

Please refer to section 3 methodology of the assessment process

1. **Medium / High Visual Sensitivity:**
 - Intervisibility with AONB
 - Most of site visible from road/rail
 - Panoramic views
 - Visually prominent site
 - Mitigation would damage open character.
2. **Low Landscape Sensitivity:**
 - Uniform flat landform
 - No cultural significance
 - Open landscape
 - Small reservoir and small native woodland
 - Busy railway line
 - No public access
 - Some hedgerows.
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **High Wider Landscape Sensitivity:**
 - Separated from Steventon with no settlement influence
 - Part of wider landscape to west and north
 - Despite road and railway feels rural in character
 - Isolated within open countryside.
5. Overall Landscape Sensitivity: Medium/High (combines 3 and 4)
6. **Medium Landscape Value**
 - Site identified in Local Plan policy E15 as unsuitable for redevelopment.
7. Landscape Capacity: Medium/ Low (combines 5 and 6)

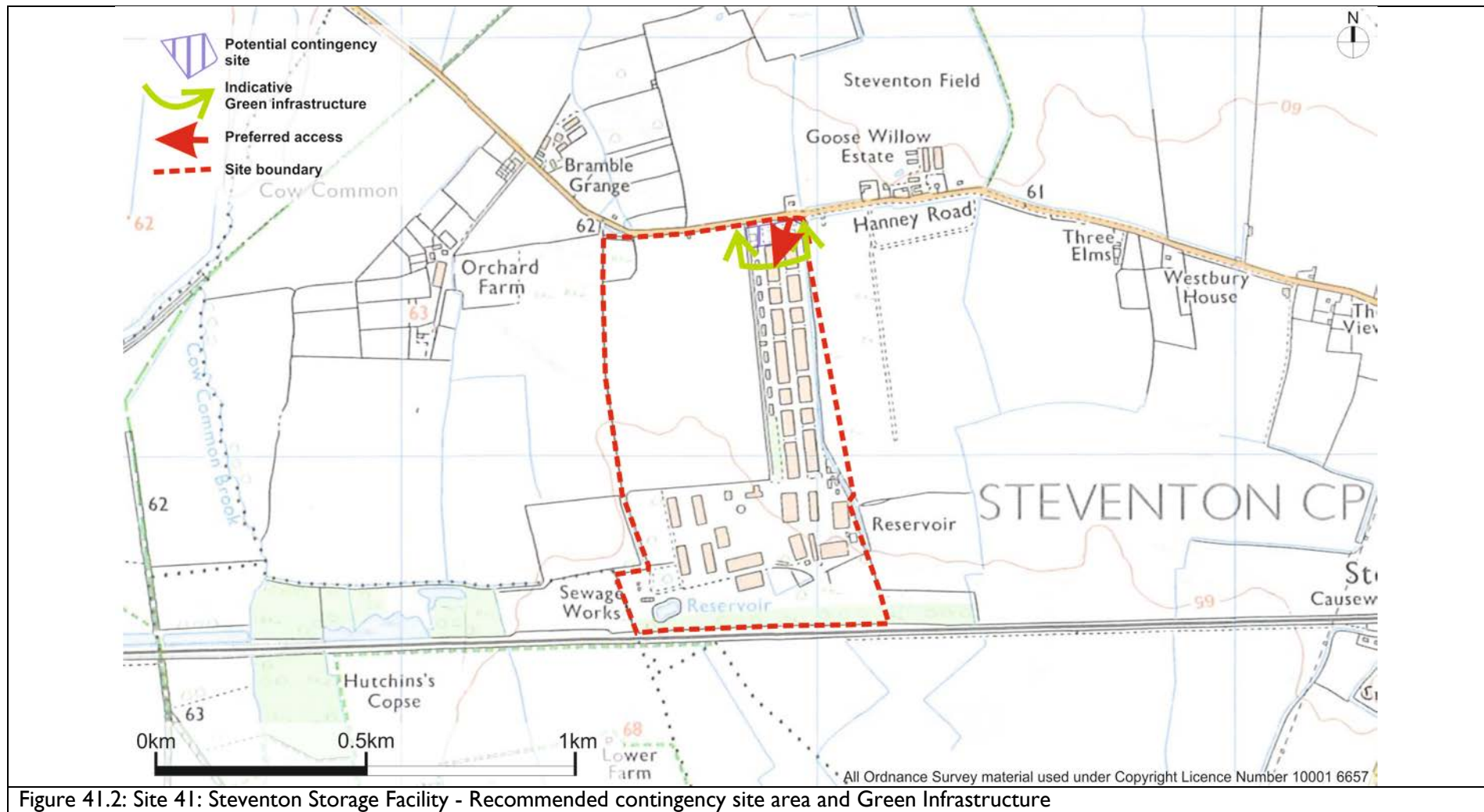
<p>Relationship of site to Steventon</p> <ul style="list-style-type: none"> • The site is distant from Steventon with no connection to it.
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Western / undeveloped part of site is part of the wider countryside to the west and north.
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of openness • Residential development would be in strong contrast to the existing land use • Residential development would be isolated within open countryside.
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Development would be prominent • Erosion of visual separation of East Hanney and Steventon.
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Development would be poorly linked to Steventon • Development would be isolated.
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Retain and enhance existing boundary vegetation • Plant new woodland edge to western and eastern boundaries to create a strong countryside edge and link with existing and new green infrastructure • Create new landscape structure to meet OWLS landscape strategy • Screen new access road with tree-planting to west to link with existing woodland to east.

