constitute a significant environmental effect.

Existing Public Rights of Way within the Site

- D5.45 There are not anticipated to be any further changes to Footpath BM ECL 3/1 at the operational stage resulting in an overall Negligible effect at years 1 and 10, which does not constitute a significant effect.

Night Time Character

- D5.46 During the operational phase the proposed detailed lighting scheme will have been implemented. The scheme takes into account the surrounding sensitivities including existing neighbouring residential properties and sensitive ecological area and will be based on the use of low light pollution installations. Effects are considered to be Minor Adverse at year 1 and year 10 of the operational phase, which does not constitute a significant effect.

Existing Landscape Character within and in close proximity to the Site and within the study area

- D5.47 At year 1 of the operational phase, the Site landscape character will have wholly changed from a construction site to that of the new built form of the Proposed Development and access road set within a new landscape structure comprising of significant areas of newly planted tree, shrub, hedgerow and wildflower meadow.
- D5.48 The magnitude of change is considered to remain negligible for the national and regional level character; low on the district level; and medium on the Site level character resulting in an effect of Negligible on NCA 108 Upper Thames Clay Vales and LCT 5 Shallow Vales, Minor Adverse on the LCA 5.6 Claydon Valley and Moderate Adverse significance at the Site's landscape character. This is not considered to constitute a significant environmental effect.
- D5.49 At year 10, as the proposed planting within the landscape scheme matures, the effect on NCA 108 Upper Thames Clay Vales and LCT 5 Shallow Vales will remain Negligible, reduce to negligible on LCA 5.6 Claydon Valley and reduce to Minor Adverse on the Site's landscape character. This is not considered to constitute a significant environmental effect.

Residents of Dwellings

- D5.50 Year 1 of the operational phase will have seen the completion of the new built form and the implementation of the new structural planting. Residents of dwellings within Monkomb Farm complex will see new built form and planting as a new element within the view. Views for residents of Station House will see the upper portions of new built form within the Site

and planting as a new element within the view, views of the Greener Grid Park compound are anticipated to be extremely limited or are not available from this location due to the intervening mature vegetation. Views for residents of the Tuckeys Farm complex and Berry Leys Farm (refer to Viewpoints 13 and 14) will primarily be to the existing vegetation and potentially the upper portions of the proposed HV yard within the Site, seen in the context of the existing energy infrastructure within and adjacent to the Site. Further views of the BESS compound are anticipated to be extremely limited or not available from this location due to the intervening mature vegetation. Views for residents of dwellings on the eastern fringe of East Claydon including those on Church Way, Hinton Close and Lacemakers Close are anticipated to be extremely limited and unlikely to feature the built form of the proposed Greener Grid Park compound due to the intervening mature vegetation.

D5.51 Effects are considered to be **Major - Moderate Adverse**, which is **Significant**, for residents within the Monkomb Farm complex, Minor Adverse for residents of Station House and a Negligible effect on residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon, reducing over time as the supplementary planting matures, which are considered to constitute a not significant environmental effect.

D5.52 At year 10, effects are considered to reduce to Minor Adverse for residents within the Monkomb Farm complex, reduce to Negligible for residents of Station House and remain Negligible for residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon. This is not considered to constitute a significant environmental effect.

Users of Public Rights of Way

D5.53 Year 1 of the operational phase will have seen the completion of the new built form and the implementation of the new structural planting. Users of Bridleway BM ECL 2/1 (refer to Viewpoint 9) will see new built form and planting as a new element within the view. Views for users of Footpaths BM ECL 3/1 and BM ECL 3A/1 (refer to Viewpoints 2, 3 and 4) will primarily be to the existing vegetation lining East Claydon Road, with glimpses to the upper portions of the new built form within the Site, seen in the context of the existing energy infrastructure within and adjacent to the Site. Views of the BESS compound are anticipated to be extremely limited or are not available from this location due to the intervening mature vegetation and the built form of the replacement substation. Views for users of Footpaths BM WIS 1/1 and BM ADD 14/1 (refer to Viewpoints 11, 12, 13, 14 and 20) will primarily be to the existing vegetation and potentially the upper portions of the proposed HV yard within the Site, seen in the context of the existing energy infrastructure within and adjacent to the Site. Further views of the Greener Grid Park compound are anticipated to be extremely limited or not available from these routes due to the intervening mature vegetation. Views for Footpath BM ECL 4/1 (refer to Viewpoint 18) are anticipated to be extremely limited and unlikely to feature the built form of the proposed BESS compound. Views of the Proposed Development from Bridleway HOG 9/3 are not anticipated (refer to Viewpoint 23).

