

Potential capacity of site 2B

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The capacity of the site is partly determined by the need to retain the distinctive and separate characters of Abingdon and Drayton. Abingdon is a principal town with large estates in its southern sector with development largely on the north facing slopes. Drayton retains its village character, despite the proximity of Abingdon, separated by the pastured landscape and stream and its trees south of Stonehill Farm, to which the southern part of Site 2B contributes. The capacity of the reduced area will be determined by the significance of the landscape setting to the listed buildings, a detailed assessment of the nature of floodplain to the east, and the need to reflect the small scale landscape pattern within the built form. The landscape to the south of the track has strong landscape and visual connections with the landscape to the south. The preferred access to Site 2B is split into two to give access to two small areas either side of Stonehill House. Access from the recently approved development to the north of Site 2B should also be considered. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On the basis of a nominal housing density of 25dph some 155 dwellings might be accommodated on site 2B. However, the density of this reduced area is recommended to be substantially reduced due to the proximity to the listed buildings, the small scale landscape pattern, the proximity of the stream to the east of the site and the need to protect the rural character of the landscape to the south of the site.

Total capacity of Site 2: South Abingdon: A total of 480 dwellings are recommended at a nominal density of 25dph for this contingency site.

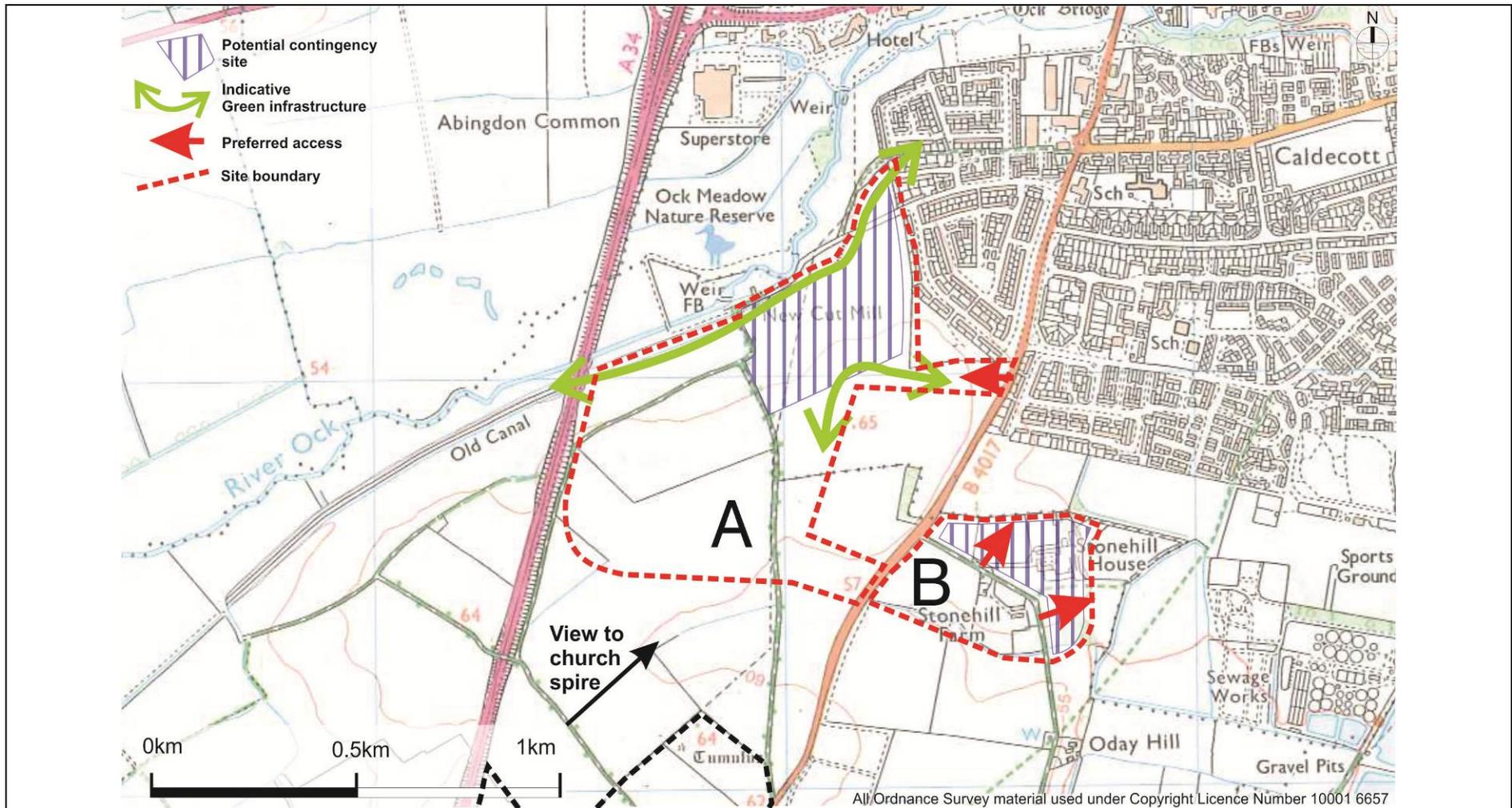


Figure 2.3: Site 2: South Abingdon - Recommended contingency site area and Green Infrastructure

Site 3: South West Botley

Site map:

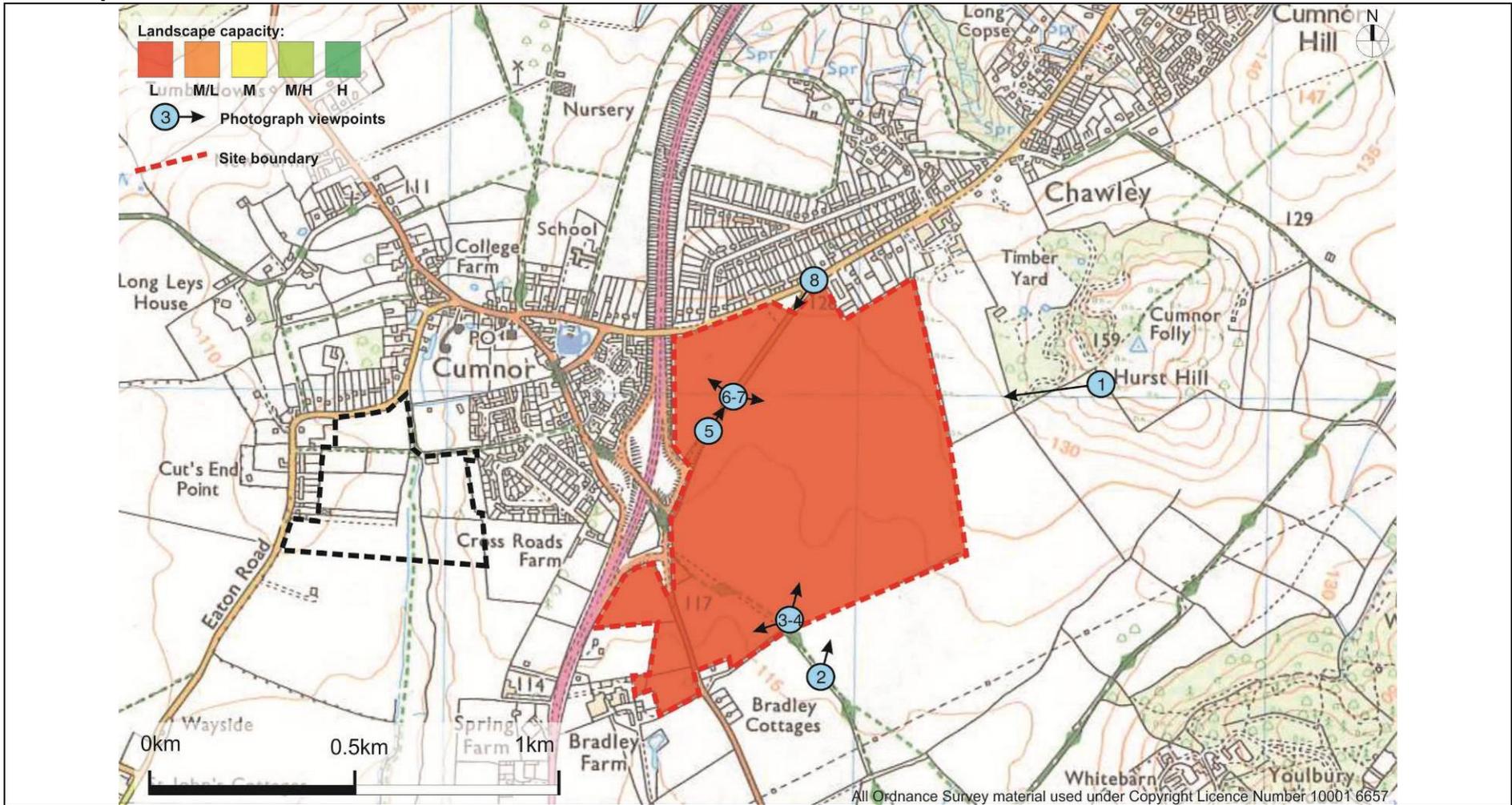


Figure 3.1: Site 3: South West Botley - Landscape capacity and location of photographic viewpoints

Site 3 South-West Botley

The site lies in the **North Vale Corallian Ridge / OWLS LCT19 Wooded Estatelands**.