Conclusion and recommendations

- Limited housing on north-eastern part of site could potentially echo existing scattered farm settlements along Hanney Road
- Contain housing within reduced area as shown in Figure 41.2
- Wider development of this visually prominent and isolated site would be in strong contrast to existing character.

Potential capacity of the site

It is recommended that only a small part of this site is considered further as a contingency site on landscape and visual grounds. The density of this area is recommended to be a very low density in keeping with nearby scattered development. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. However, some 5 dwellings might be accommodated on Site 41 at a much lower density to provide a few linear houses in keeping with the nearby scattered development. This figure is not based on 25 dph, but reflects the need for development to be in keeping with the surrounding scattered buildings.



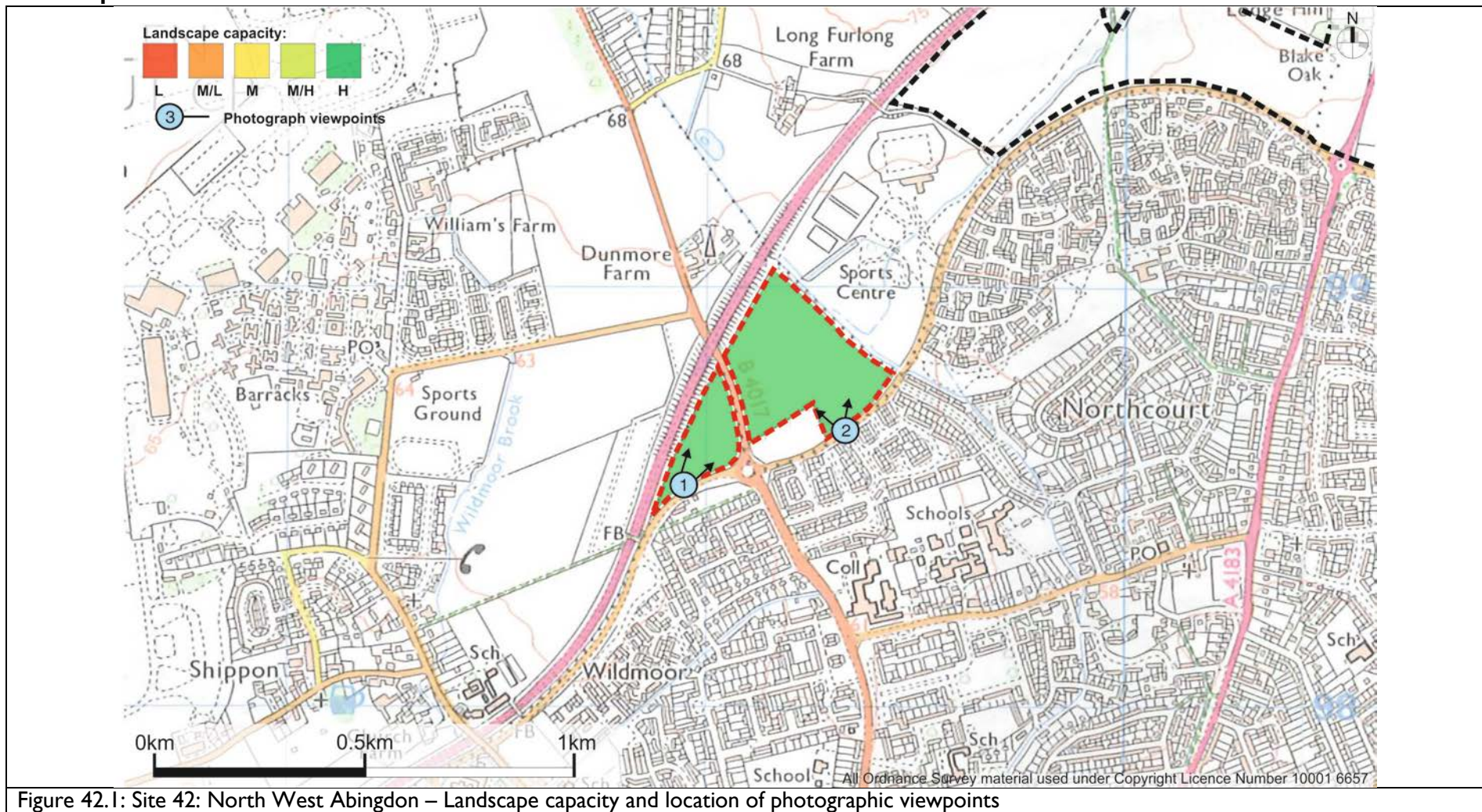
Site 42: North West Abingdon**Site map:**

Figure 42.1: Site 42: North West Abingdon – Landscape capacity and location of photographic viewpoints

Site 42 North West Abingdon

The site lies in the **Lowland Vale / OWLS LCT12 Rolling Farmland**

OWLS Landscape Strategy

Conserve and enhance the surviving pattern of woodlands, hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species.

Guidelines

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Promote the sustainable management of existing ancient semi-natural woodland to safeguard its long-term survival.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly on land adjacent to watercourses.
- Minimise the visual impact of intrusive land uses with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This includes limestone or limestone and bricks and clay roof tiles in the Midvale Ridge, and red bricks and clay tiles in the Vale of White Horse and North Wessex Downs.

Site description:

Site 42 North West Abingdon is two Greenfield sites either side of the B4017 Wootton Road giving a total of 12.6ha (12.43ha excluding the flood plain). It lies to the north of Copenhagen Drive and Dunmore Road between Abingdon and the A34. The A34 runs on an embankment covered with trees and scrub above the northern boundary of the site. The southern boundary to Copenhagen Drive is open, with a low hedge along the boundary to Wootton Road. The eastern edge of Wootton Road is a line of mature hedgerow with trees which continue along the southern boundary of the site with Dunmore

Road. To the south lie large 20th century estates on the edge of Abingdon. To the east lies the Sports Centre separated from the site by a stream and its tree and shrub vegetation. A playing field is located in the south-west corner of the eastern part of the site.

Key landscape planning factors:

The site is in the Green Belt. It has a semi-rural character but is strongly influenced by the A34 and adjoining urban edge.

