

# Botley West Solar Farm

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Revision 1

**OUTLINE RESIDENTIAL AND VISUAL AMENITY PLAN | JULY 2026**



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APPENDIX A | LANDSCAPE PARAMETER PLAN

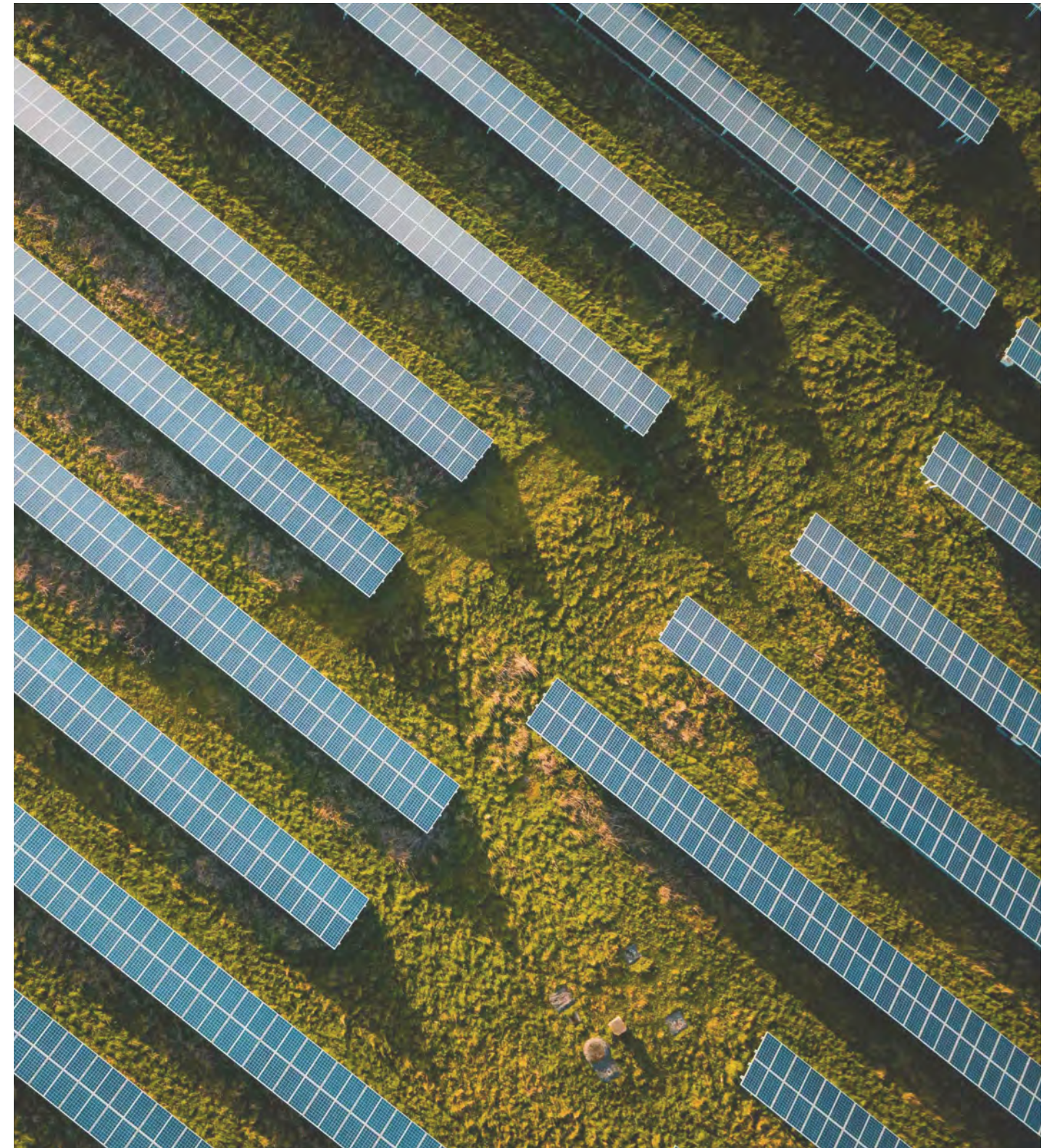
# Section 1

## **Overview.**



## Introduction

- 1.1 This document has been prepared by Icen Projects Ltd and constitutes the Outline Residential and Visual Amenity Plan for the proposed Botley West Solar Farm Project.
- 1.2 The Botley West Solar Farm is located on land within the administrative areas of Cherwell District Council (CDC), the Vale of White Horse District Council (VWHDC), West Oxfordshire District Council (WODC) and Oxfordshire County Council (OCC), which are collectively referred to as the 'Oxfordshire Host Authorities' (OHA).
- 1.3 The Applicant (Photovolt Development Partners (PVDP) on behalf of SolarFive Ltd) has introduced Requirement 15 to the draft Development Consent Order (DCO), which in summary would secure a minimum separation distance of 100 metres between dwellings and the 'Relevant Works'. The Requirement also allows for additional offsets of up to 250 metres where necessary, with the location and extent of these offsets tailored to the circumstances of individual properties.
- 1.4 This document presents potential additional offsets in relation to each residential property, with reference to the illustrative Masterplan (Figures 2.1a-2.4c), derived through an iterative design evolution process (frequently referred to as the Revised Masterplan within this document). This is supported by an analysis of the likely level of effect and resultant residential experience arising from this design-led approach.
- 1.5 Appendix A contains the 'Landscape Parameter Plan' - a drawing that secures the extent of the 'Relevant Works', which the Illustrative Masterplan (Figures 2.1a-2.4c) accords with.
- 1.6 The 'Relevant Works' comprises Work No. 1, Work No. 2 and Work No. 3. Work No. 5(d), Work No. 6(c), Work No. 6(d), Work No. 8(g) and any further ancillary or related development under sub-paragraphs (a) (works for the provision of fencing and security measures such as CCTV, columns, lighting, communication boxes, lightning protection masts and weather stations), (d) (bunds, embankments, trenching and swales;) or (h) (surface water drainage systems, storm water attenuation systems including storage basins, oil water separators, including channelling and culverting and works to existing drainage systems).
- 1.7 Agreement has been sought with the OHA regarding the appropriateness of the design strategy in reducing the potential for adverse effects to arise, having regard to NPS EN-1 paragraphs 5.10.6, 5.10.19 and 5.10.22.
- 1.8 This analysis has been undertaken by qualified professionals with CMLI and PISEP accreditation.





# Section 2

## **Approach.**

Context

Overview

- 2.1
- Residential Amenity comprises a range of visual, aural, olfactory and other sensory components and development can cause effects on one or more of these components, for example effects relating to noise, dust, access to daylight, vibration, glare, outlook and visual amenity. These can also be referred to as ‘living conditions’.
- 2.2
- Residential Visual Amenity, which is one component of Residential Amenity, is defined as *“the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage”* in TGN 2/19, which is the industry-accepted best practice guidance related to Residential Visual Amenity Assessment (RVAA).
- 2.3
- Paragraph 5.1 of TGN 2/19 explains:  
  
*“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity.’”*
- 2.4
- Whilst nobody has a ‘right to a view’, there are situations where the adverse effects on the outlook / visual amenity of a residential property is so great that it is considered to not be in the public interest to permit such conditions to occur where they did not exist previously.
- 2.5
- This supplementary RVAA sets out judgements in respect of Residential Visual Amenity and assesses whether the effect of the Development on Residential Visual Amenity is of such a nature and / or magnitude that it potentially affects ‘living conditions’ or Residential Amenity, i.e. whether the Residential Visual Amenity Threshold has been reached.
- 2.6
- The Residential Visual Amenity Threshold is considered to be engaged where the magnitude and nature of change would result in an overbearing, overwhelming or otherwise materially detrimental effect on a property such that it would reasonably be judged to affect the occupants’ living conditions.

- 2.7
- TGN 2/19 sets out a four-step process to RVAA, which include:
  - Step 1: Define study area, and identity the properties to be assessed;
  - Step 2: Evaluation of the baseline visual amenity of the properties;
  - Step 3: Assess the change to visual amenity of the properties and identify if any further assessment work is required; and
  - Step 4: Undertake a detailed assessment of those properties identified in Step 3 as experiencing the greatest magnitude of effect such that the visual amenity threshold may be engaged.
- 2.8
- In this regard, the visual amenity threshold may not be engaged for all residents who experience the greatest magnitude of effect. In a similar vein, and in accordance with TGN 2/19, residents at those properties that do not experience the greatest magnitude of effect will not be taken forward to Step 4 of the RVAA process.
- 2.9
- As set out in Section 1 of this document, the supplementary RVAA has been undertaken in an iterative manner to address any additional offsets related to each property as part of a tailored design-led approach in addressing Requirement 15 of the draft DCO, with the assessment of magnitude relating to the Landscape Parameter Plan solution.

Study Area - Step 1

- 2.10
- The study area identified is based on professional judgement, taking into account the type of development proposed and the landscape context, as well as being informed by TGN 2/19 which cautions against a disproportionately extensive area.
- 2.11
- All dwellings within 250m of the Order Limits were identified (the measurement taken from the edge of the title boundary) as TGN2/19 sets out that *“very large but lower profile structures and developments... are unlikely to require RVAA, except potentially of properties in very close proximity (50-250m) to the development”*.

- 2.12
- In light of the guidance and the nature of the Proposed Development, a precautionary approach has been adopted by applying the upper limit of 250m from the Order Limits.
- 2.13
- The list of dwellings to be considered in the RVAA was then refined with regards to (i) omitting those properties where potential likely effects solely relate to the construction of the cable route; and (ii) grouping dwellings where the visual amenity experience is likely to be remarkably similar.

Baseline Visual Amenity - Step 2

- 2.14
- The existing baseline visual amenity of the residential dwellings (or groups) that are included within the assessment is described, based on a combination of both desktop assessment and field surveys.
- 2.15
- The visual amenity baseline is considered in terms of the type, nature, extent and quality of views that may be experienced from both the dwelling itself and also its domestic curtilage. As set out above, where appropriate, residential properties may be grouped in those instances where the baseline visual amenity experience is near identical and for proportionality.
- 2.16
- The following aspects are considered when evaluating the baseline visual amenity experience:
  - The nature and extent of all existing views potentially available from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci;
  - Identification of the primary / main views from the property or domestic curtilage, as well as secondary /peripheral views;
  - Views experienced when arriving at or leaving the property, for example from private driveways / access tracks; and
  - Seasonal and diurnal variation are considered when assessing the visual amenity baseline and likely visual effects.

Design Evolution - Step 3a

- 2.17
- This RVAA has been undertaken iteratively alongside the refinement of the Proposed Development, such that the findings of the analysis have directly informed the identification and application of additional offsets on a property-by-property basis as part of the Landscape Parameter Plan.
- 2.18
- Where potential for higher magnitudes of visual change have been identified, the design response has sought to avoid or reduce these effects through the application of increased separation distances, reconfiguration of development areas, and the retention or incorporation of intervening landscape features where practicable. This approach reflects the mitigation hierarchy, prioritising avoidance and reduction through context-driven design.
- 2.19
- The application of Requirement 15 has provided a consistent baseline offset of 100m from dwellings (unless otherwise agreed), with additional, tailored offsets of up to 250m applied where necessary in response to the specific circumstances of individual properties, including the orientation of principal views, the extent of existing screening, and the nature of the surrounding landscape context.
- 2.20
- To assist in understanding the design evolution that has taken place, a comparison between the Submission Masterplan and assessment findings from the RVAA included within REP7-042 and the illustrative Revised Masterplan (which demonstrates how the Landscape Parameter Plan may be delivered) is provided for each property considered. As indicated above, typically a minimum 100m offset is incorporated within the Landscape Parameter Plan.
- 2.21
- This approach provides the evidential basis for the preparation of the Residential and Visual Amenity Plan required under Requirement 15 of the draft DCO, including the identification and application of property-specific offsets, having regard to the specific visual context and amenity of individual dwellings.
- 2.22
- The overarching aim is to reach a design solution whereby the Residential Visual Amenity Threshold is not breached for any dwelling.

Assessment of Effects - Step 3b

- 2.23 The magnitude of visual change experienced by residential receptors is determined through an assessment of the scale and duration of change arising from the Proposed Development, having regard to the specific characteristics of each property and its visual context.
- 2.24 In accordance with TGN 2/19, this assessment considers how the Proposed Development would alter the composition, character and quality of views and outlook available to occupants, including both views from within the dwelling and from its associated domestic curtilage.
- 2.25 The evaluation of magnitude is undertaken on a property-by-property basis, applying professional judgement informed by site survey, visual analysis and an understanding of the factors that influence the perception of visual change.
- 2.26 Factors contributing to the scale of visual change, include:
  - The angle of view in relation to the main activity of the receptor;
  - The distance of the viewer from the Proposed Development;
  - The extent of the area over which the changes will be visible; and
  - The degree of visual intrusion of the Proposed Development in the view, including both vertically and horizontally.
- 2.27 Factors contributing to the duration the change is experienced visually include:
  - Whether or not the view is experienced in fixed or transient views;
  - Whether the view is experienced in an intermittent/glimpsed fashion or continuously; and
  - Whether the change is temporary (and for what period of time) or permanent.
- 2.28 For the purposes of this assessment, views from within the dwelling and its curtilage are considered to be fixed, whereas views to and from the dwelling are deemed to be transient in nature.

- 2.29 Additional factors contributing to residential visual amenity and the magnitude of effects include:
  - The extent to which the setting of the property is encompassed and/or enclosed by the Proposed Development (i.e. on a continuum from minimal containment through to total enclosure); and
  - Identifying the principal area of the property that will experience the effect on the visual amenity experience (i.e. whether this relates to interior and/or exterior views, no. of storeys, and nature of activity of the resident and appreciation of the views obtained).
- 2.30 To enable comparison with the Submission Masterplan findings, the magnitude categories set out in the RVAA in REP7-042 are retained (Table 2.1), with the typical criteria descriptions refined to reflect the methodology applied in this assessment.
- 2.31 An analysis is undertaken for both Year 1 and Year 15 scenarios to reflect the establishment and maturation of any planting proposals and to understand the contribution and effectiveness of such mitigation planting.

Table 2.1: Magnitude Criteria

| Magnitude  | Typical Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High       | The Proposed Development occupies a substantial proportion of the available field of views from the dwelling and/or its curtilage, both horizontally and/or vertically, such that it is a defining component of the outlook. The presence of above-ground infrastructure is readily apparent in primary views and the property's setting is experienced as being notably encompassed by the Proposed Development, with limited opportunity for visual separation or relief.                         |
| Medium     | The Proposed Development occupies a noticeable proportion of the available field of views and is clearly perceptible within the outlook, including within main or regularly experienced views. Whilst the Proposed Development is a recognisable component of the view, it does not define the overall composition, and the property retains a degree of visual separation and openness such that the setting is influenced by the above-ground infrastructure but not as being wholly encompassed. |
| Low        | The Proposed Development occupies a limited proportion of the available field of views and is typically experienced within peripheral or filtered views, or as a discrete element within a wider visual composition. The presence of above-ground infrastructure is perceptible but does not materially influence the overall perception of the property's setting, which remains largely intact.                                                                                                   |
| Negligible | The Proposed Development occupies only a very small part of the available field of views and is barely perceptible, appearing as a relatively distant or filtered element within the wider landscape. The existing perception of the view and the property's setting is effectively unchanged.                                                                                                                                                                                                      |
| No change  | The Proposed Development is not visible from the dwelling or its curtilage.                                                                                                                                                                                                                                                                                                                                                                                                                         |

Threshold Assessment - Step 4

- 2.32 In accordance with TGN 2/19, those properties identified as experiencing the greatest magnitude of visual change are subject to a more detailed assessment to determine whether the Residential Visual Amenity Threshold is engaged.
- 2.33 For the purposes of this RVAA this includes any property that experiences a High magnitude at Year 1 and/or Year 15 (unless an alternative agreement is already in place).
- 2.34 This stage of the assessment considers the overall character, composition and balance of the resulting view(s), together with the extent to which the Proposed Development influences the setting of the property and the experience of residents in their day-to-day use of the dwelling and its curtilage.
- 2.35 Particular regard is given to the extent to which the Proposed Development is perceived as overbearing, overwhelming or otherwise materially detrimental to the visual amenity of the property.
- 2.36 In undertaking this judgement, consideration is given to the nature of the affected views (including whether they relate to principal habitable rooms or primary areas of external amenity space, and whether likely to be occupied during day-time hours), the degree of enclosure arising from the Proposed Development, and the extent to which the perception of the outlook is altered such that it would reasonably be judged to affect the occupants' living conditions.
- 2.37 The assessment recognises that, whilst some properties may experience relatively elevated magnitudes, this does not necessarily result in the Residential Visual Amenity Threshold being engaged in line with TGN 2/19. Conversely, it is the combination of factors, including the spatial extent of the Proposed Development within the available field of view and its influence on the immediate setting of the property, that determines whether effects on Residential Visual Amenity become unacceptable in planning terms.
- 2.38 Where appropriate, the findings of this detailed assessment are presented on a property-by-property basis, clearly identifying those instances where the Residential Visual Amenity Threshold is approached or engaged.
- 2.39 Typically, a breach of the Threshold is generally considered when views from a property exhibit one (or more) of the following criteria:
  - The Proposed Development is an unpleasantly encroaching feature that overtly dominates the primary outlook; and/or
  - The sheer size and proximity of the Proposed Development would make occupants feel continually oppressed within their own living environment e.g. living within the Proposed Development; and/or
  - The Proposed Development blocks the solitary, defining outlook from the habitable space.



Section 3

# **Design Evolution Assessment**

3 | Design Evolution Assessment

Residential Properties

- 3.1

In line with Step 1 of the RVAA Approach, all residential properties within 250m of the Order Limits have been identified, with the measurement taken from the edge of the title boundary for the relevant dwelling (or combined titles for groups).
- 3.2

In accordance with Step 1 of the methodology, the following dwellings were discounted from further assessment:

• Upper Weaveley Farm;

• Shipton Slade Cottages;

• Properties on the edge of Woodstock (including The Retreat)

• Properties on Shipton Road and Upper Campsfield Road;

• Properties on the edge of Eynsham;

• Properties within Swinford; and

• Properties within Farmoor.

3.3

In addition, despite being within 250m of the Order Limits all properties within Bladon and Church Hanborough are also discounted from further assessment (unless otherwise identified) on account of the complete lack of intervisibility with the proposed above ground infrastructure due to extensive screening by intervening built form, landform and bands of vegetation.

3.4

A total of 57 residential properties (or dwelling groups/clusters, as appropriate) have therefore been considered within this assessment, of which 11 have an alternative agreement with the Applicant. For completeness, where an alternative agreement has already been reached, this is highlighted within the relevant property schedule.

3.5

Approximate Eastings and Northings are provided for each dwelling / group as appropriate to assist in identifying their location.

3.6

Within the design evolution assessment, a summary table for the Submission Masterplan assessment and for the Landscape Parameter Plan assessment (illustrated by the illustrative Revised Masterplan) is provided for each property/group considered.

3.7

Within these summary tables, the term Distance\* relates to the minimum separation distance between the edge of the title boundary of the residential dwellings and the proposed operational above ground infrastructure (as per the Relevant Works ).

3.8

To assist in the legibility of the accompanying plans/ graphics, the land title of the associated dwelling(s) is illustrated by way of a yellow wash and solid line boundary, while distance bands of 100m and 250m respectively are illustrated with dashed yellow lines.
- Table 3.1: Northern Section Properties
- | Ref | Name                                                                                            | Easting | Northing | Previously Assessed | Alternative Agreement |
|-----|-------------------------------------------------------------------------------------------------|---------|----------|---------------------|-----------------------|
| 1   | Upper Dornford Farm                                                                             | 445646  | 221662   | No                  | Yes                   |
| 2   | Upper Dornford Cottages                                                                         | 445846  | 221584   | Yes                 | Yes                   |
| 3   | Old Man Leys Cottage                                                                            | 446342  | 220870   | No                  | No                    |
| 4   | Lower Dornford Farm and Cottage                                                                 | 444966  | 220613   | Yes                 | Yes                   |
| 5   | Dornford Cottage                                                                                | 444789  | 219931   | Yes                 | No                    |
| 6   | Milford Bridge Cottage                                                                          | 444614  | 219816   | No                  | No                    |
| 7   | Hordley Cottages                                                                                | 444895  | 219292   | Yes                 | Yes                   |
| 8   | Hordley Farm, Hordley Barns, Hordley House                                                      | 444766  | 219264   | No                  | Yes                   |
| 9   | Sansoms Cottage and Sansoms Farm                                                                | 445096  | 219000   | No                  | No                    |
| 10  | Weaveley Farm                                                                                   | 445708  | 218488   | Yes                 | Yes                   |
| 11  | Old Weaveley Farm and Old Weaveley Farm Bungalows                                               | 446452  | 218448   | No                  | No                    |
| 12  | Shipton Slade Farm, Shipton Slade Barn, Amhurst Cottage, Reeves Cottage and Guinea Fowl Cottage | 446568  | 217419   | No                  | No                    |
- Outline Residential and Visual Amenity Plan | 9

Table 3.2: Central Section (North) Properties

| Ref | Name                                                         | Easting | Northing | Previously Assessed | Alternative Agreement |
|-----|--------------------------------------------------------------|---------|----------|---------------------|-----------------------|
| 13  | Beyond / Bladon Road / Grove Road                            | 445600  | 215498   | No                  | No                    |
| 14  | Properties along Wolsey Court, inc. Campsfield Farm Cottages | 446535  | 215166   | No                  | No                    |
| 15  | Campsfield Farmhouse                                         | 446481  | 215091   | Yes                 | No                    |
| 16  | Rose Cottage                                                 | 446597  | 215045   | No                  | No                    |
| 17  | The Studio, Bladon                                           | 445039  | 214847   | No                  | No                    |
| 18  | Rectory Farm Barn, Bladon                                    | 444941  | 214707   | No                  | No                    |
| 19  | Heath Lane, Bladon                                           | 445050  | 214510   | Yes                 | No                    |
| 20  | Heath Lane (south), Bladon                                   | 445224  | 214417   | Yes                 | No                    |
| 21  | Oxclose                                                      | 443704  | 214367   | No                  | No                    |
| 22  | Thatch Cottage / Bladon House                                | 444276  | 214306   | No                  | No                    |
| 23  | Folly Bridge                                                 | 444073  | 214213   | No                  | No                    |
| 24  | Burleigh House                                               | 444183  | 214162   | Yes                 | No                    |
| 25  | Mill Farm                                                    | 443758  | 213626   | No                  | No                    |
| 26  | Burleigh Lodge                                               | 444247  | 213739   | No                  | Yes                   |
| 27  | Village End and Spring Hill Road, Begbroke                   | 446614  | 213818   | No                  | No                    |
| 28  | Foresters Lodge                                              | 446573  | 213588   | No                  | No                    |
| 29  | Burleigh Farm                                                | 444968  | 212955   | Yes                 | Yes                   |
| 30  | Farthings Lea Farm                                           | 443104  | 212875   | No                  | No                    |
| 31  | College Farm and Pelican House                               | 443363  | 212732   | Yes                 | No                    |

Table 3.3: Central Section (South) Properties

| Ref | Name                                                             | Easting | Northing | Previously Assessed | Alternative Agreement |
|-----|------------------------------------------------------------------|---------|----------|---------------------|-----------------------|
| 32  | Church Hanborough: The Paddocks; The Stables; New Barn Farmhouse | 442737  | 212637   | Yes                 | No                    |
| 33  | Goose Eye Farm                                                   | 443745  | 212324   | Yes                 | No                    |
| 34  | Owls Leat/Willow Cottage                                         | 443455  | 212047   | Yes                 | No                    |
| 35  | New Barn Cottage                                                 | 443472  | 211791   | Yes                 | Yes                   |
| 36  | Purwell Farm                                                     | 444313  | 211945   | Yes                 | Yes                   |
| 37  | City Farm Cottages                                               | 443022  | 211254   | No                  | No                    |
| 38  | City Farm                                                        | 442963  | 211159   | No                  | No                    |
| 39  | Eynsham Mill                                                     | 443785  | 210815   | No                  | No                    |
| 40  | New Wintles Farm                                                 | 443353  | 210596   | No                  | No                    |
| 41  | Battimer                                                         | 445602  | 211615   | No                  | No                    |
| 42  | Jericho Farm                                                     | 445897  | 211598   | No                  | No                    |
| 43  | Worten                                                           | 446210  | 211358   | No                  | No                    |
| 44  | Barrow Court, Cassington                                         | 445537  | 211234   | Yes                 | No                    |
| 45  | Yarnton Road, Cassington                                         | 445476  | 211102   | No                  | No                    |
| 46  | Elms Road, Cassington                                            | 445277  | 211014   | No                  | No                    |
| 47  | Williams Court, Cassington                                       | 445282  | 210680   | Yes                 | No                    |
| 48  | Eynsham Road, Cassington                                         | 445096  | 210487   | No                  | No                    |
| 49  | Wharf Farm                                                       | 444608  | 210063   | No                  | No                    |
| 50  | Cassington Mill                                                  | 444845  | 209902   | No                  | No                    |





Table 3.4: Southern Section Properties

| Ref | Name                                                                      | Easting | Northing | Previously Assessed | Alternative Agreement |
|-----|---------------------------------------------------------------------------|---------|----------|---------------------|-----------------------|
| 51  | Lower Whitley Rd, Filchampstead                                           | 445298  | 205738   | No                  | No                    |
| 52  | Denman's Farm                                                             | 446427  | 205523   | Yes                 | Yes                   |
| 53  | Hids Copse Farm / The Spinney/ Orchard Road                               | 447190  | 205413   | No                  | No                    |
| 54  | Jumper's Farm                                                             | 445519  | 205394   | No                  | No                    |
| 55  | Lake View House, Heidersbach, Wetherden, Spring Bank, Applegarth - Cumnor | 445712  | 204742   | Yes                 | No                    |
| 56  | Tumbledowns                                                               | 445579  | 204733   | No                  | No                    |
| 57  | Upper Whitley Farm                                                        | 445042  | 204713   | No                  | No                    |



3 | Design Evolution Assessment

1 - Upper Dornford Farm and Barn

Submission Masterplan Assessment

Due to the distance and extent of screening afforded by intervening vegetation, these properties were not considered in the assessment.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 176m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Upper Dornford Farm is enclosed by established woodland, while Upper Dornford Barn is enclosed to the south, meaning that appreciation of the Proposed Development is exceptionally limited. In addition, an expansive area of open farmland is retained between the Proposed Development and these properties, such that it will appear as a relatively distant element within the wider landscape with the immediate setting effectively unchanged.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 176m       |
| Primary Alteration(s) | Field 1.1  |





2 - Upper Dornford Cottages

Submission Masterplan Assessment

The main aspect of this property is east to west, away from the Project, with intervening vegetation limiting available views to the wider landscape. Where more open views are available, these are generally away from the Project to the east and west from front and rear elevations. On the southern (side) elevation there are more open views available to a very small part of the Project, where perimeter vegetation appears to be thinnest.

Where available, views of the Project would be to a very small part of the overall northern section. New woodland planting to the northernmost point of the Project, near to this property, would over time further screen available views.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium-Low             |
| Magnitude - Year 15 | Negligible-Low         |
| Distance*           | 29m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The incorporation of a new treebelt will help to soften the visibility of the introduced at Year 1 and provide a sense of visual separation. By Year 15, following the establishment of the landscape proposals an additional band of vegetated enclosure to the south will be provided in the landscape structure.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Medium-Low |
| Magnitude - Year 15   | Negligible |
| Distance*             | 29m        |
| Primary Alteration(s) | Field 1.1  |





3 | Design Evolution Assessment

3 - Old Man Leys Cottage

Submission Masterplan Assessment

Due to the distance and intervening farm buildings, the property was not considered in the assessment.

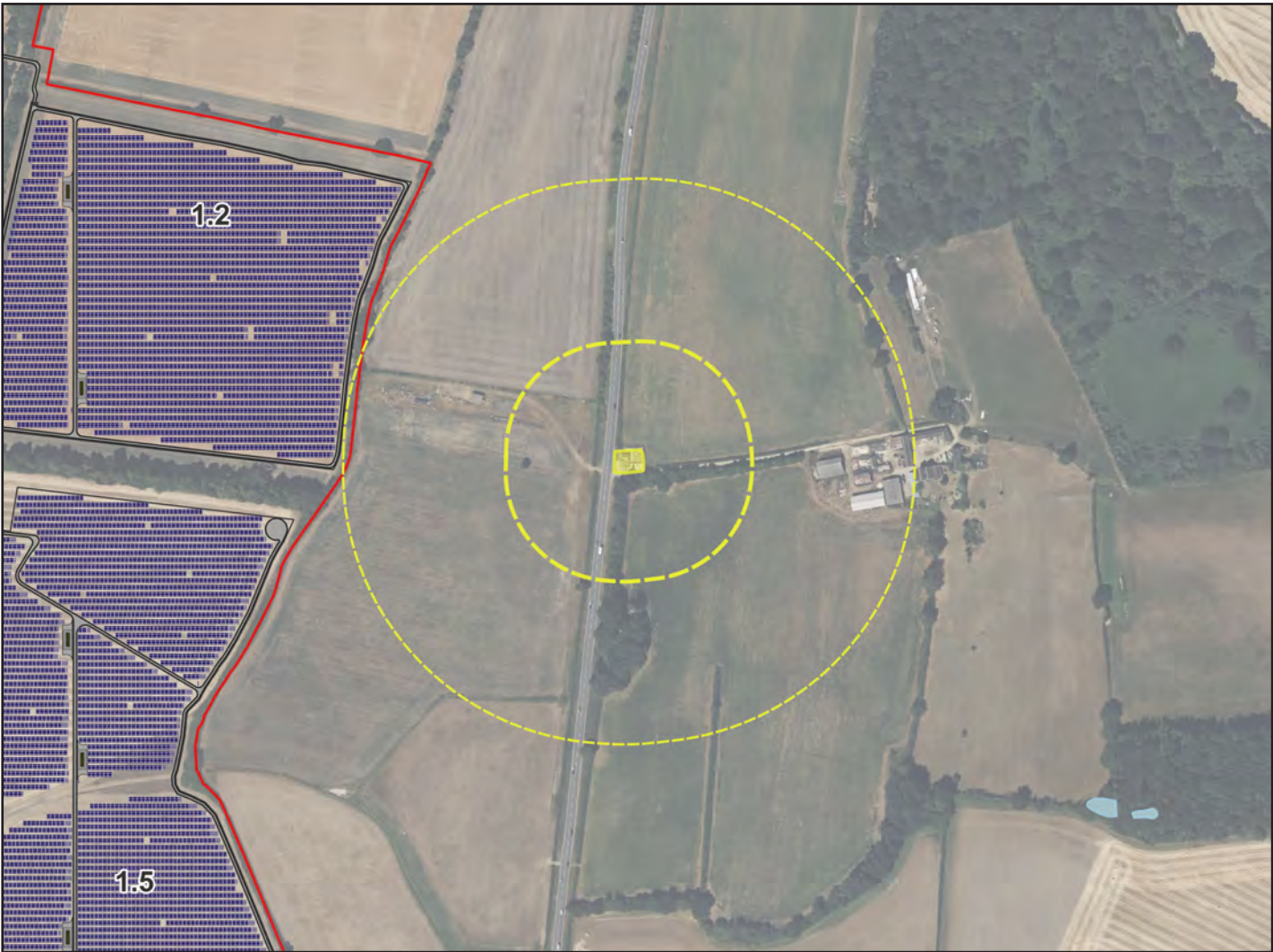
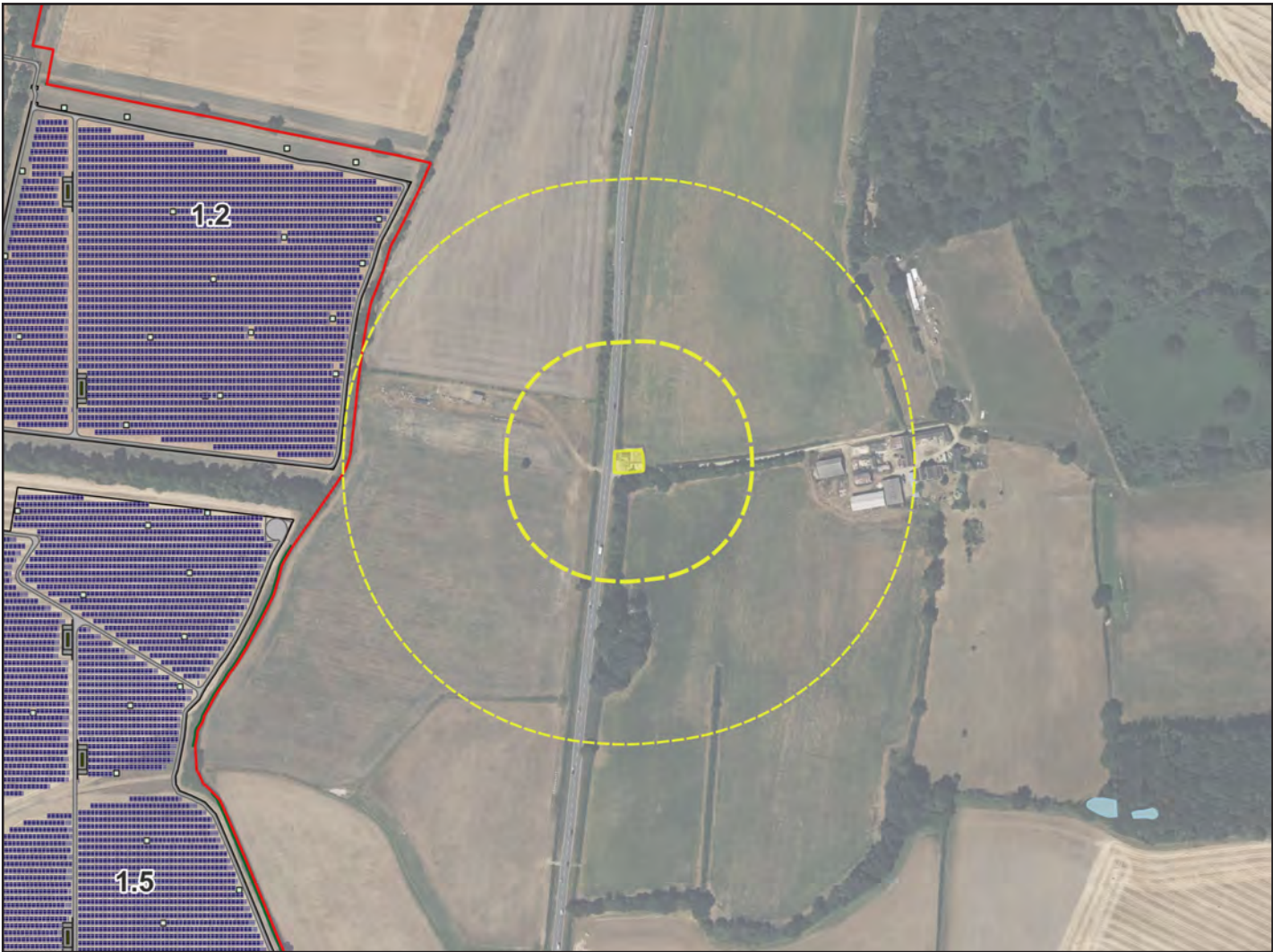
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 256m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The Proposed Development will be visible in the background of the western views obtained from the property. The immediate foreground comprises the highway, while the middle ground will comprise an open farmed field bound by hedgerow and treebelt vegetation that partially filters views of introduced above ground infrastructure beyond.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | Low       |
| Magnitude - Year 15   | Low       |
| Distance*             | 256m      |
| Primary Alteration(s) | n/a       |





4 - Lower Dornford Farm and Cottage

Submission Masterplan Assessment

The main aspect is internal, with views available east towards the Proposed Development across an open field. There are scattered trees within the field which would partially screen available views.

Intervening vegetation and landform in the local area is such that available views to solar panels from this property would be to a small part of it, though views would be generally open, particularly prior to mitigation taking effect, i.e. winter Year 1. Hedgerow and tree planting along the western boundary once established would minimise adverse effects.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Low-Negligible         |
| Magnitude - Year 15 | Negligible             |
| Distance*           | 87m                    |

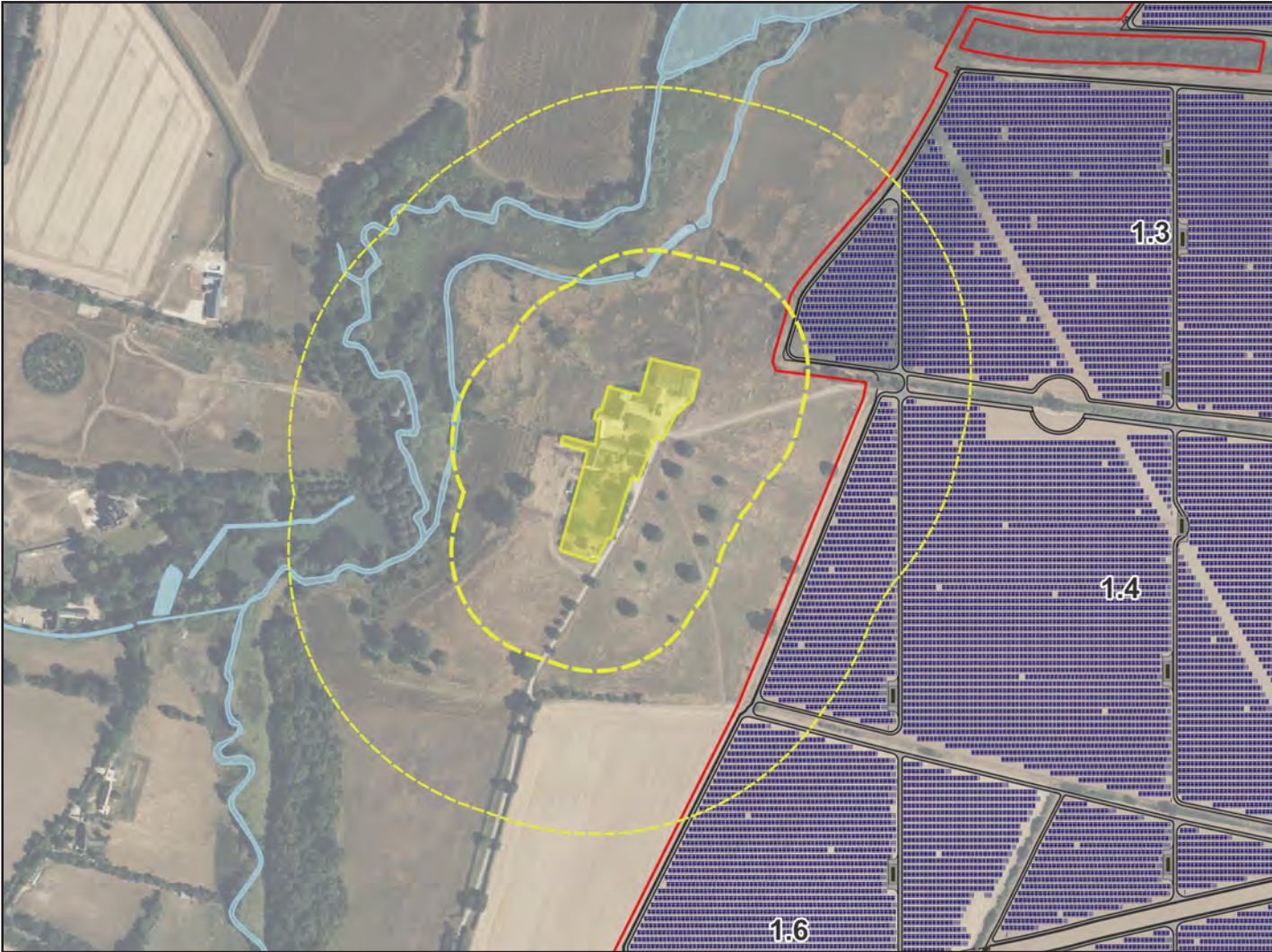
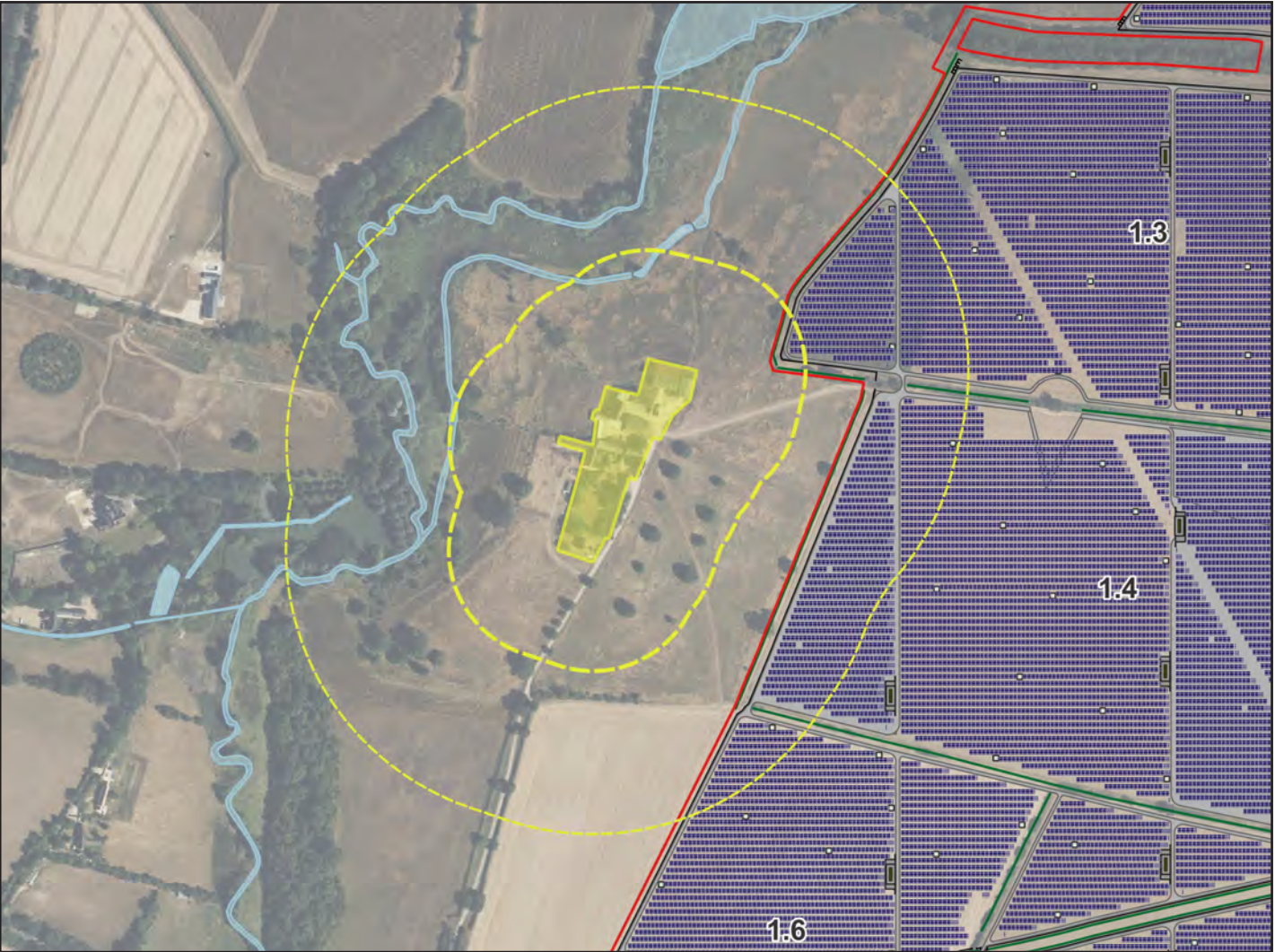
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The introduced above ground infrastructure would be visible in the background to the east, occupying a wide horizontal extent albeit intermittently filtered by intervening mature trees. The middle ground of the views obtained would remain free of introduced built form such that a degree of physical and visual separation would remain. Over time, the maturation of landscaping measures along the western boundary of the Proposed Development will help to soften visibility of the introduced infrastructure and reinforce the characteristic of a landscape structure defined by hedgerow and treebelts.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Medium     |
| Magnitude - Year 15   | Medium-Low |
| Distance*             | 100m       |
| Primary Alteration(s) | n/a        |

Note that an alternative agreement is in place for this dwelling.





3 | Design Evolution Assessment

5 - Dornford Cottage

Submission Masterplan Assessment

The vegetation to the perimeter of the property, along with the main aspect of views being away from it, would limit the effect of the Proposed Development upon this property.

There would be oblique rear elevation views and eastern elevation views available to a small part of the overall Proposed Development. Hedgerow and tree planting along the western boundary at this location, once established, would further minimise effects upon this property.

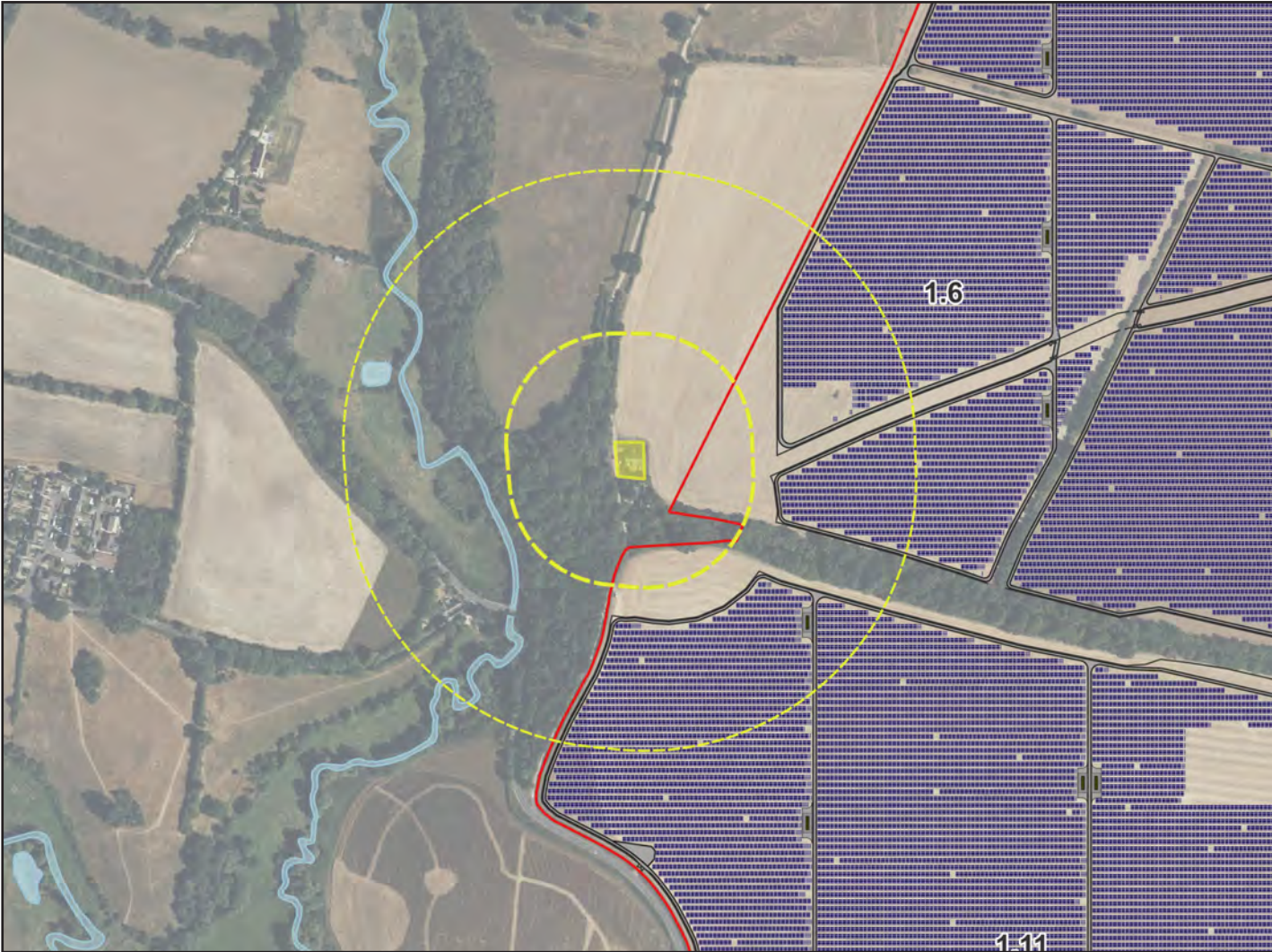
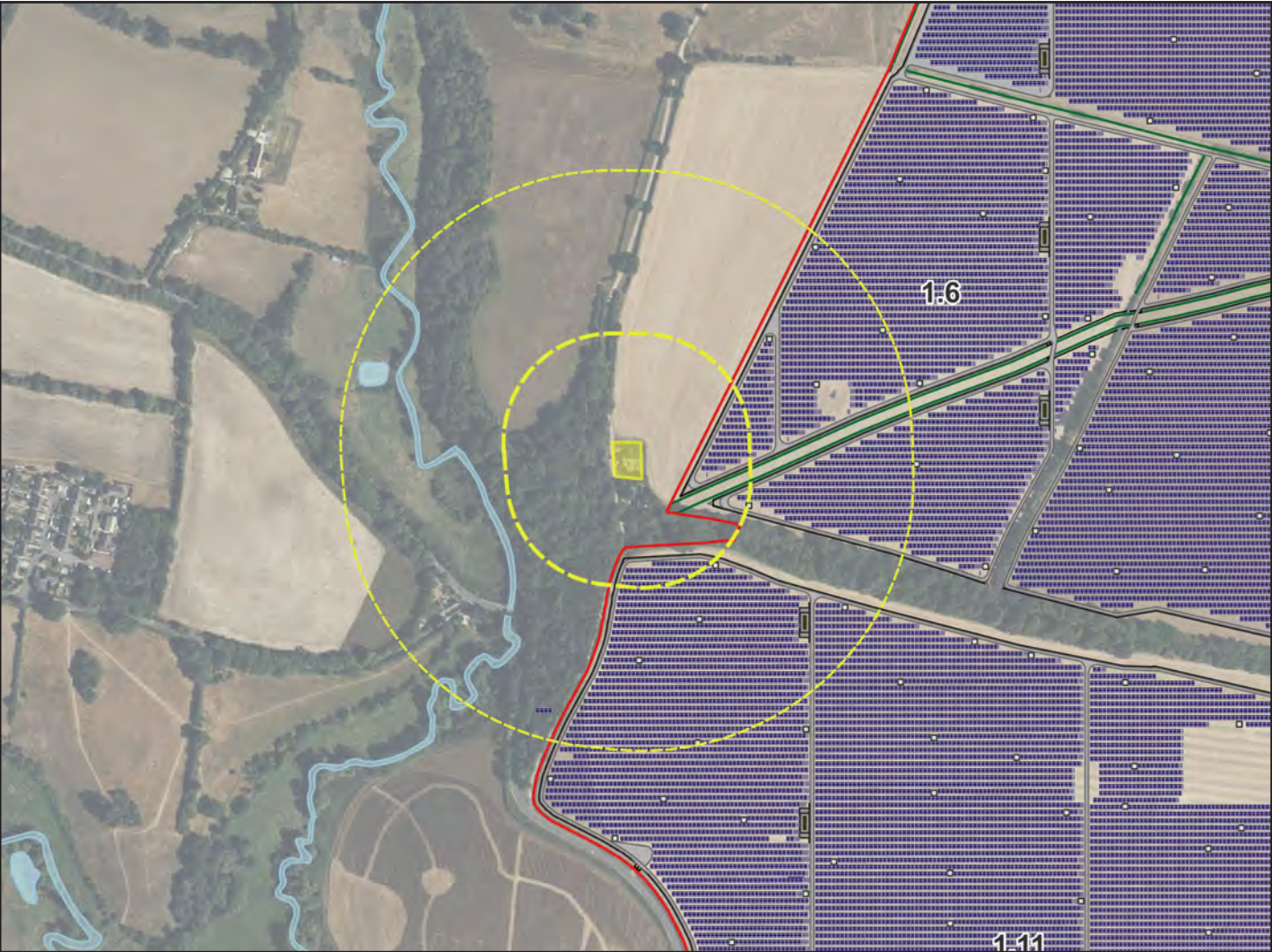
| Criteria            | Judgement^     |
|---------------------|----------------|
| Magnitude - Year 1  | Low-Negligible |
| Magnitude - Year 15 | Negligible     |
| Distance*           | 55m            |

^ As reported in REP7-042

Revised Masterplan Assessment

The increased buffer from the property will ensure that an open setting to the east will be retained, with the introduced above ground infrastructure occupying only a limited proportion of the available field of view.

| Criteria              | Judgement      |
|-----------------------|----------------|
| Magnitude - Year 1    | Low            |
| Magnitude - Year 15   | Low-Negligible |
| Distance*             | 130m           |
| Primary Alteration(s) | Field 1.6      |





6 - Milford Bridge Cottage

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 115m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Due to the extent of intervening vegetation there will be no visibility from the dwelling nor its curtilage.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 115m      |
| Primary Alteration(s) | n/a       |





7 - Hordley Cottages

Submission Masterplan Assessment

The house is 35m to the west and 80m to the north of the solar panels, next to the B4027. The roadside hedgerow would screen views at ground level. Views would only be expected from first floor windows across the 1.5km fields covered by solar panels to the east.

