

-
5. **Overall Landscape Sensitivity: Medium / High (combines 3 and 4)**
6. **Medium/High Landscape Value**
- Setting of heritage assets;
 - Within locally valued landscape North Vale Corallian Ridge policy NE7;
7. **Landscape Capacity: Low (combines 5 and 6)**

<p>Relationship of site to Cumnor</p> <ul style="list-style-type: none"> • Close relationship contributing to the setting of the village
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Separated from the wider open landscape • Closely related to field pattern to north west of the village
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open field pattern • Erosion of tree belt pattern • Impact on landscape setting of Conservation Area and listed building The Farmhouse
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of key views from the local footpath network identified in the Conservation Area Appraisal
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Retains built form pattern to the south of the village core • Small scale area of development would be in keeping with settlement
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Existing tree belt pattern provides good mitigation
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • The site has the potential to be developed, but should include the provision of a major area of open space such as a village green to serve both the development and the village. • Conserve and enhance the distinctive character of Cumnor by retaining the existing landscape pattern within LA22A and tree belts and hedgerows • Maintain open link between LA22 A and the open landscape to the south • Opportunities for access to the area are limited by the need to conserve the tree cover and the open landscape character of the tongue of open land which links with LA22B. The preferred access into this site is located down an existing track to the north of the site, as access is not possible from the east (which would be the preferred option). However the design of any access would need to minimise the harm to the character of the track and avoid loss of adjoining vegetation. • Any access design to be in keeping with village character

Potential capacity of site 22A

Although the landscape capacity is low, the enclosed field in the north-east has potential for development. The capacity of the site is determined by the need: (1) to retain the landscape setting of small areas of pasture and mature trees lines and hedgerows south of the village; (2) to conserve the landscape setting of the Conservation Area; and (3) to protect the landscape setting of the listed building The Farmhouse. The capacity of the reduced area will be determined a detailed landscape and visual impact respecting the distinctive character of Cumnor. Access to the site is however very constrained by the need to retain existing tree cover and the rural character of the central spine. The preferred access into this site is located down an existing track to the north of the site, as access is not possible from the east (which would be the preferred option). Figure 22.2 shows a point of access down the spine but would need to be carefully assessed to avoid loss of vegetation On the basis of a nominal density of 25dph some 60 dwellings might be accommodated on site 22A.

2. LA22B Adjacent Appleton Road south

LA22B is an integral part of a much larger open arable field to the south of the village and hence the wider landscape beyond the village.

Photographs:



Photo 5: View from central footpath out through 'tongue' of open land to site 22B



Photo 6: View from Appleton Road across open arable field to mature tree belts along northern edge of site 22B.



Photo 7: View from Appleton Road across site 22B to wider landscape to the south.

Please refer to section 3 methodology of the assessment process

- 1. Medium / High Visual Sensitivity:**
 - Open views from local footpaths and roads;
 - Skyline location;
 - Difficult to mitigate without a significant impact on the open character of the wider landscape.
- 2. Medium / Low Landscape Sensitivity:**
 - Few landscape features and simple uniform character;
 - No aspects of cultural significance;
 - Tranquil area with no detractors.
- 3. Landscape Character Sensitivity: Medium (combines 1 and 2)**
- 4. High Wider Landscape Sensitivity:**
 - Site directly relates to the wider landscape separating Cumnor from the nearest hamlets;
 - Little connection with the adjacent settlement.

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;
7. **Landscape Capacity:** Low (combines 5 and 6)

<p>Relationship of site to Cumnor</p> <ul style="list-style-type: none"> • LA22B has a poor relationship with the nucleated village
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • The site is an integral part of the wider open landscape which separates Cumnor from the nearest hamlets
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Impact on the tree belts could be avoided • Loss of open arable land
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of views of open skyline on south edge of Cumnor • Loss of view over open countryside from south edge of village and key view in the Conservation Area Appraisal
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Would extend settlement substantially to the south of its current southern limits along Eaton Road
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • A substantial tree belt along the southern boundary would be needed which would not be in keeping with the immediate landscape pattern
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • The site 22B is not recommended for further consideration as a contingency site.