D5.54 Effects are considered to be Moderate Adverse for users of Bridleway BM ECL 2/1, Minor Adverse for users of Footpaths BM ECL 3/1, BM ECL 3A/1, BM WIS 1/1, BM ADD 14/1, BM ECL 4/1 and Negligible for users of Bridleway HOG 9/3 reducing over time as the

supplementary planting matures. This is not considered to constitute a significant environmental effect.

- D5.55 At year 10, effects are considered to reduce to minor adverse users of Bridleway BM ECL 2/1, reduce to Negligible for users of Footpaths BM ECL 3/1, BM ECL 3A/1, BM WIS 1/1, BM ADD 14/1, BM ECL 4/1 and remain Negligible for users of Bridleway HOG 9/3. This is not considered to constitute a significant environmental effect.

Visitors to Heritage Assets

- D5.56 Year 1 of the operational phase will see the implementation of the additional buffer planting to the Site boundaries. Effects on receptors visiting Tuckey Farmhouse (refer to Viewpoint 13) are considered to remain Negligible, reducing over time as the supplementary boundary planting matures. At year 10, effects on receptors visiting Tuckey Farmhouse are considered to remain Negligible. This is not considered to constitute a significant environmental effect.

Road Users

- D5.57 The operational phase will have seen the additional planting of buffer vegetation within the Site, the magnitude of change is considered to remain low, with a Minor Adverse to Negligible effect on this group of receptors (refer to Viewpoints 1, 2, 4, 5, 7 and 19). This is not considered to constitute a significant environmental effect.
- D5.58 At year 10, effects on road users are considered to reduce to Negligible. This is not considered to constitute a significant environmental effect.

During Decommissioning

- D5.59 The Proposed Development is time limited, with the land being returned to its former state following the 40 year lifetime. Decommissioning would be undertaken in the reverse of construction using similar plant and techniques, therefore decommissioning activities are considered to be less extensive. During decommissioning, the biodiversity and landscape enhancements around the boundaries of the Site will be protected and the field parcels will then revert to their former agricultural use once the built elements within the Site are removed. Compared to the operational assessment, the proposed planting would have established to a greater extent, both in terms of height, density and composition. It is assumed that the operational lighting scheme will be retained in place throughout the decommissioning phase and additional temporary lighting will not be required.

Existing Land Use

- D5.60 During the decommissioning phase, there would be limited further changes to the existing land use, therefore the magnitude of further change would be low, with effects as Minor Adverse overall.

Site Landform

- D5.61 During the decommissioning phase, there would be limited further changes to the topography, therefore the magnitude of further change would be negligible, with effects as Negligible overall.

Existing Vegetation

- D5.62 During the decommissioning phase, the now mature areas of green infrastructure within the Site will be retained and protected and the field parcels will then revert to their former agricultural use. This will result in a negligible magnitude of further change resulting in an overall Negligible effect on the vegetation resource within the Site.

Existing Public Rights of Way within the Site

- D5.63 There are not anticipated to be any further changes to Footpath BM ECL 3/1 at the decommissioning stage resulting in an overall Negligible effect.

Night Time Character

- D5.64 During the decommissioning phase, no further significant change to the night time character of the Site is anticipated. The magnitude of further change is considered to be negligible, resulting in an overall Minor Adverse effect.

Existing Landscape Character within and in close proximity to the Site and within the study area

- D5.65 During the decommissioning phase, no further significant change to the national, regional, local or Site level landscape character is expected. The magnitude of further change is considered to be negligible, resulting in a Negligible effect at the national, regional, local and Site levels.

Residents of Dwellings

- D5.66 During the decommissioning phase, no further significant change to the amenity of the view for these receptors is anticipated. The magnitude of further change is considered to be negligible, resulting in a Negligible effect.

