

Please refer to section 3 methodology of the assessment process

1. **Medium Visual Sensitivity:**
 - Open, exposed site
 - Part of separation between Faringdon and Great Coxwell
 - No highly sensitive receptors
2. **Medium / Low Landscape Sensitivity:**
 - Arable land
 - General lack of landscape features
 - No cultural significance
 - No public access
3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)
4. **Medium / High Wider Landscape Sensitivity:**
 - Forms part of countryside to west
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Medium / Low Landscape Value**
 - No written evidence
 - Some value as separation of Faringdon and Great Coxwell and approach to Faringdon
7. Landscape Capacity: Medium / High (combines 5 and 6)

Relationship of site to Faringdon <ul style="list-style-type: none"> • Development could relate well to existing housing, particularly on the northern edge • Development of the whole site would be rather out of scale with the settlement pattern
Relationship with adjacent wider countryside <ul style="list-style-type: none"> • South part of site is linked to the countryside to the south
Potential impact on key landscape characteristics <ul style="list-style-type: none"> • Loss of openness • Some loss of pasture • Existing hedges could be integrated into the development • Medium scale development adjacent to the existing settlement would reflect landscape pattern
Potential impact on key visual characteristics <ul style="list-style-type: none"> • Shortening of views of approach to Faringdon from the south
Potential impact on key settlement characteristics <ul style="list-style-type: none"> • Development of the whole site would result in further modern development which is all located on the south side of the historic core
Landscape mitigation and contribution to Green Infrastructure <ul style="list-style-type: none"> • Include new tree and hedgerow planting to create new vegetated southern edge to the settlement as shown in Figure 6.3. • Create new landscape structure within the site, building on existing landscape features to meet OWLS landscape strategy and contribute to the aims of the Great Western Community Forest • Create new public rights of way linking to wider footpath network
Conclusion and recommendations <ul style="list-style-type: none"> • Contain housing within 'reduced area' as shown in Figure 6.3. • Include new tree and hedgerow planting to create new vegetated southern edge to the settlement as shown in Figure 6.3. • Preferred access using existing farm access off of Coxwell Road, lined up with preferred access to site 6B

Potential capacity of site 6A

It is recommended that only part of this site is considered further as a contingency site on visual grounds. The retention of an area of open land as an approach to Faringdon and separation with Great Coxwell is desirable and further study would be needed to assess impacts on these elements. New planting at the southern edge of the housing would be needed to create a strong settlement edge. While much of site 6A could accommodate development, in order to keep it in scale with the existing landscape and settlement character the site would need to be broken down into compartments to mirror existing patterns, and phasing of the compartments would also be advised. The preferred access would be from Coxwell Road using the existing farm access and lined up with preferred access to site 6B. The density of this reduced area is recommended to be a maximum of 25 per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 465 dwellings might be accommodated on site 6A.

LA6B Fernham Road

The area comprises two pasture fields between the A420, the Coxwell Road and the southern edge of Faringdon.

Key landscape planning factors:

Site 6B is not within the Green Belt or AONB but is within an area identified in the Local Plan as Great Western Community Forest (Policy NE12). The aim of the policy is that developments make a positive contribution towards the creation of a diverse woodland environment appropriate to the landscape character of the area. The site is currently the subject of a major housing application which would extend the settlement to the south. The site is within the North Vale Corallian Ridge area identified in Local Plan policy NE7. This policy protects the prevailing character and appearance of the north facing scarp slope separating the clay vale from the Thames Valley to the north. The site also forms part of land identified as Important Open Land between Faringdon and A420, policy NE10. This policy aims to protect the open countryside through which the bypass was designed to pass.