Potential capacity of site 22B

Development of any part of Site 22B would have an adverse impact on the settlement pattern, extending Cumnor well to the south. This is an open site with strong continuity with the wider landscape and therefore it is not recommended for further consideration.

Total capacity of Site 22: South Cumnor : A total of 65 dwellings are recommended at a nominal density of 25dph for this contingency site.

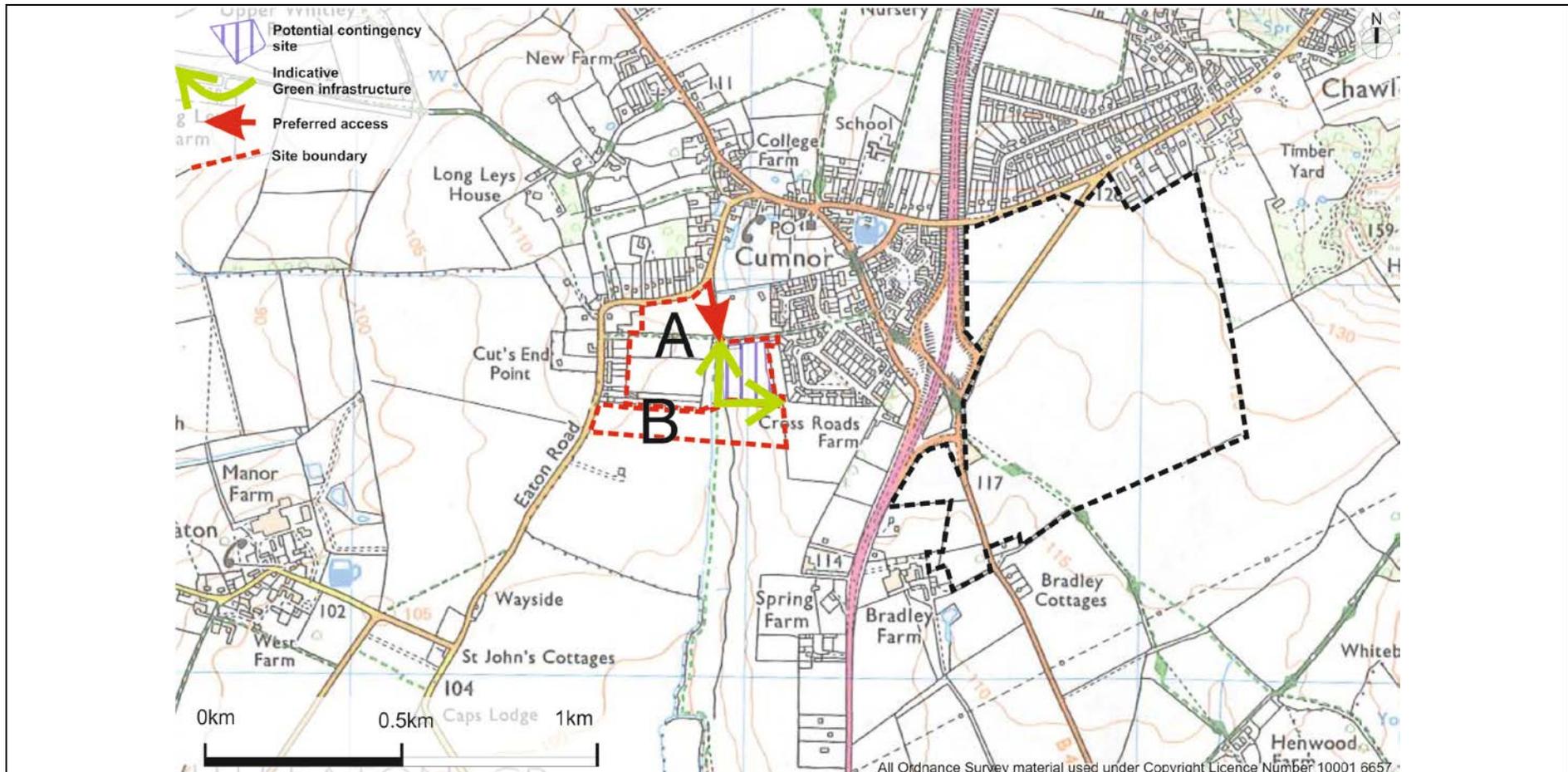


Figure 22.2: Site 22: South Cumnor - Recommended contingency site area and Green Infrastructure