OWLS Landscape Strategy

Safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages.

Guidelines

- Conserve and maintain semi-natural and ancient semi-natural woodland. Where appropriate, replace non-native conifer species with native species such as oak and ash. Promote the establishment and management of medium to large-scale deciduous and mixed plantations in areas where the landscape structure is particularly weak.
- 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.
- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle.
- Conserve parklands and their associated landscape features such as stone walls, lakes, mature trees and woods.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly within parklands.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Minimise the visual impact of intrusive land uses such as quarries, landfill sites, airfields and large-scale development, such as new barns and industrial units, 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.

Site description:

Site 3 is a large Greenfield site of 53.9ha lying to the south west of Cumnor Hill and Hurst Hill, adjoining Chawley. The northern boundary abuts the urban edge of the Cumnor estate east of the A420. The western boundary follows the A420 southwards to a point north of Bradley Farm and Bradley Cottages, which are excluded from the site. The southern boundary follows an open track across large fields to meet the eastern boundary which follows the part hedged field boundary, to the west of Hurst Hill. Overall the site is very open with few landscape features.

Key landscape planning factors:

Site 3 lies within the Green Belt. The village core of Cumnor lies to the west of the A420 but development east of the A420 and at Chawley, joined to Botley in the north-west, has started to merge the settlements.

Photographs:

Photo 1: View over site and to the Vale from Hurst Hill viewpoint.



Photo 2: View of site from Oxford Greenbelt Way approaching from the south-east.



Photo 3: View from Oxford Green Belt Way over the site to Hurst Hill.



Photo 4: View from Oxford Greenbelt Way over site to Bradley Farm to the west of the site.



Photo 5: View of the approach to Chawley from the A420 up Cumnor Hill with the site either side of road.



Photo 6: View of the site over to Hurst Hill and Youlbury Wood from Cumnor Hill approach to Chawley.



Photo 7: View of northern triangle of land from Cumnor Hill approaching Chawley from the south-west.



Photo 8: View from Cumnor Hill down Oxford Road towards Cumnor and to northern point of the northern triangle.

Please refer to section 3 methodology of the assessment process

1. **Medium / High Visual Sensitivity:**
 - Open exposed views from many sensitive viewpoints;
 - Well used and popular walking routes;
 - Mitigation possible but would change character and views of the area.

2. **Medium / Low Landscape Sensitivity:**
 - Open simple landscape in well used area;
 - Topographically interesting in conjunction with Hurst Hill
 - Some visual detractors;
 - Little cultural interest.

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

4. **Medium / High Wider Landscape Sensitivity:**
- Very strong links with wider landscape
 - Foil to the wooded hillsides and tops
 - Minor impacts from adjoining houses in Chawley and east of A420 ;
5. Overall Landscape Sensitivity: Medium / High (combines 3 and 4)
6. **Medium / High Landscape Value**
- Within locally valued landscape North Vale Corallian Ridge policy NE7;
 - Crossed by Oxford Greenbelt Way;
7. Landscape Capacity: Low (combines 5 and 6)

Relationship of site to Botley

- Settlement at Botley is still concentrated on the north-east facing slopes of the Thames Valley orientated towards Botley village and Oxford
- Site lies on south-west facing slopes orientated away from the settlement

Relationship with adjacent wider countryside

- The site has strong links with the wider landscape to the south and south-east
- It acts as a strong contrast and foil to the wooded hillside and hilltops at Hurst Hill and Youlbury Wood.

Potential impact on key landscape characteristics

- Loss of arable land but otherwise little impact on key landscape features

Potential impact on key visual characteristics

- Loss of many open views over the site either across the open landscape separating Cumnor from Chawley / Botley; or up to Hurst Hill; or from Hurst Hill and Cumnor Folly over the site to the distant Vale; or from the Oxford Greenbelt Way

Potential impact on key settlement characteristics

- Severe risk of merging Botley, Chawley and Cumnor into urban sprawl despite severance of Cumnor village by the A420

Landscape mitigation and contribution to Green Infrastructure

- N/A

Conclusion and recommendations

- It is recommended that the site is not considered further as a contingency site

Potential capacity of site 3

Development on Site 3 South-West Botley would have a significant adverse impact on the landscape and visual characteristics of this area. The small triangular area in the north is less sensitive but development on this land would result in the loss of the remaining separation of Cumnor from Botley / Chawley. There is potential to mitigate the visual impact of housing through major planting which would be in keeping with the OWLS landscape strategy but this would not compensate for the loss of local open character and landscape links with the wider countryside. It is recommended that the site is not considered further as a contingency site.