Photographs:

Photo 1: View from southwest corner of site between A34 and Copenhagen Drive



Photo 2: View from southern boundary of site on Dunmore Road

Please refer to section 3 methodology of the assessment process

- 1. Medium / Low Visual Sensitivity:**
 - Not part of a skyline or valued views
 - Part enclosed / part open site
 - Mostly passing views
 - Mitigation easily achieved.
- 2. Medium / Low Landscape Sensitivity:**
 - Simple arable landscape
 - Small stream and some boundary vegetation
 - No cultural interest
 - Disturbed by passing traffic and urban lighting.
- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**

4. **Medium / Low Wider Landscape Sensitivity:**
 - Site is heavily influenced by adjacent housing and A34
 - Some landscape links with open grounds of Sports Centre and stream corridor.
5. Overall Landscape Sensitivity: Medium / Low (combines 3 and 4)
6. **Medium/Low Landscape Value**
 - No written evidence
 - No designations or areas noted for their value.
7. Landscape Capacity: High (combines 5 and 6)

Relationship of site to Abingdon <ul style="list-style-type: none"> • Within 70m AOD contour • Contained by built form on two sides
Relationship with adjacent wider countryside <ul style="list-style-type: none"> • Little connection to the wider landscape to the north • Forms a part of the open landscape gap between Abingdon and Shippon; and Abingdon and Whitecross • Shares landscape features with Sports Centre grounds to the east
Potential impact on key landscape characteristics <ul style="list-style-type: none"> • Loss of arable land
Potential impact on key visual characteristics <ul style="list-style-type: none"> • Loss of open views from residential properties
Potential impact on key settlement characteristics <ul style="list-style-type: none"> • Extends Abingdon beyond peripheral road and up to A34 • Contains Abingdon below 70m AOD contour
Landscape mitigation and contribution to Green Infrastructure <ul style="list-style-type: none"> • Potential to create GI link between the playing field and Sports Centre grounds • Retain streamside landscape corridor and boundary vegetation • Screen views of development through tree/woodland planting in Wootton approach to Abingdon
Conclusion and recommendations <ul style="list-style-type: none"> • The site is recommended as a potential contingency site • Provide wide recreational landscape corridor along southern boundary to Dunmore Road to link playing fields with Sports Centre • Reinforce streamside vegetation along eastern boundary • Plant woodland belt and copse along Wootton Road to prevent visual intrusion on views through the A34 bridge in the approach from Wootton • Improve tree cover along A34 boundary to screen road and mitigate impact of any noise barriers along the A34

Potential capacity of the site

It is recommended that the whole site is considered further as a contingency site, not including the area within the flood zone. The development should include a number of landscape measures as described above to provide additional Green Infrastructure; to protect and enhance the existing landscape boundary features; and to avoid visual intrusion on the open landscape to the north of the A34 (in particular in views down Wootton Road south of Whitecross). The preferred accesses are off the perimeter road to reduce the visual impact on the Wotton Road approach. Using a nominal density of 25dph, 200 dwellings may be accommodated (excluding the floodplain). A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