Views to the south would be partially filtered and screened by the existing vegetation, particularly from ground floor windows. More open views would be available from upper storey windows to a small part of the Proposed Development, with oblique views to the western parts beyond the B4027.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Low                    |
| Magnitude - Year 15 | Low                    |
| Distance*           | 26m                    |

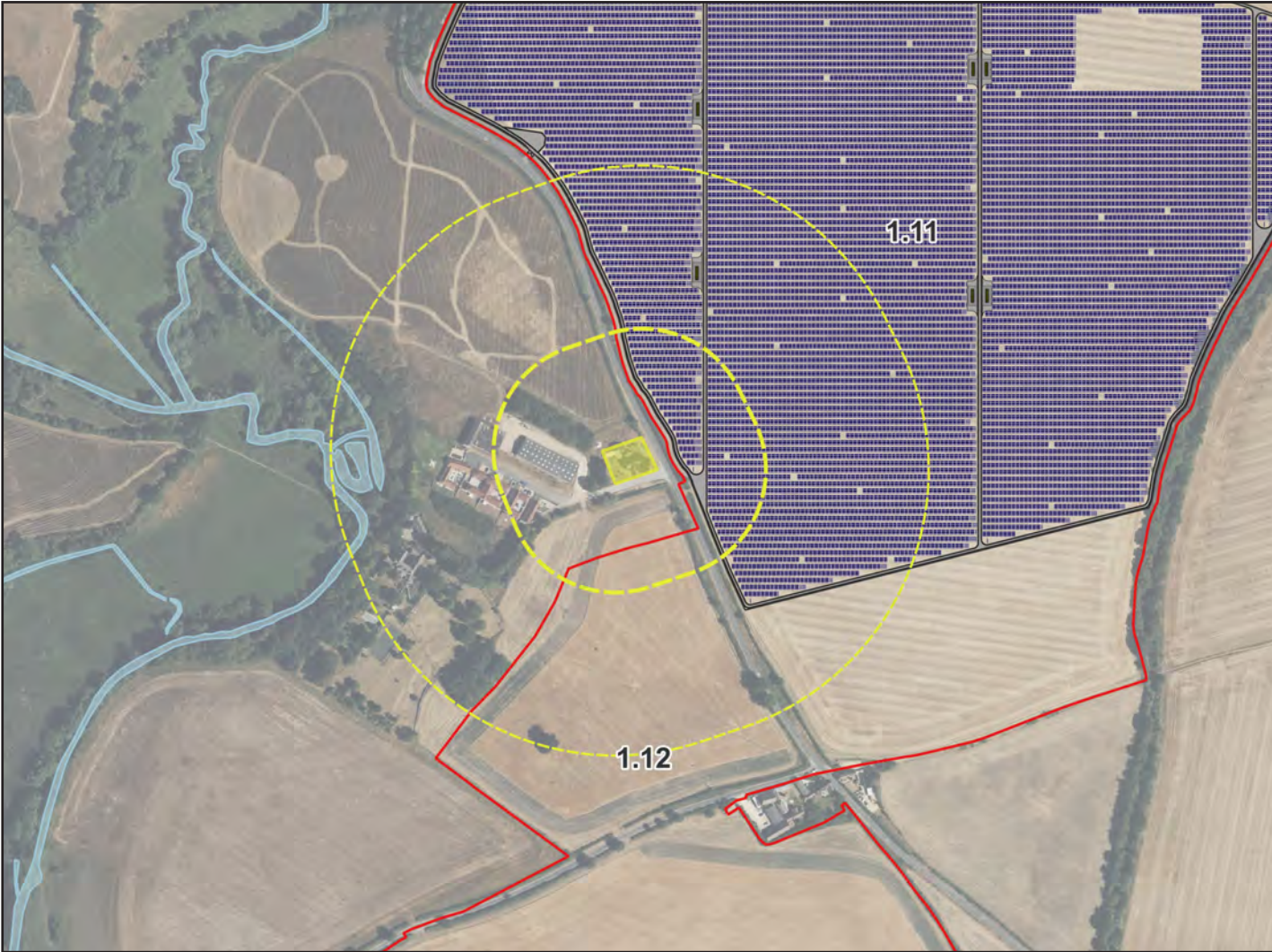
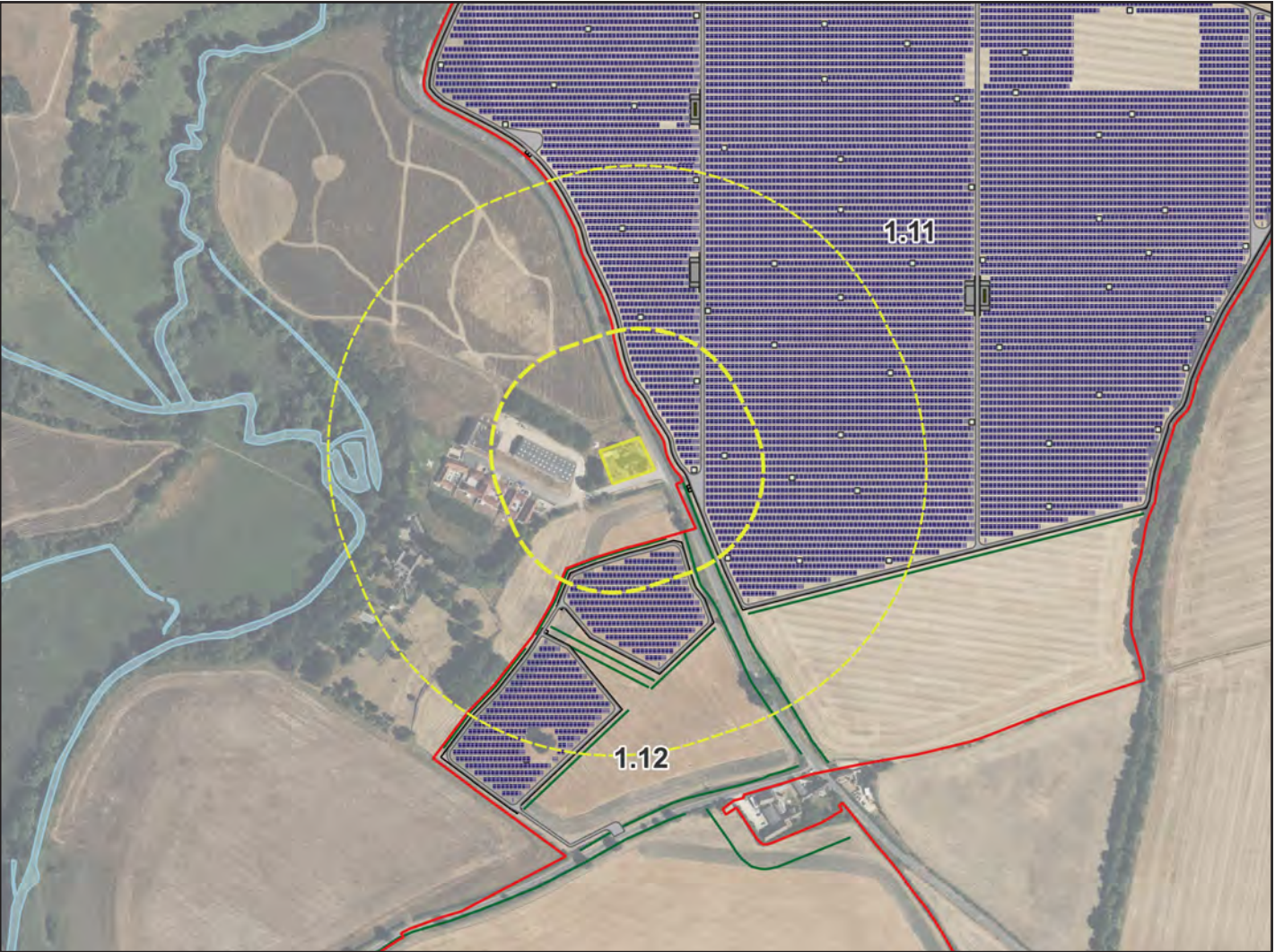
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Above ground infrastructure will no longer be located within Field 1.12, thereby preserving the southern outlook from Hordley Cottages.

Note that an alternative agreement is in place for these dwellings.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Low        |
| Distance*             | 26m        |
| Primary Alteration(s) | Field 1.12 |





8 - Hordley Farm, Hordley Barns, Hordley House

Submission Masterplan Assessment

Due to distance and surrounding intervening built form the properties were not considered in the assessment.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 14m        |

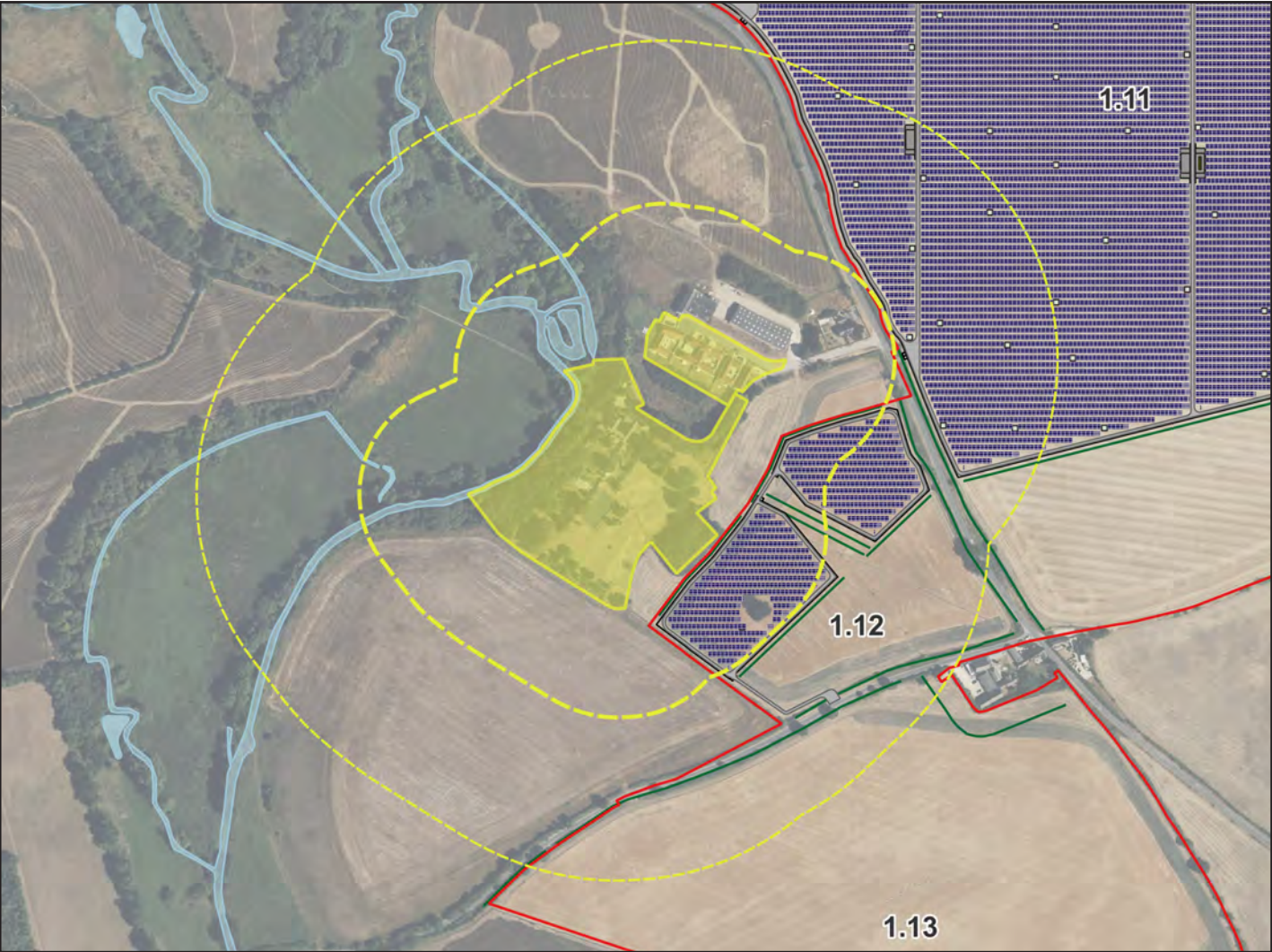
^ As reported in REP7-042

Revised Masterplan Assessment

As a result of the design changes there will be no panels within Field 1.12, which in combination with the previous removal of panels from Field 1.13 and exclusion of above ground infrastructure in the southern part of Field 1.11, ensures that the Proposed Development will occupy only a very small part of the available field of views and appear as a distant element.

Note that an alternative agreement is in place for these dwellings.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 105m       |
| Primary Alteration(s) | Field 1.12 |





9 - Sansoms Cottage and Sansoms Farm

Submission Masterplan Assessment

Due to distance and surrounding vegetation the properties were not considered in the assessment.

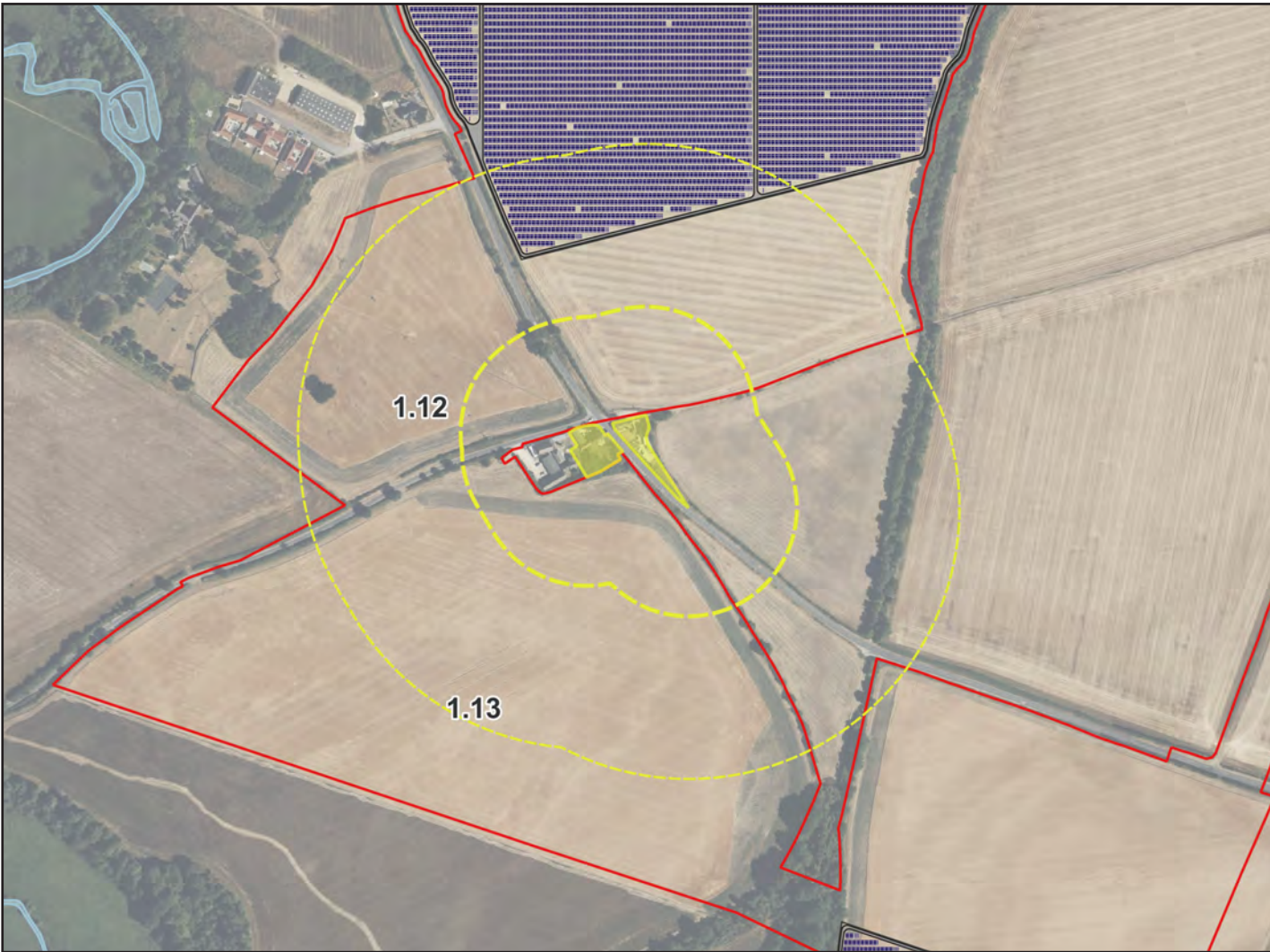
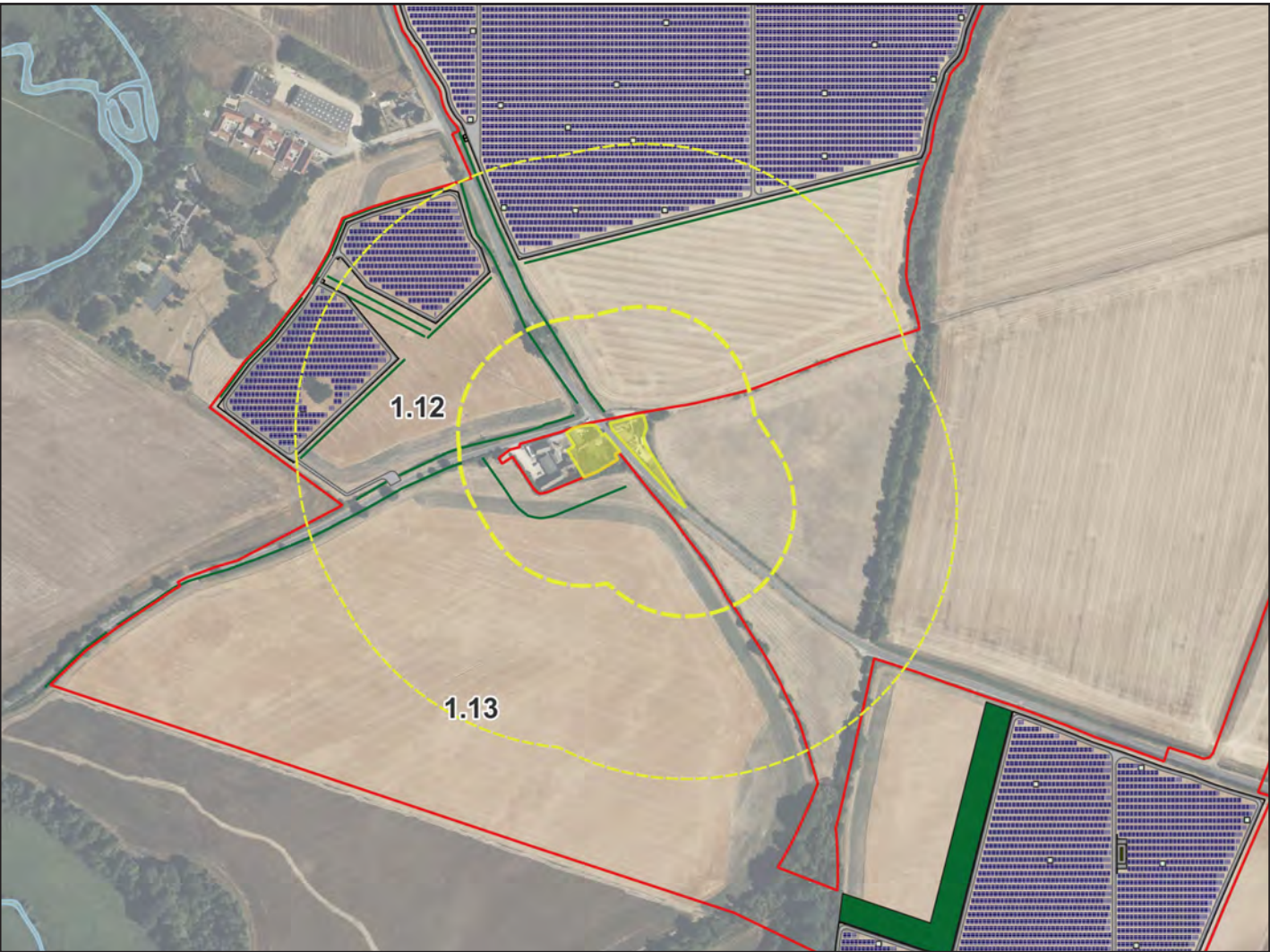
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 161m       |

^ As reported in REP7-042

Revised Masterplan Assessment

As a result of the design changes there will be no panels within Field 1.12, which in combination with the previous removal of panels from Field 1.13 and exclusion of above ground infrastructure in the southern part of Field 1.11, ensures that the Proposed Development will occupy only a very small part of the available field of views and appear as a distant element.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 168m       |
| Primary Alteration(s) | Field 1.12 |





10 - Weaveley Farm

Submission Masterplan Assessment

The house is 85m to the east and 65m to the north of the solar panels. The main orientation and curtilage area of the house is to the west towards agricultural fields, which would be covered by solar panels up to 220m. The existing vegetation would screen views of the solar panels to the south.

By Year 15, the proposed mitigation hedgerow would be established, screening views of the solar panels to the east. However, views from first-floor windows would remain.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium                 |
| Magnitude - Year 15 | Low                    |
| Distance*           | 60m                    |

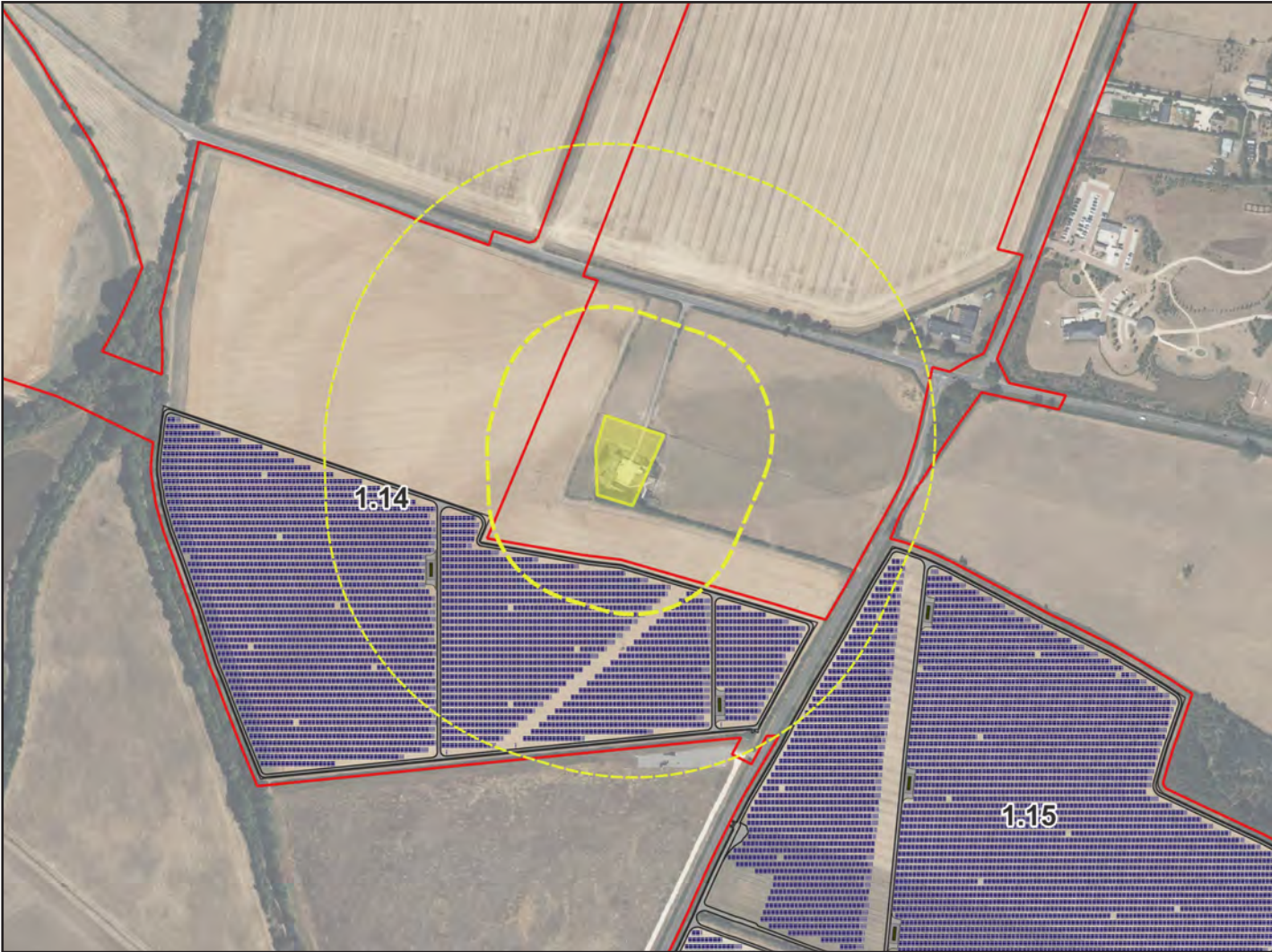
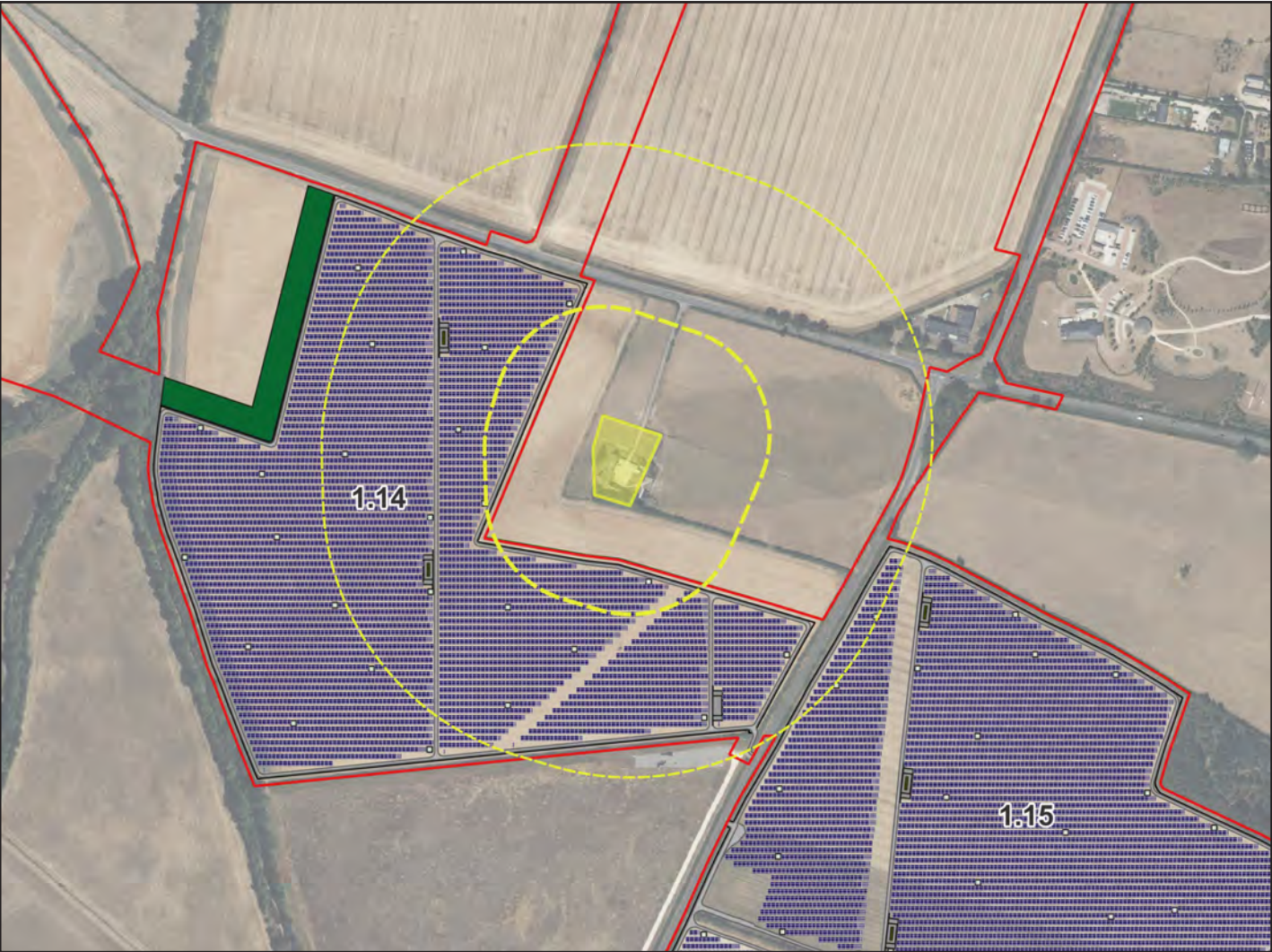
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Above ground infrastructure would be removed from the northern part of Field 1.14 in order to preserve the westward outward views over agricultural land, which coupled with the removal of panels from Fields 1.12 and 1.13 will ensure that the Proposed Development only appears as a discrete visual component in the wider landscape. Southward views of the Proposed Development are largely not obtained due to dense treebelt vegetation providing a natural buffer.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Low        |
| Distance*             | 60m        |
| Primary Alteration(s) | Field 1.14 |





3 | Design Evolution Assessment

11 - Old Weaveley Farm and Old Weaveley Farm Bungalows

Submission Masterplan Assessment

Due to the distance and extent of surrounding vegetation, these properties were not assessed.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 234m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The Proposed Development will be glimpsed in the landscape to the south-east of Old Weaveley Farm and Old Weaveley Farm Bungalows, forming a very small part of the available field of views and perceived as a relatively distance element with the setting to these properties effectively unchanged.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 234m       |
| Primary Alteration(s) | n/a        |





12 - Shipton Slade Farm and surrounding properties

Submission Masterplan Assessment

Shipton Slade Farm and its surrounding properties (including Shipton Slade Barn, Amhurst Cottage, Reeves Cottage and Guinea Fowl Cottages) were not assessed due to orientation of primary views being away from the Proposed Development.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 10m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The Proposed Development will occupy the land to the immediate north of these properties, albeit set back by 100m allowing an immediate open setting. The above ground infrastructure will overlie the rising ground and as such occupy a greater vertical field of view than if sitting on level ground. However, the appreciation of these panels will be limited due to inward nature of the existing visual amenity experience for these properties, with the above ground infrastructure not appearing in their main outlook, and frequently filtered by intervening vegetation or built form.

| Criteria              | Judgement          |
|-----------------------|--------------------|
| Magnitude - Year 1    | Low                |
| Magnitude - Year 15   | Low                |
| Distance*             | 100m               |
| Primary Alteration(s) | Fields 1.17 & 1.18 |





3 | Design Evolution Assessment

13 - Beyond / Bladon Road / Grove Road

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

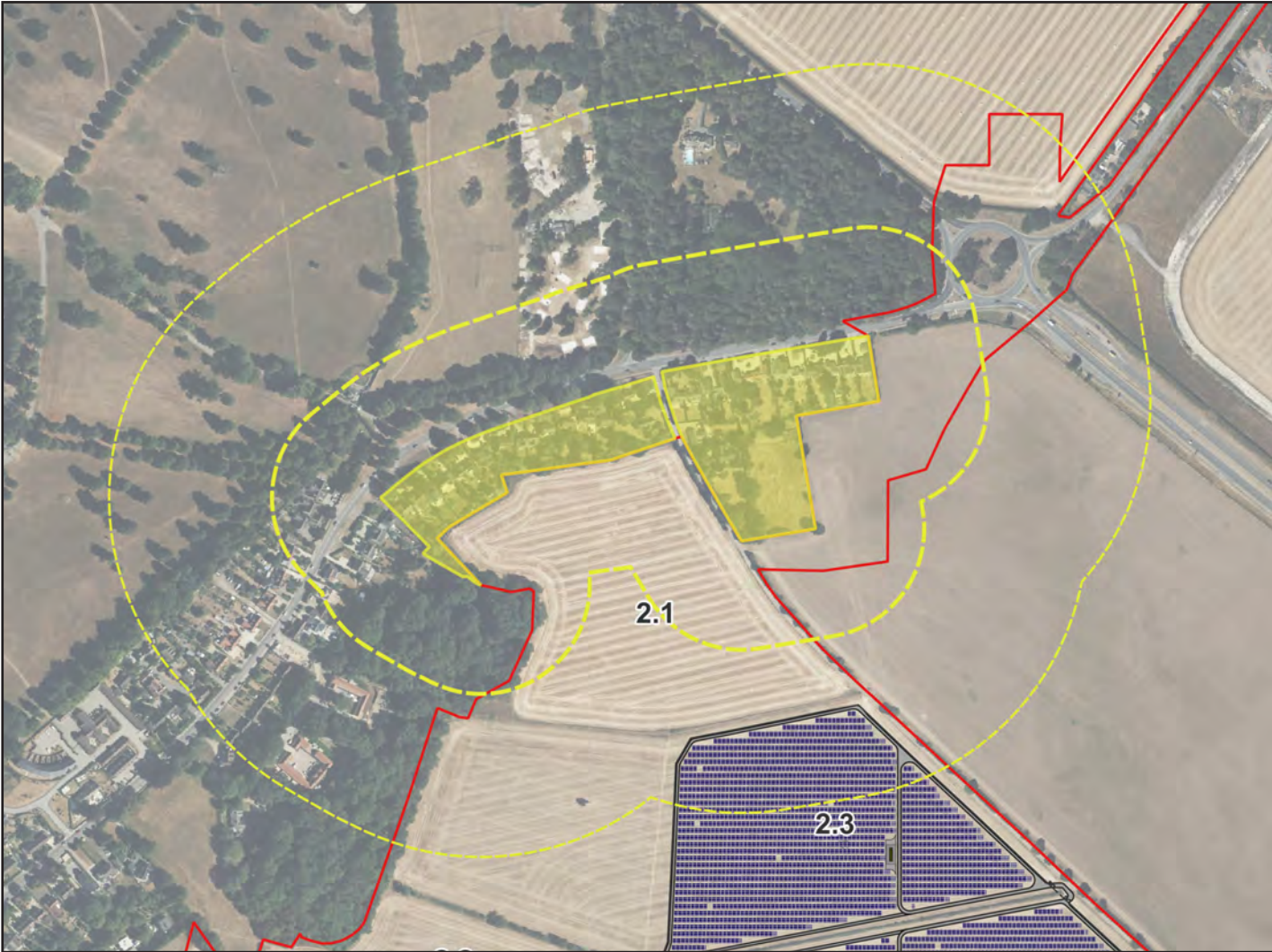
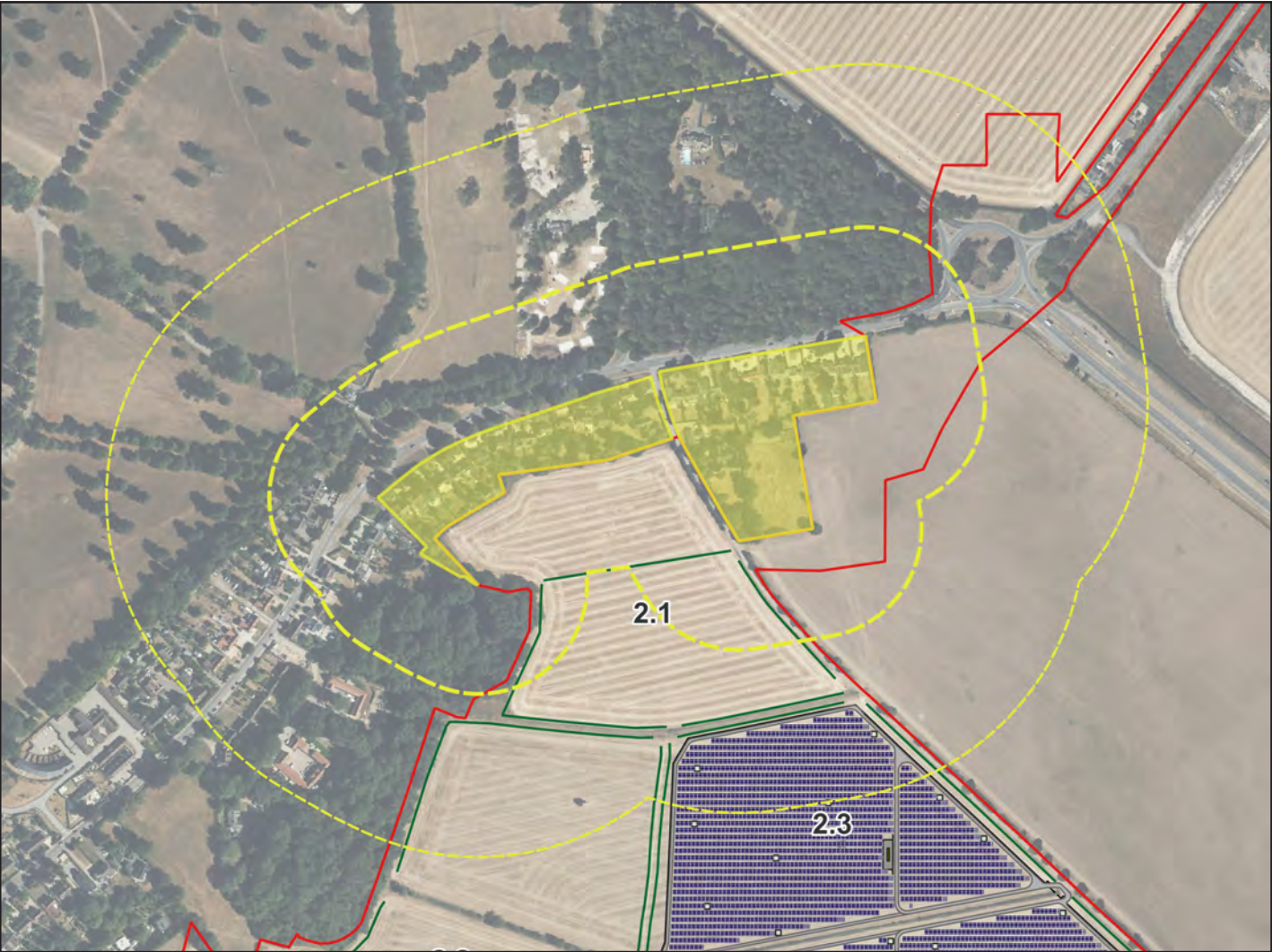
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 170m       |

^ As reported in REP7-042

Revised Masterplan Assessment

The introduced above ground infrastructure will be located approximately 170m to the south of the edge of Bladon in this vicinity, occupying a limited horizontal extent and due to the aspect of the landform orientated away from the settlement edge. the vertical field of view will also be limited. By Year 15, the establishment of planting proposals on the northern edge of the introduced panels will help to screen and/or soften visibility of introduced built elements, while preserving intervisibility with a wooded backdrop and a foreground that comprises open farmland.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Negligible |
| Distance*             | 170m       |
| Primary Alteration(s) | n/a        |





3 | Design Evolution Assessment

14 - Properties along Wolsey Court

Submission Masterplan Assessment

The properties along Wolsey Court were not assessed due to orientation of primary views being away from the Proposed Development and limited intersection with the ZTV modelling.

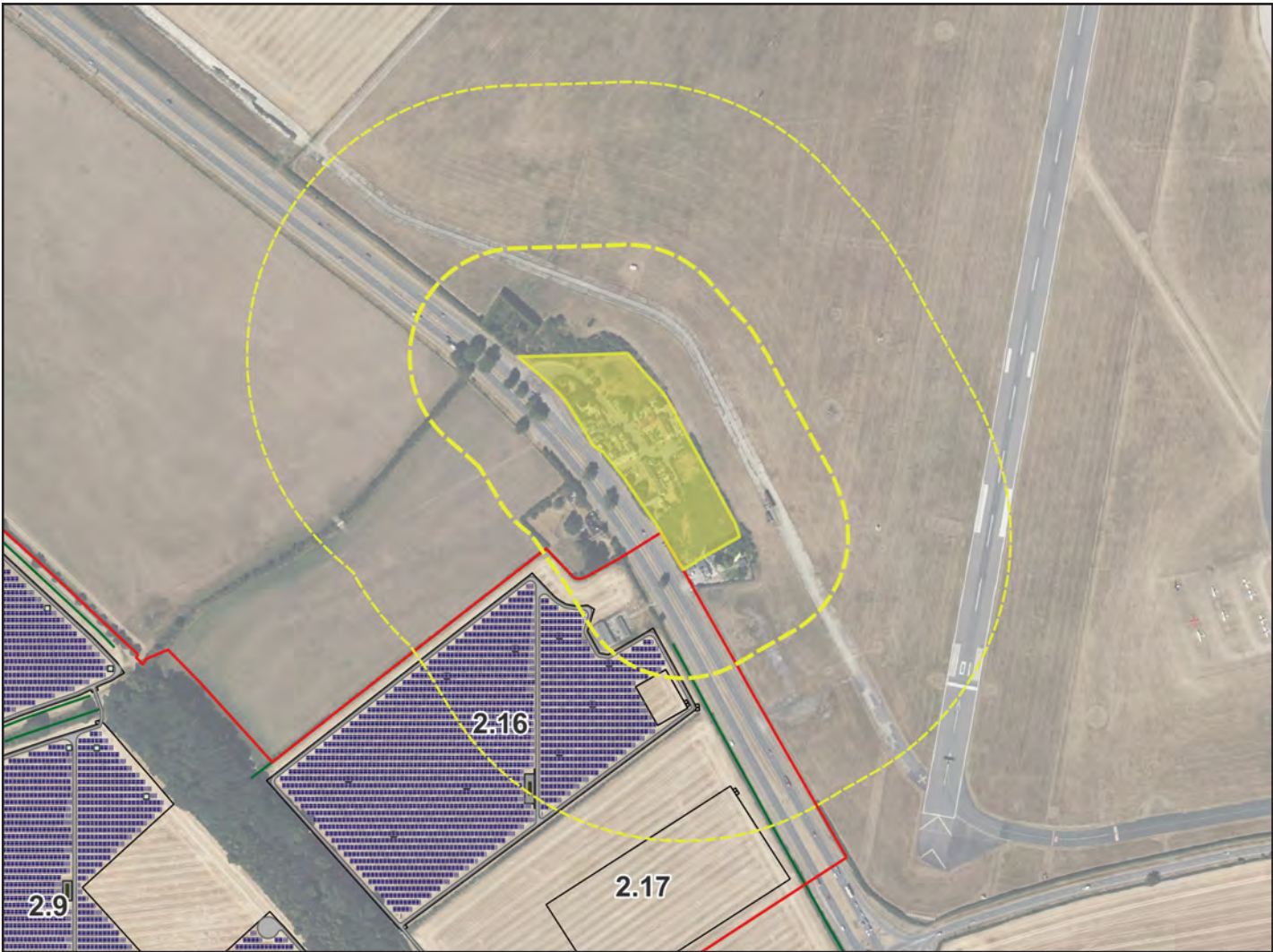
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 70m        |

^ As reported in REP7-042

Revised Masterplan Assessment

The removal of above ground infrastructure from Field 2.16 will ensure that intervisibility with the Proposed Development is exceptionally limited and reduced to glimpses beyond an established treebelt, with the intervening landscape comprising open farmland, such that the Proposed Development appears as a distant element whereby the setting of the properties is effectively unaltered.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 470m       |
| Primary Alteration(s) | Field 2.16 |





3 | Design Evolution Assessment

15 - Campsfield Farmhouse

Submission Masterplan Assessment

The boundary to the south/southeast of Campsfield Farmhouse is well treed which would restrict available views from the house and amenity area to the south of the house.

Hedgerow and tree planting along the Proposed Developments' western boundary at this location, once established, would further minimise effects upon this property.

| Criteria            | Judgement^     |
|---------------------|----------------|
| Magnitude - Year 1  | Low-Negligible |
| Magnitude - Year 15 | Negligible     |
| Distance*           | 30m            |

^ As reported in REP7-042

Revised Masterplan Assessment

The removal of above ground infrastructure from Field 2.16 will ensure that intervisibility with the Proposed Development is exceptionally limited and reduced to glimpses beyond an established treebelt, with the intervening landscape comprising open farmland, such that the Proposed Development appears as a distant element whereby the setting of Campsfield Farmhouse is effectively unaltered.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 410m       |
| Primary Alteration(s) | Field 2.16 |





3 | Design Evolution Assessment

16 - Rose Cottage

Submission Masterplan Assessment

Not assessed due to distance from the main elements of the Proposed Development and extent of surrounding vegetation to the property boundary.

