

Site 37 North Wootton

The site lies in the **Lowland Vale / 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 37 North Wootton is a Greenfield site of 11.7ha. It is bounded to the south-west by housing on Cumnor Road, and by the older village at Wootton on its eastern and short southern boundary. The north boundary is open and rural in character as is a short stretch along Cumnor Road.

Key landscape planning factors:

The site is in the Green Belt. It has a semi-rural character and a strong landscape link with the open land to the north and the rural hinterland of Boars Hill.

Photographs:

	
<p><i>Photo 1: View from footpath to the north over to the site across pasture, with the North Wessex Downs visible in the far distance.</i></p>	<p><i>Photo 2: View from footpath within site to rear gardens of properties in old Wotton, including listed buildings.</i></p>
	
<p><i>Photo 3: View from footpath within site to tree cover to rear of properties in old Wotton.</i></p>	<p><i>Photo 4: View from footpath within site to central open area of the site.</i></p>



Photo 5: View from Cumnor Road into site with Boars Hill in the background.



Photo 6: View of gap into the site off old Wootton.

Please refer to section 3 methodology of the assessment process

1. Medium Visual Sensitivity:

- Enclosed in south part of site
- Open in north part of site;
- Well used by local community;
- Potential to mitigate development in southern part.

2. Medium / High Landscape Sensitivity:

- Remaining area of small scale pasture;
- Substantive tree belts;
- Close association with older village and listed buildings
- Good level of local tranquillity.

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

4. Medium / High Wider Landscape Sensitivity:

- Good landscape links with areas of small scale pasture to the immediate west and the landscape hinterland to Boars Hill;

- Intervisibility with land to the north
- Southern part relates to village.

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

6. **Medium Landscape Value**

- No written evidence;
- Setting of 4 listed buildings.

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

<p>Relationship of site to Wootton</p> <ul style="list-style-type: none"> • Extends north of village limit on western boundary • Separates older village from modern Wootton • Would effectively merge Wootton with Henwood
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Good landscape links with small scale pasture to the north and around Boars Hill
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of small scale pasture which is scarce in this landscape
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of views across semi-enclosed fields • Loss of views to Boars Hill and potential visual impact in views from Boars Hill • Loss of visual separation between different distinct settlement areas • Visual intrusion on extensive footpath network
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Site is large and out of scale with the older village pattern • Development would extend Wootton north of existing rural edge on Cumnor Road • Would merge older village with modern development
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Potential to reinforce and extend existing tree lines
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • Contain any housing within 'reduced area' as shown in Figure 37B • Conserve and enhance the distinctive character of the settlements but retaining the open northern area of the site and reinforcing tree belts along the northern boundary of the reduced area • Retain tree cover and boundary character • Access to be designed to retain rural character of old Wootton • The preferred access is from a gap in the building line to the south of the site. Access off Cumnor road would urbanise the fragile open landscape between Wootton and Henwood.

Potential capacity of site 37

It is recommended that only the southern enclosed part of this site is considered further as a contingency site on landscape and visual grounds. This area is very well contained by mature tree belts along its northern boundary and does not extend into open countryside. The northern part is important as an open landscape setting to Boars Hill and to north Wootton. It is also essential to the separation of Wootton from Henwood. The area of small fields under pasture is one of the few surviving in this landscape type. The preferred access is from a gap in the building line to the south of the site. Access off Cumnor road would urbanise the fragile open landscape between Wootton and Henwood. The capacity of the reduced area will be determined by the significance of the setting to the listed buildings, and the need to reflect the small scale landscape pattern within the built form. 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 105 dwellings might be accommodated on site 37.