Site 23: Land North West of East Challow

Site map:

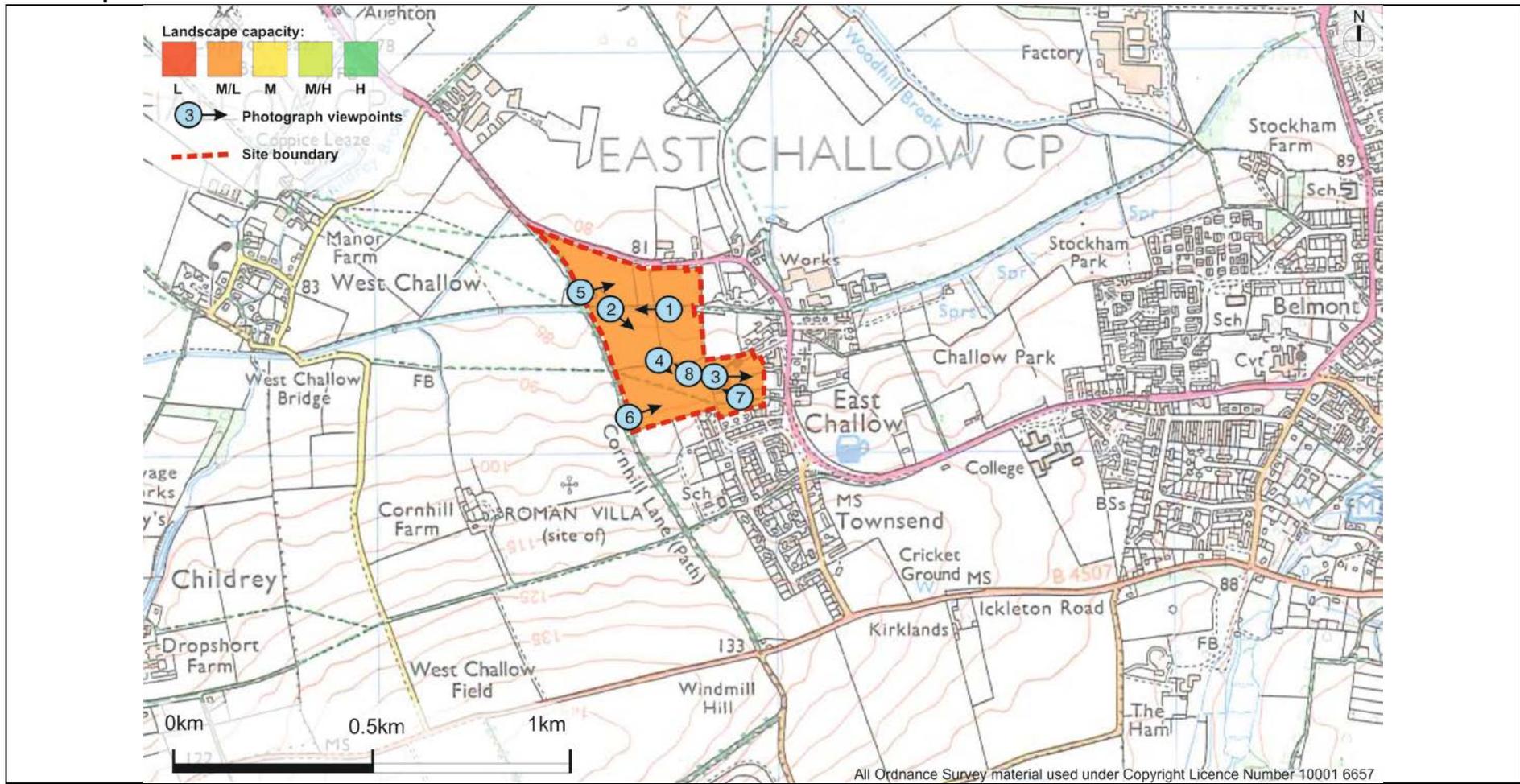


Figure 23.1: Site 23: Land North West of East Challow - Landscape capacity and location of photographic viewpoints

The north part of the site lies in the **OWLS LCT3 Clay Vale**, whilst the south lies within **LCT 4 Estate Farmland**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 23.

