Land south of Burford Road, Minster Lovell

Landscape and Visual Appraisal

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Catesby Strategic Land Limited

November 2022

Report Reference
edp7754_r001b

Document Control

DOCUMENT INFORMATION

Client	Catesby Strategic Land Limited
Report Title	Landscape and Visual Appraisal
Document Reference	edp7754_r001b

VERSION INFORMATION

	Author	**Formatted**	**Peer Review**	**Proofed by/Date**
001_DRAFT	sRP	MWi	CMy	-
001a	sRP	-	CMy	FMi 081122
001b	sRP	-	CMy	CRo 161122

DISCLAIMER TEXT

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Section 1
Introduction, Purpose and Methodology

INTRODUCTION

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Catesby Strategic Land Limited (hereafter referred to as 'the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals for a residential development at Land south of Burford Road, Minster Lovell (hereafter referred to as 'the site'). The site extends to circa 10.07 hectares (ha) and is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) accompanying the planning application.

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute [(1)] specialising in the assessment of the effects of proposed development on the landscape.

1.3 This LVA is part of a suite of documents accompanying an outline planning application for the proposed development summarised in **Section 6** of this LVA. The planning application is for outline planning permission for the development of up to 140 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. The proposals are illustrated on the Illustrative/Concept Masterplan at **Appendix EDP 1**.

1.4 The site has no planning history and comprises agricultural land on the edge of the settlement. There is another residential development currently under construction on land to the immediate east of the northern part of the site, between the site and the previous settlement edge.

1.5 The site falls within the Local Planning Authority (LPA) area of West Oxfordshire District Council (WODC).

PURPOSE AND STRUCTURE OF THIS LVA

1.6 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

[1] LI Practice Number 1010

1.7 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 7**;
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);
- In **Section 7**, assessed the landscape and visual effects in accordance with the approach described below;
- Reached overall conclusions in **Section 8**; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.8 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.9 **Familiarisation**: EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONB), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).

1.10 **Consultation**: Attempts were made to consult the Local Authority to discuss Representative Viewpoints and the methodology for the LVA, but no response was forthcoming.

1.11 **Field Assessment**: EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a suitably qualified landscape architect in fine weather in October 2022.

1.12 **Acknowledgement of any shortcomings**: the field assessment was undertaken in autumn conditions, with the trees still predominantly in leaf. Whilst this naturally provides additional screening of views and limits the degree to which long range view (in particular) are available, the assessment has been undertaken based upon a 'worst case' scenario, informed by professional judgement.

1.13 **Design Inputs**: EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6** and form an important part of the LVA process by enabling key constraints and opportunities to be incorporated into the design of the proposals.

1.14 **Assessment Methodology**: Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance. The assessment therefore adopts the following well-established, structured approach:

- Likely effects on landscape character and visual amenity are dealt with separately;
- The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance, which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
- As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

1.15 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, the extent of which is illustrated on **Plan EDP 1**. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional

reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2
The Site

2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.

2.2 The site comprises the whole of two adjacent arable fields, which are separated east and west by a north-south aligned native hedgerow. The land is currently used for intensive cereal production. The boundaries to the site are as follows:

- The northern boundary comprises a gappy native hedgerow with frequent, in places continuous, hedgerow trees, adjacent to Burford Road. The boundary adjacent to the adjoining Bovis development is not demarcated on the ground;

- The eastern boundary comprises a managed native hedgerow adjacent to the Bovis site, and a hedgerow with hedgerow trees adjacent to the existing residential development on Ripley Avenue. The rear garden fences of the Ripley Avenue properties lie to the immediate east of the hedgerow;

- The southern boundary comprises a managed native hedgerow with occasional hedgerow trees; and

- The western boundary comprises a mix of native hedgerows of varying heights (including the section of the boundary adjacent to Repeater House), and a short section of post and wire fence alongside the garden of the property (The Lodge) adjacent to the north-west corner of the site.

2.3 To the east of the northern part of the site is the Bovis site where new residential development is currently under construction, while to the east of the southern section is the existing residential development on Ripley Avenue. White Hall Farm lies approximately 300m to the south-west of the site, while to the west of the site are the residential properties known as Repeater House, the Lodge, and White Hall Cottages, with two covered reservoirs one further field beyond. There are two small copses to the west/south-west of the site, with more woodland and tree cover to the north within the valley of the River Windrush.

2.4 The site lies on a slightly elevated location above the Windrush valley. The topography of the site itself slopes gently from west/north-west to east/south-east. The surrounding topography is generally gently to very gently undulating, but slopes more steeply down on either side of the River Windrush.

2.5 Within the surrounding area:

- Land to the north of the site is mainly under intensive arable cultivation, with pasture and woodland within the valley of the River Windrush and in other areas of steeper ground. Further to the north is a more substantial area of woodland at Stockley Copse/Hens Grove. There are various hamlets and small villages (such as Asthall Leigh), as well as occasional isolated farmsteads and residential properties, and also

a disused quarry. The overriding character is actively managed arable farmland with hedgerow field boundaries;

- To the east is the settlement of Minster Lovell, including the Bovis site, which is currently under construction immediately to the east. Beyond Minster Lovell is further arable farmland (again with hedgerow field boundaries), and then the western edge of Witney, much of which is industrial development. A large golf course (The Witney Lakes Resort) and then further new residential development lies to the south of the industrial area;

- To the south-east lies small pasture fields, then further linear residential development along Brize Norton Road (the B4477). This area, known as the Charterville Allotments (to the north) and Bushey Ground (to the south), includes some of the original Chartist properties (some listed) dating from the planned development of Minster Lovell in the mid-19th century;

- To the south and south-west is arable farmland, White Hall Farm, the A40 dual carriageway (predominantly lined by tree belts), and then further arable farmland; and

- To the west are the residential properties and closed reservoirs noted above, Burford Road, and a mix of arable and pastoral farmland, the latter being within the floodplain of the River Windrush. There are also a number of individual commercial/industrial premises.

2.6 **Images EDP 2.1** to **2.2** illustrate the landscape within and surrounding the site.

Image EDP 2.1: South-eastern part of site, as seen from southern edge of adjacent Bovis development.

Image EDP 2.2: Northern part of site, as seen from Burford Road. Existing Bovis development is visible beyond the site.

LANDSCAPE DESIGNATIONS

2.7 The site lies outside of any national/statutory or local/non-statutory landscape designations. The site does, however, lie adjacent to the edge of the Cotswolds AONB, with the boundary to the AONB being marked by Burford Road. The site is therefore considered to lie within the 'setting' of the AONB.

2.8 There are no RPGs within the study area.

EXISTING DEVELOPMENT, HUMAN INFLUENCES AND URBANISING FEATURES

2.9 Farmland within the site is actively and intensively managed for the production of cereals and other combinable crops. Nearby fields to the south and west are also mostly used for arable farming, with a number of small pasture fields to the south-east, predominantly related to the curtilages, or immediate surroundings, of private dwellings, which appear to be used for horse grazing. Fields on either side of the River Windrush to the north of Burford Road are pastoral, with then further predominantly arable farmland beyond. Other land uses in the area includes large private gardens, some commercial/industrial enterprises, and a small amount of recreation (e.g., public houses and playing fields).

2.10 The main urban influence is that provided by the adjacent village of Minster Lovell (including the under-construction Bovis development), which borders the whole of the site to the east. Newly-constructed properties within the Bovis development, and existing properties on Ripley Avenue (to the east of the southern part of the site) provide the context to the eastern

side of the site, while Repeater House, The Lodge, and White Hall Cottages lie immediately to the west.

2.11 The Bovis development, as shown by **Image EDP 2**, provides a somewhat stark settlement edge when viewed from both the immediate south (within its related public open space (POS)) and from the west, and Burford Road. There is little in the way of a landscape buffer along these edges, although it is unclear whether planting in the POS has yet to be progressed.

2.12 Other nearby settlements (all relatively small villages) include:

- Asthall Leigh (approximately 1.8km to the north);
- Crawley (approximately 3.5km to the north-east);
- Little Minster (approximately 1.1km to the north-east);
- Curbridge (approximately 2.6km to the south-east);
- Brize Norton (approximately 2.7km to the south); and
- Asthall (approximately 1.8km to the west).

2.13 The larger towns of Witney and Carterton lie approximately 1.5km to the east and 2.6km to the south-west respectively.

2.14 There is a network of minor (country) roads spread across the local landscape, with Burford Road (the B4047) passing along the northern site boundary, and Brize Norton Road (the B4477) passing north to south through Minster Lovell. Both these B-roads appear to be heavily trafficked. The busy A40 dual carriageway (which links Oxford and Cheltenham) passes on a broadly east-west alignment three fields (approximately 730m) to the south of the site.

2.15 RAF Brize Norton, the largest RAF station in the UK, lies to the south of Carterton and Brize Norton, approximately 3km to the south of the site.

PUBLIC RIGHTS OF WAY

2.16 As shown on **Plan EDP 6** and **Image EDP 2.3**, there are no Public Rights of Way (PRoW) within the site or immediately adjacent to it, but there is a network of PRoW within the surrounding landscape.

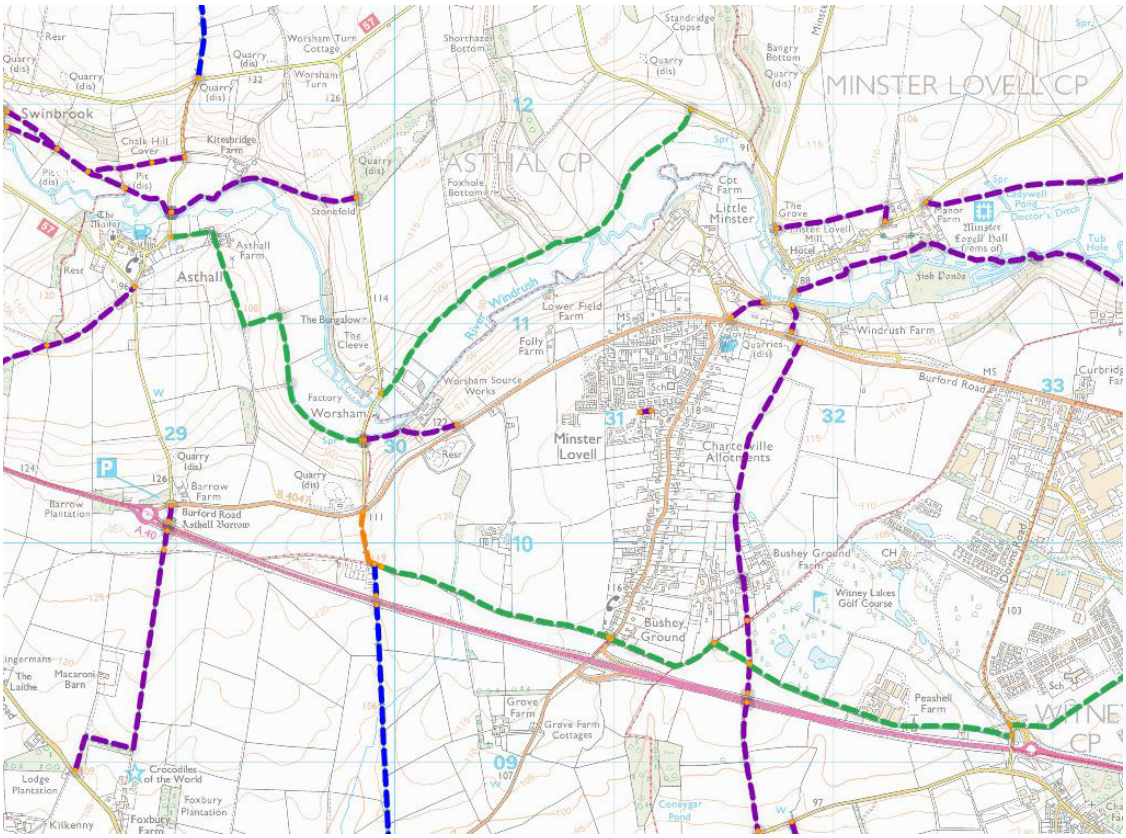


Image EDP 2.3: Extract from Online Version of Oxfordshire Definitive Map

2.17 PRoWs within the immediate environs of the site are listed below:

- Bridleway (BW) 113/7/10 runs along the northern edge of the River Windrush floodplain, approximately 475m to the north of the site at its closest;
- Footpath (FP) 302/9/10 runs west from Burford Road opposite the reservoirs, approximately 230m to the west of the site;
- Restricted Byway (RB) 302/10/20 runs south from Burford Road at its junction with the above unnamed minor road towards the Ting Tang Lane Caravan Park, approximately 720m to the south-west of the site;
- FP 302/8/10 then runs broadly parallel to the A40 from the end of the Restricted Byway to Brize Norton Road, approximately 610m to the south of the site;
- Byway Open to All Traffic (BOAT) 302/12/10 runs south from the RB (approximately 775m to the south-west of the site), passing under the A40 and becoming BOAT 143/13/10; and
- FP 302/11/10 links Cotswold Close to the recreation ground in Minster Lovell, approximately 170m to the east of the site.

2.18 Details of other PRoW within the wider surrounding landscape are provided at paragraph 3.10 below. None of these PRoW are marked as promoted routes on Ordnance Survey (OS) 1:25,000 mapping.

2.19 National Cycle Route (NCR) 57 runs on a broadly east-west alignment through the study area to the north of the site, passing within approximately 750m of the site at its closest, where it passes between Minster Lovell and Little Minster.

2.20 There is no registered Access Land within the study area.

CULTURAL HERITAGE ASSETS

2.21 Cultural heritage assets are shown on **Plan EDP 3**. There are no cultural heritage assets within the site or its immediate environs (within approximately 250m of the site).

2.22 There are a number of listed buildings within Minster Lovell. The majority of these are Grade II (the closest being No. 86 Brize Norton Road, a Chartist bungalow approximately 250m to the east of the southern part of the site), with one Grade II* building (Nos. 19 and 21 Upper Crescent, a former Chartist school and meeting room, approximately 430m to the north-east of the site).

2.23 Within the wider study area:

- There are three Grade II listed buildings within Asthall Leigh (approximately 1.9km to the north of the site);
- There are a number of Grade I, Grade II* and Grade II listed buildings within Little MInster, as well as a Conservation Area covering the majority of the village, and two Scheduled Monuments (SM) (approximately 1.25km to the north-east of the site);
- There are two Grade II listed buildings at Grove Farm on the south side of the A40 (approximately 1.1km to the south of the site);
- There is a SM at Asthall Barrow near the roundabout junction between Burford Road and the A40 (approximately 1.5km to the west south-west of the site);
- There are a number of Grade II listed buildings, one Grade II* listed building, and a Conservation Area at Asthall (approximately 1.1km to the north-west of the site); and
- There is a SM at a former Roman villa and bath house located 450m to the north-west of Lower Field Farm (approximately 475m to the north-west of the site).

INTERVISIBILITY

2.24 The undulating topography combines with often strong field boundary and roadside vegetation, tree belts (including those alongside the A40 dual carriageway) and small woodlands/copses to restrict visibility in many views within the local area. The limited network of PRoW and roads surrounding the site means that views towards the site from publicly accessible locations are similarly limited.

2.25 Longer distance views towards the site are rare, limited to very occasional areas of slightly elevated ground such as to the north-east of Swinbrook. However, even in these areas, available views from publicly accessible areas are few and far between.

Section 3
Findings of EDP Data Trawl

3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

3.2 The following documents are relevant and will be discussed as appropriate later in this report:

- West Oxfordshire Landscape Assessment (West Oxfordshire DC, 1998);
- The Cotswold Landscape Assessment (Cotswold AONB);
- Cotswold AONB Landscape Strategy and Guidelines (Cotswold AONB, 2016);
- Oxfordshire Wildlife & Landscape Study (Oxfordshire County Council, 2004);
- Oxfordshire Historic Landscape Characterisation Project (Oxfordshire County Council, 2012-2017);
- National Character Area Profile 107: Cotswolds (Natural England, 2015);
- National Character Area Profile 108: Upper Thames Clay Vales (Natural England, 2014);
- West Oxfordshire Local Plan 2031 (Adopted September 2018)[2];
- West Oxfordshire Design Guide (Adopted April 2016);
- Cotswold AONB Management Plan 2018-2023;
- Cotswold Conservation Board – Position Statement on Housing (April 2021);
- Cotswold Conservation Board – Position Statement on Landscape-led Development (April 2021); and
- Cotswold Conservation Board – Position Statement on Development in the Setting of the AONB (June 2016).

3.3 There are no further Supplementary Planning Document (SPD), guidance documents, Neighbourhood Plans, Village Design Statements or Management Plans which relate to either landscape and visual matters, or Minster Lovell specifically.

[2] Local plan - West Oxfordshire District Council (westoxon.gov.uk) – accessed August 2022.

FINDINGS OF EDP DATA TRAWL

3.4 EDP has conducted a review of relevant planning policy and landscape designations to identify what 'value' the local authority places on the landscape and what value it has in planning terms. This review focuses on local plan policy, since such policy is: (a) more specific to the site; and (b) reflects the advice of regional and national advice regarding landscape issues.

Landscape-related Designations and Other Considerations

3.5 Landscape-related designations and policy considerations within 4km of the site are shown on **Plan EDP 3**. In summary:

- National landscape designations: The site does not lie within a nationally designated landscape, but lies immediately adjacent to the Cotswolds AONB;
- Local landscape designations: The site does not lie within a locally designated landscape; and
- Other landscape-related designations: The site does not lie within any other designated area, such as Green Belt, a green wedge or other policy area.

Heritage Matters

3.6 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Cultural Heritage assessment (prepared by Pegasus Group).

3.7 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- Asthall Leigh (all Grade II):
    - Cottage at SP3080 1275.
- Little Minster:
    - Grade I: Church of St Kenelm; Minster Lovell Manor ruins;
    - Grade II*: Manor Farmhouse and associated barn to east-south-east; Minster Lovell Manor Dovecote;
    - Grade II: Minster Lovell Bridge; Windrush Farmhouse and associated barn to south-east; The Old Swan Hotel and associated cross base to west; Causeway Cottage; The Rosery; The Old Post Office; Tullochs Cottage; The Old House and associated barn to north-west; Lily Cottage; The Old Post House; eight different chest tombs in graveyard of Church of St Kenelm;

- Scheduled Monuments: Minster Lovell Hall and associated dovecote to north; and
- Conservation Area covering the majority of Little Minster.

- Minster Lovell:
  - Grade II*: 19 and 21 Upper Crescent; and
  - Grade II: The Old Manor House and associated barn and barn room; Barn House; The Laurels; House to north of The Laurels; Japonica; Windrush; House to east of Box Tree Cottage; 5, 17, 35, 37 Upper Cresent (all listed separately); Cherry Tree Cottage; Minster Lovell War Memorial; The White Hart Public House; The Chestnuts; 44, 86, 87, 98, 104, 105 Brize Norton Road (all listed separately); Glendale; The Croft; Four Winds; The Paddocks; Brooks Holding;
- Grove Farm:
  - Grade II: Grove Farmhouse; Grove Farm, Barn and Attached Outbuilding.
- Asthall:
  - Grade II*: Church of St Nicholas;
  - Grade II: Asthall Manor House; five different chest tombs and two headstones in graveyard of Church of St Nicholas; garage and attached kennels at Asthall Manor Estate; stables at Asthall Manor Estate; Peachey's Cottage; K6 telephone kiosk next to Peachey's Cottage; barn to south of School House; Maytree Cottage and Walnut Cottage; Dowham Cottage and Akeman Cottage; cottage to south of Laburnum Cottage; barn to north-east of Dowham Cottage and Akeman Cottage; Lime Tree Cottage; bridge over Windrush and stone stiles; Toque House; Asthall Farm and associated stable, barn and shelter shed; and
  - Conservation Area covering most of the village;
- SM at Asthall Barrow near the roundabout junction between Burford Road and the A40; and
- SM at a former Roman villa and bath house located 450m to the north-west of Lower Field Farm.

Ecology Matters

3.8 A separate Ecology Assessment (prepared by Ramm Sanderson) considers the ecological assets on the site and within the study area. There are no statutory or non-statutory ecological designations within the 2km study area. There are however a number of small areas of ancient woodland, the nearest being part of the woodland block approximately 175m to the south-west of the site, with further area to the east of Asthall Leigh. Stockley Copse, to the north-west of Asthall Leigh and approximately 2km to the north-north-east of the site, is also a mix of ancient woodland and replanted ancient woodland.

Arboricultural Matters

3.9 A separate Arboricultural Assessment (prepared by Ramm Sanderson) considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- The survey assessed 52 individual trees, two groups of trees and four hedgerows. There was a low amount of vegetation cover on site, largely confined to the perimeter of the site boundary;
- The survey identified three individual trees which are unsuitable for retention due to their condition. These trees are recommended for removal in the interests of good arboricultural management; and
- There are currently no Tree Preservation Orders (TPO) at this location and the site is not situated within a conservation area. Therefore, none of the trees are subject to statutory protection.

Public Access and Rights of Way

3.10 As detailed in **Section 2**, a review of the definitive map reveals the following PRoW within the landscape surrounding the site:

- BW 113/7/10 runs along the northern edge of the River Windrush floodplain, approximately 475m to the north of the site at its closest;
- FP 302/9/10 runs west from Burford Road opposite the reservoirs, approximately 230m to the west of the site;
- This footpath then meets BW 113/3/10 to Asthall at the unnamed minor road between the disused quarry (now a tyre recycling facility) and the factory at Worsham, approximately 675m to the west of the site;
- FPs 113/2/20 and 376/8/10 run south-west from Asthall, approximately 1.7km to the west of the site;
- There are a number of PRoW to the north of Asthall – FPs 113/4/10, 113/5/10, 113/6/10, 376/3/30 and 376/3/50, and BOAT 113/9/10;
- RB 302/10/20 runs south from Burford Road at its junction with the above unnamed minor road towards the Ting Tang Lane Caravan Park, approximately 720m to the south-west of the site;
- FP 302/8/10 then runs broadly parallel to the A40 from the end of the Restricted Byway to Brize Norton Road, approximately 610m to the south of the site;
- BOAT 302/12/10 runs south from the RB (approximately 775m to the south-west of the site), passing under the A40 and becoming BOAT 143/13/10;

- FP 113/1/10 runs south from Burford Road near its roundabout junction with the A40 (approximately 1.5km to the west south-west of the site), passing under the A40 and becoming FP 143/2/20;

- There are a number of PRoW to the east of Bushy Ground – BWs 302/7/10, 185/12/10 and 185/12/20, and FPs 185/11/20 and 302/6/10. The latter runs north and broadly parallel to Brize Norton Road, lying to the east of the Charterville Allotments, approximately 620m to the east of the site;

- There are a number of FPs to the north-east of Minster Lovell and within Little Minster – FPs 302/5/10, 302/6a/10, 302/4/10, 302/1/10 and 302/2/10; and

- FP 302/11/10 links Cotswold Close to the recreation ground in Minster Lovell, approximately 170m to the east of the site.

3.11 None of these PRoW are marked as promoted routes on OS 1:25,000 mapping.

3.12 NCR 57 runs on a broadly east-west alignment through the study area to the north of the site, passing within approximately 750m of the site at its closest (where it passes between Minster Lovell and Little Minster).

3.13 There is no registered Access Land within the study area, but there are playing fields/a recreation ground to the north of Ripley Avenue and north-east of the south-eastern part of the site.

National Planning Policy Framework and Guidance (Updated July 2021)

3.14 The National Planning Policy Framework (NPPF), updated in July 2021, includes planning policies and guidance requiring developers to respond to the natural environment and landscape character, integrating the development into its local surroundings.

Adopted Local Plan (Published)

3.15 The adopted West Oxfordshire Local Plan 2031 (adopted September 2018) includes overarching general development policies, against which the development proposals will be tested. Note that the site is not an allocation of any sort, and the policies are reviewed in the interests of good landscape assessment and design. Policies that are relevant to the site in this context in landscape and visual terms are set out below (detail added only for those considered of primary importance, and relevance highlighted by underlining):

- Policy OS2: Locating development in the right places;

- **Policy OS4: High quality design:**

  "High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:

- *conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and*

- *enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.*

Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the District. The West Oxfordshire Design Guide, Oxfordshire Historic Landscape Appraisal, Landscape Assessments, Conservation Area Appraisals and Cotswolds AONB guidance documents are key tools for interpreting local distinctiveness and informing high design quality."

- **Policy EH1: Cotswolds Area of Outstanding Natural Beauty:**

"In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.

The Cotswolds Conservation Board's Management Plan and guidance documents are material considerations in decision making relevant to the AONB.

Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.

Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small-scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area."

- **Policy EH2: Landscape character:**

"The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.

New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.

Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.

Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.

Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area."

- **Policy EH4: Public realm and green infrastructure:**

  "The existing areas of public space and green infrastructure of West Oxfordshire will be protected and enhanced for their multi-functional role, including their biodiversity, recreational, accessibility, health and landscape value and for the contribution they make towards combating climate change.

  Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.

  New development should:

  - *avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment, such as access to waterways, unless it can be demonstrated;*

  - *that replacement provision can be provided which will improve the green infrastructure network in terms of its quantity, quality, accessibility and management arrangements;*

  - *provide opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes;*

  - *maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees;*

  - *provide opportunities for improvements to the District's multi-functional network of green infrastructure (including Conservation Target Areas) and open space, (through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council's Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living Landscape Schemes, locally identified Nature Improvement*

Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate;

- *consider the integration of green infrastructure into proposals as an alternative or to complement 'grey infrastructure' (such as manmade ditches and detention ponds and new roads); and*

- *demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors.*

Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term."

3.16 The settlement of Minster Lovell in relation to the Policies Map is shown in **Image EDP 3.1**. The site lies adjacent to the area highlighted as the adjacent Bovis development (Policy WIT4 – shaded brown with dashed outline) and also:

- adjacent to the Cotswold AONB (Policy EH1 – bounded by Burford Road);

- within the Upper Windrush Valley landscape character area (LCA8), with LCA9 Shilton Downs to the south of the A40 and FP 302/8/10 (Policy EH2); and

- adjacent to the Cotswold Valleys Nature Improvement Area (Policy EH3 – shaded orange).

3.17 The extract shows that in policy terms the site itself is unconstrained (allowing for limitations in the mapping of policy area boundaries).

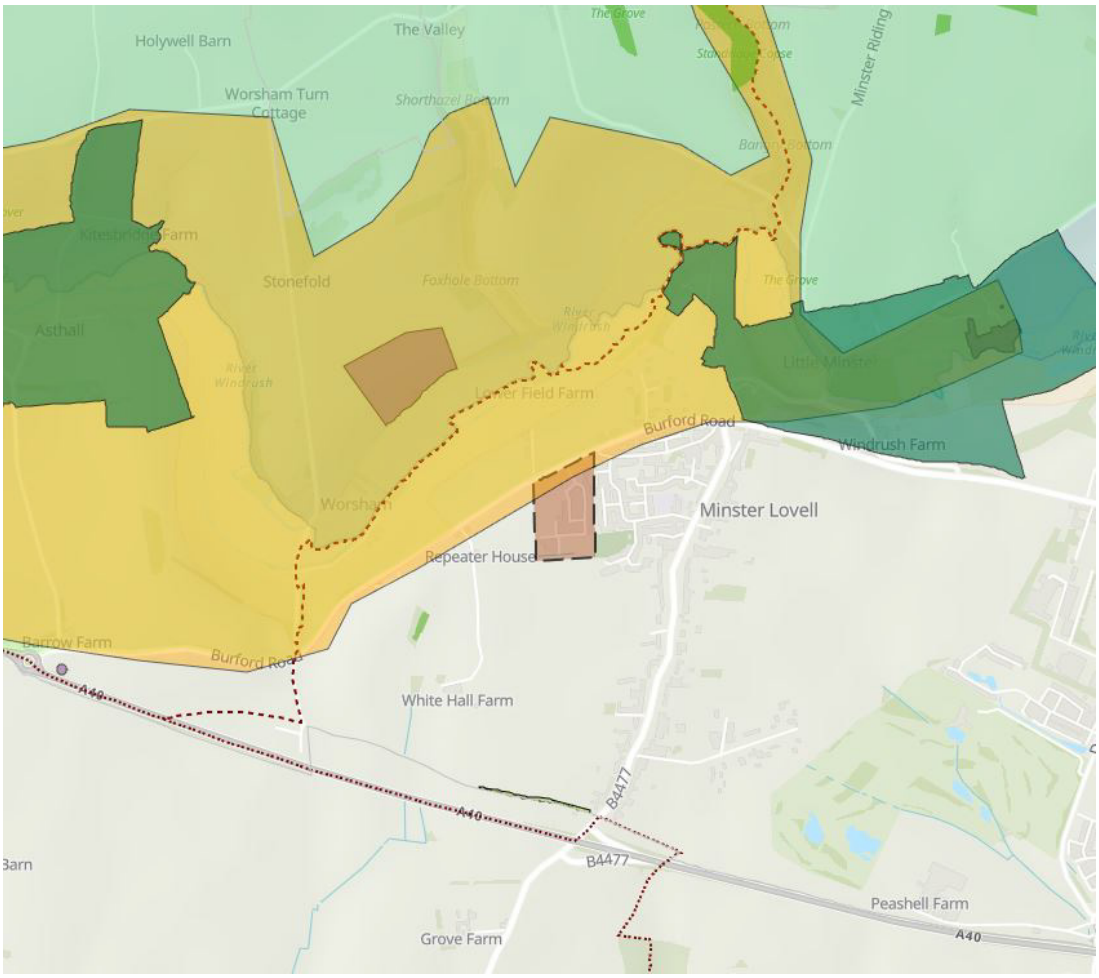


Image EDP 3.1: Extract from WOLP Interactive Polices Map (accessed online 16 August 2022).

West Oxfordshire Design Guide

3.18 Section 3: Geology & Landscape summarises the West Oxfordshire Landscape Assessment (WOLA) and highlights the importance of the Cotswold AONB within the District. Historic Landscape Types are noted as:

- Woodland;
- Historic Parks;
- Lowland Heath;
- Historic Field Patterns; and
- Meadowland.

"The management of flora and fauna should reinforce or restore those landscape characteristics which contribute to local distinctiveness and biodiversity. In general, intervention should aim to restore diversity and structure to the landscape; for example through the planting of trees and hedgerows, and the creation of habitats, in order to reinforce the distinctive characteristics of a particular landscape type.

In terms of vegetation type, West Oxfordshire can be subdivided into three broad character areas: the Limestone Wolds, the Clay Vale and the River Meadowlands; each with a distinctive combination of key and significant tree and hedgerow species."

3.19 Section 4: Local Character sets out four architectural character areas for the district, placing the site within the Limestone Wolds area. Guidance is provided to assist in integrating new development through the use of locally appropriate walling and roofing materials.

3.20 Section 11: New Development & Context encourages active engagement with the LPA from the outset – pre-application discussions, analysis and understanding the site and its context, concept and then detailed design. The section sets out *"the processes and design considerations most likely to lead to a successful outcome; one that realises the aspirations of all those with an interest in the scheme, be they local communities, developers, landowners and planners"*.

Cotswold AONB Management Plan 2018-2023

3.21 The purposes of the AONB Management Plan are stated as:

1. *To conserve and enhance the natural beauty of the Cotswolds AONB.*

2. *To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB.*

3.22 Policies relevant to this LVA are:

- **Policy CE1: Landscape**

  1. *"Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines; and*

  2. *Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced."*

- **Policy CE10: Development and Transport – Principles**

  1. *"Development and transport in the Cotswolds AONB and in the setting of the AONB should have regard to – and help to deliver – the purposes of conserving and enhancing the natural beauty of the AONB and increasing the understanding and enjoyment of the AONB's special qualities. They should also contribute to the economic and social well-being of AONB communities; and*

  2. *Proposals relating to development and transport in the Cotswolds AONB and in the setting of the AONB should comply with national planning policy and guidance. They should also have regard to – and help to deliver – the Cotswolds AONB*

Management Plan and be compatible with guidance produced by the Cotswolds Conservation Board, including the:

i. Cotswolds AONB Landscape Strategy and Guidelines;

ii. Cotswolds AONB Landscape Character Assessment;

iii. Cotswolds AONB Local Distinctiveness and Landscape Change; and

iv. Cotswolds Conservation Board Position Statements…"

- **Policy CE11: Major Development**

1. *"Proposals for major development in the Cotswolds AONB and in the setting of the AONB, including site allocations in Local Plans, must comply with national planning policy and guidance and should have regard to – and be compatible with – the guidance on major development provided in Appendix 9 of the Cotswolds AONB Management Plan.*

2. *Any major development proposed in the Cotswolds AONB, including major infrastructure projects, should be 'landscape-led', whereby it demonstrably contributes to conserving and enhancing the natural beauty of the Cotswolds AONB and, where appropriate, to the understanding and enjoyment of its special qualities31. This should include fully respecting and integrating the special qualities of the AONB into the planning, design, implementation and management of the development, from the very beginning of the development's inception."*

Cotswold Conservation Board – Position Statement on Housing

"Housing development within the Cotswolds National Landscape and, where relevant, in its setting, should be 'landscape-led'.

"We also recognise that there may be exceptional circumstances in which major housing developments are permitted in the Cotswolds National Landscape, or its setting, that have the potential to have a significant adverse impact on the natural beauty of the National Landscape and / or meet needs arising elsewhere."

Cotswold Conservation Board – Position Statement on Landscape-led Development

"At its most basic level, a landscape-led approach to development is one in which development within the Cotswolds National Landscape and its setting is compatible with and, ideally, makes a positive contribution to the statutory purpose of AONB designation, which is to conserve and enhance the natural beauty of the area.

"In principle, the landscape-led approach is applicable to all development in the Cotswolds National Landscape and its setting, albeit to a degree that is proportionate to the nature, scale, setting and potential impact of the proposed development:

- *"Landscape and Visual Appraisals (LVAs) should be undertaken for other development in the Cotswolds National Landscape and its setting that have the potential to cause adverse landscape and visual impacts;*

- *All LVIA and LVAs should be consistent with the guidance published by the Landscape Institute and the Institute of Environmental Assessment;*

- *Where a LVIA or LVA identifies that a development in the Cotswolds National Landscape would have 'significant' or 'moderate-significant' effects, such development should be deemed to constitute 'major development';*

- *LVIAs and LVAs should not compare the scale of the proposed development with the scale of the Cotswolds National Landscape as a whole or with the scale of its component landscape character types;*

- *"The Cotswolds National Landscape should be accorded the highest 'value' in the LVSCS and LVIA / LVA assessments, albeit with some consideration being given to the degree to which the criteria and factors used to support the case for AONB designation are represented in the specific study area;*

- *The area of landscape that needs to be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner; and*

- *Great weight should be given to landscape and scenic beauty, in line with paragraph 172 of the NPPF.*

Factors that contribute to natural beauty:

- *All of the factors that contribute to the natural beauty of the Cotswolds National Landscape should be fully considered and assessed at all stages of the development process, including planning policy and development management. These factors are:*

    - *landscape quality/beauty;*

    - *scenic quality/beauty;*

    - *relative tranquillity (including 'dark skies7);*

    - *relative wildness;*

    - *natural heritage (including 'biodiversity');*

    - *cultural heritage (including 'historic environment'); and*

    - *the special qualities of the Cotswolds National Landscape.*

- *These factors should be assessed:*

    - *individually (i.e. in their own right, in the context of national planning policy and relevant best practice guidance);*

    - *collectively (i.e. in terms of their contribution to the AONB designation); and*

    - *cumulatively (i.e. in terms of the increasing level of significance associated with the presence of – or potential impacts on - multiple factors)."*

Cotswold Conservation Board – Position Statement on Development in the Setting of the AONB

"The Board considers the setting of the Cotswolds AONB to be the area within which development and land management proposals, by virtue of their nature, size, scale, siting materials or design can be considered to have an impact, positive or negative, on the landscape, scenic beauty and special qualities of the Cotswolds AONB.

The surroundings of the Cotswolds AONB are also important to its landscape character and quality. There are views out of the AONB and across back into land within the AONB and views towards or into it from surrounding areas, all of which can be very significant. Development proposals that affect views into and out of the AONB need to be carefully assessed to ensure that they conserve and enhance the natural beauty and landscape character of the AONB.

…the level of harm from any proposal does however have to be considered and expressed in terms of : (i) harm directly to land in the designated AONB itself which is the significant issue and (ii) as a separate material consideration, harm to land outside the designated AONB that is viewed in the context or backdrop of the AONB.

In all cases where setting issues may arise specific consideration should be given to guidance within the Cotswolds AONB Landscape Character Assessment, the Cotswolds AONB Landscape Strategy and Guidelines and the Cotswolds AONB Management Plan."

3.23 The position statement goes on to say that the High Court decision (Stroud District Council v Secretary of State for Communities and Local Government (Gladman Development Ltd) February 2015) clarified:

"…that there are differing ways of assessing impacts on the setting of the AONB which require the application of different policies and guidance:

i. harm directly to land in the designated AONB itself from views out of the AONB and between parts of the AONB towards new development in its setting (where Paragraph 115 of the NPPF is relevant); and

ii. as a separate material consideration, harm to land outside the designated AONB, for example views of new development in the context or backdrop of the AONB (where Paragraphs 115 or 116 is not relevant).

