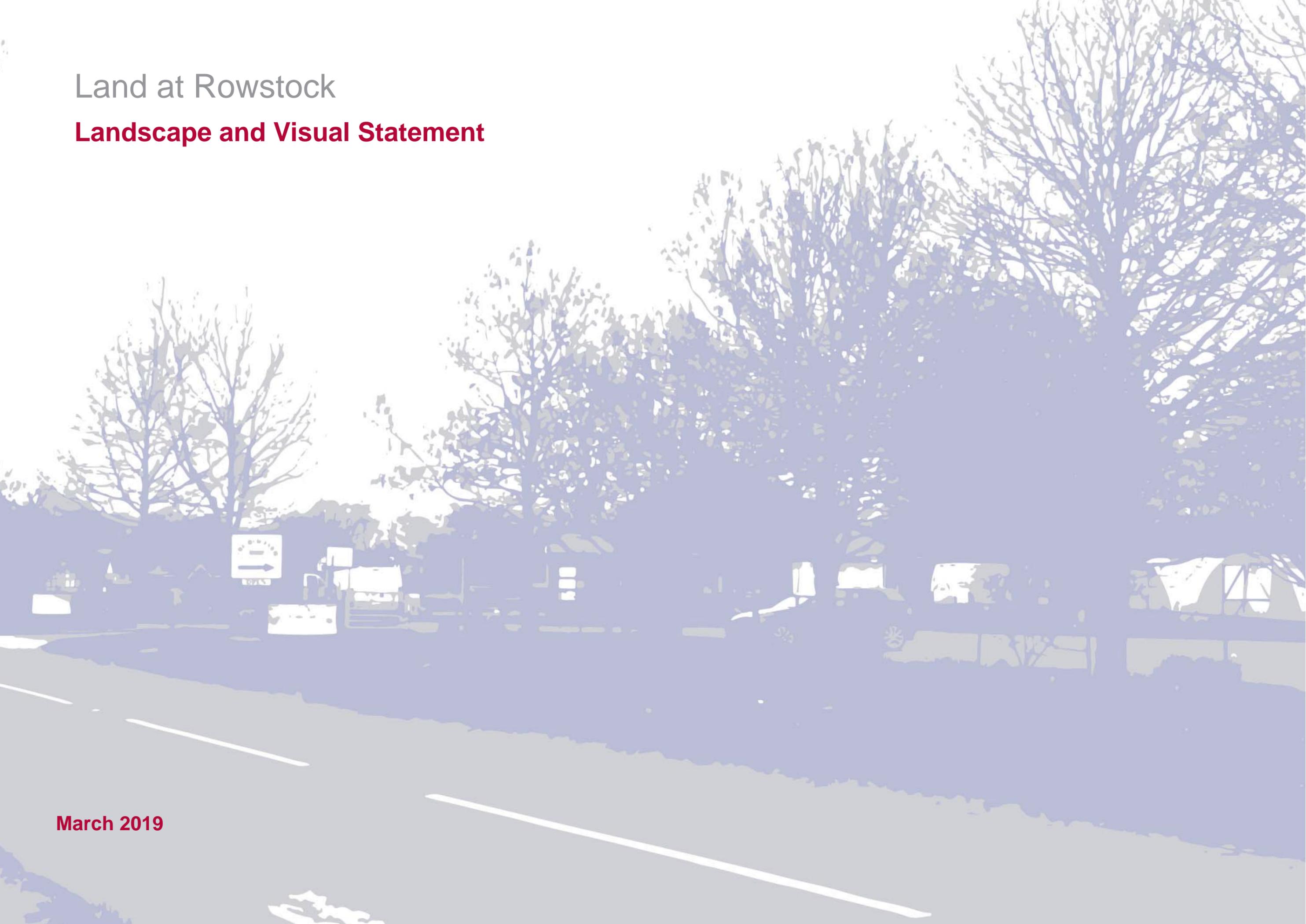


Land at Rowstock

**Landscape and Visual Statement**



**March 2019**

## **The Local Plan 2031 Part 2: Detailed Policies and Additional Sites - Proposed Draft Main Modifications Consultation**

### **Summary and Conclusions**

#### **Setting of the AONB**

- As a result of intervening topography, vegetation and existing houses, it is considered that the site plays a minimal role in the setting of the AONB.
- There are no clear views across the whole site from within the AONB.
- Views from the north, looking towards the AONB are heavily restricted by the dense tree cover in the wider area.
- There are no views to, or from, the Ridgeway.