Site 5: South West Faringdon

Site map:

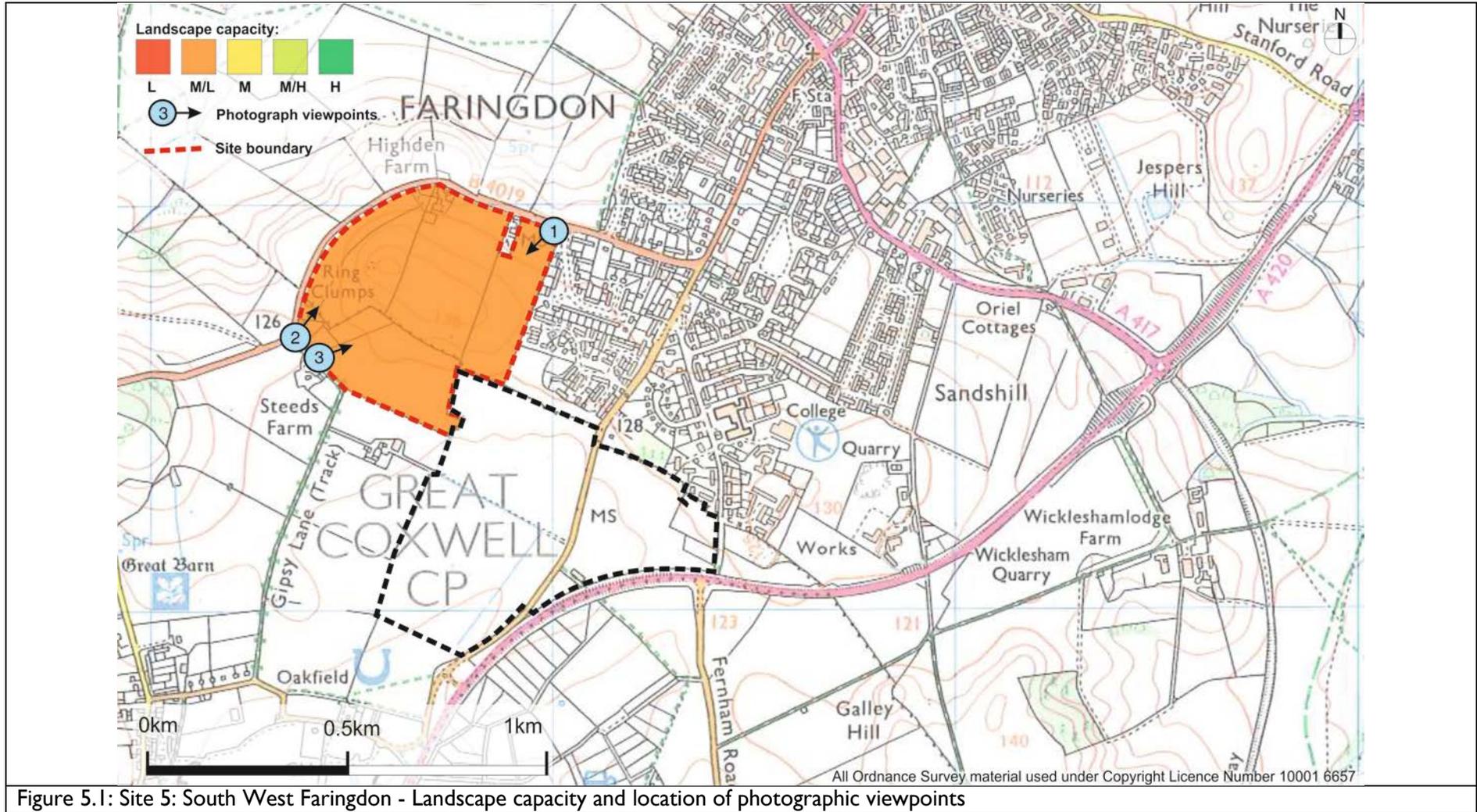


Figure 5.1: Site 5: South West Faringdon - Landscape capacity and location of photographic viewpoints

Site 5 South West Faringdon

The site lies in the **North Vale Corallian Ridge Zone IB / OWLS LCT19 Wooded Estatelands**. The key landscape, visual and settlement characteristics for this area are set out in the Record Sheets for Site 5. The following guidance is given in OWLS.