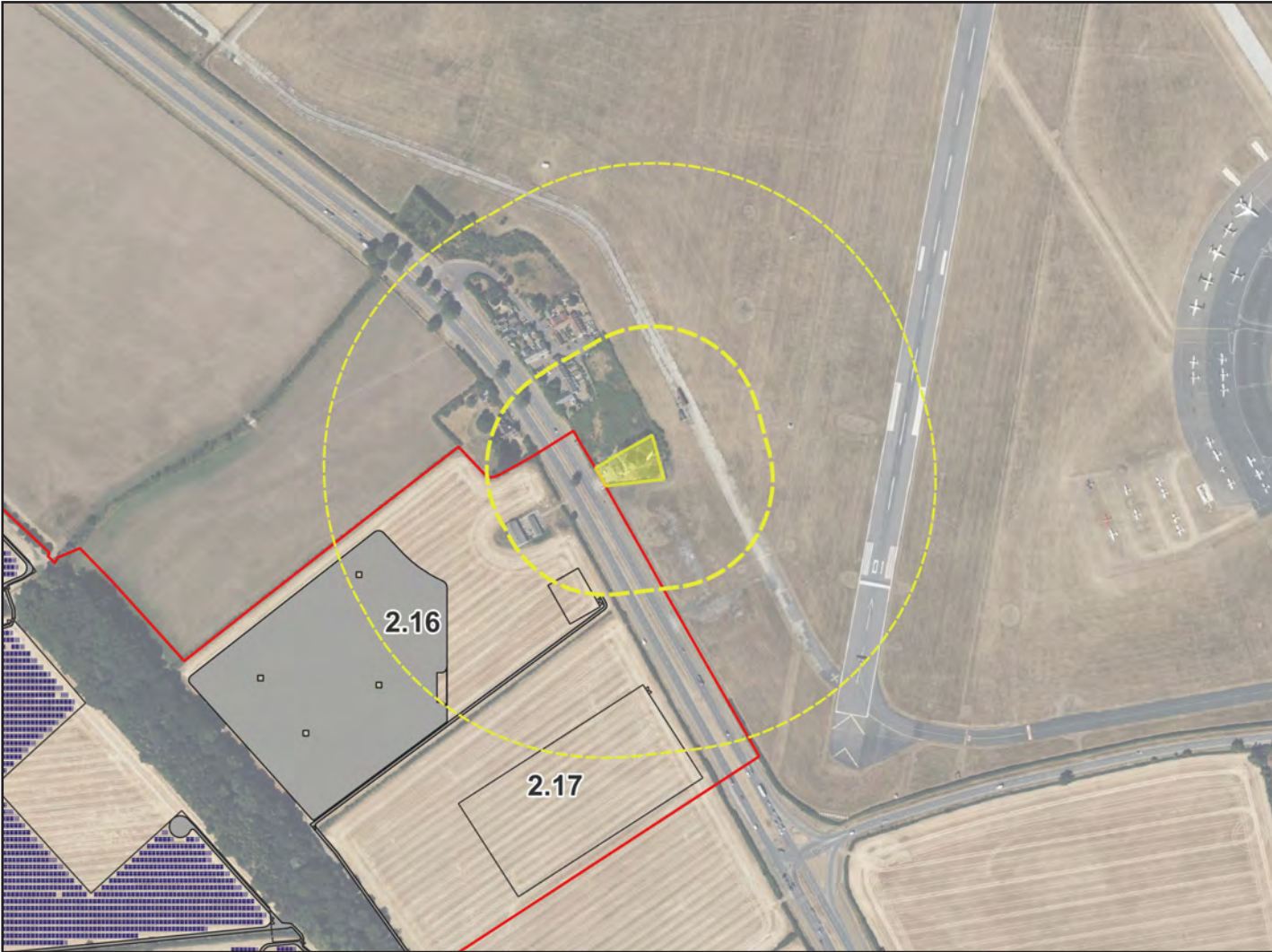
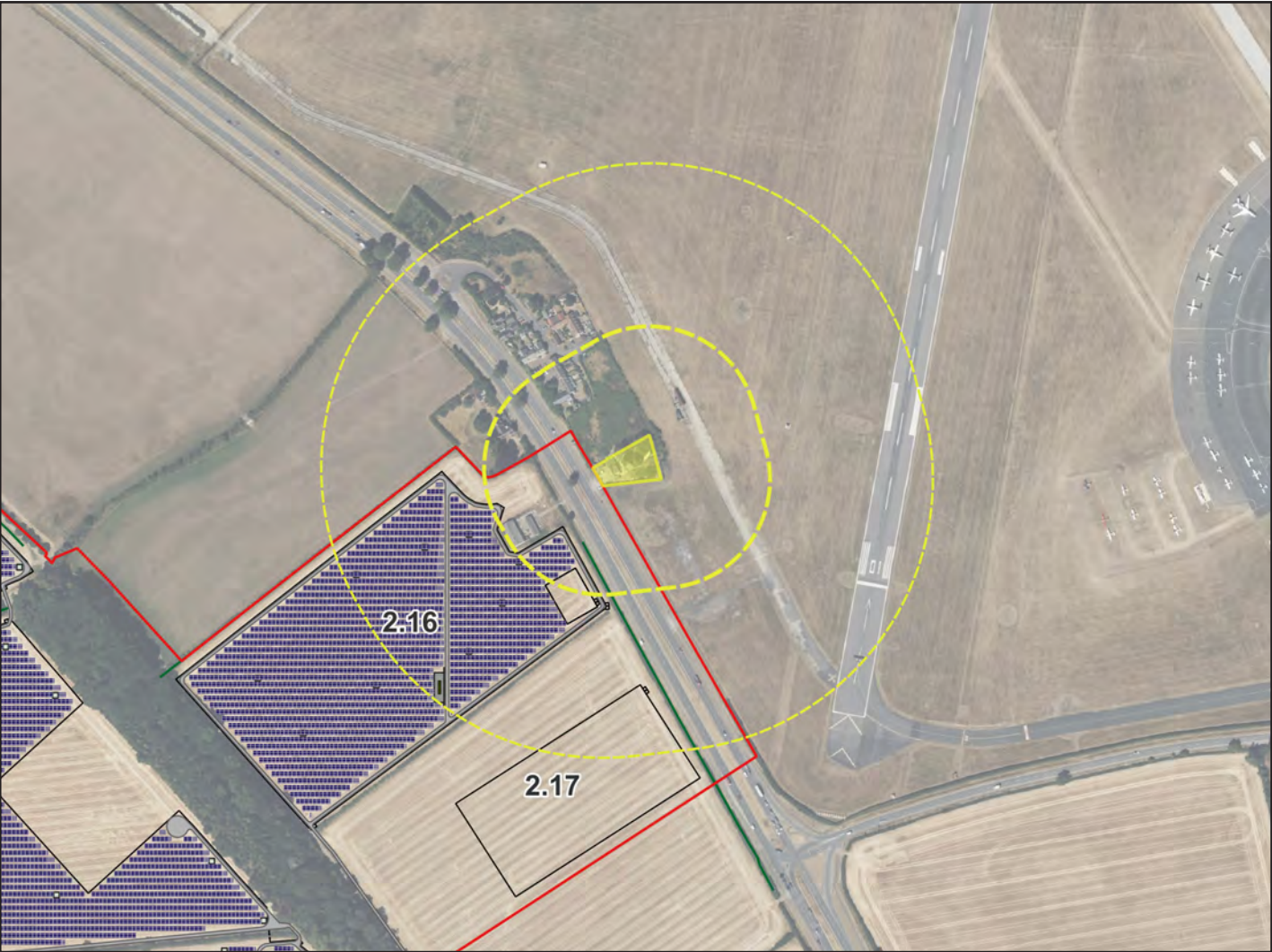
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 60m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The removal of above ground infrastructure from Field 2.16 will ensure that intervisibility with the Proposed Development is exceptionally limited and reduced to glimpses beyond an established treebelt, with the intervening landscape comprising first the course of the road, followed by open farmland, such that the Proposed Development appears as a distant element whereby the setting of Rose Cottage is effectively unaltered.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 385m       |
| Primary Alteration(s) | Field 2.16 |





3 | Design Evolution Assessment

17 - The Studio, Bladon

Submission Masterplan Assessment

Not assessed as vegetation within the curtilage was considered to contain views of the Proposed Development.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 353m       |

^ As reported in REP7-042

Revised Masterplan Assessment

To the immediate east of the property a large expanse of open land will remain free of above ground infrastructure such that the Proposed Development will be barely perceptible from this property, appearing as a distant and filtered element within the wider landscape.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 353m       |
| Primary Alteration(s) | n/a        |





3 | Design Evolution Assessment

18 - Rectory Farm Barn, Bladon

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

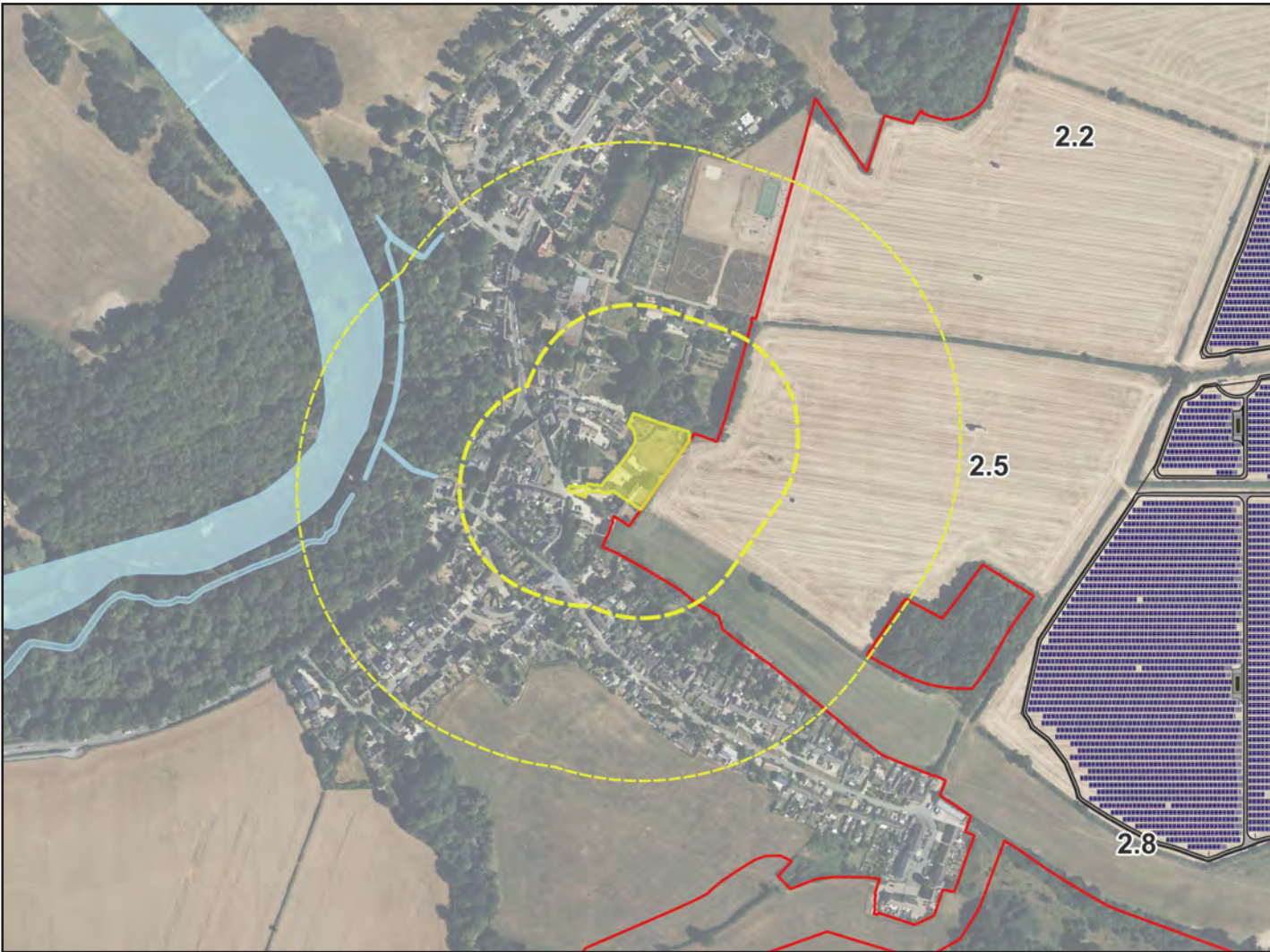
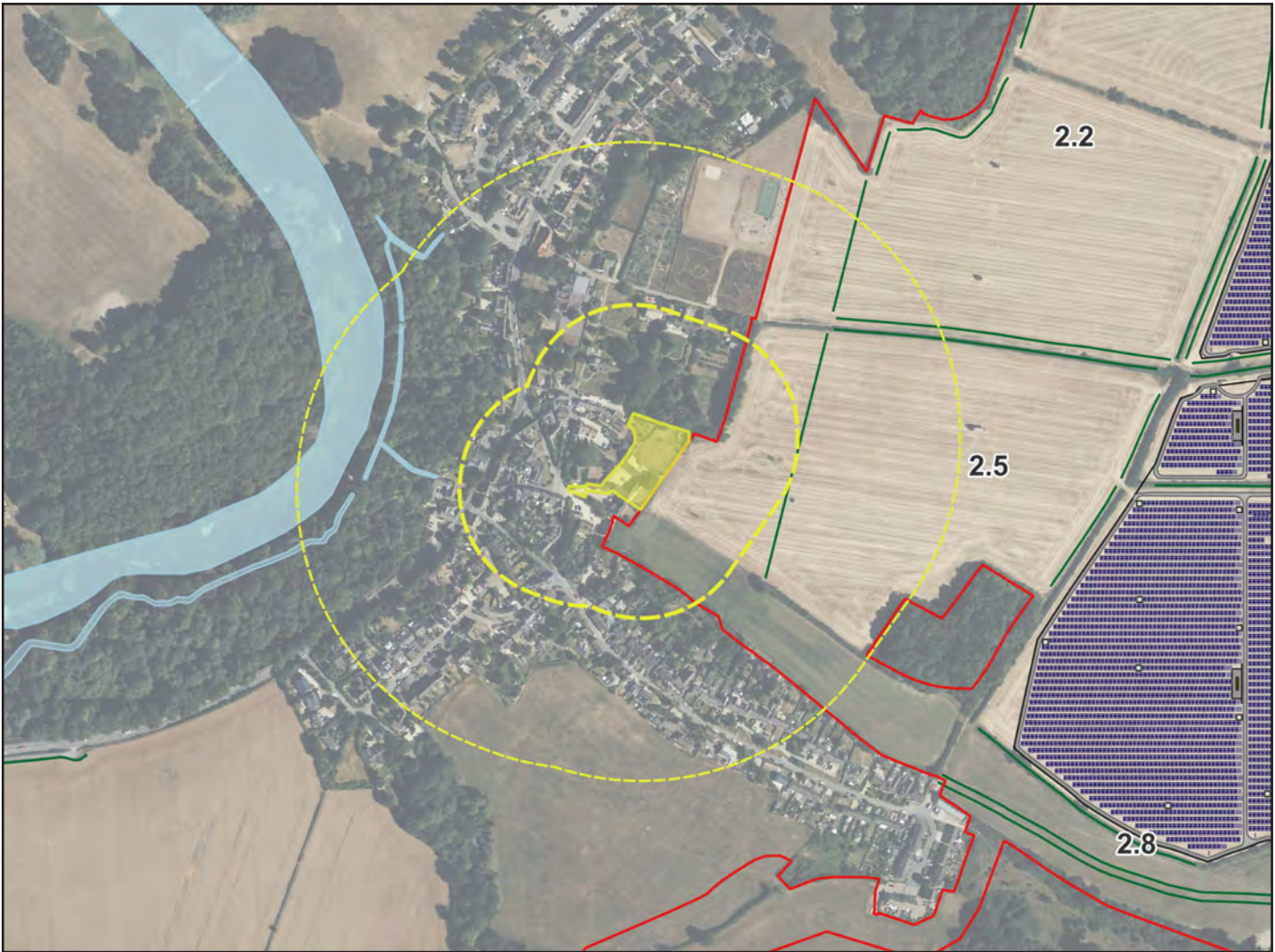
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 375m       |

^ As reported in REP7-042

Revised Masterplan Assessment

To the immediate east of the property a large expanse of open land will remain free of above ground infrastructure such that the Proposed Development will be barely perceptible from this property, appearing as a distant and filtered element within the wider landscape.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 375m       |
| Primary Alteration(s) | n/a        |





19 - Heath Lane, Bladon

Submission Masterplan Assessment

Potential views of the solar panels would be limited to the rear garden of properties on the north side of Heath Lane and the occasional upper storey window.

By Year 15, the reinforced hedgerow which binds the solar panels will have established, screening any views. The majority of residential properties within Bladon have an inward facing aspect. In addition, a mature woodland to the east of Bladon at the rear of Bladon Pits, along with other areas of mature vegetation would prevent views of the Proposed Development.

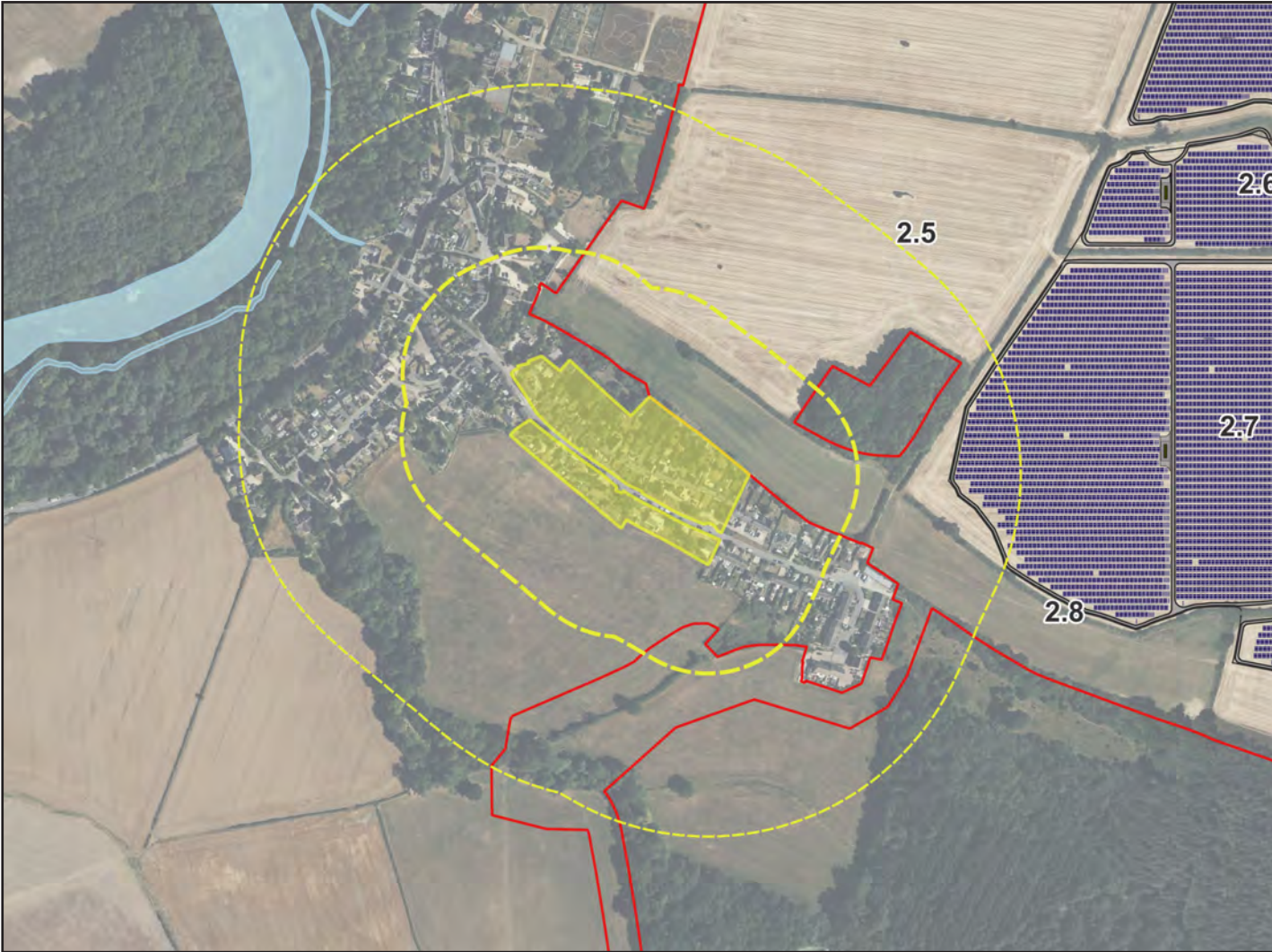
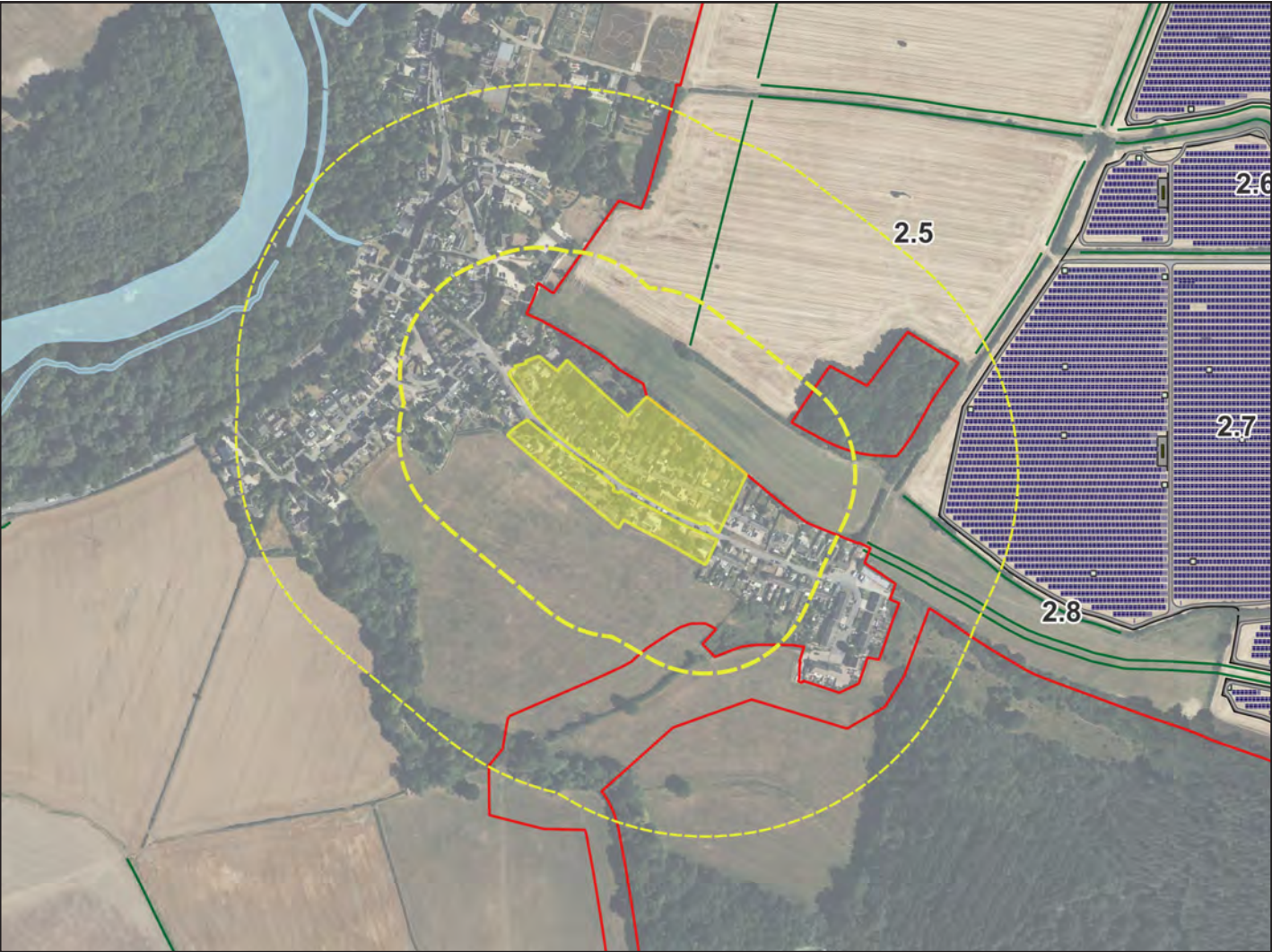
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Low-Negligible         |
| Magnitude - Year 15 | Negligible             |
| Distance*           | 186m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

A slight reduction in the number of panels within Field 2.7 will further reduce the prominence of the introduced above ground infrastructure, whereby it will be barely perceptible and appear as a distant filtered element in the wider landscape.

| Criteria              | Judgement      |
|-----------------------|----------------|
| Magnitude - Year 1    | Low-Negligible |
| Magnitude - Year 15   | Negligible     |
| Distance*             | 190m           |
| Primary Alteration(s) | Field 2.7      |





3 | Design Evolution Assessment

20 - Heath Lane (south), Bladon

Submission Masterplan Assessment

Potential views of the solar panels would be limited to the rear garden and side elevation of No.s 60 and 62 , with views at an oblique angle orientated along the course of the PRoW.

By Year 15, the reinforced hedgerow which binds the solar panels will have established, screening any views.

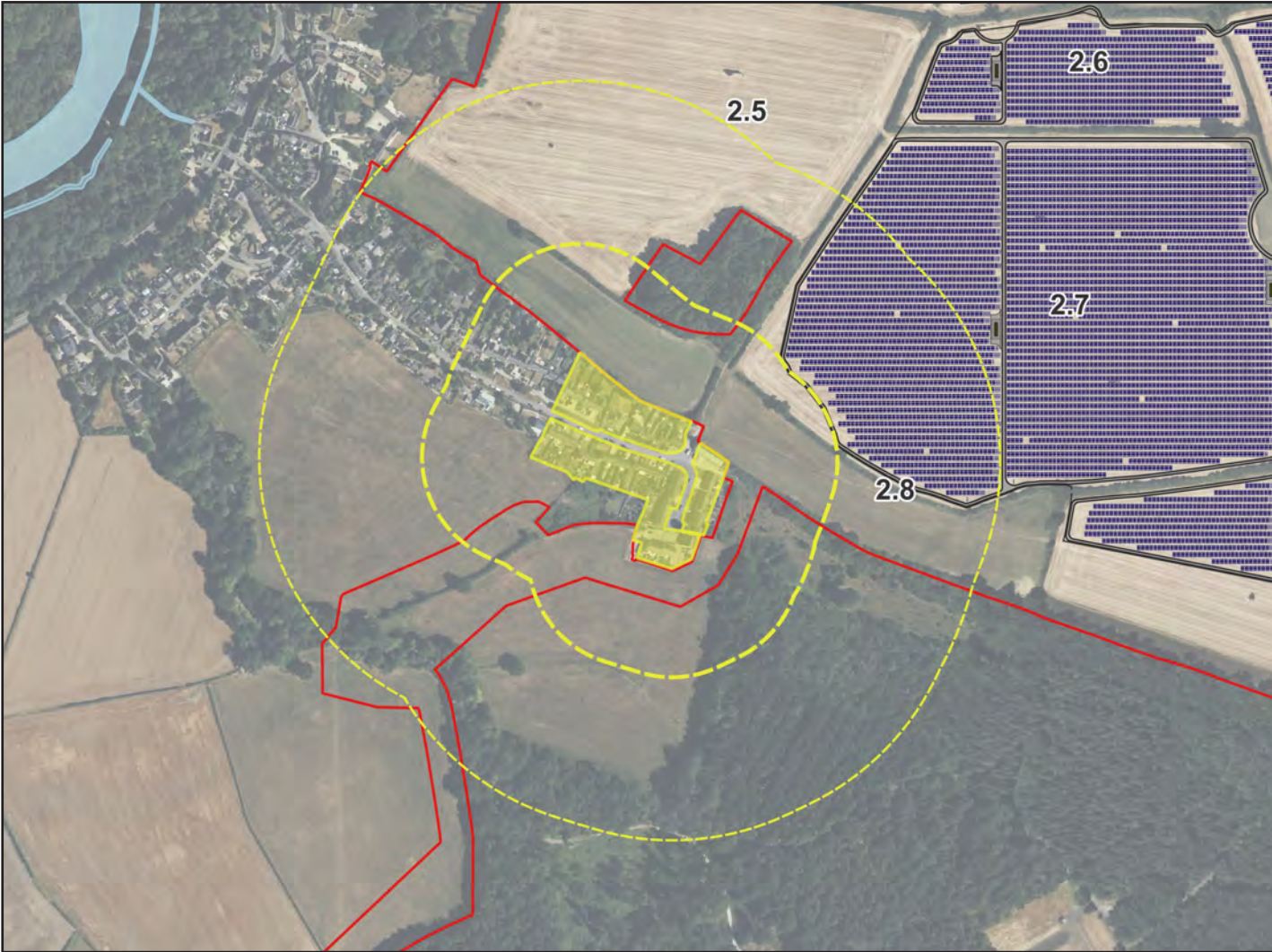
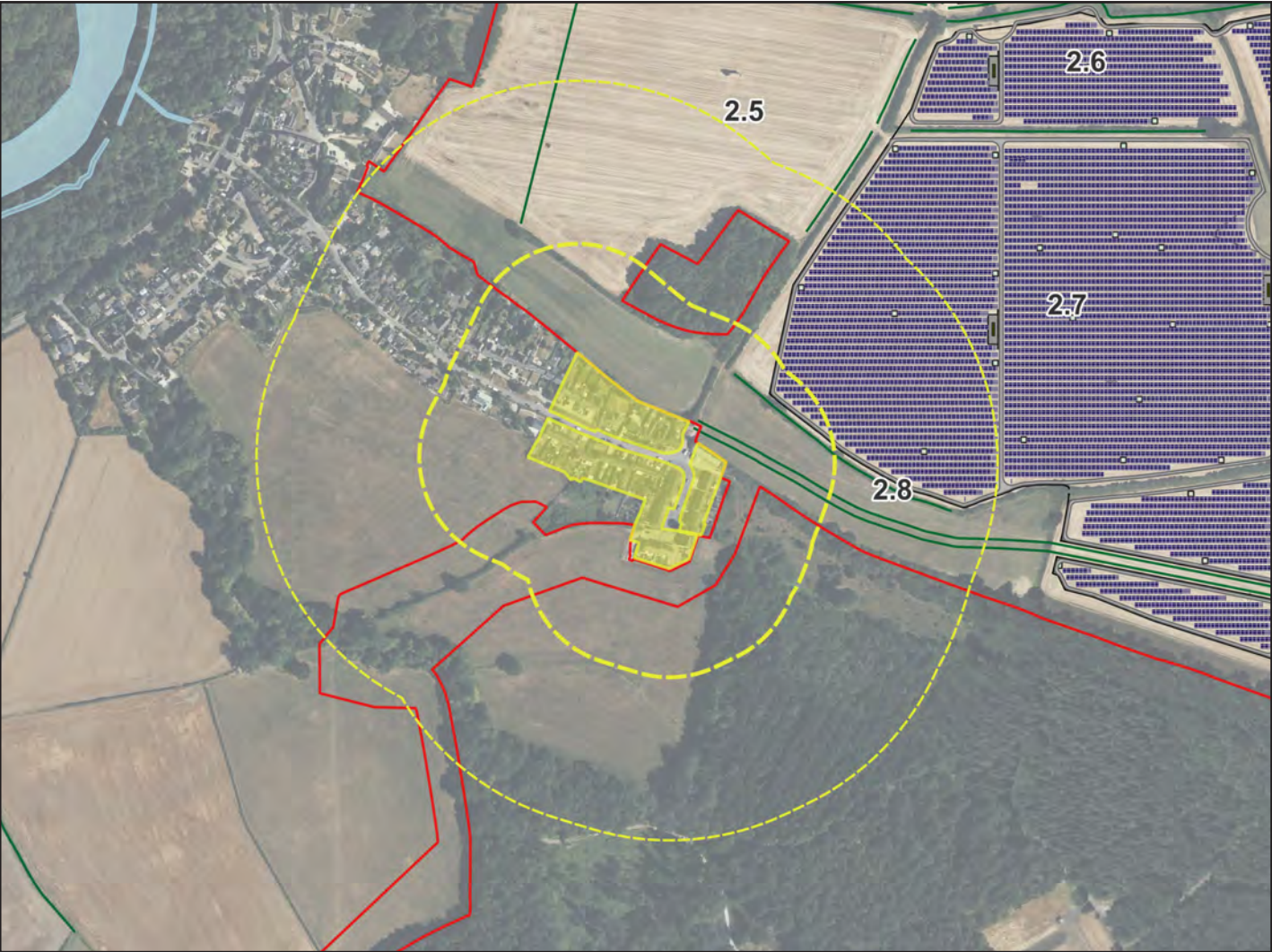
| Criteria            | Judgement^     |
|---------------------|----------------|
| Magnitude - Year 1  | Low-Negligible |
| Magnitude - Year 15 | Negligible     |
| Distance*           | 79m            |

^ As reported in REP7-042

Revised Masterplan Assessment

A slight reduction in the number of panels within Field 2.7 will further reduce the prominence of the introduced above ground infrastructure, whereby it will be barely perceptible and appear as a distant filtered element in the wider landscape.

| Criteria              | Judgement      |
|-----------------------|----------------|
| Magnitude - Year 1    | Low-Negligible |
| Magnitude - Year 15   | Negligible     |
| Distance*             | 105m           |
| Primary Alteration(s) | Field 2.7      |





21 - Oxclose

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

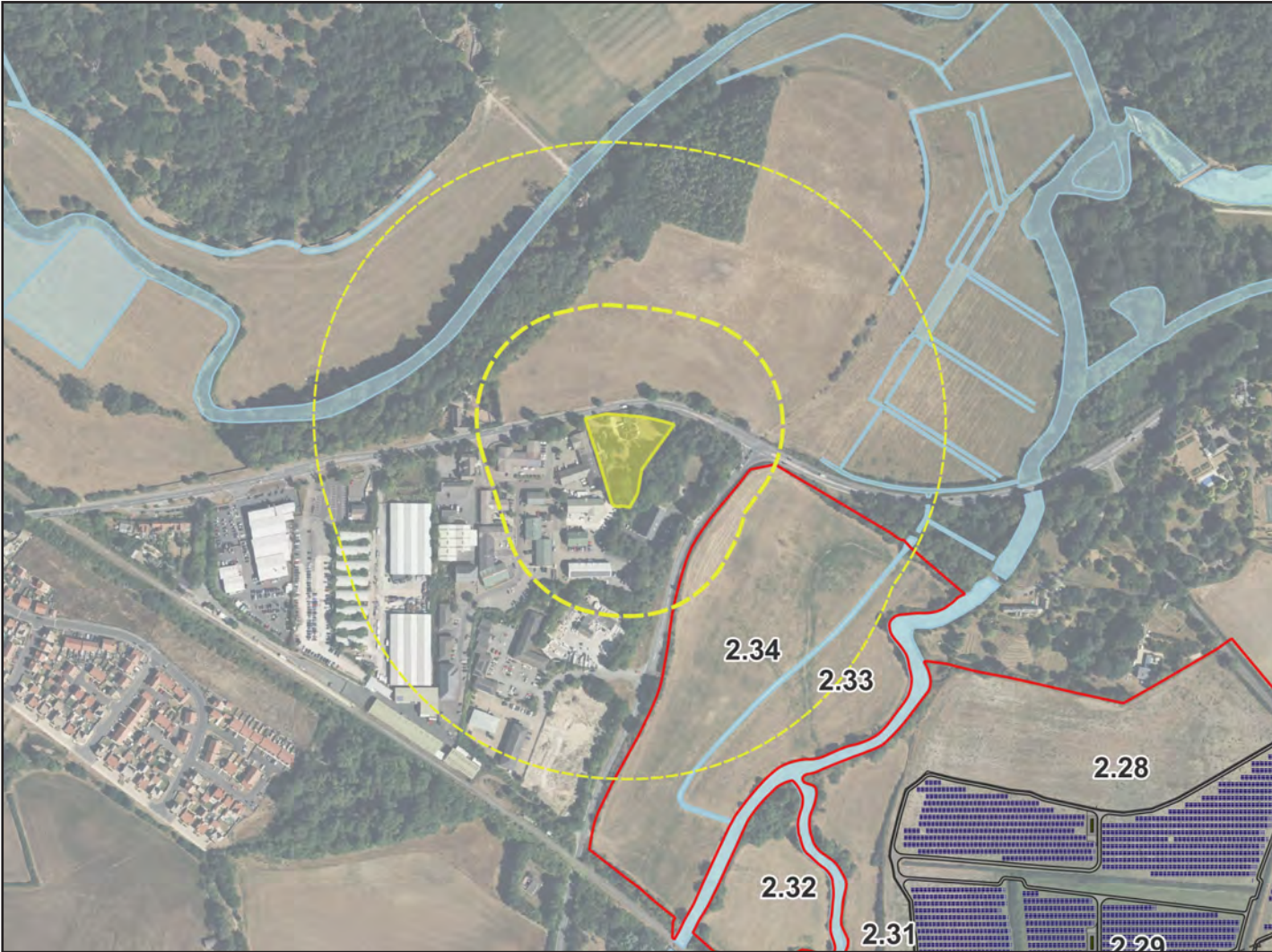
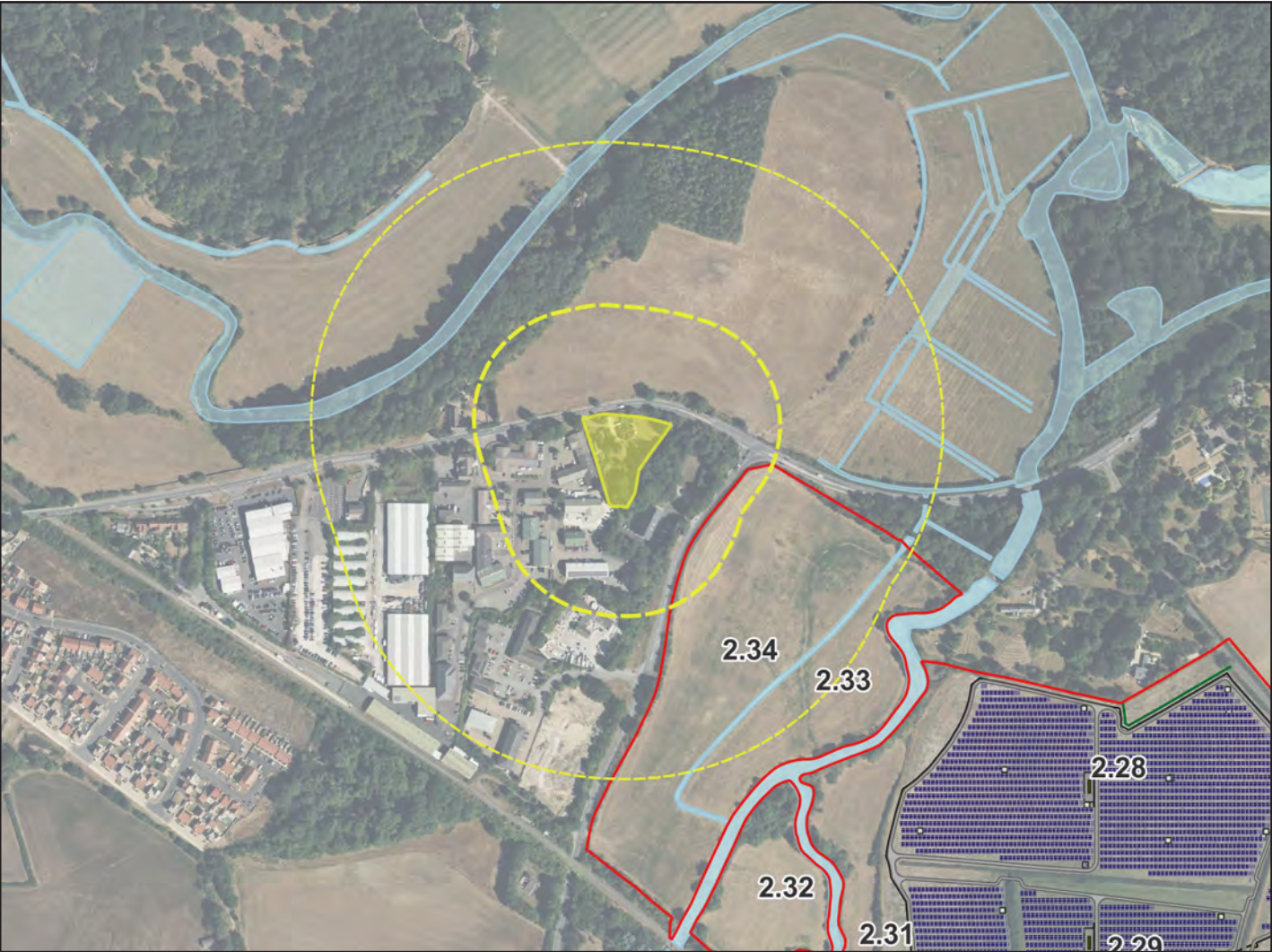
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 364m       |

^ As reported in REP7-042

Revised Masterplan Assessment

There will be no appreciation of the Proposed Development due to the containment provided by dense vegetation encompassing the property.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 368m      |
| Primary Alteration(s) | n/a       |





22 - Thatch Cottage / Bladon House

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

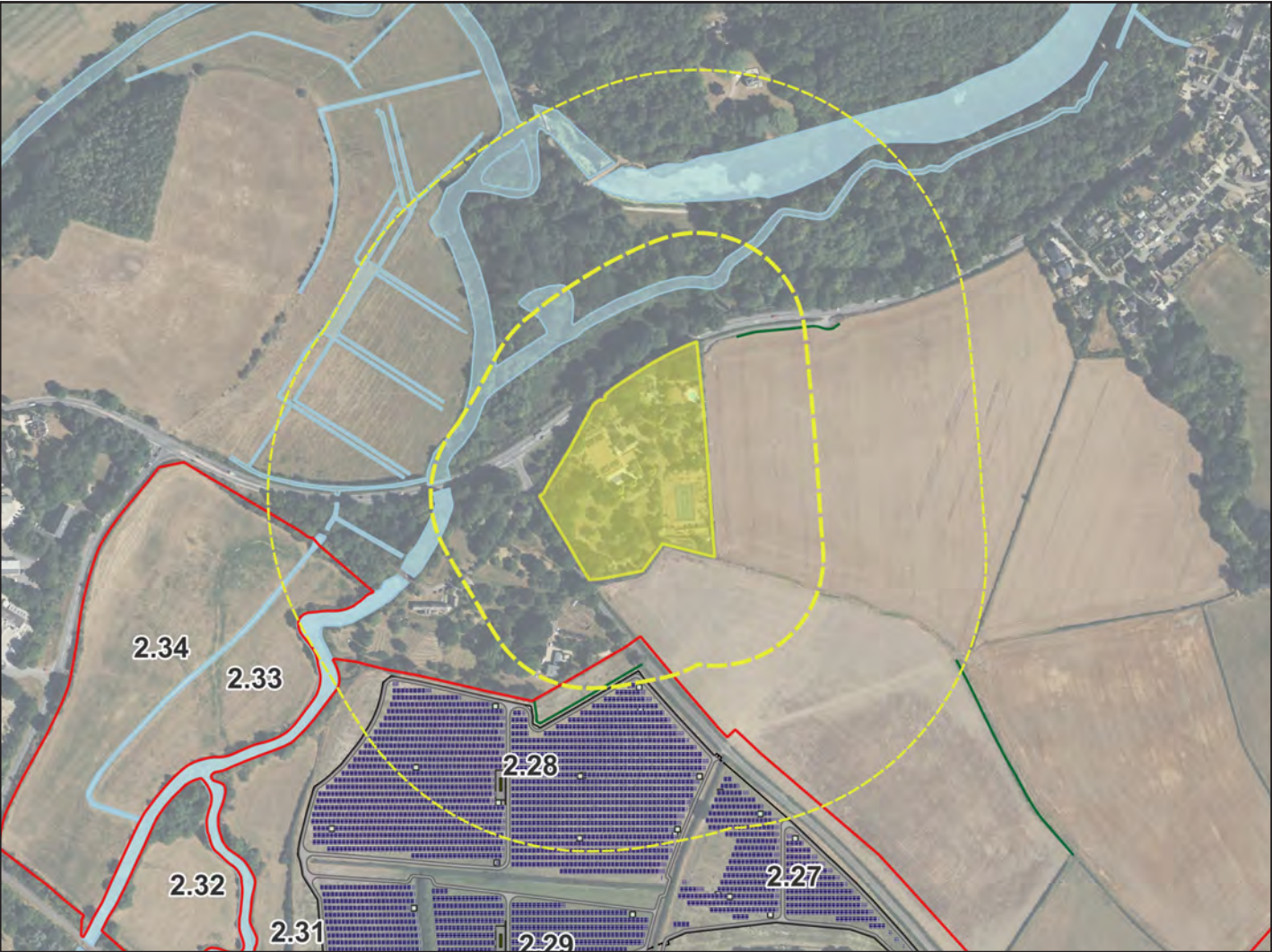
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 99m        |

^ As reported in REP7-042

Revised Masterplan Assessment

For the most part there will be no intervisibility with the Proposed Development, with the receptor group largely encompassed by established vegetation. However, southward glimpses from parts of the curtilage will be obtained, although the increased distance on account of the removal of above ground infrastructure within Field 2.28 will help to ensure that the Proposed Development appears as a peripheral element with no bearing on the overall setting to the receptor group.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 167m       |
| Primary Alteration(s) | Field 2.28 |





3 | Design Evolution Assessment

23 - Folly Bridge

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

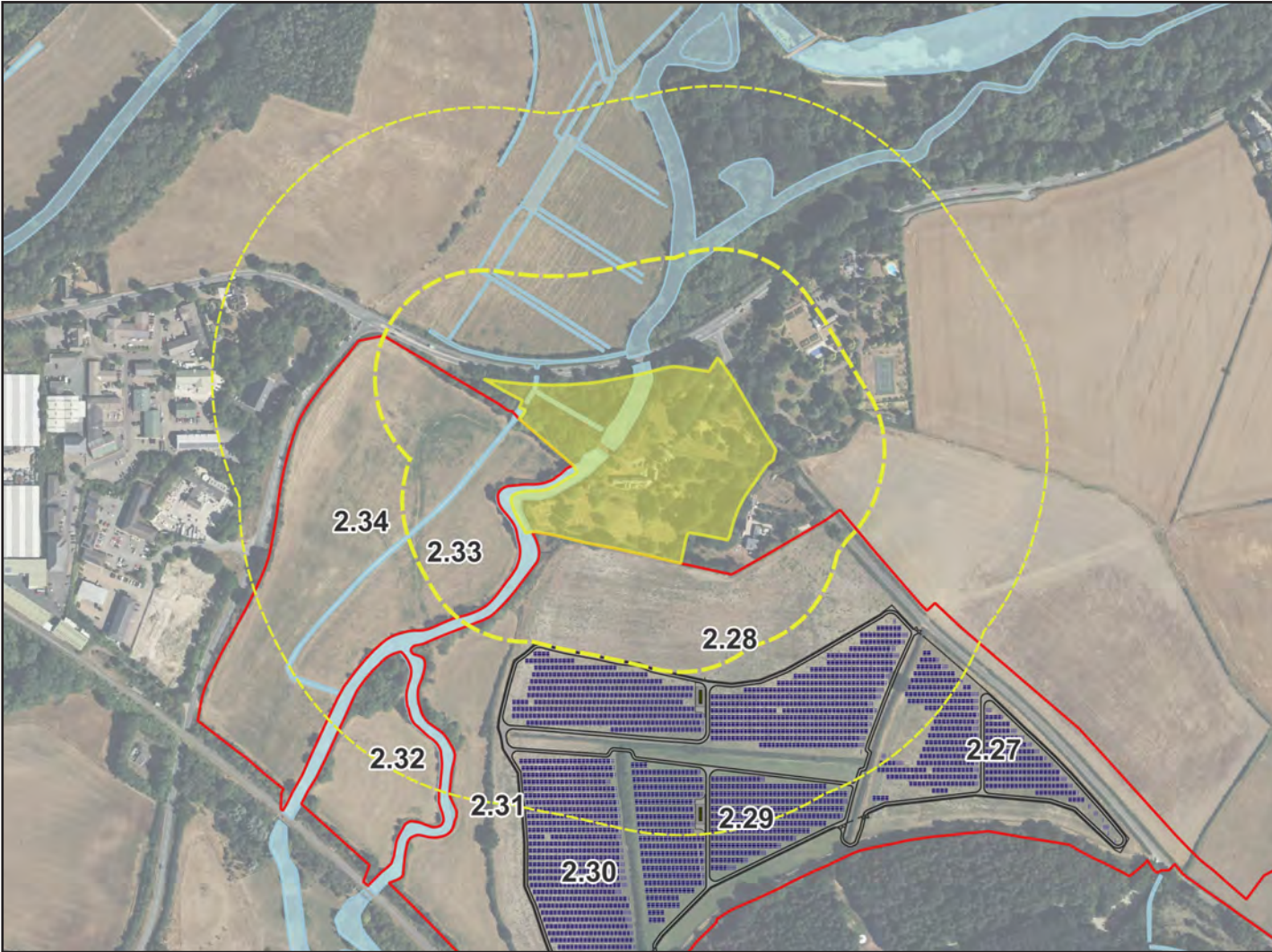
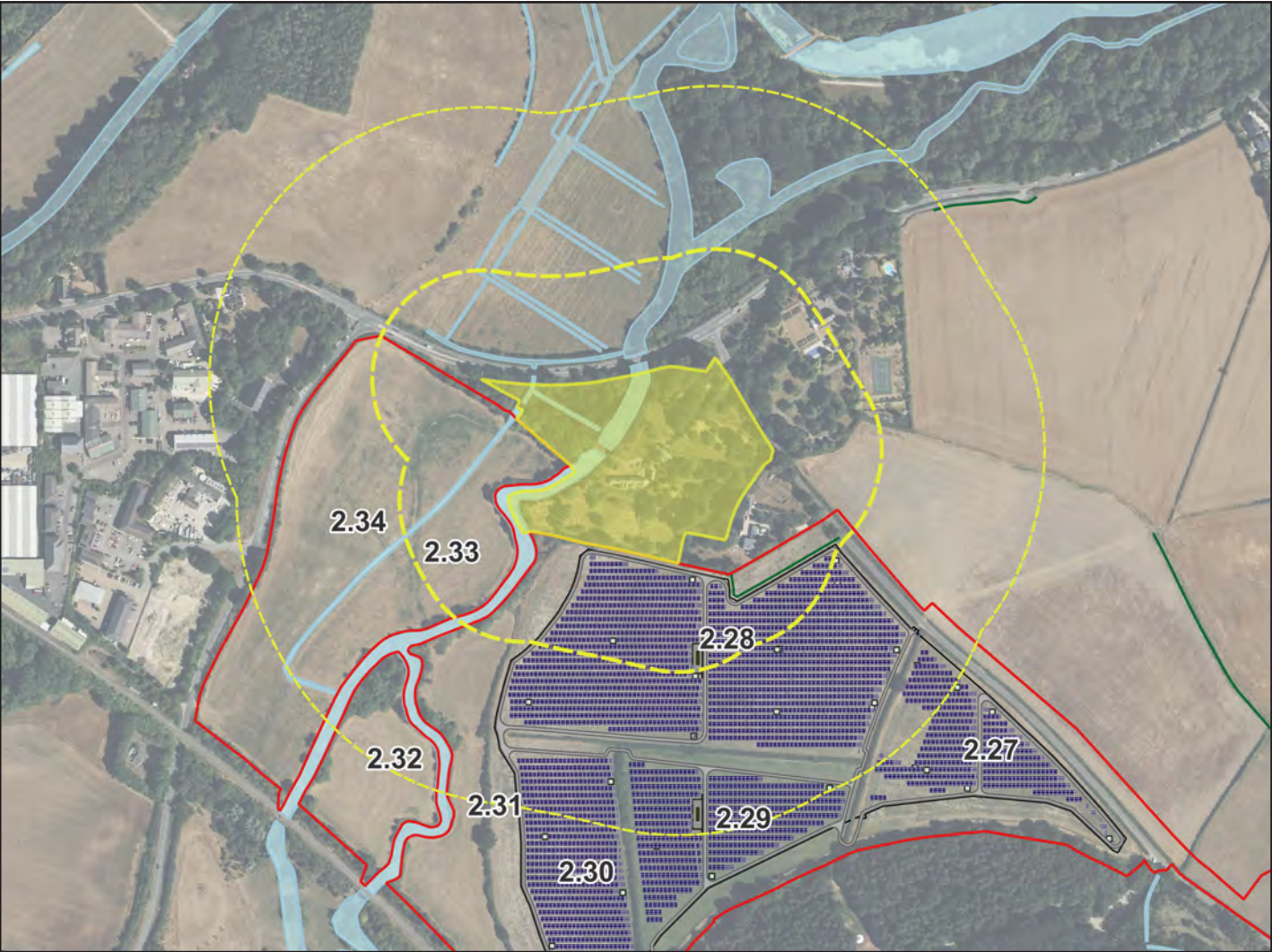
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 9m         |

^ As reported in REP7-042

Revised Masterplan Assessment

There will be limited appreciation of the Proposed Development from Folly Bridge, given that it is predominantly enclosed by established vegetation. However, southward views from its curtilage are obtained, whereby the increased offset in Field 2.28 and the provision of a new hedgerow boundary will serve to retain a sense of physical and visual separation to the property.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 104m       |
| Primary Alteration(s) | Field 2.28 |





3 | Design Evolution Assessment

24 - Burleigh House

Submission Masterplan Assessment

The main orientation of the property is to the southeast and northwest. There are large windows to the south which allow views towards agricultural fields that would be covered in solar panels. There are smaller upper storey windows, with two bedroom windows looking to the south. Views to the south would be filtered by the existing vegetation to the properties' southern curtilage.

