

**Potential impact on key visual characteristics**

- Loss of open views westwards from the A417
- Good opportunities to screen development through tree planting along the northern boundary and A417

**Potential impact on key settlement characteristics**

- Increase in settlement footprint west of the A417
- Contains settlement within existing western, northern and southern boundary extent

**Landscape mitigation and contribution to Green Infrastructure**

- Build on landscape structure to meet OWLS landscape strategy
- Improve tree planting along northern boundary
- Create link with recreation ground east of the A417
- Screen views from the A417

**Conclusion and recommendations**

- Consider inclusion of the whole of this site as a contingency site
- Add tree planting to existing hedgerow along northern edge to the settlement
- Provide additional tree planting along A417
- The preferred access is located to reduce the impact of highway development on the western edge of Stanford-in-the-Vale and to take advantage of gaps in the tree and hedgerow cover along the southern and eastern boundaries of the site.
- Include Green Infrastructure as shown in Figure 38B.

**Potential capacity of site 38**

It is recommended that this site is considered further as a contingency site on landscape and visual grounds as shown in Figure 38B. The site relates well to the existing settlement pattern and can be contained with a limited impact on the wider landscape through appropriate landscape treatment. The preferred access is located to reduce the impact of highway development on the western edge of Stanford-in-the-Vale and to take advantage of gaps in the tree and hedgerow cover along the southern and eastern boundaries of the site. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. The Green infrastructure is designed to screen and contain the development and link into the recreation ground to the east of

the site. On the basis of a nominal 25dph some 290 dwellings might be accommodated on site 38. However it is recommended that the density is lowered to reflect the site's location on the edge of a rural village.