Users of Public Rights of Way

- D5.67 During the decommissioning phase, no further significant change to the amenity of the view for these receptors is anticipated. The magnitude of further change is considered to be negligible, resulting in a Negligible effect.

Visitors to Heritage Assets

- D5.68 During the decommissioning phase, no further significant change to the amenity of the view for these receptors is anticipated. The magnitude of further change is considered to be negligible, resulting in a Negligible effect.

Road Users

- D5.69 During the decommissioning phase, no further significant change to the amenity of the view for these receptors is anticipated. The magnitude of further change is considered to be negligible, resulting in a Negligible effect.

D6.0 Mitigation and Monitoring

During Construction

- D6.1 No further mitigation is recommended beyond those embedded through the implementation of the CEMP in agreement with Buckinghamshire Council.

During Operation

- D6.2 Implementation of a Landscape Management Plan agreed with Buckinghamshire Council, which will be produced (to be secured by a planning condition) to ensure the landscape proposals and existing landscape features are maintained throughout the lifetime of the Proposed Development.
- D6.3 The Landscape Management Plan will be a starting point for an evolving document and is to be reviewed on an annual basis by a suitably qualified representative of the Management Company. The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) of Buckinghamshire Council.
- D6.4 Within one calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated to stakeholders. Within five years of the completion of the Proposed Development, then the revised document shall be submitted to the LPA as an update to the previously approved Landscape Management Plan.
- D6.5 After the first five years of operation of the Proposed Development, the Landscape Management Plan will be reviewed, and continued every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

During Decommissioning

- D6.6 No further mitigation is recommended beyond those embedded through the implementation of a DEMP in agreement with Buckinghamshire Council.

D7.0 Residual Effects

During Construction

- D7.1 Following the implementation of the above additional mitigation measures proposed during the site enabling and construction phase, there are anticipated to be the following residual effects.

Existing Land Use

- D7.2 The residual effect on the existing land use within the Site is anticipated to remain Moderate Adverse, which is not significant.

Site Landform

- D7.3 The residual effect on the site landform is anticipated to remain Negligible, which is not significant.

Existing Vegetation

- D7.4 The residual effect on vegetation within the Site is anticipated to remain Minor Adverse, which is not significant.

Existing Public Rights of Way within the Site

- D7.5 The residual effect on the public right of way within the Site is anticipated to remain Minor Adverse, which is not significant.

Night Time Character

- D7.6 The residual effect on night time character within the Site is anticipated to remain Moderate Adverse, which is not significant.

Existing Landscape Character within and in close proximity to the Site and within the Study Area

- D7.7 The residual effect on the landscape character at the national level and regional level is anticipated to remain Negligible, Minor Adverse at the district level and Moderate Adverse at the Site level. This is not significant.

Residents of Dwellings

- D7.8 The residual effect on residents of dwellings within the study area is anticipated to remain **Major / Moderate Adverse** to **Moderate Adverse** (which is **significant**) for residents within the Monkomb Farm complex, Minor Adverse for residents of Station House and Negligible on residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon.

Users of Public Rights of Way

- D7.9 The residual effect on users of public rights of way within the study area is anticipated to remain Moderate Adverse for users of Bridleway BM ECL 2/1, Minor Adverse for Footpaths

BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1 and Negligible for users of Bridleway HOG 9. These effects are not significant.

Visitors to Heritage Assets

- D7.10 The residual effect on visitors to Tuckeys Farm House is anticipated to remain Negligible and not significant.

Road Users

- D7.11 The residual effect on the users of the local road network is anticipated to remain Minor Adverse to Negligible and not significant.

During Operation

- D7.12 Following the implementation of the above additional mitigation measures proposed during the operational phase, there are anticipated to be the following residual effects.

Existing Land Use

- D7.13 The residual effect on the existing land use within the Site is anticipated to remain Moderate Adverse, not significant.

Site Landform

- D7.14 The residual effect on the site landform is anticipated to remain Negligible, not significant.

Existing Vegetation

- D7.15 The residual effect on vegetation within the Site is anticipated to remain Minor Beneficial, not significant.