Hedgerow and tree planting along the boundary to the south of Burleigh House, including trees and hedgerow planting, once established, would further minimise effects upon this property.

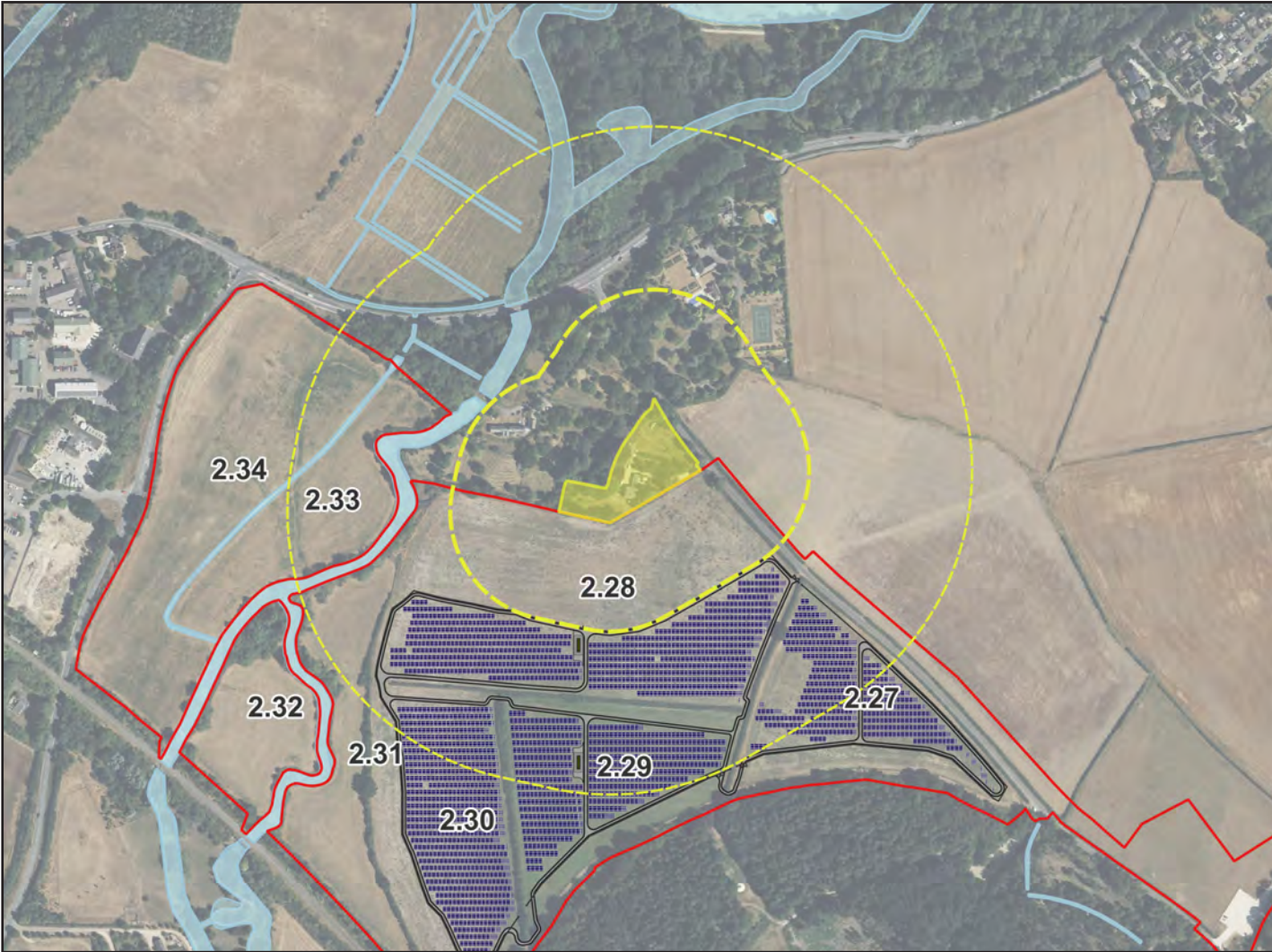
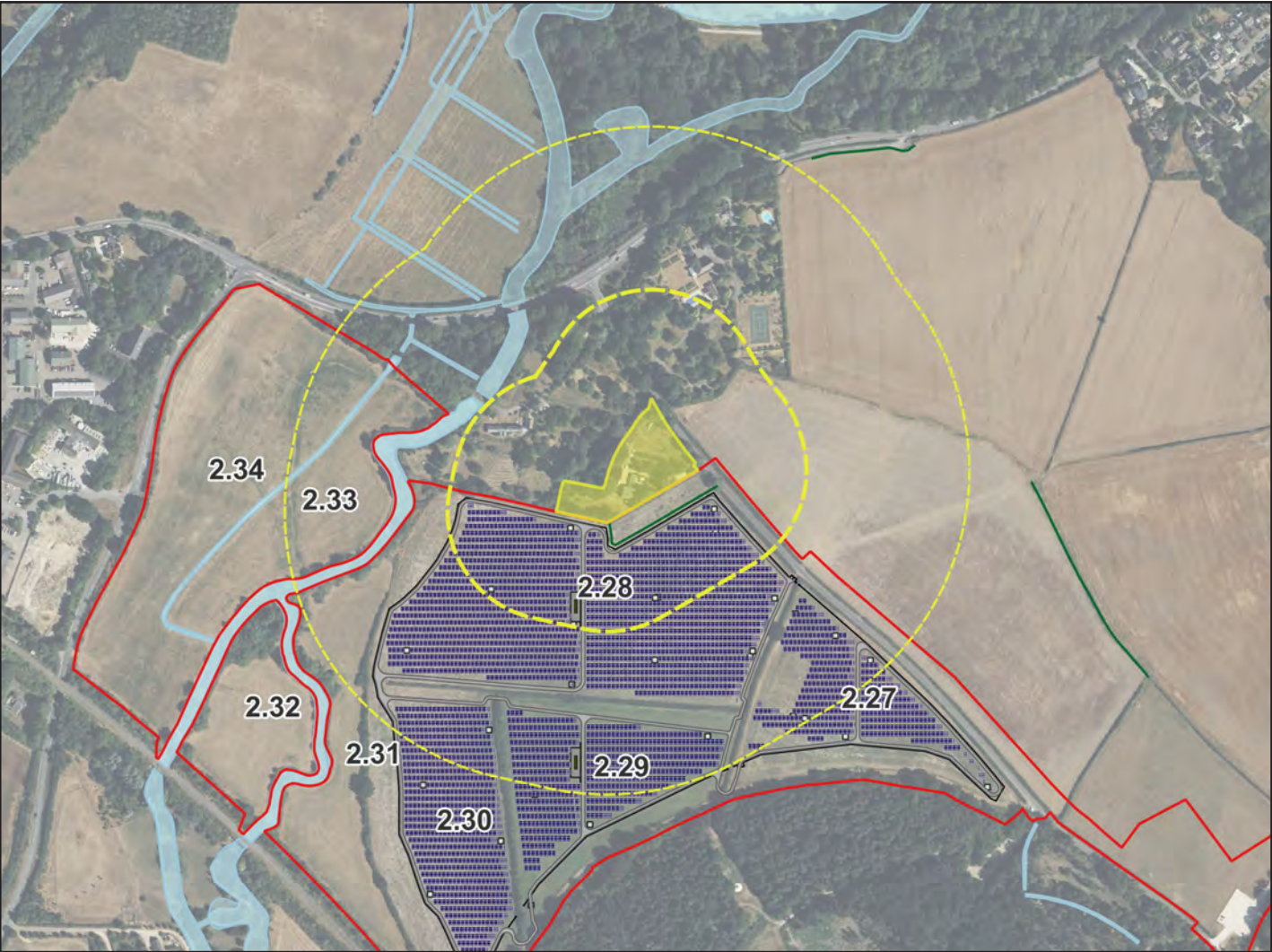
| Criteria            | Judgement^     |
|---------------------|----------------|
| Magnitude - Year 1  | Low-Negligible |
| Magnitude - Year 15 | Negligible     |
| Distance*           | 9m             |

^ As reported in REP7-042

Revised Masterplan Assessment

There will be limited appreciation of the Proposed Development from Burleigh House as it is mainly enclosed by mature vegetation and its orientation is to the north-west and south-east. However, southward views are obtained, whereby the increased offset in Field 2.28 and the provision of a new hedgerow boundary will serve to retain a sense of physical and visual separation to the property, while still maintaining an appreciation of the open sky and wooded backdrop, such that over time intervisibility with the above ground infrastructure will be substantially filtered and softened.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Negligible |
| Distance*             | 104m       |
| Primary Alteration(s) | Field 2.28 |





3 | Design Evolution Assessment

25 - Mill Farm

Submission Masterplan Assessment

Not assessed due to distance and the extent of surrounding vegetation.

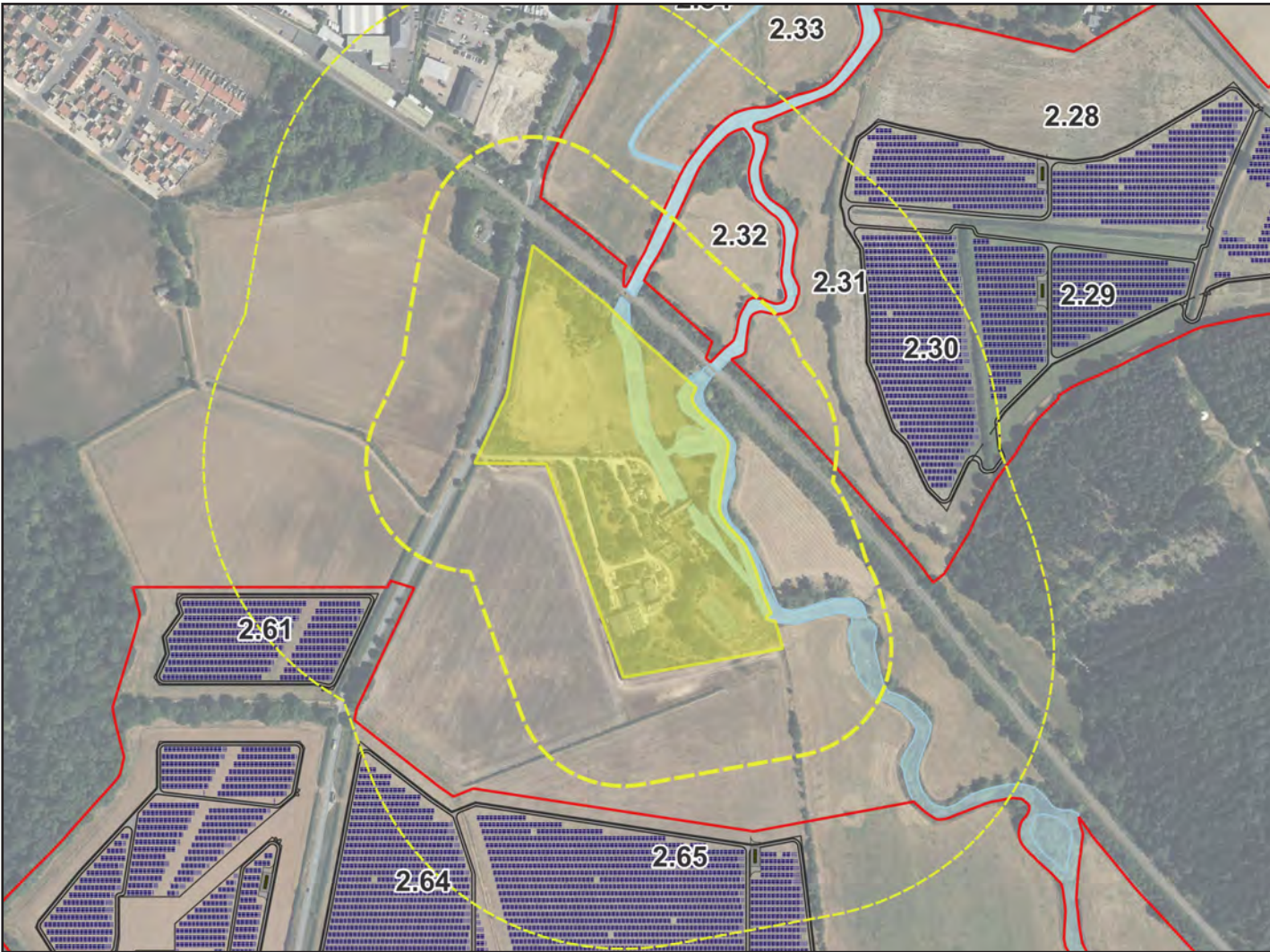
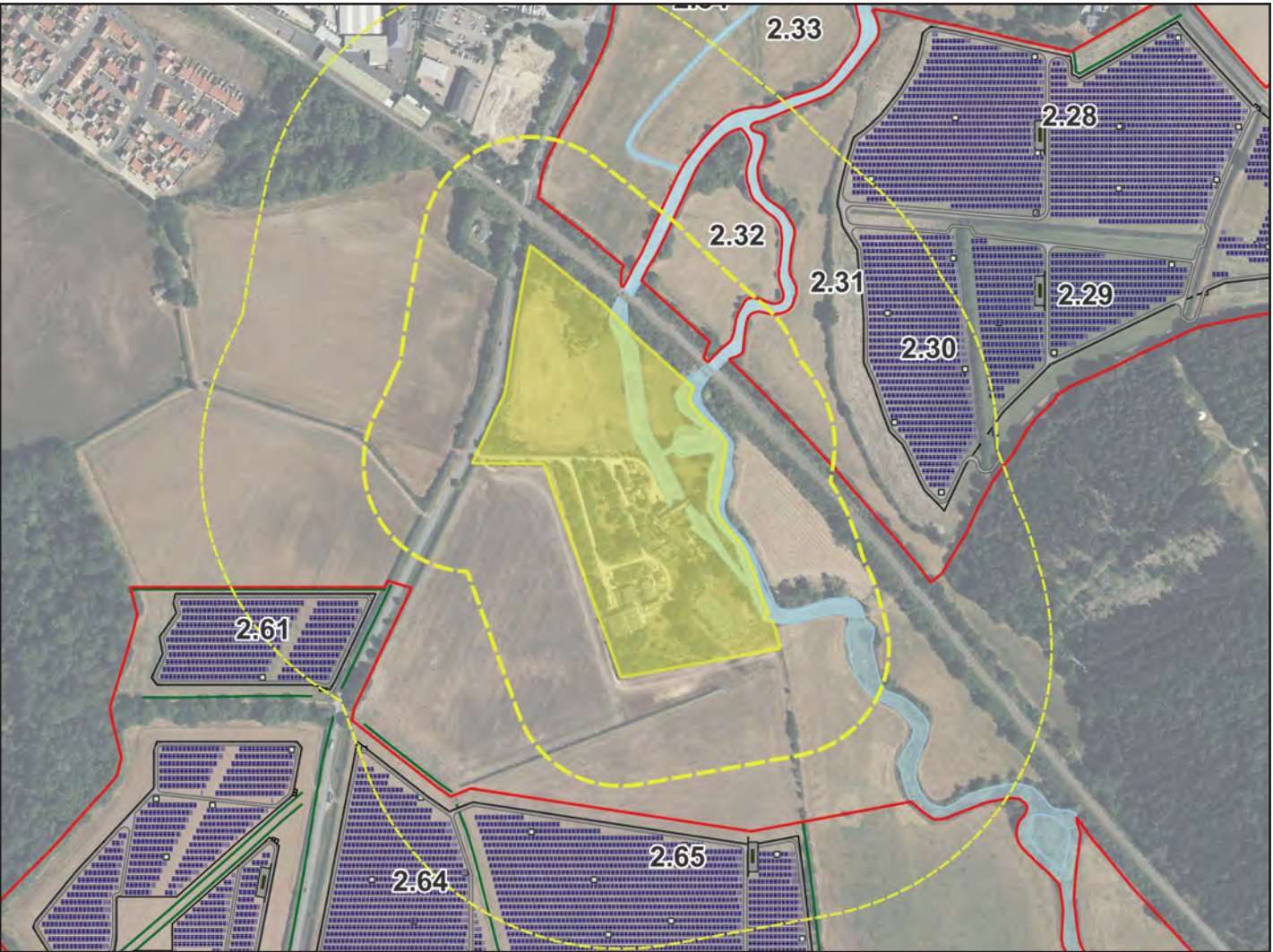
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 141m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Mill Farm is heavily enclosed by dense vegetation, in particular to the north and east whereby vegetation runs alongside both the River Evenlode and the railway line. Accordingly there is no intervisibilty with the above ground infrastructure in views in these directions. To the south, again there is dense enclosure, although there is some filtered visibility of the Proposed Development from the curtilage of the property, albeit at a substantial distance with the intervening landscape open and comprising agricultural land such that the setting is effectively unchanged.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 141m       |
| Primary Alteration(s) | n/a        |





26 - Burleigh Lodge

Submission Masterplan Assessment

Not assessed due to the extent of surrounding vegetation.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 84m                    |

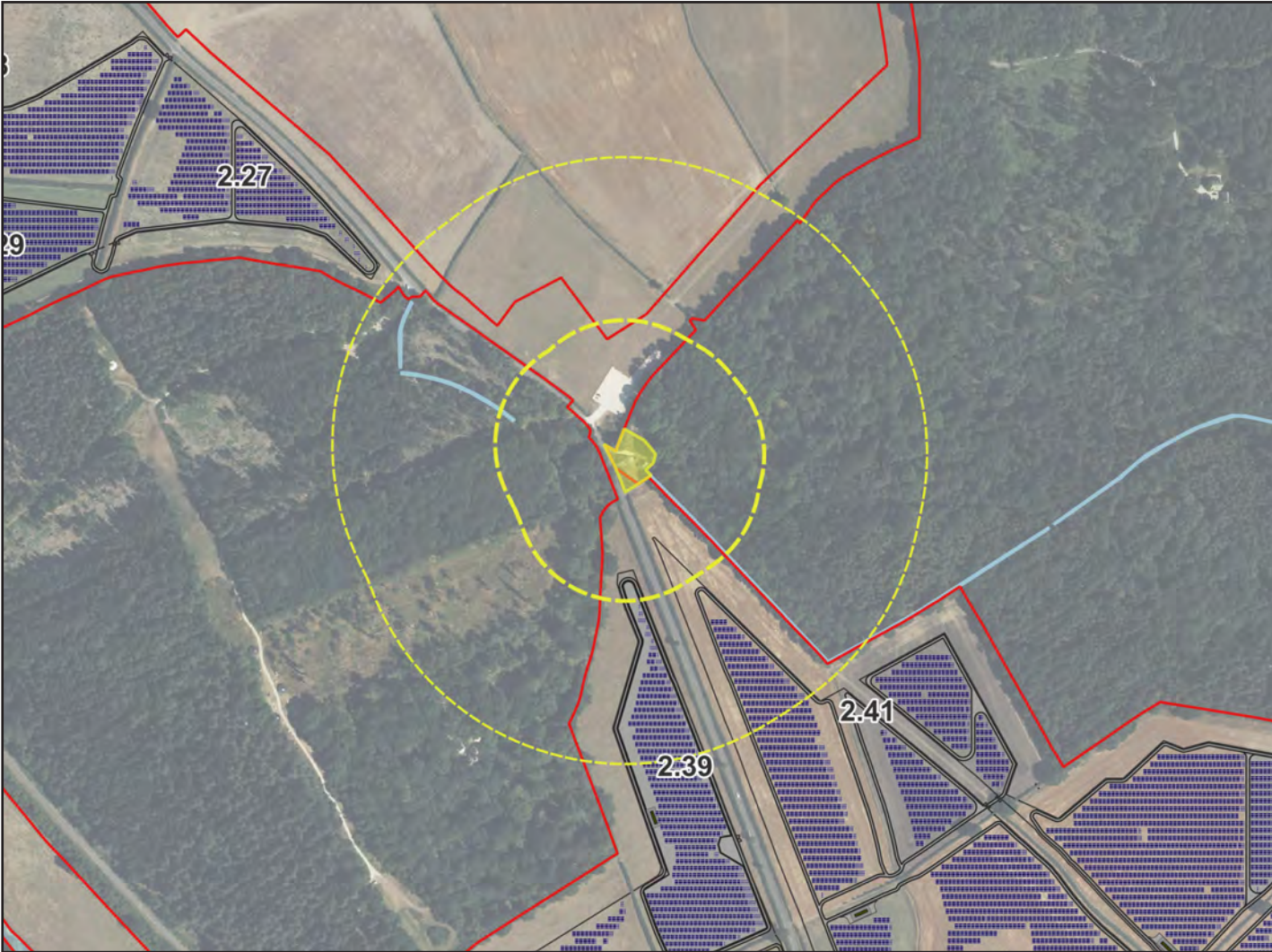
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Due to the extent of screening and containment afforded by the surrounding vegetation, coupled with the properties' orientation and outlook towards the highway, there will be no intervisibility with the Proposed Development above ground infrastructure.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 104m      |
| Primary Alteration(s) | n/a       |





27 - Village End and Spring Hill Road, Begbroke

Submission Masterplan Assessment

Not assessed due to distance and the extent of surrounding vegetation.

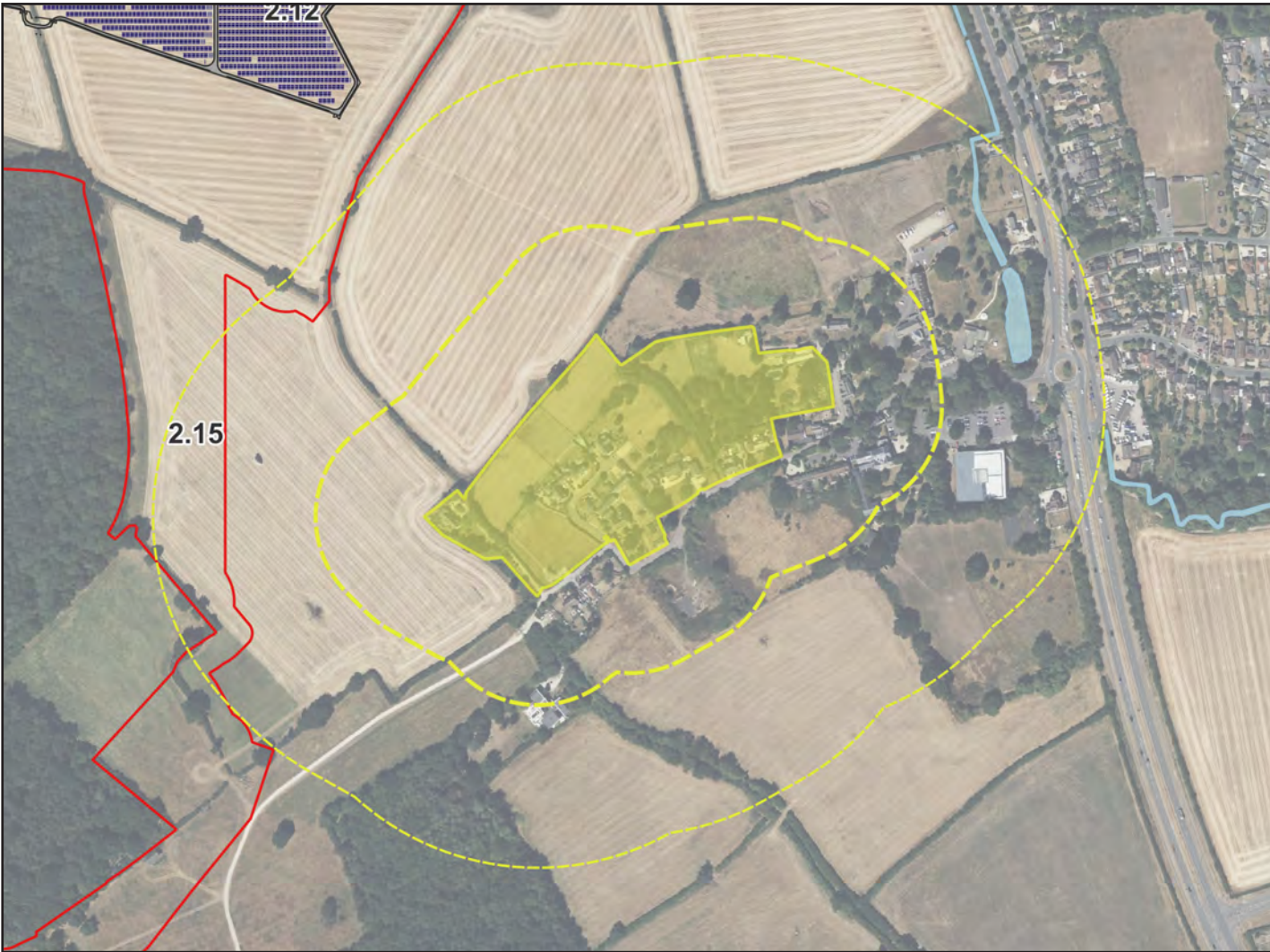
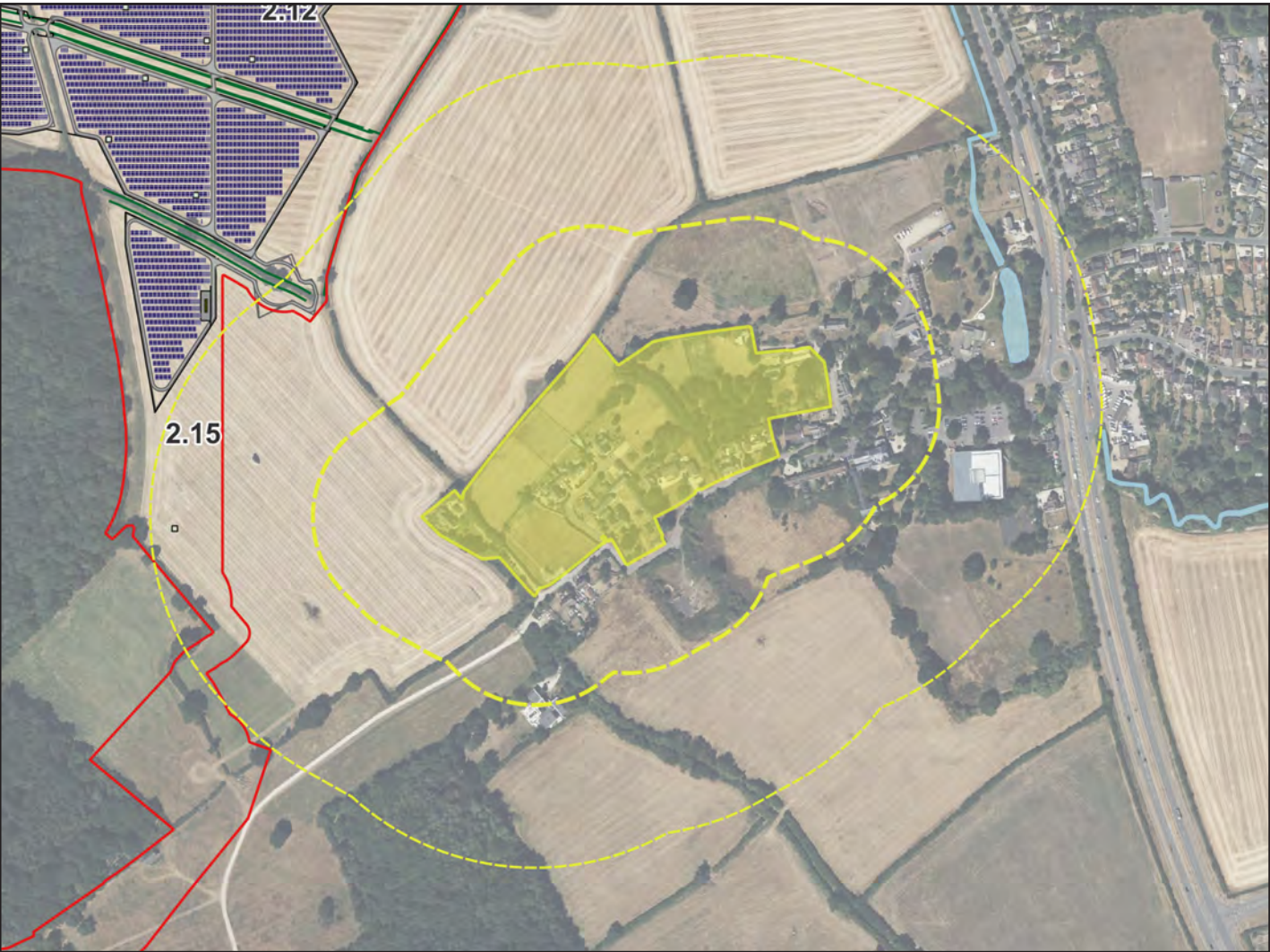
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 263m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

To the north of the property, vegetation encloses outward views, meaning that visibility of the Proposed Development is largely restricted to those in a westerly direction. Due to the removal of above ground infrastructure from Fields 2.15 and in the southern part of Field 2.12, the Proposed Development will appear as a peripheral distant element that does not overtly alter the setting or outlook of the property, maintaining uninterrupted visibility over agricultural land towards woodland.

| Criteria              | Judgement          |
|-----------------------|--------------------|
| Magnitude - Year 1    | Low                |
| Magnitude - Year 15   | Very Low           |
| Distance*             | 318m               |
| Primary Alteration(s) | Fields 2.12 & 2.15 |





3 | Design Evolution Assessment

28 - Foresters Lodge

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 422m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Although Foresters Lodge is mostly enclosed by treebelt vegetation and orientated to the south, a large picture window is present on its north-western facade that allows views across the landscape to the north towards Bladon. Due to the removal of above ground infrastructure from the southern part of Field 2.12 and the entirety of Field 2.15 the Proposed Development will be barely perceived, appearing as a distant element.

| Criteria              | Judgement          |
|-----------------------|--------------------|
| Magnitude - Year 1    | Negligible         |
| Magnitude - Year 15   | Negligible         |
| Distance*             | 559m               |
| Primary Alteration(s) | Fields 2.12 & 2.15 |





29 - Burleigh Farm

Submission Masterplan Assessment

The perimeter of the property, which faces towards the road, is well vegetated.

Views of the solar panels would be available mainly from the front garden, particularly during winter months.

Solar panels at a distance of 195m to the north would be screened by the intervening vegetation and by farm buildings 150m to the west and 85m to the south.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium-Low             |
| Magnitude - Year 15 | Low                    |
| Distance*           | 45m                    |

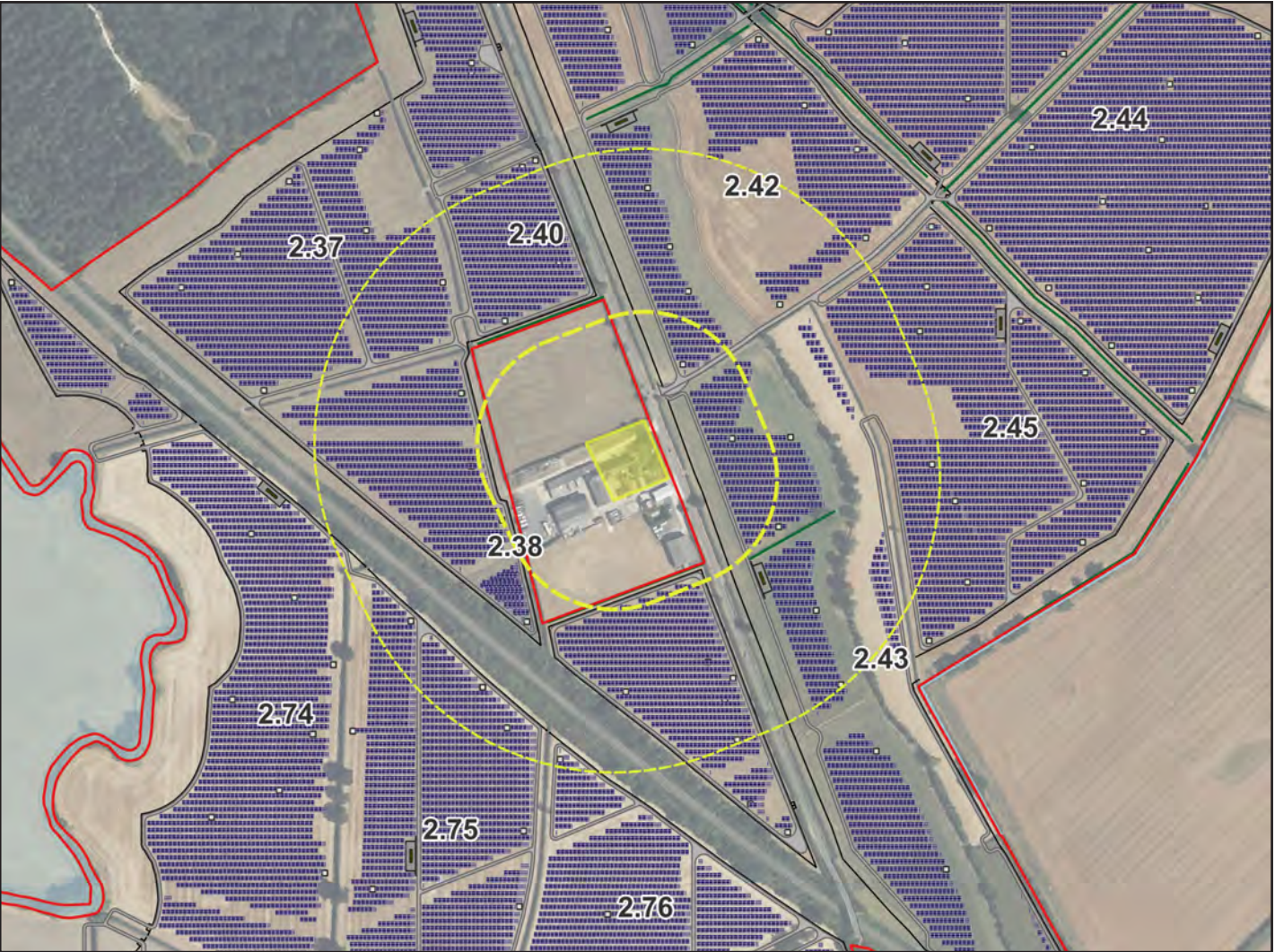
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The removal of above ground infrastructure from the western part of Field 2.42 and northern part of Field 2.43 will reduce the influence of the Proposed Development in eastward views from the property, while views in other directions are curtailed by the presence of farm buildings or the absence of windows. The establishment of landscape proposals will help to soften the appearance of and heavily filter views of the above ground infrastructure by Year 15.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement          |
|-----------------------|--------------------|
| Magnitude - Year 1    | Low                |
| Magnitude - Year 15   | Low-Negligible     |
| Distance*             | 92m                |
| Primary Alteration(s) | Fields 2.42 & 2.43 |





3 | Design Evolution Assessment

30 - Farthings Lea Farm

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

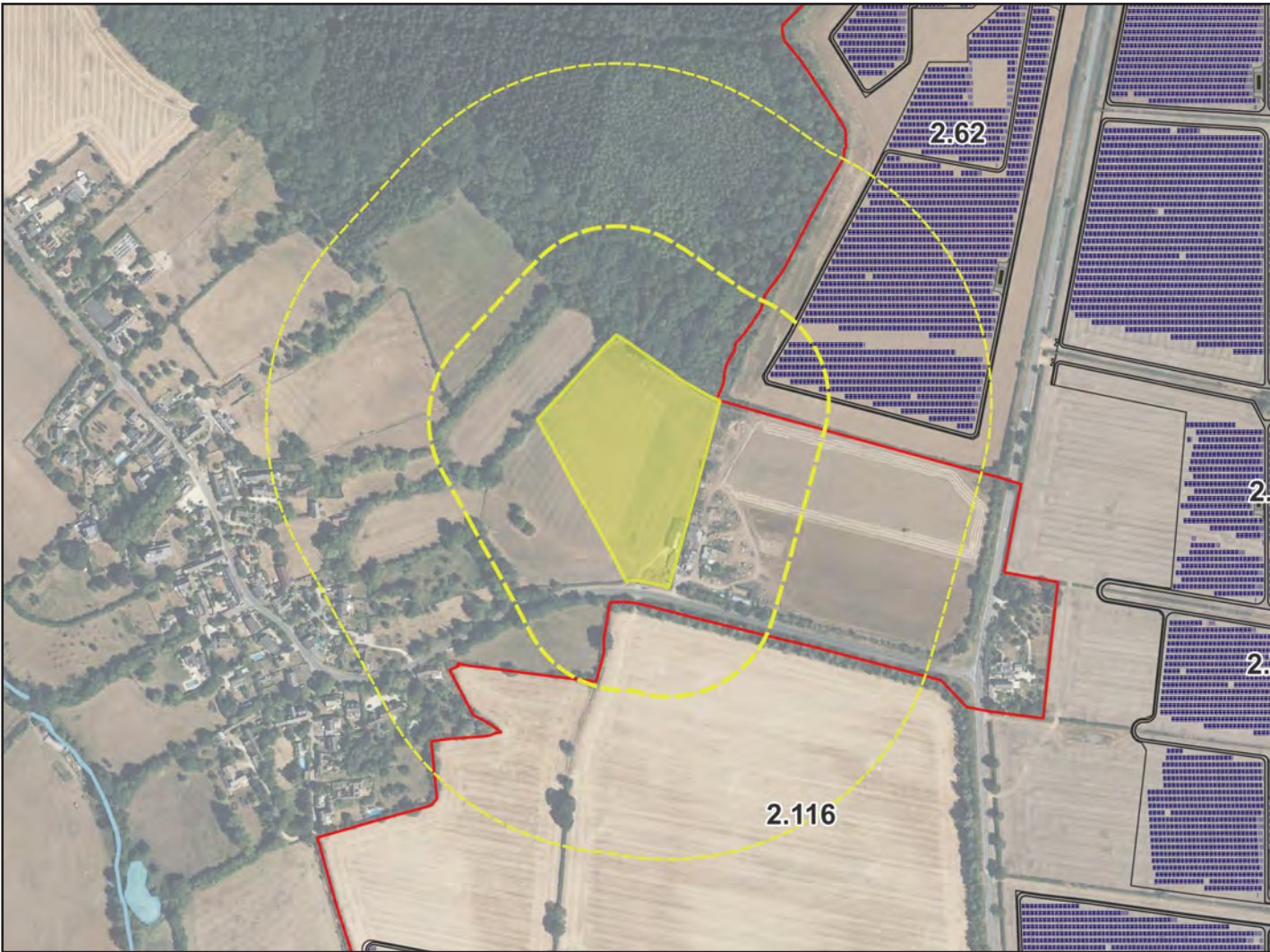
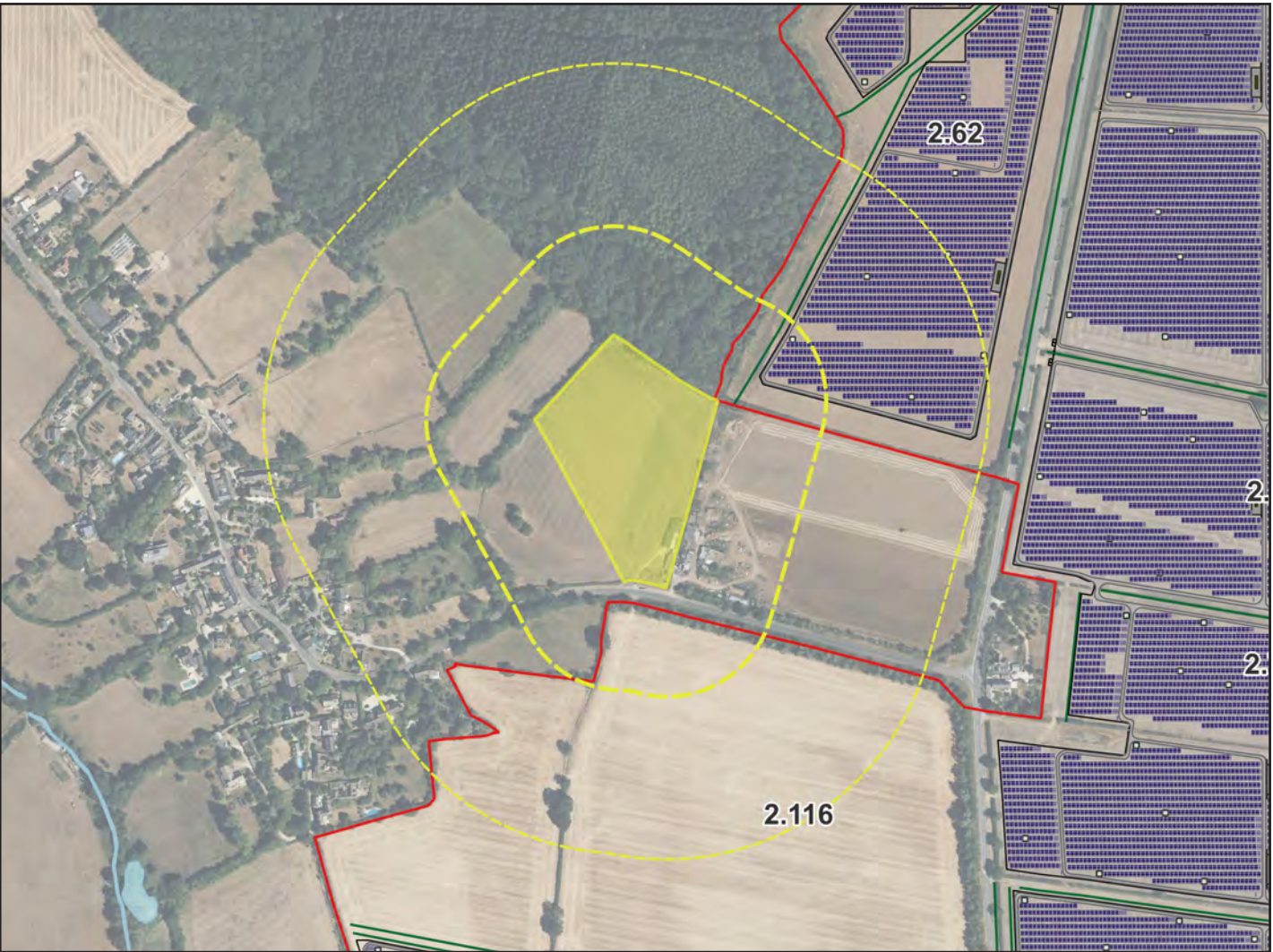
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 52m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Located to the edge of Church Hanborough, Farthings Lea Farm features several farm buildings and outdoor stockpiling of materials to the extent that if both does not appear to be inhabited and therefore does not constitute a dwelling and thus not subject to Requirement 15, and second there is minimal relationship with the wider surroundings. That said, from the curtilage there is visibility with panels to the north (with some panels removed from Field 2.62), and also within the valley to the east, although at considerable distance and filtered by intervening vegetation.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Low        |
| Distance*             | 68m        |
| Primary Alteration(s) | Field 2.62 |





31 - College Farm and Pelican House

Submission Masterplan Assessment

The house is 50m to the west of the solar panels. It appears that views of the solar panels would be partially screened by the hedgerow and trees along the eastern perimeter of the property.

Views of the solar panels 100m to the north and 80m to the south of the house would be screened by the vegetation which surrounds the property. There would be more distant views, from upper floors to solar panels on rising ground to the east on the Evenlode Valley sides.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | Medium     |
| Magnitude - Year 15 | Medium-Low |
| Distance*           | 14m        |

^ As reported in REP7-042

Revised Masterplan Assessment

Due to the increased buffer provided in Fields 2.69 and 2.70 and provision of a new hedgerow boundary there will be a greater sense of separation from the Proposed Development. The introduced above ground infrastructure will however remain visible across a wide proportion of the available field of views, while the removal of panels from the opposing valley slopes will ensure that the setting doe not appear wholly influenced by it. The growth of planting over time will also help to soften and filter views of the above ground infrastructure and diminish its influence in the setting to the properties.

| Criteria              | Judgement          |
|-----------------------|--------------------|
| Magnitude - Year 1    | Medium-Low         |
| Magnitude - Year 15   | Low                |
| Distance*             | 103m               |
| Primary Alteration(s) | Fields 2.69 & 2.70 |





3 | Design Evolution Assessment

32 - The Paddocks; The Stables; New Barn Farmhouse

Submission Masterplan Assessment

Concerning The Paddocks, the property is surrounded by mature garden and tree vegetation which screens any possible views to the Project. The Paddocks is approximately 573m to the west and 230m to the north of the solar panels, at the nearest point.

With regards to The Stables and New Barn Farmhouse, these properties have mature garden and tree vegetation to the south and east, which provide screening. These residential properties are approximately 130m to the north of the proposed solar panels, at the Projects' closest point. New hedgerow and tree planting is proposed to the northern edge of the Project.