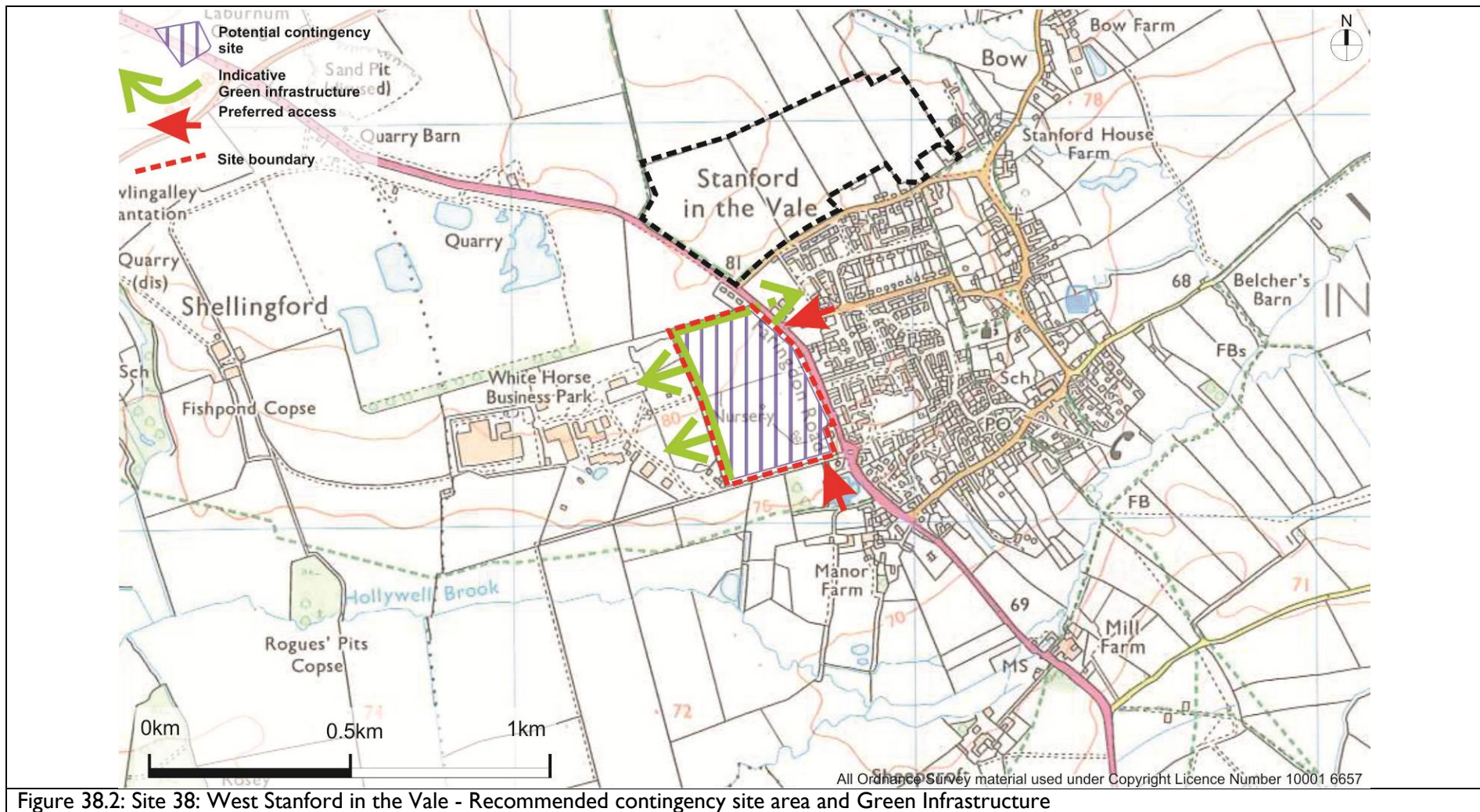