The priority to the Board, when responding to development within its setting, will be to express impact, positive or negative, on the special qualities and character in the designated AONB and with reference to Paragraph 115 of the NPPF.

Impact of views back towards the AONB, from outside the AONB, may be still be considered by the Board, but may be a separate material consideration and subject to separate policy and guidance."

3.24 The Position Statement includes the following as an example of potential adverse impacts on the setting of the Cotswold AONB:

"development which would have a significant visual impact on views out of the AONB or between parts of the AONB (and subject to separate guidance and policies views into the AONB) including consideration of cumulative impact of several similar forms of development."

Section 4
Existing (Baseline) Conditions: Landscape Character

4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section at Paragraph 4.30 *et seq*.

NATIONAL CHARACTER ASSESSMENT

4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The site and its surroundings fall within NCA 107 Cotswolds[3], with land further to the south-east falling within NCA 108 Upper Thames Clay Vales – see **Plan EDP 5**.

4.3 While the NCA is broadly representative of the site's landscape context, it is far too generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the more localised, district-specific assessments described below.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

4.4 Note: underlining is the author's own emphasis.

The Oxfordshire Wildlife and Landscape Study

4.5 At a county level, the Oxfordshire Wildlife and Landscape Study (OWLS)[4] provides classification of a number of Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) for the area. The site lies within the Estate Farmlands LCT, specifically the CW/1 Carterton LCA. To the north of Burford Road, the land on either side of the Windrush floodplain lies within the Farmland Slopes and Valley Sides LCT, with the floodplain itself lying within the River Meadowlands LCT – see **Plan EDP 5**.

[3] NCA Profile:107. Cotswolds - NE420 (naturalengland.org.uk)
[4] Oxfordshire Wildlife & Landscape Study - Home

4.6 The key characteristics of the Estate Farmlands LCT are described in **Table EDP 4.1**:

Table EDP 4.1: Key Characteristics of OWLS LCTs.

Estate Farmlands	Farmland Slopes and Valley Sides	River Meadowlands
• Medium to large, regularly shaped, hedged fields; • Small, geometric plantations and belts of trees; • Large country houses set in ornamental parklands; and • Small estate villages and dispersed farmsteads.	• Prominent slopes and valley sides interrupted by a number of small, narrow V-shaped valleys; • Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep-sided valleys; • A well-defined pattern of tall hedges and hedgerow trees; • Small woodland copses and belts on steep slopes and along watercourses in the minor valleys; and • Small unspoilt villages with rural character.	• Flat, low-lying topography with seasonally flooded alluvial floodplains; • Meandering river channels; • Grazing meadows and small fields of permanent pasture; • Riparian character with a strong pattern of riverside willows and tree-lined ditches; and • Sparsely settled with a few roads.

West Oxfordshire Landscape Assessment

4.7 The WOLA[5] places the site within LCA8 Upper Windrush Valley, but also close to LCA9 Shilton Downs to the south. There may also be some very limited visibility from (and therefore perceptual effects on) restricted parts of LCA7 Wychwood Uplands to the north – see **Plan EDP 6**.

4.8 The site lies within an area of the Open Limestone Wolds LCT.

4.9 Within the surrounding landscape:

- Land to the north of Burford Road falls within a range of LCTs:
    - Semi-enclosed Valley-side Farmland;
    - Valley Floor Farmland;
    - Open Valley-side Farmland;
    - Minor Valleys;

[5] West Oxfordshire Landscape Assessment 1998 (westoxon.gov.uk)

  - Open Limestone Wolds;
  - Semi-enclosed Limestone Wolds (large-scale); and
  - Semi-enclosed Limestone Wolds (smaller-scale).
- land immediately surrounding the existing parts of Minster Lovell to the east of the site (such as the horse grazing paddocks to the south-east of the site) falls within the Rural Fringe Land LCT;
- land to the south of the A40 (within the Shilton Downs LCA) falls within the Semi-Enclosed Limestone Wolds (Large-Scale) LCT to the east (including a thin slither of land between FP 302/8/10 and the A40), and the Open Limestone Wolds LCT to the west; and
- land to the west falls within the Open Limestone Wolds, Semi-enclosed Valley-side Farmland, Valley Floor Farmland, Open Valley-side Farmland, and Estate Farmland LCTs.

4.10 Relevant extracts from the WOLA with full details of all these LCAs and LCTs are provided in **Appendix EDP 3**. The published key characteristics of those LCTs are considered to be potentially influenced by the Proposed Development, either directly or indirectly, are set out in **Table EDP 4.2** below.

Table EDP 4.2: Key Characteristics of Relevant LCTs from WOLA.

LCT	Key Characteristics
Open Limestone Wolds	• *"large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;* • *typically large or very large fields, with rectilinear pattern of dry-stone walls (typical of later enclosures and often in poor condition) and weak hedgerows, with frequent gaps and very few trees;* • *productive farmland predominantly under intensive arable cultivation;* • *thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;* • *very open and exposed character;* • *distinctive elevated and expansive character in higher aeas, with dominant sky and sweeping views across surrounding areas; and* • *high intervisibility."*

LCT	Key Characteristics
Rural Fringe Land	• *"non-agricultural land with semi-domestic character within a rural context, e.g. horse paddocks, allotments, small-holdings etc.;* • *small-scale field pattern usually around the fringes of settlements;* • *somewhat unkempt appearance, rank or weed-infested grassland, poorly managed hedges and boundary fencing, typical assortment of ramshackle sheds, horse jumps, fly-tipping etc.;* • *other intrusive influences, such as overhead power lines and built form on the edge of settlements; and* • *moderate intervisibility."*
Semi-enclosed Valley-side Farmland	• *"distinctive sloping, and typically convex, valley-side landform;* • *mixed pattern of land use and strong structure of hedgerows, trees and woodland; and* • *more enclosed character with low intervisibility along the valley sides but prominent in views from within and across the valley."*
Valley Floor Farmland	• *"distinctive flat valley floor;* • *predominantly permanent pasture but with pockets of cultivated land;* • *riparian character, with strong pattern of ditches often lined by willow;* • *prone to winter flooding;* • *landscape structure provided by lines and groups of mature trees, with willow and alder conspicuous;* • *intimate, semi-enclosed and pastoral character; and* • *moderate to low intervisibility, with some open views into the valley from above and some filtered longer views along the valley floor."*
Open Valley-side Farmland	• *"distinctive sloping, and typically convex, valley-side landform;* • *predominantly large-scale fields under arable cultivation but with occasional pasture;* • *weak landscape structure and few hedges/trees;* • *open, visually exposed landscape, prominent in views from within and across valley; and* • *high intervisibility along valley sides."*

LCT	Key Characteristics
Minor Valleys	• *"small-scale tributary valleys which dissect plateaux and valley-sides and connect with major valleys;* • *pronounced v-shaped profile with steep sides and absence of flat valley floor;* • *watercourse often inconspicuous or absent (e.g.. dry or winterbourne valleys on limestone);* • *shallower profile at upper end with few trees or hedges and a more open character;* • *steeper valley profile at lower end of valley, with sides typically occupied by scrub, trees and occasionally woods;* • *enclosed, intimate character created by valley form and vegetation cover; and* • *moderate low intervisibility."*
Semi-enclosed Limestone Wolds (large-scale)	• *"large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;* • *land use dominated by intensive arable cultivation with only occasional pasture;* • *generally large-scale fields with rectilinear boundaries formed by drystone walls and low hawthorn hedges with occasional trees, typical of later enclosures;* • *some visual containment provided by large blocks and belts of woodland creating a semi-enclosed character;* • *thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;* • *ash, hazel, field maple etc. conspicuous in hedgerows;* • *distinctive elevated and expansive character in higher areas, with dominant sky; and* • *moderate intervisibility."*
Semi-enclosed Limestone Wolds (smaller-scale	• *"large-scale, gently rolling farmland occupying the elevated limestone plateau and dipslope;* • *mixed land use and field pattern, with a patchwork of large arable fields and more frequent pasture and smaller-scale fields with irregular, sinuous boundaries;* • *strong structure of drystone walls and hedgerows with frequent mature hedgerow trees;* • *ash, hazel, field maple etc. conspicuous in hedgerows;* • *semi-enclosed character with contained by hedgerow structure and frequent blocks or belts of woodland;* • *diverse and pastoral character; and* • *moderate intervisibility."*

4.11 Settlement character within the Upper Windrush Valley is described thus:

"As elsewhere in the Cotswolds, the most dominant landscape influence within the Settlements is the consistent use of local Oolitic limestone a; a building and walling material, with roofs typically constructed of stone slates from the local Stonesfield quarries.

To some extent, the form and size of many settlements has been constrained by physical factors, such a; the narrow valley floor, its steep sides and the threat of flooding. Other settlements have grown out of their traditional valley setting. For example, the Victorian settlement of Charterville was located incongruously on the high limestone land above Minster Lovell, while the modern expansion of Witney has similarly taken the town beyond its 'natural' valley setting onto the higher, more exposed ground of the wolds."

4.12 Relevant key issues for the valley landscapes of the Upper Windrush Valley LCA are noted as:

- *"the expansion of settlements into open countryside;*
- *a 'suburbanisation' of rural settlements and roads; and*
- *the visual intrusion of unsightly development and poor management of fringe areas (e.g. West of Witney)."*

4.13 Relevant enhancement priorities are noted as:

- *"strengthen landscape structure by new planting on western edge of Witney to reduce impact of development."*

4.14 Development sensitivities are noted as:

- *"unspoilt valley floor farmland and the minor valleys are of particularly high quality and sensitive to development;*
- *open valley-sides are visually sensitive and development would be highly prominent and exposed;*
- *enclosed valley-sides are also highly visible but may offer limited opportunities to absorb small-scale development within a strong structure of trees and woodland or with other buildings; and*
- *all valley landscape types would be particularly sensitive to the introduction of tall or large-scale structures."*

4.15 Relevant enhancement priorities for the Limestone Wold landscapes are noted as:

- *"retain and replant hedgerows and hedgerow trees, using native species typical of the limestone (e.g. ash, field maple etc.)."*

4.16 Development sensitivities are noted as:

- *"elevated, open limestone wold landscapes are very visually exposed and particularly sensitive to development;*
- *elevated, semi-enclosed limestone wolds landscapes are also visually sensitive and any development would need to be closely integrated with existing buildings or within a strong landscape structure; and*
- *tall structures, such as communications masts and large buildings, would be particularly prominent in these elevated landscapes."*

4.17 Relevant enhancement priorities for the Sub-Rural landscapes are noted as:

- *"repair broken-down fencing and encourage development and maintenance of strong hedgerows and trees to reduce impact of unsightly land uses; and*
- *encourage more consistent use of boundary treatments along built frontages and allotments/small-holdings."*

4.18 Development sensitivities are noted as:

- *"potentially more tolerant of development but prominent plateau location, and suburbanising influence on adjacent landscape, limits opportunities; and*
- *development of small fields and over- development of individual plots, leading to continuous ribbon development, should be avoided."*

Cotswold Landscape Assessment

4.19 The site lies outside of, but immediately adjacent to, the Cotswold AONB. Land to the north of Burford Road is therefore covered by the Cotswold Landscape Assessment[6] (see **Plan EDP 6**), within:

- LCA16A Lower Windrush Valley, part of LCT16 Broad Floodplain Valley (immediately to the north of Burford Road); and
- LCA9E Wychwood Forest, part of LCT9 High Wold Dip-Slope (to the north of LCA16A).

4.20 Full details of these LCAs are provided at **Appendix EDP 4**.

4.21 LCA16A is described as:

"The Windrush emerges from the Vale of Bourton at Little Barrington from where it flows eastwards in a distinctive broad valley, which has an intimate and pastoral character. The valley floor is occupied by floodplain meadows and wet grasslands that are seasonally flooded, and indeed show evidence of poaching caused by overstocking in places.

[6] Landscape: Character and Guidelines - Cotswolds National Landscape (cotswoldsaonb.org.uk)

Pollarded willows line the course of the river, which is narrow, slow and winding. Post and wire fences are predominantly used to divide fields in the floodplain although stone walls are conspicuous in the vicinity of villages such as Asthall. At crossing points, Cotswold stone has been used to build simple bridges forming locally notable features that contribute to the local vernacular style.

Woodland within the area is limited mainly to small, scattered blocks. However, the tributary valley of the Coombe Brook feeding the River Windrush contains areas of more substantial areas of woodland planting, in particular on the lower slopes adjacent to the brook.

The gentle rolling slopes of the valley side are predominantly arable although improved pastures are also evident. Areas of semi-improved grassland are also evident on areas of steeper landform, especially in tributaries such as the Coombe Brook and the Swinbrook. The upper reaches of these are also notable for their areas of ancient broadleaved woodland.

The Windrush has a strong sense of history and the valley is rich in historic and prehistoric features. The most prevalent sites are medieval and include buildings such as the fine examples in settlements such as Burford, the church of which is a prominent landmark feature, particularly when viewed across the valley from the A40(T). Sites of medieval castles and manors, and remains of monastic buildings such as those at Minster Lovell, are also widespread and an important component of landscape character, as are the church and visible earthworks associated with the deserted medieval village at Widford."

4.22 LCA9E is described thus:

"Wychwood Forest is a discrete landscape character area in the far east of the AONB occupying the high ground between the valleys of the Windrush and Evenlode.

As is typical of the Dip-Slope, the area has an elevated and expansive character with long sweeping views from higher areas of land punctuated by occasional copses. Land cover is typically large-scale arable farmland with field patterns largely dating from the times of enclosure. Walls and hedgerows are evident. Hedgerow removal is conspicuous in some areas, however, weakening the pattern created by field boundaries. To the south of the main Forest the land use is mixed, with concentrations of irregular field pattern boundaries, and pockets of woodland and mature hedgerow trees that may have evolved from the process of assarting where fields were carved out of areas of woodland. Despite the broad similarities of the open landscape with other areas of the Dip-Slope, the Wychwood Forest character area is distinguished by the presence of extensive areas of broadleaved woodland…"

Cotswold AONB Landscape Strategy and Guidelines

4.23 Full extracts from the Strategy and Guidelines documents are provided at **Appendix EDP 5**.

4.24 The sensitivity of LCT16 is assessed thus:

"The broad valleys retain a quiet, rural character. The landscape along the valley floor has an intimate, enclosed character with views limited by vegetation and landform. Wide views

from the upper valley slopes and over long stretches of the valley are possible, thus increasing the sensitivity of the valleys to large-scale built development that might interrupt views or impact on their rural character. Limited woodland cover in the valleys further reduces the capacity of the valleys to accommodate development as there is little to integrate new structures to their surroundings. The gently sloping valley sides also have limited development capacity as they often form an agricultural backdrop to views from the valley floor.

The floodplain and valley floor are highly sensitive to development. Traditionally these areas have been undeveloped and retained as seasonal grazing land although limited areas are increasingly being used for permanent pasture and arable farming. The floodplain retains many features of nature conservation and historic/ archaeological interest that are sensitive to development. Indeed the natural river profile is also an important feature of the landscape that should be protected and enhanced wherever possible.

Existing settlements along the valley floor and on the valley sides may have some capacity for built development although new buildings should respect local building styles and materials, ensuring that key views along the valleys to and from prominent features such as churches are retained and that settlement forms are perpetuated in the layout and location of new development."

4.25 Forces for change are identified as potential expansion of existing settlements. Potential implications of this which are of relevance to the site include:

- *"Intrusion of expanded settlement fringes into the landscape including within the setting of the AONB;*
- *Erosion of distinctive settlement patterns due to settlement growth and coalescence;*
- *Loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes;*
- *Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features; and*
- *Introduction and accumulation of lit areas and erosion of characteristically dark skies."*

4.26 Associated landscape strategies and guidelines of relevance to the site include:

- *"Maintain the pastoral and sparsely settled character and open valley floor of the Broad Floodplain Valley by limiting new development to existing settlements;*
- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements in areas of open landscape;*
- *Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB;*

- *Ensure new development is proportionate and does not overwhelm the existing settlement;*

- *Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character;*

- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement;*

- *Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style);*

- *Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers/spires;*

- *Conserve the existing dark skies between settlements;*

- *Adopt measures to minimise and where possible reduce light pollution;*

- *Retain existing trees, hedges, dry stone walls etc as part of the scheme for green infrastructure and to reflect historic field patterns etc.; and*

- *Ensure new development is visually integrated into its surroundings and does not interrupt the setting of existing settlements. or views along the valley. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place."*

4.27 The sensitivity of LCT9 is described thus:

"The wide, elevated, gently undulating Dip-Slope landscape is sensitive to landscape change. Characteristic features such as wide panoramic views, a high degree of inter-visibility and limited woodland cover increase the sensitivity of the landscape. It is particularly sensitive to large scale developments or elements that may introduce tall vertical elements such as pylons and telecommunication masts.

In view of the brownfield status of decommissioned airfields, they are particularly susceptible to proposals for new large-scale development that has the potential to have a widespread impact on landscape character and visual amenity over large areas of the surrounding landscape. Such sites may offer some capacity for development, however, due to the established use of existing development, but nevertheless require careful site planning and mitigation."

4.28 Being further removed from the site, the landscape strategies and guidelines for LCT9 are considered to be of limited relevance and are therefore not considered further.

Oxfordshire Historic Landscape Characterisation

4.29 The Oxfordshire Historic Landscape Characterisation project places the site within an area of ancient (1540-1810) and then planned (1811-1881) enclosure. The assessment of urban development capacity considers the types of landscape of which the site is a part to be:

"A frequent and often historic part of the landscape which contributes to the character of an area by shaping patterns of landscape use. Development is highly likely to have a significant impact on landscape character."

EDP SITE ASSESSMENT

4.30 While the above published assessments provide a helpful contextual appreciation of the wider landscape, EDP considers that the published descriptions of the local landscape character do not convey the detailed character of the site and its immediate environs, such as the effects of existing landscape detractors, and the limited intervisibility within the surrounding area. This requires an appropriately detailed assessment of the site itself and its immediate surroundings. EDP has undertaken such an assessment, and the results are described below and should be read in conjunction with **Plan EDP 2**.

4.31 A site visit was undertaken in October 2022 in clear weather conditions. This field visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g., from local roads and PRoW).

4.32 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, the site's visual and sensory character, landscape fabric and habitats, historic landscape character and cultural connections.

4.33 **Physical landscape** – see **Plans EDP 2** and **4**: The Site slopes gently from west/north-west to east/south-east – approximately 122m above Ordnance Datum (aOD) along the western boundary, 119-121m aOD along the boundary adjacent to the Bovis development, and 117-118m aOD along the eastern edge adjacent to Ripley Avenue. The site comprises the whole of two adjacent arable fields which are separated east and west by a north-south aligned native hedgerow. The land is currently used for intensive cereal production.

4.34 The boundaries to the site are as follows:

- The northern boundary comprises a gappy native hedgerow with frequent, in places continuous, hedgerow trees, adjacent to Burford Road. The boundary adjacent to the adjoining Bovis development is not demarcated on the ground;

- The eastern boundary comprises a managed native hedgerow adjacent to the Bovis site, and a hedgerow with hedgerow trees adjacent to the existing residential development on Ripley Avenue. The rear garden fences of the Ripley Avenue properties lie to the immediate east of the hedgerow;

- The southern boundary comprises a managed native hedgerow with occasional hedgerow trees; and

- The western boundary comprises a mix of native hedgerows of varying heights (including the section of the boundary adjacent to Repeater House) and a short section of post and wire fence alongside the garden of the property (The Lodge) adjacent to the north-west corner of the site.

4.35 According to a review of Soilscapes (www.landis.org.uk), the soils are "*shallow lime-rich soils over chalk or limestone*", which is a classification very common to this general area, covering over 1300km^2.

4.36 **Surrounding topography**: the wider surrounding landscape is generally very gently undulating to the east, south and west, such that views are often curtailed by roadside and field boundary vegetation. Land to the north within the AONB is more undulating, sometimes allowing longer views from more open locations. The floodplain of the River Windrush lies at approximately 90m aOD just to the north of the site beyond Burford Road, with topography sloping quite steeply down to the floodplain on either side of the river.

4.37 **Visual and sensory character**: the site is unremarkable in the wider context and, being arable farmland, the site itself contains little in the way of sensitive visual and sensory features. It forms the fringe setting to the under-construction Bovis development to the immediate east of the northern part of the site, and to the existing residential properties on Ripley Avenue whose rear garden boundaries abut the site. The site is contained to the north by the busy Burford Road, and there are existing residential properties immediately adjacent to the northern part of the western boundary. The site is neither remote from existing development, nor wild or natural in its sensory character.

4.38 **Landscape Fabric and Habitats**: Groundcover on the site is predominantly arable cropping with grassland margins, with a mix of hedgerows, hedgerow trees and fences forming the field boundaries. The ecology appraisal confirms that the site is of limited ecological value, with the main features of interest/quality being the boundary hedgerows and trees.

4.39 **Cultural connections**: There are no defined cultural associations between the site and the local context. The site has historically been managed for agriculture but is not unique in that regard. As set out in the heritage appraisal, seven of the properties on Brize Norton Road are listed due to being the original dwellings of the Charterville Allotments. However, infill development has already occurred on very many of the surrounding Chartist plots, and the site makes no contribution to the heritage significance of the listed buildings within the Chartist settlement.

4.40 **Landscape Quality**: The Site comprises intensively managed arable farmland with variable quality field boundary hedgerows and hedgerow trees. The landscape is considered to be of moderate quality.

4.41 **Recreation Value/Access**: There are no PRoWs within the site, and observations made during the field survey did not indicate widespread or regular informal access. The nearest PRoWs from where views of the site may be obtained are:

- BW 113/7/10 to the north of the River Windrush;
- FP 302/9/10 and BW 113/3/10 to the west of Burford Road; and
- RB 302/10/20 and FP 302/8/10 to the south-west and south of the site.

4.42 There is also likely to be visibility of the site from the recreation ground/playing fields to the north of Ripley Avenue and north-east of the south-eastern part of the site, and from the western end of FP 302/11/10 where it meets the recreation ground.

4.43 Based upon the above description, provided in **Table EDP 4.3** is an analysis of the site value as informed by the Landscape Institute guidance TGN 02/21. For each of the nine criteria, the site and local area is judged on the basis of a range from 'good', through 'ordinary' to 'poor' in terms of the performance against these criteria.

Table EDP 4.3: Value judgements relating to the site

GLVIA/TGN Criteria	Observations
Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest, which contribute positively to the landscape.	**Poor** The site or immediate context contains no sensitive features of natural heritage importance.
Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest, which contribute positively to the landscape.	**Ordinary** The site contains no important cultural heritage assets. There are a number of Grade II and one Grade II* Listed Buildings within the nearby townscape to the east/south-east.
Landscape Condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	**Ordinary** The site is unremarkable arable agricultural land and contains variable quality vegetated boundaries.
Associations: Some landscapes are associated with particular people such as artists or writers, or events in history that contribute to perceptions of natural beauty in the area.	**Ordinary** There are no associations relating to the site. Some existing residential properties to the south-east and listed and form part of the Charterville Allotments.
Distinctiveness: Landscape that has a strong sense of identity.	**Poor** The site has no particularly strong sense of identity or distinctiveness and comprises unremarkable agricultural land.
Recreational: Landscape offering recreational opportunities where experience of landscape is important.	**Poor** The site has no recreational value.

GLVIA/TGN Criteria	Observations
Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense.	**Ordinary** The site is typical edge of settlement arable farmland, which provides little in the way of scenic quality. Urban form is notable and widely evident in views of the site and surrounding area.
Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	**Poor** The site comprises intensively managed arable farmland adjacent to the edge of Minster Lovell and the busy Burford Road. It is therefore neither wild nor tranquil.
Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	**Ordinary to Good** The site is not designated, but provides a small part of the setting for the nearby Cotswold AONB. It is edge-of-settlement countryside used for arable agriculture, but it does not perform a notable function relating to preventing coalescence of settlements.

4.44 Having assessed the site in accordance with TGN 02-21, the site and its immediate environs are considered to be predominantly of 'ordinary' to 'poor' landscape value when considered in the round, albeit its functional value is higher due to it being within the setting area for the AONB. This equates to an overall medium value. Moreover, there exists no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value of the site derived from the use or enjoyment of this area by local residents (beyond that considered above) or as expressed by any other stakeholder.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

4.45 Sensitivity is made up of judgements about the 'value' attached to the receptor, which relates to a range of factors as discussed above (and not just whether or not a landscape is designated at national or local level), and the 'susceptibility' of the receptor. The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

Overall Sensitivity of the LCA8 Upper Windrush Valley (WOLA)

4.46 Much of LCA8 lies within the AONB and is therefore clearly of very high value. Undesignated areas outside of, but still close to, the AONB provide the setting to the AONB and are therefore considered to be of medium to high value.

4.47 Those parts of the LCA outside of the AONB already contain extensive areas of development, both residential and industrial/commercial, including Witney and, on a smaller scale, Minster Lovell. Built form, in places of some scale, is clearly therefore a component part of the LCA, reducing the susceptibility of these parts of the LCA to development of the type

proposed. The WOLA notes that when it was built, *"the settlement of Charterville was located incongruously on the high limestone land above Minster Lovell".* More recently, the Bovis development to the immediate east of the site was consented. This implies that the susceptibility of edge-of-settlement farmland to the west and south of Minster Lovell to well-designed development with substantial areas of green infrastructure has historically been considered lower.

4.48 Overall, the LCA8 Upper Windrush Valley is considered to be of very high sensitivity within the AONB, and medium to high sensitivity outside of the AONB depending on location/context and proximity of existing landscape detractors.

Overall Sensitivity of the LCA9 Shilton Downs (WOLA)

4.49 LCA9 lies entirely outside of the AONB, though the northern edge of the LCA, where it lies adjacent to the AONB but separated from it by the busy A40, forms part of the setting area for the AONB. Being undesignated countryside, the majority of the LCA is considered to be of medium value, while the part that lies adjacent to the AONB is considered to be of medium to high value.

4.50 The LCA surrounds the town of Carterton, and includes RAF Brize Norton. There are also mineral extraction and processing sites, and a large-scale solar farm within the LCA. Residential and other types of development are clearly already present in the landscape, in places at considerable scale. The susceptibility of the landscape to development of the type proposed is therefore considered to be medium, resulting in overall medium sensitivity.

Overall Sensitivity of Other Nearby Landscapes within the Cotswold AONB

LCA7 Wychwood Uplands (WOLA), LCA16A Lower Windrush Valley (Cotswold AONB) and LCA9E Wychwood Forest (Cotswold AONB)

4.51 These landscapes lie within (or in the case of LCA7, predominantly within) the Cotswold AONB and are therefore considered to be of high to very high value. Their susceptibility to changes arising from development of the type proposed (i.e., settlement edge residential development outside of the AONB but within its setting) varies depending on their proximity to the site, and the degree of visibility of the site as all effects would be perceptual/experiential, rather than direct.

4.52 From LCA7 there is limited visibility of the site due to the majority of the LCA being at a distance of 2-3km or more from the site, and the presence of intervening undulating topography and vegetation. Views typically also already include parts of Minster Lovell and/or Little Minster. LCA7 is therefore considered to be of medium to high susceptibility to development of the type proposed, and therefore overall high sensitivity.

4.53 Lying immediately adjacent to the site, albeit separated from it by the busy and tree-lined Burford Road, the site is clearly visible from parts of LCA16A close to the site, albeit such views typically also include the settlement edge of Minster Lovell. The LCA is therefore considered to be of high susceptibility, and therefore overall very high sensitivity.

4.54 LCA9E lies 1-2km from the site at its closest, and has variable levels of visibility towards the site depending on the intervening undulating topography and the presence or absence of

intervening vegetation. In views where the site is visible, existing development in Minster Lovell and/or Little Minster is also visible. The susceptibility is therefore considered to be medium to high, and therefore overall high sensitivity.

Overall Sensitivity of the Site Character

4.55 The main character and valuable fabric of the site is to be found in the field boundary hedgerows and hedgerow trees. From a sensory perspective, the site is consistent with its near, and more distant, context, being relatively unremarkable within the landscape and experiencing a strong edge-of-settlement character. It does not form a prominent, or important, part of the appreciation of the wider landscape, though it does form a small part of the setting area for the AONB to the north. It is perceived as open agricultural land in close proximity to existing residential development (to both the east and west) and the settlement context of Minster Lovell.

4.56 All of the existing field boundary hedgerows would be retained as part of the Proposed Development (except for small losses in the northern and eastern boundary to allow access) and have the potential for significant improved management and enhancement. There is also scope for extensive new hedgerow and tree planting where vegetated boundaries do not currently exist, in line with the published landscape guidelines for the LCA.

4.57 The fields within the site are used for intensive arable cropping and are therefore of limited biodiversity value. Indeed, the Proposed Development offers some potential to increase the biodiversity value of the site. There are no obvious cultural associations with the site.

4.58 On this basis, the overall sensitivity of the landscape character of the site and its environs is judged to be medium in accordance with EDP's methodology contained at **Appendix EDP 2**.

INTERIM SUMMARY

4.59 The landscape character receptors to be assessed within this LVA are summarised below for convenience:

Table EDP 4.4: Summary of Landscape Receptor Sensitivity.

Receptor	Overall Sensitivity
The Site and its Context	Medium
LCA8 Upper Windrush Valley (WOLA)	Very high within AONB Medium to high outside of AONB
LCA9 Shilton Downs (WOLA)	Medium
LCA7 Wychwood Uplands (WOLA)	High
LCA16A Lower Windrush Valley (Cotswold AONB)	Very high
LCA9E Wychwood Forest (Cotswold AONB)	High

Section 5
Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

5.1 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.

5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the 'receptors' likely to experience visual change is conducted in three steps described in turn below:

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

5.3 The starting point for an assessment of visual amenity is a computer-generated 'screened zone of theoretical visibility' (SZTV). The SZTV is derived using LiDAR data to model the screening effects of the majority of built form and vegetation such as woodland. The SZTV still does not take into account the potential screening effects of vegetation that is not included within the LiDAR dataset, and therefore is still likely to indicate a greater area of theoretical visibility; it does however provide the basis for the more detailed field assessment.

5.4 The ZTV and SZTV are then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close ranging and open, whether in the public or private domain, on foot, cycling or from a vehicle. In this instance, the field assessment was undertaken by a qualified Landscape Architect in October 2022 in clear weather conditions and therefore accurately predicts the extent of summertime and (through professional judgement) wintertime views of the proposed development.

5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partially-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.6 **Plan EDP 7** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:

- To the north the landscape falls away to the floodplain of the River Windrush, and is then undulating with a general rise towards Leafield. There are variable levels of visibility towards the site, depending on local topography and tree cover, out to approximately 2-3km. In these longer distance views, the site becomes increasingly hard to distinguish within the composite view;

- To the east, visibility is restricted by the existing built form within the Bovis development and more generally within Minster Lovell, especially along Brize Norton Road. There is little or no visibility from FP 302/6/10;

- To the south, some visibility extends as far as the A40 dual carriageway, but beyond that the strong tree cover lining the A40 and the elevated roadway itself restrict views towards the site;

- To the south-west, there is visibility within the immediate environs to the site as far as the A40, including PRoW and White Hall Farm. There is then a slightly elevated area to the south of the A40 where views towards the site are possible out to approximately 2km, but there is only a single PRoW which crosses this area – BOAT 143/13/10; and

- To the west, visibility towards the site is much more restricted than suggested by the SZTV by the strong field boundary and roadside vegetation, especially that lining Burford Road.

STEP TWO: DEFINING RECEPTOR GROUPS

5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups; these are reviewed below.

Rights of Way Users

5.8 While there are a number of PRoW within the broad study area, only a limited number of locations on these routes allow for clear views towards the site as indicated by the ZPV on **Plan EDP 7**, or indeed within the slightly wider SZTV. Generally, users of PRoW are considered of high sensitivity unless they are within areas particularly desensitised by urban form (such as within settlements) or conversely, within a landscape designation such as a National Park or AONB. There are no promoted routes within the study area, but clearly there are some PRoW within the Cotswold AONB to the north-west from where views towards the site may be possible.

5.9 BW 113/7/10 follows the north-western edge of the River Windrush floodplain on a broadly south-west/north-east alignment. Vegetation on the south-east side of the route restricts visibility towards the site from much of the route, but views across the floodplain and towards the site are possible where the route passes gaps in the path-side vegetation – see **Photoviewpoint EDP 6**. Greater levels of visibility would be possible in the winter months when intervening deciduous vegetation is not in leaf. The route is within the AONB, and users are therefore considered to be of very high sensitivity.

5.10 FP 302/9/10 runs west from Burford Road opposite the reservoirs. Views towards the site are possible from the eastern end of the footpath, but strong roadside vegetation limits visibility. The path then drops down into the floodplain where the landform restricts visibility further. The route is within the AONB, and users are therefore considered to be of very high sensitivity.

5.11 BW 113/3/10 runs north-west towards Asthall from the western end of FP 302/9/10. There is visibility towards the site from the south-eastern end of the bridleway, but the visibility is restricted by the undulating topography and consecutive layers of intervening field boundary vegetation, including that alongside the bridleway. The route is within the AONB, and users are therefore considered to be of very high sensitivity.

5.12 FPs 113/2/20 and 376/8/10 run south-west from Asthall. There would be visibility of the site from some sections of this route, although at a distance of approximately 1km the site does not form a prominent component in the landscape. These routes are within the AONB, and users are therefore considered to be of very high sensitivity.

5.13 RB 302/10/20 runs from Burford Road south towards the Ting Tang Lane caravan park. Views towards the site are possible from the southern section of this route. Further north, views are restricted by intervening vegetation, both alongside the route and the area of woodland to the south of the reservoirs. The route lies outside of the AONB and is therefore considered to be of high sensitivity.

5.14 FP 302/8/10 runs west from Ting Tang Lane caravan park towards Brize Norton Road. The route runs broadly parallel to the A40, following a track which is largely lined on both sides by vegetation which restricts views towards the site – see **Photoviewpoints EDP 8** and **9**. The route lies outside of the AONB and is therefore considered to be of high sensitivity, although the proximity of the A40 dual carriageway does reduce the susceptibility and therefore the sensitivity slightly.

5.15 BOAT 302/12/10 runs south from the Ting Tang Lane caravan park, passing under the A40 through an underpass (and becoming BOAT 143/13/10. The site is not visible from this route due to intervening topography and vegetation.

5.16 FP 302/11/10 runs between Cotswold Close and the recreation ground. Views towards the site from this route are predominantly restricted by intervening built form, but views open up as the path approaches the recreation ground – see **Photoviewpoint EDP 4**. Being within an urban area, users of the route are considered to be of medium sensitivity.

5.17 FP 113/1/10 runs south from Burford Road near its roundabout junction with the A40, passing under the A40 and becoming FP 143/2/20. Very limited views towards the site are possible from the section to the north of the A40, restricted by trees lining Burford Road, and further south views are restricted by vegetation lining the A40 itself. The route lies outside of the AONB and is therefore considered to be of high sensitivity, although the proximity of the A40 dual carriageway does reduce the susceptibility and therefore the sensitivity slightly.

5.18 Routes to the east of Brize Norton Road, the Charterville Allotments and Bushey Ground are unlikely to offer views towards the site due to intervening built form.

5.19 Routes to the north-east of Minster Lovell and within Little Minster would not offer views towards the site due to intervening topography, built form and vegetation.

5.20 Restricted sections of some routes to the north of Asthall and east of Swinbrook (e.g. FPs 113/4/10, 113/5/10, 113/6/10, 376/3/30 and 376/3/50, and BOAT 113/9/10) may

offer limited views towards the site, but where visible the site does not form a prominent component in the view – see **Photoviewpoint EDP 12**. These routes are within the AONB, and users are therefore considered to be of very high sensitivity.

5.21 NCR57 follows a number of minor roads to the north of the site. Views towards the site are possible from some locations along the route – see **Photoviewpoint EDP 11**. The route is within the AONB, and users are therefore considered to be of very high sensitivity.

5.22 The recreation ground in Minster Lovell lies close to the south-east corner of the Bovis development. Views towards the site are possible from the recreation ground, though intervening vegetation limits visibility - see **Photoviewpoint EDP 4**.

Road Users – Main Roads

5.23 The A40 dual carriageway passes approximately 730m to the south of the site. Trees and other vegetation which lines the road combines with vegetation on either side of FP 302/8/10 to restrict visibility towards the site, but there may be limited visibility from some sections of the road adjacent to gaps in or thinner sections of the roadside vegetation, such as at the bridge over Brize Norton Road. Main road users are considered to be of low sensitivity as traffic volumes and the high speed of travel (compared to minor roads) means that the surrounding landscape is of less importance.

5.24 Note: It has not been possible to obtain a photoviewpoint from the A40 for safety reasons.

Road Users – Minor Roads

5.25 Minor road users are typically considered to be of medium sensitivity. Users of minor roads passing through designated landscapes are considered to be of high sensitivity, while minor road users in urban areas are considered to be of low sensitivity.

Burford Road (B4047)

5.26 The site is clearly visible from the section of Burford Road adjacent to the northern boundary of the site – see **Photoviewpoints EDP 1** and **2**. Further to the east, the site is hidden from view by built form within the Bovis development. Further to the west, the site is hidden from view strong roadside vegetation – see **Photoviewpoints EDP 10**. Burford Road lies at the edge of, but outside, the AONB, and generally strong roadside vegetation tends to limit views into the AONB. Road users are therefore considered to be of medium sensitivity.