Photographs:*Photo 3: Houses at southern edge of Faringdon visible through gaps in vegetation**Photo 4: Enclosed horse paddock at south end of site**Photo 5: View west from Fernham Road*

Please refer to section 3 methodology of the assessment process

1. **Medium / Low Visual Sensitivity:**
 - Semi-enclosed site
 - No highly sensitive receptors
2. **Medium / Low Landscape Sensitivity:**
 - Pasture land
 - Small section of public footpath
 - Gently rising land
 - No cultural significance
3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)
4. **Medium / High Wider Landscape Sensitivity:**
 - Poor links with wider countryside due to roads
5. Overall Landscape Sensitivity: Medium / Low (combines 3 and 4)
6. **Low Landscape Value**
 - No written evidence
 - Separation of A420 and Faringdon
7. Landscape Capacity: High (combines 5 and 6)

<p>Relationship of site to Faringdon</p> <ul style="list-style-type: none"> • Development could relate well to existing housing, particularly on the northern edge • Development of the site would be of similar scale to the existing settlement pattern
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • The site has poor links with the wider countryside due to the roads
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of openness within site • Loss of pasture • Existing hedges could be integrated into the development • Medium scale development adjacent to the existing settlement would reflect landscape pattern
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Approach to Faringdon from the south would be little affected due to existing vegetation along the Coxwell Road edge of site • The site has a minimal role in providing separation between Faringdon and the A420, and an open countryside setting for the A420 – not visible from the road
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Development of the site would result in further modern development which is all located on the south side of the historic core
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Retain and enhance existing hedgerow and trees to boundaries • Create new landscape structure to break up development and increase buffer along A420 • Build on existing landscape features to meet OWLS landscape strategy and contribute to the aims of the Great Western Community Forest • Create new public rights of way within the site and linking to wider footpath network
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • Contain housing within existing vegetation framework as shown in Figure 6.3. • Include new woodland planting along edge of A420 as shown in Figure 6.3. • Preferred access off of Coxwell Road, lined up with existing farm access (preferred access to site 6A) - minimise loss of vegetation along Coxwell Road

Potential capacity of site 6B

It is recommended that the whole of this site is considered further as a contingency site. The open approach to Faringdon and the separation of Faringdon and the A420 can still be maintained provided the vegetation to boundaries is retained. The preferred access is off of Coxwell Road, lined up with the existing farm track and preferred access for site 6A and ensuring the minimal loss of vegetation along this boundary. The density of this area is recommended to be a maximum of 25 per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 230 dwellings might be accommodated on site 6B.

Total capacity of Site 6: South Faringdon: A total of 695 dwellings are recommended at a nominal density of 25dph for this contingency site.