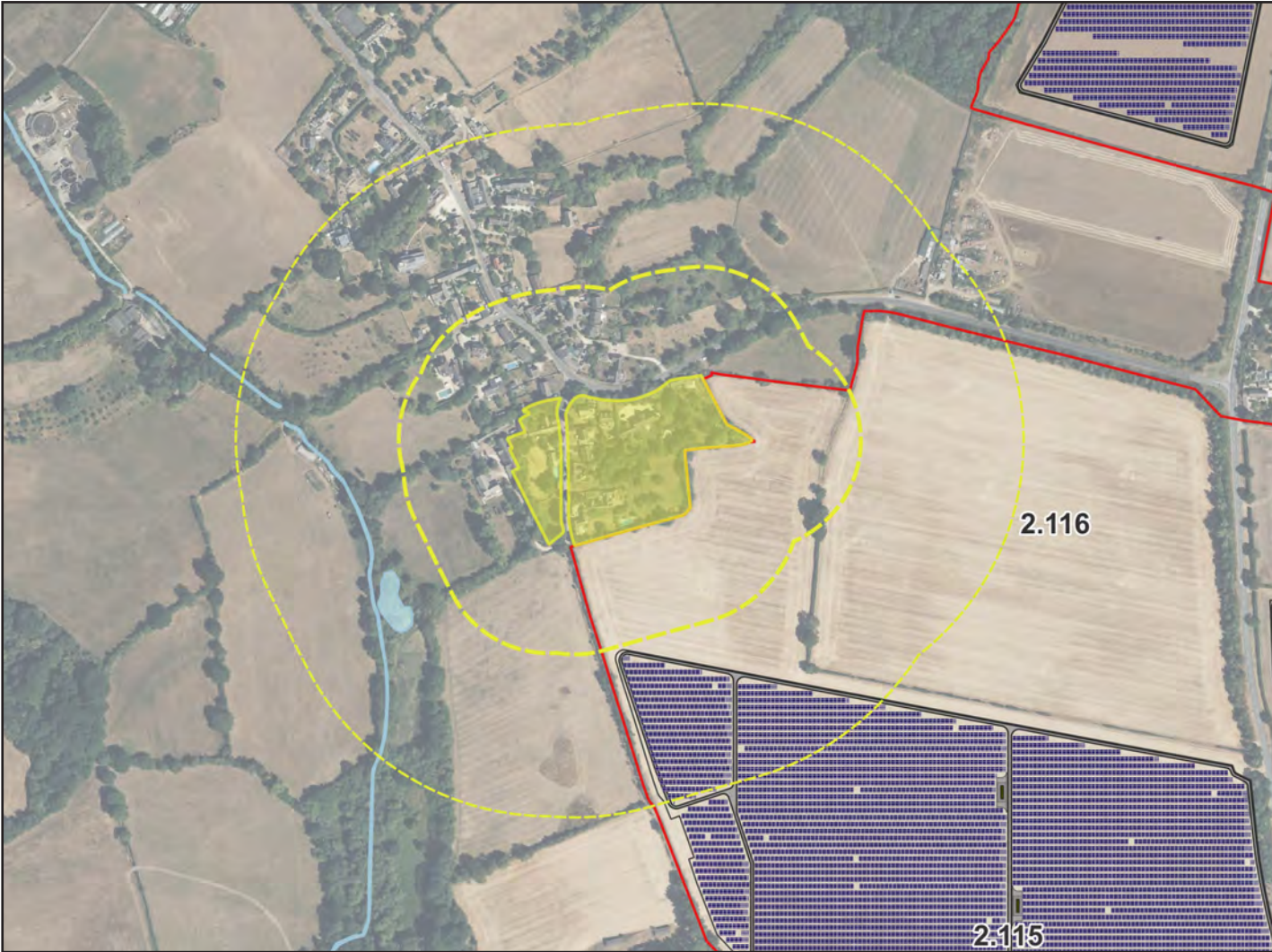
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | Negligible |
| Magnitude - Year 15 | Negligible |
| Distance*           | 109m       |

^ As reported in REP7-042

Revised Masterplan Assessment

There are no alterations to the above ground infrastructure in the vicinity of these properties, with substantial screening afforded by the intervening bands of dense vegetation helping to ensure the Proposed Development reads as a filtered element within the wider landscape, with the setting effectively unchanged for these properties..

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 109m       |
| Primary Alteration(s) | n/a        |





33 - Goose Eye Farm

Submission Masterplan Assessment

The existing hedgerow and trees would screen views to the west. The house faces towards the solar panels to the north, where the perimeter vegetation is missing. Solar panels would appear in the proximity next to the property's perimeter. Solar panels would be seen more distantly at a distance of 320m on the west facing slope of the landform. Panels to the west and south-west would be screened by field boundary vegetation. The main aspect of the property is to the south with open and untouched views across the River Evenlode valley floor. It is noted that views available from upper floor windows within the property, looking north, are from non-habitable rooms, as this follows the line of a corridor.

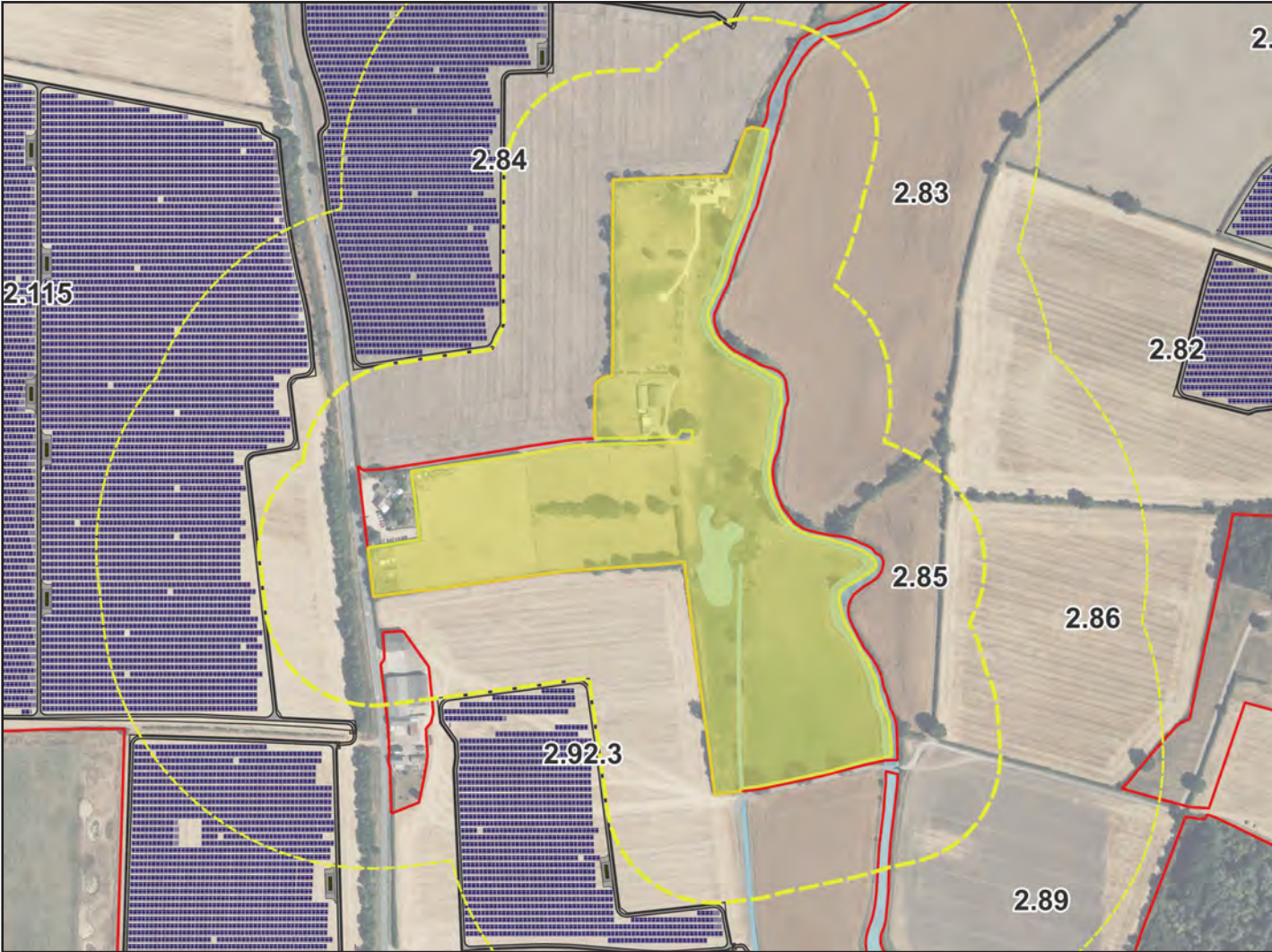
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | High-Medium            |
| Magnitude - Year 15 | Low                    |
| Distance*           | 14m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

On approach to the property, above ground infrastructure would lie to the north and south of the drive, with their visibility partially softened by proposed hedgerow planting. The provision of a 100m buffer to the property in conjunction with the removal of panels to the immediate north of the property within Field 2.84 will ensure the northern outlook remains free of above ground infrastructure in the foreground. To the east, the removal of panels within the western parts of Fields 2.82 and 2.86 will reduce the perception of being encompassed by the Proposed Development to the extent that while a recognisable component in the setting, it does not define it, with instead the relationship to the River Evenlode the primary characteristic.

| Criteria              | Judgement                             |
|-----------------------|---------------------------------------|
| Magnitude - Year 1    | Medium                                |
| Magnitude - Year 15   | Medium                                |
| Distance*             | 103m                                  |
| Primary Alteration(s) | Fields 2.82, 2.84, 2.86, 2.89, 2.92.3 |





3 | Design Evolution Assessment

34 - Owls Leat/Willow Cottage

Submission Masterplan Assessment

This commercial education facility is 55m to the southwest, 45m to the east, and 55m to the north of the solar panels in the centre section of the Site. Views to the west are screened by roadside vegetation and to the north by farm buildings.

From the rear of the property, open views are obtained to the south and oblique views obtained to the east. Views to the east from the side elevation are partially screened by the adjacent barn located to the east. Vegetation surrounding the facility filters views in all directions.

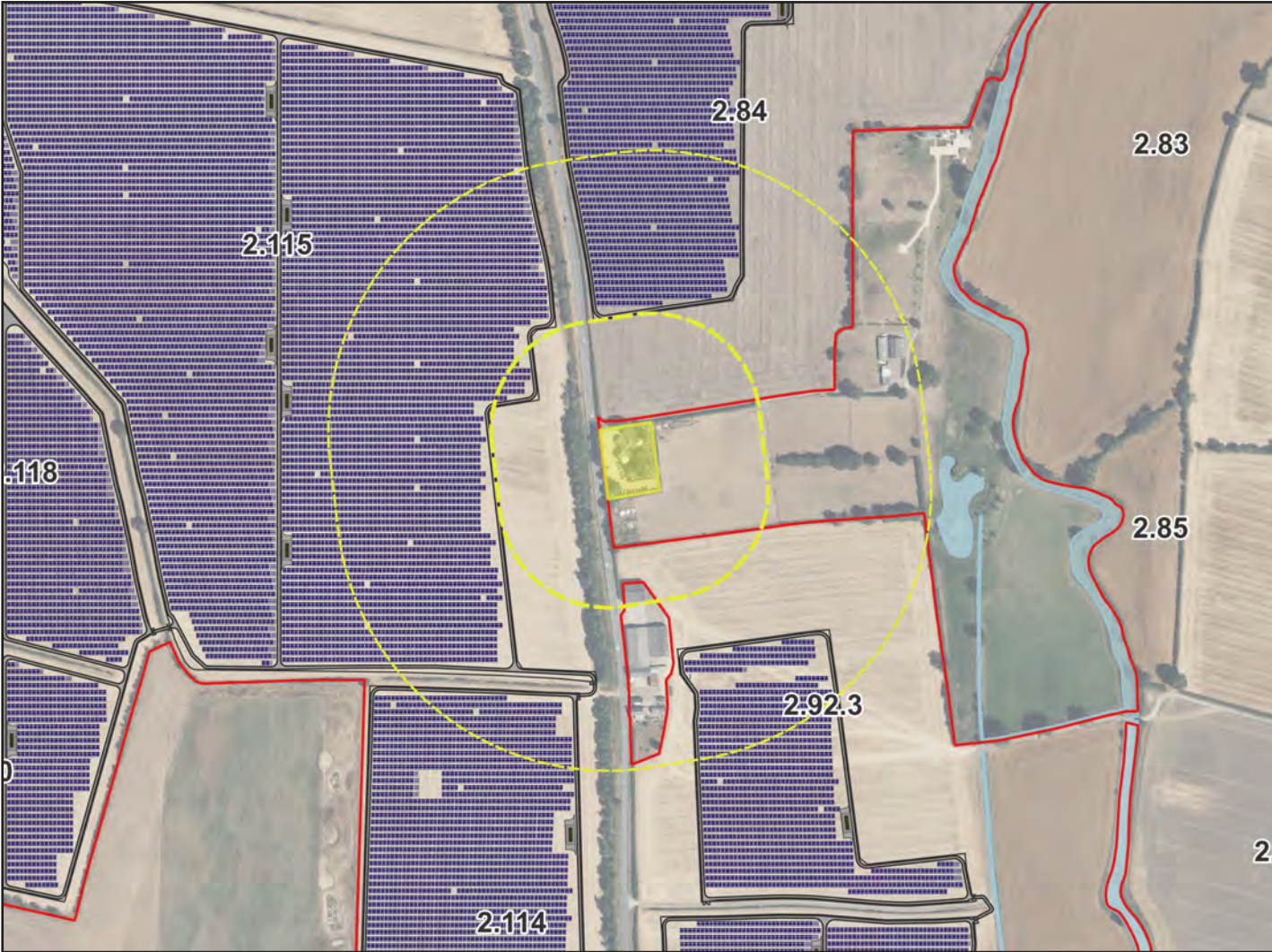
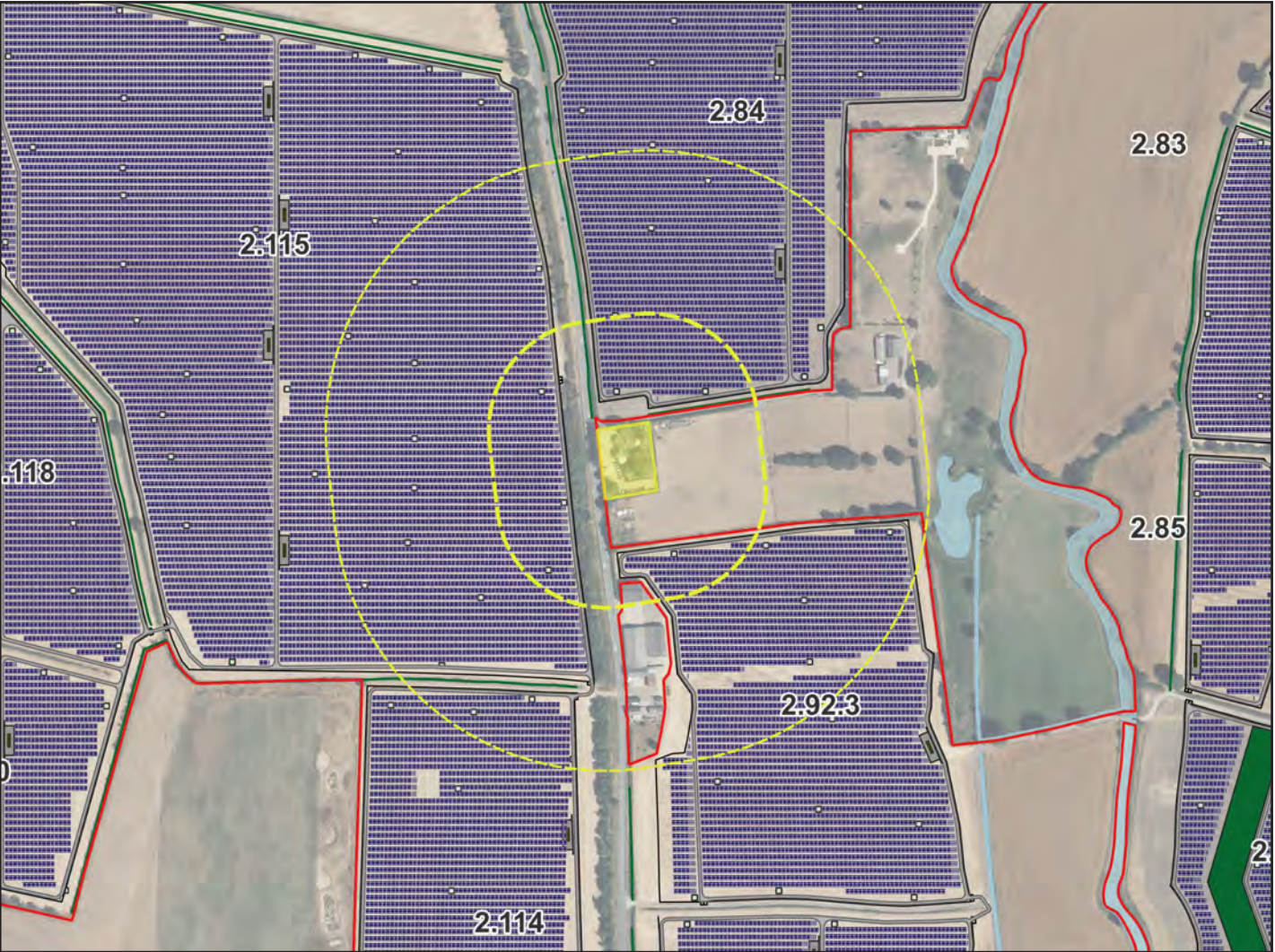
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | Negligible |
| Magnitude - Year 15 | Negligible |
| Distance*           | 20m        |

^ As reported in REP7-042

Revised Masterplan Assessment

While not strictly a dwelling and typically subject to residential visual amenity considerations, the commercial facility has been considered with regards to the potential to deliver an appropriate design response, albeit it does not fall within the scope of Requirement 15. That said, a 100m buffer has been applied to the north and south of the property to provide additional physical and visual separation. A 65m distance is retained to the west, whereby successive bands of roads vegetation provide a physical and visual buffer between the commercial premises and the Proposed Development.

| Criteria              | Judgement            |
|-----------------------|----------------------|
| Magnitude - Year 1    | Negligible           |
| Magnitude - Year 15   | Negligible           |
| Distance*             | 65m                  |
| Primary Alteration(s) | Fields 2.84 & 2.92.3 |





3 | Design Evolution Assessment

35 - New Barn Cottage

Submission Masterplan Assessment

The house is 32m to the east of the solar panels at its closest. However views to the west are screened by roadside vegetation and to the north by farm buildings. The solar panels would be seen immediately to the south from the front garden and from the first-floor windows. Solar panels would appear in the proximity next to the property's eastern perimeter.

Solar panels would be seen at 500m on the west facing slope of the landform, which forms the eastern side of the River. In Year 15, the views would be screened by the proposed hedgerows and tree planting along the southern and partly along its eastern perimeter.

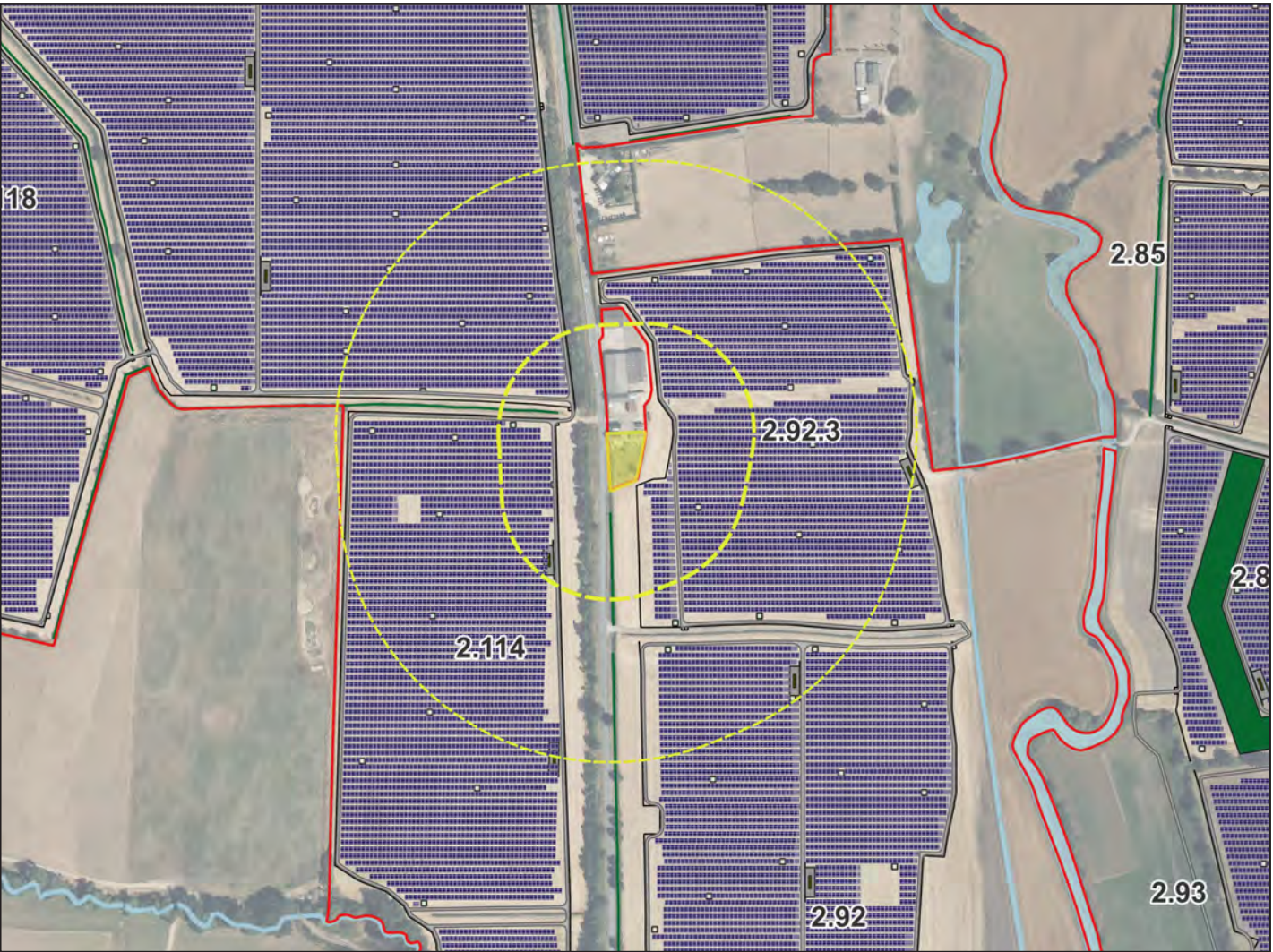
| Criteria            | Judgement^  |
|---------------------|-------------|
| Magnitude - Year 1  | High-Medium |
| Magnitude - Year 15 | Medium      |
| Distance*           | 8m          |

^ As reported in REP7-042

Revised Masterplan Assessment

As set out previously there is no intervisibility with the Proposed Development to the west or north due to screening afforded by vegetation and built form respectively. The removal of panels in the western part of Field 2.92.3 ensures that there is a degree of separation from the Proposed Development, while the total removal of above ground infrastructure in the west facing slopes (i.e. Fields 2.86 and 2.89) further afield ensures that the wider setting does not give rise to the perception of being encompassed by the Proposed Development, while planting proposals will help to soften the appearance of the panels in proximity to the dwelling. Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement                |
|-----------------------|--------------------------|
| Magnitude - Year 1    | Medium                   |
| Magnitude - Year 15   | Low                      |
| Distance*             | 30m                      |
| Primary Alteration(s) | Field 2.92.3, 2.86, 2.89 |





3 | Design Evolution Assessment

36 - Purwell Farm

Submission Masterplan Assessment

Occupies an elevated location on a shallow landform. At its closest the house is 60m to the south of the centre section of the Site.

Views to the north are screened by a woodland belt. Views of solar panels to the south at a distance of 230m are screened by farm buildings, as are views of the solar panels at a distance of 220m to the west. Solar panels to the east would be seen at a distance of 110m. These views would be screened or softened by proposed hedgerows and tree planting in Year 15.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium                 |
| Magnitude - Year 15 | Low                    |
| Distance*           | 10m                    |

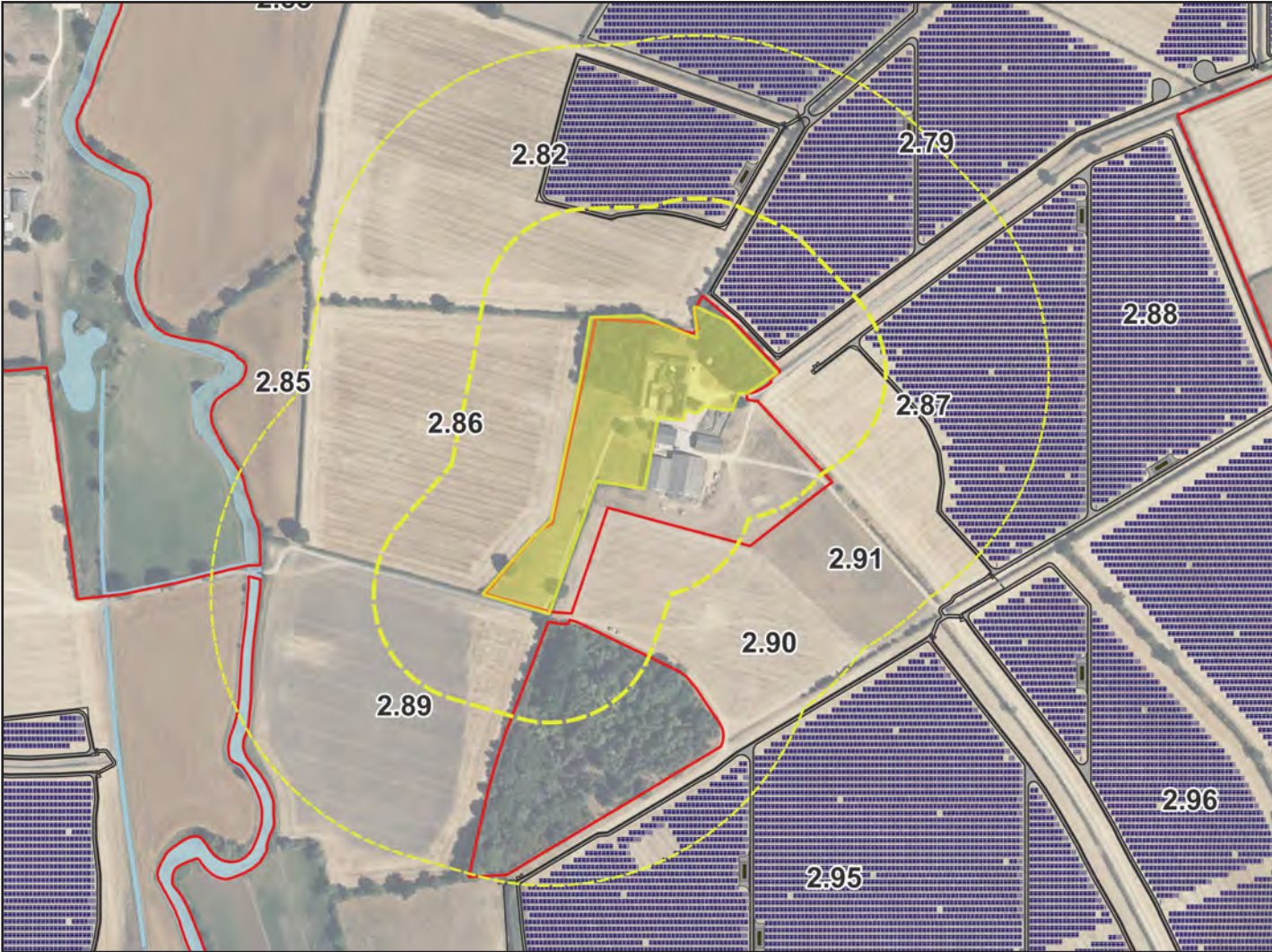
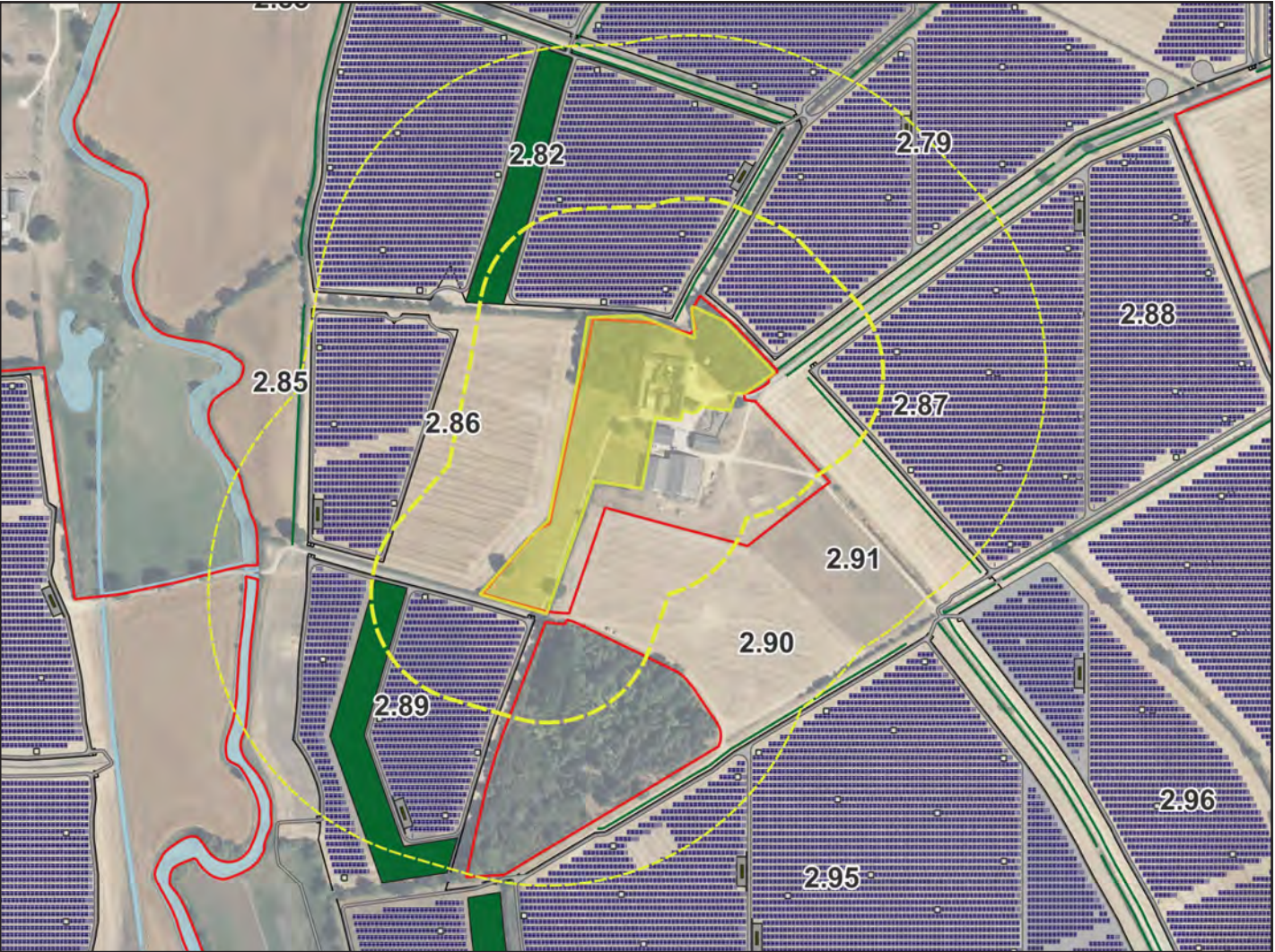
<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

An increased buffer is provided within Field 2.82 to protect the visual amenity and provide a sense of separation for those within the curtilage of the property, where a gap in the dense vegetation allows for an appreciation of northward views. The removal of above ground infrastructure from Field 2.86 and 2.89 ensures that the property and its setting is not perceived as being wholly encompassed by the Proposed Development.

Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement               |
|-----------------------|-------------------------|
| Magnitude - Year 1    | Medium                  |
| Magnitude - Year 15   | Low                     |
| Distance*             | 13m                     |
| Primary Alteration(s) | Fields 2.82, 2.86, 2.89 |





3 | Design Evolution Assessment

37 - City Farm Cottages

Submission Masterplan Assessment

Not assessed due to the distance and extent of surrounding vegetation.

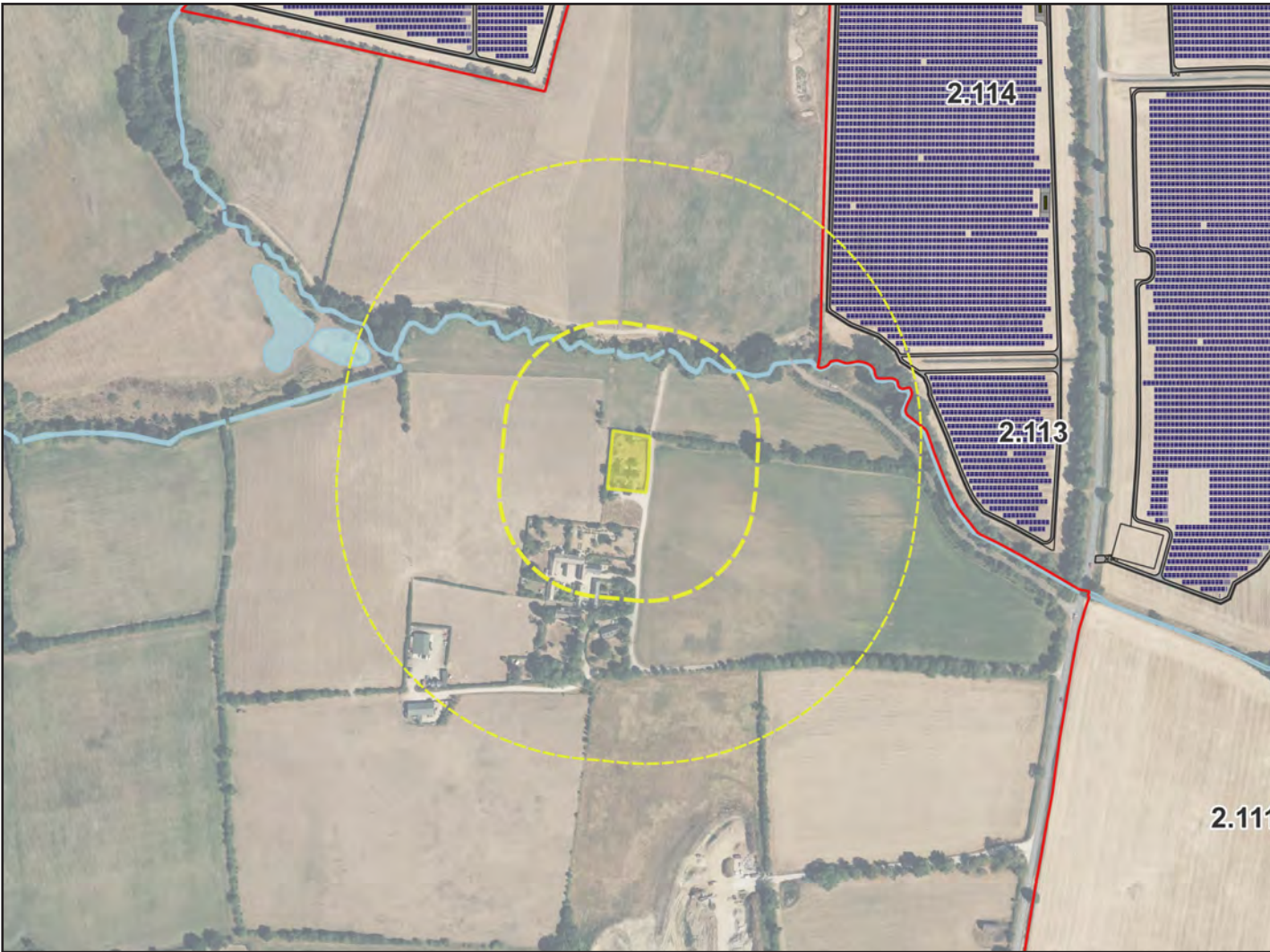
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 207m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Successive bands of vegetation strongly filter views of the above ground infrastructure, with a clear physical and visual break between the dwellings and the Proposed Development such that the setting appears effectively unchanged.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 207m       |
| Primary Alteration(s) | n/a        |





3 | Design Evolution Assessment

38 - City Farm

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

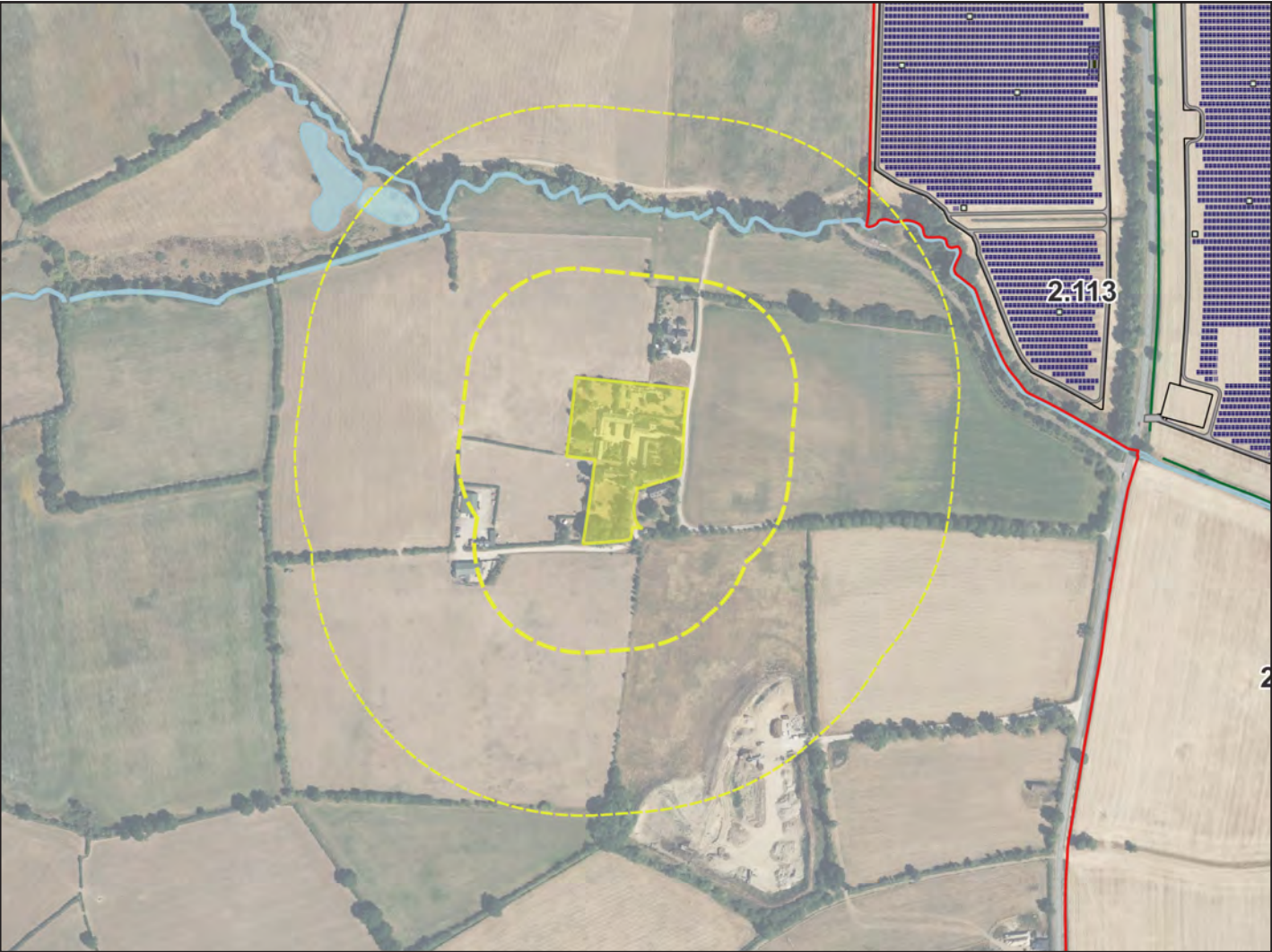
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 271m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Successive bands of vegetation strongly filter views of the above ground infrastructure, with a clear physical and visual break between the dwellings and the Proposed Development such that the setting appears effectively unchanged.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 271m      |
| Primary Alteration(s) | n/a       |





39 - Eynsham Mill

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

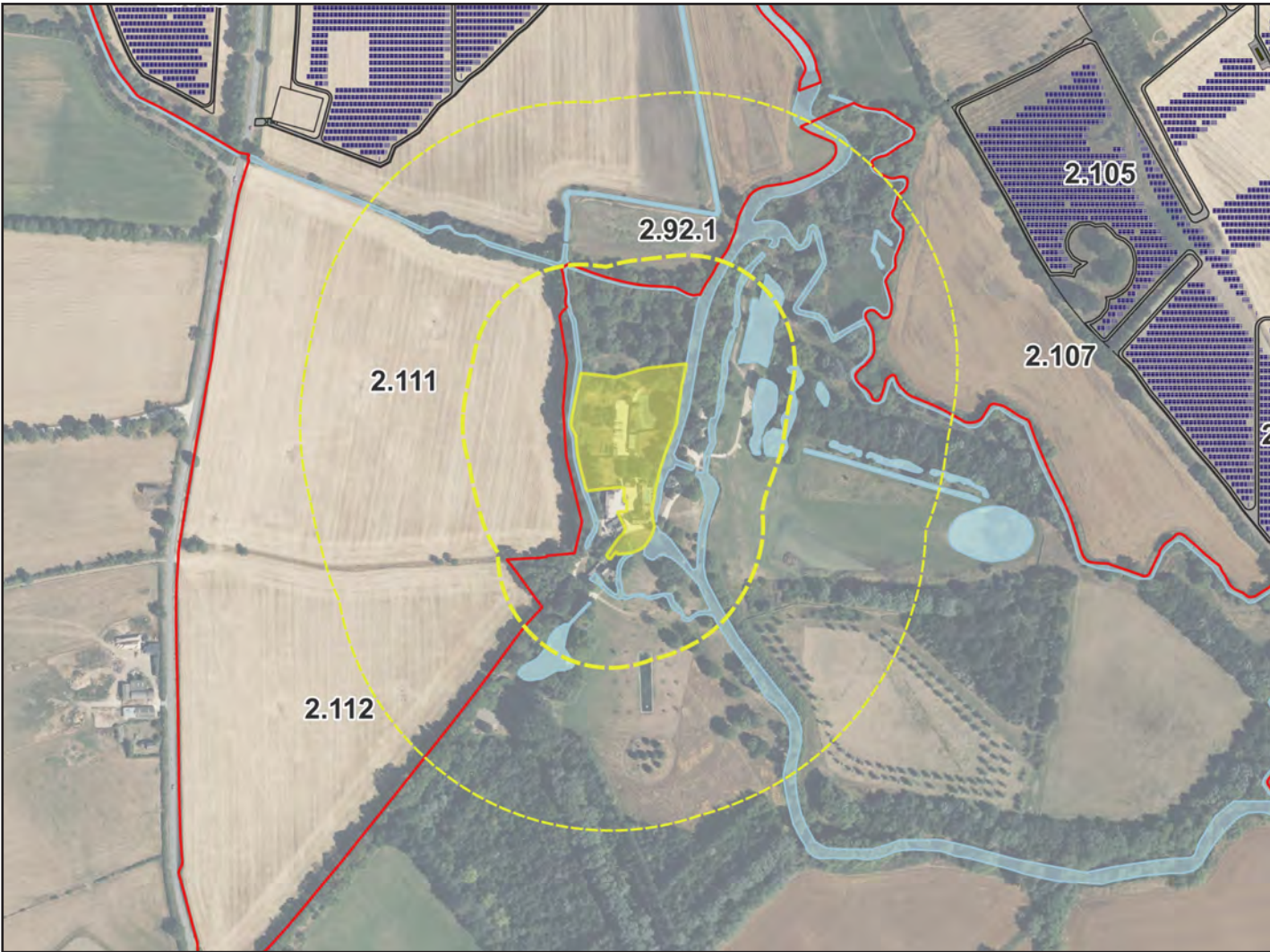
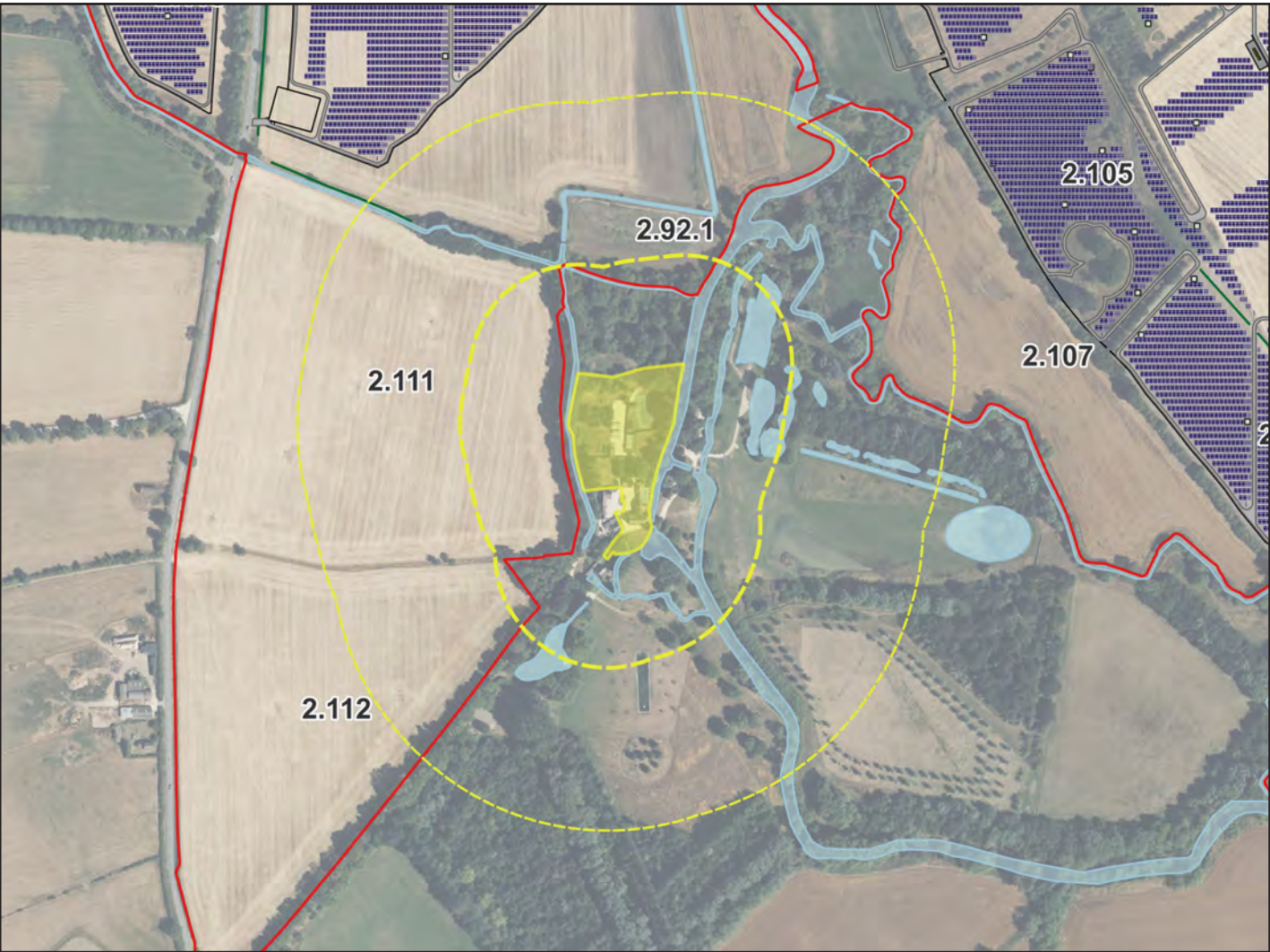
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 269m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The property is enclosed by woodland vegetation on all sides, which curtails intervisibility with the proposed above ground infrastructure, both from the dwelling and its associated curtilage.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 269m      |
| Primary Alteration(s) | n/a       |





3 | Design Evolution Assessment

40 - New Wintles Farm

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

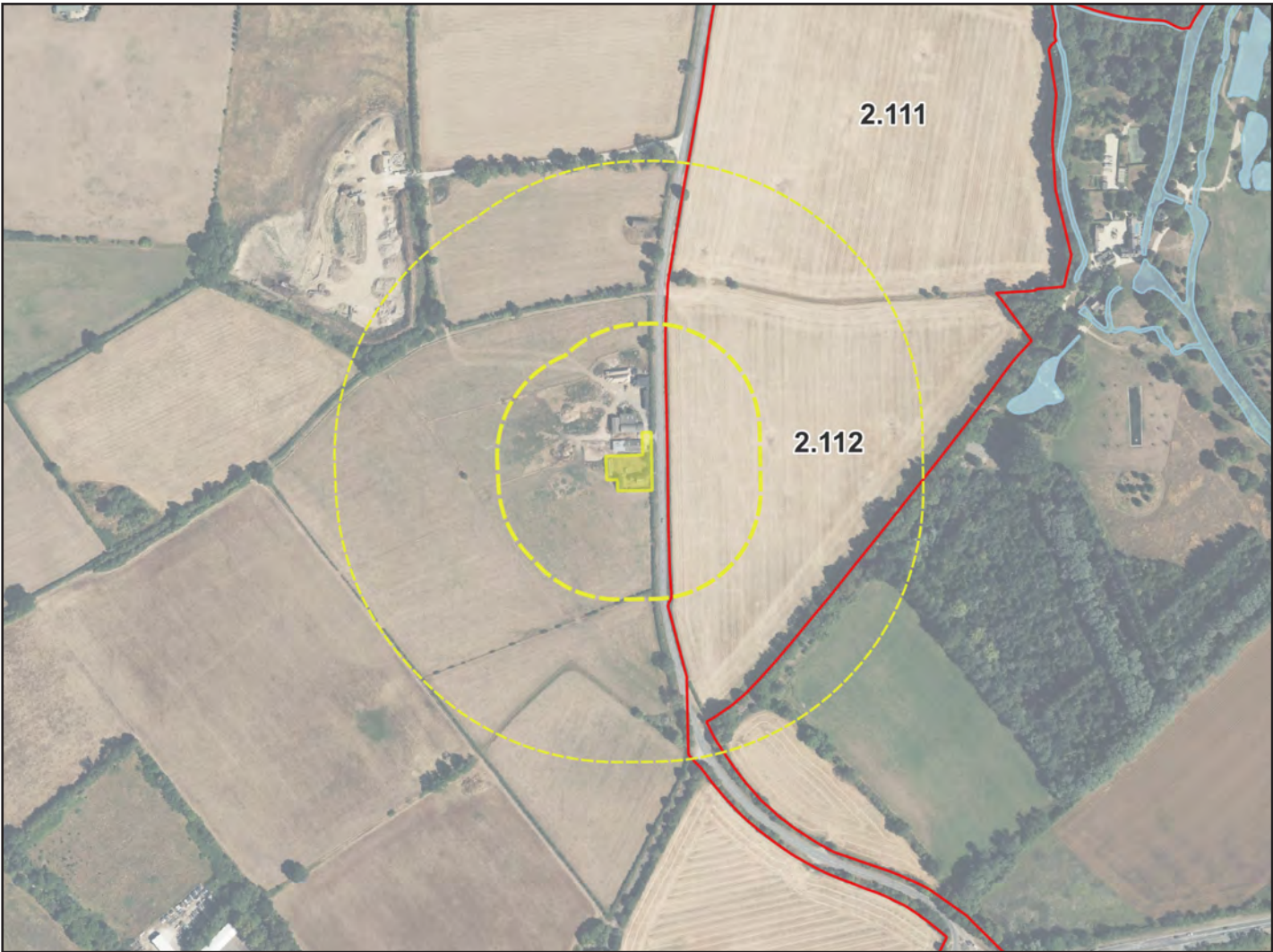
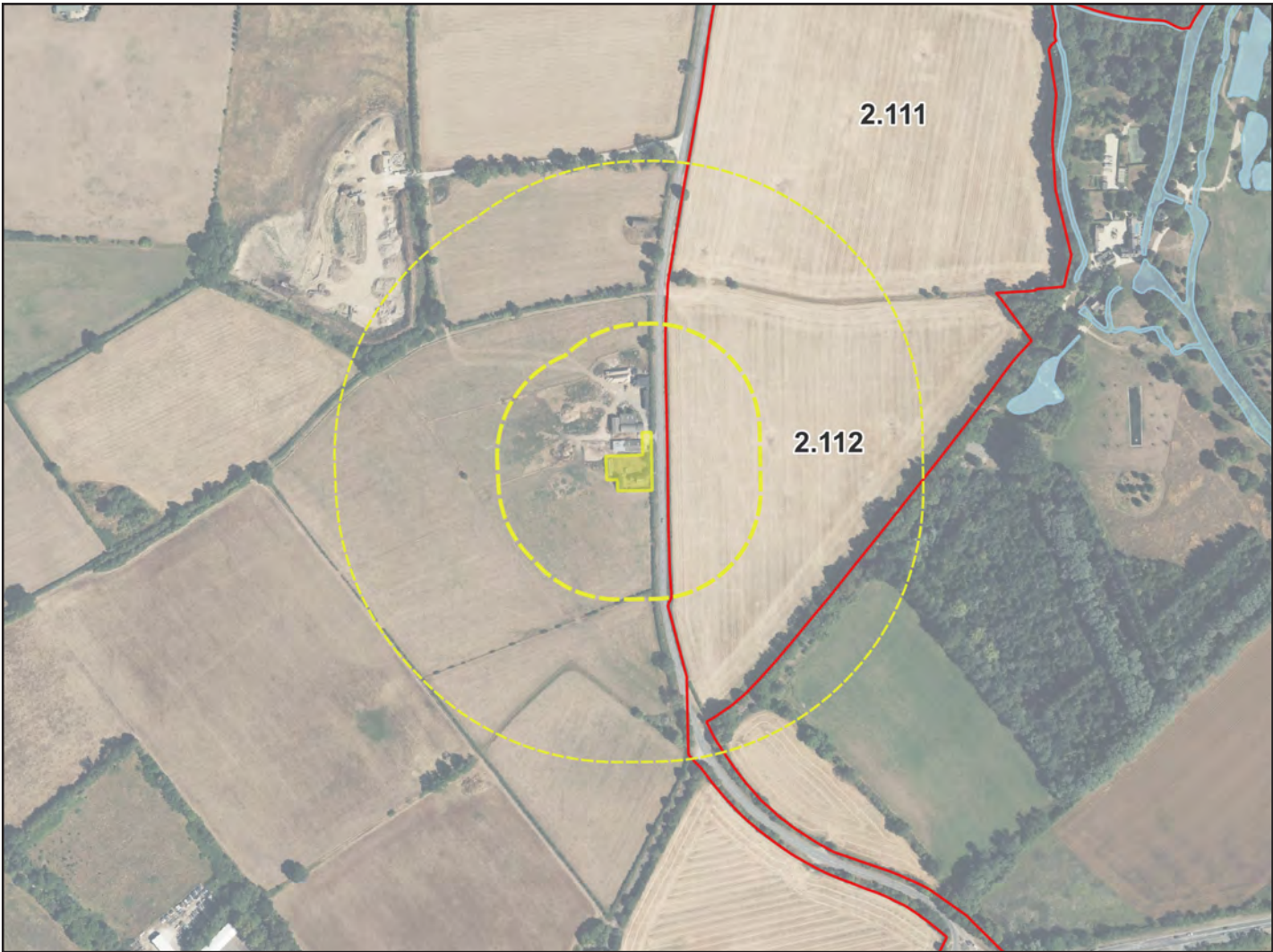
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 534m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Intervening farm buildings screen northward views in the direction of the proposed above ground infrastructure closest to the property. In the north-easterly views from the northern facade of New Wintles Farm there will be oblique visibility of the above ground infrastructure in the elevated landscape, albeit at a substantial distance from the property such that the property's setting is effectively unchanged (with the removal of above ground infrastructure from Fields 2.86, 2.89 and 2.94 further reducing the ability to perceive the Proposed Development).

| Criteria              | Judgement               |
|-----------------------|-------------------------|
| Magnitude - Year 1    | Negligible              |
| Magnitude - Year 15   | Negligible              |
| Distance*             | 534m                    |
| Primary Alteration(s) | Fields 2.86, 2.89, 2.94 |





3 | Design Evolution Assessment

41 - Battimer

Submission Masterplan Assessment

Not assessed due to the extent of surrounding vegetation.

