



Youngs Farm, Upper Culham Landscape & Visual Impact Assessment

27 . 08 . 2026

Landscape & Visual Impact Assessment

Surrounding Views Towards Site

This Landscape and Visual Impact Assessment is submitted in conjunction with the Design and Access statement for Youngs Farm, Upper Culham.

Public views potentially impacted by the proposed development were assessed both from the surrounding roads, byways and publicly accessible footpaths.

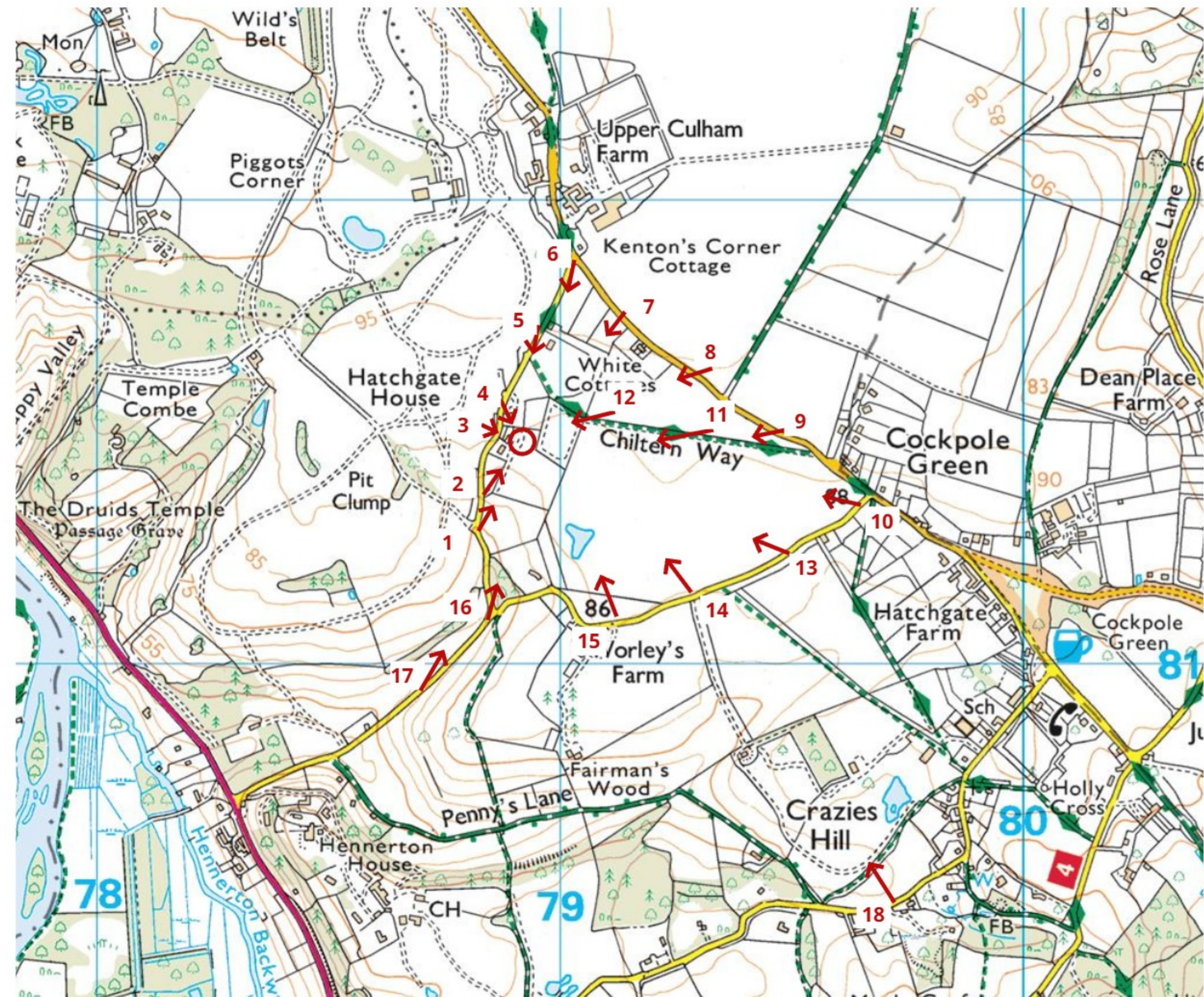
The site of the proposed house is screened from public view from the majority of the accessible areas, concealed by existing vegetation and topography.

The only aspect the site is visible from, is the north east and south east. Specifically from views 11 (footpath along the Chiltern Way) and views 13 and 14 (Worleys Lane). The proposed development intends to open up a new access point from Kentons Lane, View 3. There is currently sufficient screening from trees and vegetation.

Views towards the proposed development from all other aspects are obscured by hedgerows, vegetation and/or the topography.

Views were captured from roads, byways and footpaths where publicly accessible and safe.

The applicant intends to mitigate the visual impact of the new development with new trees and vegetation, as described in the design and access statement.



OS Map & view locations

Direction of view



Surrounding Views

View 1



View 2



Surrounding Views

View 3



View 4



Surrounding Views

View 5



View 6



Surrounding Views

View 7



View 8



Surrounding Views

View 9



View 10



Surrounding Views

View 11



View 12



Surrounding Views

View 13



View 14



Surrounding Views

View 15



View 16



Surrounding Views

View 17



View 18



Youngs Farm, Upper Culham

Location of proposed
development