Abraham Way/Holloway Lane/Stratford Row/Busby Drive/Blake Crescent – residential streets within Bovis development

5.27 Parts of the site are visible from roads on the western side of the Bovis development, seen through gaps between the properties – see **Photoviewpoint EDP 3**. Urban road users are considered to be of low sensitivity to development of the type proposed as views are already dominated by built form.

Ripley Avenue

5.28 The south-eastern part of the site is partially visible from the western end of Ripley Avenue, seen through gaps between the properties at this end of the road – see

Photoviewpoint EDP 4. Urban road users are considered to be of low sensitivity to development of the type proposed.

Brize Norton Road (B4477)

5.29 The south-eastern part of the site is partially visible from some section of Brize Norton Road within Minster Lovell, seen in glimpsed views through gaps between the various properties on the west side of the road – see **Photoviewpoint EDP 5**. To the south of the A40 the site is not visible due to the embankment and overbridge which carries the A40 over Brize Norton Road, and the roadside tree cover along the A40. Urban road users are considered to be of low sensitivity to development of the type proposed.

Road through Asthall (C35439)

5.30 The site is not visible from this route due to intervening undulating topography and vegetation.

Road through Worsham

5.31 Views towards the site from the southern part of this road are restricted by topography and tree cover around the River Windrush. Further to the north, views towards the site are more open, looking over the Windrush valley – see **Photoviewpoint EDP 7**. Roadside vegetation, both adjacent to this road and alongside Burford Road filters views. Minor road users within the AONB are considered to be of high sensitivity.

Road from Ninety Cut Hill to Worsham Turn and Worsham Turn to Asthall Leigh, Ninety Cut Hill (NCR57), and Ninety Cut to Swinbrook

5.32 To the west of Worsham Turn, open views are possible across the Windrush valley towards the vegetation lining Burford Road on the northern edge of the site, though this vegetation itself filters views of the actual site. To the east of Worsham Turn, a high roadside hedgerow restricts views towards the site. Views from Ninety Cut Hill towards the site are generally more restricted by consecutive layers of field boundary vegetation – see **Photoviewpoint EDP 12**. Minor road users within the AONB are considered to be of high sensitivity.

Road from Asthall Leigh to Little Minster (C35444)

5.33 Vegetation lining Burford Road on the northern edge of the site is visible on the far side of the Windrush valley, though this vegetation itself filters views of the actual site – see **Photoviewpoint EDP 11**. Minor road users within the AONB are considered to be of high sensitivity.

Minster Riding (C15430) – Little Minster to Field Assarts

5.34 Vegetation lining Burford Road on the northern edge of the site is visible on the far side of the Windrush valley, though this vegetation itself filters views of the actual site – see **Photoviewpoint EDP 13**. Minor road users within the AONB are considered to be of high sensitivity.

Residential Dwellings/Groups

5.35 This LVA focusses predominantly on views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below:

- The dwellings on the western and southern edges of the adjacent Bovis development, together with those at the western end of Ripley Avenue and those adjacent to the northern part of the western site boundary (Repeater House, the Lodge, and White Hall Cottages) are those which would undergo the greatest effects, with views obtained from both main habitable rooms and gardens – see **Photoviewpoints EDP 1**, **2**, **3** and **4**. Existing vegetation on or adjacent to the site boundaries near these properties would reduce the visibility of the site;

- The existing properties on the eastern side of the site themselves reduce visibility of the site from much of the rest of Minster Lovell;

- Properties on the west side of Brize Norton Road within the Charterville Allotments and Bushey Ground would also have some visibility of the site (see **Photoviewpoint EDP 5**), though many of these properties have paddocks and/or large gardens with strong vegetated boundaries providing visual separation between them and the site. These properties on the west side of Brize Norton Road prevent views from the properties on the east side of the road;

- The site is unlikely to be visible from the farmhouse and cottages at Grove Farm due to consecutive layers of intervening vegetation – a tree belt to the north of the farm, tree planting alongside the A40, and tree planting on either side of FP 302/8/10 to the south of the site;

- There would be some visibility of the site from White Hall Farm to the south-west, though tree cover and other vegetation surrounding the properties here is likely to restrict views;

- There may be some visibility towards the site from the traveller site at the Ting Tang Lane Caravan Park. Vegetation surrounding the caravan park and other intervening vegetation between the caravan park and the site is likely to restrict visibility;

- Views towards the site from the residential property at Barrow Farm near the A40/Burford Road roundabout junction are likely to be heavily restricted by consecutive layers of intervening vegetation alongside Burford Road – see **Photoviewpoint EDP 10**;

- There is a residential property adjacent to Riverbank Studios on the River Windrush to the west of White Hall Cottages. Views towards the site are unlikely due to intervening topography;

- There are three residential properties adjacent to the factory at Worsham, and another (The Bungalow) approximately 250m to the north of the factory. Consecutive layers of intervening vegetation mean that views towards the site from these properties are likely to be very limited – see **Photoviewpoint EDP 7**;

- There is likely to be some limited visibility of the site from the residential property at Folly Farm to the north of Burford Road;

- There is unlikely to be discernible visibility of the site from residential properties in and around Asthall or Swinbrook;

- There may be restricted visibility towards the site from the residential property known as Stonefold between Worsham and Worsham Turn, and also from the various properties at Worsham Turn; and

- There may be some very limited visibility from certain properties on the southern edge of Asthall Leigh – see **Photoviewpoint EDP 11**.

Other Receptors

5.36 There are a number of business premises among the properties on the west side of Brize Norton Road within the Charterville Allotments. There are also nearby business premises adjacent to the River Windrush at Worsham and at the nearby former water treatment facility, now known as Riverbank Studios.

5.37 There may be some limited visibility towards the site from some of these, but given their use the sensitivity would be low overall for receptors here.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.38 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;

- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 2km and more from the site; and

- Viewpoints from all the above receptor groups.

5.39 The representation of views is supported by 14 photoviewpoints (PVPs), the number and location of which have not been agreed with the LPA, despite efforts to do so at the pre-application stage. Their location is illustrated on **Plan EDP 7**. Photographs from the selected viewpoints are contained in **Appendix EDP 6**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View (m)	Reason(s) for Selection and Sensitivity of Receptor
1	Burford Road at north-west corner of site	430727, 210816	15m SE	Minor road users Medium sensitivity Residential occupiers High sensitivity
2	Burford Road at north-east corner of Site, adjacent to Bovis development	430491, 210670	10m SW	Minor road users Medium sensitivity Residential occupiers High sensitivity
3	South-east corner of Bovis development, close to Ripley Avenue	430946, 210541	10m WSW	Residential occupiers High sensitivity
4	Minster Lovell recreation ground	431005, 210603	95m SW	Recreation ground users Medium sensitivity
5	Brize Norton Road within Charterville Allotments	431231, 210245	300m NW	Minor road users in urban areas Low sensitivity Residential occupiers High sensitivity
6	Bridleway BW 113/7/10 on north-west side of Windrush valley	430066, 210874	485m SE	PRoW users within AONB Very high sensitivity
7	Minor road through Worsham, close to The Bungalow	429900, 210994	700m SE	Minor road users within AONB High sensitivity Residential occupiers Very high sensitivity
8	Footpath FP 302/8/10 to west of Brize Norton Road	430883, 209589	780m N	PRoW users High sensitivity
9	Footpath FP 302/8/10 to south-east of White Hall Farm	430607, 209646	775m N	PRoW users High sensitivity
10	Burford Road to east of roundabout junction with A40	429085, 210181	1.5km E	Minor road users Medium sensitivity Residential occupiers High sensitivity
11	Road from Asthall Leigh to Little Minster (C35444)	430866, 212261	1.5km SSW	Minor road users within AONB High sensitivity Residential occupiers Very high sensitivity

PVP No.	Location	Grid Reference	Distance and Direction of View (m)	Reason(s) for Selection and Sensitivity of Receptor
12	Minor road (and bench) from Ninety Cut to Swinbrook	428849, 212030	2.1km SE	Minor road users within AONB High sensitivity
13	Minster Ridings between Little Minster and Field Assarts	431945, 213192	2.7km SW	Minor road users within AONB High sensitivity
14	A40 at junction with minor road leading to Swinbrook	427706, 210607	2.8km E	Main road users on edge of AONB Medium sensitivity Minor road users within AONB High sensitivity

Section 6
The Proposed Development and Mitigation

6.1 Having defined the baseline conditions in the previous two sections, this section reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

6.2 An Illustrative Masterplan of the proposed development is included in **Appendix EDP 1** while the Illustrative Landscape Strategy is included at **Plan EDP 8**. The Design and Access Statement (DAS) supporting this application provides full details of the development proposals. This assessment is based on the contents of the DAS and Illustrative Masterplan, along with the mitigation shown on the Landscape Strategy.

6.3 In summary, the proposals consist of an outline planning application for the development of up to 140 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. The maximum proposed building height is 2-storey (9m to ridgeline).

REVIEW OF PUBLISHED LANDSCAPE GUIDELINES/RECOMMENDATIONS

6.4 The WOLA identifies key issues, enhancement priorities, development sensitivities for the different LCAs at Paragraph 4.12 *et seq*. The Cotswold AONB Landscape Strategy and Guidelines similarly identifies sensitivities and forces for change for the AONB LCAs, as well as providing landscape strategies and guidelines (see Paragraph 4.24 *et seq*.

6.5 In particular, development sensitivities for the Upper Windrush Valley LCA identify the importance of *"a strong structure of trees and woodland"* to help absorb small-scale development into the landscape on the enclosed valley sides.

6.6 Landscape strategies and guidelines for LCT16 Broad Floodplain Valley (which incorporates LCA16A Lower Windrush Valley) to the north of the site (within the AONB) include:

- *"Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB;*
- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement;*
- *Retain existing trees, hedges, dry stone walls etc as part of the scheme for green infrastructure and to reflect historic field patterns etc.; and*
- *Ensure new development is visually integrated into its surroundings and does not interrupt the setting of existing settlements. or views along the valley. Break up harsh*

edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place."

OVERALL LANDSCAPE STRATEGY

6.7 The Illustrative Landscape Strategy is contained as **Plan EDP 8**. The process of LVA has informed the masterplan for the proposed development to ensure that the integration of mitigation within the proposals has been undertaken from the outset, and a landscape-led approach has been followed.

6.8 Existing vegetation at the site boundaries and within the site would be retained, with existing gaps in boundary vegetation used for access arrangements wherever possible. Any small losses of vegetation would be overcompensated for by proposed planting across the site, as shown on the Landscape Strategy. As confirmed in the Ecological Appraisal, the site would deliver a net biodiversity gain, in line with planning policy.

6.9 Retained vegetation along the eastern site boundary (adjacent to Ripley Avenue), the southern boundary, and the western boundary (adjacent to Repeater House and The Lodge) would be enhanced through additional tree and hedge planting. The eastern part of the southern boundary in particular would be planted with a new woodland belt, while the western part would be planted with a new native hedgerow with trees. The western boundary would include substantial structural planting to separate the proposed built form from existing residential properties on the western edge of the site, and planting along the northern boundary adjacent to Burford Road will be reinforced (where the water main wayleave requirements allow) to maximise screening and filtering of views from the AONB.

6.10 Green corridors would be provided between the proposed development areas and the site boundaries on all sides, and where utility wayleaves prevent development, pulling development back from the site boundaries, and maintaining the building line established by the Bovis development to the east.

6.11 In addition, a substantial area of public open space would be provided in the south-eastern part of the site, providing a multifunctional green space with the following features:

- A formal area of children's play located to the east of the south-eastern development area, accessible for both new residents and existing residents of the Bovis development and the rest of Minster Lovell;
- A Sustainable drainage systems (SuDS) attenuation basin in the south-east corner of the site which would also provide additional amphibian habitat and other ecological and social interest. The specific design of this is not yet defined; and
- Extensive tree and shrub planting, both to aid visual screening in views from the south and south-east (the Charterville Allotments) and provide valuable biodiversity benefits.

6.12 Structural planting within all of the green spaces would help to reduce the visibility of the Proposed Development in local views towards the site, and to soften the appearance of built form where new development remains visible. All of the green spaces would also include

recreational routes accessible to new and existing residents, and are intended to be naturalistic, providing enhanced biodiversity, visual amenity, play spaces, and informal recreation for all ages.

PROPOSED LANDSCAPE ENHANCEMENT

6.13 The proposals will deliver enhancements in terms of:

- Increased public access to open space that provides opportunities for play and informal recreation and relaxation – for both existing and new residents (it is notable that the Bovis development provides only limited usable POS);

- Creation of a strong landscaped western edge to the village, thus improving the way in which both the Proposed Development and the existing Bovis development 'sit' within their landscape context; and

- Significant additional tree and hedge planting, areas of native shrubs and species-enriched grassland will contribute to visual amenity and habitat diversification.

Section 7
Assessment of Effects

INTRODUCTION

7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide but moderates these where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

7.2 Predicted effects on receptors are assessed at construction and upon the first year following completion (Year 1), these effects tending to be the 'worst case'. Also provided is an assessment of effects at Year 15 once mitigation has had time to mature and the proposals are settled in their context. Year 15 (and beyond) is the timeframe over which the proposed development should be judged for its acceptability, with landscape change properly measured over this longer-term horizon.

CONSTRUCTION EFFECTS ON LANDSCAPE CHARACTER

7.3 Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping)) would be ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process.

7.4 The magnitude of change would, however, be very high (on both the site itself and its immediate context) and when combined with the medium sensitivity, would result in a **major/moderate** adverse level of effect.

7.5 The indirect effects of the construction process would also be felt – although to a much lesser extent – on the landscape surrounding the site. The landscape to the south of Burford Road has the same overall medium sensitivity, whereas the landscape to the north of Burford Road which lies within the Cotswold AONB is of very high sensitivity.

7.6 The combined effects of undulating topography (particularly to the north within the Cotswold AONB), mature vegetation and built form to the east and south-east of the site, means that the ability to experience construction phase effects will be more limited (than for the site) and will likely be limited to noise impacts and a reduction in tranquillity due to the visibility of construction activities from the surrounding landscape. With an anticipated medium to very low magnitude of change in these areas, and the medium to very high sensitivity (for both the district level LCAs and the Cotswold AONB LCAs) the level of effect would be

moderate/**minor** adverse both outside of the AONB, and within the very limited parts of the AONB to the north and west of the site from where construction activities may be visible.

7.7 These effects will be temporary and extend only for the duration of the construction process. The effects are reversible, but to a new state rather than the original baseline state.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE – YEAR 1 AND YEAR 15

7.8 Following completion of the construction phase and the initial establishment of the landscape strategy, the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.

7.9 It is a consequence of the nature of the development proposed that visual and sensory character of the site would change substantially as a result of implementation. The magnitude of this level of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development.

7.10 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall:

- The Physical Landscape: The primary changes to the topography of the site would be in relation to the provision of SuDS features and excavations for residential development and associated infrastructure. The proposals include properties up to a maximum of two storeys across the site; and

- Landscape Fabric and Habitats: Changes to the fabric of the site would be limited to the removal of an area of productive agricultural land and the removal of limited short lengths of hedgerow to facilitate the accesses into and within the site. Additional tree planting and landscaping, including the enhancement of all the existing boundary vegetation, substantial structural planting to create a landscaped buffer between the site and the surrounding countryside, a formal children's play area, and a landscaped surface water attenuation feature within the southern green buffer, would introduce positive features to the site.

7.11 The activities involved in the change of use of the site from agricultural land to a residential development will result in a very large change to its visual and perceptual character. Following completion, the site will have undergone a wholescale change in use. As would be expected for any such development on a greenfield site, albeit one with some existing detractors (in the form of the adjacent development), this will result in a fundamental change to the visual and perceptual aspects of the site's character.

7.12 These effects will be tempered, to some degree, by the fact that the site sits adjacent to mature and contemporary residential development within the existing settlement of Minster Lovell, and the landscape-led approach which will ensure the retention, enhancement, and long-term management of existing characteristic landscape elements, and provision of new features which respect the aspirations of the LCA.

7.13 The proposals go further than merely retaining and enhancing existing features too. They have been sympathetically designed, as set out at **Section 6**, to reinstate and create new elements that will integrate with, and make a positive contribution to, the landscape fabric and biodiversity of the site that will increase as it matures.

7.14 The sensitivity of the site and its immediate environs is considered to be medium. Impacts would be of medium scale, restricted to within the site (though also visible within the immediate environs of the site), be long-term and permanent. The magnitude of change on the site is therefore assessed as high, resulting in a **moderate** adverse effect at Year 1, which would remain the same at Year 15.

PREDICTED EFFECTS ON LCA8 UPPER WINDRUSH VALLEY, LCA9 SHILTON DOWNS AND LCA7 WYCHWOOD UPLANDS (WOLA) – YEAR 1 AND YEAR 15

7.15 The area immediately surrounding the site will be subject to the greatest change to the defined LCAs and this is predicted to diminish with distance due to intervening landform, vegetation and built form. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of the LCAs examined in the baseline was judged to be medium to high outside of the AONB, and very high within the AONB.

The Site's Immediate Surroundings

7.16 The area immediately surrounding the site will be subject to the greatest indirect change to the Upper Windrush Valley LCA. The area affected will be focussed on the landscape immediately to the north and west of the site (due to the separation afforded by the existing settlement to the east). Effects to the south would be more limited, predominantly extending only as far as the A40. Effects to the north and in some areas to the west would be experienced within the AONB. The assessments below therefore represent the worst-case effects (i.e., those at close range).

7.17 The layout of the proposed development has taken into account the patterns of existing vegetation, including in particular field boundary hedgerows and other landscape features and elements within and surrounding the site. In so doing, this has ensured that the scheme can be implemented without notable harm to the underlying character, the topography or setting to the local landscape, notwithstanding the changes that will be observed locally.

7.18 The proposed landscaping measures are integral to the proposed scheme, and are intended to conserve character where it exists, and to restore landscape features where they have deteriorated, in line with the published strategy and guidelines for the LCA. This includes hedgerows with hedgerow trees, and ensuring that the proposals are well-integrated with a strong landscaped edge where it lies adjacent to open countryside.

7.19 The impacts arising from the introduction of the proposed scheme will be long term and permanent. The proposed mitigation planting will have a lasting positive contribution to conserving the character of the local landscape, and integrating the settlement into its landscape context. Adverse effects would be experienced only within the immediate setting of the site, and these effects are likely to diminish further as the planting matures and is brought into long-term management.

7.20 The magnitude of change on the immediate environs to the site (within approx. 500m to the north, west and south) would be very low at Year 1 within the AONB to the north and west where there would be no direct effects and only very limited indirect effects, and low outside of the AONB to the south where there would be greater visibility. By Year 15, as existing and proposed boundary vegetation develops, the magnitude of change would reduce to imperceptible within the AONB, and very low to the south outside of the AONB. With medium to very high sensitivity, the effect on LCA8 in the immediate environs to the site would be **minor** to **moderate/minor** (the latter only within the AONB) adverse at Year 1, reducing to **minor/negligible** to **negligible** (within the AONB) by Year 15. Adverse effects would be experienced in the context of the existing settlement edge, including the adjacent Bovis development.

The Wider Area

7.21 For the wider Upper Windrush Valley LCA more distant from the site, and for the Shilton Downs (to the south) and Wychwood Uplands (to the north, within the AONB) LCAs, effects would be indirect and experiential/perceptual only. There will be no physical effects from the Proposed Development beyond the site boundary, and as a result of the mitigation measures and landscape strategy described above, the proposals would result in only a very limited effect on perceived landscape character, this arising in the very limited areas from where the Proposed Development would be visible. Where visible, the proposals would, in landscape terms, be perceived as an extension to the existing settlement.

7.22 The very limited visibility within the AONB to the north and west means that the magnitude of change on the Upper Windrush valley LCA as whole would be low to very low, reducing to very low to imperceptible by Year 15. With medium to very high sensitivity, the effect on LCA8 as a whole would be **minor** adverse outside of the AONB, and **moderate/minor** adverse within the AONB. By Year 15, the effect would be **negligible** outside of the AONB, and **negligible** adverse within the AONB.

7.23 For the Wychwood Uplands (LCA7) and the Shilton Downs (LCA9), the magnitude of change would be imperceptible and very low respectively due to the very limited areas within these LCAs from where the Proposed Development would be visible, reducing over time as vegetation develops. With high and medium sensitivity respectively, the effect on these LCAs would be **negligible** and **minor adverse**/**negligible**, reducing to **negligible by Year 15**.

PREDICTED EFFECTS ON LCA16A LOWER WINDRUSH VALLEY AND LCA9E WYCHWOOD FOREST (COTSWOLD AONB) – YEAR 1 AND YEAR 15

The Site's Immediate Surroundings

7.24 The site lies outside of, but adjacent to, LCA16A which covers land to the north and west of the site, with the AONB boundary following Burford Road. The SZTV indicates, and the field survey has confirmed, that there would be some very limited visibility of the Proposed Development from within the AONB, and therefore perceptual effects on the character of this part of the AONB. The strong vegetation along the Burford Road boundary of the site combines with undulating topography and consecutive layers of field boundary vegetation

and other tree cover such that discernible effects would be limited to within approximately 500m of the site, affecting only a very limited part of LCA16A.

7.25 The magnitude of change on the immediate environs to the site (within approx. 500m to the north and west where there would be no direct effects and only very limited indirect effects) would be very low at Year 1, reducing to imperceptible by Year 15 once the proposed structural planting has developed. With very high sensitivity, the effect on LCA16A in the immediate environs to the site would be **moderate/minor** adverse at Year 1, reducing to **negligible** by Year 15. Adverse effects would be experienced in the context of the existing settlement edge, including the adjacent Bovis development.

7.26 It is accepted that the very limited visibility within a limited area on the edge of the AONB would result in some very limited indirect perceptual/experiential effects on the character of the AONB landscape within the immediate vicinity of the site. Such effects would not however undermine any of the special qualities of the AONB – the unifying limestone geology; the flower-rich grasslands and ancient broadleaved woodlands; the topography and river valleys; the drystone walls, vernacular architecture and distinctive settlements; the tranquillity and dark skies; the opportunities for quiet recreation; and the cultural associations.

The Wider Area

7.27 With discernible effects on landscape character being limited to within approximately 500m of the site, beyond this and for LCA16A as a whole the magnitude of change would be largely imperceptible, becoming more so at Year 15 as proposed structure planting on the northern edge of the site develops. This would result in a **negligible** effect, reducing further by Year 15.

7.28 For LCA9E Wychwood Forest, the magnitude of change would be imperceptible due to the very limited areas from where the Proposed Development would be visible. With high sensitivity, the effect on LCA9E would be **negligible**, reducing further over time as vegetation develops and the visibility reduces.

SUMMARY OF EFFECTS ON LANDSCAPE CHARACTER

7.29 Effects on landscape character within the site and the wider surrounding area are summarised in **Table EDP 7.1** below.

Table EDP 7.1: Summary of Landscape Character Effects

Landscape Receptor	Construction Phase	Year 1	Year 15
Site	Moderate/minor adverse	Moderate adverse	Moderate adverse
Site environs		Outside of AONB: Minor adverse Within AONB: Moderate/minor adverse	Outside of AONB: Minor adverse/negligible Within AONB: Negligible
West Oxfordshire Landscape Assessment [N.B. no direct effects within the AONB]			

Landscape Receptor	Construction Phase	Year 1	Year 15
LCA8 Upper Windrush Valley	Outside of AONB: Moderate/minor adverse Within AONB: Moderate/minor adverse	Outside of AONB: Minor adverse Within AONB: Moderate/minor adverse	Outside of AONB: Negligible Within AONB: Negligible
LCA9 Shilton Downs	Minor adverse	Minor adverse/ negligible	Negligible
LCA7 Wychwood Uplands	Moderate/minor adverse	Negligible	Negligible
Cotswolds AONB Character Assessment [N.B. no direct effects within the AONB]			
LCA16A Lower Windrush Valley	Moderate/minor adverse	Moderate/minor adverse to Negligible	Negligible
LCA9E Wychwood Forest	Moderate/minor adverse	Negligible	Negligible

PREDICTED EFFECTS ON VISUAL AMENITY

7.30 The baseline visual amenity of the application site is described in **Section 5** of this report. As a consequence of intervening vegetation, built form and localised topography, it was found that only limited intervisibility between the site and publicly accessible areas (visual receptors) was available. Representative views are represented by **Photoviewpoints EDP 1–14**. These views do not represent the only areas from which there will be an effect, rather they provide a representative assessment that is used as a benchmark to understand the wider potential effects.

7.31 All effects are adverse, unless otherwise stated.

7.32 Generally, effects arising from construction activities would be temporary, but the resulting built form and landscaping would result in long-term/permanent effects.

Rights of Way Users

7.33 Users of the following PRoW are identified within the baseline stage as being likely to experience an effect as a result of the proposals.

7.34 BW 113/7/10 follows the north-western edge of the River Windrush floodplain on a broadly south-west/north-east alignment. Vegetation on the south-east side of the route restricts visibility towards the site from much of the route, but views across the floodplain and towards the site are possible where the route passes gaps in the path-side vegetation – see **Photoviewpoint EDP 6**. Glimpsed views towards the site are possible through gaps in the adjoining hedgerow, but even in these views the vegetation on either side of Burford Road on the northern edge of the site restrict visibility. Visibility would be greater in the winter months when deciduous vegetation is not in leaf, but such views would still be heavily filtered.

7.35 During the construction phase, glimpsed views of activities on the site would sometimes be possible, particularly those involving taller items of plant such as cranes. As the construction phase progresses, new built form in the northern part of the site may become visible, seen through the boundary vegetation. As reinforcement planting along the northern boundary develops over time, the visibility of the Proposed Development would be further reduced.

7.36 For the route overall, the magnitude of change would be at worst low as the Proposed Development would not be visible from much of the route. With very high sensitivity due to its AONB location, the scale of effect would be **moderate**/**minor** adverse during construction and at Year 1. By Year 15, the magnitude of change would reduce to very low as vegetation on the northern boundary develops under enhanced management, resulting in a **minor** adverse effect.

7.37 FP 302/9/10 and BW 113/3/10 run west then north-west towards Asthall, with much of the routes lying within the Windrush floodplain. Topography and consecutive layers of intervening field boundary vegetation mean that views of the Proposed Development are likely to be very restricted. The magnitude of change is therefore assessed as very low, and with very high sensitivity the scale of effect would be at worst **moderate**/**minor** adverse. This effect would not change notably over time.

7.38 There may be some limited visibility of the Proposed Development from some sections of FPs 113/2/20 and 376/8/10 to the south-west of Asthall, although at a distance of approximately 1km the Proposed Development would not form a prominent component in the landscape. The magnitude of change would be at worst very low, resulting in a **moderate**/**minor** adverse effect.

7.39 RB 302/10/20 runs south from Burford Road towards the Ting Tang Lane caravan park. FP 302/8/10 then runs east towards Brize Norton Road, running broadly parallel to the A40. Much of both these routes is lined by strong hedgerows, though views through towards the site are still possible from some sections – see **Photoviewpoints EDP 8** and **9**.

7.40 During the construction phase, views of activities on the site would sometimes be possible, particularly those in the southern part of the site. As the construction phase progresses, new built form, particularly in the southern part of the site, would also become visible. As the proposed boundary planting along the southern edge of the site becomes established and develops over time, the visibility of the proposed new built form would reduce.

7.41 The magnitude of change would be medium during construction and at Year 1, reducing to low by Year 15. With high sensitivity, the scale of effect would be **moderate** adverse, reducing to **moderate**/**minor** adverse by Year 15.

7.42 FP 302/11/10 runs between Cotswold Close and the recreation ground to the east of the site. Views from most of the route are dominated by the existing built form on either side of the path, and by the Bovis development on the western side of the recreation ground. As the path reaches the recreation ground, construction activities and in time new built form would become partially visible in the south-eastern part of the site, seen above the trees and shrubs on the western side of the recreation ground, and in the context of the existing built form such as on Ripley Avenue – see **Photoviewpoint EDP 4**. For the route as a whole,

the magnitude of change would be low, resulting in a **minor** adverse effect. This would not change noticeably over time.

7.43 FP 113/1/10 runs south from Burford Road near its roundabout junction with the A40, passing under the A40 and becoming FP 143/2/20. Views to the north of the A40 are heavily restricted by trees lining Burford Road, while to the south of the A40 the view is blocked by the A40 and associated vegetation. The Proposed Development is unlikely to be visible form this location, resulting in an imperceptible magnitude of change and a **negligible** effect.

7.44 Restricted sections of PRoW to the north of Asthall and east of Swinbrook may have limited views of the Proposed Development, especially construction activities involving taller items of plant such as cranes which may be visible above the trees on Burford Road to the north of the site – see **Photoviewpoint EDP 12**. The magnitude of change is assessed as very low, and with very high sensitivity the scale of effect would be at worst **minor** adverse.

7.45 NCR57 follows a number of minor roads to the north of the site. Views towards the site are possible from some locations along the route – see **Photoviewpoint EDP 11**. Restricted views of the Proposed Development, especially construction activities involving taller items of plant such as cranes which may be visible above the trees on Burford Road to the north of the site. The magnitude of change is assessed as very low, and with very high sensitivity the scale of effect would be at worst **minor** adverse.

Main Roads

7.46 The majority of the A40 to the south of the site is lined by trees, heavily restricting visibility towards the site. There is one notable gap in the roadside vegetation to the south of the site, and occupants of traffic passing this section would have brief views towards the Proposed Development. Both construction activities and in time new built from and landscaping would be visible, particularly in the southern part of the site. The magnitude of change is assessed as medium, reducing to low by Year 15 as the proposed southern structural planting develops and grows. With low sensitivity, the scale of effect would be **minor** adverse, reducing to **minor**/**negligible** adverse by Year 15.

Road Users – Minor Roads

Burford Road (B4047)

7.47 Users of Burford Road would have clear visibility of the Proposed Development, both during the construction phase and post-construction – see **Photoviewpoints EDP 1** and **2**. Views would be partially restricted by tree cover on the northern boundary of the site, and this vegetation would be enhanced over time through reinforcement planting and improved management. New built form would remain visible, though its appearance would become softened by the intervening vegetation. Further to the west on Burford Road (towards the A40 roundabout junction), visibility would be heavily restricted by trees and hedgerows on either side of the road.

7.48 The magnitude of change would be at worst very high during construction and at Year 1, reducing to high by Year 15. With medium sensitivity, the scale of effect would be **major/moderate** adverse, reducing to **moderate** adverse by Year 15.

Abraham Way/Holloway Lane/Stratford Row/Busby Drive/Blake Crescent – residential streets within Bovis development

7.49 Parts of the Proposed Development would be visible from the residential streets within the Bovis development, seen through gaps between the properties, particularly in the southern part of the site beyond the Bovis POS. Both construction activities and new built form would be visible, seen in the context of the Bovis development.

7.50 The magnitude of change would be high, and with low sensitivity, the scale of effect would be **moderate**/**minor** adverse. As the proposed landscape planting develops, both within the Bovis development and the Proposed Development, the appearance of built form within the Proposed Development would become softened, though it would remain visible. By Year 15, the magnitude of change would reduce to medium, resulting in a **minor** adverse effect.

Ripley Avenue

7.51 The south-eastern part of the site is partially visible from the western end of Ripley Avenue, seen through gaps between the properties at this end of the road, with views filtered by the vegetation on the eastern edge of the site (the rear gardens of the western most properties on Ripley Avenue) – see **Photoviewpoint EDP 4**. Construction activities relating to the proposed landscaping and structural planting in the south-eastern part of the site would be partially visible, as would the construction of the south-eastern group of new dwellings. There would be only very limited visibility of activities in the western part of the site. As the proposed planting on the south-eastern boundary of the site develops and grows, visibility would be further reduced.

7.52 The magnitude of change during the construction phase would be at worst medium, reducing to low by Year 1, and very low by Year 15. With low sensitivity, the scale of effect would be **minor** adverse during the construction phase, reducing to **minor adverse**/ **negligible** at Year 1, and **negligible** by Year 15.

Brize Norton Road (B4477)

7.53 Views towards the site from Brize Norton Road are restricted by the built form on the western side of the road, with glimpsed views through to the site possible where there are gaps between the buildings. Hedgerows and other vegetation to the rear of these properties further restricts visibility – see **Photoviewpoint EDP 5**. Construction activities would be partially visible, particularly those involving taller items of plant such as cranes. In time there would also be some visibility of the upper parts of new dwellings in the south-eastern part of the Proposed Development. By Year 15, as the proposed planting in the public open space in the south-eastern part of the site develops and grows, the visibility of new built form would be further reduced.

7.54 The magnitude of change during the construction phase would be low, reducing to very low by Year 1. With low sensitivity, the scale of effect would be **minor adverse**/**negligible**, reducing to **negligible** by Year 1.

Road through Worsham

7.55 Views towards the site are possible from the northern part of this route, with the trees on the northern boundary of the site visible beyond the Windrush Valley – see

Photoviewpoint EDP 7. During the construction phase, passing views of activities on the site would sometimes be possible, particularly those involving taller items of plant such as cranes. As the construction phase progresses, new built form in the northern part of the site may become visible, seen through the boundary vegetation. As reinforcement planting along the northern boundary develops over time, the visibility of the Proposed Development would be further reduced.

7.56 The magnitude of change during the construction phase would be at worst low, reducing to very low by Year 1, and imperceptible by Year 15. With high sensitivity due its AONB location, the scale of effect would be **moderate**/**minor** adverse, reducing to **minor** adverse and then **negligible**.

Road from Ninety Cut Hill to Worsham Turn and Worsham Turn to Asthall Leigh, Ninety Cut Hill (NCR57), and Ninety Cut to Swinbrook

7.57 At a distance of 1.5-2km from the site, views towards the northern edge of the site are possible, seen across the intervening undulating and well-treed farmland – see **Photoviewpoint EDP 12**. There may be some very limited visibility of construction activities in the northern part of the site, particularly where it involves taller plant such as cranes. In time there may also be some very limited visibility of new built form on the northern edge of the site, with such visibility reducing as the boundary vegetation develops and grows.

7.58 The magnitude of change would be at worst very low, reducing to imperceptible by Year 15. With high sensitivity, the effect would be **minor** adverse, reducing to **negligible**.

Road from Asthall Leigh to Little Minster (C35444)

7.59 Vegetation on Burford Road to the north of the site is visible on the far side of the Windrush valley – see **Photoviewpoint EDP 11**. There would be some very limited visibility of construction activities in the northern part of the site, particularly where it involves taller plant such as cranes. In time there may also be some very limited visibility of new built form on the northern edge of the site, with such visibility reducing as the boundary vegetation develops and grows.

7.60 The magnitude of change would be at worst very low, reducing to imperceptible by Year 15. With high sensitivity, the effect would be **minor** adverse, reducing to **negligible**.

Minster Riding (C15430) – Little Minster to Field Assarts

7.61 Vegetation on Burford Road to the north of the site is visible on the far side of the Windrush valley at a distance of 2-2.5km from the site – see **Photoviewpoint EDP 13**. There would be some very limited visibility of construction activities in the northern part of the site, particularly where it involves taller plant such as cranes. In time there may also be some very limited visibility of new built form on the northern edge of the site, with such visibility reducing as the boundary vegetation develops and grows.

7.62 The magnitude of change would be at worst very low, reducing to imperceptible by Year 15. With high sensitivity, the effect would be **minor** adverse, reducing to **negligible**.

Residential Dwellings/Groups

7.63 People at home, and in particular where there are open views from primary living spaces, are particularly susceptible to change and, in the context of the proposals, have a high to very high sensitivity. Where existing views are predominantly of open countryside the sensitivity is considered to be very high, but where views include existing development, the sensitivity is assessed as high. The preliminary review undertaken as part of the baseline section highlighted a small number of properties where a potential visual effect is likely; these are considered in detail below with their locations illustrated on **Plan EDP 7**.

Bovis Development

7.64 The properties on the western and southern edges of the Bovis development would undergo the greatest effects. Much of the Proposed Development would be visible from these properties – see **Photoviewpoints EDP 2** and **3**. Both construction activities and new built form would be visible, seen in the context of other properties within the Bovis development itself.

7.65 The magnitude of change would be very high, and with high sensitivity, the scale of effect would be **major** adverse. As the proposed landscape planting develops, both within the Bovis development and the Proposed Development, the appearance of built form within the Proposed Development would become softened, though it would remain visible. By Year 15, the magnitude of change would reduce to high, resulting in a **major**/**moderate** adverse effect.

Ripley Avenue

7.66 Strong existing vegetation to the western boundaries of properties at the western end of Ripley Avenue – see **Photoviewpoint EDP 4**.

7.67 Construction activities relating to the proposed landscaping and structural planting in the south-eastern part of the site would be partially visible, as would the construction of the south-eastern group of new dwellings. Views would be heavily filtered by the existing intervening vegetation. There would be only very limited visibility of activities in the western part of the site. As the proposed planting on the south-eastern boundary of the site develops and grows, visibility would be further reduced.

7.68 The magnitude of change during the construction phase would be high, reducing to medium by Year 1, and low by Year 15. With high sensitivity, the scale of effect would be **major**/**moderate** adverse during the construction phase, reducing to **moderate** adverse at Year 1, and **moderate**/**minor** adverse by Year 15.