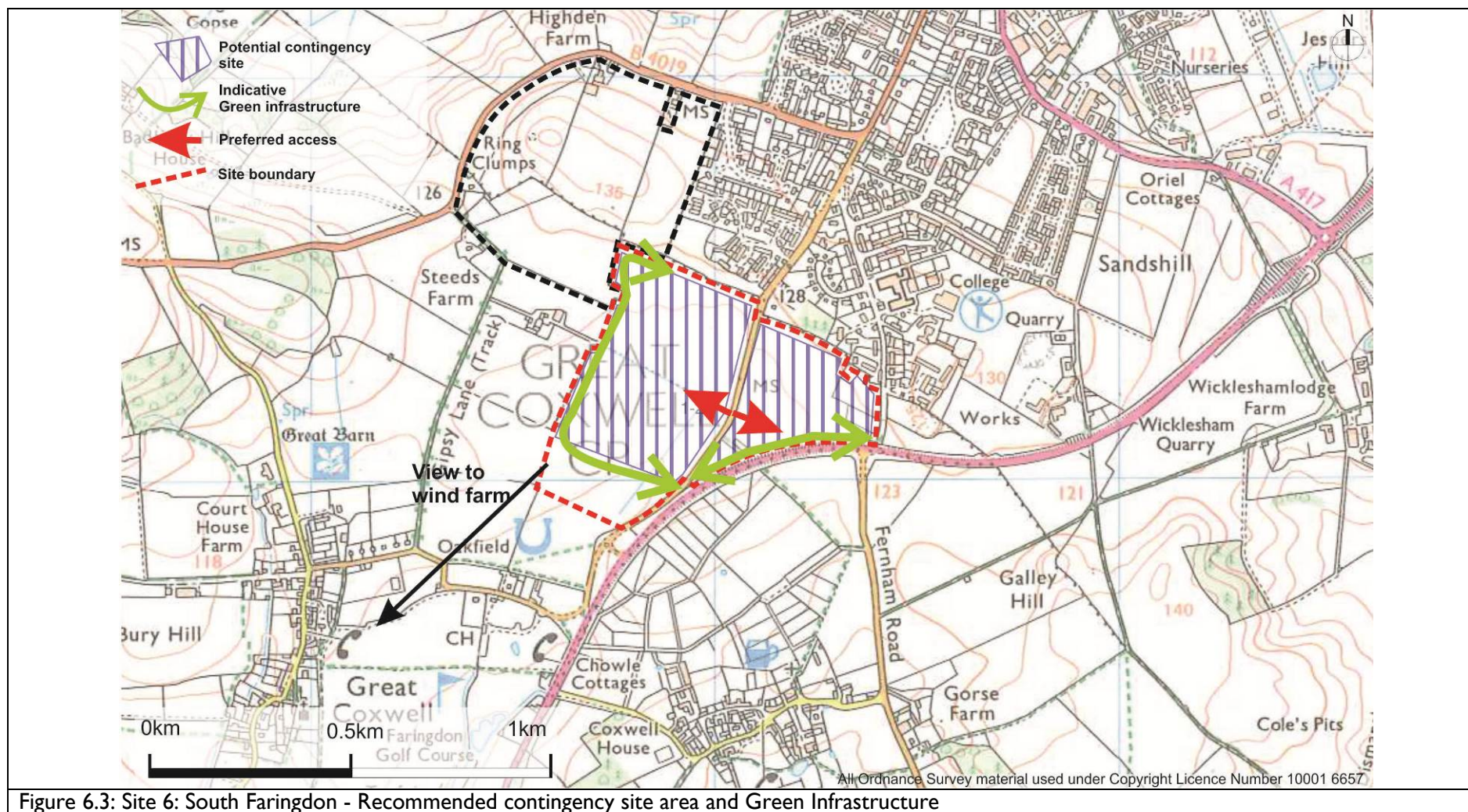


Figure 6.3: Site 6: South Faringdon - Recommended contingency site area and Green Infrastructure