OWLS Landscape Strategy

LCT 2 Clay Vale: Conserve the intimate, tranquil and small-scale pastoral character of the landscape. Conserve and enhance the well-defined pattern of hedgerows, hedgerow trees and tree-lined watercourses.

LCT 4 Estate Farmland: Conserve the planned estate character of this landscape type through maintenance and enhancement of the parklands, woodlands and field boundaries.

Guidelines

LCT 3: Clay Vale

- Strengthen the small-scale field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash particularly within roadside hedges. 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 small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- Conserve the surviving areas of permanent pasture, particularly ridge and furrow, and promote arable reversion to grassland particularly on land adjacent to watercourses.
- Minimise the visual impact of intrusive land uses at the fringes of towns, villages and farms with the judicious planting of tree and shrub species characteristic to 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 are appropriate to this landscape type. Local building materials should be used, such as ironstone and stone tiles in the Ironstone area, limestone and stone tiles in the Upper Thames area, and bricks, or stone with bricks, and clay or stone tiles in the Vale of Aylesbury and Vale of White Horse.

LCT 4: Estate Farmlands

- Promote the sustainable management of existing woods and plantations, and the establishment of new tree belts and plantations with a significant proportion of deciduous tree and shrub species characteristic of this area.
- Strengthen the field pattern by planting up new or gappy hedges using locally characteristic species such as hawthorn.

- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering where necessary, to maintain a height and width appropriate to the landscape type.
- Priority should be given to safeguarding and maintaining existing species-rich hedges through coppicing, layering and replanting where necessary with shrub species such as blackthorn, field maple, dogwood and spindle.
- Protect stone walls from deterioration.
- Conserve surviving areas of permanent pasture.
- Protect the sparsely settled character of the landscape and the integrity and vernacular character of the estate villages.
- Minimise the potential visual impact of intrusive land uses at 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.
- Where appropriate, mitigate the potential visual impact of mineral extraction and landfill sites 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.

Site description:

Site 23 is a greenfield site of 12.7 hectares on the western edge of the village of East Challow. It lies within a bend in the A417 west of the village and is bounded by Cornhill Lane, a byway, to the west. The site is divided into a number of fields and crossed by the old Wilts and Berks canal.

Key landscape planning factors:

Site 23 is not within the Green Belt or the AONB. However the AONB lies just 600m to the south of the site. Due to the topography and modern estate between the AONB and the site, it does not play an important role in the setting to the AONB. However due to proximity, care remains to be needed to avoid adverse direct or indirect impacts on the 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 west along path which follows the old Wlits and Berks Canal left of the path



Photo 2: View from canal path up slope of the site to the modern housing on hillside



Photo 3: View north-east to the edge of the older village settlement from the footpath across the site



Photo 4: View south-east to the edge of newer housing in the village from the footpath across the site

			
<p><i>Photo 5: View from Cornhill Lane to the most northern – western field adjacent the A417 (screened by trees)</i></p>		<p><i>Photo 6: View from Cornhill Lane at the south-western corner of the site across the site to the village edge</i></p>	
			
<p><i>Photo 7: View of small scale pasture fields, hedgerows and tree line along the old canal from the footpath across the site</i></p>		<p><i>Photo 8: View north-west over the site to higher ground with ridge and furrow field pattern clearly visible</i></p>	

Please refer to section 3 methodology of the assessment process

1. Medium / High Visual Sensitivity:

- Much of site visible from a sequence of views
- Vistas to the north over the site
- Locally sensitive receptors
- Elevation of land limits potential for screening
- Limited views from wider landscape