Repeater House, The Lodge, White Hall Cottages

7.69 Both construction and landscaping activities would be clearly visible across the western part of the site – see **Photoviewpoint EDP 1**. By Year 15, the proposed planting along the boundary between these properties and the Proposed Development would be developing and growing, helping to soften the appearance of new built form. The new built from would remain visible, however.

7.70 The magnitude of change would be very high, reducing to high by Year 15. With high sensitivity, the scale of effect would be **major** adverse, reducing to **major**/**moderate** adverse by Year 15.

White Hall Farm

7.71 The various residential properties at White Hall Farm to the south-west of the site would have visibility of both construction activities and the proposed new dwellings in the south-western part of the site, with the level of visibility dependant on the precise location and orientation of the different properties and the extent of intervening vegetation on the boundaries of the properties. By Year 15 as the proposed planting along the western part of the southern boundary develops and grows, visibility would be reduced and the appearance of built form would be softened.

7.72 The magnitude of change during the construction phase and at Year 1 would be high, reducing to medium by Year 15. With high sensitivity, the scale of effect would be **major/moderate** adverse during the construction phase and at Year 1, reducing to **moderate** adverse by Year 15.

Ting Tang Lane Caravan Park

7.73 The traveller site at Ting Tang Lane is surrounded on all sides by strong boundary vegetation, with further consecutive layers of vegetation, including the woodland between White Hall Farm and the reservoirs, between the caravan park and the site. There would be filtered views of both construction activities and in time new dwellings in the southern part of the site, with visibility reducing over time as proposed structural planting develops and grows.

7.74 The magnitude of change during the construction phase and at Year 1 would be low, reducing to very low by Year 15. With high sensitivity, the scale of effect would be **moderate**/**minor** adverse during the construction phase and at Year 1, reducing to **minor** adverse by Year 15.

Brize Norton Road

7.75 Many of the properties on the west side of Brize Norton Road are bungalows, though these often have dormer windows indicating that there are habitable rooms on the first floor/in the roof space – see **Photoviewpoint EDP 5**. Depending on the orientation of the individual properties, the occupants of many of these properties would have views of both construction activities (especially those involving taller items of plant) and in time new dwellings in the southern part of the site. Views would be filtered by the often strong boundary vegetation to the rear gardens, and the field boundary vegetation around the fields and paddocks to the west of these properties. Filtering effects would be greatest in the summer months when deciduous vegetation is in leaf, and by Year 15 the proposed structural planting in the south-eastern part of the site would further reduce visibility of the Proposed Development.

7.76 The magnitude of change during the construction phase and at Year 1 would be at worst medium, reducing to low by Year 15. With high sensitivity, the scale of effect would be **moderate** adverse during the construction phase and at Year 1, reducing to **moderate**/**minor** adverse by Year 15.

7.77 Properties on the east side of Brize Norton Road would have much less visibility of the Proposed Development, with views generally blocked by the properties on the west side of the road.

7.78 The magnitude of change would be at worst low, reducing to very low by Year 15. With high sensitivity, the scale of effect would be at worst **moderate**/**minor** adverse, reducing to **minor** adverse by Year 15.

Barrow Farm

7.79 Views towards the site from the residential property at Barrow Farm near the A40/Burford Road roundabout junction are likely to be heavily restricted by consecutive layers of intervening vegetation alongside Burford Road - see **Photoviewpoint EDP 10**.

7.80 During the construction phase, views of activities on the northern part of the site would sometimes be possible, particularly those involving taller items of plant such as cranes. As the construction phase progresses, new built form in the northern part of the site may become visible, though views would be heavily filtered by the boundary vegetation. As reinforcement planting along the northern boundary develops over time, the visibility of the Proposed Development would be further reduced.

7.81 The magnitude of change during the construction phase would be at worst low, reducing to very low by Year 1, and imperceptible by Year 15. With high sensitivity, the scale of effect would be **moderate**/**minor** adverse, reducing to **minor** adverse and then **negligible**.

Worsham

7.82 Views from residential properties close to the factory at Worsham are likely to be heavily restricted by consecutive layers of intervening vegetation. Views from The Bungalow are likely to be heavily restricted by intervening vegetation, both on the boundaries of the property and along Burford Road adjacent to the site – see **Photoviewpoint EDP 7**. As reinforcement planting along the northern boundary develops over time, the visibility of the Proposed Development would be further reduced.

7.83 The magnitude of change during the construction phase (where taller items of plant working in the northern part of the site may be visible) would be at worst very low, reducing to imperceptible by Year 1. With very high sensitivity, the scale of effect would be at worst **moderate**/**minor** adverse, reducing to **negligible** by Year 1.

Stonefold and Worsham Turn

7.84 There would be some limited visibility of construction activities (particularly those involving taller items of plant) and in time new built form in the northern part of the site, but views would be heavily filtered by existing tree cover along the northern edge of the site, and on the boundaries of the properties themselves. The Proposed Development would be seen at a distance of 1-1.5km.

7.85 The magnitude of change during the construction phase would be at worst very low, reducing to imperceptible by Year 1. With very high sensitivity, the scale of effect would be **moderate**/**minor** adverse, reducing to **negligible** by Year 1.

Folly Farm

7.86 The residential property at Folly Farm lies to the north of Burford Road, approximately 90m to the north of the site and within the Windrush valley. Views south are restricted by the topography (which rises towards Burford Road), and strong vegetation around the boundaries of the property, particularly the dense evergreen vegetation adjacent to Burford Road, would also reduce visibility towards the Proposed Development. Nevertheless, there would be some visibility of construction activities in the northern part of the site, and in due course new dwellings on the Burford Road frontage may also become visible.

7.87 The magnitude of change during the construction phase would be low, reducing to very low by Year 1. With very high sensitivity, the scale of effect would be **moderate** adverse, reducing to **moderate**/**minor** adverse by Year 1.

Southern edge of Asthall Leigh

7.88 There may be some very limited visibility of both construction activities and in time new built from in the northern part of the site from certain properties on the southern edge of Asthall Leigh - see **Photoviewpoint EDP 11**.

7.89 The magnitude of change during the construction phase (where taller items of plant working in the northern part of the site may be visible) would be at worst very low, reducing to imperceptible by Year 1. With very high sensitivity, the scale of effect would be at worst **moderate**/**minor** adverse, reducing to **negligible** by Year 1.

Other Receptors

7.90 There may be some very limited visibility of both construction activities and in time new built form within the south-eastern part of the site from the yard areas of some of the business premises on the west side of Brize Norton Road. The magnitude of change would be at worst low, reducing to very low by Year 15 as the proposed structural planting in the south-eastern part of the site develops and grows. With low sensitivity, the scale of effect would be **minor adverse**/**negligible** during construction and at Year 1, reducing to **negligible** by Year 15.

7.91 The Proposed Development is unlikely to be visible from the various business premises at Worsham due to intervening topography and vegetation.

Section 8
Summary and Conclusions

8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.

8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2**, **3**, **4** and **5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.

8.3 In terms of landscape, the character of the site would alter through the introduction of the proposed residential development and associated infrastructure. The development, and therefore the effects upon landscape character, would be permanent and long term but would only result in the permanent loss of areas of arable agricultural land, and very limited lengths of hedgerow to facilitate the construction of access routes into and within the site.

8.4 The character would also be altered through the proposed planting proposals, resulting in some long-term, permanent, beneficial effects in landscape character terms. The development also provides the opportunity to provide a more effective and attractive transition from urban to rural than exists currently.

8.5 In addition, a substantial area of public open space would be provided in the south-eastern part of the site, providing a multifunctional green space including a formal play area, a SuDS attenuation basin in the south-east corner of the site which would also provide additional amphibian habitat and other ecological and social interest, and extensive tree and shrub planting, both to aid visual screening in views from the south and south-east (the Charterville Allotments), and provide valuable biodiversity benefits. Structural planting within all of the green spaces would help to reduce the visibility of the Proposed Development in local views towards the site, and to soften the appearance of built form where new development remains visible. All of the green spaces would also include recreational routes accessible to new and existing residents, and are intended to be naturalistic, providing enhanced biodiversity, visual amenity, play spaces, and informal recreation for all ages.

8.6 The site forms a small and largely indistinct part of LCA8 Upper Windrush Valley, being settlement edge farmland with existing development to both the east and west of the site, and bordered to the north by the busy Burford Road. Although the Proposed Development would result in localised harm to the landscape character of the site and its immediate environs, the more effective transition between the settlement and surrounding rural landscape means on balance the landscape-scale impacts are acceptable.

8.7 The site lies outside of, but adjacent to, the Cotswold AONB. The site and its environs to the south and east therefore form part of the setting to this part of the AONB.

8.8 Notable effects on landscape character would be limited to the site and its immediate environs during the construction phase and at Year 1. There would also be some very limited perceptual effects on a very limited area to the immediate north and west fo the site, on the edge of the Cotswold AONB. By Year 15, the growth and development of the existing and proposed planting would reduce landscape character effects within the environs of the site, such that notable effects would be limited to the site itself. These limited indirect perceptual/experiential effects on the character of the AONB landscape within the vicinity of the site (negligible effects by Year 15) would not however undermine any of the special qualities of the AONB - the unifying limestone geology; the flower-rich grasslands and ancient broadleaved woodlands; the topography and river valleys; the drystone walls, vernacular architecture and distinctive settlements; the tranquillity and dark skies; the opportunities for quiet recreation; and the cultural associations.

8.9 The visual effects of the proposal would be localised and limited and save for Burford Road adjacent to the site, and residential properties which lie directly adjacent to its boundaries or within approximately 350m, views of the site are generally filtered and not especially extensive from public or private locations. The undulating topography has the effect of making vertical features such as trees and hedgerows more effective at screening/filtering the proposals in some views than would otherwise be the case. There is sufficient layering of vegetation within the surrounding landscape to ensure that the extent of visual change would be restricted to a limited number of local receptors.

8.10 Notable effects on visual amenity would be limited to:

- Users of PRoW 302/10/20 and 302/8/10 to the south-west and south of the site;
- Users of Burford Road as they pass along the northern boundary of the site;
- Occupiers of residential properties in the immediate vicinity of the site:
    - properties on the western and southern edges of the adjoining Bovis development;
    - properties at the western end of Ripley Avenue;
    - properties at White Hall Farm;
    - the properties to the immediate west of the site (Repeater House, The Lodge, and White Hall Cottages); and
    - the residential property at Folly Farm.
- Occupiers of some properties on the western side of Brize Norton Road.

8.11 Of these, only Folly Farm lies within the AONB, and effects on receptors here would reduce immediately post-construction.

CONCLUSIONS

8.12 The assessments demonstrates that the landscape-led design of the Proposed Development, with substantial landscape buffers between the proposed built form and the countryside to the north, west and south, would mitigate views towards the site from the surrounding landscape. The proposed landscaping would retain and reinforce the characteristic landscape fabric and pattern of the site, and assimilate the proposed development into the settlement edge and rural landscape of the site context. In addition, this LVA shows how the proposed development would make a positive contribution to visual, recreational and wildlife amenity. While the Proposed Development would have some limited effects on landscape character within a restricted part of the adjoining Cotswold AONB, in the longer term it would not result in unacceptable harm to the wider AONB, its special qualities, or its setting.

8.13 Accordingly, this LVA concludes that the site has the capacity for the development as proposed on the masterplan, and that there is no 'in principle' or policy, landscape or visual reason why the site should not be developed as proposed.

Appendix EDP 1
Illustrative Masterplan

PRELIMINARY

- Site boundary (10.07ha)
- 1 Proposed vehicular and pedestrian access
- 2 Proposed pedestrian/cycle connection
- 3 Primary street
- 4 Secondary street
- 5 Private drive
- 6 Proposed recreational route
- 7 Proposed playspace
- 8 Proposed attenuation basin
- 9 Existing vegetation retained and enhanced as necessary with locally characteristic and native species
- 10 Proposed woodland edge
- 11 Proposed green buffer to existing property
- 12 Proposed pumping station
- 13 Proposed footpath along Burford Road

Rev.	Date	Description
D	22.10.13	Amended site boundary
C	22.10.12	Amended site boundary
B	22.10.06	Amended landscape
A	22.09.29	Amended proposed layout

Land to the west of
MINSTER LOVELL

Illustrative Masterplan

Job ref:	Drawing number:	Revision:
466	P03	D

Scale:	Date:
1:2,500 @ A3	October 2022

part of
edge Placemaking Group Ltd
Suite 2
7 Buttermarket
Thame
Oxfordshire
OX9 3EW
01865 522395
enquiries@edgeUD.co.uk
www.edgeUD.co.uk

Appendix EDP 2
Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A2.3 Susceptibility indicates "the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"[7]. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.

A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP assessment terminology and definitions	
Landscape Baseline – Overall Sensitivity	
Very High	***Value***: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	***Value***: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.

[7] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

EDP assessment terminology and definitions	
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	***Value***: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	***Value***: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	***Value***: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility together.

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline – Overall Sensitivity	
Very High	***Value/Susceptibility***: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countrywide/landscape features with public access; visitors to heritage assets of national importance; open Access Land.
High	***Value/Susceptibility***: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.

Visual Baseline – Overall Sensitivity	
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	***Value/Susceptibility***: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	***Value/Susceptibility***: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	***Value/Susceptibility***: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.

Landscape Receptors	Visual Receptor Criteria
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	***Landscape***: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	***Landscape***: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	***Landscape***: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

Magnitude of Change	
Low	***Landscape***: Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	***Landscape***: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	**High**	**Medium**	**Low**	**Very Low**
Very High	Substantial	Major	Major/-Moderate	Moderate	Moderate/-Minor
High	Major	Major/-Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/-Moderate	Moderate	Moderate/-Minor	Minor	Minor/-Negligible
Low	Moderate	Moderate/-Minor	Minor	Minor/-Negligible	Negligible
Very Low	Moderate/-Minor	Minor	Minor/-Negligible	Negligible	Negligible/-None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (*Major effect*) or some (*Moderate/Major effect*) of the key characteristics of the landscape resource or aspects of visual amenity.

Definition of Effects	
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (*Minor effect*) or a few (*Minor/Negligible*) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (*Negligible effect*) or some (*Negligible/None effect)* of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.

A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

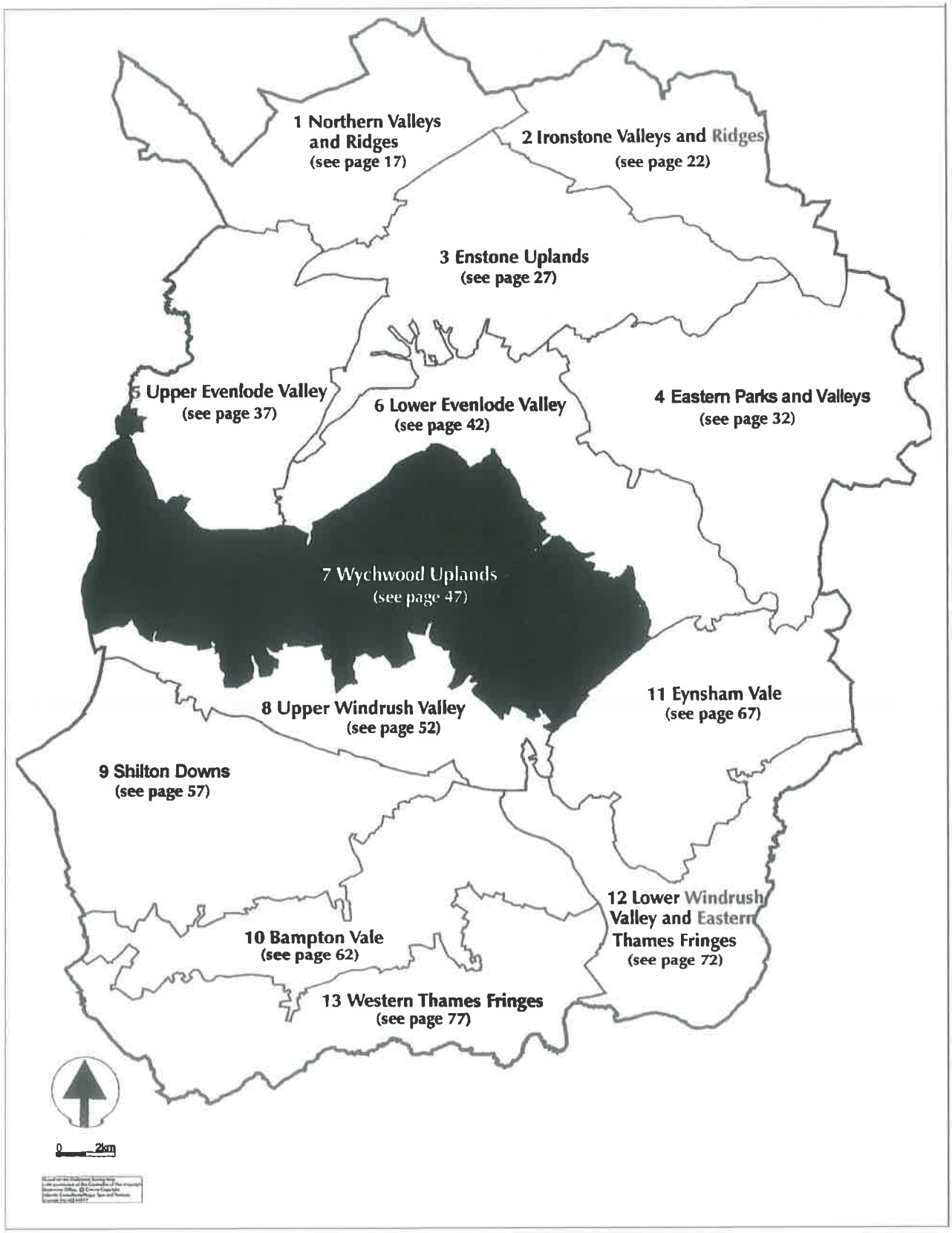
Appendix EDP 3
Relevant Extracts from West Oxfordshire Landscape Assessment

LCA7: Wychwood Uplands

LCA8: Upper Windrush Valley

LCA9: Shilton Downs

7 Wychwood Uplands



7: Wychwood Uplands Landscape Character

Overview

An area of smoothly rolling limestone uplands bounded by the valleys of the Evenlode and Windrush. Although lower in elevation, it supports the typical large-scale arable farmland of the Enstone Uplands but is distinguished by the presence of the extensive woodlands of Cornbury Park, remnants of the former Wychwood Forest which covered much of this area until as recently as the nineteenth century.

Geology and Landform

In this part of the Cotswold dipslope, the Oolitic Limestone forms a smooth, gently rolling plateau which rises to a height of around 200m AOD above the valleys of the Evenlode and Windrush to north and south. Like much of the limestone wolds, it has an elevated and expansive character with long, sweeping views from the highest ground.

The limestone geology is consistent across the area, except in two main areas at Leafield and Ramsden, where localised cappings of Oxford Clay and glacial drift mask the underlying limestone. These have a localised influence on vegetation character and may well have given rise to islands of poorer soil within the former Wychwood Forest which were among the first to be cleared for settlement.

Landcover

Patterns of landcover fall into three main areas. The north-eastern part of the area is dominated by the remnants of Wychwood Forest, which form part of the Cornbury Park estate. The area immediately to the south has a mixed land use and field pattern, with concentrations of irregular boundaries, pockets of woodland and mature hedgerow trees that may have evolved from the earlier process of 'assarting', where fields were carved out of the forest. To the west, the landscape is dominated by large fields bounded by straight walls and hedges, typical of later enclosures. These are now under intensive arable cultivation, with a weak hedgerow structure, sparse vegetation cover and only occasional blocks of planted woodland.

Landscape and Visual Character

The overall character of this area is dominated by its limestone geology, forming the typically large-scale, open and elevated landscape of the limestone wolds. However, there is a sharp contrast between this and the heavily wooded and enclosed parkland and estate character around Cornbury Park which dominates the north-eastern part of the plateau and the more mixed pattern of landscape which occurs immediatelyto the south of this.

Within the area, however, a number of different local landscape types have been identified, the key characteristics of which are summarised below.

Valley landscapes

***Minor** valley*

- small-scale tributary valleys which dissect plateaux and valley-sides and connect with major valleys;
- pronounced v-shaped profile with steep sides and absence of flat valley floor;
- watercourse often inconspicuous or absent (eg. dry or winterbourne valleys on limestone);
- shallower profile at upper end with few trees or hedges and a more open character;
- steeper valley profile at lower end of valley, with sides typically occupied by scrub, trees and occasionally woods;
- enclosed, intimate character created by valley form and vegetation cover;
- moderate to low intervisibility.

Limestone wolds landscapes

Open limestone wolds

- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- typically large or very large fields, with rectilinear pattern of dry-stone walls (typical of later enclosures and often in poor condition) and weak hedgerows, with frequent gaps and very few trees;
- productive farmland predominantly under intensive arable cultivation;
- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- very open and exposed character;
- distinctive elevated and expansive character in higher areas, with dominant sky and sweeping views across surrounding areas;
- high intervisibility.

Semi-enclosedlimestone wolds (large-scale)

- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- land use dominated by intensive arable cultivation with only occasional pasture;
- generally large-scale fields with rectilinear boundaries formed by dry-stone walls and low hawthorn hedges with occasional trees, typical of later enclosures;
- some visual containment provided by large blocks and belts of woodland creating a semi-enclosed character;
- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- ash, hazel, field maple etc. conspicuous in hedgerows
- distinctive elevated and expansive character in higher areas, with dominant sky;
- moderate intervisibility.

Semi-enclosed limestone wolds (smaller-sale)

- gently rolling farmland occupying the elevated limestone plateau and dipslope;
- **mixed land use and field pattern,** with a patchwork of large arable fields and more frequent pasture and smaller-scale fields with irregular, sinuous boundaries;
- strong structure of dry-stone walls and hedgerows with frequent mature hedgerow trees, particularly of oak and ash;
- ash, oak, hazel, field maple etc. conspicuous in hedgerows;
- semi-enclosed character with views contained by hedgerow structure and frequent blocks or belts of woodland;
- diverse and pastoral character;
- moderate intervisibility.

Parkland landscapes

Parkland

- formal, designed landscape and grounds surrounding large country houses;
- distinctive formal landscape features, including avenues, free-standing mature trees in pasture, clumps and blocks of woodland, exotic tree species, formal structures and boundary features;
- planting and landscape character generally unrelated to surrounding areas;
- distinctively rural, picturesque and pastoral character;
- mature woodland and tree cover with typically enclosed character;
- low intervisibility.

Estate farmland

- well-managed farmland associated with large country estates, often lying beyond formal parkland boundaries;
- distinctively well-treed character, with extensive mature woodland blocks, belts and copses (often managed for game), lines of mature trees (predominantly oak) within hedgerows, along estate boundaries and roads, estate fencing (railings and post and rail) and other estate features or buildings;
- large-scale pattern of fields, typically bounded by belts of woodland or lines of mature trees;
- land use predominantly arable but with some areas of permanent pasture;
- enclosed, secluded and private character;
- moderate to low intervisibility

SETTLEMENT PATTERN

The pattern of settlement in the Wychwood Uplands is highly distinctive and has been strongly influenced by landscape and land use factors. To the west of Leafield, the high, limestone plateau is very sparsely settled, with most buildings clustered in the minor valleys and only a handful of farms standing out prominently on the exposed plateau. Their even distribution and regular field pattern suggests that some may have originated as part of the disafforestation and clearance of Wychood Forest in Victorian times, replaced by a landscape of new farms, generous fields and new roads.

in contrast, settlement pattern to the south and east of Leafield shows a more organic process of evolution as medieval Settlements like Leafield, Ramsden, Crawley and Hailey progressively carved out of the forest. The later Victorian woodland clearances altered their character and introduced new settlements into the landscape, such as Fordwelb and Mount Skippett, with their rows of farm labourers cottages.

SETTLEMENT CHARACTER

As elsewhere in the Cotswolds, the most dominant landscape influence is the consistent use of local Oolitic limestone as a building and walling material, with roofs typically constructed of stone slates from the local Stonesfield quarries.

The form of the settlements is typically straggling and unplanned, reminiscent of the Victorian 'open villages', with most having evolved slowly out of the forest accompanied by an irregular pattern of fields and winding roads. Some settlements, such as Leafield and Delly End, have a more nucleated form with buildings loosely clustered around a central green but most villages are linear with buildings stretching out along the roadside or valley. In some cases (eg. North Leigh), the earlier form of settlements has been confused by more recent infill or peripheral development.

KEY LANDMARKS AND LANDSCAPE FEATURES

- the village and church spire of Leafield, which sits prominently on an island of landform above the limestone plateau;
- the mass of Wychwood Forest which forms a prominent and distinctive landmark on the skyline;
- intrusive mast at radio station located prominently in open, elevated position on high ground of limestone plateau.

7: Wychwood Uplands Landscape Guidelines

Landscape quality and key issues

Most of the character area lies within the Cotswolds Area of Outstanding Natural Beauty, confirming that much of the Wychwood Uplands landscape is of outstanding quality and of national significance. Apart from the area between Hailey and New Yatt, the remaining area falls within the Area of High Landscape Value designation.

The character area also includes a number of other features of conservation value which contribute to its overall significance, including:

- Conservation Areas at Finstock, Ramsden, Leafield and Hailey;
- Park and Garden of Special Historic Interest, National Nature Reserve and SSSI designations of Cornbury Park/Wychwood Forest and a number of other remnants of ancient semi-natural woodland scattered across the plateau;
- several Scheduled Ancient Monuments dispersed across the plateau.

Overall, the Wychwood Uplands have an attractive and unspoilt, rural character. There are few detracting influences and localised variations in quality and condition are mainly related to the effects of agricultural land management practice. Different strategies for management and enhancement are shown in Figure 6.

The principal factors that potentially threaten landscape quality in this area are:

- agricultural intensification, particularly the conversion of grassland to arable, the removal of natural vegetation cover and the poor maintenance and loss of field boundaries;
- conversion of native broad-leaved woodland to coniferous plantations;
- visual intrusion of prominent structures such as communication masts and large farm buildings;
- 'suburbanisation' of rural settlements and roads.

Guidelines for Limestone Wolds Landscapes

Enhancement priorities

- rebuild and maintain drystone walls;
- retain and replant hedgerows and introduce more hedgerow trees, using native species typical of the limestone (eg. ash, oak, field maple etc.);
- plant large blocks and belts of native broadleaved woodland, to link with existing woodlands and restore a mosaic of woodland and farmland;
- where possible, retain areas of existing permanent pasture, encourage conversion of arable land to pasture and discourage further field enlargement;
- encourage less intensive farming practices, the introduction of 'natural' vegetation cover in field headlands and margins, improve appearance and wildlife value of 'set-aside' land;
- repair and maintain traditional stone buildings in the landscape.

Development sensitivities

- elevated, open limestone wold landscapes are very visually exposed and particularly sensitive to development;
- elevated, semi-enclosed limestone wolds landscapes are also visually sensitive and any development would need to be closely and sensitively integrated with existing buildings or within a strong landscape structure;
- development within heavily wooded areas may be less visually sensitive but may be damaging to important wildlife and landscape resources;
- these elevated landscapes are particularly sensitive to tall or prominent structures, such as communications masts, and large buildings.

GUIDELINES FOR PARKLAND AND ESTATE LANDSCAPES

Enhancement priorities

- maintain, and where necessary, restore historic parkland landscape at Cornbury Park, including distinctive elements such as parkland trees, avenues, lakes, rides, woods, copses, boundary walls and structures;
- retain mature boundary and roadside trees and replant as necessary;
- manage and extend existing areas of broadleaved woodland to maximise their wildlife and landscape value;
- plant new blocks and belts of broadleaved woodland within estate farmland to reinforce enclosed, wooded character.

Development sensitivities

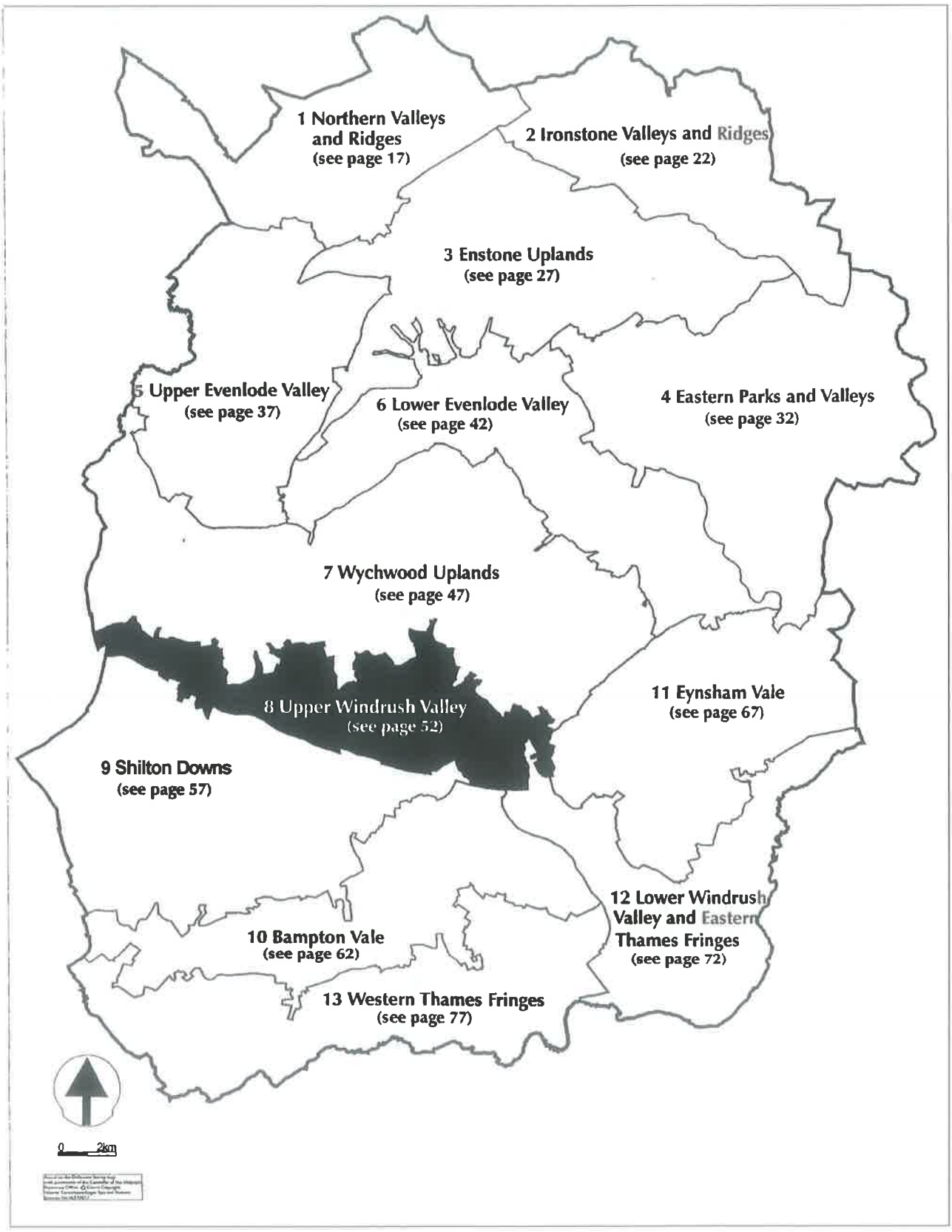
- historic parkland landscapes are of exceptional landscape value and extremely sensitive to development;
- estate farmland is also generally of high scenic quality and sensitive to development, although its mature structure of woodland makes it more visually robust

KEY SETTLEMENTS

See Part 3 for key settlement study for:

Witney

8 Upper Windrush Valley



8: Upper Windrush Valley Landscape Character

Overview

The River Windrush flows through a deep valley which dissects the limestone of the Cotswold dip slope and forms a highly distinctive landform feature, with a distinctively intimate and pastoral character. The valley is punctuated at its western end by Burford and at its eastern end by Witney, which occupies an island of Cornbrash limestone within the valley floor and forms the junction with the more open Vale to the south.

Geology and Landform

The overall valley form is characterised by uneven convex sides, their slopes steepening towards the bottom, and a broad, flat floodplain through which the river has developed a complex pattern of meanders. On its northern side, the smooth landform of the valley sides is broken by a series of minor, tributary valleys and streams which flow off the Wychwood Uplands' (Area 7) to the north. To the south, the valley has a steeper and more continuous profile, interrupted only by a distinctive 'island' of landform at Asthall (around which the river once formed a broad loop), before widening out at Witney.

The geology of the Windrush Valley is comparatively simple. It is only at the western end near Burford and around Swinbrook that narrow bands of Inferior Oolite and Lias Clays are exposed beneath the Great Oolite of the limestone plateau. However, at its eastern end the Great Oolite gives way to the Cornbrash Limestone which forms the valley sides and the distinctive landform 'island' upon which the town of Witney originated. The valley floor is lined with alluvium with occasional pockets of terrace gravels along the valley sides.

Landcover

The pattern of land cover within the valley is highly distinctive. The flat valley floor is prone to flooding and has remained predominantly under permanent pasture, whereas the drier slopes of the valley sides have a more mixed landcover. Permanent grassland and woodland are typical of the steepest slopes, particularly within some of the tributary valleys, but arable cultivation predominates on the gentler slopes.

Landscape and Visual Character

The landform of the Windrush Valley defines its overall character, providing visual enclosure, shelter and a coherent valley character which contrasts markedly with the open, rolling limestone hills above. Within the valley, however, a number of different local landscape types have been identified, the key characteristics of which are summarised below.

Valley landscapes

Minor valley

- small-scale tributary valleys which dissect plateaux and valley-sides and connect with major valleys;
- pronounced v-shaped profile with steep sides and absence of flat valley floor;
- watercourse often inconspicuous or absent (eg. dry or winterbourne valleys on limestone);
- shallower profile at upper end with few trees or hedges and a more open character;
- steeper valley profile at lower end of valley, with sides typically occupied by scrub, trees and occasionally woods;
- enclosed, intimate character created by valley form and vegetation cover;
- moderate low intervisibility.

Valley floor farmland

- distinctive flat valley floor;
- predominantly permanent pasture but with pockets of cultivated land;
- riparian character, with strong pattern of ditches often lined by willow;
- prone to winter flooding;
- landscape structure provided by lines and groups of mature trees, with willow and alder conspicuous;
- intimate, semi-enclosed and pastoral character;

- moderate to low intervisibility, with some open views into the valley from above and some filtered longer views along the valley floor.

Open valley-side farmland
- distinctive sloping, and typically convex, valley-side landform;
- predominantly large-scale fields under arable cultivation but with occasional pasture;
- weak landscape structure and few hedges/trees;
- open, visually exposed landscape, prominent in views from within and across valley;
- high intervisibility along valley sides.

Semi-enclosed valley-side farmland
- distinctive sloping, and typically convex, valley-side landform;
- mixed pattern of land use and strong structure of hedgerows, trees and woodland;
- more enclosed character with low intervisibility along the valley sides but prominent in views from within and across the valley.

Limestone wolds landscapes

Open limestone wolds
- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- typically large or very large fields, with rectilinear pattern of dry-stone walls (typical of later enclosures and often in poor condition) and weak hedgerows, with frequent gaps and very few trees;
- productive farmland predominantly under intensive arable cultivation;
- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- very open and exposed character;
- distinctive elevated and expansive character in higher areas, with dominant sky and sweeping views across surrounding areas;
- high intervisibility.

Semi-enclosed limestone wolds (large-scale)
- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- land use dominated by intensive arable cultivation with only occasional pasture;
- generally large-scale fields with rectilinear boundaries formed by dry-stone walls and low hawthorn hedges with occasional trees, typical of later enclosures;
- some visual containment provided by large blocks and belts of woodland creating a semi-enclosed character;
- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- ash, hazel, field maple etc. conspicuous in hedgerows
- distinctive elevated and expansive character in higher areas, with dominant sky;
- moderate intervisibility.

Semi-enclosed limestone wolds (smaller-scale)
- large-scale, gently rolling farmland occupying the elevated limestone plateau and dipslope;
- mixed land use and field pattern, with a patchwork of large arable fields and more frequent pasture and smaller-scale fields with irregular, sinuous boundaries;
- strong structure of dry-stone walls and hedgerows with frequent mature hedgerow trees;
- ash, hazel, field maple etc. conspicuous in hedgerows;
- semi-enclosed character with views contained by hedgerow structure and frequent blocks or belts of woodland;
- diverse and pastoral character;
- moderate intervisibility.

Parkland landscapes

Estate farmland
- well-managed farmland associated with large country estates, often lying beyond formal parkland boundaries;
- distinctively well-treed character, with extensive mature woodland blocks, belts and copses (often managed for game), lines of mature trees (predominantly oak) within hedgerows, along estate boundaries and roads, estate fencing (railings and post and rail) and other estate features or buildings;
- large-scale pattern of fields, typically bounded by belts of woodland or lines of mature trees;
- land use predominantly arable but with some areas of permanent pasture;
- enclosed, secluded and private character;
- moderate to low intervisibility.

Sub-rural landscapes

Rural fringe **land**

- non-agricultural land with semi-domestic character within a rural context, eg. horse paddocks, allotments, small-holdings etc.;
- small-scale field pattern usually around the fringes of settlements;
- somewhat unkempt appearance, rank or weed-infested grassland, poorly managed hedges and boundary fencing, typical assortment of ramshackle sheds, horse jumps, fly-tipping etc.;
- other intrusive influences, such as overhead power lines and built form on the edge of settlements;
- moderate intervisibility.