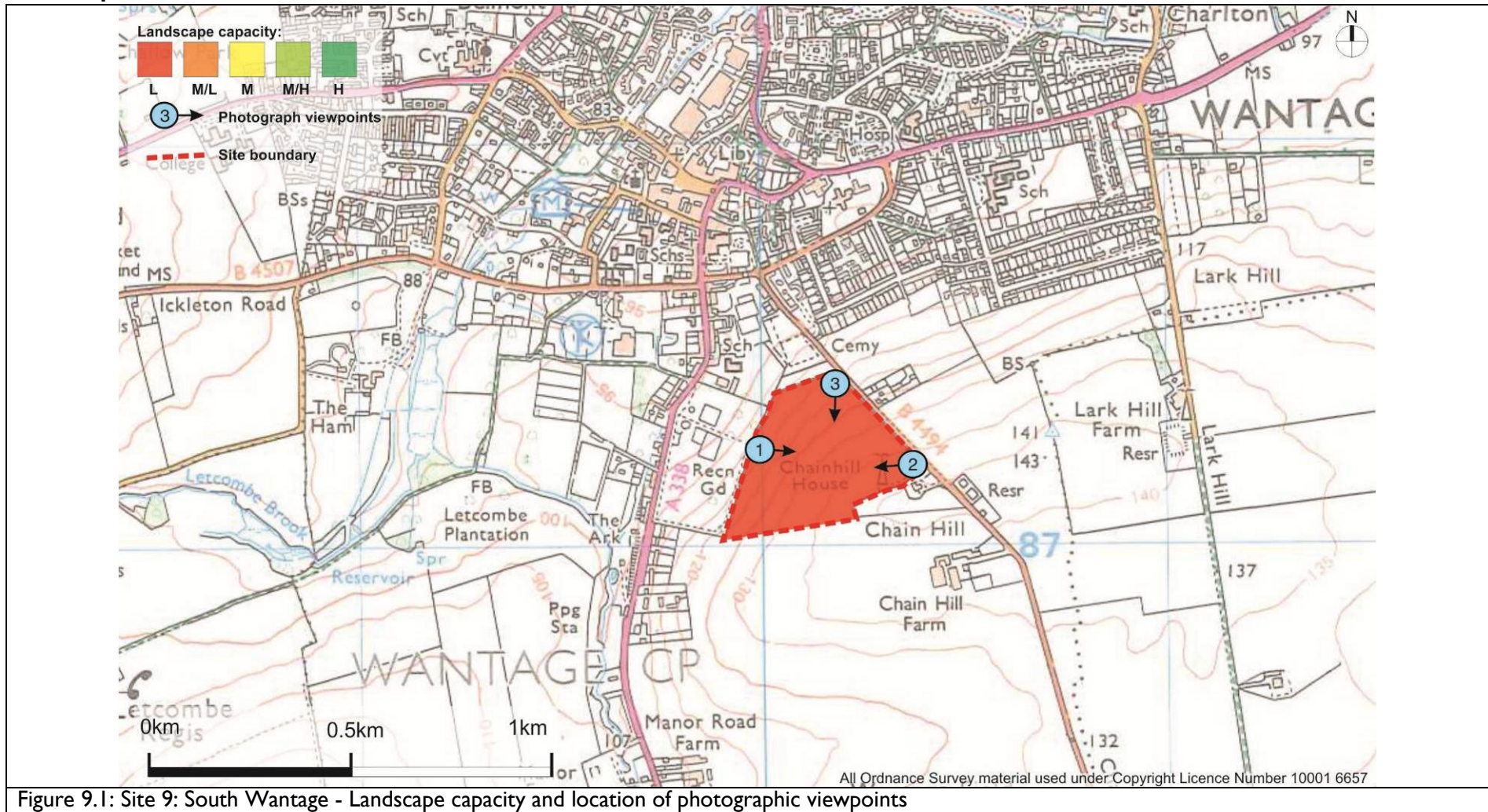
Site 9: South Wantage**Site map:**

Figure 9.1: Site 9: South Wantage - Landscape capacity and location of photographic viewpoints

Site 9 South Wantage

The site lies in the **OWLS LCT12 Rolling Farmland**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 9.

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.

Advice on the Landscape Impact of Further Development South of Wantage December 2008 (2008 Study)

The Study included Site 9 South Wantage in its assessment as part of the Chain Hill landscape character area (see figure 9.2 below). The summary of this assessment is set out below. This assessment has been reviewed in the light of our current work and our conclusions included in the Table below.

