

<p>Proposal: Outline planning permission for the development of up to 134 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved (amended description) (amended plans)</p>	<p>Application No: 22/03240/OUT</p>
<p>The location and layout of the housing estate does not reflect or reinforce the linear settlement pattern or character of Minster Lovell/Charterville Allotments.</p> <p>It is an unallocated site that extends into open countryside, within the setting of the AONB. It is within the Upper Windrush Valley Character Area and the Landscape Type of the site is 'open limestone wolds'. It exhibits characteristics typical of this landscape type.</p> <p>Elevated, open limestone wold landscapes are very visually exposed and particularly sensitive to development. The principal factors that potentially threaten landscape quality in this area include the expansion of settlements into open countryside, the suburbanisation of rural settlements and roads and the visual intrusion of unsightly development and poor management of fringe areas (e.g. West of Witney).</p> <p>The northern boundary is particularly sensitive. The site is relatively open in views from the B4047. Existing vegetation along the boundary is sporadic. Tree cover is predominately ash and so this cannot be relied upon to survive in the short to medium term. There is no hedgerow and only occasional scrub cover. This boundary will become more open and exposed. The high ground along the Burford Road ridge is important in protecting views from within the AONB and from within and beyond the Windrush Valley. Consideration will need to be given to the potential visibility of housing development along the high ridge.</p> <p>Views from the south are more limited. Housing development is likely to be visible, but at some distance. However, views across the wider countryside, across the Windrush Valley, towards Leafield and Wychwood Forest, is likely to be punctuated by a modern housing development roofscape.</p> <p>The B4047, west of Minster Lovell, retains a very rural character. This would be adversely affected by the construction of housing development, new traffic access infrastructure, new roadside footpaths and signage.</p> <p>If planning permission is to be supported some points to consider include;</p> <ul style="list-style-type: none"> • A woodland buffer of considerable width along the norther boundary to help retain the rural character of the B4047, to protect views from the AONB to the north and to accord with recommendations in the Landscape Assessment. • Set-back of developable area from northern boundary to accommodate woodland belt, providing sufficient space to avoid conflicts with residential properties. • Provide a meaningful wooded edge along the southern boundary. • Relocate main vehicular access as far to the east as possible, to avoid further unnecessary suburbanisation along Burford Rd. 	

- Keep building heights as low as possible to avoid views of housing development on the skyline in views from the north and south.
- Ensure deliverability of pedestrian/cycle connections across third party land.

Landscape and Forestry Officer

Date: 17/03/23