Sport landscapes

- manicured or intensively managed land under amenity use (eg. golf courses or playing fields);
- landform, planting character and features (eg. lakes,. bunkers) often unrelated to landscape context;
- open, expansive character, particularly where planting has not yet matured;
- moderate to high intervisibility.

Settlement Pattern

The Windrush Valley contains a string of settlements, including the towns of Burford and Witney, positioned at either end, and a number of smaller villages, including Taynton, Swinbrook, Minster Lovell and Crawley.

Many of these date from Saxon times when the sheltered valleys, with their well-watered meadows, were particularly favoured areas for settlement. Geology and relief played a significant part in their siting - for example, Witney is located on an island of Combrash limestone above the surrounding alluvial floodplain of the Windrush, while Asthall was also sited on an island of landform raised above the valley floor. The river also brought a source of prosperity with the development of mills for the woollen and textile industry, for which Witney remains famous. Other natural resources were exploited at Taynton with the quarrying of particularly fine Great Oolite limestone, used widely both locally and further afield.

Settlement Character

As elsewhere in the Cotswolds, the most dominant landscape influence within the Settlements is the consistent use of local Oolitic limestone as a building and walling material, with roofs typically constructed of stone slates from the local Stonesfield quarries.

To some extent, the form and size of many settlements has been constrained by physical factors, such as the narrow valley floor, its steep sides and the threat of flooding. Other settlements have grown out of their traditional valley setting. For example, the Victorian settlement of Charterville was located incongruously on the high limestone land above Minster Lovell, while the modern expansion of Witney has similarly taken the town beyond its 'natural' valley setting onto the higher, more exposed ground of the wolds.

Key Landmarks and Landscape Features

- the spire of Burford Parish Church;
- the stone buildings of the villages, mills and farms located within the valley;
- the Abbey ruins at Minster Lovell;
- church and visible earthworks associated with the deserted medieval village at Widford.

8: Upper Windrush Valley Landscape Guidelines

Landscape Quality and Key Issues

Most of the character area lies within the Cotswolds Area of Outstanding Natural Beauty, while the Windrush Valley and its tributary, the valley of the Seven Springs, form part of the Upper Thames Tributaries Environmentally Sensitive Area. The lower part of the valley also lies within the Area of High Landscape Value designation. These designations confirm that much of the Upper Windrush Valley landscape is of outstanding quality and of national significance.

The character area also includes a number of other features of conservation value which contribute to its overall significance, including:

- Conservation Areas at Taynton, Burford, Swinbrook, Asthall, Minster Lovell and within Witney;
- several remnants of ancient semi-natural woodland along the valley sides to the north;
- a number of Scheduled Ancient Monuments along the valley floor and sides.

Overall, the Upper Windrush Valley has a highly attractive and remarkably unspoilt, rural character but with some localised variations in quality and condition which require different strategies for management and enhancement (see Figure *6)*.

The principal factors that potentially threaten landscape quality in this area are:

- agricultural intensification, particularly drainage and cultivation of floodplain pasture, removal of 'wet fences';
- poor maintenance or loss of traditional stone buildings and drystone walls;
- the expansion of settlements into open countryside;
- 'suburbanisation' of rural settlements and roads;
- the visual intrusion of unsightly development and poor management of fringe areas (eg. West of Witney).

Guidelines for Valley Landscapes

Enhancement priorities

- retain and manage areas of floodplain pasture and meadows;
- reintroduce traditional practices of willow pollarding and ditch management;
- introduce new planting along watercourses and in lines and groups within valley floor, using typical riparian species such as willow and alder;
- where possible, introduce new woodland planting along the valley-sides and convert arable fields to grassland;
- strengthen landscape structure by new planting on western edge of Witney to reduce impact of development

Development sensitivities

- unspoilt valley floor farmland and the minor valleys are of particularly high quality and sensitive to development;
- open valley-sides are visually sensitive and development would be highly prominent and exposed;
- enclosed valley-sides are also highly visible but may offer limited opportunities to absorb small-scale development within a strong structure of trees and woodland or with other buildings;
- all valley landscape types would be particularly sensitive to the introduction of tall or large-scale structures.

GUIDELINES FOR LIMESTONE WOLD LANDSCAPES

Enhancement priorities

- rebuild and maintain drystone walls;
- retain and replant hedgerows and hedgerow trees, using native species typical of the limestone (eg. ash, field maple etc.);
- where possible, encourage conversion of arable land to pasture;
- plant large blocks and belts of native broadleaved woodland, to link with existing woodlands and restore a mosaic of woodland and farmland.

Development sensitivities

- elevated, open limestone wold landscapes are very visually exposed and particularly sensitive to development;
- elevated, semi-enclosed limestone wolds landscapes are also visually sensitive and any development would need to be closely integrated with existing buildings or within a strong landscape structure;
- tall structures, such as communications masts, and large buildings would be particularly prominent in these elevated landscapes.

GUIDELINES FOR SUB-RURAL LANDSCAPES

Enhancement priorities

- repair broken-down fencing and encourage development and maintenance of strong hedgerows and trees to reduce impact of unsightly land uses;
- encourage more consistent use of boundary treatments along built frontages and allotments/small-holdings.

Development sensitivities

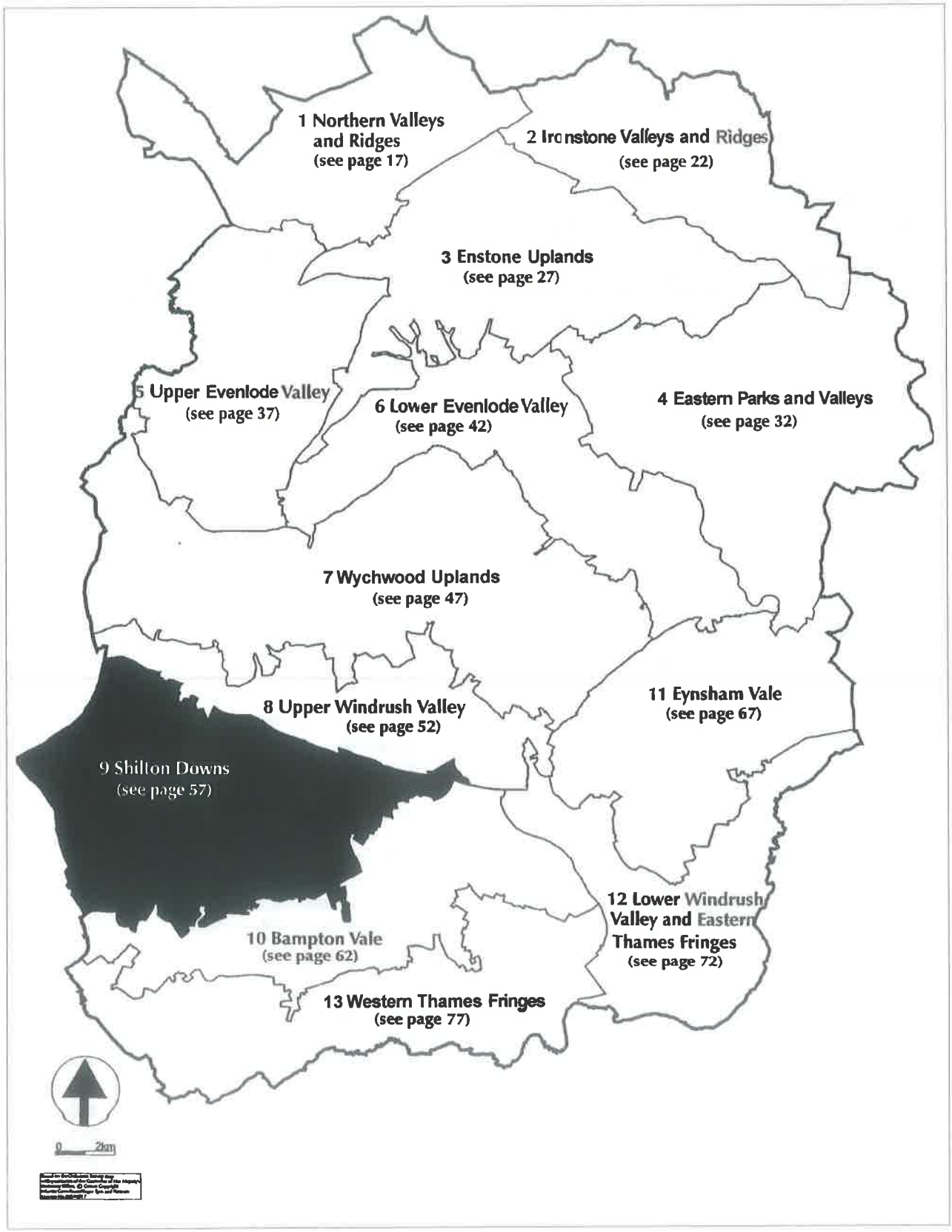
- potentially more tolerant of development but prominent plateau location, and suburbanising influence on adjacent landscape, limits opportunities;
- development of small fields and over-development of individual plots, leading to continuous ribbon development, should be avoided.

KEY SETTLEMENTS

See Part 3 for key settlement studies for:

Burford
Witney

9 Shilton Downs



9: Shilton Downs Landscape Character

Overview

An area of limestone landscape which forms the divide between the low-lying clay vale to the south and the Windrush Valley and limestone uplands to the north. A line of settlements lie along its southern boundary, occupying the spring line between the limestone and clay (eg. Filkins, Kencott, Broadwell, Alvescot and Carterton). The area has a typically large-scale field pattern bounded by dry-stone walls with the sparse and characteristic vegetation cover typical of the other limestone areas, apart from extensive woodlands around the Cotswold Wildlife Park and estate farmland to the west.

Geology and Landform

This area is the southern part of the same Oolitic limestone landmass that forms the Wychwood Uplands but is divided from it by the incised valley of the River Windrush. The gently rolling landform is part of the Cotswold dipslope and rises gently from the clay vale to reach a height of around 150m **AOD** on its western boundary and around 130m **AOD** along the top of the Windrush Valley to the north. It is dissected only by the narrow, steep-sided valley of the Shill Brook which flows between Westwell and Carterton and into the vale at Black Bourton.

The Great Oolite limestone dominates most of the area but along its southern edge, a capping of Combrash limestone forms a distinctive band of rolling landform forming the transition between the limestone wolds and the clay vale.

Landcover

The free-draining soils of the limestone are typically characterised by large-scale arable farming, with large fields enclosed by stone walls or low, clipped hedges, and sparse natural vegetation cover. However, the central part of the area is occupied by the wooded estate landscape around the Cotswold Wildlife Park, with extensive planted woodland and belts of trees creating an enclosed and intimate character to the landscape. There are a **few other pockets** of woodland within the area, eg. to the east of Brize Norton, some of which are of ancient origin.

Landscape and Visual Character

The overall character of this area is dominated by its limestone geology, forming the typically large-scale, open landscape of the limestone wolds. However, there are contrasts between this and the heavily wooded and enclosed estate character around the Cotswold Wildlife Park and a number of other local landscape types have been identified, the key characteristics of which are summarised below.

Valley landscapes

Minor valleys

- small-scale tributary valleys which dissect plateaux and valley-sides and connect with major valleys;
- pronounced v-shaped profile with steep sides and absence of flat valley floor;
- watercourse often inconspicuous or absent (eg. dry or winterbourne valleys on limestone);
- shallower profile at upper end with few trees or hedges and a more open character;
- steeper valley profile at lower end of valley, with sides typically occupied by scrub, trees and occasionally woods;
- enclosed, intimate character created by valley form and vegetation cover;
- moderate to low intervisibility.

Limestone wolds landscapes

***Open** limestone wolds*

- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- typically **large or very** large fields, with rectilinear pattern of dry-stone walls (typical of later enclosures and often in poor condition) and weak hedgerows, with frequent gaps and very few trees;
- productive farmland predominantly under intensive arable cultivation;

- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- very open and exposed character;
- distinctive elevated and expansive character in higher areas, with dominant sky and sweeping views across surrounding areas;
- high intervisibility.

Semi-enclosed limestone wolds (large-scale)

- large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- land use dominated by intensive arable cultivation with only occasional pasture;
- generally large-scale fields with rectilinear boundaries formed by dry-stone walls and low hawthorn hedges with occasional trees, typical of later enclosures;
- some visual containment provided by large blocks and belts of woodland creating a semi-enclosed character;
- thin, well-drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- ash, hazel, field maple etc. conspicuous in hedgerows
- distinctive elevated and expansive character in higher areas, with dominant sky;
- moderate intervisibility.

Semi-enclosedlimestone wolds(smaller-scale)

- large-scale, gently rolling farmland occupying the elevated limestone plateau and dipslope;
- mixed land use and field pattern, with a patchwork of large arable fields and more frequent pasture and smaller-scale fields with irregular, sinuous boundaries;
- strong structure of dry-stone walls and hedgerows with frequent mature hedgerow trees;
- ash, hazel, field maple etc. conspicuous in hedgerows;
- semi-enclosed character with views contained by hedgerow structure and frequent blocks or belts of woodland;
- diverse and pastoral character;
- moderate intervisibility.

Parkland landscapes

Parkland

- formal, designed landscape and grounds surrounding large country houses;
- distinctive formal landscape features, including avenues, free-standing mature trees in pasture, clumps and blocks of woodland, exotic tree species, formal structures and boundary features;
- planting and landscape character generally unrelated to surrounding areas;
- distinctively rural, picturesque and pastoral character;
- mature woodland and tree cover with typically enclosed character;
- low intervisibility.

Estate farmland

- well-managed farmland associated with large country estates, often lying beyond formal parkland boundaries;
- distinctively well-treed character, with extensive mature woodland blocks, belts and copses (often managed for game), lines of mature trees (predominantly oak) within hedgerows, along estate boundaries and roads, estate fencing (railings and post and rail) and other estate features or buildings;
- large-scale pattern of fields, typically bounded by belts of woodland or lines of mature trees;
- land use predominantly arable but with some areas of permanent pasture;
- enclosed, secluded and private character;
- moderate to low intervisibility

Sub-rural landscapes

Rural fringe land

- waste ground on disused airfield with somewhat unkempt appearance and air of dereliction and neglect;
- rank or weed-infested grassland, poorly managed hedges and boundary fencing, with areas of fly-tipping and rubble;
- moderate intervisibility.

Sport landscapes

- manicured or intensively managed land under amenity use (eg. golf courses or playing fields);
- landform, planting character and features (eg. lakes, bunkers) often unrelated to landscape context;
- suburban influences of clubhouses, gates and car parking;
- open, expansive character, particularly where planting has not yet matured;
- moderate to high intervisibility.

Airfields and MoD land

- active airfield and MoD sites that typically occupy flat, exposed and prominent locations;
- open, expansive and bleak character with very weak landscape structure;
- visually prominent buildings and features (eg. large hangars, sheds, high security fencing, aircraft etc.)
- high intervisibility.

SETTLEMENT PATTERN

Much of this rolling limestone country is sparsely settled, with the small villages of Westwell, Holwell, Signet and Shilton forming the only settlements lying to the north and west of Carterton. All of these avoid the highest, most exposed areas, taking advantage of the shelter provided by minor valleys (eg. the Shill Brook) and hillsides.

The largest settlement in the area - Carterton - is a comparatively recent settlement, founded in 1901 to provide housing for a colony of smallholders. Although it did not prosper for this purpose, it grew enormously after 1920 in response to housing needs for RAF Brize Norton. Like the village of Brize Norton to the east, Carterton occupies part of the band of Cornbrash Limestone which forms the transition between the Oolitic limestone and the clay vale. They form part of a string of settlements which traditionally took advantage of the springs that emerge at the junction of the limestone and clay and the lighter, more easily worked soils of the Cornbrash (see Character Area 10).

SETTLEMENT CHARACTER

The influence of the underlying Oolitic limestone is still evident as the predominant building material in the older settlements of this area, with roofs typically constructed of Stonesfield slates. The presence of drystone walls is common throughout the area and is a remarkably accurate indicator of the underlying geology. While stone is common within settlements further south in the clay vale (eg. Bampton), the change from hedges to stone walls within the wider farmed landscape follows the geological boundary almost exactly.

The smaller settlements in the northern area have a fairly compact form, some reminiscent of the Victorian 'closed' villages and others originally contained by a tight valley site (eg. Shilton). In contrast, the larger villages on the Cornbrash have a more elongated form, mainly with a north-south orientation, with buildings strung out along roads. Carterton has expanded rapidly in most directions although it has been somewhat constrained to the west by the valley of the Shill Brook.

KEY LANDMARKS AND LANDSCAPE FEATURES

- intrusive buildings, fences and structures associated with Brize Norton airfield;
- intrusive pylons and overhead power lines which encroach into the area along its western edge.

9: Shilton Downs Landscape Guidelines

Landscape Quality and Condition

This character area is not covered by any statutory landscape designations. However, it lies within an Area of **High** Landscape Value and includes a number of features of conservation significance which contribute to its overall value, including:

- Conservation Area at Shilton;
- two Sites of Special Scientific Interest and several remnants of ancient semi-natural woodland across the limestone uplands.

Overall, the Shilton Downs have an attractive and largely unspoilt, rural character but with occasional detracting influences, most notably the influence of urban development and the airbase at Carterton and the 'scruffy', derelict character of the disused airfield south of the Cotswold Wildlife Park. Most localised variations in quality and condition are related to the effects of agricultural land management practice. Different strategies for management and enhancement are shown in Figure *6*.

The principal factors that potentially threaten landscape quality in this area are:

- agricultural intensification, particularly the conversion of grassland to arable, the removal of natural vegetation cover and the poor maintenance and loss of field boundaries;
- noise and visual intrusion of Brize Norton airfield;
- the expansion of settlements and new housing into open countryside (eg. Carterton and at Bradwell Grove);
- 'suburbanisation' of rural settlements and roads;
- negative quality of derelict airfield site.

Guidelines for Limestone Wolds Landscapes

Enhancement priorities

- rebuild and maintain drystone walls;
- retain and replant hedgerows and introduce more hedgerow trees, using native species typical of the limestone (eg. ash, field maple etc.);
- plant large blocks and belts of native broadleaved woodland, to link with existing woodlands and restore a mosaic of woodland and farmland;
- where possible, retain areas of existing permanent pasture (such as around Field Farm), encourage conversion of arable land to pasture and discourage further field enlargement;
- encourage less intensive farming practices, the introduction of 'natural' vegetation cover in field headlands and margins, improve appearance and wildlife value of 'set-aside' land;
- repair and maintain traditional stone buildings in the landscape;
- strengthen landscape structure around Carterton by new planting to soften the impact of existing and proposed development.

Development sensitivities

- open limestone wold landscapes are very visually exposed and sensitive to development;
- a particularly strong landscape structure would need to be established *to* absorb development in more open landscapes;
- semi-enclosed limestone wolds landscapes are also visually sensitive and any development would need to be closely and sensitively integrated with existing buildings or within a strong landscape structure;
- elevated, open landscapes are particularly sensitive to tall or prominent structures, such as communications masts, and large buildings.

GUIDELINES FOR PARKLAND AND ESTATE LANDSCAPES

Enhancement priorities

- retain mature trees and other formal parkland features within the Cotswold Wildlife Park;
- retain mature hedges, boundary trees and roadside avenues and replant as necessary;
- manage and extend existing areas of broadleaved woodland to maximise their wildlife and landscape value;
- plant new blocks and belts of broadleaved woodland within estate farmland to reinforce enclosed, wooded character;
- retain areas of permanent pasture and resist conversion to arable.

Development sensitivities

- parkland landscapes and their component features are of high landscape value and very sensitive to development;
- estate farmland is also generally of high scenic quality and sensitive to development, although its mature structure of woodland makes it more visually robust.

GUIDELINES FOR VALLEY LANDSCAPES

Enhancement priorities

- retain and manage areas of pasture and meadows within the minor valleys;
- encourage sensitive management of watercourses, planting of riparian vegetation and traditional pollarding of willows;
- introduce new woodland planting along the valley-sides

Development sensitivities

- the intimate landscape of the minor valleys has a rural, pastoral and generally unspoilt character and is very sensitive to built development;
- the upper, more open valley-sides are particularly visually sensitive and development would be highly prominent and exposed;
- the landscape buffer provided by Shill Brook along the western edge of Carterton should be maintained and strengthened.

GUIDELINES FOR SUB-RURAL LANDSCAPES

Enhancement priorities

- improve the quality of the boundaries around Brize Norton airbase by new planting and improved management, to reduce impact of intrusive structures, fencing and land uses;
- remove fly-tipping and unsightly fences etc. from the disused airfield near Bradwell Grove and encourage restoration of a more positive and appropriate landscape character;
- strengthen landscape structure in fringe landscapes around Carterton by new planting to soften the impact of existing and proposed development;
- encourage use of more appropriate species and planting character within golf course;
- encourage less intensive management of fairways and roughs, to encourage a more diverse grassland sward;
- maintain strong boundary planting to contain suburbanising influence on surrounding rural landscape.

Development sensitivities

- 'brown-field' site of disused airfield potentially more tolerant of development but prominent plateau location and rural context are limiting factors;
- the introduction of urban influences, eg. styles of buildings, highway treatments and lighting to the airfield site would be potentially damaging to the rural character of the surrounding landscape.
- the highly artificial golf course landscape is quite tolerant of change but built development would alter its essentially 'green' character;
- sites with an open character on settlement fringes are less able to absorb development than those with a strong pattern of hedgerows and trees, within which development could be more successfully integrated.

KEY SETTLEMENTS

See Part 3 for key settlement studies for:

Burford, Carterton and Witney

Appendix EDP 4
Relevant Extracts from Cotswold Landscape Assessment

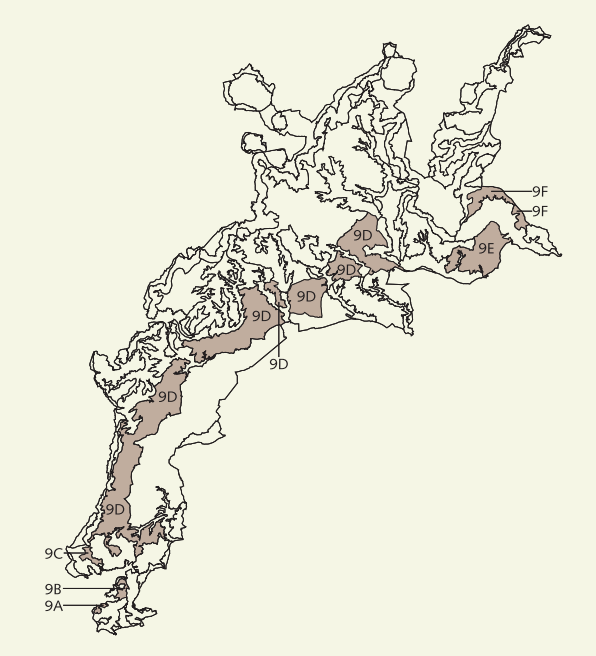
LCT9: High Wold Dip-Slope

LCT16: Broad Flood Plain Valley

9 HIGH WOLD DIP-SLOPE

Character Areas

9A Sulis Manor Plateau
9B Bathampton and Claverton Down
9C Lansdown
9D Cotswolds High Wold Dip-Slope
9E Wychwood Forest
9F West Enstone Uplands



Key Characteristics

- **Soft, gently undulating rolling landscape dissected by a series of predominantly south-east flowing rivers;**
- **transitional landscape displaying many of the characteristics of the neighbouring High Wold and Dip-Slope Lowland landscape character types;**
- **network of dry valley systems;**
- **large scale open arable fields with little tree cover, as well as a more complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland;**
- **stone walls less prevalent than on the High Wold, but notable adjacent to roads and in vicinity of settlements;**
- **intermittent long distance views towards the high wold and across neighbouring lowlands;**
- **sparsely settled with intermittent isolated farmsteads and dispersed hamlets, many marking fording or bridging points;**
- **evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub;**
- **grain of landscape patterns often aligned along the course of Roman roads that cross the area;**
- **intermittent occurrence of airfields on shallow sloping elevated landscapes;**
- **distinctive pattern of large estates and associated planned parkland landscape and woodland are evident across the Dip-Slope Lowland; and**
- **significant areas of ancient woodland, and evidence of assarting in Wychwood Forest and Cirencester Park.**

Landscape Character

The High Wold Dip-Slope comprises the gently rolling landscapes that generally fall south-eastwards away from the areas of the High Wold plateau to where they merge into the Dip-Slope Lowlands landscape character type. Within the southern sections of this landscape type, however, drainage is generally to the north east. The landscape shares many key characteristics with both of these neighbouring landscape types and therefore represents a transitional zone between the two.

The High Wold Dip-Slope may be identified extending beneath the High Wold from the West Enstone Uplands in the far east of the AONB in an arc to the outskirts of Bath in the south. In this location the High Wold Dip-Slope is bordered to the west by the escarpment.

The landscape is characterised by gently rolling landform with an elevated and open character, but distinctly more sheltered and intimate when compared to the High Wold due to the Dip-Slope landform limiting views to the north-west. The gentle south-easterly dip in the landform is perceptible from many locations with long distance views over the Dip-Slope Lowlands possible from many locations. In these wide south-facing panoramas, the Dip-Slope landform is often clearly identifiable. Within the Dip-Slope the High Wold plateau to the north and west can often be viewed on the horizon.

The landscape is dissected by an increasing number of deep dry valleys and tributary streams when compared to the High Wold creating more discrete and intimate landscapes than are present on the plateau. These valleys are generally wider as they proceed downstream and further reduce the perceptions of exposure and elevation that is more characteristic of landscapes to the north-west.

Intensive arable farming predominates on the Dip-Slope, giving the landscape a productive and well-maintained character. The impression is one of a large-scale landscape that is simple and smooth in texture. Improved pastures are also evident, but mainly sited within the valley systems, resulting in a lush appearance. The large fields are separated by stonewalls, some of which are obscured by overgrown regenerating vegetation and hedges, together with neat hedgerows, and post and wire fencing. Although evident, the dry stone walls are less common than on the High Wold plateau.

The thin, dry calcareous soils over limestone result in generally sparse woodland cover although large areas of woodland are associated with the ancient Wychwood Forest and parklands such as Cirencester Park.

Settlement patterns are similar to the High Wold with dispersed villages and hamlets predominating. However, villages tend to be a little larger and more frequent, particularly along the valleys. Whilst barrows and hillforts are still an important feature of the landscape, they are fewer in number and are perhaps less of a characteristic feature than the adjacent High Wold.

Physical Influences

The northern section of the High Wold Dip-Slope is underlain by the Great Oolite Limestones. However, along the eastern fringes of the landscape bordering the Dip-Slope Lowlands, particularly in the vicinity of Wychwood and south of Daglingworth, Forest Marble Formation predominates.

Great Oolite would have at one time covered the whole of the Cotswolds, but subsequent tilting of the Cotswolds massif has led to denudation of its eastern flank. The south-easterly tilt of the Dip-Slope is between 1 and 2 degrees and conspicuous across much of the landscape. It has dictated the drainage pattern of the landscape, and to a lesser extent the layout of roads and settlements.

The landform is gently undulating and generally occurs between the 210 m AOD and 150 m AOD contours. However, the landform change between the neighbouring landscape types of both the High Wold, and the Dip-Slope Lowland, is subtle and the boundary between these landscape types is therefore transitional.

The drainage pattern of the Dip-Slope represents a continuation of that present on the High Wold, and as on the High Wold, the Dip-Slope is dissected by a number of rivers such as the Windrush and Coln. However, these occupy a much broader valley form, and often perceived as undulations in the wider landscape. (See Landscape Character Type 16). Smaller, narrow valleys with convex slopes also occur, however, often comprising dry valleys that were carved during the Ice Age by glacial melt waters. A fine example is the valley to the west of Barnsley, and Barnsley Wold Wood.

Arable farming predominates on the Dip-Slope with large fields cloaking the countryside and offering seasonal variations in colour and texture. These are enclosed by a combination of hedgerows and sometimes dry stone walls although where the boundary pattern is breaking down, post and wire fencing is increasingly being used. Where present, stone walls are an important indication of the underlying geology, the material often locally sourced by farmers from narrow quarries at the edge of the fields they were enclosing or picked from the fields.

Similar to the High Wold, woodland cover is sparse and restricted to small deciduous and mixed plantations many of which date to the period of enclosure in the 18th and 19th centuries. In contrast to the High Wold, however, larger areas of ancient woodland survive. Large blocks are particularly evident forming the wider parkland setting of Cirencester Park and at Wychwood, which is the remains of an ancient Royal Hunting Forest. In the vicinity of these large woodlands the landscape adopts a more intimate and human scale, with wide panoramas interrupted by trees.

Human Influences

In common with the High Wold and Dip-Slope Lowland, the enclosures of the 18th and 19th centuries impart the dominant landscape pattern. Beneath this, and in contrast to the close association of the High Wold with prehistoric features, the Dip-Slope landscape may be regarded as being most heavily influenced by the Romans. The Dip-Slope is criss crossed by numerous major Roman Roads including long stretches of the Fosse Way and the Ermin Way. Their course still dominates areas of the landscape and dictates the alignment of later field patterns and ownership boundaries, and may often be perceived in the line of modern roads, hedgerows and footpaths. Monuments of the prehistoric period are still evident in the landscape but are less numerous and have less of an impact on the character of the wider Dip-Slope landscape.

Historically fewer quarries were worked on the Dip-Slope than on the High Wold, and where present, they were often shallow workings, visible today as shallow grassy depressions known as delves. Many are hidden from view by scrub growth and tree copses.

A conspicuous feature of the Dip-Slope Lowland landscape is the many airfields and landing strips that are located across it. These range in size from the extensive airfield and barracks on the eastern fringe of Minchinhampton to the single landing strip to the west of Badminton Park. Many military sites were established or greatly expanded during the Second World War. They utilise the extensive areas of flat or gently undulating landscape and would have had many different functions. Colerne, for example, was constructed in 1940 as an RAF fighter base. Many still retain structures associated with their wartime functions such as barracks, hangars and control towers; however, many have been modernised or adapted for new uses. Colerne is now an RAF training base and is used to hold motor-sport events.

The wider settings of large designed landscapes such as west of Badminton Park, and Cirencester Park have a perceptible influence on the High Wold Dip-Slope landscape. These are often subtle and include significant linear woodlands, such as the Seven Mile Plantation to the west of Badminton Park, and the large woodlands to the west of Cirencester Park. At a more local scale, their influence may also be seen in the architectural detailing of buildings in the landscape such as the castellated farm house to the west of Worcester Lodge which marks the entrance to Badminton. Features associated with the designed and planned landscapes exert an influence well beyond the extent of the estate parkland into the surrounding agricultural landscape. For example, the notable planned woodlands of the Centre Walk Avenue and the Seven Mile Plantation provide strong physical and historic links to the Badminton Estate located within the Dip-Slope Lowland landscape character type to the east.

Settlement patterns are similar to that on the High Wold, with scattered farmsteads and individual dwellings occurring across the landscape. The more frequent occurrence of dispersed villages and hamlets indicates that the landscape is more hospitable than on the exposed areas of the High Wold. Settlements are located in the shelter offered by valleys and some, such as Tormarton and Hawkesbury Upton, gain shelter from being sited beneath areas of raised landform that protect them from northerly winds.

Many settlements are located off the main routes that pass through the area. The orientation of the principal routes mirrors the situation on the High Wold with roads running north eastwards such as the A46 (T) and A429. Either side of these, a network of minor roads link villages and towns to more isolated farms and hamlets. These tend to run down the Dip-Slope at right angles to the main arterial routes, often fringing the upper slopes of Dip-Slope Valleys.

Character Areas

9A
Sulis Manor Plateau

The Sulis Manor Plateau is a discrete area of plateau fringing the southern limits of Bath's suburbs and the valley landscape of the Cam Brook. The plateau rises to 150 m AOD above Week Farm although a general plateau of 170 m AOD can be identified around Sulis Manor.

Landcover is primarily improved pasture together with some arable, with fields being divided by a network of well-maintained hedgerows interspersed with hedgerow trees. Calcareous grasslands, more typical of the steep upper slopes of the neighbouring Broad Limestone Valley, are also present on the plateau and indicate limited improvement of some pastures. Woodland within the area is sparse, consisting of small deciduous blocks or linear plantations of young trees along the top of the valley slopes.

Settlement is also very limited, the area marking the outer limits of Bath's southernmost suburbs. These have a significant influence on the landscape, with built development, and in particular the communications mast to the north of Sulis Manor having an urbanising influence on views northwards across the landscape. Sulis Manor is the most significant built element of the landscape. It is notable for its fine 1930s gardens.

The principal feature of historic interest within the Character Area is the Wansdyke. This massive linear bank and ditch earthwork is a significant landscape feature, running eastwards along the AONB boundary from Sulis Manor for approximately 1000 m. The Wansdyke is a major landscape monument and in the wider landscape stretches eastwards for 18 kilometres from Morgans Hill to Savernake Forest near Marlborough, near the southern edge of the Marlborough Downs. It was constructed as a defensive earthwork by the Anglo Saxons to defend from attacks from the north, as the ditch is located on the northern side of the bank. Later it became a traffic route for drovers bringing their flocks and herds to the great stock fair on Tan Hill, located to the north-east of Devizes in Wiltshire. It remained a traffic route well into medieval times, and is now a public right of way for most of its length.

9B
Bathampton and Claverton Down

The Bathampton and Claverton Down Character Area represents a detached area of Dip-Slope landscape. The downs rise to 204 m AOD dipping southwards to 150 m AOD. Many thousands of years ago, this area was contiguous with the Dip-Slope landscapes extending across Lansdown and onto the Cotswolds High Wold Dip-Slope. However, powerful rivers such as the Avon and By Brook have eroded deep valleys that almost encircle it, and leave the area as a detached remnant of the Dip-Slope landscape.

The close proximity of Bath has had a profound influence, with Bath University, schools and large housing estates all exerting a strong suburbanising influence on the character of the local landscape. Despite this, farming is evident and a significant area of the landscape is devoted to arable and pasture farming. Fields are generally divided up by neat hedgerows, often containing mature hedgerow trees. Woodland within the character area is limited to small areas of woodland, mainly in the south, north west of Combe Down, and extending along the road, south of Claverton Down. A significant area of calcareous grassland exists in the north of the University campus.

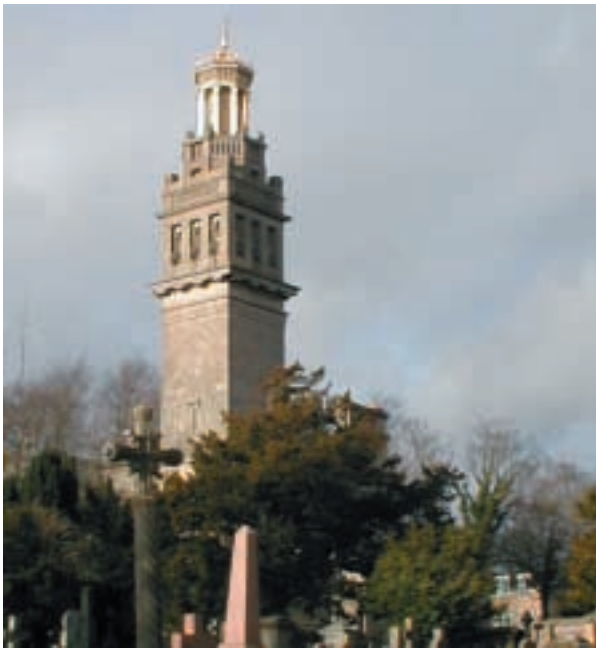
To the north of the University, overlooking the heart of Roman and Regency Bath, sits a large enclosure named Caer Badon comprising of a mound and ditch. No evidence has been found for occupation, and it is widely thought to represent a large stock enclosure. There is also evidence for extensive Celtic field systems on the hills, and earlier barrows, obviously sited on a dramatic location overlooking the Avon valley.

Quarrying of the local limestone (Bath Stone) has been undertaken since Roman times. However, the stone here is of poor quality and enterprises were therefore short lived.

9C
Lansdown

The Lansdown Character Area comprises a gently rolling plateau which has become separated from the main area of the Dip-Slope landscape character type by the steep landform associated with the escarpment north of Bath, and the valley of the Lam Brook, and the series of tributary valleys, including the Pipley Stream valley, which together define the eastern perimeter of the plateau.

The rural landscape is generally devoted to improved pasture farming, and large fields are bounded by stone walls and hedgerows. Hedgerow trees and woodlands are uncommon and some wide expansive views are therefore possible. A sense of elevation and exposure is also characteristic. Much of the pasture land is improved, but remnants of calcareous grassland survive close to ancient woodlands on the upper slopes of the escarpment and plateau at The Tumps and Hanging Hill. Indeed



a significant area has been designated as a SSSI due to the herb rich calcareous grassland communities that are present on areas of the varied topography of humps and hollows marking the site of former quarrying activities.

Lansdown Road, a minor but very busy road, passes along the centre of the plateau linking the small village of Lansdown to Bath in the south. Numerous developments are located alongside this road, including a large complex of Government offices, car parks and sports pitches in the south, and a golf course and Lansdown Racecourse in the west. These features exert a strong suburbanising influence on the landscape.