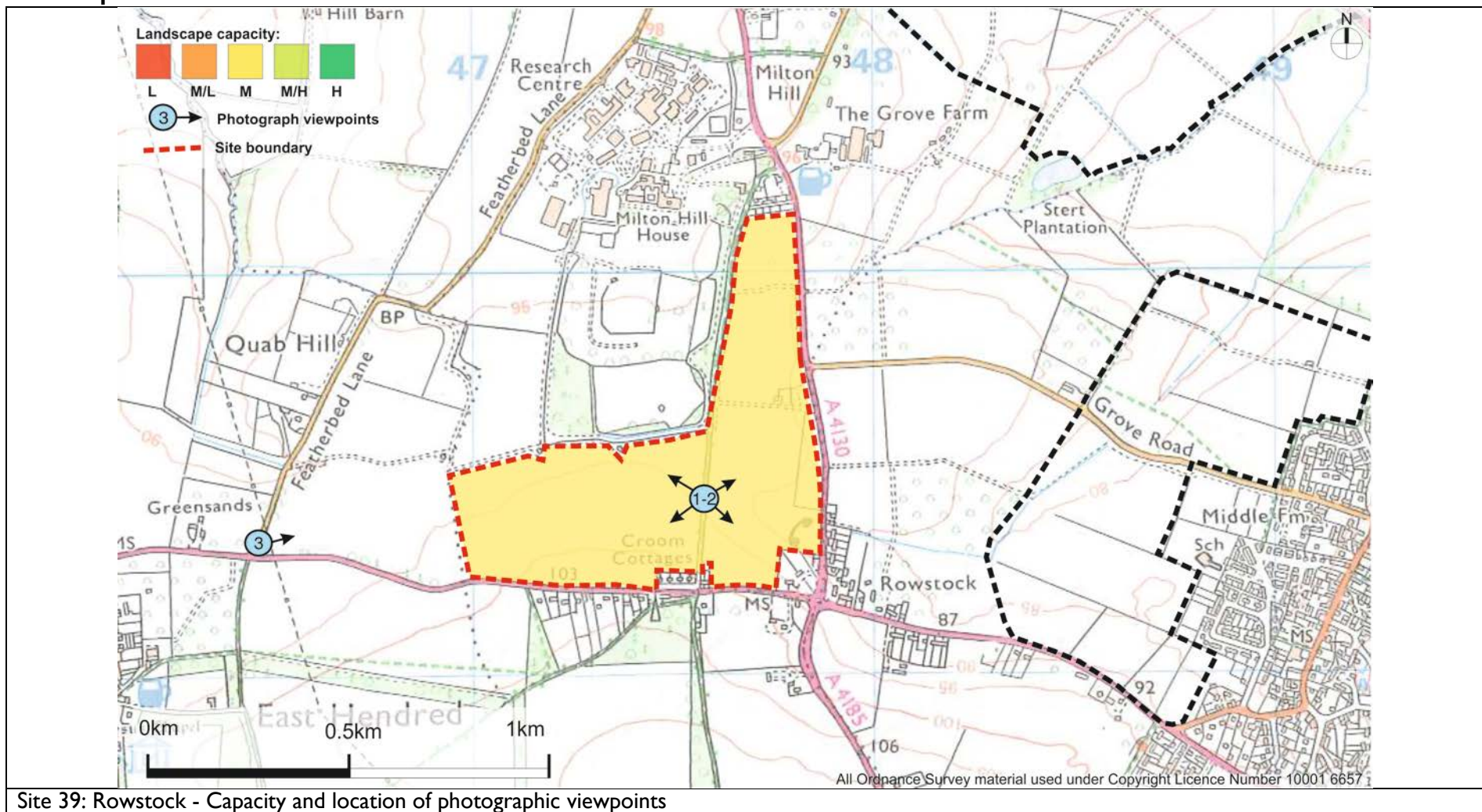