OWLS Landscape Strategy

Safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages.

Guidelines

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- 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.

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

The Study included part of Site 5 SW Faringdon in its assessment. Much of the western edge of site and the south western section were not included. The part of site that was assessed was divided into 2 character areas; Highden Hill in the centre of the site and Highden Farm in the north east part of the site, continuing off site north across the B4019 (see below). The summary of this assessment is set out in figure 5.2 below. This assessment has been reviewed in the light of our current work and our conclusions included in the Table below.

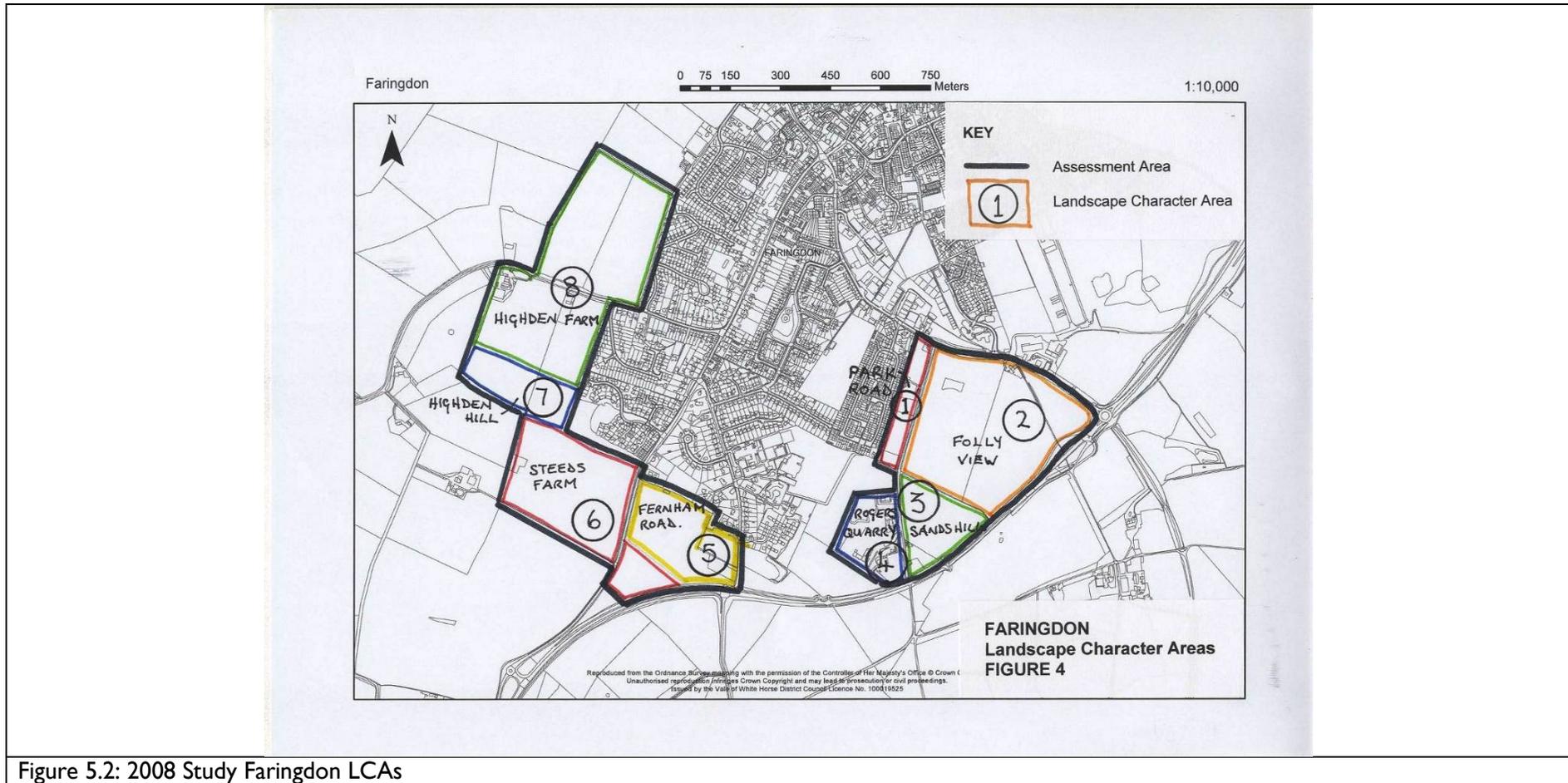


Figure 5.2: 2008 Study Faringdon LCAs