2. Medium / High Landscape Sensitivity:

- North facing slope in undulating landform on edge of North Wessex Downs
- Extensive boundary tree cover and internal hedgerows contain and sub-divide the site
- Waterway and wetland habitats
- Small pasture fields
- Ridge and furrow in 4 fields
- Alignment of old Wilts and Berks Canal
- Setting of listed buildings
- Distinctive landscape pattern important to the setting of the listed buildings along the A417 such as Wise's Farm
- Important rights of way across and adjacent to site

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

4. Medium / High Wider Landscape Sensitivity:

- Good landscape and visual links with the landscape to the north
- Contrast with open arable landscape to the west
- Limited urbanising impact from adjacent settlement
- Typical of key characteristics of Clay Vale and Estate Farmland edge to North Wessex Downs

5. Overall Landscape Sensitivity: Medium / High (combines 3 and 4)

6. Medium Landscape Value

- Setting of listed buildings
- Local recreational links
- Within landscape setting of AONB

7. Landscape Capacity: Medium / Low (combines 5 and 6)**Relationship of site to East Challow**

- Located to the west of the village centre
- Contained by modern housing to the south
- Typical of village settlement up slopes between 80m and 100m AOD
- Site extends further west than existing development

Relationship with adjacent wider countryside

- Site landscape is self-contained and does not have a strong relationship with the wider landscape
- Rural setting to the village
- Within AONB landscape setting; but separated by modern built form
- Part of landscape corridor to the old canal and along Cornhill Lane

Potential impact on key landscape characteristics

- Loss of openness
- Loss of pasture
- Loss of rural setting to the old canal and Cornhill Lane
- Loss of part of the open, rural setting to the village
- Potential damage to internal vegetation structure
- Potential impact on setting of listed buildings

Potential impact on key visual characteristics

- Loss of rural views from the canal path and Cornhill Lane
- Potential for visually intrusive development on higher ground (see effect of existing development)
- Loss of rural views from the village
- Potential impact of any bridge needed to cross the canal

Potential impact on key settlement characteristics

- Imbalance of village expansion to the west of the village centre
- Potential to contain development to current western alignment of village
- Care to be taken to avoid an adverse impact on the landscape setting to the listed buildings along the A417
- Impact could be reduced by sub-dividing site

Landscape mitigation and contribution to Green Infrastructure

- Retain and enhance all existing tree and hedgerow vegetation along boundaries
- Build on landscape structure to meet OWLS landscape strategy
- Create link with recreation ground south of the site

Conclusion and recommendations

- Consider further the ‘reduced area’ shown in Figure 23B
- Access off the A417 but care must be taken to avoid harm to important landscape features including the field patterns and setting of listed buildings
- Visual impact of any bridge required over the canal needs to be assessed and mitigated
- Visual impact of loss of vegetation along the A417 to provide access to be assessed and mitigated
- New tree planting to be provided along the western edge of the ‘reduced area’ to link into existing tree belts and protect the wider landscape to the west
- Development to be omitted from area of ridge and furrow on the site which makes an important contribution to the landscape character of the site
- Built form to respect the landscape character of the adjacent village

Potential capacity of site 23

It is recommended that part of this site is considered further as a contingency site on landscape and visual grounds as shown in Figure 23B. The ‘reduced area’ of the site is selected because it relates well to the existing settlement pattern but the land to the west extends beyond the existing settlement and onto a distinctive area of ridge and furrow. The preferred access is located at the only practical point off the A417 without harm to the existing village built form and pattern east of the site. Access to the site will be difficult to achieve and must protect the landscape value of the tree cover along the A417, the

Wilts and Berks canal and its landscape setting, and the existing field and boundary pattern. Development on the remainder of the site is not recommended because: (1) the highest ground should be omitted to avoid increasing the visual impact of the built form on the skyline; (2) much of the site contains ridge and furrow in pasture (a key feature of the site landscape); (3) the western part of the site is remote from the settlement; and (4) it would substantially increase the damage to the landscape setting of the village and the canal. 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 25dph some 105 dwellings might be accommodated on site 23. However a much lower density of this reduced area is recommended to respect its location on the edge of a rural village; the landscape setting to the listed buildings; the landscape setting of the canal; and need to minimise visual intrusion.