Figure 38.2: Site 38: West Stanford in the Vale - Recommended contingency site area and Green Infrastructure



**Site 39: Rowstock****Site map:**

Site 39: Rowstock - Capacity and location of photographic viewpoints

The site lies in the **OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 39.

### **OWLS Landscape Strategy**

**Conserve and enhance the vernacular character of the villages and strengthen the existing pattern of hedgerows, hedgerow trees and tree-lined watercourses.**

#### **Guidelines**

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as willow 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.
- 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, such as industrial estates, gravel pits, landfill sites, airfields and the fringes of towns and villages 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 vernacular character of settlements and promote the use of local building materials and a scale of development and that is appropriate to this landscape type. This ranges from limestone and stone tiles at Garsington and Merton through to the red bricks and tiles associated with the clay vales.

#### **Site description:**

Site 39 is a 41.8 ha irregularly-shaped greenfield site to the north-west of the hamlet of Rowstock, north of the A417 and west of the A4130. The east and southern boundaries are defined by the A4130 and A 417, wrapping around existing homes on Tudor Walk and Wantage Road. The northern boundary of the site is defined by the field boundary (wrapping around three isolated cottages), Hungerford Road (PROW) and houses to the south of The Pack Horse Public House. The western boundary follows the line of a field boundary.

**Key landscape planning factors:**

Site 39 is not within the Green Belt or the AONB although its southern edge does border the North Wessex Downs AONB. 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.



**Photographs:**

*Photo 1: View from footpath within site (Hungerford Road) looking west towards higher ground*



*Photo 2: View from footpath within site (Hungerford Road) looking east towards small hamlet of Rowstock on higher ground south-east of site*



Photo 3: Looking east towards site showing landform

**Please refer to section 3 methodology of the assessment process**

- 1. Medium / Low Visual Sensitivity:**
  - Some views from footpath and roads
  - Partly enclosed landscape due to plateau landform and woodland
  - Some views to AONB
  - Some views to Didcot settlement and power station (planned for demolition).
- 2. Medium / Low Landscape Sensitivity:**
  - Mixed farming
  - Part of wider plateau but with some undulations
  - Few hedgerows
  - Noise of roads.
- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**

**4. Medium Wider Landscape Sensitivity:**

- The eastern part of site is disconnected from the wider countryside and is between the group of buildings to the north and the hamlet to the south
- Western field links with landscape to west.