Existing Public Rights of Way within the Site

- D7.16 The residual effect on the public right of way within the Site is anticipated to remain Negligible, not significant.

Night Time Character

- D7.17 The residual effect on night time character within the Site is anticipated to remain Minor Adverse, not significant.

Existing Landscape Character within and in close proximity to the Site and within the Study Area

- D7.18 The residual effect on the Landscape Character at the National level is anticipated to remain Negligible at the national and regional level, Minor Adverse at the district level and Moderate Adverse significance at the Site level. These effects are not significant.

Residents of Dwellings

- D7.19 The residual effect on residents of dwellings within the study area is anticipated to remain **Moderate Adverse** and **significant** for residents within the Monkomb Farm complex,

Minor Adverse for residents of Station House and Negligible on residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon. These effects are not significant.

Users of Public Rights of Way

D7.20 The residual effect on users of public rights of way within the study area is anticipated to remain Moderate Adverse for users of Bridleway BM ECL 2/1, Minor Adverse for users of Footpaths BM ECL 3/1, BM ECL 3A/1, BM WIS 1/1, BM ADD 14/1, BM ECL 4/1 and Negligible for users of Bridleway HOG 9/3. These effects are not significant.

Visitors to Heritage Assets

D7.21 The residual effect on visitors to Tuckeys Farm House are considered to remain Negligible and not significant.

Road Users

D7.22 The residual effect on the users of the local road network is anticipated to remain Minor Adverse to Negligible and not significant.

During Decommissioning

D7.23 Following the implementation of the embedded mitigation measures proposed during the decommissioning phase, there are anticipated to be the following residual effects.

Existing Land Use

D7.24 The residual effect on the existing land use within the Site is anticipated to remain Minor Adverse, not significant.

Site Landform

D7.25 The residual effect on the site landform is anticipated to remain Negligible, not significant.

Existing Vegetation

D7.26 The residual effect on vegetation within the Site is anticipated to remain Negligible, not significant.

Existing Public Rights of Way within the Site

D7.27 The residual effect on the public right of way within the Site is anticipated to remain Negligible, not significant.

Night Time Character

D7.28 The residual effect on night time character within the Site is anticipated to remain Minor Adverse, not significant.

Existing Landscape Character within and in close proximity to the Site and within the Study Area

- D7.29 The residual effect on the landscape character at the national, regional, district and Site level is anticipated to remain Negligible, not significant.

Residents of Dwellings

- D7.30 The residual effect on residents of dwellings within the study area is anticipated to remain Negligible, not significant.

Users of Public Rights of Way

- D7.31 The residual effect on users of public rights of way within the study area is anticipated to remain Negligible, not significant.

Visitors to Heritage Assets

- D7.32 The residual effect on visitors to Tuckeys Farm House are considered to remain Negligible, not significant.

Road Users

- D7.33 The residual effect on the users of the local road network is anticipated to remain Negligible, not significant.

D8.0 Summary & Conclusions

- D8.1 The Landscape and Visual Impact Assessment has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment.
- D8.2 Table D8.1 provides a summary of the receptors, potential effects, additional mitigation and monitoring, residual effects and conclusions of significance considered within the Chapter.

Table D8.1 Summary of Residual Effects

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
During Construction				
Landscape effects				
Existing land use	Changes to existing land use	Moderate Adverse and Not Significant	None	Moderate Adverse and Not Significant
Site landform	Changes to existing landform	Negligible and Not Significant	None	Negligible and Not Significant
Existing Vegetation	Change in existing vegetation cover	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Existing Public Right of Way within the Site	Changes to route of Footpath BM ECL 3/1	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Night Time Character	Changes to night time character	Moderate Adverse and Not Significant	None	Moderate Adverse and Not Significant
Existing Landscape Character NCA 108 Upper Thames Clay Vales	Changes to landscape character	Negligible and Not Significant	None	Negligible and Not Significant
Existing Landscape Character LCT 5 Shallow Vales	Changes to landscape character	Negligible and Not Significant	None	Negligible and Not Significant
Existing Landscape Character LCA 5.6 Claydon Valley	Changes to landscape character	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Existing Site Landscape Character	Changes to landscape character	Moderate Adverse and Not Significant	None	Moderate Adverse and Not Significant
Visual Effects				
Residents within the Monkomb Farm complex	Changes to the amenity of the view	Major / Moderate Adverse to Moderate Adverse and Significant	None	Major / Moderate Adverse to Moderate Adverse and Significant