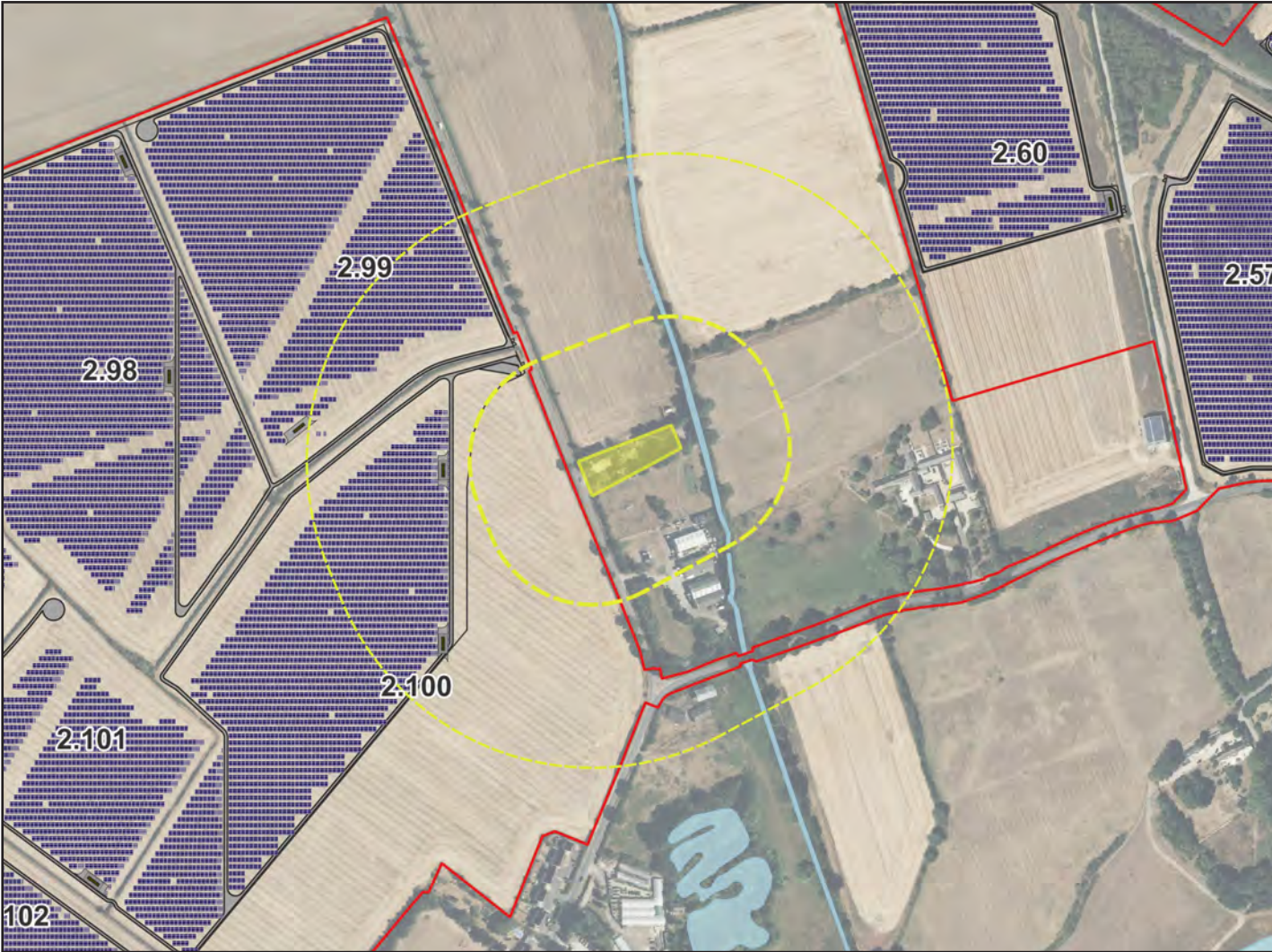
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 37m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Vegetation along the curiltage boundary, in conjunction with roadside vegetation along Burleigh Road, heavily filters visibility of the Proposed Development. With the benefit of an increased buffer on the land west of Burleigh Road, the above ground infrastructure will be barely perceptible from this property such that the setting is effectively unchanged.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | Negligible  |
| Magnitude - Year 15   | Negligible  |
| Distance*             | 119m        |
| Primary Alteration(s) | Field 2.100 |





3 | Design Evolution Assessment

42 - Jericho Farm

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 19m        |

^ As reported in REP7-042

Revised Masterplan Assessment

The Jericho Farm and Barns complex typically features vegetation along its boundaries and the amenity experience is insular, with the buildings arranged around courtyards. That said, there is some intervisibility with the wider surroundings and farmed context, particularly from The Old Barn and The Stables at the northern end of the complex. Accordingly, above ground infrastructure has been removed from the southern part of Field 2.60 to maintain a sense of physical and visual separation, with a new hedgerow proposed along the south of the introduced array, to tie into the existing field pattern. By Year 15, this will have established and help to further filter views of the above ground infrastructure.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Low        |
| Magnitude - Year 15   | Negligible |
| Distance*             | 131m       |
| Primary Alteration(s) | Field 2.60 |





3 | Design Evolution Assessment

43 - Worten

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

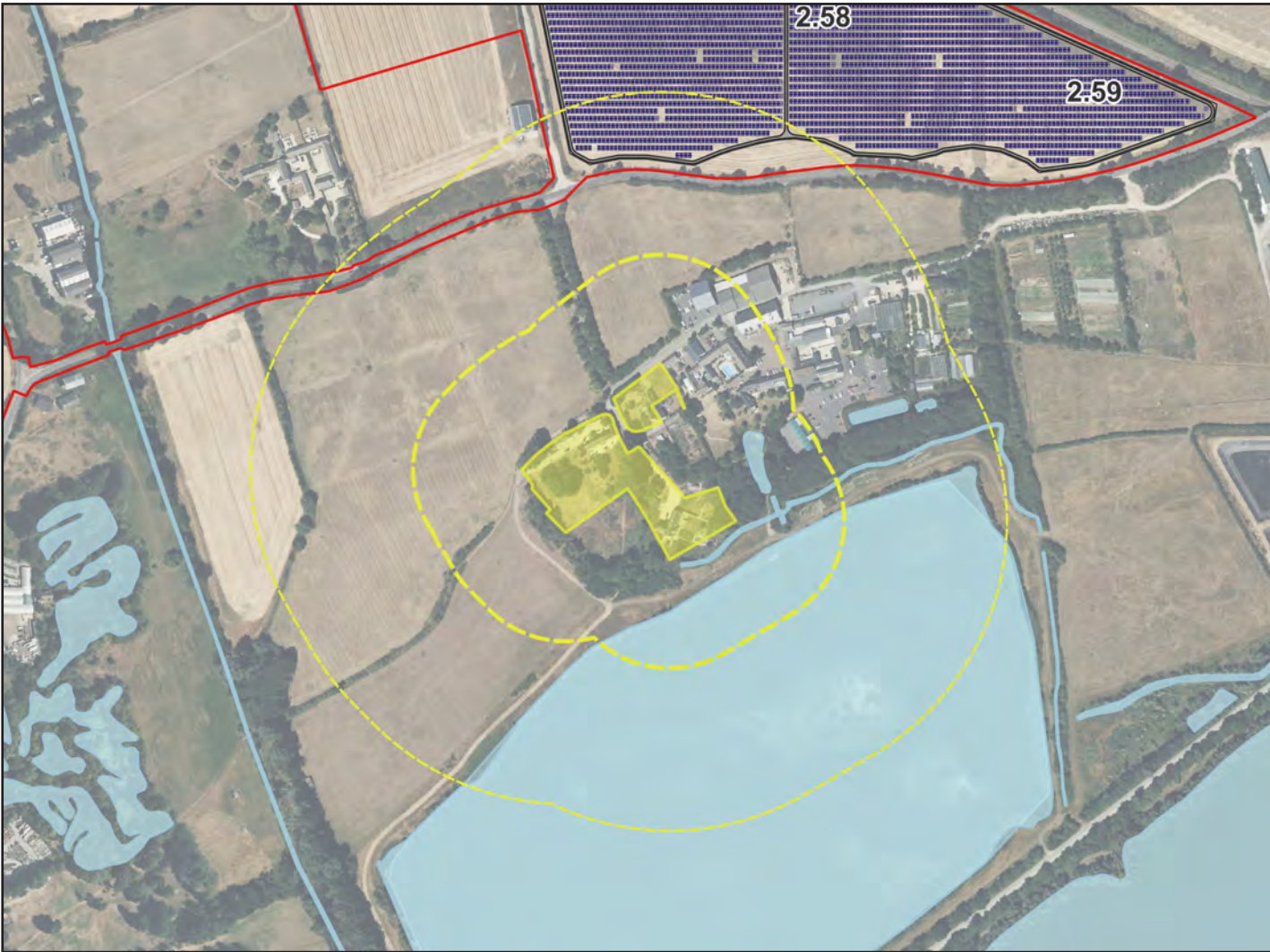
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 190m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Successive bands of vegetation effectively screen and/or heavily filter views of the Proposed Development from residents within Worten. The establishment and growth of planting proposals along the southern extent of Fields 2.58 and 2.59 will assist in further filtering and softening views of the above ground infrastructure by Year 15.

| Criteria              | Judgement  |
|-----------------------|------------|
| Magnitude - Year 1    | Negligible |
| Magnitude - Year 15   | Negligible |
| Distance*             | 190m       |
| Primary Alteration(s) | n/a        |





44 - Barrow Court, Cassington

Submission Masterplan Assessment

Existing rear garden vegetation would filter available views from the rear elevations of these properties. More open views available would be in proximity to the properties and therefore be a noticeable feature within views. Although these views would be from upper storey windows and not necessarily from the primary living spaces within the properties.

Over time, proposed mitigation planting to the southern edge of the Project in this location and in the field margin up to the properties, including hedgerow planting and small blocks of woodland, would further screen available views from these properties.

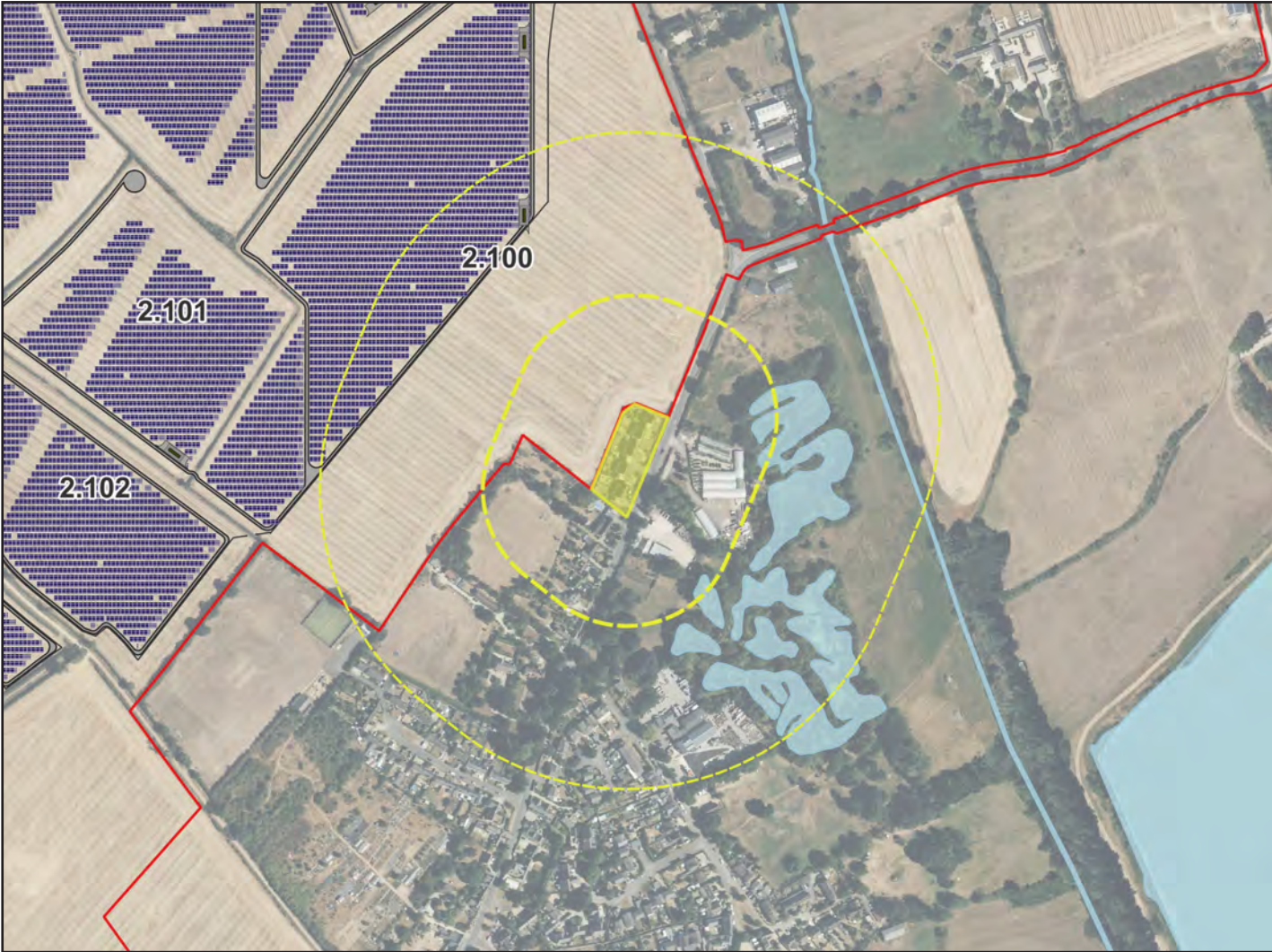
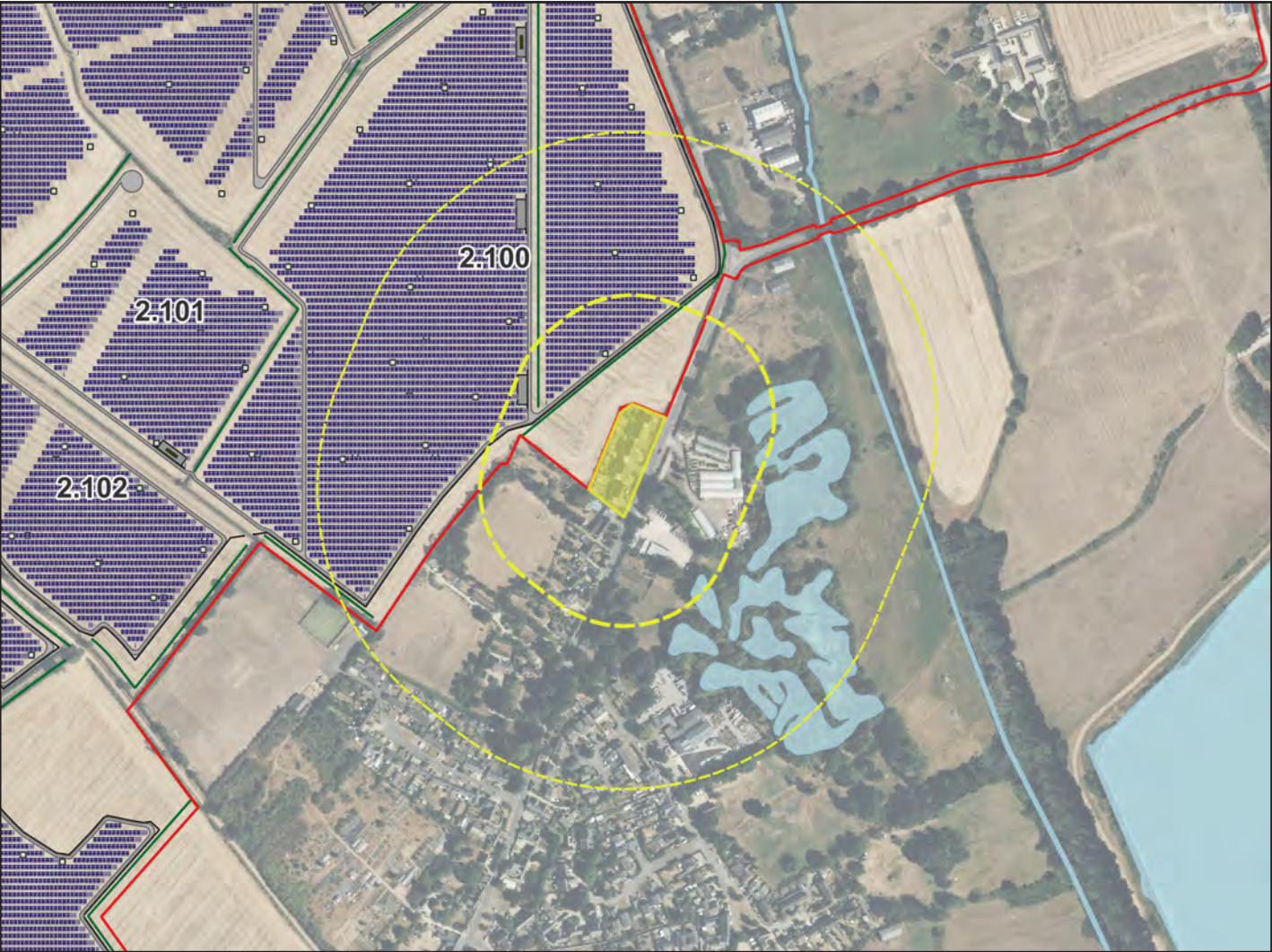
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium                 |
| Magnitude - Year 15 | Low                    |
| Distance*           | 48m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

As a result of the provision of an increased buffer within Field 2.100, the properties will retain a degree of visual separation and openness such that while the above ground infrastructure will be clearly perceptible and a recognisable component in the views obtained, the setting will not be dominated by it. The establishment and maturation of planting proposals will by Year 15 assist in provide additional filtering and softening of the above ground infrastructure, reducing the extent to which it influences the setting to properties on Barrow Court.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | Medium      |
| Magnitude - Year 15   | Low         |
| Distance*             | 171m        |
| Primary Alteration(s) | Field 2.100 |





3 | Design Evolution Assessment

45 - Yarnton Road, Cassington

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

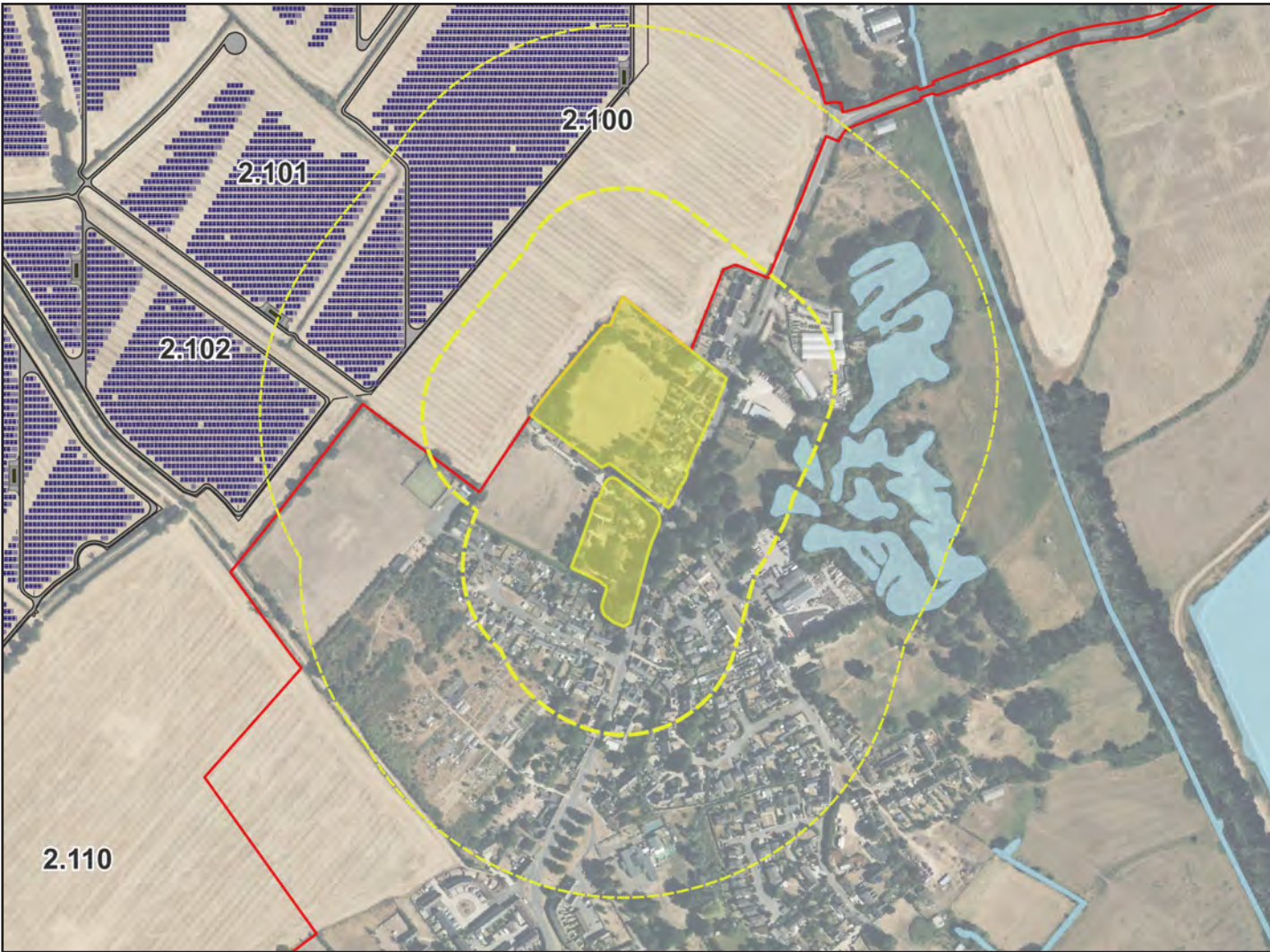
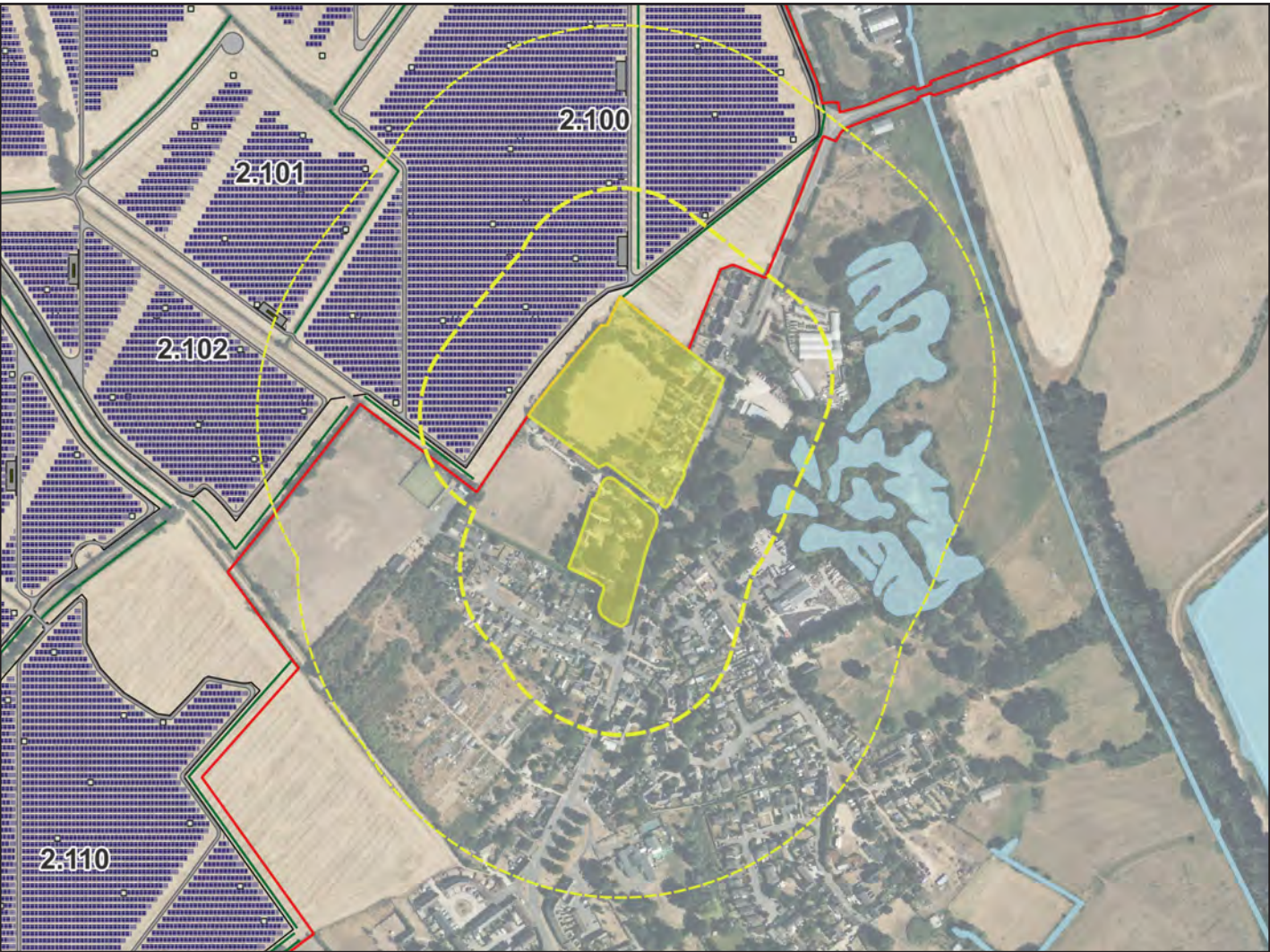
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 14m        |

^ As reported in REP7-042

Revised Masterplan Assessment

Intervening vegetation will screen views of the introduced above ground infrastructure from the rear of properties on the western side of Yarnton Road, with two parcels of intervening land providing a clear sense of physical and visual separation, delivered through an increased buffer within Field 2.100.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | Negligible  |
| Magnitude - Year 15   | Negligible  |
| Distance*             | 114m        |
| Primary Alteration(s) | Field 2.100 |





46 - Elms Road, Cassington

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

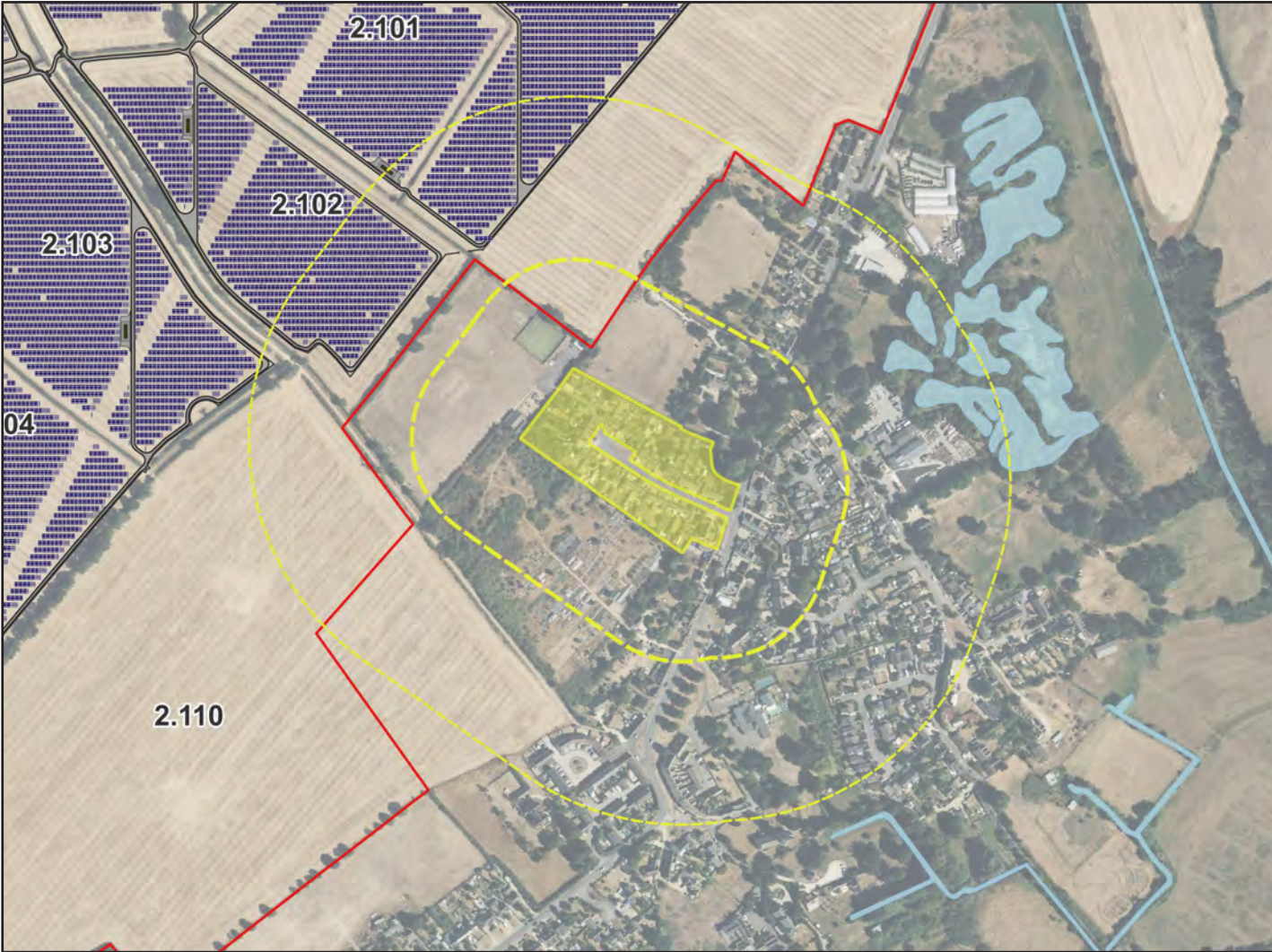
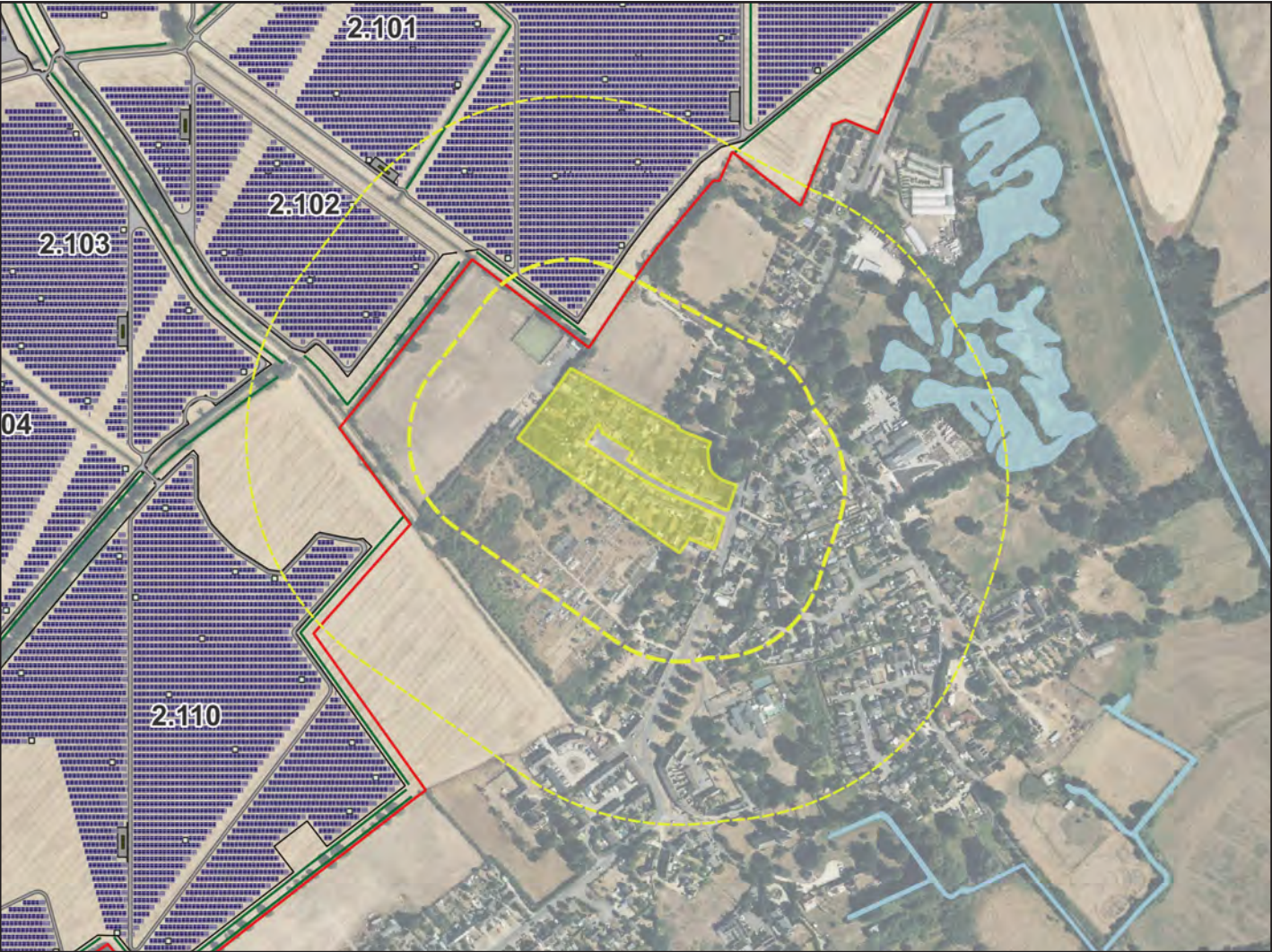
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 49m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The single storey nature of the properties, coupled with their orientation and extent of boundary vegetation ensures that the Proposed Development is not visible, with the south-eastern part of Field 2.100 retained as free of above ground infrastructure.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | No change   |
| Magnitude - Year 15   | No change   |
| Distance*             | 112m        |
| Primary Alteration(s) | Field 2.100 |





3 | Design Evolution Assessment

47 - Williams Court, Cassington

Submission Masterplan Assessment

No.s 4 to 8 have open rear elevation views to the north. A fence to the rear gardens of these properties would screen available views from the lower floor, with the more open views available from the upper floors. Of the remaining properties, views would become increasingly oblique as the road curves around to form the development to which the properties are aligned.

Solar panels are approximately 120m to the north from Williams Court. Vegetation within the field to the south of the Project would filter available views. As it matures, proposed vegetation including hedgerow reinforcement and trees along this boundary, would further screen views.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium-Low             |
| Magnitude - Year 15 | Low                    |
| Distance*           | 93m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

As a result of the removal of above ground infrastructure from Field 2.110 there will be a clear distinction between the open farmland in the valley floor where there will be an absence of intervening development, and the rising land in the distance that will feature the Proposed Development. Boundary vegetation will help to partially soften the visibility of the above ground infrastructure, and as such while a perceptible element in the wider visual composition in views to the north it will not overtly influence the setting of these properties.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | Low         |
| Magnitude - Year 15   | Low         |
| Distance*             | 385m        |
| Primary Alteration(s) | Field 2.110 |





3 | Design Evolution Assessment

48 - Eynsham Road, Cassington

Submission Masterplan Assessment

Not assessed due to the screening afforded by intervening built form and vegetation.

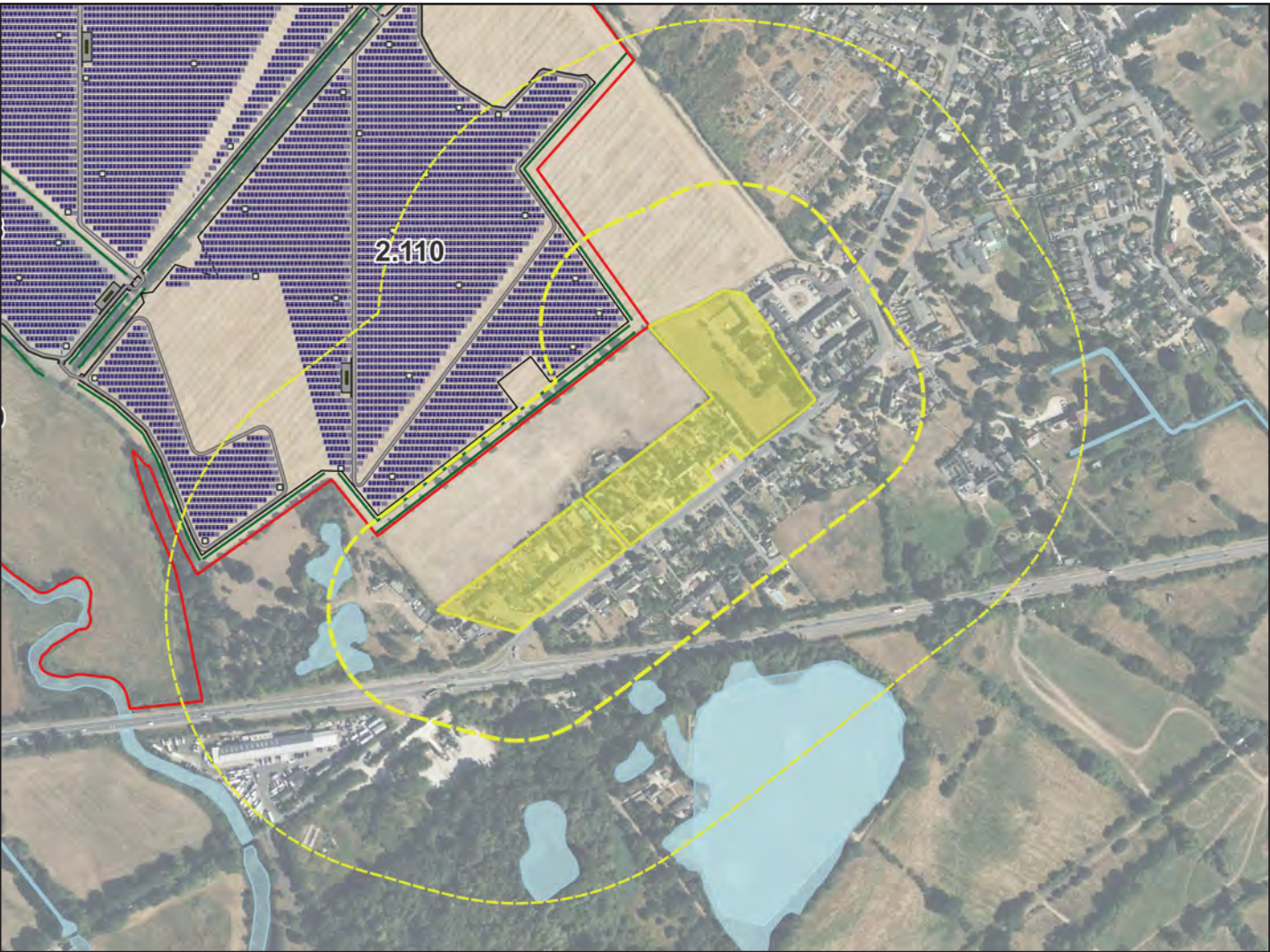
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 24m        |

^ As reported in REP7-042

Revised Masterplan Assessment

As a result of the removal of above ground infrastructure from Field 2.110 there will be a clear distinction between the open farmland in the valley floor where there will be an absence of intervening development, and the rising land in the distance that will feature the Proposed Development. Successive bands of vegetation will help to heavily filter the visibility of the above ground infrastructure, and as such will be a barely perceptible element in the wider visual composition in views to the north.

| Criteria              | Judgement   |
|-----------------------|-------------|
| Magnitude - Year 1    | Negligible  |
| Magnitude - Year 15   | Negligible  |
| Distance*             | 385m        |
| Primary Alteration(s) | Field 2.110 |





3 | Design Evolution Assessment

49 - Wharf Farm

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 400m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Due to the distance and extent of containment provided by successive bands of dense vegetation, including in proximity to the property, there will be no intervisibility with the above ground infrastructure.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 549m      |
| Primary Alteration(s) | n/a       |