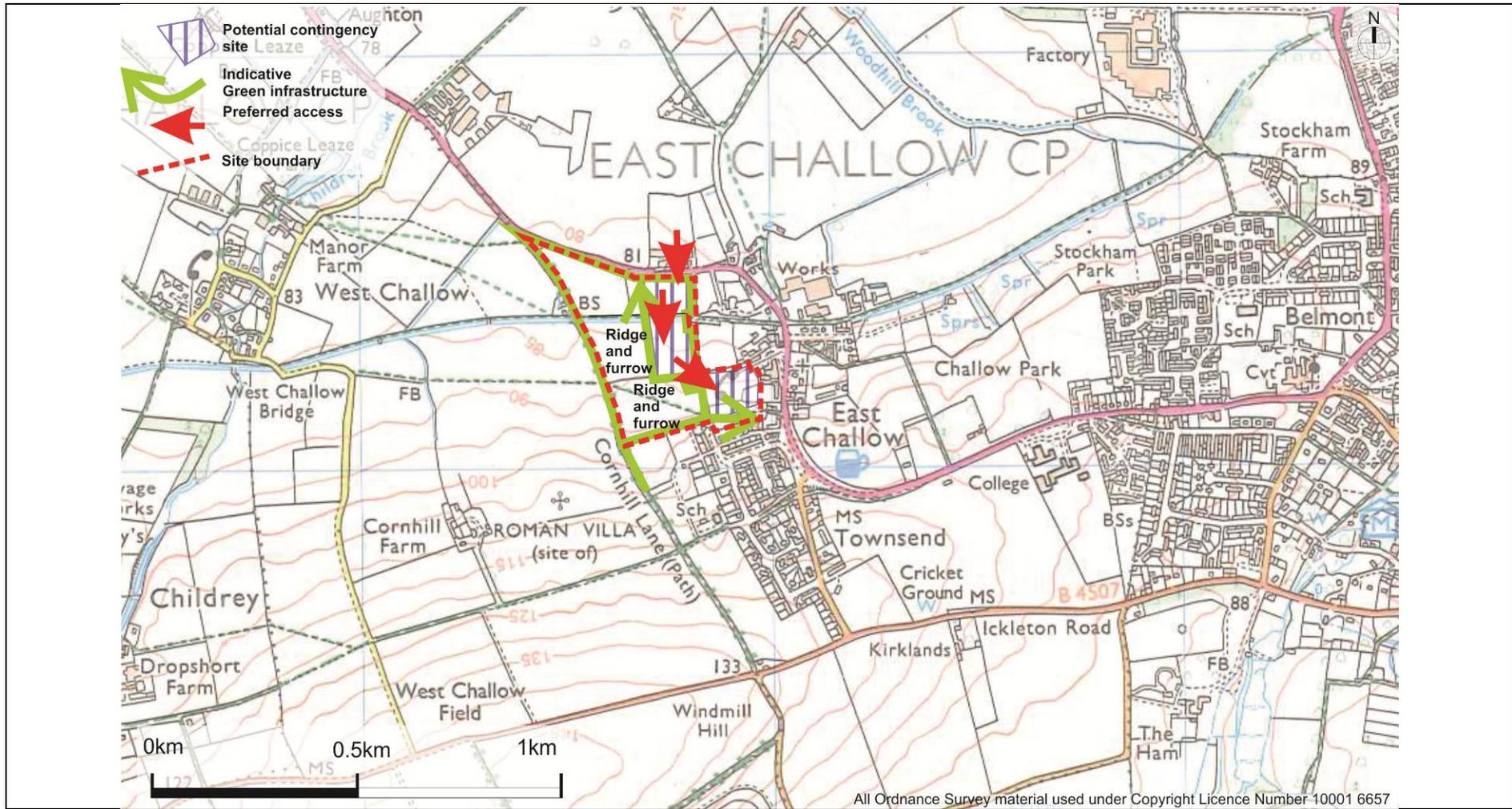


Figure 23.2: Site 23: Land North West of East Challow - Recommended contingency site area and Green Infrastructure