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Residents of Station House	Changes to the amenity of the view	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon	Changes to the amenity of the view	Negligible and Not Significant	None	Negligible and Not Significant
Users of Bridleway BM ECL 2/1	Changes to the amenity of the view	Moderate Adverse and Not Significant	None	Moderate Adverse and Not Significant
Users of Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1	Changes to the amenity of the view	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Users of Bridleway HOG 9	Changes to the amenity of the view	Negligible and Not Significant	None	Negligible and Not Significant
Visitors to Tuckeys Farm House	Changes to the amenity of the view	Negligible and Not Significant	None	Negligible and Not Significant
Users of East Claydon Road	Changes to the amenity of the view	Minor Adverse and Not Significant	None	Minor Adverse and Not Significant
Users of Verney Road	Changes to the amenity of the view	Negligible and Not Significant	None	Negligible and Not Significant
During Operation – Year 1				
Landscape effects				
Existing land use	Changes to existing land use	Moderate Adverse and Not Significant	Implementation of Landscape Management Plan	Moderate Adverse and Not Significant
Site landform	Changes to existing landform	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Vegetation	Change in existing vegetation cover	Minor Beneficial and Not Significant	Implementation of Landscape Management Plan	Minor Beneficial and Not Significant
Existing Public Right of Way within the Site	Changes to route of Footpath BM ECL 3/1	Negligible and Not Significant	N/A	Negligible and Not Significant
Night Time Character	Changes to night time character	Minor Adverse and Not Significant	N/A	Minor Adverse and Not Significant

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Existing Landscape Character NCA 108 Upper Thames Clay Vales	Changes to landscape character	Negligible and Not Significant	Implementation of Landscape Management Plan	Negligible and Not Significant
Existing Landscape Character LCT 5 Shallow Vales	Changes to landscape character	Negligible and Not Significant	As above	Negligible and Not Significant
Existing Landscape Character LCA 5.6 Claydon Valley	Changes to landscape character	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Existing Site Landscape Character	Changes to landscape character	Moderate Adverse and Not Significant	As above	Moderate Adverse and Not Significant
Visual effects				
Residents within the Monkomb Farm complex	Changes to the amenity of the view	Major - Moderate Adverse and Significant	As above	Major - Moderate Adverse and Significant
Residents of Station House	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Users of Bridleway BM ECL 2/1	Changes to the amenity of the view	Moderate Adverse and Not Significant	As above	Moderate Adverse and Not Significant
Users of Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Users of Bridleway HOG 9	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Visitors to Tuckeys Farm House	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Users of East Claydon Road	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Users of Verney Road	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
During Operation – Year 10				
Landscape effects				
Existing land use	Changes to existing land use	Moderate Adverse and Not Significant	Implementation of Landscape Management Plan	Moderate Adverse and Not Significant
Site landform	Changes to existing landform	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Vegetation	Change in existing vegetation cover	Minor Beneficial and Not Significant	Implementation of Landscape Management Plan	Minor Beneficial and Not Significant
Existing Public Right of Way within the Site	Changes to route of Footpath BM ECL 3/1	Negligible and Not Significant	N/A	Negligible and Not Significant
Night Time Character	Changes to night time character	Minor Adverse and Not Significant	N/A	Minor Adverse and Not Significant
Existing Landscape Character NCA 108 Upper Thames Clay Vales	Changes to landscape character	Negligible and Not Significant	Implementation of Landscape Management Plan	Negligible and Not Significant
Existing Landscape Character LCT 5 Shallow Vales	Changes to landscape character	Negligible and Not Significant	As above	Negligible and Not Significant
Existing Landscape Character LCA 5.6 Claydon Valley	Changes to landscape character	Negligible and Not Significant	As above	Negligible and Not Significant
Existing Site Landscape Character	Changes to landscape character	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Visual effects				
Residents within the Monkomb Farm complex	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Residents of Station House	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Users of Bridleway BM ECL 2/1	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Users of Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Users of Bridleway HOG 9	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Visitors to Tuckeys Farm House	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
Users of East Claydon Road	Changes to the amenity of the view	Minor Adverse and Not Significant	As above	Minor Adverse and Not Significant
Users of Verney Road	Changes to the amenity of the view	Negligible and Not Significant	As above	Negligible and Not Significant
During Decommissioning				
Landscape effects				
Existing land use	Changes to existing land use	Minor Adverse and Not Significant	N/A	Minor Adverse and Not Significant
Site landform	Changes to existing landform	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Vegetation	Change in existing vegetation cover	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Public Right of Way within the Site	Changes to route of Footpath BM ECL 3/1	Negligible and Not Significant	N/A	Negligible and Not Significant
Night Time Character	Changes to night time character	Minor Adverse and Not Significant	N/A	Minor Adverse and Not Significant
Existing Landscape Character NCA 108 Upper Thames Clay Vales	Changes to landscape character	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Landscape Character LCT 5 Shallow Vales	Changes to landscape character	Negligible and Not Significant	N/A	Negligible and Not Significant
Existing Landscape Character LCA 5.6 Claydon Valley	Changes to landscape character	Negligible and Not Significant	N/A	Negligible and Not Significant