**5. Overall Landscape Sensitivity: Medium (combines 3 and 4)****6. Medium Landscape Value**

- Setting of AONB though much of the site not visible from high ground of AONB.

**7. Landscape Capacity: Medium (combines 5 and 6)****Relationship of site to Rowstock**

- Rowstock is a very small settlement but due to the Milton Hill settlement to the north and scattered buildings within the site, the site has a connection to both
- Should the site be developed with housing, it would strongly connect the two areas of development

**Relationship with adjacent wider countryside**

- Eastern part of site feels contained due to landform and existing development
- Western part of site is a part of the countryside to the west

**Potential impact on key landscape characteristics**

- Loss of openness
- Loss of some pasture
- Opportunity to add to existing vegetation and create new hedgerow structure
- Opportunity to mitigate noise of traffic



**Potential impact on key visual characteristics**

- Opportunity to screen detracting views
- Opportunity to frame views towards AONB

**Potential impact on key settlement characteristics**

- Development would join Rowstock with Milton Hill
- Development of the whole site would subsume Rowstock and be of an entirely larger scale
- A settlement similar in size and form to nearby Harwell and East Hendred would be created

**Landscape mitigation and contribution to Green Infrastructure**

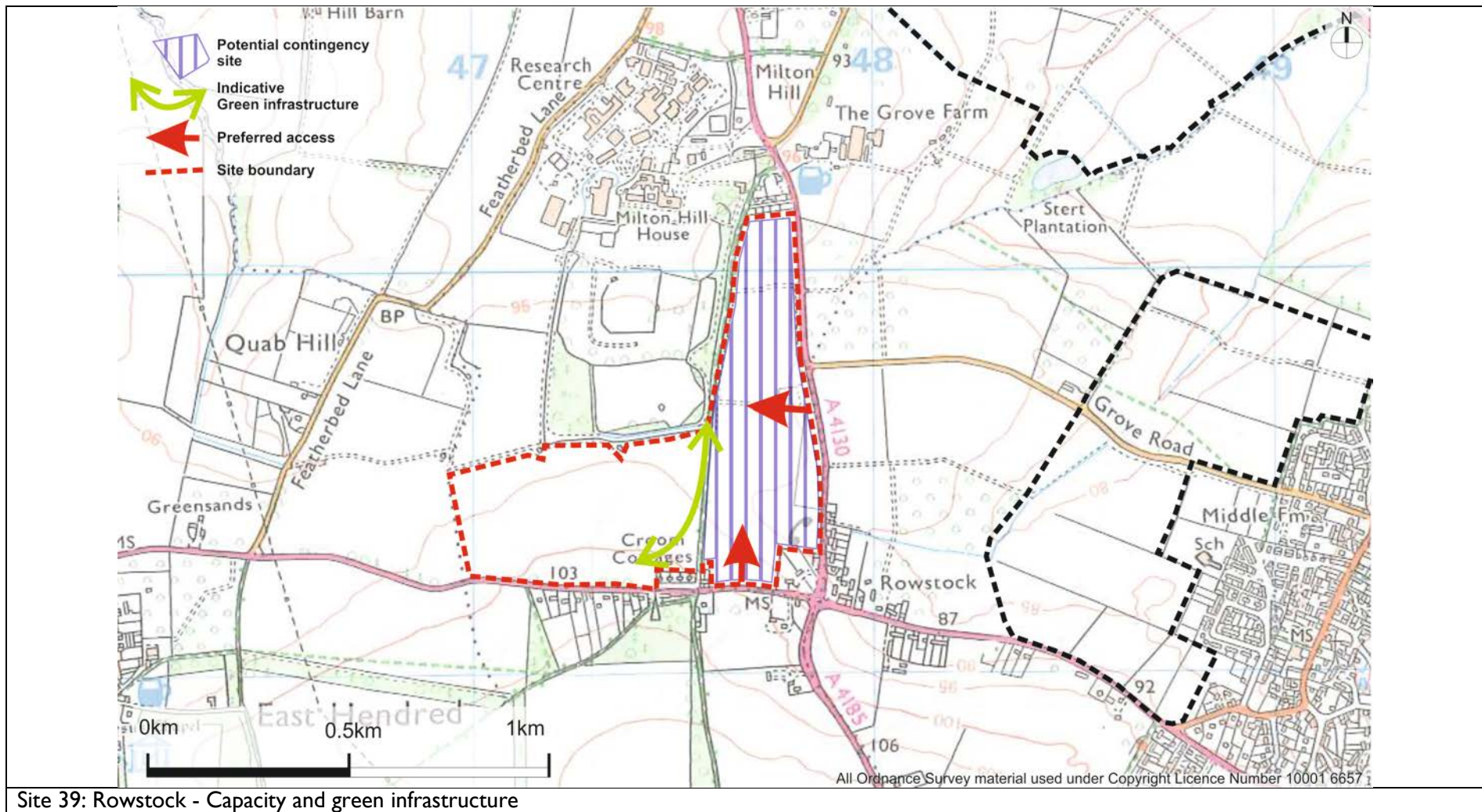
- Build on landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network
- Provide enhanced footpath / cycleway route along A4130