3 | Design Evolution Assessment

50 - Cassington Mill

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

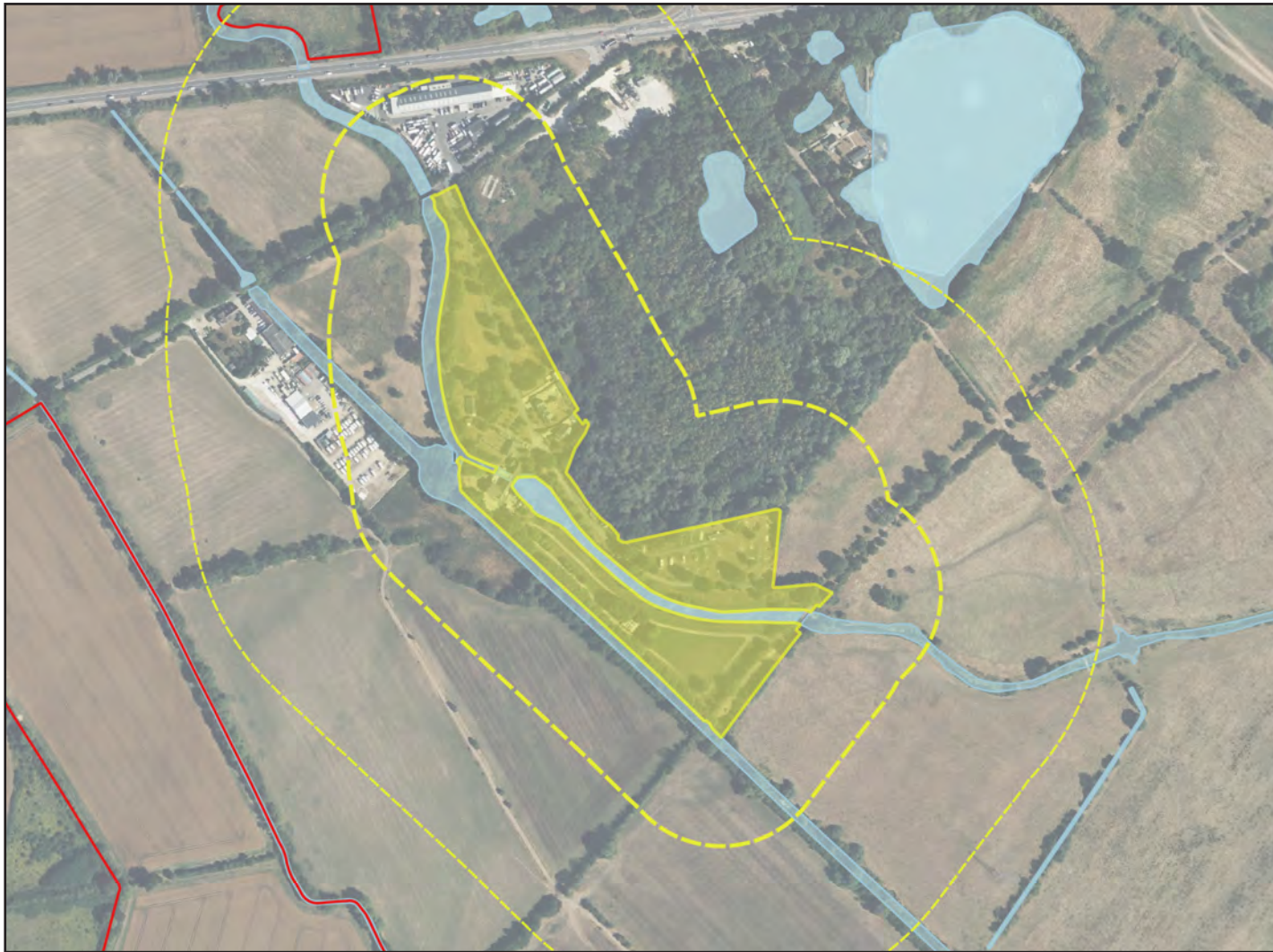
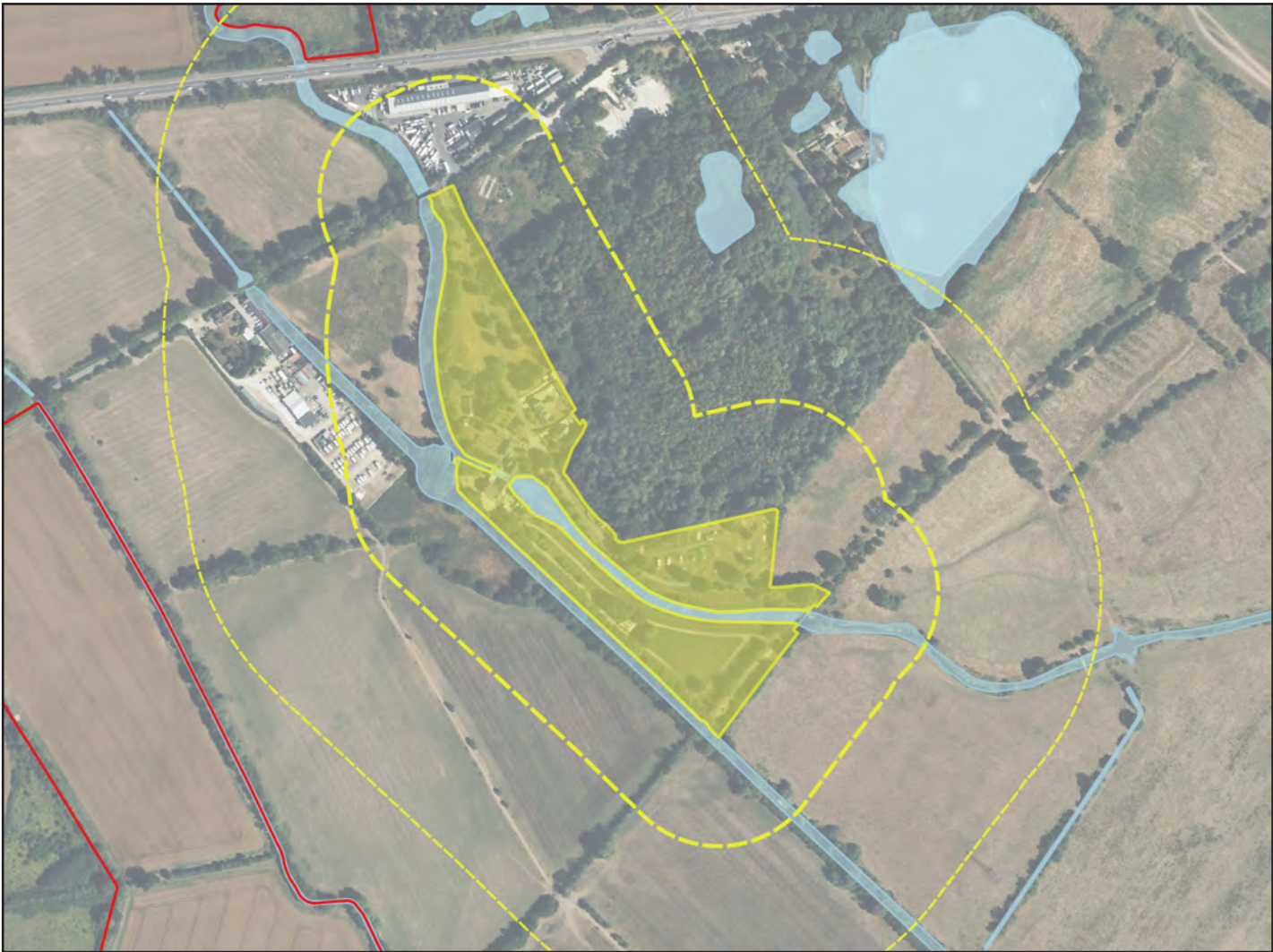
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 276m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

Due to the distance and extent of containment provided by successive bands of dense vegetation, including in proximity to the property, there will be no intervisibility with the above ground infrastructure.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 485m      |
| Primary Alteration(s) | n/a       |





3 | Design Evolution Assessment

51 - Lower Whitley Rd, Filchampstead

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

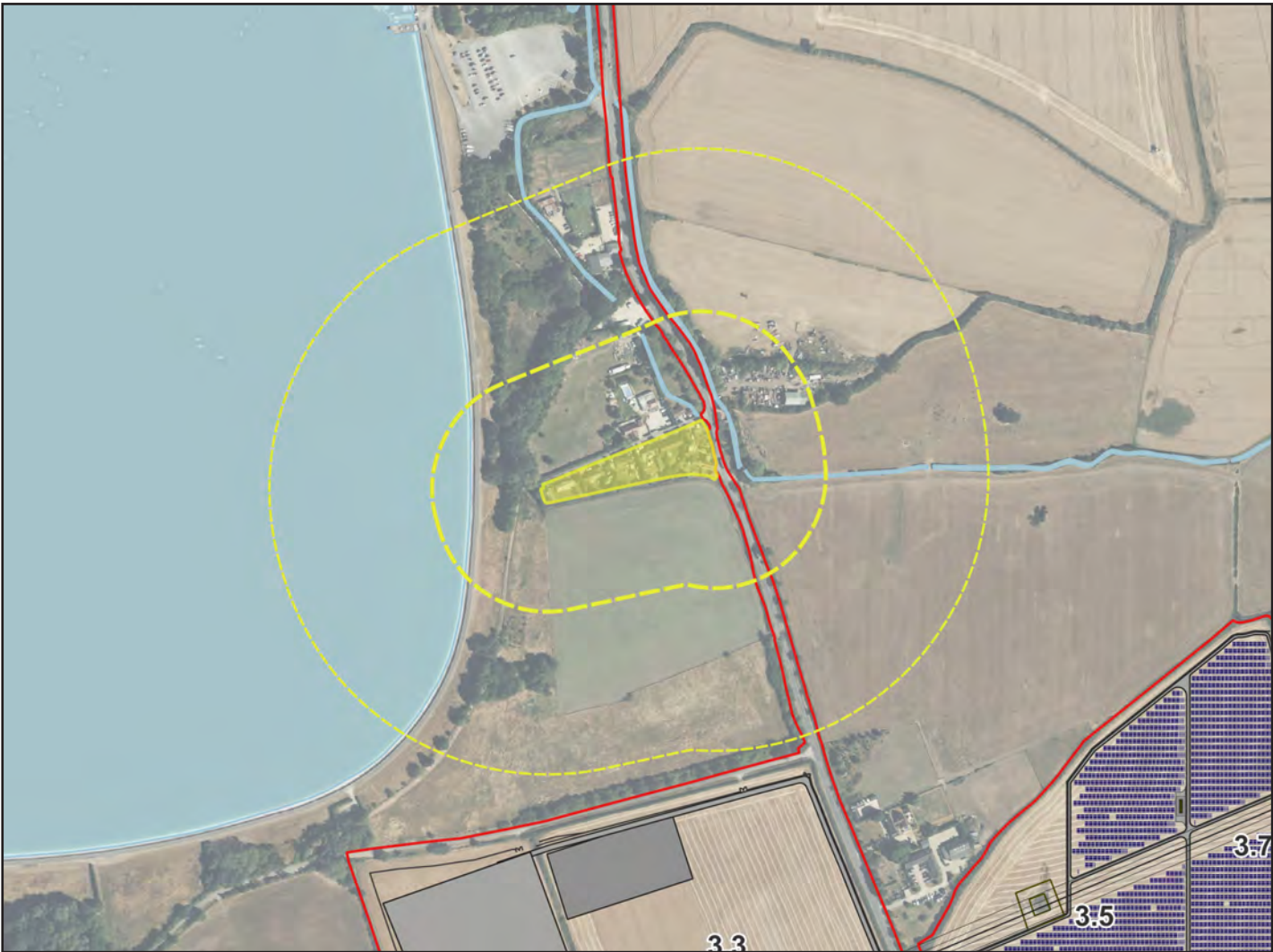
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 299m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Vegetation defining the boundaries of rear gardens partially filters views of the rising land beyond, with this field defined by an additional layer of vegetation in the distance. As a result of the removal of solar panels from Fields 3.1 - 3.4, views will be restricted to filtered views of the main substation, seen in conjunction with the existing pylons and overhead lines, and appearing as a discrete element within the wider composition of southward views. The maturation of planting proposals over time will assist in further screening of this feature.

| Criteria              | Judgement                 |
|-----------------------|---------------------------|
| Magnitude - Year 1    | Low                       |
| Magnitude - Year 15   | Negligible                |
| Distance*             | 431m                      |
| Primary Alteration(s) | Fields 3.1, 3.2, 3.3, 3.4 |





3 | Design Evolution Assessment

52 - Denman’s Farm

Submission Masterplan Assessment

Views to the east at a distance of 160m from the solar panels and southeast at a distance of 180m are screened by farm buildings. In views to the north the house faces towards the fields, which would be covered by solar panels at distances of 90m up to 300m. The landform of Wytham Hill is a prominent skyline feature to the north. Solar panels would be seen at a distance of 150m on the rising ground to the south and be discernible to the west through the hedgerow. Solar panels would appear in the context of the existing electricity pylons, thereby intensifying industrial features in views to the northwest and west. In Year 15, the views would be screened by the proposed hedgerows and tree planting to a certain extent.

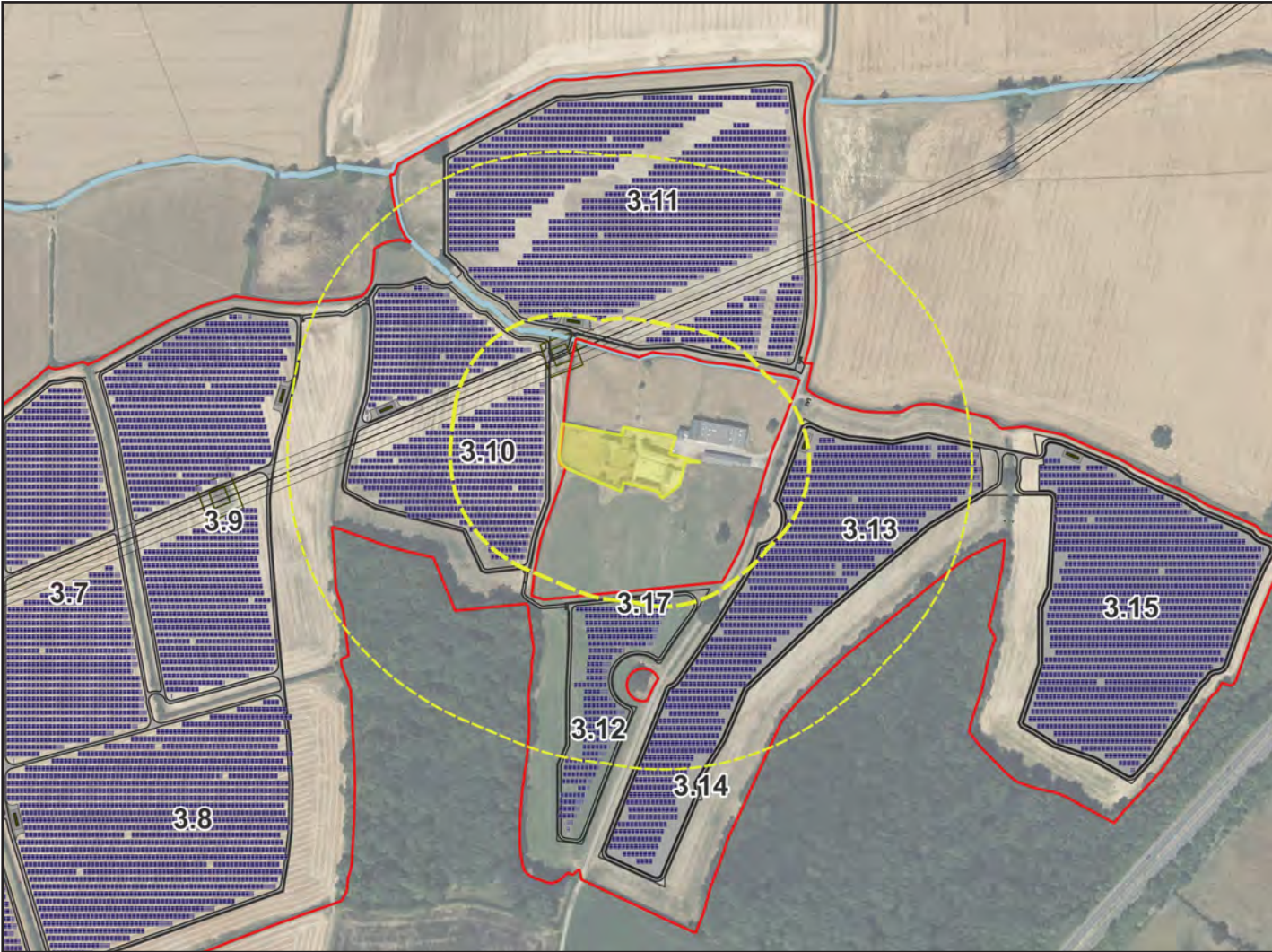
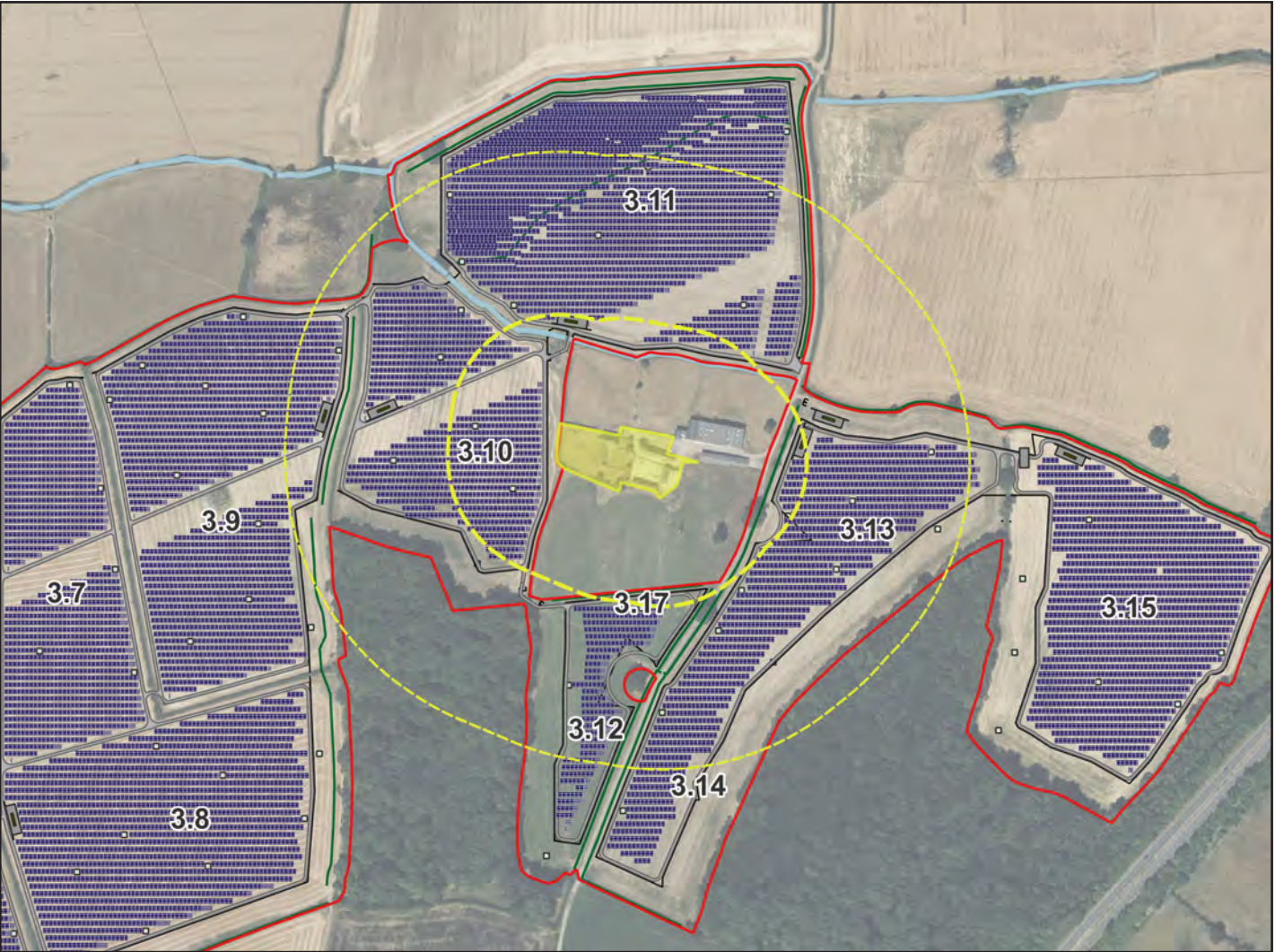
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Medium                 |
| Magnitude - Year 15 | Low                    |
| Distance*           | 14m                    |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The Proposed Development occupies a large proportion of the available field of views from the dwelling and its curtilage, although farm buildings to the south-east, east and north-east do limit the extent to which the Proposed Development is perceived as encompassing the dwelling. This perception is slightly reduced on account of the offsets provided to both the north and south of the property. The main northerly outlook towards Wytham Woods will be maintained, although now featuring panels alongside the existing pylon which is a visual detractor. To the south, the rear of panels will be clearly visible within the rising ground, while the expanse to the west will similarly be seen from the gable end and garden. Note that an alternative agreement is in place for this dwelling.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | High      |
| Magnitude - Year 15   | High      |
| Distance*             | 14m       |
| Primary Alteration(s) | n/a       |





3 | Design Evolution Assessment

53 - Hids Copse Farm / The Spinney/ Orchard Road

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

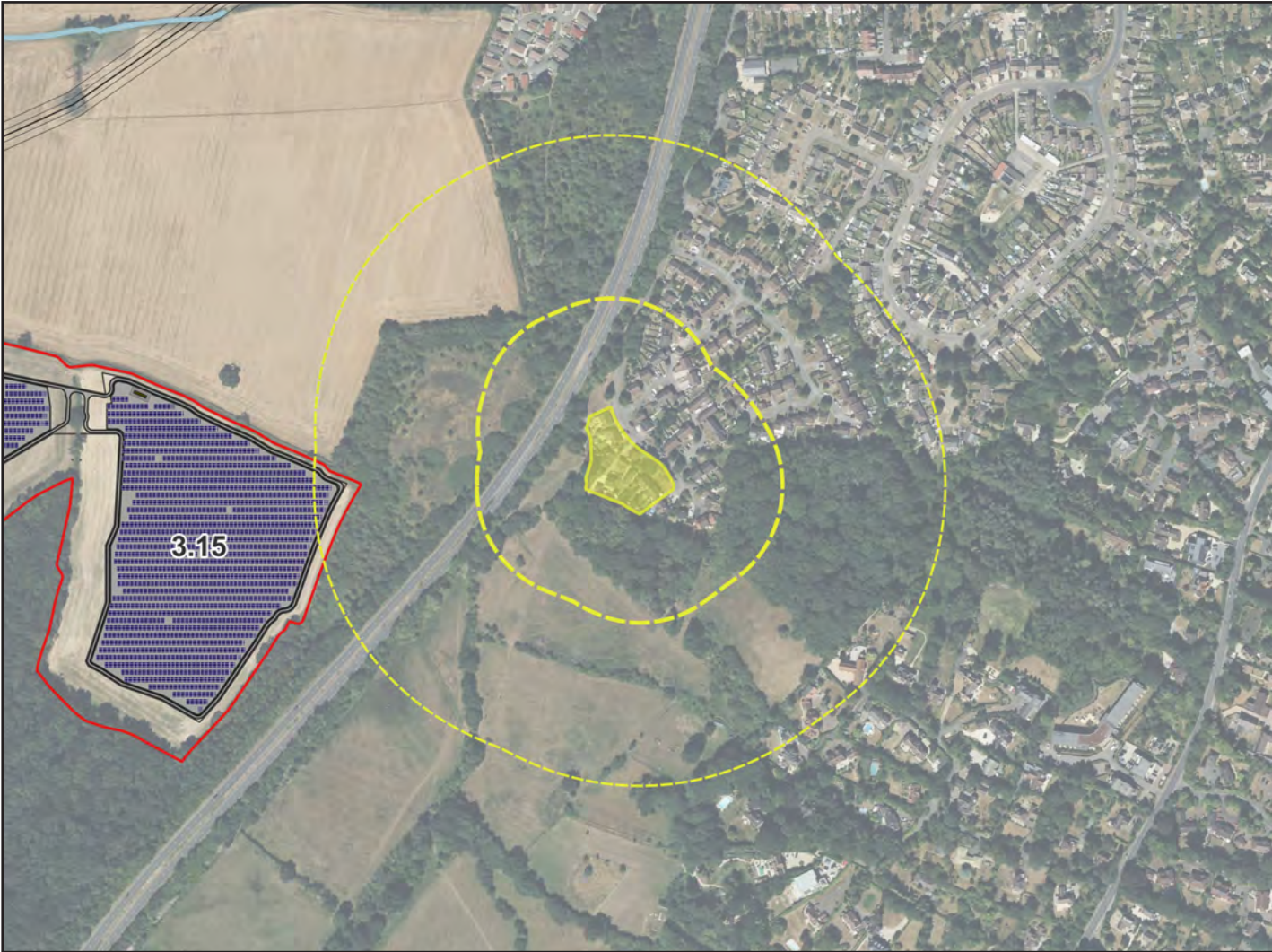
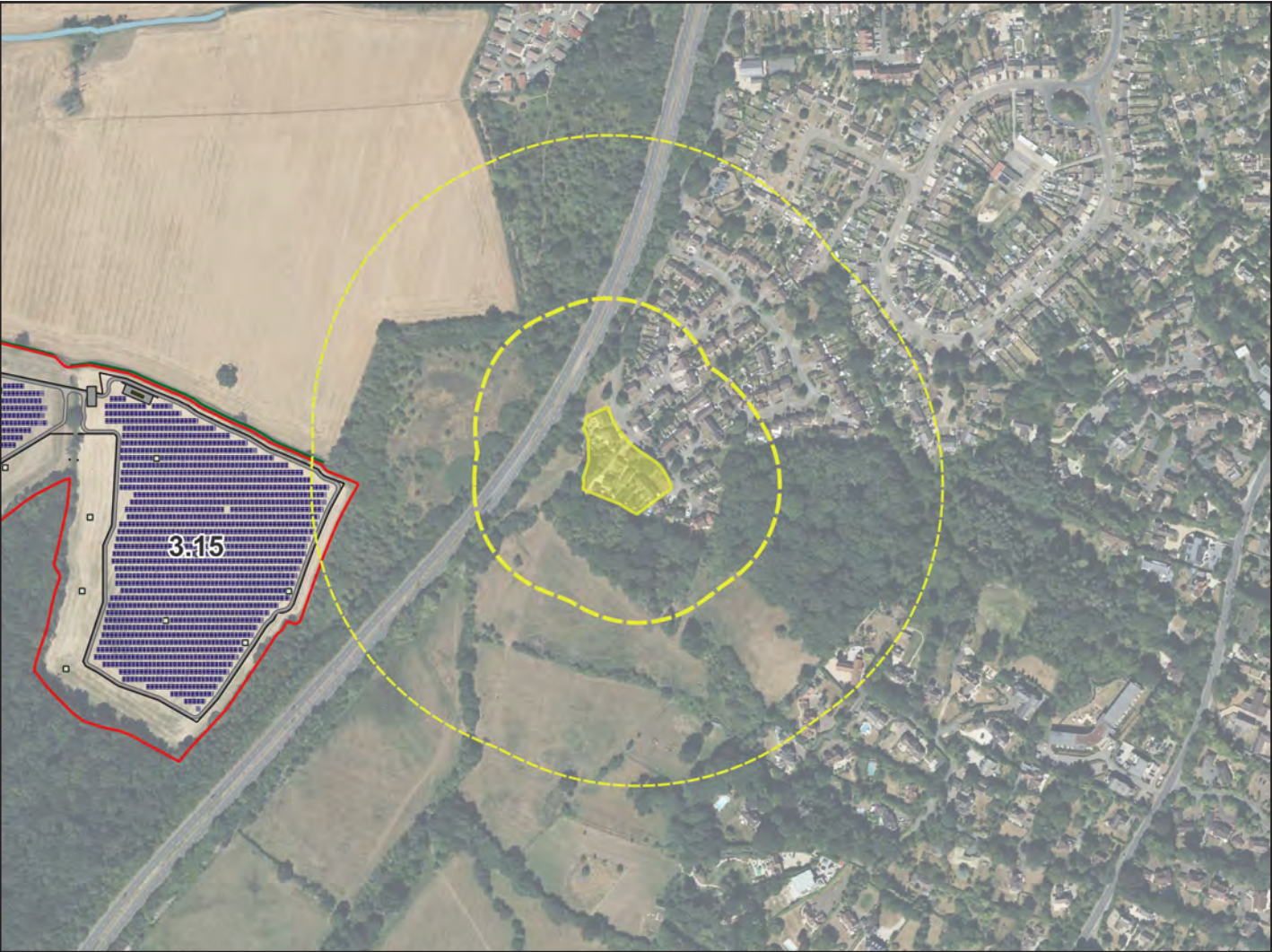
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 234m       |

^ As reported in REP7-042

Revised Masterplan Assessment

There will be no intervisibility with the Proposed Development on account of the screening afforded by successive bands roadside vegetation.

| Criteria              | Judgement |
|-----------------------|-----------|
| Magnitude - Year 1    | No change |
| Magnitude - Year 15   | No change |
| Distance*             | 234m      |
| Primary Alteration(s) | n/a       |





54 - Jumper’s Farm

Submission Masterplan Assessment

A description the baseline was provided, noting that the boundary with the Cumnor Road is formed by a substantial hedgerow and the property has mature trees within its front garden. Buildings on the Willow Park commercial development and associated mature vegetation screen south-east views.

Views west from first floor windows of Jumpers are more open but due to the mature trees in the front garden and on the northwestern boundaries of the Willow Park development there is a degree of screening towards the Project to the west and substantial screening to the south and east, including those from first floor windows.

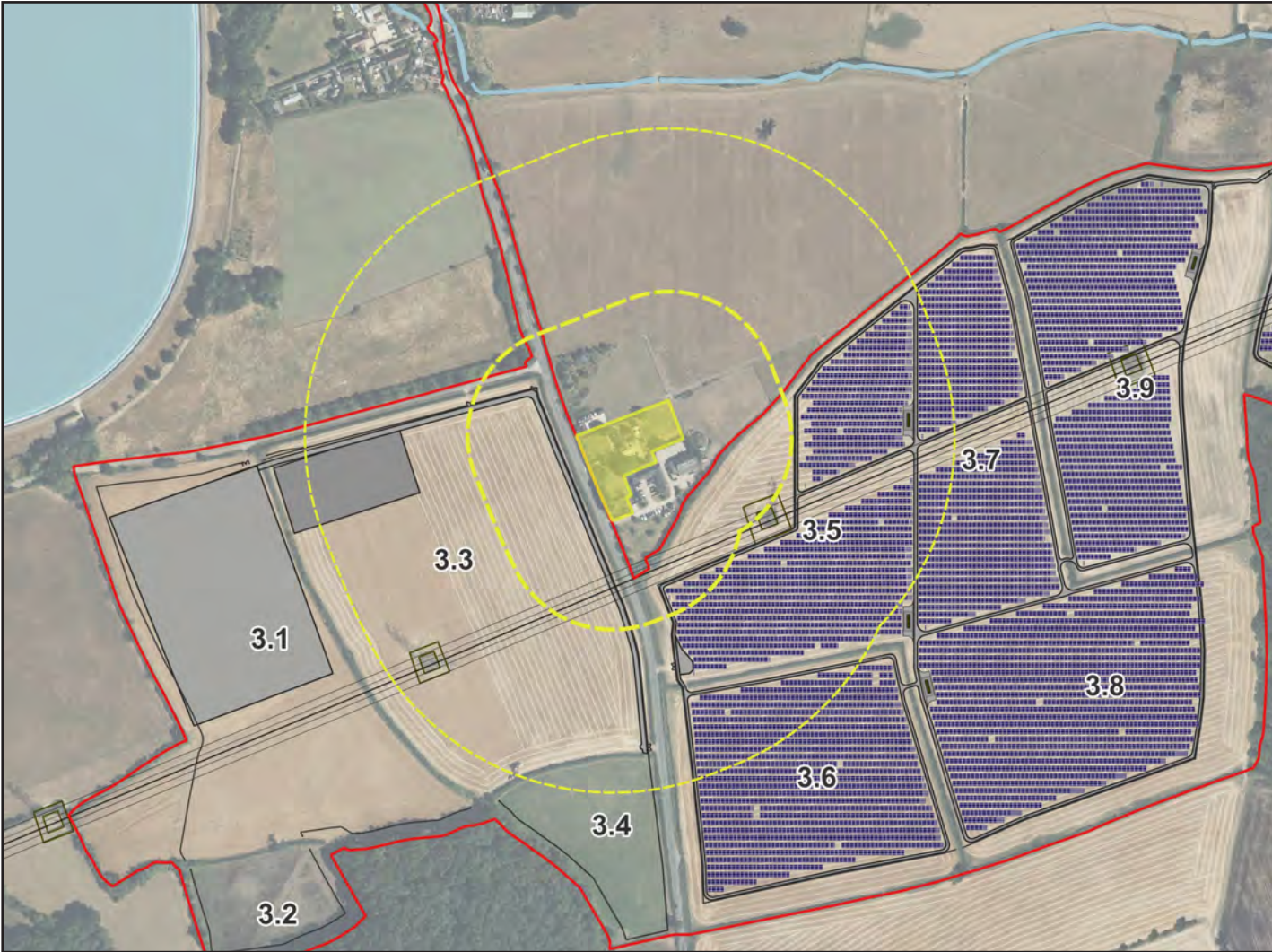
| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 25m        |

^ As reported in REP7-042

Revised Masterplan Assessment

The reduction in the extent of above ground infrastructure within Field 3.5 and the removal of panels in their entirety within Field 3.3, will provide a sense of physical and visual separation between Jumper’s Farm and the Proposed Development. In addition, the removal of panels from Fields 3.1 - 3.4 will ensure that the property is not perceived as being encompassed by the Proposed Development . Consequently, it will be perceptible but not overtly influence the setting of the property.

| Criteria              | Judgement        |
|-----------------------|------------------|
| Magnitude - Year 1    | Low              |
| Magnitude - Year 15   | Low              |
| Distance*             | 70m              |
| Primary Alteration(s) | Fields 3.1 - 3.5 |





55 - Lake View House, Heidersbach, Wetherden, Spring Bank, Applegarth - Cumnor

Submission Masterplan Assessment

Mature trees and other vegetation surrounds these properties, although there are parts of the properties' northern boundaries which are more open, allowing generally open views. There are largely open elevated views to the north from the upper floor windows of Lakeview house.

With the land falling away from these properties, the Proposed Development would be below the eyeline of views available from them. With views to Farmoor Reservoir and higher ground to the north remaining the predominant feature within views. The small part of the Proposed Development visible would not form a prominent feature in the views obtained.

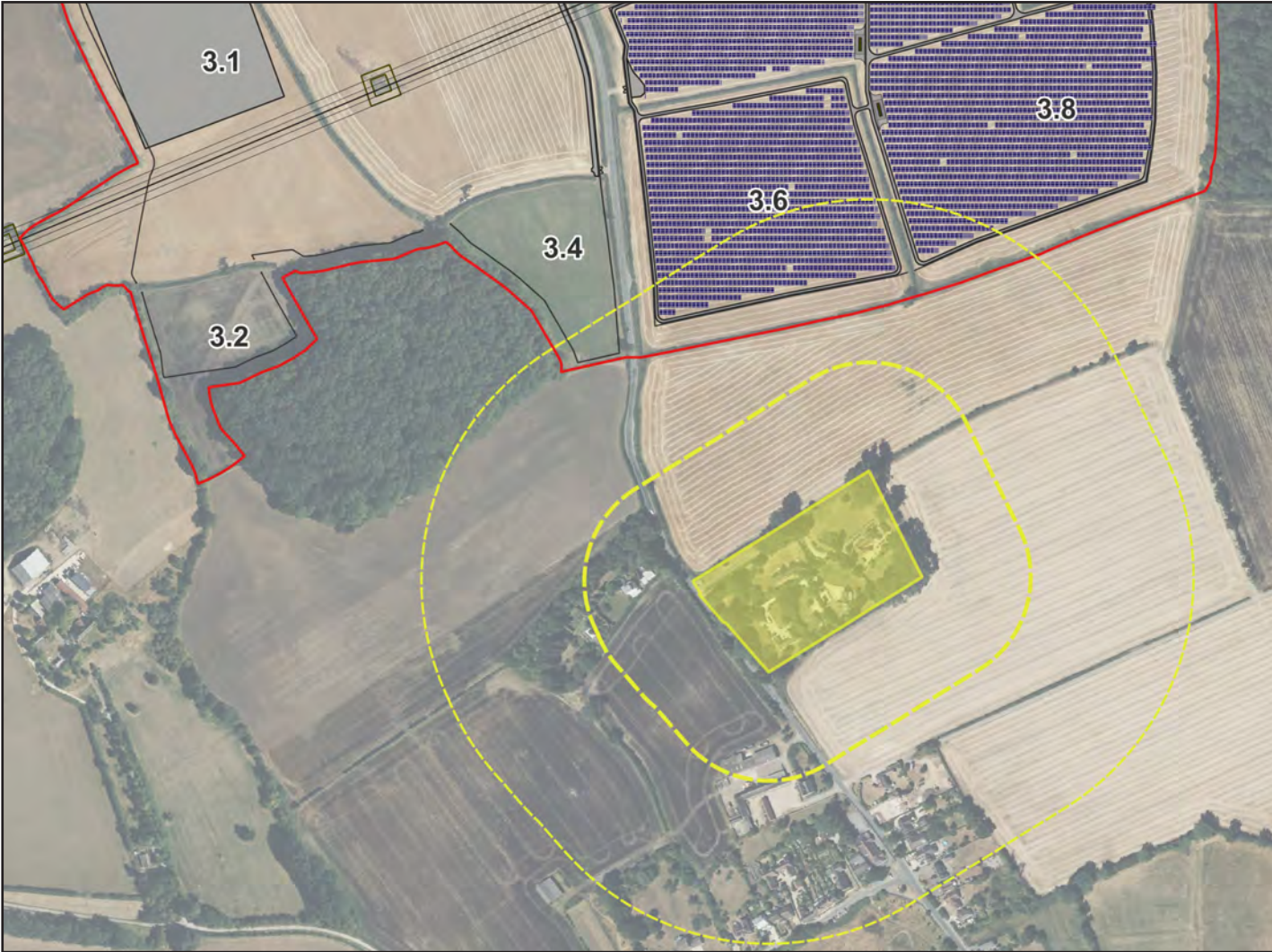
| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | Low                    |
| Magnitude - Year 15 | Low                    |
| Distance*           | 178m                   |

<sup>^</sup> As reported in REP7-042

Revised Masterplan Assessment

The removal of above ground infrastructure from Fields 3.2 - 3.4 and removal of panels from Field 3.1 will assist in reducing the horizontal extent of the northward views occupied by the Proposed Development. However, the main outlook and orientation for Lake View House and Heidersbach is across the lower-lying landscape to the north, which will partly feature the Proposed Development. While at considerable distance, the overlooking nature means that it will form a recognisable component in the views obtained and will slightly influence the setting to these properties, albeit not wholly defining the overall composition, with views towards Farmoor Reservoir maintained as the most prominent feature in the view.

| Criteria              | Judgement        |
|-----------------------|------------------|
| Magnitude - Year 1    | Medium           |
| Magnitude - Year 15   | Medium           |
| Distance*             | 178m             |
| Primary Alteration(s) | Fields 3.1 - 3.4 |





3 | Design Evolution Assessment

56 - Tumbledowns

Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement^ |
|---------------------|------------|
| Magnitude - Year 1  | n/a        |
| Magnitude - Year 15 | n/a        |
| Distance*           | 152m       |

^ As reported in REP7-042

Revised Masterplan Assessment

Woodland cover encompassing Tumbledowns largely limits outward views. That said, there is some appreciation over the wider landscape to the north through gaps in the vegetation, although this does filter any visibility of the Proposed Development. Coupled with the distance between the property and the Proposed Development, it has minimal bearing on the properties' setting.

| Criteria              | Judgement        |
|-----------------------|------------------|
| Magnitude - Year 1    | Low-Negligible   |
| Magnitude - Year 15   | Low-Negligible   |
| Distance*             | 181m             |
| Primary Alteration(s) | Fields 3.1 - 3.4 |





### 3 | Design Evolution Assessment

## 57 - Upper Whitley Farm

### Submission Masterplan Assessment

Not identified within the previously undertaken assessment documentation.

| Criteria            | Judgement <sup>^</sup> |
|---------------------|------------------------|
| Magnitude - Year 1  | n/a                    |
| Magnitude - Year 15 | n/a                    |
| Distance*           | 143m                   |

<sup>^</sup> As reported in REP7-042

### Revised Masterplan Assessment

As a result of the removal of panels from within Fields 3.1 to 3.4 the introduced above ground infrastructure will be barely perceived from this property due to the lay of the land and the screening afforded by intervening vegetation filtering views further east.

| Criteria              | Judgement        |
|-----------------------|------------------|
| Magnitude - Year 1    | Negligible       |
| Magnitude - Year 15   | Negligible       |
| Distance*             | 460m             |
| Primary Alteration(s) | Fields 3.1 - 3.4 |





Section 4

**Summary & Conclusions.**



Summary of Findings

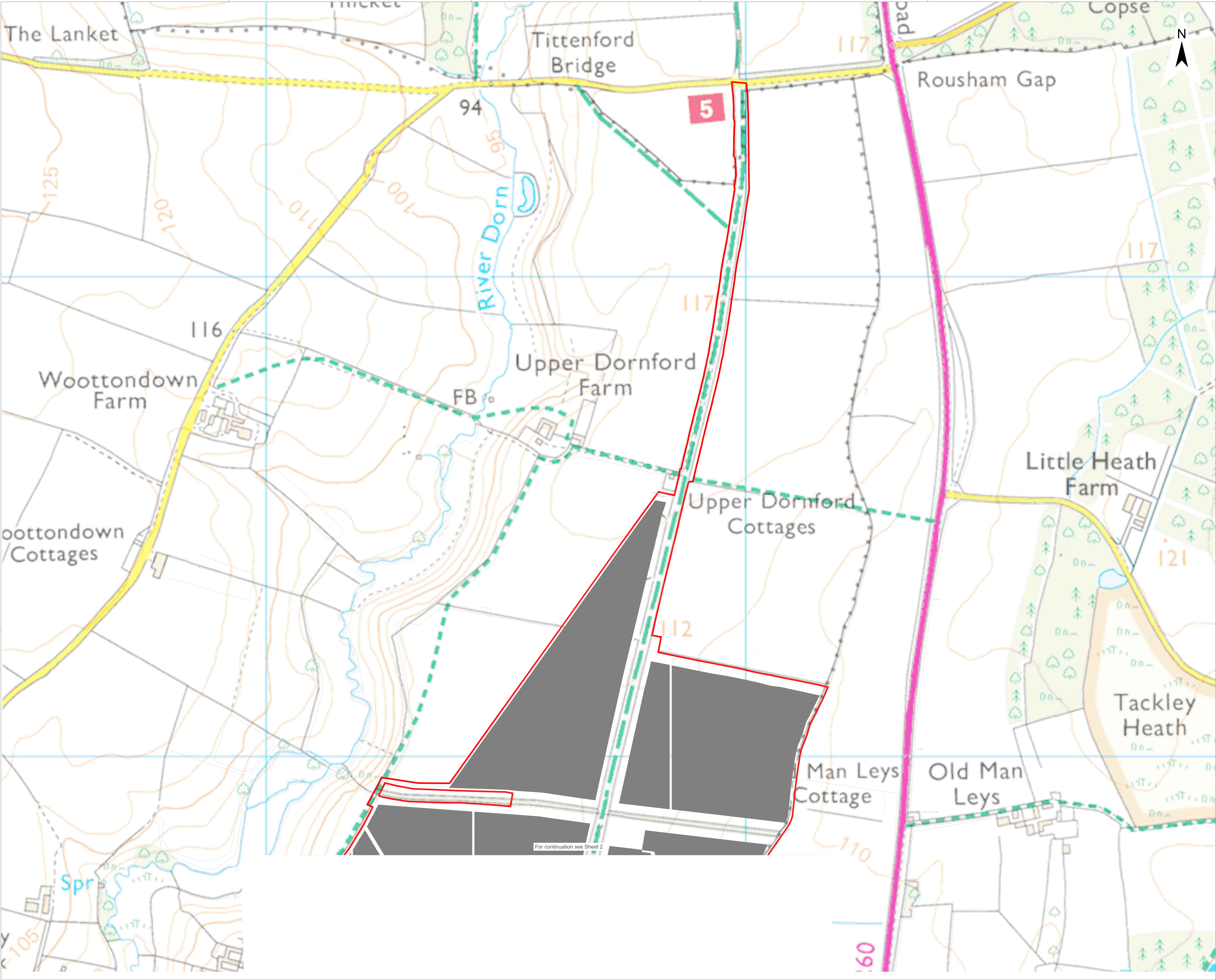
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|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1 | This analysis has considered the residential visual amenity of 57 residential properties (or dwelling groups) within 250m of the Order Limits, comparing the previous position reported in the Submission Masterplan (REP7-042) against the Landscape Parameter Plan (illustrated by way of a Revised Masterplan) derived through an iterative, design-led process.                                                                                                                                                                        | 4.5 | At Year 1, the Landscape Parameter Plan results in a Negligible magnitude or No Change at 31 of the 57 receptors, with a further 17 experiencing a Low or Low-Negligible magnitude, 2 a Medium-Low magnitude, 6 a Medium magnitude, and 1 a High magnitude.                                                                                                                                                                                                                                                                                                                                                             | 4.9  | For completeness, and notwithstanding the agreement in place, it is noted that at Denman’s Farm the presence of farm buildings to the south-east, east and north-east limits the extent to which the Proposed Development is perceived as encompassing the dwelling; the principal northerly outlook towards Wytham Woods is retained; and the existing electricity pylon already forms an established industrial feature within the setting. The offsets provided to the north and south further temper the change, and collectively the effects experienced are not considered to be materially detrimental to living conditions. |
| 4.2 | Its purpose has been to demonstrate how the design has evolved in response to Requirement 15 of the draft DCO, and to establish whether the Residential Visual Amenity Threshold is engaged at any dwelling, with the illustrative Revised Masterplan according with the Landscape Parameter Plan included within Appendix A of this document.                                                                                                                                                                                             | 4.6 | By Year 15, as mitigation planting establishes in line with the illustrative Revised Masterplan, magnitudes typically reduce further, with a Negligible magnitude or No Change recorded at 38 receptors. Only 4 receptors experience a magnitude of Medium-Low or above: Lower Dornford Farm and Cottage (Medium-Low), Goose Eye Farm and the Lake View House group (Medium), and Denman’s Farm (High).                                                                                                                                                                                                                 | 4.10 | Overall, the design evolution demonstrates a proportionate, receptor-specific response consistent with NPS EN-1 paragraphs 5.10.6, 5.10.19 and 5.10.22, and provides the evidential basis for this Outline Residential and Visual Amenity Plan to be secured under Requirement 15. Agreement is sought with the OHA that the design strategy appropriately reduces the potential for unacceptable adverse effects on residential visual amenity to arise.                                                                                                                                                                           |
| 4.3 | Requirement 15 secures a minimum separation of 100m between dwellings and the ‘Relevant Works’, with additional tailored offsets applied where justified by the circumstances of individual properties. The Landscape Parameter Plan incorporates a minimum offset of typically 100m unless otherwise agreed, with substantially greater separation delivered at numerous receptors, for example at Folly Bridge, Burleigh House and Hordley Farm (each increased from under 15m to over 100m).                                            | 4.7 | Of the receptors assessed, 11 are subject to an alternative agreement with the Applicant, which includes Denman’s Farm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4.4 | The design responses reflect the mitigation hierarchy, prioritising avoidance and reduction (including alterations driven by landscape considerations that will also have a benefit in visual amenity terms). Measures include increased separation distances, the removal of above-ground infrastructure from fields adjoining sensitive receptors, the reconfiguration of development areas, the retention of intervening landform and vegetation, and new hedgerow and treebelt planting to filter and soften residual views over time. | 4.8 | TGN 2/19 is explicitly built on the public-interest test: i.e.the planning system is concerned with public interest, and the Threshold assessment exists to catch the narrow case where harm to a private interest is so great that it becomes a matter of public interest. Where the owner of a dwelling is a willing party to an agreement with the applicant, that public-interest rationale is materially reduced. That said, it is acknowledged that an agreement does not extinguish residential amenity as a material consideration and accordingly the likely effects of the Proposed Development are provided. |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



Appendix A

# **Landscape Parameter Plan.**





Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

|                        |         |            |                               |            |            |
|------------------------|---------|------------|-------------------------------|------------|------------|
| Project                |         |            | Status                        |            |            |
| Botley West Solar Farm |         |            | Final                         |            |            |
| Id.                    | Changes | Date       | Name                          | Date       | Name       |
|                        |         |            | Edit                          | 16.07.2026 | M.Thom     |
|                        |         |            | Check                         | 16.07.2026 | H.Trabelsi |
|                        |         |            | Drawing No. EN010147/APP/21.6 |            |            |
| A                      | Created | 16.07.2026 | M.Thom                        |            |            |

0 100 200 Meters

Scale: 1:2500 at A0

Title

Landscape Parameter Plan  
Sheet 1  
Northern Site Area 1 of 3

Photovoltaik  
Development Partners

Photovoltaik Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





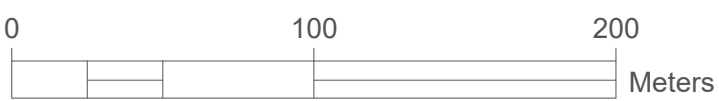
Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

Extent of Works No. 3(b) under Requirement 15

|                        |         |            |        |                   |            |            |
|------------------------|---------|------------|--------|-------------------|------------|------------|
| Project                |         |            |        | Status            |            |            |
| Botley West Solar Farm |         |            |        | Final             |            |            |
| Id.                    | Changes | Date       | Name   |                   | Date       | Name       |
|                        |         |            |        | Edit              | 16.07.2026 | M.Thom     |
|                        |         |            |        | Check             | 16.07.2026 | H.Trabelsi |
|                        |         |            |        | Drawing No        |            |            |
| A                      | Created | 16.07.2026 | M.Thom | EN010147/APP/21.6 |            |            |