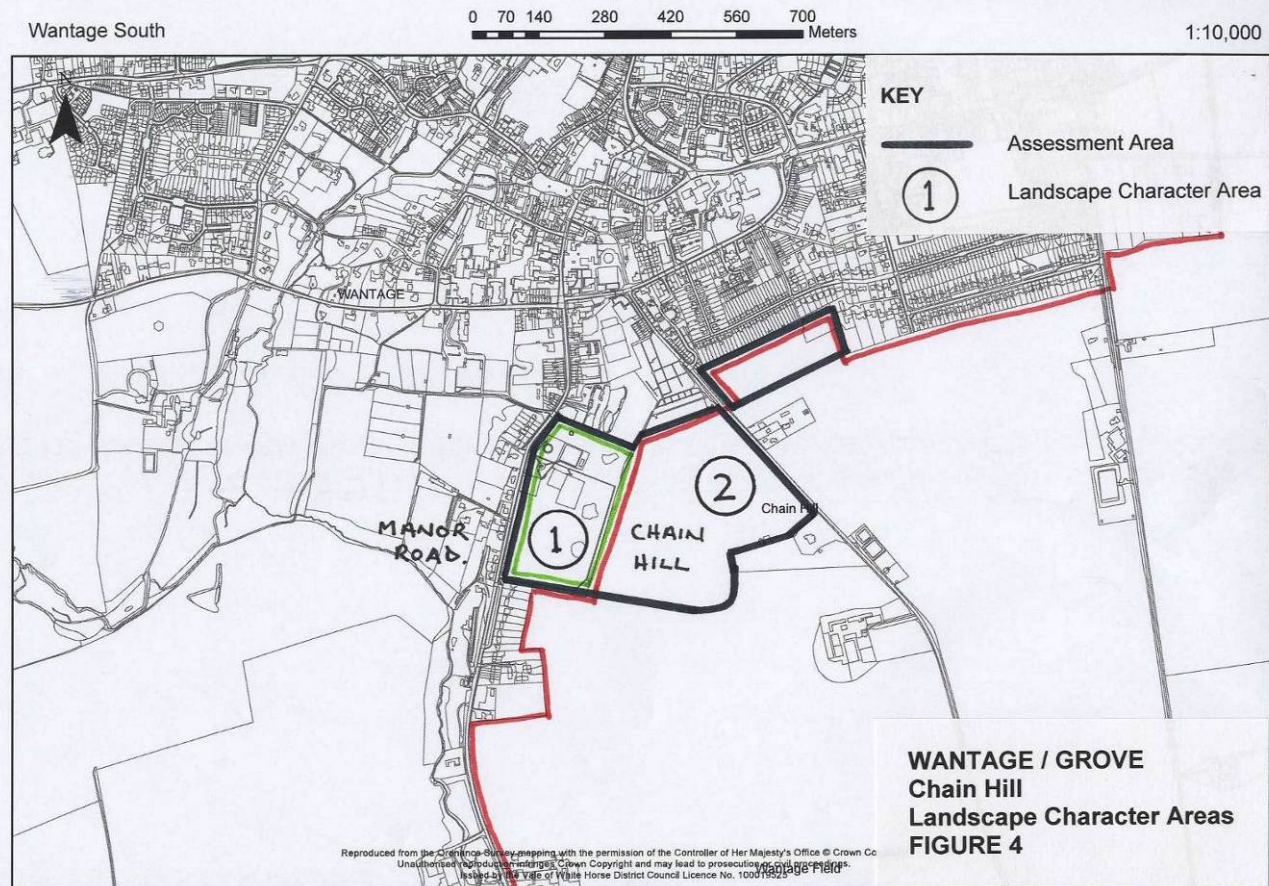


Figure 9.2: 2008 Study Wantage LCAs

2008 Study Wantage LCA	2008 Study Landscape sensitivity	2008 Study Landscape capacity	2008 Study Landscape robustness	2014 Landscape capacity conclusions	Additional comments and reasons for any difference in judgement
2 Chain Hill	High	Low	Low	Low	Largely agree with capacity assessment in 2008 Study.

Site description:

Site 9 is 12 hectares section of an extensive arable field on the south side of Wantage. The site comprises a single character area and is defined on the eastern side by the B4494, the western side by a line of mature trees at the edge of the Manor Road Memorial Park and the neighbouring school and on the north side by the Chain Hill Cemetery on the southern edge of Wantage. The southern boundary of the site is partly defined by the garden of Chainhill House, with the rest of the southern boundary open to the arable field as it continues south.

Key landscape planning factors:

Site 9 is not within the Green Belt or the AONB but is directly adjacent to the AONB on the east and south sides. The site is within the Lowland Vale area identified in Local Plan policy NE9. This policy protects the Vale which is valued for its contribution to distant views from the higher ground to the north (Corallian Ridge) and the North Wessex Downs to the south. A narrow strip along the north boundary of the site and adjacent to the existing cemetery is designated in the Local Plan as a proposed cemetery (policy CF4).

Photographs:



Photo 1: Site forms skyline when viewed from adjacent Manor Road Memorial Park



Photo 2: Prominent open site with expansive views of AONB, The Vale and Corallian Ridge, with Wantage nestled within trees at the foot of the Downs



Photo 3: The site forms part of the skyline when viewed from adjacent cemetery and road

Please refer to section 3 methodology of the assessment process

1. High Visual Sensitivity:

- Extensive panoramic long distance views
- Open exposed site
- Part of skyline when viewed from south and west

2. Medium / Low Landscape Sensitivity:

- Arable field
- Lack of hedges and trees
- Lower slope of North West Downs
- No cultural significance
- No public access

3. Landscape Character Sensitivity: Medium / High (combines 1 and 2)