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Existing Site Landscape Character	Changes to landscape character	Negligible and Not Significant	N/A	Negligible and Not Significant
Visual Effects				
Residents within the Monkomb Farm complex	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Residents of Station House	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Residents within the Tuckeys Farm complex, Berry Leys Farm and dwellings on the eastern fringe of East Claydon	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Users of Bridleway BM ECL 2/1	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Users of Footpaths BM WIS 1/1, BM ADD 14/1, BM ECL 3/1, BM ECL 3A/1, BM ECL 4/1	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Users of Bridleway HOG 9	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Visitors to Tuckeys Farm House	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Users of East Claydon Road	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant
Users of Verney Road	Changes to the amenity of the view	Negligible and Not Significant	N/A	Negligible and Not Significant

D9.0 Abbreviations & Definitions

Abbreviations

- AAL - Areas of Attractive Landscape
- AGLV - Area of Great Landscape Value
- ALLI - Areas of Local Landscape Importance
- AOD – Above Ordnance Datum
- CEMP - Construction Environmental Management Plan
- DEMP - Decommissioning Environmental Management Plan
- GLVIA3 - Guidelines for Landscape and Visual Impact Assessment third edition
- LCA - Landscape Character Area
- LCT - Landscape Character Type
- LLA - Local Landscape Areas
- NCA - National Character Area
- NPPF - National Planning Policy Framework
- OS – Ordnance Survey
- POS – Public Open Space
- PPG - Planning Practice Guidance
- PRoW - Public Rights of Way
- SAC - Special Areas of Conservation
- SLR – Single Lens Reflex
- SPD – Supplementary Planning Document
- SSSI - Sites of Special Scientific Interest

D10.0 References

- 1 National Planning Policy Framework (NPPF) (Revised 2024)
- 2 Planning Practice Guidance (PPG) (Updated 2024)
- 3 Vale of Aylesbury Local Plan (2021)
- 4 Winslow Neighbourhood Plan 2022-20334 (2014)
- 5 Aylesbury Vale Landscape Character Assessment, published by Aylesbury Vale District Council & Buckinghamshire County Council (2008)
- 6 Aylesbury Vale Design Supplementary Planning Document (2023)
- 7 Guidelines for Landscape and Visual Impact Assessment third edition, published by the Landscape Institute (LI) (2013)
- 8 Landscape Character Assessment: Guidance for England and Scotland, published by the Countryside Agency and Scottish National Heritage (2002)
- 9 Seeing the History in the View: A Method for Assessing Heritage Significance within Views (English Heritage; 2011)
- 10 The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England; 2017)
- 11 Visual Representation of Development Proposals - Technical Guidance Note 06/19 (Landscape Institute; 2019)
- 12 Residential Visual Amenity Assessment (RVAA) - Technical Guidance Note 2/19 (Landscape Institute; 2019)
- 13 BS 5837:2012 'Trees in relation to design, demolition and construction' (2012).