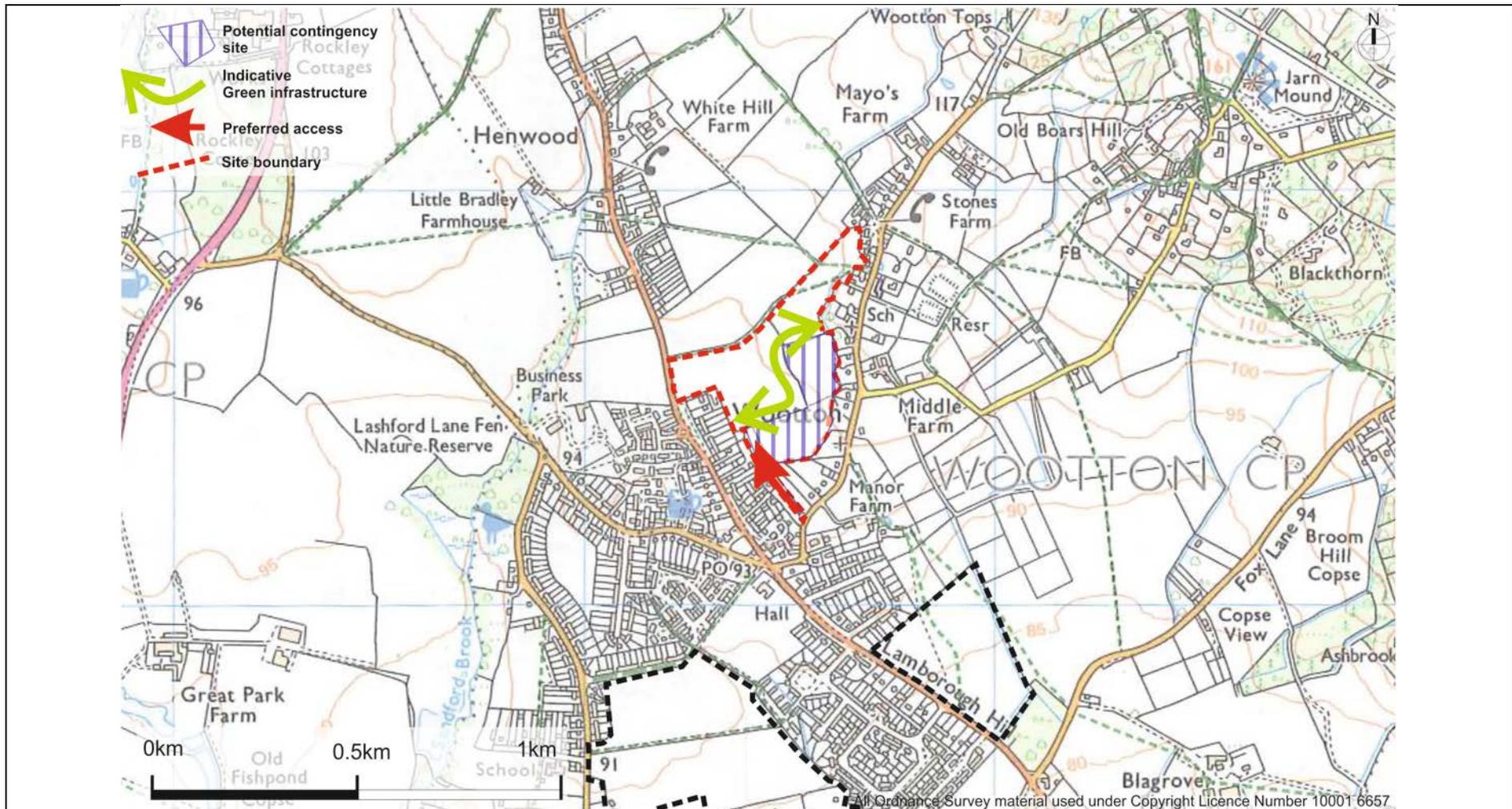
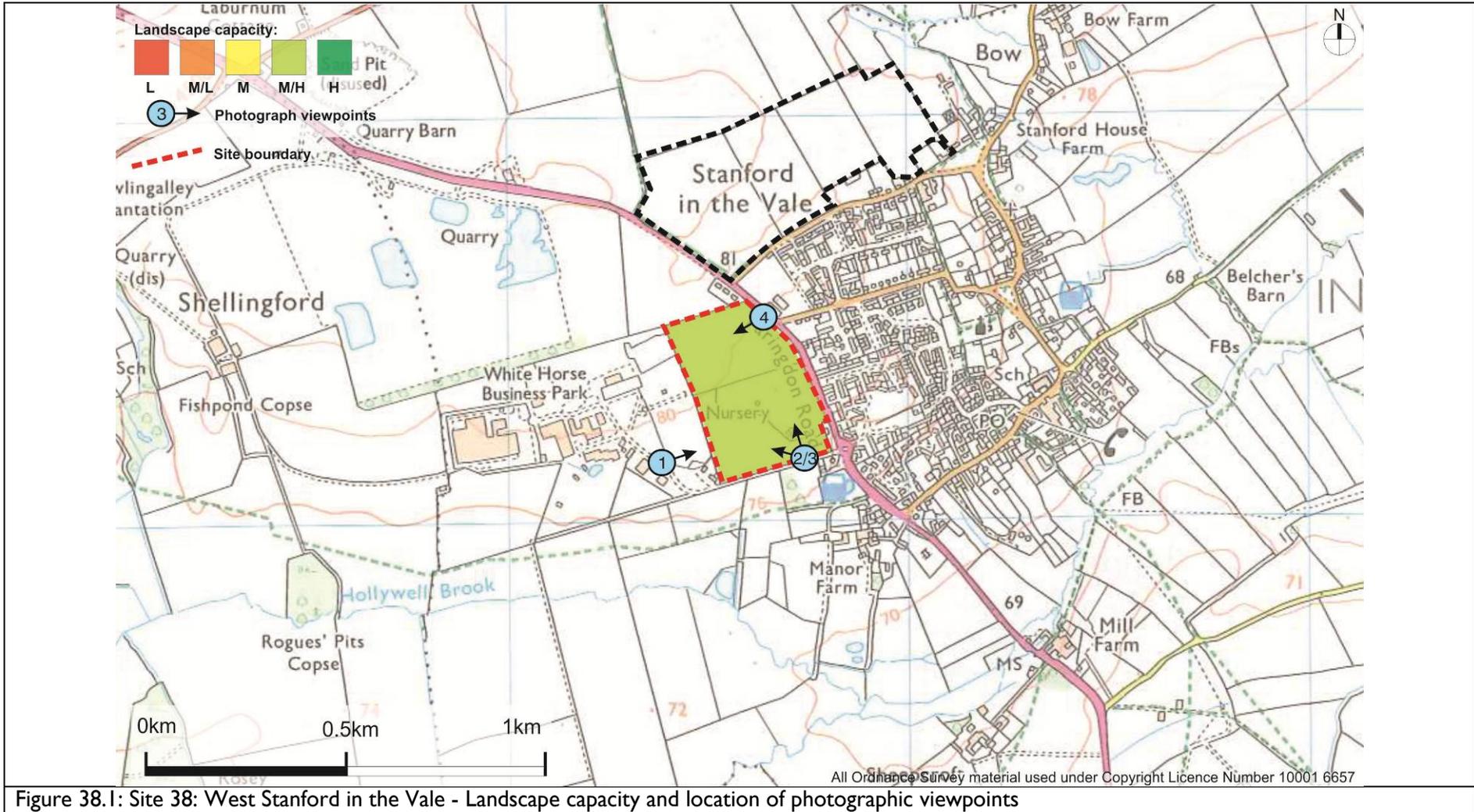