Scale: 1:2500 at A0

Title

Landscape Parameter Plan

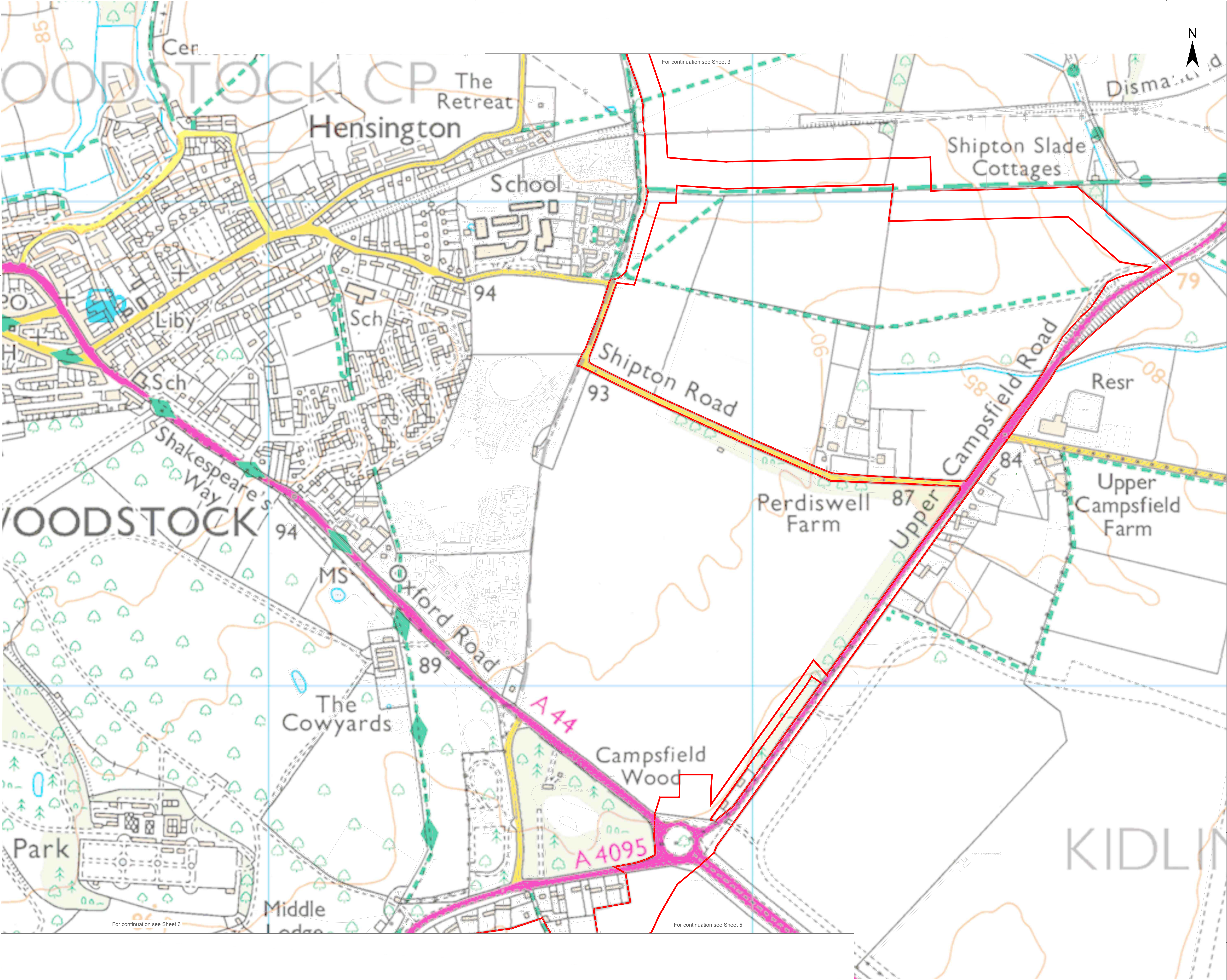
Sheet 2

Northern Site Area 2 of 3









Legend

Site Location and Order Limits

Project

Botley West Solar Farm

Status

Final

| Id. | Changes | Date       | Name   |            | Date              | Name       |
|-----|---------|------------|--------|------------|-------------------|------------|
|     |         |            |        | Edit       | 16.07.2026        | M.Thom     |
|     |         |            |        | Check      | 16.07.2026        | H.Trabelsi |
|     |         |            |        | Drawing No | EN010147/APP/21.6 |            |
| A   | Created | 16.07.2026 | M.Thom |            |                   |            |

0100200

Meters

Scale: 1:2500 at A0

Title

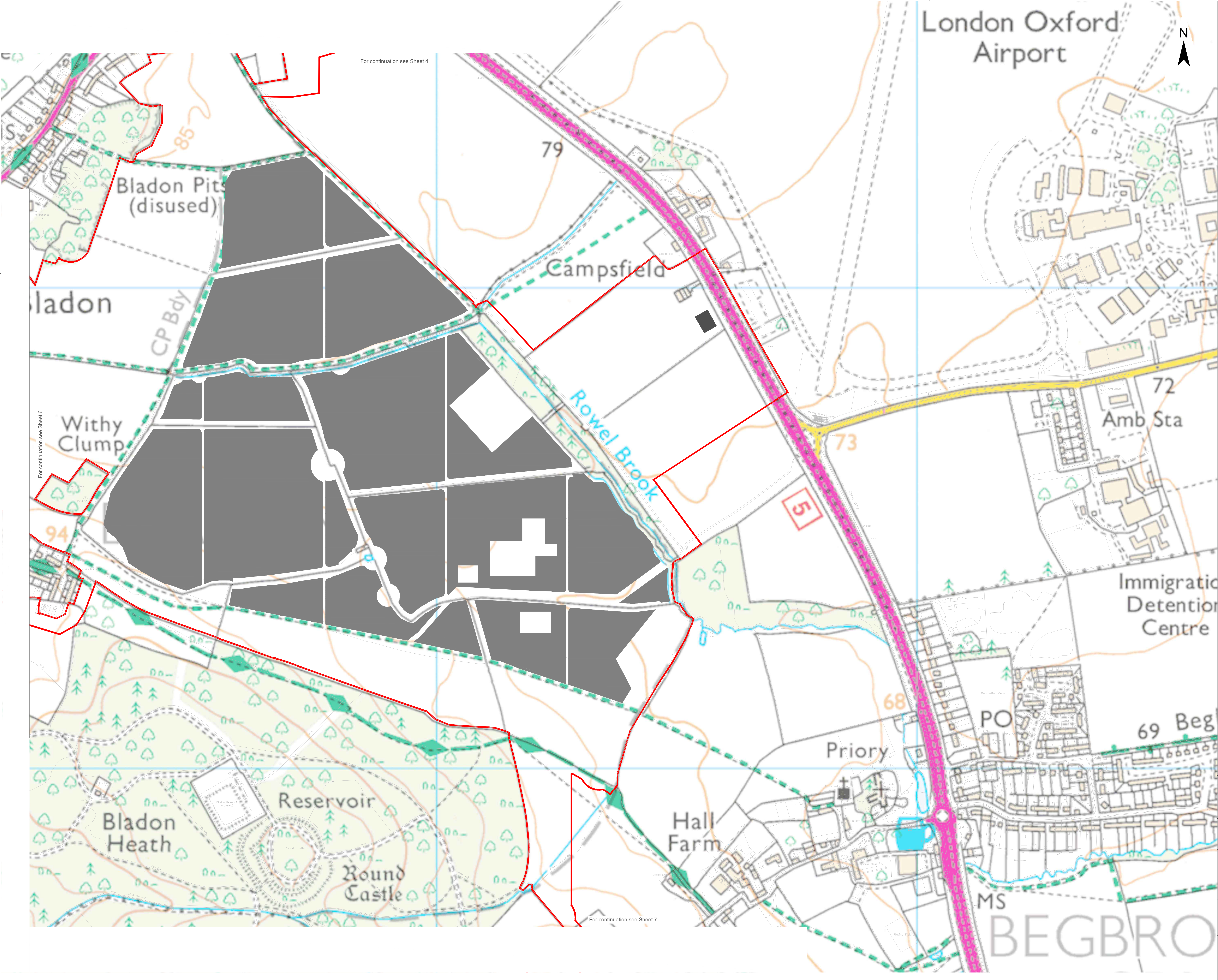
Landscape Parameter Plan

Sheet 4

275kV Illustrative Cable Corridor Plan

Photovoltaik-Entwicklungs-Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

Extent of Works No. 3(b) under Requirement 15

Project

Botley West Solar Farm

Status

Final

| Id. | Changes | Date       | Name       | Date       | Name              |
|-----|---------|------------|------------|------------|-------------------|
|     | Edit    | 16.07.2026 | M.Thom     |            |                   |
|     | Check   | 16.07.2026 | H.Trabelsi |            |                   |
|     |         |            |            | Drawing No | EN010147/APP/21.6 |
| A   | Created | 16.07.2026 | M.Thom     |            |                   |

0 100 200 Meters

Scale: 1:2500 at A0

Title

Landscape Parameter Plan

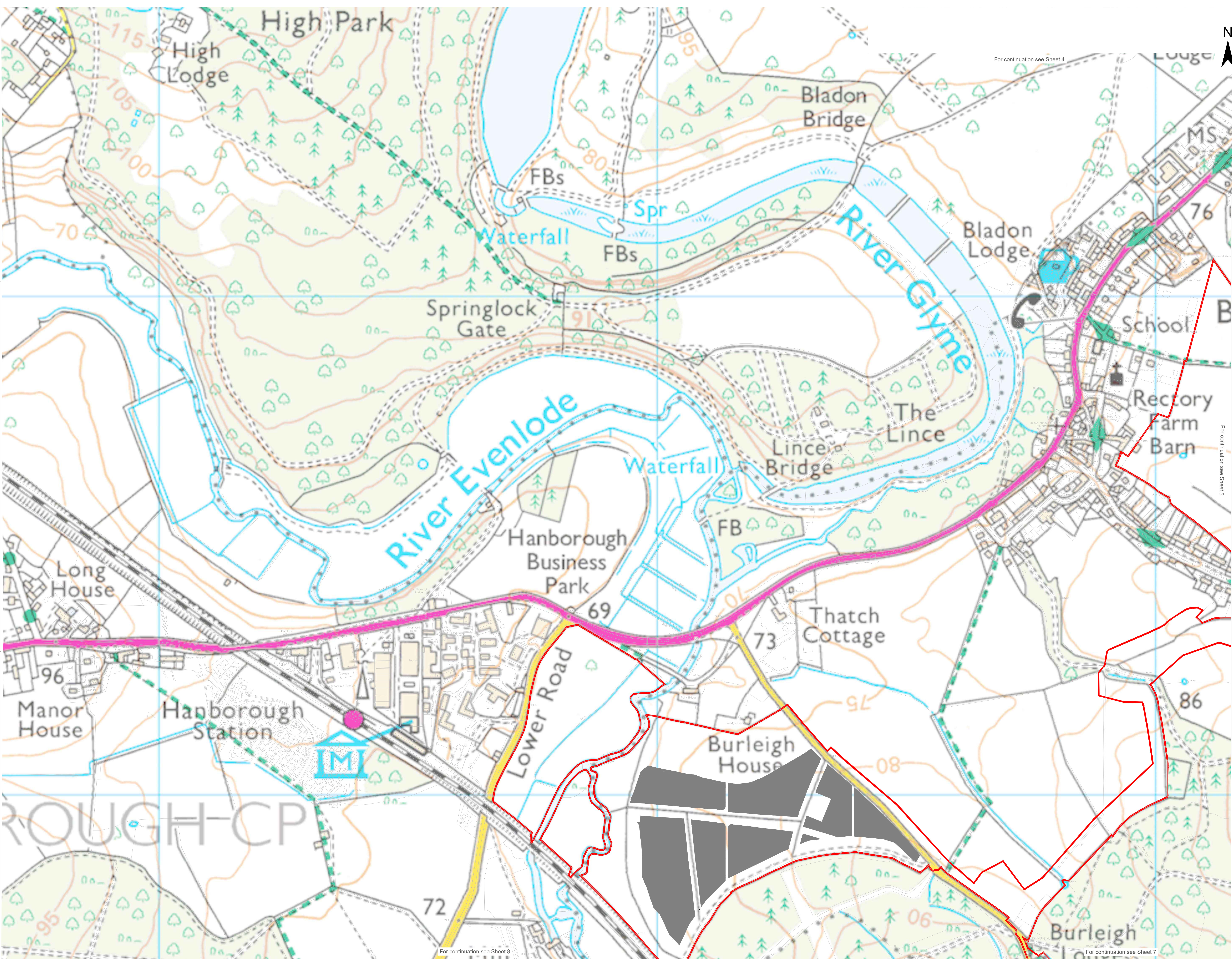
Sheet 5

Central Site Area 1 of 6



Photovoltaik Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

|                        |         |            |                       |
|------------------------|---------|------------|-----------------------|
| Project                |         | Status     |                       |
| Botley West Solar Farm |         | Final      |                       |
| Id.                    | Changes | Date       | Name                  |
|                        |         | Edit       | 16.07.2026 M.Thom     |
|                        |         | Check      | 16.07.2026 H.Trabelsi |
|                        |         | Drawing No | EN010147/APP/21.6     |
| A                      | Created | 16.07.2026 | M.Thom                |

0 100 200 Meters

Scale: 1:2500 at A0

Title

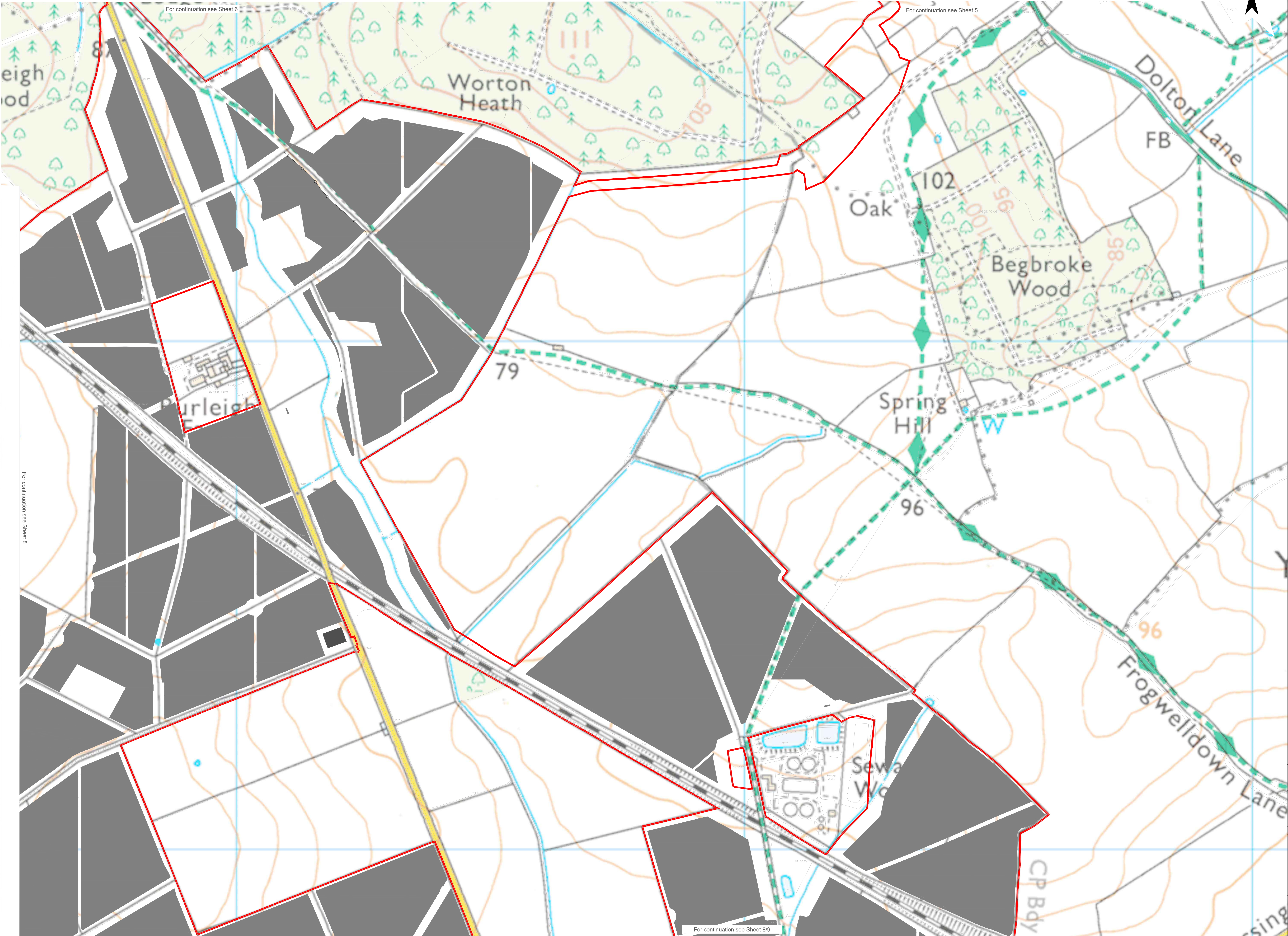
Landscape Parameter Plan

Sheet 6

Central Site Area 2 of 6

Photovoltaic Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





Legend

Site Location and Order Limits 

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15 

Extent of Works No. 3(b) under Requirement 15 



|                        |         |            |        |                               |            |            |
|------------------------|---------|------------|--------|-------------------------------|------------|------------|
| Project                |         |            |        | Status                        |            |            |
| Botley West Solar Farm |         |            |        | Final                         |            |            |
| Id.                    | Changes | Date       | Name   |                               | Date       | Name       |
|                        |         |            |        | Edit                          | 16.07.2026 | M.Thom     |
|                        |         |            |        | Check                         | 16.07.2026 | H.Trabelsi |
|                        |         |            |        | Drawing No. EN010147/APP/21.6 |            |            |
| A                      | Created | 16.07.2026 | M.Thom |                               |            |            |



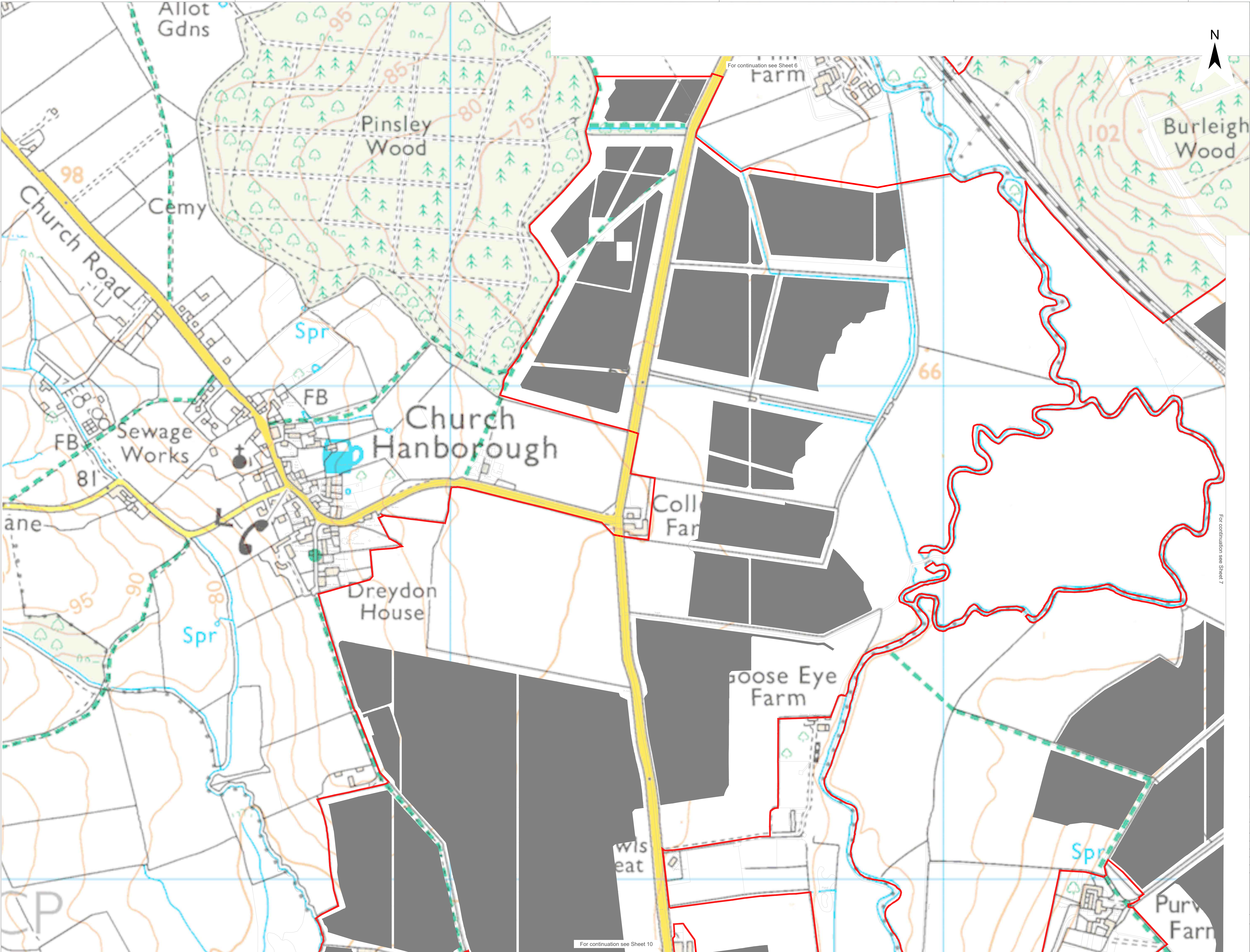
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Title  
**Landscape Parameter Plan**  
**Sheet 7**  
Central Site Area 3 of 6



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Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

|                        |         |            |        |            |                   |            |
|------------------------|---------|------------|--------|------------|-------------------|------------|
| Project                |         | Status     |        |            |                   |            |
| Botley West Solar Farm |         | Final      |        |            |                   |            |
| Id.                    | Changes | Date       | Name   |            | Date              | Name       |
|                        |         |            |        |            |                   |            |
|                        |         |            |        | Edit       | 16.07.2026        | M.Thom     |
|                        |         |            |        | Check      | 16.07.2026        | H.Trabelsi |
|                        |         |            |        | Drawing No | EN010147/APP/21.6 |            |
| A                      | Created | 16.07.2026 | M.Thom |            |                   |            |

0 100 200 Meters

Scale: 1:2500 at A0

Title

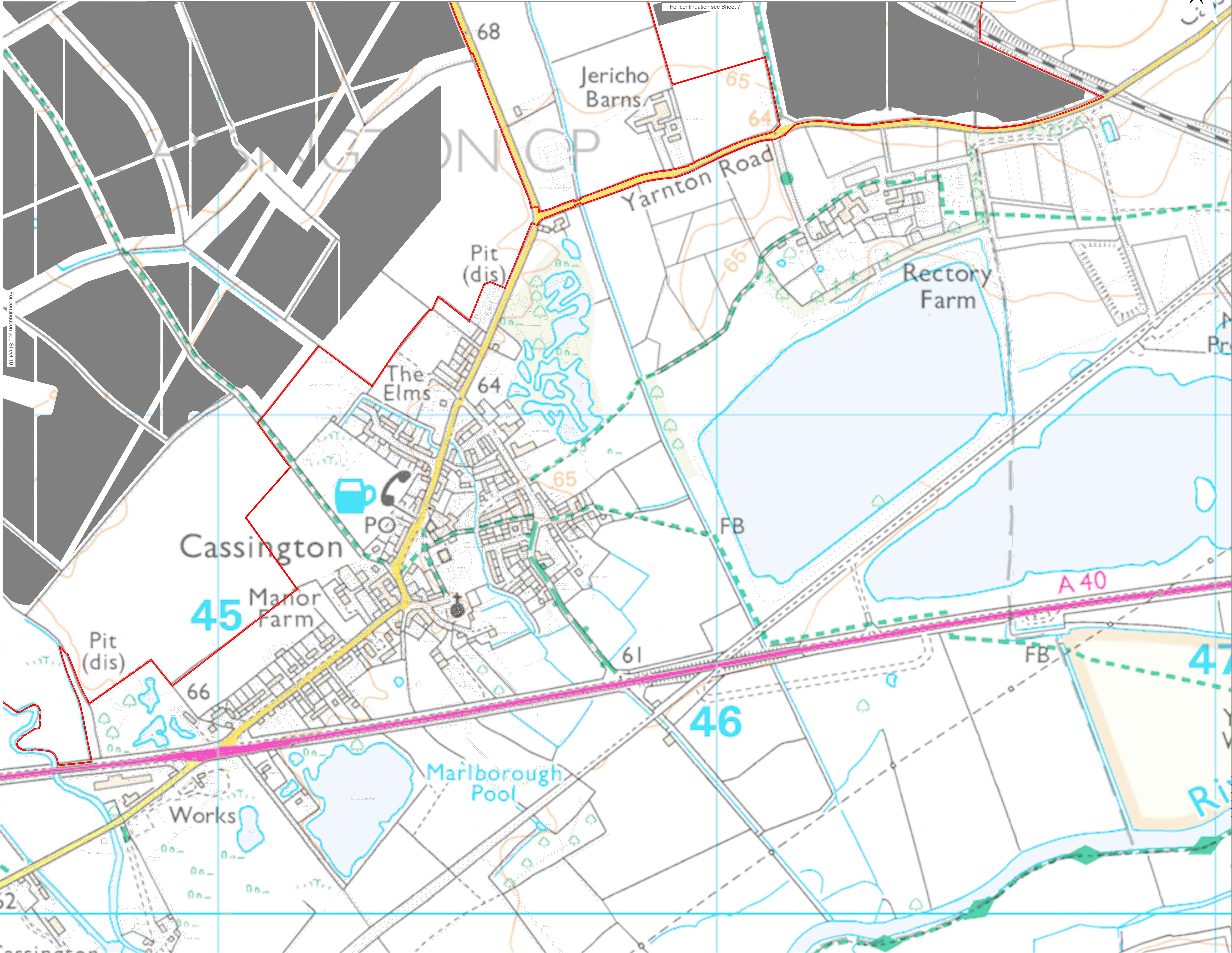
Landscape Parameter Plan

Sheet 8

Central Site Area 4 of 6

 Photovoltaik Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

|                        |         |            |                               |            |            |
|------------------------|---------|------------|-------------------------------|------------|------------|
| Project                |         |            | Status                        |            |            |
| Botley West Solar Farm |         |            | Final                         |            |            |
| Id.                    | Changes | Date       | Name                          | Date       | Name       |
|                        |         |            | Edit                          | 16.07.2026 | M.Thom     |
|                        |         |            | Check                         | 16.07.2026 | H.Trabelsi |
|                        |         |            | Drawing No. EN010147/APP/21.6 |            |            |
| A                      | Created | 16.07.2026 | M.Thom                        |            |            |

0 100 200 Meters

Scale: 1:2500 at A0

Title

Landscape Parameter Plan

Sheet 9

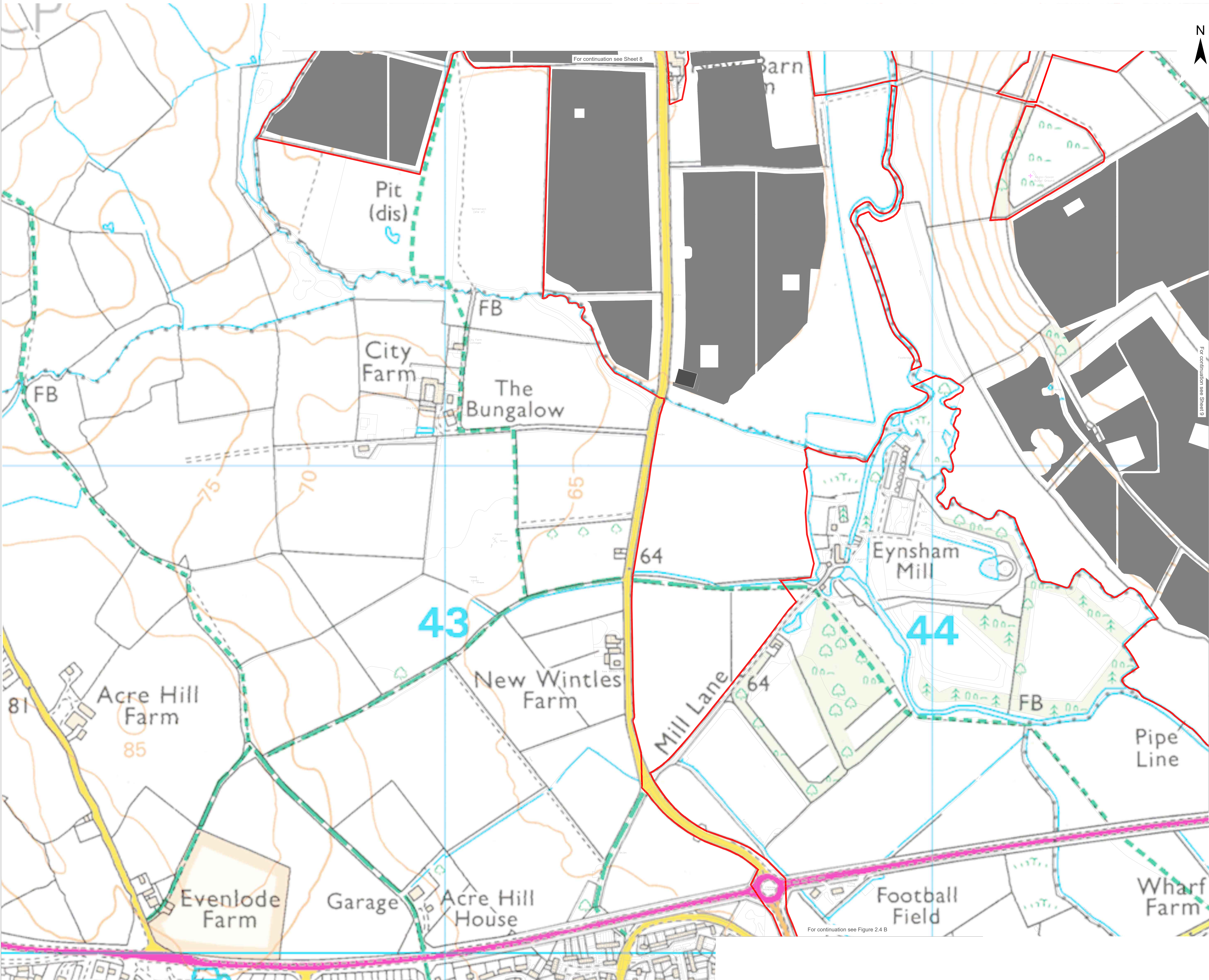
Central Site Area 5 of 6

Photovoltaik Development Partners GmbH

Kurfürstendamm 52

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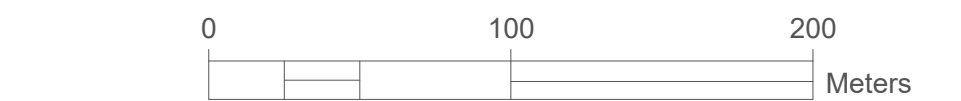
Legend

Site Location and Order Limits 

Extent of Works No. 1, Work No. 5(d),  
Works No. 6(c), Works No. 6(d), and  
Works No. 8(g) under Requirement 15 

Extent of Works No. 3(b) under Requirement 15 

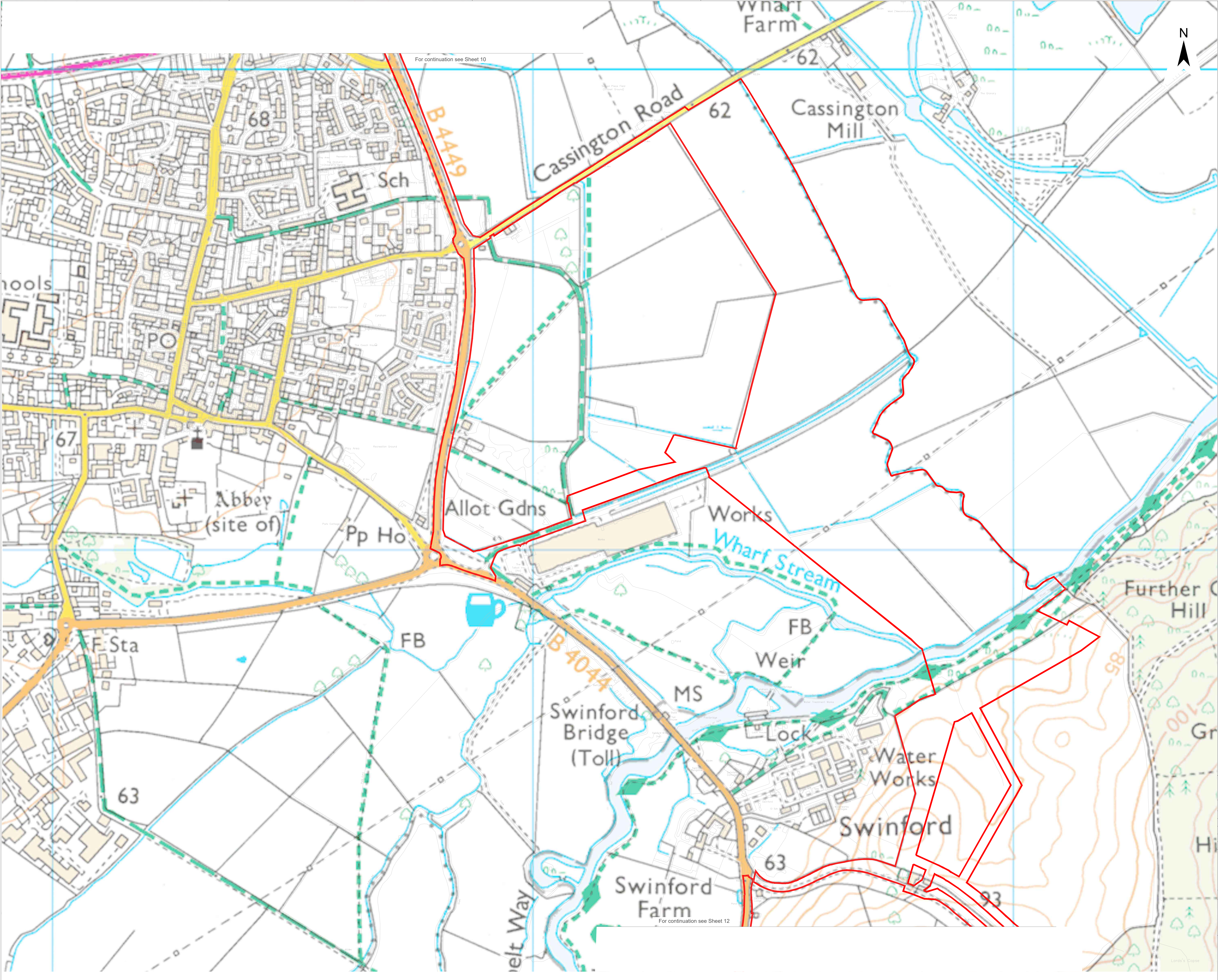
| Project                |         |            |        | Status     |                   |            |
|------------------------|---------|------------|--------|------------|-------------------|------------|
| Botley West Solar Farm |         |            |        | Final      |                   |            |
| Id.                    | Changes | Date       | Name   |            | Date              | Name       |
|                        |         |            |        | Edit       | 16.07.2026        | M.Thom     |
|                        |         |            |        | Check      | 16.07.2026        | H.Trabelsi |
|                        |         |            |        |            |                   |            |
|                        |         |            |        |            |                   |            |
|                        |         |            |        | Drawing No | EN010147/APP/21.6 |            |
| A                      | Created | 16.07.2026 | M.Thom |            |                   |            |



Scale: 1:2500 at A0

Title Landscape Parameter Plan  
Sheet 10  
Central Site Area 6 of 6





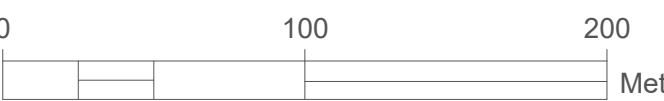
For continuation see Sheet 10

For continuation see Sheet 12



Legend  
Site Location and Order Limits

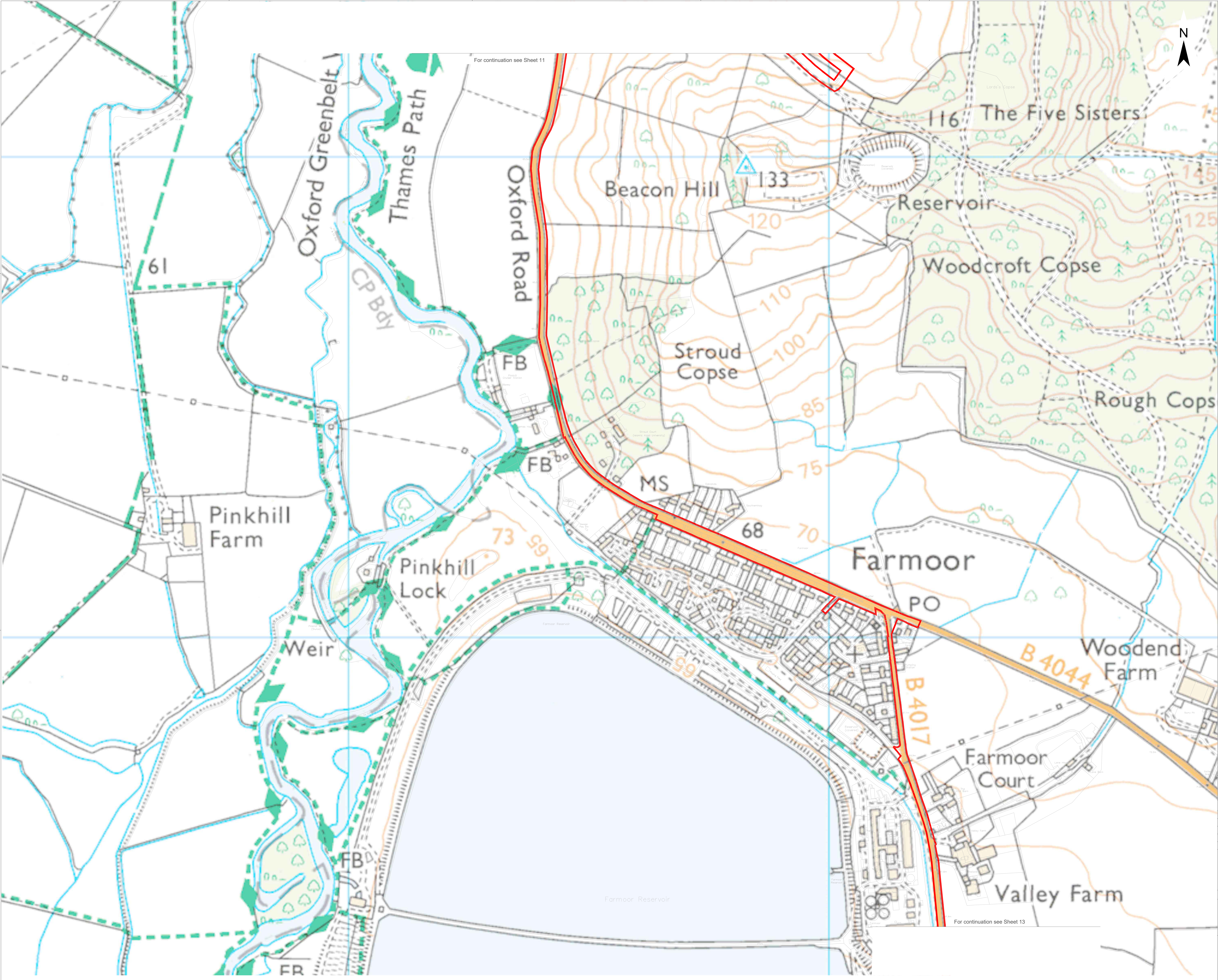
| Project                |         |            |        | Status     |                   |            |
|------------------------|---------|------------|--------|------------|-------------------|------------|
| Botley West Solar Farm |         |            |        | Final      |                   |            |
| Id.                    | Changes | Date       | Name   |            | Date              | Name       |
|                        |         |            |        | Edit       | 16.07.2026        | M.Thom     |
|                        |         |            |        | Check      | 16.07.2026        | H.Trabelsi |
|                        |         |            |        |            |                   |            |
|                        |         |            |        |            |                   |            |
|                        |         |            |        | Drawing No | EN010147/APP/21.6 |            |
| A                      | Created | 16.07.2026 | M.Thom |            |                   |            |



Scale: 1:2500 at A0

Title  
**Landscape Parameter Plan**  
**Sheet 11**  
275kV Illustrative Cable Corridor Plan





Legend

Site Location and Order Limits

|                        |         |            |                               |            |            |
|------------------------|---------|------------|-------------------------------|------------|------------|
| Project                |         |            | Status                        |            |            |
| Botley West Solar Farm |         |            | Final                         |            |            |
| Id.                    | Changes | Date       | Name                          | Date       | Name       |
|                        |         |            |                               | 16.07.2026 | M.Thom     |
|                        |         |            |                               | 16.07.2026 | H.Trabelsi |
|                        |         |            | Drawing No. EN010147/APP/21.6 |            |            |
| A                      | Created | 16.07.2026 | M.Thom                        |            |            |

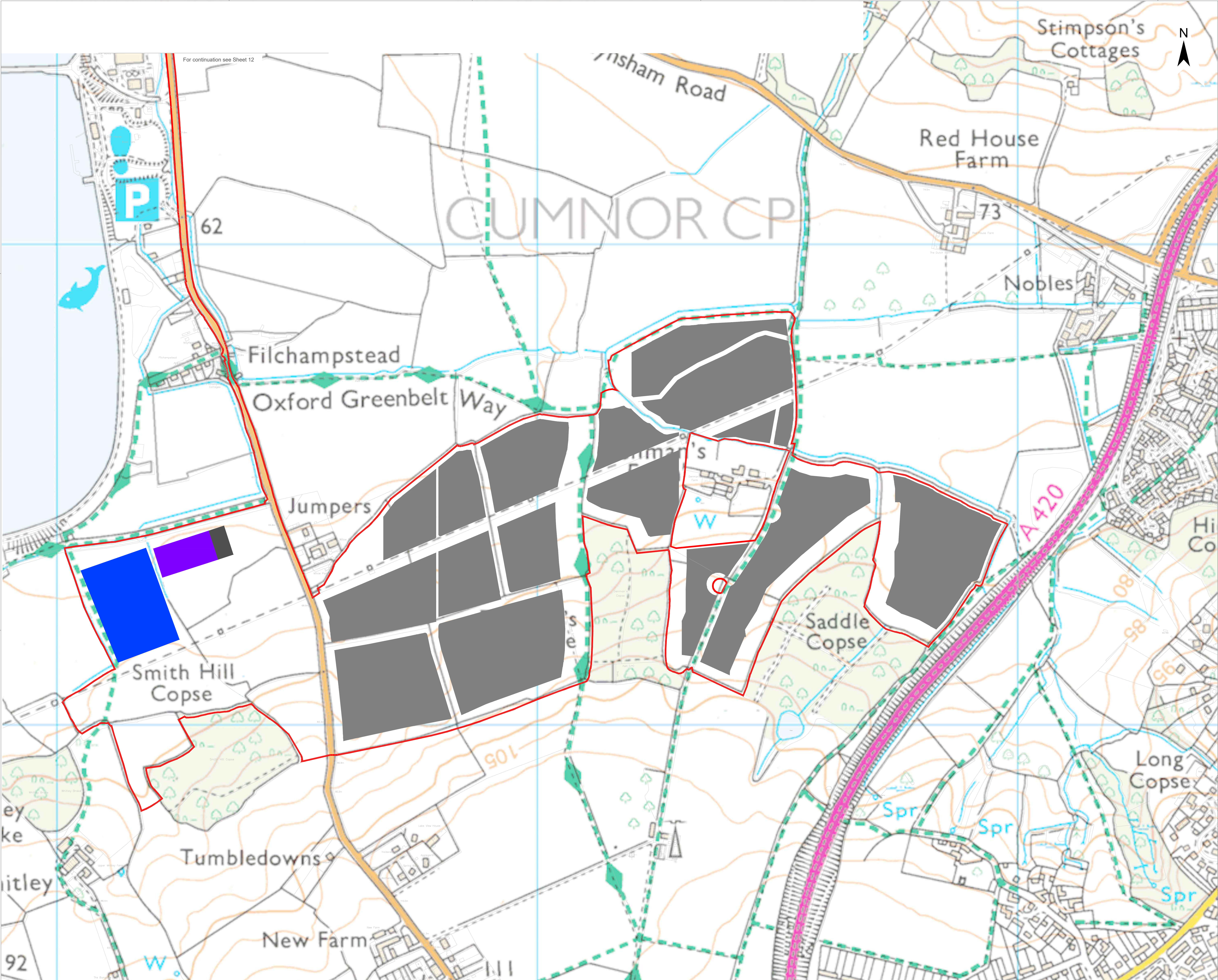
0 100 200 Meters

Scale: 1:2500 at A0

Title: Landscape Parameter Plan  
Sheet 12  
275kV Illustrative Cable Corridor Plan

Photovoltaic Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





For continuation see Sheet 12

Legend

Site Location and Order Limits

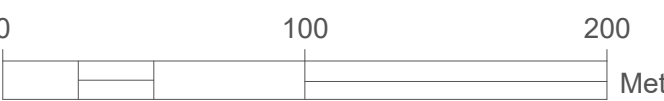
Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

Extent of Works No. 3(b) under Requirement 15

Extent of Works No. 3(a) under Requirement 15

Extent of Works No. 2 under Requirement 15

| Project                |         |            |        | Status     |                   |            |
|------------------------|---------|------------|--------|------------|-------------------|------------|
| Botley West Solar Farm |         |            |        | Final      |                   |            |
| Id.                    | Changes | Date       | Name   |            | Date              | Name       |
|                        |         |            |        | Edit       | 16.07.2026        | M.Thom     |
|                        |         |            |        | Check      | 16.07.2026        | H.Trabelsi |
|                        |         |            |        |            |                   |            |
|                        |         |            |        |            |                   |            |
|                        |         |            |        | Drawing No | EN010147/APP/21.6 |            |
| A                      | Created | 16.07.2026 | M.Thom |            |                   |            |



Scale: 1:2500 at A0

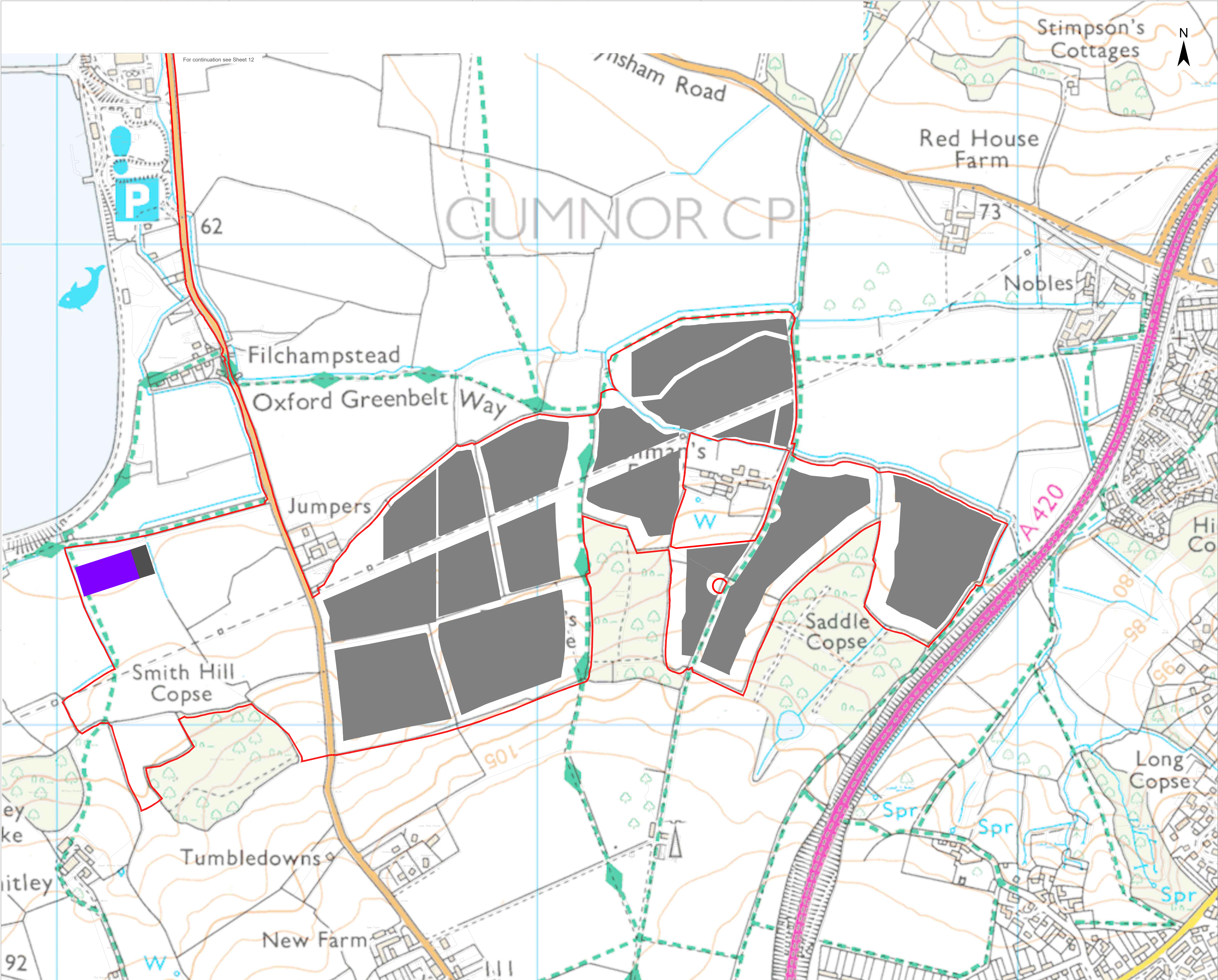
Title

Landscape Parameter Plan

Sheet 13A

Southern Site Area 1 of 1





Legend

Site Location and Order Limits

Extent of Works No. 1, Work No. 5(d), Works No. 6(c), Works No. 6(d), and Works No. 8(g) under Requirement 15

Extent of Works No. 3(b) under Requirement 15

Extent of Works No. 3(a) under Requirement 15

|                        |         |            |                   |
|------------------------|---------|------------|-------------------|
| Project                |         | Status     |                   |
| Botley West Solar Farm |         | Final      |                   |
| Id.                    | Changes | Date       | Name              |
|                        | Edit    | 16.07.2026 | M.Thom            |
|                        | Check   | 16.07.2026 | H.Trabelsi        |
|                        |         | Drawing No | EN010147/APP/21.6 |
| A                      | Created | 16.07.2026 | M.Thom            |

0 100 200 Meters

Scale: 1:2500 at A0

Title

Landscape Parameter Plan  
Sheet 13B  
Southern Site Area 1 of 1



Photovolt Development Partners GmbH  
Kurfürstendamm 52  
10707 Berlin, Germany





Delivery | Design | Engagement | Heritage | Impact Management | Planning  
Sustainable Development | Townscape | Transport | Landscape

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**Glasgow :** 177 West George Street | Glasgow | G2 2LB

**London :** Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

**Manchester :** This is The Space | 68 Quay Street | Manchester | M3 3EJ

**Birmingham :** The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

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