As such, it is considered that development on the site would give rise to very limited effects on the setting of the North Wessex Downs AONB and would not adversely affect the 'natural beauty and landscape character' of the wider AONB.

#### **Landscape Strategy to Mitigate Separation of Settlements**

- The Vision Statement allows for very generous areas of open space and structure planting to along the western edge of the site. In the long term this would be capable of effectively screening views from East Hendred and the AONB immediately to the south. This landscape structure would also create a defensible western edge to the proposal.
- Alongside the A4310 there is the opportunity to introduce a generous area of landscape, which could help to screen views from the area further to the east.

#### **Landscape and Visual Impact**

- The introduction of housing onto the site would bring about a notable change to the character of the site itself and the hamlet of Rowstock. However, these effects would be relatively focussed and would not extend to the wider area.
- Views available to those using the bridleway running through the site and the A4130 would change notably. Views from the A417, would also change for a short section of the road. These visual effects would be relatively focussed and not extent to the wider area.

Overall, it is considered that any adverse landscape and visual effects would be localised and focussed on the site and its immediate environs and would not extend out into the wider area and that there is the capacity to mitigate these effects and maintain the visual separation between the site and neighbouring villages with the introduction of a generous landscape structure that would provide a robust and defensible edge.

### **The Site**

The proposed Rowstock new village occupies an area of land measuring approximately 48.6 ha located to the north-west of Rowstock roundabout adjacent to the A417 and A4130. The A417 forms the northern edge of the North Wessex Downs Area of Outstanding Natural Beauty. The site sits adjacent to, but outside of, the AONB.

The site occupies relatively flat land and is crossed by a well-used bridleway running north to south. The only trees or hedgerows of note run around the site's boundaries. The site is currently in agricultural use.

Clear views of the site are restricted to the bridleway through the site and the roads that run along its boundaries.

#### **Visual Relationship with the North Wessex Downs Area of Outstanding Natural Beauty**

As the site is located adjacent to the AONB there is the potential for development to affect the AONB's setting.

Photographs 1 and 2 show the two best available views of the site from inside the AONB. Photograph 1 is located adjacent to the A4185 as it approaches Rowstock Roundabout; from this location only the north-eastern corner of the site is partially visible.

Photograph 2 is located on the footpath in the field to the south of the A417 to the east of Rowstock; from this location there are filtered views through to the westernmost part of the site to the north of the road.

Views of the AONB from within the site are largely screened or heavily filtered by the trees along the boundary and in the wider landscape.

#### **Separation of Settlements**

The village of Harwell is located approximately 1km to the east of the A4130, while the village of East Hendred is located approximately 700m to the west of the site boundary.

It is just possible to see the edge of Harwell from the eastern part of the site in the winter months.

It is possible to see the tops of the poplars marking the site's western boundary from within the new housing to the north of the A417 at East Hendred.

#### **Previous Assessments**

Parts of the site (with different study area boundaries) have previously been assessed for their suitability for residential development within earlier council studies/reports carried out for the council. These include:

- The Vale of the White Horse Landscape Capacity Study 2013 by Key Terra Firma Consultancy Ltd; and
- The Vale of the White Horse District Local Plan Part 2: Landscape Capacity Study – March 2017 by Hankinson Duckett Associates.

#### **The Vale of the White Horse Landscape Capacity Study 2013**

Within this document part of the site was assessed as 'Site 39: Rowstock'. This included the land between the bridleway and the A4130 and the large field to the east of the bridleway and south of Milton Hill House.