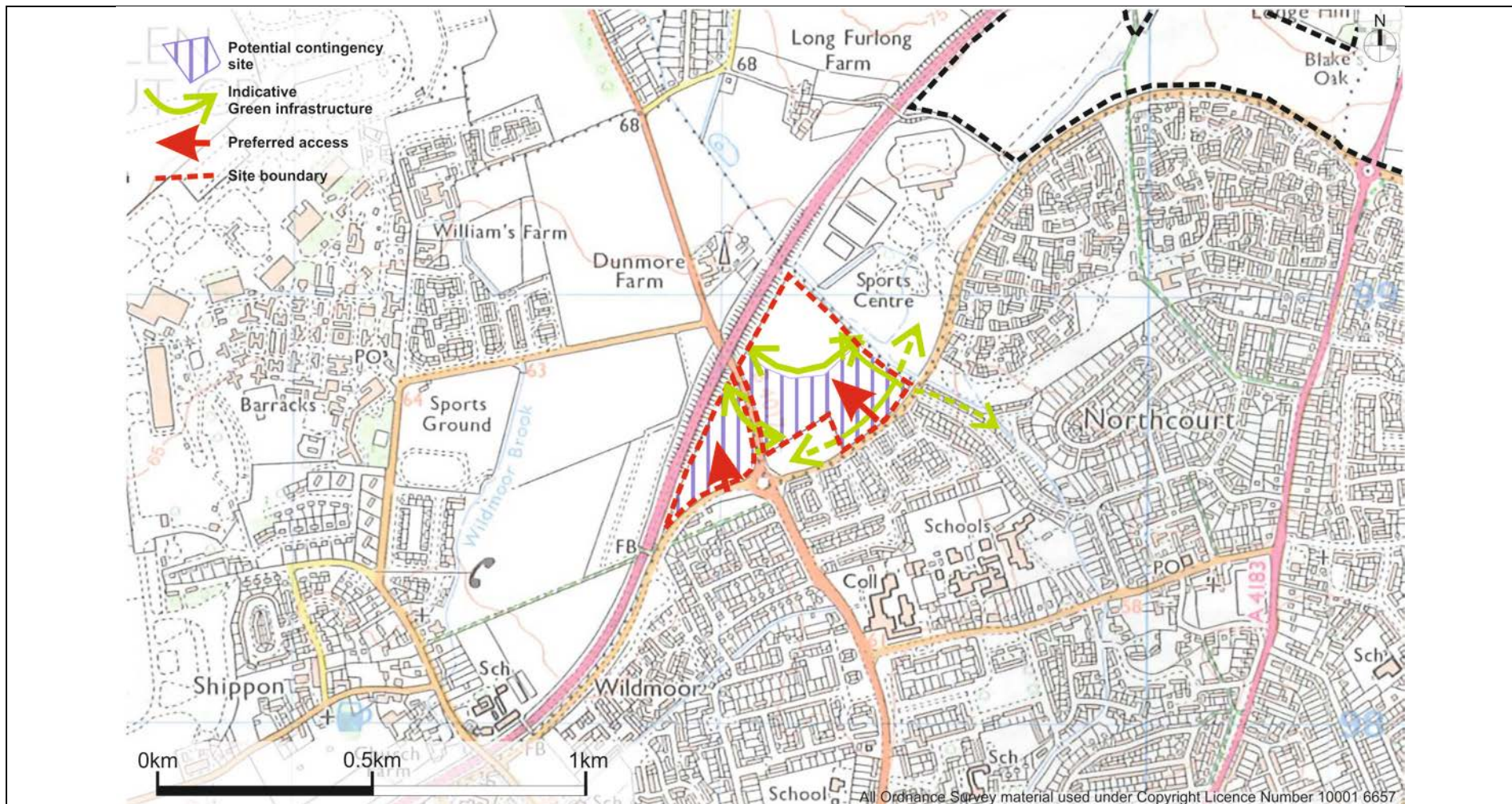