The landscape contains a number of important historic sites. An Iron Age site overlooks the Vale to the west of the racecourse, and as is typical, sits at the edge of the Escarpment. The far north of the area is part of the site of the Battle of Lansdown Hill (1643), a Registered Battlefield. The battle was a major confrontation of the English Civil War where Parliamentarian lines defending the hill met Royalist troops who were positioned on Freezing Hill to the north. The open grazed grassland over which the battle was savagely fought still remains, and the centre of the battle is marked by a monument, built in 1720, commemorating the Royalist general Sir Bevil Grenville.

A further impressive landscape monument is located in the south of the character area, within a large cemetery that was once part of a grand mile-long designed landscape. Beckford's Tower is an impressive neo-classical Italianate tower built in 1827 for William Beckford as a retreat, and which housed part of his art collection.

9D
Cotswolds High Wold Dip-Slope

The Cotswolds High Wold Dip-Slope landscape is an extensive character area stretching in a wide arc from Freezing Hill in the south to the north of Charlbury in the north-east of the AONB. The southern extent of the character area is marked by a dramatic beech stand, its close regimental formation mirroring the ranks of Royalist troops that were positioned here prior to the Battle of Lansdown Hill in 1643. Although reminiscent of the troops that occupied the hill prior to battle, it is not known whether these trees were planted to commemorate the battle.

Land cover and land use is typical of the High Wold Dip-Slope with a predominance of arable farming and occasional pasture fields in valley locations. The differences to the neighbouring landscape types are subtle. However, the transition is best appreciated when travelling through the Cotswolds High Wold Dip-Slope character area from the High Wold into the Dip-Slope Lowlands along the south-east orientated roads. Landform is gently rolling and wide valleys are often perceived as part of the rolling

landscape. Narrow valleys also occur. These are often dry, such as at The Warren on Ampney Down and west of Barnsley. Where streams occur these are frequently crossed by fords, in association with adjacent farms, or small hamlets such as at Middle Duntisbourne.

From a number of locations the absence of large woodlands allows for wide views over the neighbouring lowlands and northwards to the hills. The Dip-Slope landform can be particularly well appreciated from the wide panorama obtained from the Knollbury Hill Fort.

In this extensive landscape, landmarks and landscape features are numerous. The earliest historic sites include funerary monuments from the Neolithic and Bronze Age and Iron Age hillforts such as the impressive enclosure at Old Sodbury and Hinton Hill. These are indications of the long history of settlement on the Dip-Slope. However, the overriding character of the landscape is derived from the parliamentary enclosures and farms that date from the 18th and 19th centuries. The influence of designed woodlands is also of significance, for example the extensive planned linear woodlands and avenues that form part of the wider estate landscape associated with Badminton Park to the east within the adjacent Dip-Slope Lowland landscape type.

Roads passing along and down the Dip-Slope give the landscape a distinct grain. Many of these have ancient origins. More modern communication routes also have a significant impact on local landscape character, good examples being the course of the M4, and the line of air shaft turrets associated with the rail line that passes beneath the Dip-Slope between Old Sodbury and Acton Turville.

Place names indicate that many settlements on the Dip-Slope were established or consolidated in the Saxon period. Many are located in valley locations and contain ancient churches such as Duntisbourne Rouse. The extensive use of Cotswold stone throughout the numerous villages and hamlets is a defining characteristic of this area.

War-time links are also perceptible across the Cotswolds High Wold Dip-Slope character area in the numerous landing strips and former airbases in the area. The largest is at Colerne where hangars and former military buildings exert a strong influence on local landscape character.

9E
Wychwood Forest

Wychwood Forest is a discrete landscape character area in the far east of the AONB occupying the high ground between the valleys of the Windrush and Evenlode. Interestingly, much of the character area boundary shares its alignment with the boundary of the wooded area at the time of the Domesday survey.

The landscape is smoothly rolling and underlain by Forest Marble, from where the rock formation gets its name. At Leafield and Ramsden, however, localised cappings of Oxford Clay and glacial drift mask the underlying limestone. These have a localised influence on vegetation character and give rise to islands of poorer soil. It is possible that these were some of the first areas to be cleared for settlement in the forest. As is typical of the Dip-Slope, the area has an elevated and expansive character with long sweeping views from higher areas of land punctuated by occasional copses. Land cover is typically large-scale arable farmland with field patterns largely dating from the times of enclosure. Walls and hedgerows are evident. Hedgerow removal is conspicuous in some areas, however, weakening the pattern created by field boundaries. To the south of the main Forest the land use is mixed, with concentrations of irregular field pattern boundaries, and pockets of woodland and mature hedgerow trees that may have evolved from the process of assarting where fields were carved out of areas of woodland. Despite the broad similarities of the open landscape with other areas of the Dip-Slope, the Wychwood Forest character area is distinguished by the presence of extensive areas of broadleaved woodland.

The woodlands of the Wychwood Forest are a particularly valuable natural habitat and a significant area of the Forest west of Cornbury Deer Park has been designated as a SSSI, and represents the largest continuous area of ancient broadleaved woodland in Oxfordshire. Areas of limestone grassland and a number of old marl lakes, which are nationally rare, are also important features of the designated area. The Forest is mostly oak-ash woodland and much of it was formerly managed as coppice with standards although it is now high forest. There is also an unusual example of forest with maple occurring as standards over an understorey of hawthorn or hazel coppice. Over 360 flowering plants and ferns have been identified in the area with particularly uncommon species found in the glades and rides. The area also supports a diverse invertebrate fauna and includes many uncommon species.

The site's historic associations underlie much of its character. Its name is thought to derive from Hwiccewudu, 'Hwicce' referring to a Saxon tribe that inhabited the area that was later absorbed into Mercia. Wood from the Forest was an important commodity in the Saxon period and provided a source of fuel for the Droitwich salt industry, where Hwicce princes had a monopoly. By the time of the Domesday survey the area was part of a well-established royal hunting forest that stretched across west Oxfordshire, a royal hunting lodge being established under the reign of Ethelred II (978-1016) at nearby Woodstock. As with other forests of the type, it was administered using Forest Laws and was not continuously wooded. Indeed, Wychwood was divided into eighteen parcels with one cut back each year.

Place names confirm that although termed 'Forest', the area was not necessarily cloaked in woodland. 'Shipton' indicates that there was an area of sheep pasture within the forest. By the 12th and 13th century the pressures of a growing population led to increasing demands for land. Many of the forest villages date from these centuries with Ramsden first recorded in 1146 and Leafield in 1213. These villages are often quite straggling in form, reflecting their origins as assarted fields cleared from woodland. Many of them did not have village churches until the 19th century. Local place names such as Asthall Leigh and Field Assarts are also clear signs of clearance and occupation within areas of woodland.

Interestingly, the large number of barrows in the landscape indicates that during the Neolithic and Bronze Age, the landscape was cleared of much of its woodland, as these monuments were meant to be seen. This implies that the Forest may have naturally regenerated prior to the establishment of the royal hunting forest in the Saxon period.

9F
West Enstone Uplands

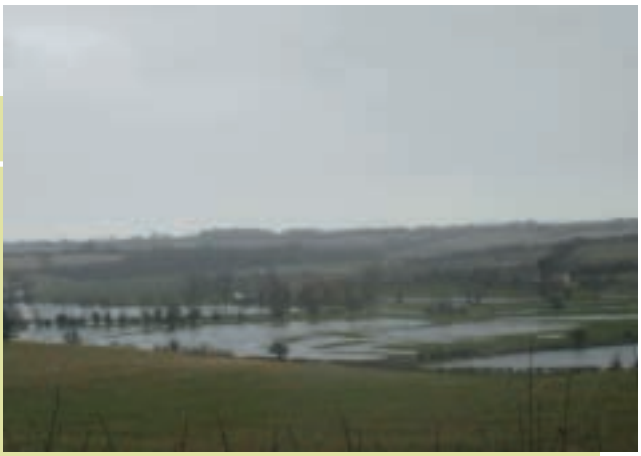
The West Enstone Uplands occupy a high limestone plateau in the far east of the AONB north of the Evenlode. The landscape may be seen stretching further to the east beyond the AONB boundary as far as Middle Barton. In this wider landscape may be found the River Glyme, the town of Enstone, Heythrop Park and a large disused airfield.

Across much of the area the underlying limestone has formed a smooth, rolling plateau with a distinctly elevated and open character. Thin dry calcareous soils are free draining and well suited to arable farming and indeed much of the landscape is characterised by large fields enclosed by stone walls or low, clipped hedges and a sparse natural vegetation cover. Woodlands are restricted and no ancient woodland exists in the area. The largest woods comprise a linear shelterbelt along the A361 and a rectangular copse of newly planted trees to the west of Knollbury.

Settlement is sparse and restricted to a small number of isolated farms and individual dwellings. Their regular distribution suggests that many were the product of parliamentary enclosure when the open grasslands and wastes were parcelled into individual farming units centred around a new farmhouse. Roads are also infrequent and radiate out from Charlbury and Chadlington in the Evenlode Valley through the landscape to the B4026, which forms the AONB boundary in many places.

There are few landmarks or sites of historic interest in this landscape except for the impressive Knollbury Fort and the Hawk Stone, both sited to take advantage of views over the Evenlode Valley.

16 BROAD FLOODPLAIN VALLEY



Character Areas

16A Lower Windrush Valley
16B Lower Evenlode Valley

Key Characteristics

- **Intimate, small scale settled and relatively busy landscape, contrasting with more remote areas of High Wold;**
- **well-defined broad valley profile of open flat floodplain, river terraces and gentle convex slopes;**
- **river floodplain features such as meanders, water meadows, ponds, old river channels and islands;**
- **floodplain and riverside trees including pollarded willows;**
- **wooded bluffs and areas of species rich grassland on areas of steep landform;**
- **river corridor marked by main transport routes through the valley;**
- **valley sides cloaked in improved pasture and arable land form a back drop to the valley floor landscapes;**
- **land use within valley floor and floodplain dominated by pasture although some extensive areas of arable land on areas less prone to flooding;**
- **fields defined by hedgerows and some stone walls although the robust framework is eroded by hedgerow loss and the use of post and wire fences;**
- **river channel habitats including standing water important to a diverse range of flora and fauna;**
- **prolific archaeological remains likely to be hidden by fluvial and human activity;**
- **linear settlements often located at ancient bridging points established in the Saxon or medieval period; and,**
- **historic character of villages evident in their distinctive layout, building styles and use of Cotswolds limestone.**

Landscape Character

The broad river valleys that flow southwards to the Thames are a distinctive element of the north Cotswolds landscape. Valley sides and vegetation provide shelter and limit distant views ensuring that the valleys retain a distinctly coherent, intimate and pastoral character that contrasts strongly to the open rolling landscapes of the High Wold and High Wold Dip-Slope above.

The meandering watercourses are fringed by lush wet pastures and meadows on the floodplain, which are prone to seasonal flooding. These are bordered by a patchwork of improved pastures and arable fields that rise up onto

the gentle valley slopes. Woodlands and areas of rough grassland on steeper slopes add texture to this productive landscape, as do copses and shelterbelts associated with large parkland landscapes. Larger fields on the wide floodplain give way to medium to large fields on the valley sides.

Hedgerows and occasional stone walls form a strong boundary pattern in the landscape with drainage ditches and post and wire fencing demarcating field boundaries on wetter land.

Historically the lush, sheltered valleys would have been heavily settled and the focus of communication routes through the uplands. However, centuries of activity and natural deposition of alluvial sediment have obscured traces of earlier periods. Water meadows and ridge and furrow are important landscape features and evidence of the varied agricultural practices formerly employed in the valley up to the period of enclosure.

The distinctive character of the valley floor is in part a product of its open, unwooded character. Here, elements such as distinctive lines of pollarded willows punctuating the river channel gain visual prominence and are an important component of the floodplain landscape.

The valleys are ecologically valuable and contain a diversity of riverside habitats that support a range of species of flora and fauna. These habitats, and the rich archaeological resources are vulnerable, and their survival heavily dependant on traditional farming practices.

Physical Influences

The Evenlode and Windrush Rivers have cut broad shallow valleys through Jurassic limestones and Lias Group mudstones as they flow south eastwards to the Thames. These valleys have uneven convex sides which tend to be steeper to the south of the river channel and generally fall from the 150m contour to the floodplain which, within the AONB generally, occurs at or close to 100m AOD.

The broad floodplains are variable in width, with wider sections occurring where the river channel meanders through the valley floor. These have formed on deep alluvial beds and are bordered by deposits of sand and gravel and gravel terraces. Significant gravel terraces may be identified above the 100m contour on the north bank of the Evenlode below Chadlington.

The valley sides of the tributary streams draining the neighbouring High Wold or High Wold Dip-Slope are generally steeper than the main valley, and have very little flat land in the valley bottom. These all tend to flow into the main channels from the north, reflecting the influence of the Dip-Slope on the wider drainage pattern in this area.

The flat valley bottoms are prone to flooding and are traditionally species rich summer pastures and meadows. The most frequently flooded land has remained as open floodplain with few trees and hedgerows, fields largely being divided by post and wire fences. Poaching is evident in some of these areas where large herds of cattle have been set to graze in wet weather. Where these areas have been drained and cultivated, improved and semi-improved grassland is found bordered by hedgerows, and occasionally stone walls where they lie in close proximity to villages and old bridging points.

On the gentler lower valley sides a patchwork of arable, improved and semi-improved pastures are evident. Again, these are divided up by a strong network of hedges and occasionally stone walls.

Woodland cover along the main river channel is not a characteristic feature, and tree cover is restricted to pollarded willows along the course of the river and occasional small copses. These tend to be located on the slopes above the floodplain. On river banks, however, linear belts of woodland may be identified as at Worsham and ancient broadleaved woodlands on slopes above the Evenlode to the west of Long Hanborough. More extensive woodlands are associated with parkland landscapes such as Cornbury Park and Wilcote House and on steep landform bordering tributary streams such as Tangley Woods which are ancient woodlands bordering the Coombe Brook.

Key habitats include remnants of unimproved wet meadow and hay meadow grassland which owe their species diversity to high water levels and the continuity of traditional farming methods. Areas of fen and open water features such as ditches, ponds and lakes are also

important, as are hedges, woodlands and areas of calcareous grassland on steeper valley slopes and river cliffs which were created by the more powerful erosive forces of the rivers in glacial periods. Examples include Reed Hill, Stonesfield Common and Taynton Quarry, all of which are designated as SSSIs. Wet valley grasslands are of considerable ornithological importance. Curlew, lapwing, snipe and redshank are all known to breed in the area, although populations are in decline due to over stocking and from earlier, more frequent cutting of hay and silage. The switch from spring to winter cereals has also had an impact by removing nesting and feeding sites.

Human Influences

The upper reaches of the Thames and its tributaries have been the focus of settlement for thousands of years and the appearance of the landscape has been greatly influenced by a succession of settlements from prehistoric times. Indeed it is thought that the gravel terraces of the Upper Thames tributaries provide some of the most important complexes of prehistoric settlement in Britain[22] and form a rich archaeological resource.

Early settlements and trade routes, which may date back to the Mesolithic, were located adjacent to the main river channel on the marshy valley floor. However, the intensity of later human activity and fluvial activity has masked these early sites with alluvium and modern settlement. Despite the low survival rate of sites within the floodplain, the high water table may contain waterlogged deposits, which can be used to research local vegetative and environmental conditions within the valleys during prehistory.

As tools and agricultural practices became more sophisticated, widespread clearance of the valley woodlands was able to take place and settlements were able to occupy the upper valley slopes. Many settlement sites were consolidated or established in the Saxon period and it is clear from the Domesday survey that many of the existing valley settlements were in place by the 11th century. Their position on dry sites on valley sides, or on free draining gravels closer to the river were chosen as they offered settlers access to a reliable water supply and to the light easily worked soils of the neighbouring uplands.

Place name evidence, such as the 'ford' in Burford and Widford, indicates that river crossings were the natural location of some settlements. The historic core of these settlements is often compact and aligned along the course of the river indicating the limits on expansion imposed by landform, or the desire not to encroach on valuable farmland. The resultant linear settlement form is still evident as it defines the framework for many present day valley villages. Interestingly, however, Burford betrays this pattern as the extension along the High Street, dating to its heyday as a coaching stop, is at right angles to the river. This 'new street' has gained prominence over the historic core of the village, which originally lay near the church and bridge over the Windrush. Other settlements that dominate the broad floodplain valley are dispersed villages, mainly radial in form and dispersed linear hamlets. Whilst the majority of settlements are located on the valley bottom adjacent to the river, there are a number of developments on the valley sides. Individual buildings and farms are commonly found within the area with the latter often being set back from the main valley roads on the edge of the floodplain and they are reached along straight access tracks.

From the medieval period, and perhaps even earlier, the valley farmland was used for seasonal grazing and hay meadows due to the generally poor drainage and the tendency of the land to flood. It was farmed as a part of larger mixed or dairy farm enterprises. Later, and as populations increased, the pressure to maximise agricultural output grew. The advent of the water meadow system enabled river edge land to be used more intensively, resulting in an earlier crop of grass, and enabling more animals to be fed over winter. The distinctive earthworks associated with these water meadows are still evident within areas of permanent pasture.

The large open fields associated with the valley settlements would have been located on the gentle slopes above the level of floodwaters. Remnants of these may still be seen in isolated areas of ridge and furrow. These ancient fields gave way to the present dense patchwork of edges associated with Enclosure Acts from the 17th century onwards.

The rivers also have a long history as a source of energy particularly for milling, and fulling. A number of corn mills and associated features such as leats provide evidence of this, although many are now disused and converted to residences. A series of ponds to the north of Swinbrook are evidence of water management.

In more recent times there has been a move away from traditional mixed dairy and livestock farming towards intensive grassland or arable production as improvements in land drainage and flood protection have occurred[23].

22. ADAS (1997) Upper Thames Tributaries Environmentally Sensitive Area Environmental Guidelines

23. ADAS (1997) Upper Thames Tributaries Environmentally Sensitive Area Environmental Guidelines

A higher proportion of land is now given over to arable farming in the form of winter cereal or oilseed rape production. A small number of large dairy units are also found along the floodplain and on the valley slopes; however, livestock enterprises are likely to be based on sheep or beef production rather than dairying.

Evidence of the importance of the river valleys as a communication route is confirmed by a number of castle sites, such as those at Ascott Earl and Ascott-under-Wychwood. From the earliest times the river valleys would have been a major transportation route. This has persisted into the modern day, with modern roads following the course of the river and possibly occupying the site of ancient trackways. Interestingly, main routes appear on north sides of the same valley. Narrower lanes link these main roads and cross the river at ancient bridging points.

Character Areas

16A
Lower Windrush Valley

The Windrush emerges from the Vale of Bourton at Little Barrington from where it flows eastwards in a distinctive broad valley, which has an intimate and pastoral character. The valley floor is occupied by floodplain meadows and wet grasslands that are seasonally flooded, and indeed show evidence of poaching caused by overstocking in places. Pollarded willows line the course of the river, which is narrow, slow and winding. Post and wire fences are predominantly used to divide fields in the floodplain although stone walls are conspicuous in the vicinity of villages such as Asthall. At crossing points, Cotswold stone has been used to build simple bridges forming locally notable features that contribute to the local vernacular style.

Woodland within the area is limited mainly to small, scattered blocks. However, the tributary valley of the Coombe Brook feeding the River Windrush contains areas of more substantial areas of woodland planting, in particular on the lower slopes adjacent to the brook.

The gentle rolling slopes of the valley side are predominantly arable although improved pastures are also evident. Areas of semi-improved grassland are also evident on areas of steeper landform, especially in tributaries such as the Coombe Brook and the Swinbrook. The upper reaches of these are also notable for their areas of ancient broadleaved woodland.

The Windrush has a strong sense of history and the valley is rich in historic and prehistoric features. The most prevalent sites are medieval and include buildings such as the fine examples in settlements such as Burford, the church of which is a prominent landmark feature, particularly when viewed across the valley from the A40(T). Sites of medieval castles and manors, and remains of monastic buildings such as those at Minster Lovell, are also widespread and an important component of landscape character, as are the church and visible earthworks associated with the deserted medieval village at Widford.

16B
Lower Evenlode Valley

Unlike its upper section, the Lower Evenlode Valley forms a distinct landform unit, and despite varying in width, creates a sense of enclosure and a strong sense of place.

The valley floor has a distinct pastoral, intimate and riparian character with a close visual relationship with its enclosing valley sides along which lie a string of valley side settlements.

The overall valley form is characterised by gently sloping convex sides and a wide flat floodplain through which the river flows in a complex series of meanders. On its northern slopes, the smooth and gentle landform of the valley side is interrupted by a number of minor tributary streams that flow off the West Enstone Uplands landscape character area. To the south the valley has a gentler profile as it rises up onto the Wychwood Forest Character Area. Below Stonesfeld the valley profile is narrower, with wooded slopes bordering the river, the course of which follows a series of tight meanders, and through which the course of the Oxford to Worcester rail line cuts a direct route.

The free draining soils on the gentle valley slopes are predominantly used for arable farming although improved pastures are also evident. Fields are divided by hedgerows, except on the heavier clay soils of the floodplain where post and wire fences predominate. Here, permanent pasture is prevalent although areas of arable farmland tend to mirror the presence of the more free draining river terrace gravels as is the case to the south of Chadlington.

The Evenlode contains a string of settlements located along the valley sides, including the main settlements of Charlbury, Ascott-under-Wychwood and Chadlington. These are interspersed with numerous villages and hamlets and a dispersed pattern of large farms. Together these various forms of settlements form a well-populated area, and yet one which retains a distinct rural character.

The course of the London to Worcester rail line is a major landscape feature and a number of settlements along its route have stations. This was a significant factor in the post war expansion of the villages within the valley.

There are numerous prehistoric sites in and bordering the valley. On the neighbouring uplands, numerous barrows and prehistoric sites such as Knollbury and the Hawk Stone indicate that the valley was an important trade route and area of settlement and indeed modern roads and footpaths linking these sites to the valley may be contemporary with their construction. Perhaps the most significant prehistoric landscape feature in the valley is the small part of the Grims Ditch to the south of Charlbury. This is thought to be the boundary of an Iron Age oppidum, or tribal centre. Longer and more impressive stretches can be found beyond the AONB boundary, particularly in Ditchley Park.

Later sites of historic importance include the North Leigh Roman villa site to the south of Stonesfield and Cornbury Park, located on the eastern fringes of Wychwood Forest, both of which are located on the gentle southern slopes overlooking the river.

Appendix EDP 5
Relevant Extracts from Cotswold AONB Landscape Strategy and Guidelines

LCT9: High Wold Dip-Slope

LCT16: Broad Flood Plain Valley

9. High Wold Dip Slope

Character Areas

9A Sulis Manor Plateau

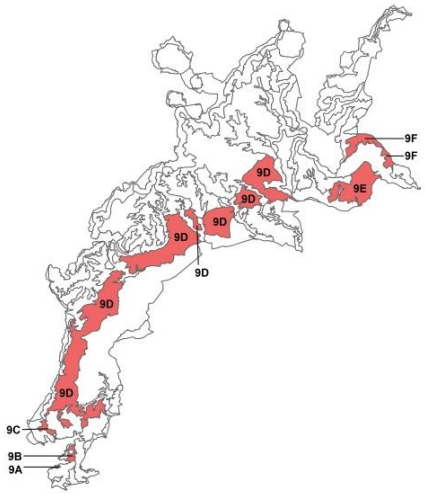
9B Bathampton and Claverton Down

9C Lansdown

9D Cotswolds High Wold Dip-Slope

9E Wychwood Forest

9F West Enstone Uplands



Key Features

- **Soft, gently undulating landscape with a south-easterly fall dissected by a series of predominantly south-east flowing rivers.**
- **Landscape displays many of the characteristics of the neighbouring High Wold and Dip-Slope Lowland landscape** between the two
- **Network of dry valley systems** provide intimate pastoral landscapes within the wider arable landscape.
- **Large scale open arable fields with little tree cover, leading to a more complex mosaic of smaller scale arable and pasture** contained within a strong framework of hedges and woodland.
- **Stone walls less prevalent than on the High Wold** although still make a significant contribution to landscape character.
- **Intermittent long distance views towards the High Wold and across neighbouring lowlands** in which the subtle but distinctive slope profiles of the landscape can be discerned.
- **Sparsely settled with intermittent isolated farmsteads and hamlets, many marking fording points** ensure the landscape retains a strong rural character.
- **Evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub**, create local landscape features of historic and nature conservation interest.
- **Grain of landscape patterns often aligned along the course of Roman roads** that cross the area.
- **Airfields on shallow sloping elevated landscapes** are evidence of their former strategic role in the defence of Britain in World War II, the shallow sloping elevated landscapes providing appropriate locations for their establishment.
- **Designed parklands and gardens** exert a subtle influence over the landscape.
- **Significant areas of ancient woodland, and evidence of assarting in Wychwood Forest and Cirencester Park** indicates a contrasting history of human interaction with the landscape in *these* locations.

9. High Wold Dip Slope

Summary description

The High Wold Dip-Slope is a transitional landscape, with many of the characteristics of the High Wold and the Dip-Slope Lowland. It is a gentle, rolling landscape dissected by predominantly south-east flowing rivers and punctuated by numerous dry valley formations.

Widespread arable farming lends it a well maintained, productive character, with a strong framework of hedges and woodland defining a complex mosaic of small scale arable and pasture land.

Settlement is sparse, and is generally confined to intermittent, isolated farmsteads and hamlets. There is much evidence of small scale quarrying in 'delves', which are often overgrown, although stone walls are less prevalent than on the High Wold. Where present, the course of old Roman roads has influenced the grain of landscape patterns. The impact of airfields is also notable, as is the influence of large designed parklands.

Landscape Sensitivity

The wide, elevated, gently undulating Dip-Slope landscape is sensitive to landscape change. Characteristic features such as wide panoramic views, a high degree of inter-visibility and limited woodland cover increase the sensitivity of the landscape. It is particularly sensitive to large scale developments or elements that may introduce tall vertical elements such as pylons and telecommunication masts.

In view of the brownfield status of decommissioned airfields, they are particularly susceptible to proposals for new large-scale development that has the potential to have a widespread impact on landscape character and visual amenity over large areas of the surrounding landscape. Such sites may offer some capacity for development, however, due to the established use of existing development, but nevertheless require careful site planning and mitigation.

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
	New Development		
9.1	Development, expansion and infilling of settlements, including residential, industrial and leisure within and onto the High Wold Dip- slope, including Bath (LCA 9B and 9C)	• Intrusion of expanded settlement fringes into the landscape. • Degradation of views to, from and across the High Wold Dip-slope • Erosion of distinctive settlement patterns due to settlement growth and coalescence. • Loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes • Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features. • Upgrading of minor roads and lanes associated with new development and the introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures • Introduction and accumulation of lit areas and erosion of characteristically dark skies. • Urban fringe impacts such as fly tipping and dumping of cars • Potential loss of archaeological remains and historic features. • Loss of archaeological and historical features, field patterns and landscapes. • Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes	• Maintain the open, sparsely settled character of the High Wold Dipslope by limiting new development to existing settlements. • Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides. • Ensure new development is proportionate and does not overwhelm the existing settlement. • Ensure that new development does not adversely affect settlement character and form. • Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character. • Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement. • Control the proliferation of suburban building styles and materials • Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views. • Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style). • Adopt measures to minimise and where possible reduce light pollution • Retain existing trees, dry stone walls, hedges etc as part of the scheme. • Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place. • Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape • Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from at risk' status in the Heritage at Risk Register. • Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features. • Ensure the historic character and context are included in Neighbourhood Plans • Ensure development proposals safeguard and provide new links and

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			enhancements to the Public Rights of Way network. • Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements
9.2	Isolated development such as new single dwellings and conversion of farm buildings and conversions that might compromise rural landscape character and dispersed settlement patterns, including farm buildings converted to residential use.	• Visual intrusions introduced to the landscape • Erosion of the sparse settlement pattern of the High Wold Dip Slope • Introduction of 'lit' elements to characteristically dark landscapes. • Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs, and lighting. • Loss of tranquility and sense of seclusion. • Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting, and conversion of tracks to manicured drives and ornamental gateways • Appearance of 'mini parklands' out of context with the surrounding landscape. • Appearance or extension of stables and 'white tape' field boundaries for horses and ponies (see 9.11 below) • Damage to road verges and roadside hedges and walls and the creation of informal passing places	• Avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated. • Conserve areas of dark skies • Oppose new housing on the High Wold Dipslope (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000 • Avoid conversion of isolated farm buildings • Conserve the distinctive rural and dispersed settlement pattern. • Restore existing stone farm buildings and structures in preference to new built development. • When restored or converted to new uses, buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • Maintain the sense of openness and consider the impact of built development, including cumulative development on views to and from the adjacent High Wold and Dip Slope Lowland. • Control the proliferation of suburban building styles and materials. • Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate cultivars of native species, particularly on fringes of open countryside. • Respect traditional position of agricultural buildings and their relationship to the surrounding land • Introduce vehicle weight restrictions to prevent damage to verges and roadside boundaries.
9.3	Conversion of traditional farm buildings to new uses Deterioration in condition of vernacular farm buildings	• Erosion of distinctive features and loss of Cotswold character. • Domestication or industrialisation of existing agricultural vernacular and character • Suburbanisation of the agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways • Loss of locally historic features and erosion of the integrity of the historic landscape • Loss of historic features/character of distinctive buildings if converted to	• Conserve vernacular farm buildings for their own sake and/or by developing other options for their use whilst retaining their agricultural character • Where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • New uses should not prejudice the effective operation of the farm enterprise. • Avoid inappropriate new uses that necessitate excessive loss of original historic features or introduce elements that expand domestication or

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		uses requiring inappropriate interventions to historic fabric and form. • Loss and erosion of Farmstead Character and how the buildings relate to the surrounding agricultural landuse and landscape • Decline in quality of landscape	industrialisation • Discourage the conversion of farm buildings to a function with a limited life span and seek to prevent follow-on conversions e.g. for housing. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Stabilise historic buildings and undertake localised scrub and woodland clearance to enhance their landscape setting and increase the contribution they make to landscape character • Ensure best practice is followed for the protection of species associated with farm buildings e.g. bats • Promote examples of good practice
9.4	Solar Farms	• Industrialisation of the rural landscape • Change of character due to colour and texture and heliographic glint • Loss of seasonal change in the landscape • Loss of characteristic agricultural landscape • Damage to and loss of landscape features such as Ridge and Furrow, Strip Lynchets, trees and dry stone walls • Impact of supporting infrastructure such as buildings, cables, roadways, security fencing, CCTV masts and lighting. • Concealment of geomorphological or archaeological features • Decline in quality of landscape	• Prevent proposals for solar farms that will impact negatively on landscape character and/or intrude into views • Ensure a comprehensive LVIA is undertaken (including potential cumulative effects) • Avoid proposals that will result in the loss or harm to landscape features such as Strip Lynchets, hedgerows and walls • Ensure a glint/glare assessment is undertaken to determine the heliographic impact on receptors. • Reduce landscape impact with appropriate screening • Bury cables underground and seek opportunities to bury existing overhead cables • Keep supporting infrastructure to a minimum and ensure it is in keeping with landscape character. • Ensure removal and restoration on temporary construction access. • Avoid the inclusion of any security lighting proposals • Seek appropriate landscape enhancement to field boundaries and margins within solar farm development proposals. • Promote the use of roof space for photovoltaic panels particularly on modern farm buildings
9.5	Development pressures on decommissioned airfields. Re-use of decommissioned airfields for large scale residential development or industrial uses including solar farms.	• Loss of open character of the High Wold Dipslope • Intrusion of development into the landscape. • Introduction of 'lit' elements to characteristically dark landscapes • Degradation of views to, from and across the High Wold Dip-slope • introduction of suburbanising features such as mini roundabouts, street lighting, kerbs and traffic calming measures • Loss of historical and cultural significance • Dereliction/loss of buildings and features that represent monuments of 20th century conflict. • Loss of habitat	• Protect the open character of the High Wold Dipslope and avoid development that will intrude negatively into the landscape • Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character. • Ensure comprehensive EIA and GLVIA are undertaken • Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. • Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		• Noise and light pollution • Increased traffic	development with appropriate and adequate tree planting ideally in advance of the development taking place. • Encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers. • Prepare Development Brief or masterplan incorporating and based on a full contextual appraisal • Conserve features of historic interest. • Ensure the historical and cultural significance of the airfield is retained and avoid their erosion through piecemeal development. • Prepare a Biodiversity Action Plan for each airfield and seek the retention of open grassland and improve its biodiversity • Promote use of existing buildings for commercial uses consistent with AONB.
9.6	New large scale quarries and expansion of existing quarrying operations.	• Visual impact of quarry and quarry traffic. • Loss of tranquility due to noise, movement, lighting and dust. • Loss of habitats and archaeological sites	• Promote policy that aggregates are produced only as a by-product of building stone • Apply the presumption against new large scale quarrying, particularly for aggregates • Limit large scale quarrying extensions to existing quarry sites, ideally for use in the Cotswolds only, particularly for aggregates • Ensure comprehensive EIA and GLVIA are undertaken • Ensure Quarry Restoration Plans respect landscape character and tranquillity of the High Wold. • Seek opportunities for retention and access to geological and geomorphological features • Minimise loss of archaeological remains • Support restoration plans that restore to agriculture, biodiversity and/or quiet recreation • Promote small scale quarrying operations for walling and building stone paying regard to their impact on local landscape character, heritage and nature conservation interests. • Promote ,'local stone for local use' • Resist after use for in-fill or recycling material from outside the Cotswolds
9.7	Licensed Waste disposal such as land-fill and waste recycling operations including composting	• Degradation of landscape character and wildlife habitats. • Loss of tranquillity due to noise, dust and vehicle movements • Unpleasant smells from composting • Loss of biodiversity and geological features	• Avoid strategic waste disposal proposals within or adjacent to the AONB. • Avoid importing waste into the AONB • Ensure small scale local waste disposal operations continue to operate with minimal impact

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Support proposals for local waste recycling that do not impact on landscape character or tranquillity and reduce vehicle movement, especially distance travelled
9.8	Licensed spreading of waste on agricultural land	• Change in colour in the landscape. • Unpleasant smells • Potential impact on watercourses or aquifer	• Avoid spreading waste across or adjacent to public rights of way, in close proximity to settlements or where it may impact on biodiversity or water courses. • Avoid storage (e.g. sewage waste heaps) adjacent to public rights of way and roads • Ensure swift incorporation
9.9	Illegal waste disposal/fly tipping	• Unsightly intrusion into the landscape • Loss of biodiversity • Blocking of gateways, laybys and areas of road verge by fly tipping • Pollution of watercourses and aquifer • Loose waste material blowing around and catching on hedges, trees etc.	• Protect former quarries from fly tipping • Seek swift removal of fly tipping • Prosecute landowners who allow or turn a 'blind eye' to unlicensed waste disposal • Remove blown material from hedges, trees and road verges.
9.10	Introduction of vertical elements such as communication masts, wind turbines, drilling rigs, electricity pylons and large road signs, particularly on prominent slopes.	• Introduction of visually intrusive 'urban' or industrial features to the open and expansive High Wold Dip Slope landscape • Introduction of unnatural movement and loss of tranquillity and sense of remoteness. • Introduction lit elements to a characteristically dark landscape • Intrusion on the setting of scheduled monuments, listed buildings and designed landscapes • Breaking up of the skyline • Loss of open character	• Conserve the open and often remote character by objecting to the development of vertical elements where these would adversely affect the skyline and views along and to the High Wold Dip-slope • Ensure the development of vertical elements in neighbouring LCTs and areas beyond the AONB do not adversely affect views to and from the southern scarp area and from the panoramic south and south east views. • Ensure alternative options have been fully considered • Minimise impact by locating new communication masts on existing structures or by using existing masts. • Set masts etc against trees • Bury cables underground and seek opportunities to bury existing overhead cables. • Avoid use of visually prominent urban security fencing and CCTV masts. • Consider other renewable energy and communications technologies • Ensure full assessment of heritage setting impacts and appropriate measures undertaken • Seek to minimise the size and number of roadsigns
9.11	Establishment or expansion of equestrian establishments	• Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters manège and lighting associated with 'horsiculture' • Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences • Erosion of the rural landscape • Deterioration in pasture quality and over grazing • Pressure to provide new housing for staff and owners	• The creation of horse paddocks in visually prominent locations such a roadside and valley side locations should be avoided. • Oppose change of use for the 'keeping of horses' in visually prominent locations. • A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided • Take into account proximity of bridleways etc • Where possible, existing buildings should be utilised and new stables and

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		• Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc. • Excessive use of local roads and paths by horses, in part due to no direct or close connections to bridleways etc • Increase in vehicle movements and roadside parking • Damage to road verges	other structures kept to a minimum. • Ensure all new ventures provide accommodation within new stable buildings and proposals for separate isolated housing should be resisted • New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes • Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers. • Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided. • Encourage the use of olive green tape, wider spacing of fence posts etc • Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible. • Ensure authorisation is obtained from the highway authority for new gates or stiles on public rights of way • In some instances, hedges and dry stone walls may need protection by fencing to prevent damage • Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Existing gates and access points should be retained if possible, and new gates should match the local vernacular. • Historic features, including ridge and furrow pastures, stone troughs and stone stiles, should be protected from damage by equestrian uses. • Promote Board guidance on good practice
9.12	Major road construction and improvement schemes.	• Intrusive features on the highly visible High Wold Dip Slope • Increased movement in the landscape • Urbanising affect • Loss of woodland and other sensitive habitats • Potential impact of additional road signage and lighting • Loss of tranquility and excessive noise • Light and air pollution. • Impact of roadsigns in the open landscape of the High Wold	• Avoid major road building schemes • Ensure any scheme brings substantial net benefits for the landscape and is designed to conserve and enhance character of the landscape • Ensure comprehensive EIA and GLVIA are undertaken and their recommendations implemented. • Implement traffic management schemes including speed reduction • Ensure careful and sensitive design of road proposals and associated infrastructure.