This report judged the site to have a 'Medium' Landscape Capacity. It noted the land to the west of the bridleway as being more strongly linked to the land to the west. It concluded by recommending that the eastern part of the site be considered as a residential allocation contingency site. With the potential to accommodate Green Infrastructure to the west.

#### **The Vale of the White Horse District Plan Part 2: Landscape Capacity Study - March 2017**

Within this document part of the site was assessed as Site 7B: Rowstock - West. This included the land between the A4130 to the south of the Old Farm Shop westwards to Featherbed Lane.

This report judged the site to have a 'Low' landscape capacity and concluded that the site was unsuitable for development and concluded; *"The site forms part of the wider open landscape setting to the AONB. The site also forms the essential separation between East Hendred village and Rowstock and a significant part of the separation between East Hendred and Harwell."*

It should be noted that the Landscape Capacity Study 2017 assessed land extending westwards to Featherbed Lane, and included the fields to the west of the boundary of the site now being considered in this landscape note.

Land at Rowstock

**Landscape and Visual Statement**

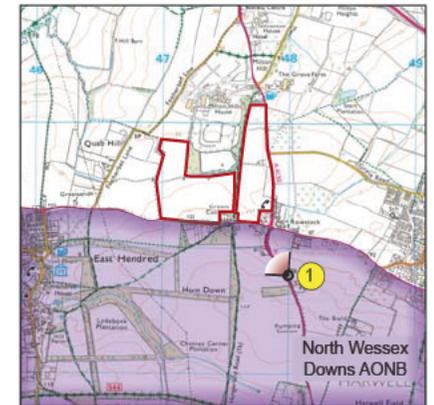
**Photographic Viewpoints**



Contextual Panorama

LOCATION: View looking north-west from the A4185 (within AONB)  
 DISTANCE FROM SITE.: Approximately 500m  
 RECEPTORS: Motorists and Pedestrians

DATE: 27 03 2019  
 IMAGE HEIGHT: 140mm (cropped to 130mm)  
 VIEWING DISTANCE: 300mm  
 PAPER SIZE: A3 (420mm x 297mm)  
 CAMERA: Canon EOS DS (50mm Lens)  
 ORIENTATION: north-west  
 VIEWPOINT ELEVATION: 109m AOD  
 GRID REFERENCE: SU 47978 88784  
 FIELD OF VIEW (+/- 5°): 85°

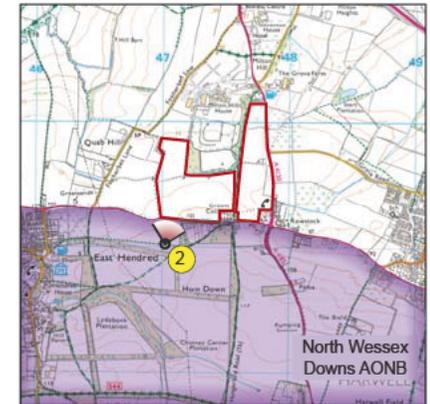




Contextual Panorama

LOCATION: View looking north from footpath to south of site (within AONB)  
 DISTANCE FROM SITE.: Approximately 260m  
 RECEPTORS: Walkers

DATE: 27 03 2019  
 IMAGE HEIGHT: 140mm (cropped to 130mm)  
 VIEWING DISTANCE: 300mm  
 PAPER SIZE: A3 (420mm x 297mm)  
 CAMERA: Canon EOS DS (50mm Lens)  
 ORIENTATION: north-west  
 VIEWPOINT ELEVATION: 105m AOD  
 GRID REFERENCE: SU 47056 88976  
 FIELD OF VIEW (+/- 5°): 85°



Project: Land at Rowstock	Title: Photograph 2	Revisions:	Drawn by: JBG	Checked by: PJR	Status Planning	Date: 27/03/2019	Drawing no: 19-15-PL-207	Rev:
			Scale: NTS					