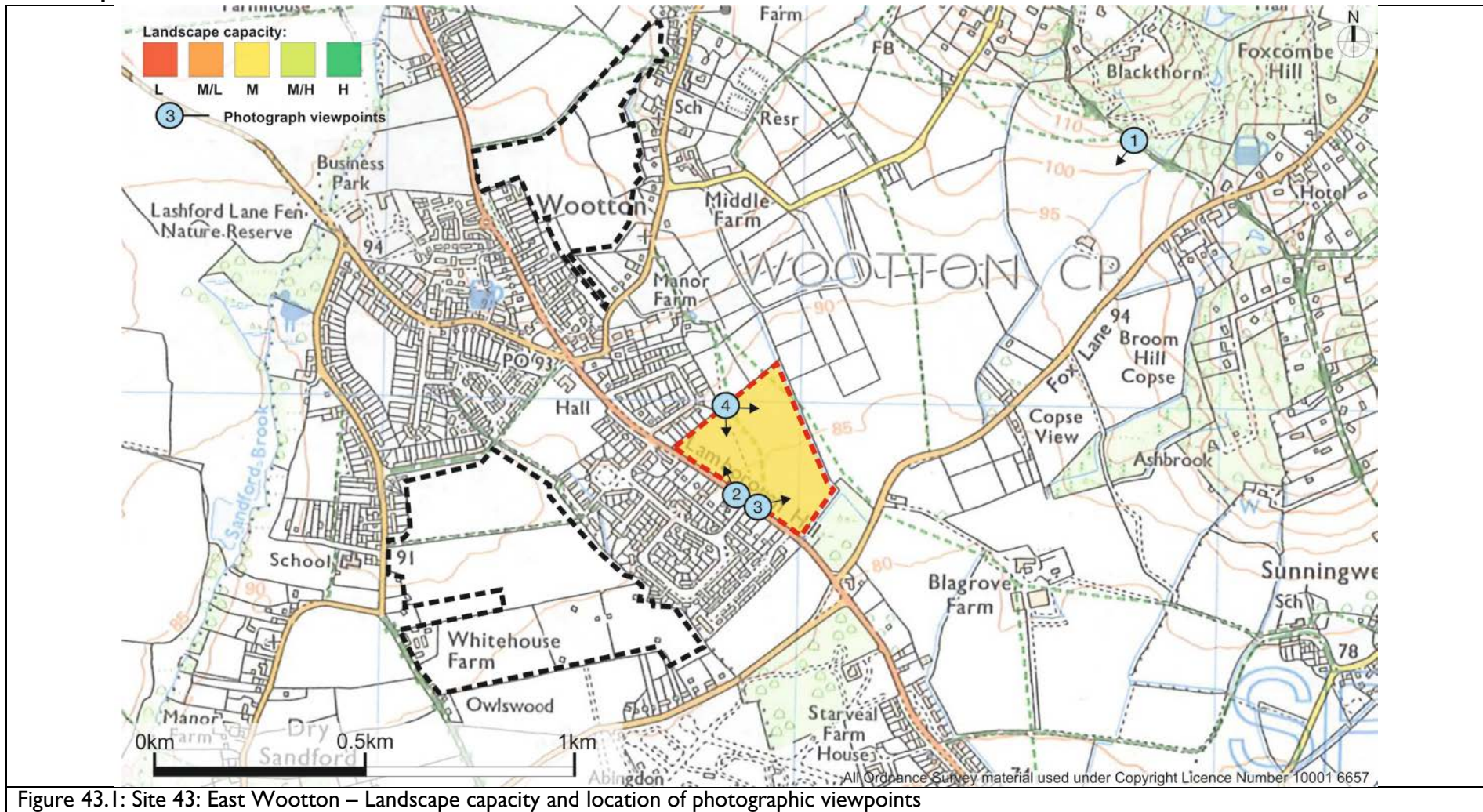