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		• Loss of archaeological features and impact on the setting of heritage assets.	• Keep lighting to an absolute minimum and use 'Dark Sky friendly' lighting • Seek to prevent rat-running on local roads, restoring and enhancing the character and amenity of local settlements and road network. • Restore redundant lengths of highway to agriculture or suitable habitat • Avoid over-engineering links to the local road network. • Ensure landscaping design is fully in keeping with local character and land form • Minimise loss of woodlands and other sensitive habitats; avoid loss of semi-natural ancient woodland as an irreplaceable resource • Seek opportunities for habitat creation, particularly unimproved grassland, on verges and embankments and their long term management • Funding from highway authorities or Highways Agency for mitigation measures to be a pre- condition e.g noise screening, quiet surfacing etc. • Consider the potential for exposing geological features and their long term management
9.13	Road upgrading and improvements, especially of minor country roads, as a result of development or general improvement schemes.	• Introduction of suburban features such as mini roundabouts, lighting, kerbs and traffic calming measures. • Use of inappropriate materials materials (e.g.standard highway fences and barriers) • Increased traffic movement • Loss of roadside hedges and walls • Loss of verge/roadside habitat	• Refer to DMRB Vol 10 for general environmental design guidance. • Conserve the rural character of the local road network • Resist the construction of 'village gateways', particularly those which are inappropriate and out of character. • Minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible whilst fulfilling road safety requirements. • Avoid making over-large and inappropriate entrances and keep visibility splays to a minimum • Promote use of design and materials appropriate to local character. • Produce guidance on design and suitable materials. • Promote use of 'shared space' for traffic calming measures in villages. • Seek opportunities to conserve and enhance roadside boundaries and habitats and secure their long-term management
9.14	Excessive traffic and/or speed on minor local roads and lanes and verge parking. Increase in size of vehicle using lanes.	• Pressure to improve roads by widening and straightening. • Loss of tranquillity and danger to walkers/riders and other non-motorised users. • Damage to verges and roadside boundaries by HGVs and agricultural vehicles	• Promote traffic restriction measures such as lorry routing maps. • Maintain or reinstate rural character within towns and villages by promoting shared space and road design to slow and minimise traffic impact • Apply national guidance on rural speed restrictions in sensitive areas (DfT Circular 01/2013 especially Para 128) • Ensure traffic management measures reflect the character and materials of the area. • Encourage use of public transport, car sharing etc

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Encourage cycling on safe routes Promote road verge protection and management
	Land use		
9.15	Agricultural intensification and diversification	• Field amalgamation and loss of hedgerows and stone walls leading to the loss of distinctive field patterns and a degraded landscape. • Loss of arable reversion back to cultivation. • Loss of habitat • Removal of semi-natural vegetation cover and the poor maintenance and subsequent loss of field boundaries. • Decline in maintenance of stone walls leading to a locally degraded or neglected landscape character Increased use of post and wire fences. • Construction of large scale 'industrial style' agricultural sheds on the skyline or in prominent locations. • Decline in maintenance of stone walls leading to a locally degraded or neglected landscape character. • Conversion of permanent pasture to arable • Damage to and loss of archaeological sites and field monuments from conversion of pasture to arable and from intensification of grazing. • Ongoing loss of archaeological sites and monuments from long-term cultivation and erosion. • Conversion of farm outbuildings and field barns to recreational or business uses • Increased damage to roads, road verges, dry stone walls and hedges from large machinery • Increased width of gateways into fields • Loss of Farmstead character	• Ensure new large scale farm buildings including silos and AD plants etc do not have an adverse visual impact on the wider landscape including on views across the High Wold Dip-Slope, and views from and to the neighbouring LCTs. • Maintain the appearance and characteristic of isolated farmsteads and oppose proposals that will become dominant in the landscape. • Encourage the mitigation of existing large sheds e.g. limited tree planting • Encourage the installation of PV on the roofs of new agricultural buildings, avoiding risk of glint/glare. • Conserve characteristically dark skies • Provide advice to farmers on siting of new buildings, lighting, colour etc • Seek to conserve traditional farm buildings where necessary through appropriate new uses that retain historic character and features. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Conserve areas of permanent pasture • Encourage the protection of traditional field patterns and encourage hedgerow and dry stone wall restoration. • Protect and retain ancient/veteran trees • Conserve hedgerow and in-field trees and seek opportunities to plant replacements • Retain and restore dry stone walls particularly adjacent to roads and in the vicinity of settlements • Encourage means and methods of reducing cultivation damage to archaeological sites and monuments (including reversion to grassland, min-tillage, direct drilling and other damage reduction methods). • Oppose proposals to convert pasture to arable particularly where archaeological sites/field monuments may be lost or damaged • Ensure any woodland creation is in keeping with landscape character – see section 9.26

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
9.16	Planting of energy crops such as Miscanthus, short rotation coppice and short rotation forestry	• Loss or seasonal interruption of views particularly from roads and public rights of way. • Increased sense of inclosure • Loss of remaining permanent pasture • Archaeological sites, historic landscapes, geological and geomorphological sites damaged or obscured	• Ensure energy crops are not planted where they would restrict or intrude into views, particularly open views across the landscape and on skyline sites. • Do not plant on semi-natural habitats, permanent pasture or on sites with Section 41 NERC Act or local BAP species that could be affected in a negative way. • Do not plant on sites where archaeological sites could be damaged or where significant historic landscapes would be adversely affected or on sites where features of geological or geomorphological importance would be obscured. • Promote Cotswolds Conservation Board guidance
9.17	Construction of farm reservoirs for winter rainfall storage	• Introduction of uncharacteristic features in the Cotswold landscape exacerbated by the construction of dams and bunds	• Avoid the construction of farm reservoirs, particularly in open arable landscapes. • Ensure appropriate mitigation and landscaping. • Avoid bunds as a way of disposing of spoil • Promote good practice
9.18	Changes in land use and management within historic parks and gardens	• Weakening of the integrity of designed landscapes, parks and gardens • Loss of or damage to elements of designed landscapes, parks and gardens. • Insertion of inappropriate new elements that diminish rather than enhance historic design characteristics • Intrusion on setting of designed landscapes – especially designed vistas and other important views of or out from the area.	• Conserve and enhance historic parks and gardens, including their setting • Develop and implement management plans • Restore lost elements of historic parks and gardens to restore the integrity of the designed landscape as a whole. • Avoid development that damages the extent, features, character or setting of historic designed landscapes.
9.19	Loss of dry stone walls due to abandonment, development of volunteer hedges, replacement with hedges or fences or removal to build/restore a wall elsewhere.	• Loss of a key feature characteristic of the Cotswolds and high wold in particular. • Change in landscape character through the replacement of dry stone walls with hedges and fences. • Weakening/loss of field patterns, particularly those that reflect the pre-enclosure open field system • Loss of features in the walls such as stone stiles	• Encourage the retention and maintenance of dry stone walls. • Ensure dry stone wall retention and maintenance are included in agri-environment schemes • Provide guidance on Delves – small scale on-farm quarries for walling stone • Seek opportunities for dry stone wall construction and repair through planning mitigation • Where possible use stone that reflects the colour, thickness etc of local stone walls • Prevent the formation of volunteer hedges
9.20	Separation of farmhouse/agricultural housing from the working farm for sale with a plot of land. Sub-division of farmland for 'lifestyle' plots	• Loss of integrity, cohesion and character of historic farmsteads and associated farmland. • Loss of agricultural context • Suburbanisation of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways	• Only permit new uses of traditional farm buildings that are appropriate to retain their historic character and features. • Use planning conditions to restrict subdivision of fields, construction of stables etc. Consider use of Article 4 Direction. • Ensure separation of housing does not prejudice the effective operation of the farm enterprise • Avoid isolated development, particularly in areas of dark skies

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		• Shelterbelt planting for privacy screening • Appearance and proliferation of stables and 'white tape' field boundaries for horses and ponies • Sub-division of fields using post and rail fences • Pressure for housing on plots of land	• Respect traditional position of agricultural buildings and their relationship to the surrounding land
9.21	Development of scrub and trees on roadside verges Mowing of verges at inappropriate times	• Loss of views from the public highway • Loss of roadside grassland habitat • Damage to dry stone walls, hedges and other features • Creation of 'lawns' on the roadside due to regular mowing for tidiness leading to a homogenised and sub-urban appearance	• Identify key views from roads • Manage/remove verge scrub and trees , particularly where views can be restored or where there are benefits for biodiversity. • Reintroduce appropriate verge management and mowing • Promote best management of verges
9.22	Flood management and alleviation measures	• Construction of 'hard' flood defences • Tree planting for flood management inappropriate to landscape character	• Retain and manage watercourses in their naturalistic form. Seek opportunities to restore natural meanders etc, removing engineered channels, culverts etc to restore a functioning watercourse and floodplain. • Consider Rural Sustainable Drainage interventions to slow peak water flow particularly within woodland. • Seek to influence surrounding land management such as contour ploughing, wide margins, de-compaction of soils and pasture etc. • Seek opportunities for temporary flood water storage on farmland • Ensure flood defences integrate into the landscape by using appropriate mitigation measures, landscaping and materials • For tree planting see Creation of Woodland section 9.26 below
9.23	Lack of appropriate management in disused quarries	• Loss of limestone flora due to the development of scrub and secondary woodland. • Loss of bat roosts and nesting sites for birds • Loss of geological exposures	• Identify disused quarries important for biodiversity and/or geology • Encourage appropriate management by providing advice and guidance • Seek planning conditions to ensure quarry restoration and aftercare benefit landscape and biodiversity, particularly unimproved grassland
9.24	Damage to field monuments and archaeological sites and the historic environment from farming operations, livestock, tree root damage, burrowing animals, woodland management operations and tree planting and recreational activity.	• Damage to important archaeological sites and important landscape features. • Loss of traditional field boundaries, particularly dry stone walls and hedgerows. • Loss of traditional field patterns and integrity of the wider historic landscape • Loss of locally distinctive features • Encroachment of scrub onto archaeological features	• Inform landowners of important archaeological sites • Protect all upstanding archaeological sites and consider the impact of development on their landscape setting. • Manage/remove burrowing animals • Restore the wider setting of key monuments to ensure that they do not read as islands amidst a sea of arable farming. • Raise awareness of the historic environment and of the SMR as a source of information • Provide guidance on managing the historic environment to farmers and land owners • Retain traditional field patterns and field boundaries • Ensure tree planting does not take place on archaeological features. • Control scrub and manage existing trees on archaeological features to minimise damage for example by root damage or wind-blow. • Minimise or prevent damage to the historic environment by recreational

9. High Wold Dip Slope

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			activity by working with landowners to prepare site management plans and if necessary limit access. • Repair badly eroded features such as earthworks and dry stone walls. • Avoid planting new hedgerows or the development of volunteer hedges adjacent to dry stone walls.
9.25	Loss of and damage to geological and geomorphological features due to tree growth, erosion and change of land use	• Loss of sites that provide an understanding of the Cotswold landscape • Loss of visible features such as dry valley systems	• Identify important geological features and ensure they are conserved and appropriately managed.
	Woodland and trees		
9.26	Creation of woodland Creation of 'shelterbelts' to provide seclusion for private dwellings	• Increased woodland cover diminishing the open character of the High Wold Dip-Slope • Views lost or limited, particularly long distance views along and from the dip slope • Cumulative impact of woodland creation leading to a change in landscape character. • Increased sense of inclosure of the landscape, particularly from the public highway • Loss of Historic Landscape Character through inappropriate siting and/or species	• Limit new woodland and shelterbelt planting to retain open character and wide panoramas. • Have regard to the cumulative impact of woodland creation and tree planting on the open character of the High Wold Dip Slope • Extend or link existing woodland in preference to new 'stand-alone' plantations • Select species characteristic of ancient semi-natural woodland in the area. • Discourage 'ad-hoc' planting through agri-environment schemes • Ensure that new woodland planting does not limit or obscure views to, from and across the High Wold Dipslope • Any new woodland to reflect the shape and size of existing plantations. • Seek EIA determination if necessary • Retain areas of ancient semi-natural woodland. • Discourage conifer planting (unless a nurse) and encourage the the use of native broadleaves or species that reflect local broadleaved woodland • Promote the felling of inappropriate coniferous plantations and replanting of farm copses and shelterbelts on enclosure age woodland footprints using indigenous species. • Any new woodland to reflect the shape and size of existing plantations. • Locate new woodland and copses in historically characteristic topographical locations including their relationship to farmsteads and settlements. • For shelterbelts and plantations associated with designed landscapes, select species characteristic of historic designed landscape planting in the area. • Conserve hedgerow and in-field trees and seek opportunities to

9. High Wold Dip Slope

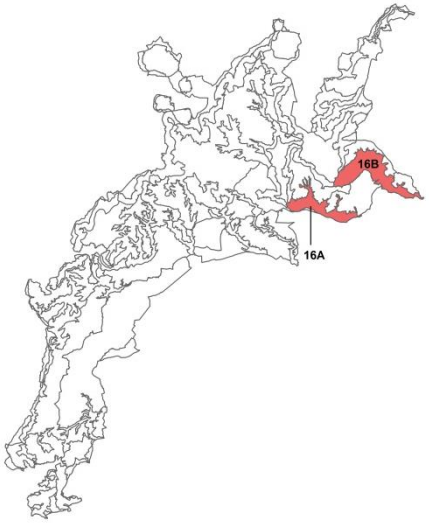
	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			plant replacements • Ensure adequate deer management and squirrel control
9.27	Maturation and decline of enclosure age pine and beech corner copses, roadside shelterbelts and farm copses.	• Decline and potential loss of characteristic feature of the High Wold Dip-slope landscape. • Introduction of non-characteristic tree species and general erosion of the High Wold Dip- slope's open character.	• Encourage opportunities to manage and re-plant enclosure age tree belts using traditional species. • Identify areas of AONB where shelterbelts are part of the inherent character and use to target ES.
9.28	Impact of tree disease such as Chalara Dieback of ash.	• Change of colour and texture of woodland canopy as trees die • Thinning of woodland canopy • Loss of single, sometimes veteran, trees in the landscape • Re-stocking with species not native to the Cotswolds	• Promote Woodland Management Plans to minimise the impact of disease and manage change • Recommend alternative species to ash that reflect the appearance and structure of Cotswold woodland • Consider different provenance of ash that may be disease resistant • Establish a programme to plant replacement trees in the landscape outside of woodlands e.g. parkland and hedgerow trees. • Seek arboricultural advice
9.29	A piecemeal decline in existing woodland cover due to inappropriate management or neglect	• Degradation and loss of woodland habitats, particularly ancient semi-natural woodland.	• Promote and Countryside Stewardship to woodland owners • Restore PAWS and safeguard ancient woodland • Conserve areas of permanent pasture/improved grassland

16. Broad Floodplain Valley

Character Areas

16A Lower Windrush Valley

16B Lower Evenlode Valley



Key Features

- **Intimate, small scale settled and relatively busy landscape**, contrasts with the more remote neighbouring areas of High Wold.
- **Well-defined, broad valley profile of open flat floodplain, river terraces and gentle convex slopes** indicative of a maturing lowland river and subject to periodic flooding, which provides fertile grazing land.
- **River floodplain features such as meanders, water meadows, ponds, old river channels and islands** provide visual interest and variety to the floodplain landscape as well as being of nature conservation interest.
- **Floodplain and riverside trees including pollarded willows** are a distinctive element of the landscape.
- **Wooded bluffs and areas of species rich grassland on areas of steep landform** form habitats of considerable nature conservation value in an otherwise agricultural landscape.
- **River corridor marked by main transport routes through the valley** introduce movement and noise to an otherwise quiet, rural landscapes.
- **Valley sides cloaked in improved pasture and arable land f**orming a back drop to the valley floor landscapes and settlements.
- **Land use within valley floor and floodplain dominated by pasture** although some extensive areas of arable land also occur on areas less prone to flooding offering contrasting land use elements and seasonal variations in colour and texture.
- **Fields defined by hedgerows and some stone walls** although the robust framework is eroded by hedgerow loss and the use of post and wire fences.
- **River channel habitats, including standing water** important to a diverse range of flora and fauna.
- **Prolific archaeological remains** likely to be hidden by fluvial and human activity.
- **Linear settlements** often located at ancient bridging and fording points established in the Saxon or medieval period.
- **Historic character of villages** evident in their distinctive layout, building styles and use of Oolitic limestone.

16. Broad Floodplain Valley

Summary description

The lower valleys and broad floodplains of the Windrush and Evenlode rivers form a marked contrast with the valleys within the High Wold and High Wold DipSlope above. Small in scale and relatively 'busy', the valleys have a well defined profile that limits distant views and creates an impression of intimacy. Floodplain landscape of valley floors is distinguished by lush wet pasture and meadow, bordered by a patchwork of improved pasture and arable fields. Woodland, rough grassland, copses and shelterbelts add texture. Large fields on the valley plain give way to medium to large fields on the valley sides. Fields are generally defined by a strong framework of hedges with some stone walls, although fencing has begun to encroach. Riverside and floodplain trees fringe the meandering watercourses that support a rich diversity of flora and fauna.

Landscape Sensitivity

The broad valleys retain a quiet, rural character. The landscape along the valley floor has an intimate, enclosed character with views limited by vegetation and landform. Wide views from the upper valley slopes and over long stretches of the valley are possible, thus increasing the sensitivity of the valleys to large scale built development that might interrupt views or impact on their rural character. Limited woodland cover in the valleys further reduces the capacity of the valleys to accommodate development as there is little to integrate new structures to their surroundings. The gently sloping valley sides also have limited development capacity as they often form an agricultural backdrop to views from the valley floor.

The floodplain and valley floor are highly sensitive to development. Traditionally these areas have been undeveloped and retained as seasonal grazing land although limited areas are increasingly being used for permanent pasture and arable farming. The floodplain retains many features of nature conservation and historic/ archaeological interest that are sensitive to development. Indeed the natural river profile is also an important feature of the landscape that should be protected and enhanced wherever possible.

Existing settlements along the valley floor and on the valley sides may have some capacity for built development although new buildings should respect local building styles and materials, ensuring that key views along the valleys to and from prominent features such as churches are retained and that settlement forms are perpetuated in the layout and location of new development.

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
	New Development		
16.1	Development, expansion and infilling of settlements including those adjacent to the AONB such as Witney and Long Hanborough, including residential, industrial, leisure etc	• Intrusion of expanded settlement fringes into the landscape including within the setting of the AONB • Degradation of views along and across the Broad Floodplain Valleys • Impact or loss of views of key features such as church towers across the landscape. • Built development on the margins of the floodplain forms a prominent edge alongside open meadows having impacts on views along the river channel • Erosion of distinctive settlement patterns due to settlement growth and coalescence. • Loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes • Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features. • Upgrading of minor roads and lanes associated with new development and the introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures • Increased traffic leading to increased damage to road verges and roadside hedges and walls and the creation of informal passing places • Introduction and accumulation of lit areas and erosion of characteristically dark skies. • Urban fringe impacts such as fly tipping and dumping of cars • Loss of wet meadows and riverine habitat. • Potential loss of archaeological remains and historic features. • Loss of archaeological and historical features, field patterns and landscapes. • Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes	• Avoid development on floodplain. • Maintain the pastoral and sparsely settled character and open valley floor of the Broad Floodplain Valley by limiting new development to existing settlements. • Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements in areas of open landscape • Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB. • Ensure new development is proportionate and does not overwhelm the existing settlement • Avoid ribbon development along major access or through routes • Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character. • Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement. • Control the proliferation of suburban building styles and materials • Promote the conservation and/or encourage the restoration of existing stone buildings in preference to new built development particularly in rural areas. • Where restored or converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style). • Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers/spires. • Conserve the existing dark skies between settlements • Adopt measures to minimise and where possible reduce light pollution • Retain existing trees, hedges, dry stone walls etc as part of the scheme for green infrastructure and to reflect historic field patterns etc. • Ensure new development is visually integrated into its surroundings and does not interrupt the setting of existing settlements. or views along the valley. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place. • Ensure the density of new development reflects its location relative to the

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			'core' of the settlement and its proximity to the surrounding rural landscape • Avoid disconnecting the historic core of the settlement from its rural surroundings, particularly village Conservation Areas. • Conserve floodplain habitats. • Introduce vehicle weight restrictions to prevent damage to verges and roadside boundaries • Promote advice and guidance on road verge management • Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from at risk' status in the Heritage at Risk Register. • Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features. • Ensure the historic character and context are included in Neighbourhood Plans • Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements • Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network
16.2	Isolated development such as new single dwellings and conversion of farm buildings that might compromise rural landscape character and dispersed settlement patterns including farm buildings converted to residential use.	• Visual intrusions introduced to the landscape • Erosion of the sparse settlement pattern of the Broad Floodplain Valley • Loss of characteristic pastoral landscape and open valley floor • Introduction of 'lit' elements to characteristically dark landscapes. • Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs, and lighting. • Loss of tranquility. • Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting, and conversion of tracks to manicured drives and ornamental gateways • Appearance of 'mini parklands' out of context with the surrounding landscape. • Appearance or extension of stables and 'white tape' field boundaries for horses and ponies (see 17.9 below) • Damage to road verges and roadside hedges and walls and the creation of informal passing places	• Avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated against. • Conserve areas of dark skies • Oppose new housing in the Broad Floodplain Valley (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000 • Avoid the conversion of isolated farm buildings • Conserve the distinctive rural and dispersed settlement pattern. • Restore existing stone farm buildings and structures in preference to new built development. • When restored or converted to new uses, buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • Maintain the pastoral character and sense of openness along the valley floor and consider the impact of development, including cumulative development on views to and from the adjacent landscape types such as the High Wold and dip-slope and on the setting of the AONB • Control the proliferation of suburban building styles and materials. • Landscaping schemes accompanying development should encourage the

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate cultivars of native species, particularly on fringes of open countryside. • Respect traditional position of agricultural buildings and their relationship to the surrounding land • Introduce vehicle weight restrictions to prevent damage to verges and roadside boundaries
16.3	Conversion of traditional farm buildings to new uses Deterioration in condition of vernacular farm buildings	• Erosion of distinctive features and loss of Cotswold character. • Domestication or industrialisation of existing agricultural vernacular and character • Loss of locally historic features and erosion of the integrity of the historic landscape • Loss of historic features/character of distinctive buildings if converted to uses requiring inappropriate interventions to historic fabric and form. • Introduction or expansion of lit elements in the valleys • Loss and erosion of Farmstead Character and how the buildings relate to the surrounding landscape and agricultural landuse • Decline in quality of landscape	• Conserve vernacular farm buildings for their own sake and/or by developing other options for their use whilst retaining their agricultural character • Where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented. • New uses should not prejudice the effective operation of the farm enterprise. • Avoid inappropriate new uses that necessitate excessive loss of original historic features, or introduce elements that expand domestication or industrialisation • Discourage the conversion of farm buildings to a function with a limited life span and seek to prevent follow-on conversions e.g. for housing. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Stabilise historic buildings and undertake localised scrub and woodland clearance to enhance their landscape setting and increase the contribution they make to landscape character. • Ensure best practice is followed for the protection of species associated with farm buildings e.g. bats • Promote examples of good practice
16.4	Solar Farms	• Industrialisation of the rural landscape • Change of character due to colour and texture and heliographic glint • Loss of seasonal change in the landscape • Loss of characteristic agricultural landscape • Damage to and loss of landscape features such as Ridge and Furrow, Strip Lynchets, trees and hedges • Impact of supporting infrastructure such as buildings, cables, roadways, security fencing, CCTV masts and lighting. • Concealment of geomorphological or archaeological features • Decline in quality of landscape	• Prevent proposals for solar farms that will impact negatively on landscape character and/or intrude into views including from the adjacent High Wold and Dip-slope landscape types • Ensure a comprehensive LVIA is undertaken (including potential cumulative effects) • Avoid proposals that will result in the loss or harm to landscape features such as ridge and furrow, hedgerows and walls • Ensure a glint/glare assessment is undertaken to determine the heliographic impact on receptors. • Reduce landscape impact with appropriate screening • Bury cables underground and seek opportunities to bury existing overhead cables • Keep supporting infrastructure to a minimum and ensure it is in keeping with

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			landscape character. • Ensure removal and restoration on temporary construction access. • Avoid the inclusion of any security lighting proposals • Seek appropriate landscape enhancement to field boundaries and margins within solar farm development proposals. • Promote the use of roof space for photovoltaic panels particularly on modern farm buildings
16.5	Introduction of vertical elements such as communication masts, wind turbines, electricity pylons and large road signs, particularly in locations that impact on skylines and views along and across the valleys.	• Introduction of visually intrusive 'urban' or industrial features to the pastoral and often open character of the Broad Floodplain Valley and views across it from the neighbouring High Wold and dip-slope landscapes • Introduction of unnatural movement and loss of tranquillity and sense of remoteness. • Introduction lit elements to a characteristically dark landscape • Intrusion on the setting of scheduled monuments, listed buildings and designed landscapes • Breaking up of the skyline • Loss of intimate, pastoral character	• Conserve the intimate, pastoral character and open valley floors of the Broad Floodplain Valley by objecting to the development of vertical elements where these would adversely affect views • Ensure the development of vertical elements in neighbouring LCTs and areas beyond the AONB do not adversely affect views to and from the Broad Floodplain Valley • Ensure alternative options have been fully considered • Minimise impact by locating new communication masts on existing structures or by using existing masts. • Set masts etc against trees • Bury cables underground and seek opportunities to bury existing overhead cables. • Avoid use of visually prominent urban security fencing and CCTV masts. • Consider other renewable energy and communications technologies • Ensure full assessment of heritage setting impacts and appropriate measures undertaken • Seek to minimise the size and number of roadsigns
16.6	Proliferation and concentration of equestrian establishments.	• Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters manège and lighting associated with 'horsiculture' • Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences • Erosion of the rural landscape • Deterioration in pasture quality and over grazing • Pressure to provide new housing for staff and owners • Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc. • Excessive use of local roads and paths by horses due in part to no direct of close connections to bridleways etc. • Increase in vehicle movements and roadside parking • Damage to road verges	• The creation of horse paddocks in visually prominent locations such a roadside and valley side locations should be avoided. • Take into account proximity to bridleways etc • Where possible, existing buildings should be utilised and new stables and other structures kept to a minimum. • Ensure all new ventures provide accommodation within new stable buildings and proposals for separate isolated housing should be resisted • New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent locations • Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers.

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	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Oppose change of use for the 'keeping of horses' in visually prominent locations. • A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided • Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided. • Encourage the use of olive green tape, wider spacing of fence posts etc • Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible. • Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees • Ensure authorisation is obtained from the highway authority for new gates or stiles on public rights of way • In some instances, hedges and dry stone walls may need protection by fencing to prevent damage • Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Existing gates and access points should be retained if possible, and new gates should match the local vernacular. • Historic features, including ridge and furrow pastures, stone troughs and stone stiles, should be protected from damage by equestrian uses. • Promote Board guidance on good practice
16.7	Road upgrading and improvements, especially of minor country roads, as a result of development or general improvement schemes.	• Introduction of suburban features such as mini roundabouts, lighting, kerbs and traffic calming measures. • Use of inappropriate materials (e.g.standard highway fences and barriers) • Increased traffic movement • Loss of roadside hedges and walls • Loss of verge/roadside habitat	• Refer to DMRB Vol 10 for general environmental design guidance. • Conserve the rural character of the local road network • Resist the construction of 'village gateways', particularly those which are inappropriate and out of character. • Minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible whilst fulfilling road safety requirements. • Avoid making over-large and inappropriate entrances and keep visibility splays to a minimum • Promote use of design and materials appropriate to local character. • Produce guidance on design and suitable materials. • Promote use of 'shared space' for traffic calming measures in villages. • Seek opportunities to conserve and enhance roadside boundaries and habitats and secure their long-term management

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
16.8	Excessive traffic and/or speed on minor local roads and lanes.	• Pressure to improve roads by widening and straightening. • Loss of tranquillity and danger to walkers/riders and other non-motorised users. • Damage to verges and roadside boundaries by HGVs and agricultural vehicles	• Promote traffic restriction measures such as lorry routing maps, speed limits and weight restrictions • Promote 'Quiet Lane' initiatives • Maintain or reinstate rural character within towns and villages by promoting shared space and road design to slow and minimise traffic impact • Apply national guidance on rural speed restrictions in sensitive areas (DfT Circular 01/2013 especially Para 128) • Ensure traffic management measures reflect the character and materials of the area. • Encourage use of public transport, car sharing etc • Promote quiet lane initiatives • Encourage cycling on safe routes • Promote road verge protection and management
	Land use		
16.9	Agricultural intensification and in particular intensification of cattle grazing, conversion of pasture on valley sides and valley floor to arable, the removal of semi-natural vegetation cover and the poor maintenance and subsequent loss of traditional field boundaries. Switch from spring to winter cereals.	• Field amalgamation and loss of hedgerows and stone walls leading to the loss of distinctive field patterns and a degraded landscape. • Loss of arable reversion back to cultivation. • Loss of habitat • Removal of semi-natural vegetation cover and the poor maintenance and subsequent loss of field boundaries. • Construction of large scale 'industrial style' agricultural sheds on the skyline or in prominent locations. • Decline in maintenance of hedges and stone walls leading to a locally degraded or neglected landscape character. • Increased use of non-characteristic field boundary treatments such as post and wire and post and rail fencing • Cluttering of the landscape by paraphernalia associated with intensification e.g. water troughs. • Conversion of permanent pasture and arable reversion to arable • Loss of already limited areas of ancient broadleaved woodland and species rich grasslands on steeper valley slopes. • Localised poaching of wet riverside pastures by sustained grazing of large herds. • Damage to and loss of archaeological sites and field monuments from conversion of pasture to arable and from intensification of grazing.	• Ensure new large scale farm buildings including silos and AD plants etc do not have an adverse visual impact on the wider landscape including on views across the Pastoral Lowland Vale, and views from and to the neighbouring LCTs. • Maintain the appearance and characteristic of isolated farmsteads and oppose proposals that will become dominant in the landscape. • Encourage the mitigation of existing large sheds e.g. limited tree planting • Encourage the installation of PV on the roofs of new agricultural buildings, avoiding risk of glint/glare. • Conserve characteristically dark skies • Provide advice to farmers on siting of new buildings, lighting, colour etc • Seek to conserve traditional farm buildings where necessary through appropriate new uses that retain historic character and features. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Encourage small-scale farming and encourage woodland and boundary management. • Retain and conserve areas of permanent pasture and semi-natural vegetation • Encourage the conversion of arable to pasture and in particular the creation and extension of meadows.

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	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		• Ongoing loss of archaeological sites and monuments from long-term cultivation and erosion. • Conversion of farm outbuildings and field barns to recreational or business uses • Increased damage to roads, road verges, dry stone walls and hedges from large machinery • Increased width of gateways into fields • Increased risk of river pollution and flooding from agricultural run off. • Loss of Farmstead character • Loss of breeding habitat for some bird species.	• Encourage the establishment of management regimes that support breeding bird habitats. • Promote management of ditches and seek opportunities to restore ponds. • Encourage low intensity grazing along riverside meadows. • Protect remnant areas of ancient woodland and ancient/veteran trees. • Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees • Enhance quality of local rivers and streams by introducing buffer strips. • Monitor river nutrient levels • Conserve, enhance and replant farm woodlands using suitable native species, • Conserve and enhance riparian habitats and riverside trees such as pollarded willows. • Promote opportunities to extend and link woodlands on valley sides to areas of riverside habitat, encouraging the use of natural regeneration where possible. • Encourage low-intensity grazing or restrict access by livestock on the floosplain and valley bottom meadows and where archaeological sites may be lost or damaged. • Encourage the protection of traditional field patterns and encourage hedgerow and dry stone wall restoration. • Retain and restore dry stone walls particularly adjacent to roads and in the vicinity of settlements and farmsteads • Encourage means and methods of reducing cultivation damage to archaeological sites and monuments (including reversion to grassland, min-tillage, direct drilling and other damage reduction methods). • Oppose proposals to convert pasture to arable particularly where archaeological sites/field monuments may be lost or damaged • Ensure any woodland creation is in keeping with landscape character – see section 17.25
16.10	Changes in land use and management within historic parks and gardens	• Weakening of the integrity of designed landscapes, parks and gardens • Loss of or damage to elements of designed landscapes, parks and gardens.	• Conserve and enhance historic parks and gardens, including their setting • Develop and implement management plans • Restore lost elements of historic parks and gardens to restore the integrity of the designed landscape as a whole.
16.11	Loss of hedges characteristic of the Broad Floodplain Valleys due to inappropriate management or 'abandonment'	• Loss of a key characteristic of the Broad Floodplain Valley • Replacement with wire or post and rail fences • Weakening/loss of field patterns, particularly those that reflect the pre-enclosure open field system	• Encourage the retention and maintenance of hedges, using traditional methods such as hedge laying where possible. • Where maintained by machine, ensure best practice cutting regimes. • Ensure hedgerow retention and management are included in agri-environment schemes

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
16.12	Planting of energy crops such as Miscanthus, short rotation coppice and short rotation forestry.	• Loss or seasonal interruption of views particularly from roads and public rights of way and views along the valley. • Increased sense of enclosure • Loss of permanent pasture. • Damage to archaeological sites and historic landscapes.	• Ensure energy crops are not planted where they would restrict or intrude into views, particularly open views across the landscape and on skyline sites. • Do not plant on semi-natural habitats, permanent pasture or on sites with Section 41, CROW Act and local BAP species that could be affected in a negative way. • Do not plant on sites where archaeological sites could be damaged or where significant historic landscapes would be adversely affected or on sites where features of geological or geomorphological importance would be obscured. • Produce guidance. • Promote Cotswold Conservation Board guidance
16.13	Separation of farmhouse/agricultural housing from the working farm for sale with a plot of land. Sub-division of farmland for 'lifestyle' plots	• Loss of integrity, cohesion and character of historic farmsteads and associated farmland. • Loss of agricultural context • Suburbanisation of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways • Shelterbelt planting for privacy screening • Appearance and proliferation of stables and 'white tape' field boundaries for horses and ponies • Sub-division of fields using post and rail fences • Pressure for housing on plots of land	• Only permit new uses of traditional farm buildings that are appropriate to retain their historic character and features. • Use planning conditions to restrict subdivision of fields, construction of stables etc. Consider use of Article 4 Direction. • Ensure the separation of housing does not prejudice the effective operation of the farm enterprise. • Avoid isolated development, particularly in areas of dark skies • Respect traditional position of agricultural buildings and their relationship to the surrounding land
16.14	Construction of farm reservoirs for winter rainfall storage	• Introduction of uncharacteristic features in the Cotswold landscape exacerbated by the construction of dams and bunds	• Avoid the construction of farm reservoirs, particularly in open agricultural landscapes. • Ensure appropriate mitigation and landscaping. • Avoid bunds as a way of disposing of spoil • Promote good soil management practice to assist with water retention
16.15	Development of scrub and trees on roadside verges. Mowing of verges at inappropriate times of the year.	• Loss of views from the public highway • Loss of pastoral character • Loss of roadside grassland habitat • Damage to hedges and dry stone walls. • Loss of characteristic flora	• Identify key views from roads • Manage/remove verge scrub and trees • Reintroduce appropriate verge management and mowing • Ensure appropriate timing of mowing • Promote Conservation Board guidance
16.16	Flood management and alleviation measures	• Construction of 'hard' flood defences • Tree planting for flood management inappropriate to landscape character	• Retain and manage watercourses in their naturalistic form. Seek opportunities to restore natural meanders etc, removing engineered channels, culverts etc to restore a functioning watercourse and floodplain. • Consider Rural Sustainable Drainage interventions to slow peak water flow particularly within woodland. • Seek to influence surrounding land management such as contour ploughing,