Site 25: South Kennington

Site map:

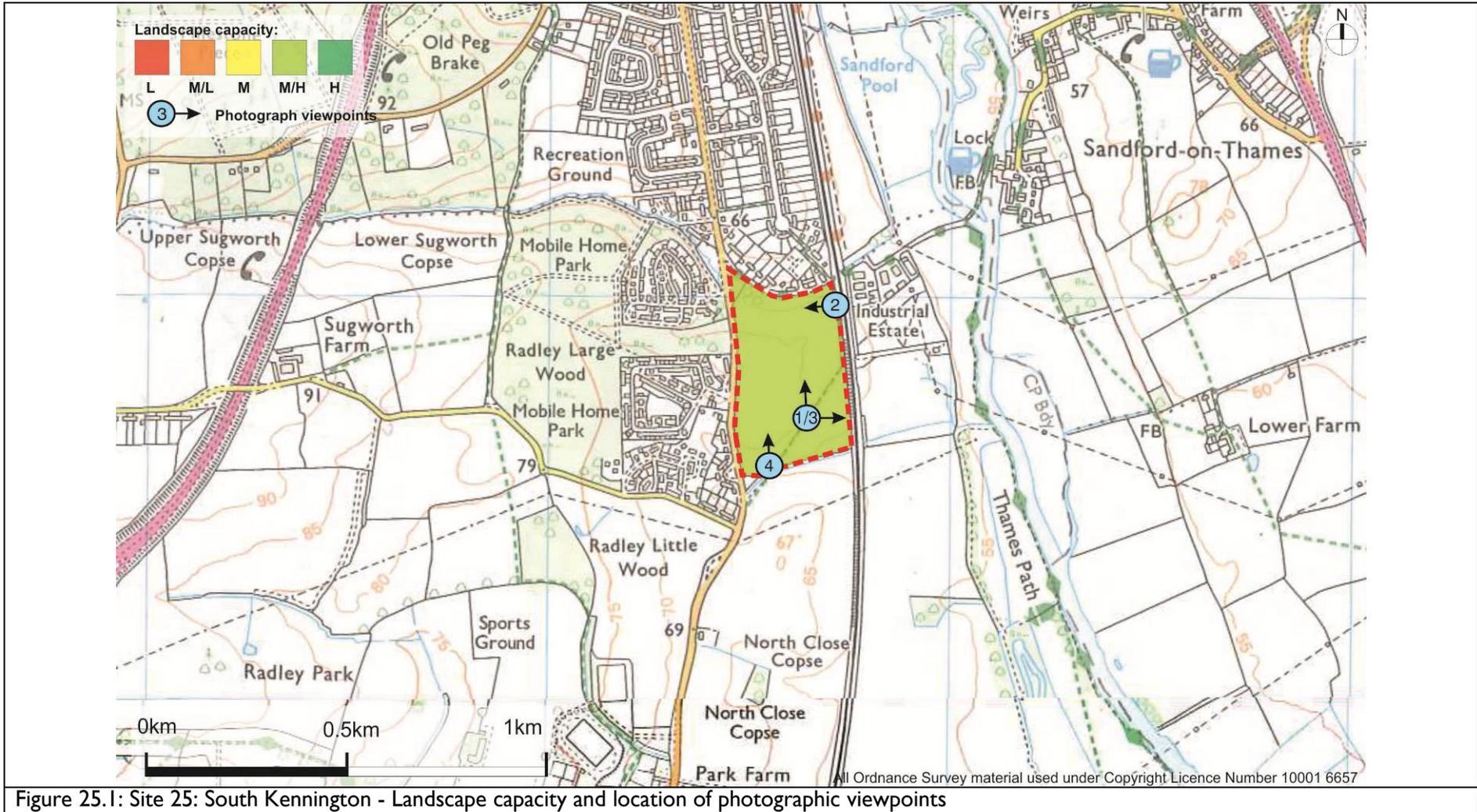


Figure 25.1: Site 25: South Kennington - Landscape capacity and location of photographic viewpoints