Figure 42.2: Site 42: North West Abingdon - Recommended contingency site area and Green Infrastructure

Site 43: East Wootton**Site map:**

Site 43 East Wootton

The site lies in the **Lowland Vale / OWLS LCT12 Rolling Farmland**

OWLS Landscape Strategy

Conserve and enhance the surviving pattern of woodlands, hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species.

Guidelines

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Promote the sustainable management of existing ancient semi-natural woodland to safeguard its long-term survival.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly on land adjacent to watercourses.
- Minimise the visual impact of intrusive land uses with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This includes limestone or limestone and bricks and clay roof tiles in the Midvale Ridge, and red bricks and clay tiles in the Vale of White Horse and North Wessex Downs.

Site description:

Site 43 East Wootton is a Greenfield site of 7.9ha. It lies to the north-west of Lamborough Hill between Wootton and a woodland copse at the junction with Fox Lane. The western boundary is open and follows the road. The southern boundary abuts the woodland. The eastern boundary is marked by a mature hedgerow with open countryside beyond. The northern boundary abuts housing in Wootton and paddocks south of Manor Farm.

Key landscape planning factors:

The site is in the Green Belt. It has a rural character and a strong landscape link with the open farmland land between Boars Hill and Wootton.

Photographs:



Photo 3: View from Lamborough Hill across site to southern edge of Wootton



Photo 4: Panoramic view of site from footpath as it crosses the northern edge of the site next to the housing in Wootton

Please refer to section 3 methodology of the assessment process

- 1. Medium / High Visual Sensitivity:**
 - Open site with views across to Boars Hill; and from the open edge of Boars Hill south across the site to the North Wessex Downs on the horizon
 - Views of the edge of Wootton
 - Viewpoints well used by local community
 - Potential to mitigate the visual impact but would lose views from southern edge of Wootton to Boars Hill.
- 2. Medium / Low Landscape Sensitivity:**
 - Open paddocks with weak boundaries
 - Little on site vegetation
 - No cultural interest
 - Area disturbed by local traffic.
- 3. Landscape Character Sensitivity: Medium (combines 1 and 2)**
- 4. Medium / High Wider Landscape Sensitivity:**
 - Part of open farmland setting on lower slopes of Boars Hill
 - Important view over the site of the wider rural landscape
 - Existing urban form has only a minor impact on the site.
- 5. Overall Landscape Sensitivity: Medium / High (combines 3 and 4)**
- 6. Medium/Low Landscape Value**
 - No written evidence
 - No designations or areas noted for their value.
- 7. Landscape Capacity: Medium (combines 5 and 6)**

Relationship of site to Wootton <ul style="list-style-type: none"> • Abuts Wootton estates to the north and west • Extends east of village limit but mirrors development west of Lamborough Hill
Relationship with adjacent wider countryside <ul style="list-style-type: none"> • Very good landscape links with adjacent medium scale pasture which forms the open farmland setting to Boars Hill
Potential impact on key landscape characteristics <ul style="list-style-type: none"> • Loss of part of an area of pasture close to Wootton (now mostly paddocks)
Potential impact on key visual characteristics <ul style="list-style-type: none"> • Loss of key views across fields to Boars Hill
Potential impact on key settlement characteristics <ul style="list-style-type: none"> • Development over whole site would extend Wootton east of existing rural edge on Lamborough Hill and existing built form • Significant visual impact on perception of open rural landscape between Wootton and Whitecross
Landscape mitigation and contribution to Green Infrastructure <ul style="list-style-type: none"> • Potential to reinforce existing hedgelines • Use of tree belts to screen development edge in views from the higher ground to the east • Retain open views to Boars Hill
Conclusion and recommendations <ul style="list-style-type: none"> • Although site does have some scope for a limited area of housing the site makes a positive contribution to maintaining the separate identity of Wootton and Whitecross (and hence Abingdon) • Contain any housing within 'reduced area' as shown in Figure 43.2 • Development to be contained within existing eastern limit of Wootton from Manor Farm in the north to the Harley Davidson premises at the junction of Fox Lane and Lamborough Hill • Substantially retain views to Boars Hill from Lamborough Hill • Tree planting to contain eastern and southern boundaries with the open countryside. Tree planting to soften roadside edge with Lamborough Hill

Potential capacity of the site

It is recommended that only the north-western part of this site is considered further as a contingency site on landscape and visual grounds as shown in Figure 43.2. The rural separation between Wootton and Whitecross is very narrow and the views over the site to Boars Hill are important in retaining the perception of a rural landscape extending into this gap which is somewhat eroded south of Honeycroft Lane and by development in Whitecross itself. It is also important in views from Boars Hill that the development does not create the perception of Wootton expanding eastwards into the landscape setting of the hill. The capacity of the reduced area will be determined by the need for a lower density in keeping with the adjacent built form. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Using a nominal density of 25dph, some 50 dwellings might be accommodated on site 43.