Figure 37.2: Site 37: North Wootton - Recommended contingency site area and Green Infrastructure

Site 38: West Stanford in the Vale

Site map:



The site lies in the **OWLS LCT19 Wooded Estatelands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 38.

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- 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 38 is a part greenfield site and part an existing horticultural nursery of 11.6 hectares on the western side of the A417 at Stanford in the Vale. The northern boundary abuts open countryside to the west of the A417, which is marred by the adjacent landfill site to the north-west of the site. The western boundary is adjacent to open pasture which forms the eastern landscape setting of the White Horse Business Park to the west. The Business Park

separates the site from the wider landscape to the west. The southern boundary follows Ware Road which gives access to the Business Park beyond which the settlement edge is a mix of development, tree cover and open fields. The eastern boundary follows the A417 with housing to the village opposite the site and east of the main road.

Key landscape planning factors:

Site 38 is not within the Green Belt or 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 east from White Horse Business Park to southern field beyond middle ground pasture



Photo 2: View north-west from Ware Road across southern field to White Horse Business Park



Please refer to section 3 methodology of the assessment process

1. Medium / Low Visual Sensitivity:

- Much of site visible
- Views are from roads and the Business Park; with some views from residential property
- Long distant views from part of the site to the AONB to the south-west
- Good opportunities to mitigate visual impact

2. Medium / Low Landscape Sensitivity:

- Flat landform
- Boundary tree cover and internal hedgerows contain the site
- Mix of pasture and arable landcover
- Little cultural interest
- Tranquillity reduced by A417, Business Park and proximity of landfill site

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

4. Medium Wider Landscape Sensitivity:

- Edge of Stanford in the Vale is visible from the site
- Influenced by Business Park
- Some connectivity with open landscape to the north
- Separated from the wider landscape to the south and west by Ware Road and White Horse Business Park

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

- No written evidence of landscape value
- Part of landscape setting to Stanford in the Vale

7. Landscape Capacity: Medium / High (combines 5 and 6)**Relationship of site to Stanford in the Vale**

- Much of the site's eastern boundary is adjacent to housing on the east side of A417, although is largely well screened
- Site lies between the village and the White Horse Business Park
- Small pockets of village development on the west side of the A417, north and south of the site

Relationship with adjacent wider countryside

- Northern field links with the adjacent countryside to the north
- Ware Road and the high hedgerows along the roadside separate the site from the wider landscape to the south
- The White Horse Business Centre separates the site from the wider landscape to the west.

Potential impact on key landscape characteristics

- Loss of openness
- Loss of pasture
- Opportunity to add to existing vegetation structure
- Loss of part of the open, rural setting to the village

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