**Conclusion and recommendations**

- Consider housing across eastern part of site s
- Preferred access points off A417 and A4130
- Retain and enhance footpaths with new vegetation

**Potential capacity of the site**

It is recommended that only the eastern part of this site is considered further as a contingency site. The western part of the site has a strong rural feeling and is well connected to the landscape to the west. The density of the site 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. Using a nominal density of 25dph, some 515 dwellings might be accommodated on site 39.



Site 39: Rowstock - Capacity and green infrastructure

**Site 40: Milton Heights**

Site map:

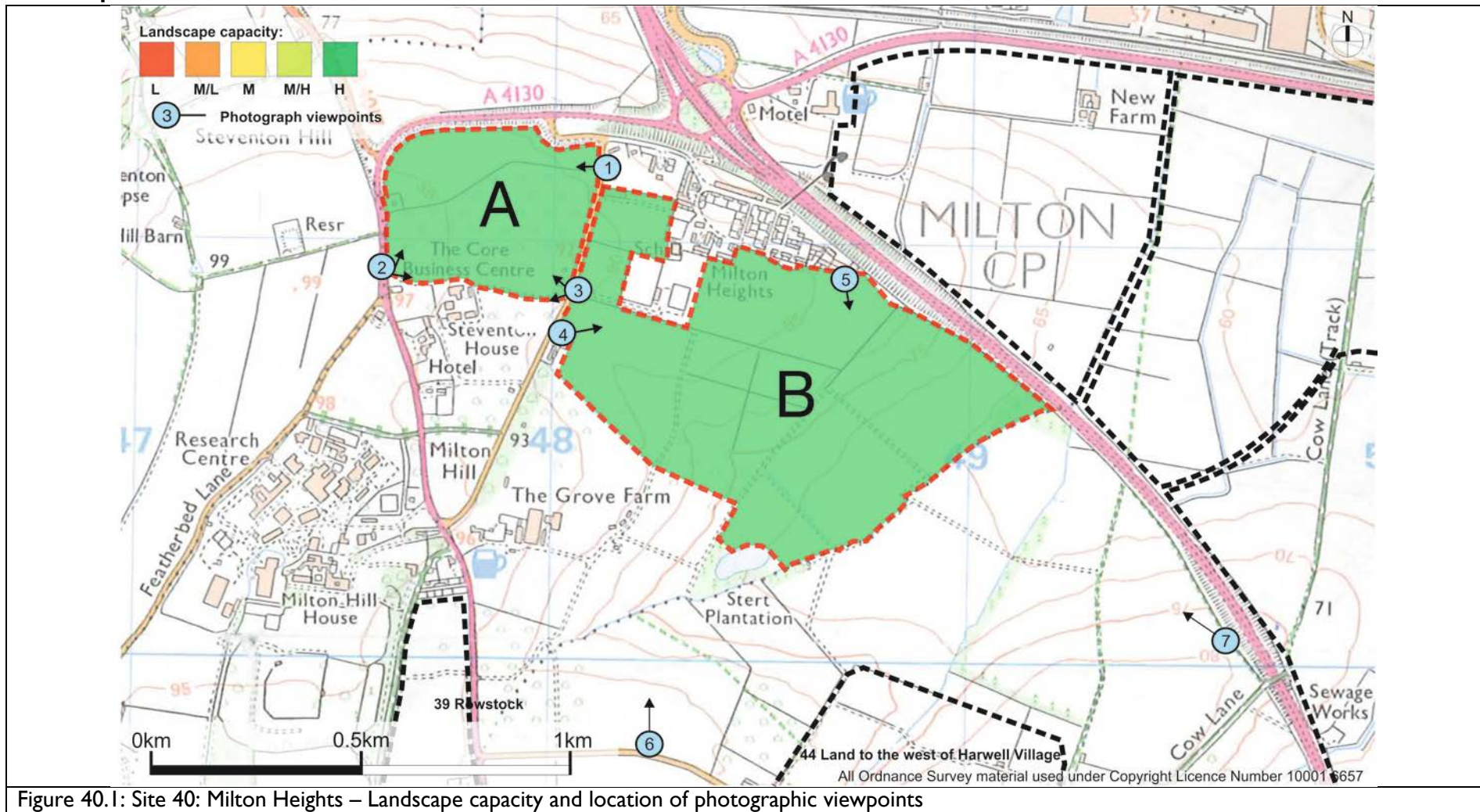


Figure 40.1: Site 40: Milton Heights – Landscape capacity and location of photographic viewpoints



### Site 40 Milton Heights

The site lies in the **OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheet for Site 40.

### OWLS Landscape Strategy

**Conserve and enhance the vernacular character of the villages and strengthen the existing pattern of hedgerows, hedgerow trees and tree-lined watercourses.**

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as willow 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.
- 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, such as industrial estates, gravel pits, landfill sites, airfields and the fringes of towns and villages 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 vernacular character of settlements and promote the use of local building materials and a scale of development and that is appropriate to this landscape type. This ranges from limestone and stone tiles at Garsington and Merton through to the red bricks and tiles associated with the clay vales.

### Site description:

Site 40 is a 71.1 ha greenfield site situated to the south of Milton Heights. The site comprises 2 character sub-areas: Landscape area 40A West of Milton Hill Road and landscape area 40B East of Milton Hill Road. Area 40A is contained on 3 sides by public roads: the A4130 wraps around the northern and western boundaries and the more rural Milton Hill Road forms the eastern boundary. The southern edge of the site is defined by the built form of the Core Business Centre: a small complex of agricultural scale buildings with associated access track and parking. Site 40A is sub-divided into 3 areas by internal tree belts. Area 40B is bordered to the south-east and south-west by open countryside with the boundary following existing field boundaries. The western boundary is formed by Milton Hill Road and the rear gardens of properties situated upon it and wraps around the school and its grounds. The northern boundary is defined by the rear gardens of homes on the existing Milton Heights development wrapping around but excluding the football ground. The north-east boundary is defined by the A34.



**Key landscape planning factors:**

Site 40 (A and B) is not within the Green Belt or the AONB but 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.

The two sub-areas have been assessed separately below.

**LA40A West of Milton Hill Road****Photographs:**

*Photo 1: View west across northern field with internal tree belt to left and off-site highways planting forming the northern boundary*



*Photo 2: View north to east across the south western part of site, with Core Business Centre to right of photo. This part of site contains marketing gardening and orchard.*



*Photo 3: View west across south eastern part of site, with Core Business Centre to just visible to left of photo. This part of site contains some orchard and some arable land.*