16. Broad Floodplain Valley

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			wide margins, de-compaction of soils and pasture etc. • Seek opportunities for temporary flood water storage on farmland • Ensure flood defences integrate into the landscape by using appropriate mitigation measures, landscaping and materials • For tree planting see Creation of Woodland section 17.25 below
16.17	Permanent fencing off of river corridors.	• River edge becomes overgrown with rank vegetation due to a loss of grazing leading to loss of riparian habitat. • Introduction of fence lines along valley bottoms	• Encourage low intensity grazing along floodplain and valley bottom meadows. • Encourage the use of temporary fencing where required
16.18	Intensive grazing of stretches of riverbank up to the waters edge.	• Loss of riparian habitat. • Bank instability leading to increased erosion and further bank instability and widening of river channels. • Loss of breeding habitat for some bird species. • Loss of habitat for invertebrates and mammals.	• Encourage low intensity grazing along floodplain and valley bottom meadows and traditional farming methods. • Manage riparian habitats to avoid erosion due to over grazing. • Avoid engineered solutions to water management along degraded stretches of riverbank. • Encourage the use of temporary fencing where required.
16.19	Lack of management of ditch system	• Loss of riparian habitat. • Bank instability leading to increased erosion and bank instability and widening of channels. • Loss of breeding habitat for some bird species. • Loss of habitat for invertebrates and mammals.	• Encourage appropriate management of ditch systems.
16.20	Water abstraction.	• Reduced river flows/dry rivers • Die-off of riverside trees such as willow • Loss of wetland habitat • Limited selection of crop type • Loss of organic archaeological material preserved in waterlogged conditions.	• Reduce or stop abstraction • Support river flows/water recirculation
16.21	Damage to field monuments and archaeological sites and the historic environment from, farming operations, tree root damage, burrowing animals, woodland management operations and tree planting and recreational activity.	• Damage to important archaeological sites and important landscape features. • Loss of traditional field patterns • Loss of traditional field boundaries, particularly • dry stone walls and hedgerows. • Loss of locally distinctive features such as stone bridges, wellheads and wash pools • Damage caused by livestock • Damage caused by recreational activity • Encroachment of scrub onto archaeological features	• Inform landowners of important archaeological sites • Protect all upstanding archaeological sites and consider the impact of development on their landscape setting. • Restore the wider setting of key monuments to ensure that they do not read as islands amidst a sea of arable farming. • Raise awareness of the historic environment and of the HER as a source of information • Provide guidance on managing the historic environment to farmers and land owners • Retain traditional field patterns and field boundaries • Ensure tree planting does not take place on archaeological features. • Control scrub and manage existing trees on archaeological features to minimise damage for example by root damage or wind-blow. • Minimise or prevent damage to the historic environment by recreational

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	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			activity by working with landowners to prepare site management plans and if necessary limit access. • Repair badly eroded features such as earthworks
16.22	Loss of and damage to geological and geomorphological features due to tree growth, erosion and change of land use.	• Loss of sites that provide an understanding of the Cotswold landscape • Loss of visible features such as river meanders	• Identify important geological features and ensure they are conserved and appropriately managed.
	Woodland and trees		
16.23	Inappropriate woodland creation and planting of shelterbelts and farm copses.	• Increased woodland cover diminishing the open character of the Broad floodplain Valley limiting views along and across the valley. • Loss of pastures and riverside meadows. • Cumulative impact of woodland creation leading to a change in landscape character. • Loss of Historic Landscape Character through inappropriate siting and/or species	• Limit new woodland creation to maintain the unwooded character of the Broad Floodplain Valley • Protect remnant areas of ancient woodland and species rich grassland. • Promote opportunities to extend and link woodlands on valley sides to areas of riverside habitat, encouraging the use of natural regeneration where possible. • Seek EIA determination if necessary • Have regard to the cumulative impact of woodland creation and tree planting on the open, unwooded character of the Pastoral Lowland Vale • Select species characteristic of ancient semi-natural woodland in the area. • Retain any areas of ancient semi-natural woodland. • Discourage conifer planting (unless a nurse) and encourage the use of native broadleaves or species that reflect local broadleaved woodland • Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees
16.24	Decline in pollarding and management of riverside trees.	• Decline in characteristic pollarded willows and river bank trees. • Loss of riverside habitats.	• Encourage suitable management regimes for existing riverside trees. • Initiate a programme of new tree planting to ensure that there is a new generation to locally native riverside trees.
16.25	Impact of tree disease such as Chalara Dieback of ash.	• Change of colour and texture of woodland canopy as trees die • Thinning of woodland canopy • Loss of single, sometimes veteran, trees in the landscape • Re-stocking with species not native to the Cotswolds	• Promote Woodland Management Plans to minimise the impact of disease and manage change • Recommend alternative species to ash that reflect the appearance and structure of Cotswold woodland • Consider different provenance of ash that may be disease resistant • Establish a programme to plant replacement trees in the landscape outside of woodlands e.g. parkland and hedgerow trees.
16.26	A piecemeal decline in existing woodland cover due to inappropriate management or neglect	• Degradation and loss of woodland habitats, particularly ancient semi-natural woodland.	• Promote Countryside Stewardship to woodland owners and agents • Restore PAWS and safeguard ancient woodland • Retain and plant replacements for non-woodland trees. • Conserve areas of permanent pasture/improved grassland

Appendix EDP 6
Representative Photoviewpoints
(edp7754_d009a 25 October 2022 JFr/CMy)

Photoviewpoint EDP 1: Burford Road at North-West Corner of Site

Photoviewpoint EDP 2: Burford Road at North-East Corner of Site, adjacent to Bovis Development

Photoviewpoint EDP 3: South-east corner of Bovis development, close to Ripley Avenue

Photoviewpoint EDP 4: Minster Lovell recreation ground

Photoviewpoint EDP 5: Brize Norton Road within Charterville Allotments

Photoviewpoint EDP 6: Bridleway BW 113/7/10 on north-west side of Windrush valley

Photoviewpoint EDP 7: Minor road through Worsham, close to The Bungalow

Photoviewpoint EDP 8: Footpath FP 302/8/10 to west of Brize Norton Road

Photoviewpoint EDP 9: Footpath FP 302/8/10 to south-east of White Hall Farm

Photoviewpoint EDP 10: Burford Road to east of roundabout junction with A40

Photoviewpoint EDP 11: Road from Asthall Leigh to Little Minster (C35444)

Photoviewpoint EDP 12: Minor road (and bench) from Ninety Cut to Swinbrook

Photoviewpoint EDP 13: Minster Ridings between Little Minster and Field Assarts

Photoviewpoint EDP 14: A40 at junction with minor road leading to Swinbrook

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

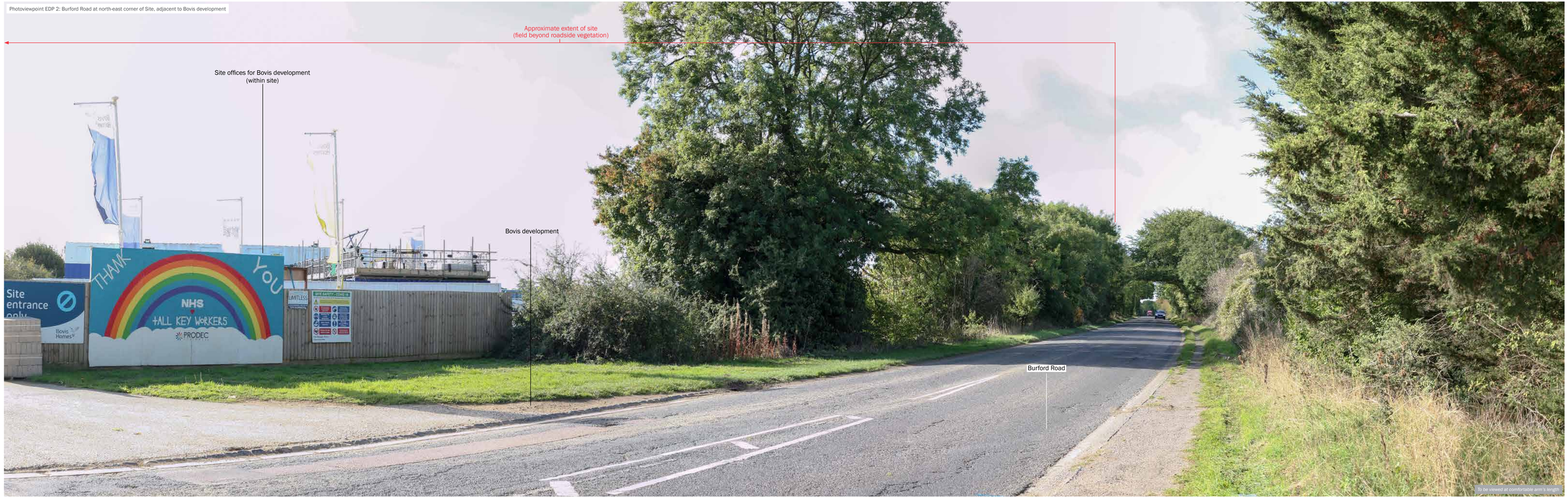
Grid Coordinates:	**430727, 210816**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**07/10/2022 @ 10:52**	Height of Camera:	**1.6m**	Distance:	**15m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**121m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 1**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 2: Burford Road at north-east corner of Site, adjacent to Bovis development



To be viewed at comfortable arm's length.

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**430491, 210670**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**07/10/2022 @ 10:48**	Height of Camera:	**1.6m**	Distance:	**10m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**122m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 2**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 3: South-east corner of Bovis development, close to Ripley Avenue

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**430946, 210541**	Horizontal Field of View:	**90°**	Direction of View:	**WSW**
Date and Time:	**07/10/2022 @ 09:44**	Height of Camera:	**1.6m**	Distance:	**10m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**120m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 3**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 4: Minster Lovell recreation ground

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**431005, 210603**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**07/10/2022 @ 09:30**	Height of Camera:	**1.6m**	Distance:	**95m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**120m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 4**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 5: Brize Norton Road within Charterville Allotments

the environmental dimension partnership
Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**431231, 210245**	Horizontal Field of View:	**90°**	Direction of View:	**NW**
Date and Time:	**07/10/2022 @ 10:07**	Height of Camera:	**1.6m**	Distance:	**300m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**117m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 5**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 6: Bridleway BW 113/7/10 on north-west side of Windrush valley

the environmental dimension partnership
Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**430066, 210874**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**07/10/2022 @ 12:22**	Height of Camera:	**1.6m**	Distance:	**485m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**96m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 6**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 7: Minor road through Worsham, close to The Bungalow

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**429900, 210994**	Horizontal Field of View:	**39.6°**	Direction of View:	**SE**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 11:13**	Height of Camera:	**1.6m**	Distance:	**700m**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**111m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 7**

This sheet has been exported at low quality. High resolution copies are also available upon request

Photoviewpoint EDP 8: Footpath FP 302/8/10 to west of Brize Norton Road

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**430883, 209589**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**07/10/2022 @ 10:17**	Height of Camera:	**1.6m**	Distance:	**780m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**115m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 8**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 9: Footpath FP 302/8/10 to south-east of White Hall Farm

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

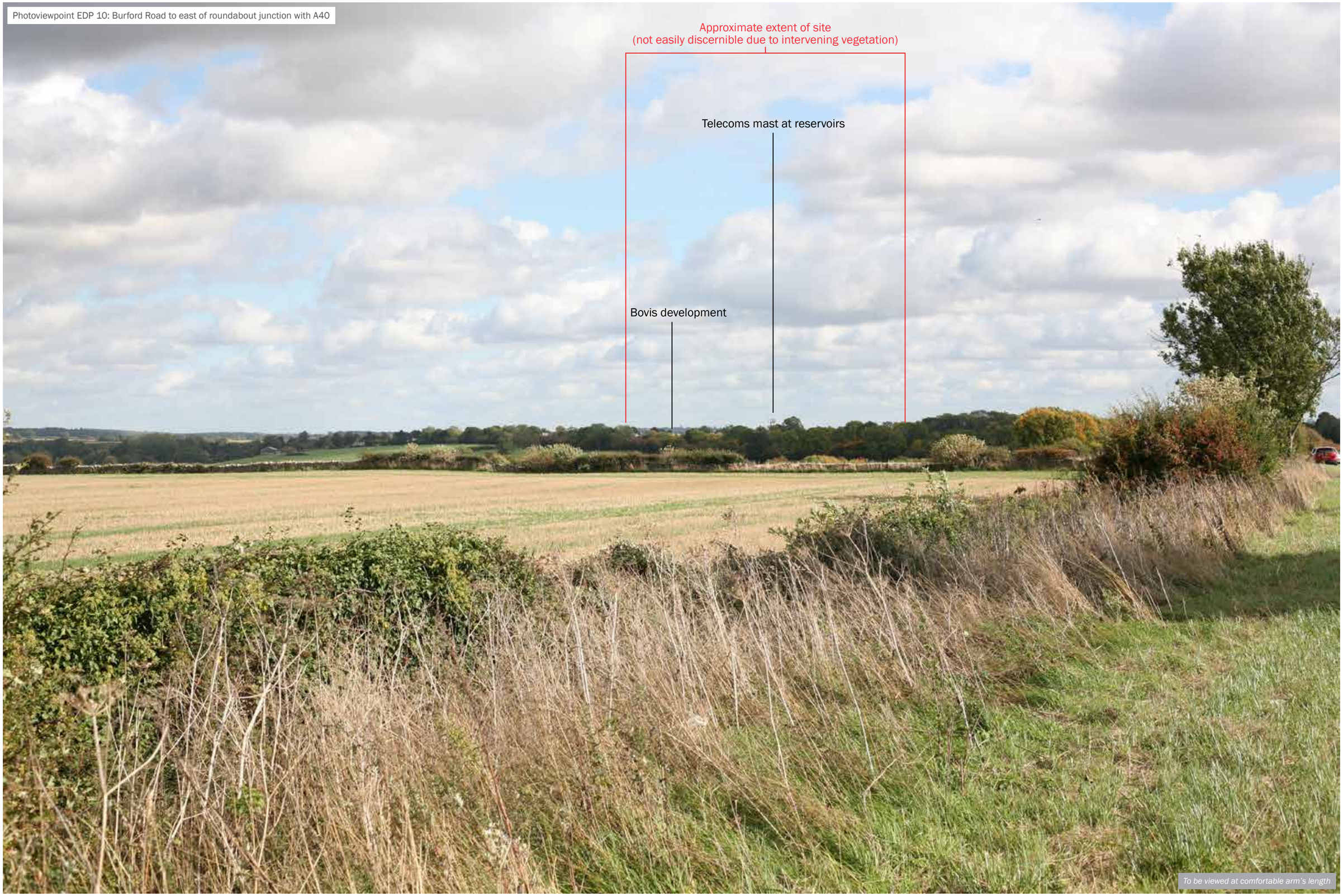
Grid Coordinates:	**430607, 209646**	Horizontal Field of View:	**90°**	Direction of View:	**N**
Date and Time:	**07/10/2022 @ 10:22**	Height of Camera:	**1.6m**	Distance:	**725m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**120m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**25 OCTOBER 2022**
drawing number	**edp7754_d009a**
drawn by	**JFr**
checked	**CMy**
QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 9**

This sheet has been exported at low quality. High resolution copies are also available upon request.

Photoviewpoint EDP 10: Burford Road to east of roundabout junction with A40



To be viewed at comfortable arm's length

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**429085, 210181**	Horizontal Field of View:	**39.6°**	Direction of View:	**E**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 12:45**	Height of Camera:	**1.6m**	Distance:	**1.5km**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**131m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 10**

This sheet has been exported at low quality. High resolution copies are also available upon request

Photoviewpoint EDP 11: Photoviewpoint EDP 11: Road from Asthall Leigh to Little Minster (C35444)

To be viewed at comfortable arm's length

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**430866, 212261**	Horizontal Field of View:	**39.6°**	Direction of View:	**SSW**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 11:24**	Height of Camera:	**1.6m**	Distance:	**1.5km**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**129m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 11**

This sheet has been exported at low quality. High resolution copies are also available upon request

Photoviewpoint EDP 12: Minor road (and bench) from Ninety Cut to Swinbrook

To be viewed at comfortable arm's length

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**428849, 212030**	Horizontal Field of View:	**39.6°**	Direction of View:	**SE**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 11:50**	Height of Camera:	**1.6m**	Distance:	**2.1km**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**130m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 12**

This sheet has been exported at low quality. High resolution copies are also available upon request

Photoviewpoint EDP 13: Minster Ridings between Little Minster and Field Assarts

the environmental dimension partnership

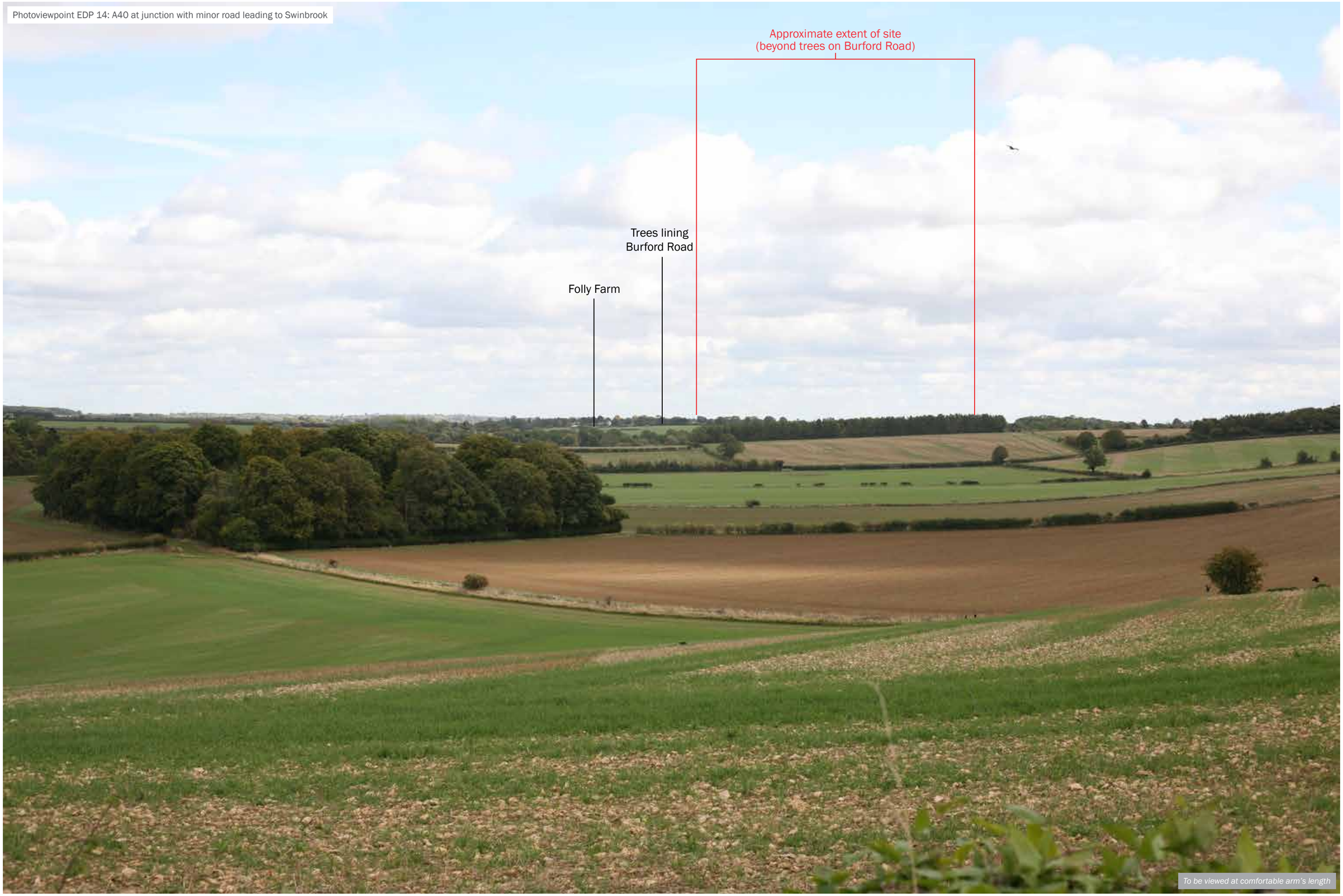
Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**431945, 213192**	Horizontal Field of View:	**39.6°**	Direction of View:	**SW**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 11:36**	Height of Camera:	**1.6m**	Distance:	**2.7km**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**140m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 13**

This sheet has been exported at low quality. High resolution copies are also available upon request

Photoviewpoint EDP 14: A40 at junction with minor road leading to Swinbrook



the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**427706, 210607**	Horizontal Field of View:	**39.6°**	Direction of View:	**E**	date	**25 OCTOBER 2022**
Date and Time:	**07/10/2022 @ 13:08**	Height of Camera:	**1.6m**	Distance:	**2.8km**	drawing number	**edp7754_d009a**
Projection:	**Planar**	Make, Model, Sensor:	**Canon 5D, FFS**	aOD:	**127m**	drawn by	**JFr**
Visualisation Type:	**1**	Enlargement Factor:	**100% @ A3**	Focal Length:	**50mm**	checked	**CMy**
						QA	**GYo**

client	**Catesby Strategic Land Limited**
project title	**Land south of Burford Road, Minster Lovell**
drawing title	**Photoviewpoint EDP 14**

This sheet has been exported at low quality. High resolution copies are also available upon request

Plans

Plan EDP 1: Site Boundary and Site Location
(edp7754_d001a 25 October 2022 VMS/sRP)

Plan EDP 2: Site Character and Context
(edp7754_d002a 25 Octoberv2022 VMS/sRP)

Plan EDP 3: Relevant Planning Designations and Considerations
(edp7754_d003a 25 October 2022 VMS/sRP)

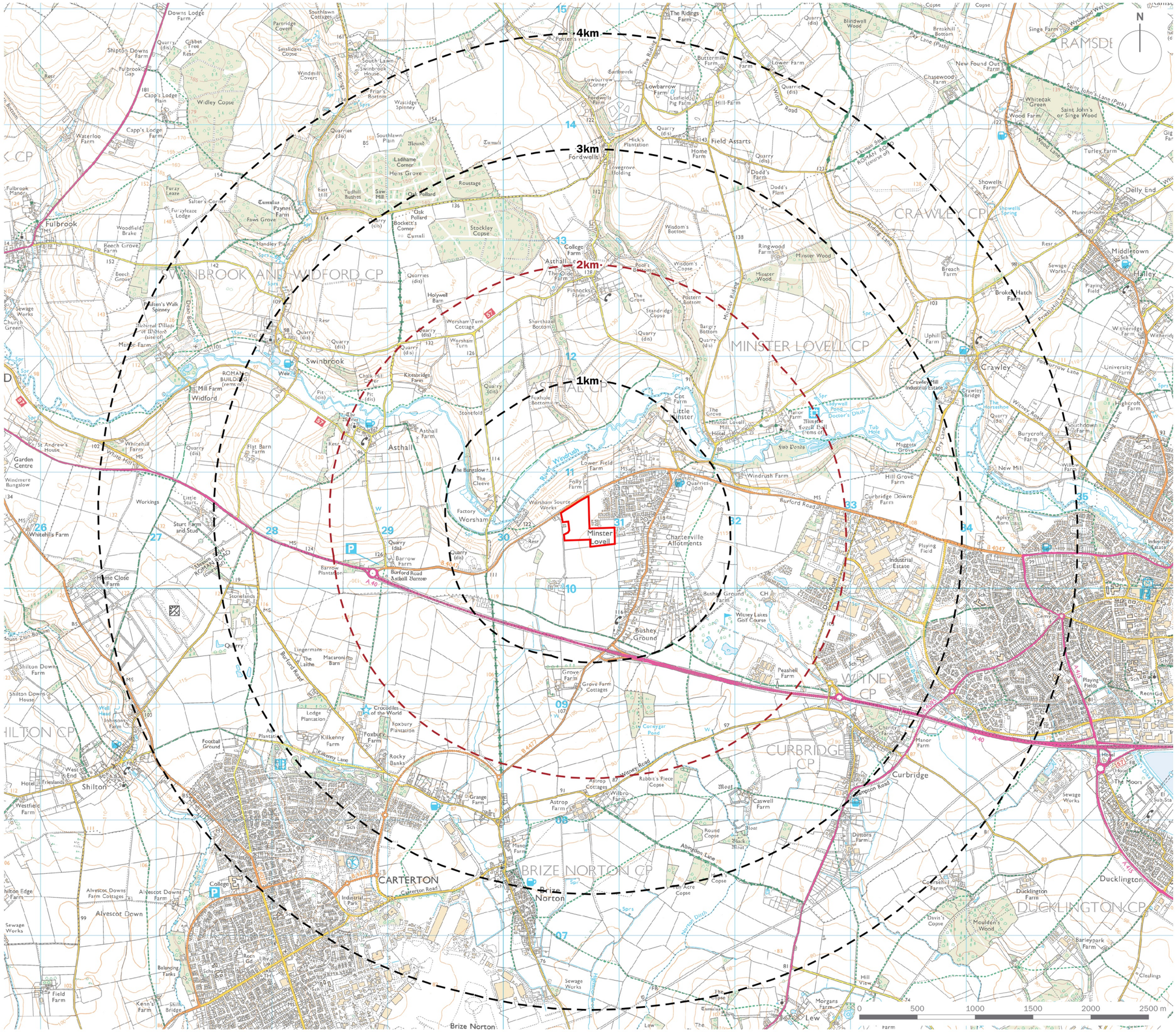
Plan EDP 4: Topographical Relief
(edp7754_d004a 25 October 2022 VMS/sRP)

Plan EDP 5: Published Landscape Character Assessments
(edp7754_d005a 25 October 2022 VMS/sRP)

Plan EDP 6: Published Landscape Character Assessments
(edp7754_d008a 25 October 2022 GYo/sRP)

Plan EDP 7: Findings of Visual Appraisal
(edp7754_d006a 25 October 2022 VMS/sRP)

Plan EDP 8: Landscape Strategy Plan
(edp7754_d011a 25 October 2022 JFr/CMy)



client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

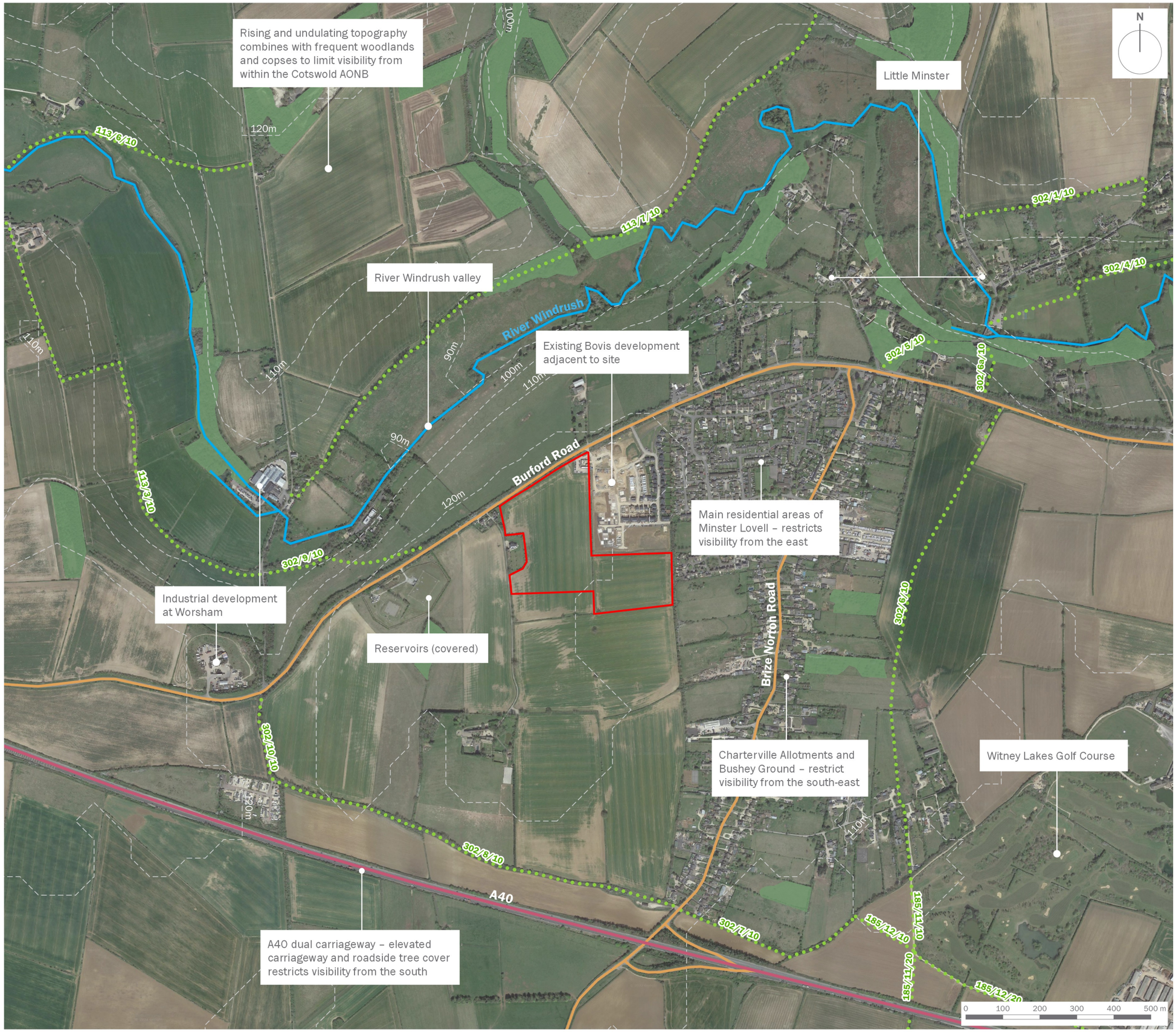
drawing title

Site Boundary and Site Location

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d001a**	checked	**sRP**
scale	**1:32,000 @ A3**	QA	**GYo**

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

10m Contour

National Forest Inventory

Public Right of Way (PRoW)

Watercourse

Roads

A Road

B Road

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

drawing title

Site Character and Context

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d002a**	checked	**sRP**
scale	**1:10,000 @ A3**	QA	**GYo**

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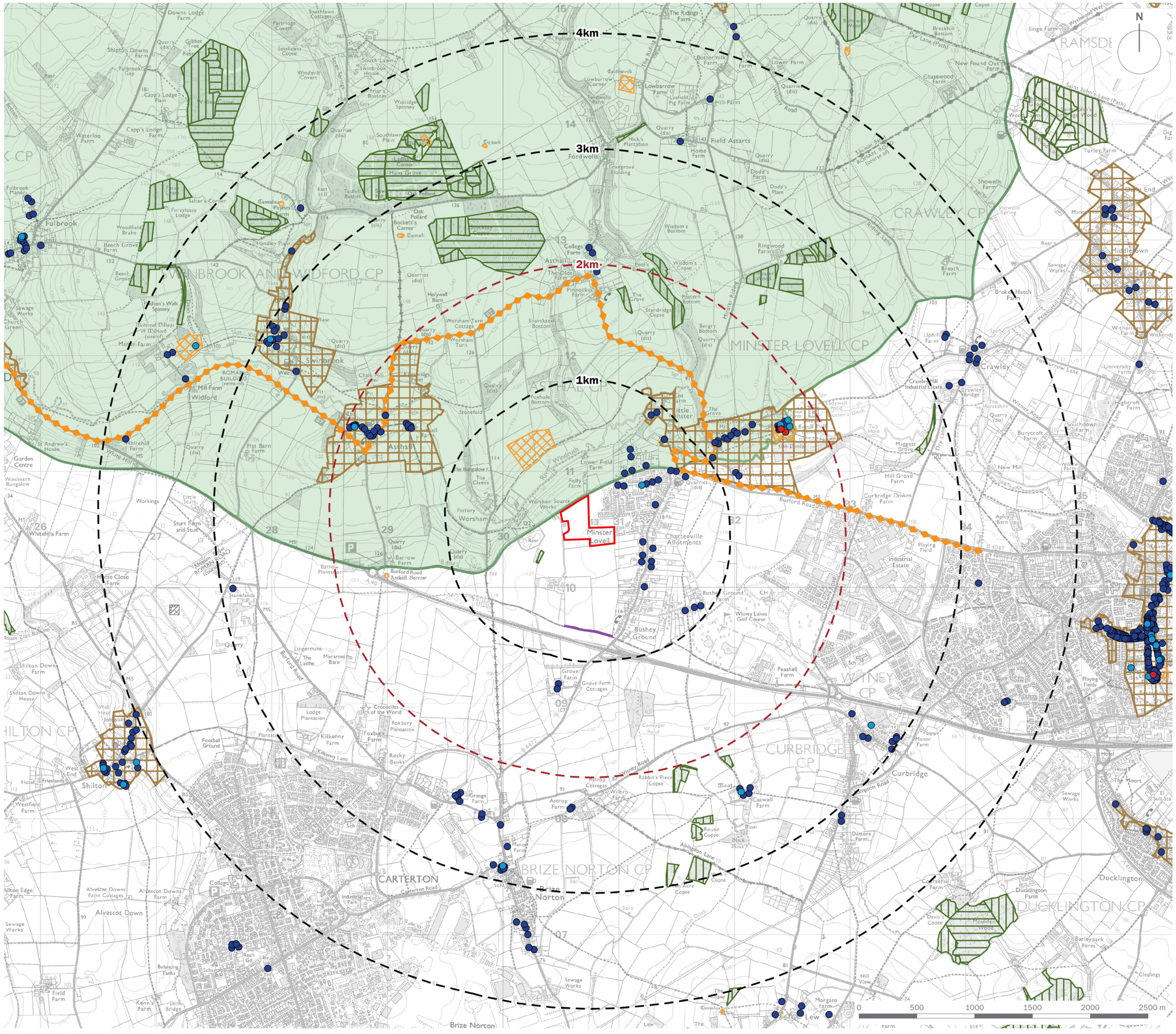
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Landscape

Area of Outstanding Natural Beauty

National Cycle Network

Ecology

Site of Special Scientific Interest (SSSI)

Ancient Semi-natural Woodland

Plantation on Ancient Woodland Site

Heritage

Scheduled Monument

Conservation Area

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

drawing title

Relevant Designations and Considerations

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d003a**	checked	**sRP**
scale	**1:32,000 @ A3**	QA	**GYo**

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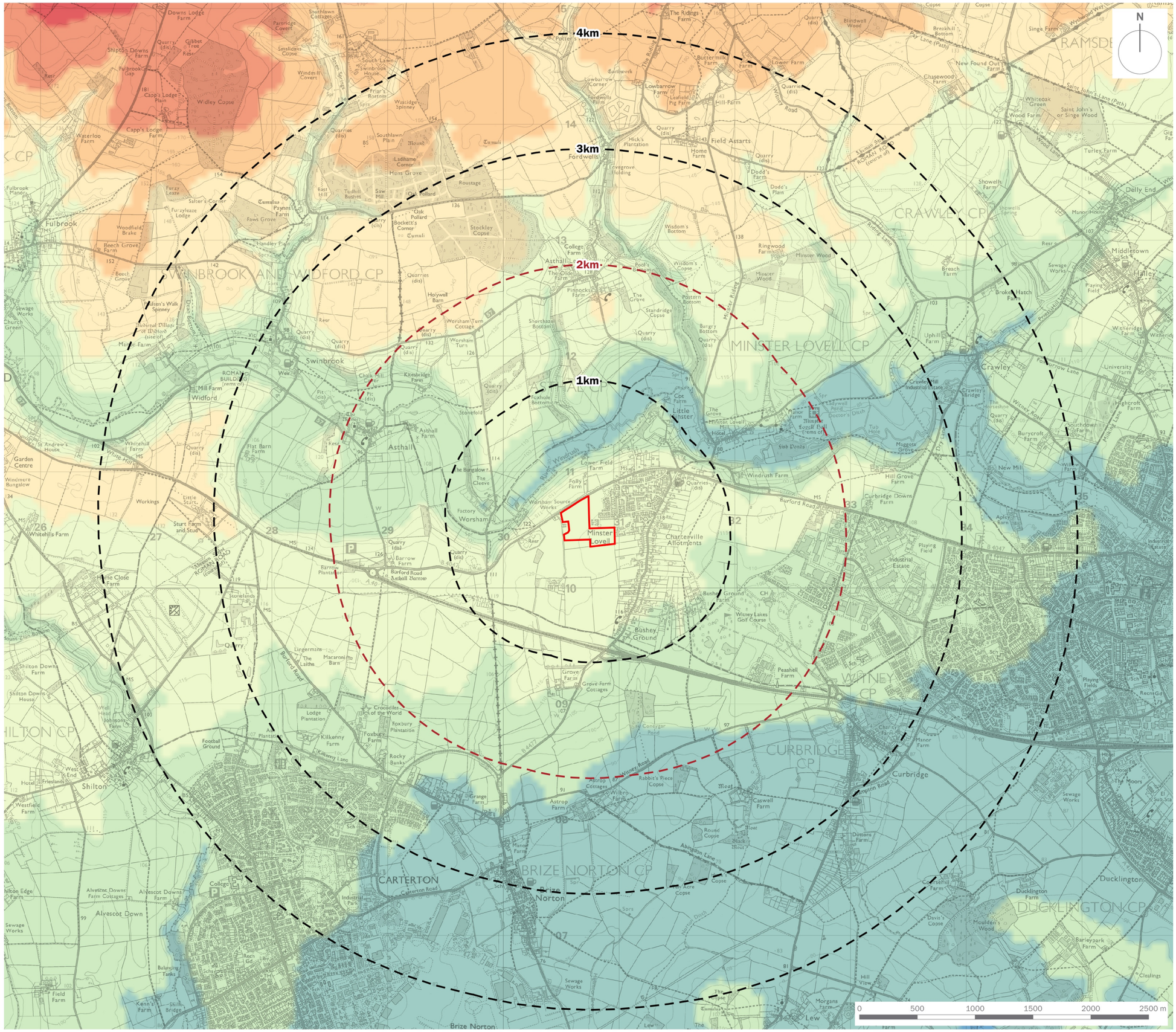


Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Elevation (aoD)

- <= 70m
- 70 - 90m
- 90 - 110m
- 110 - 130m
- 130 - 150m
- 150 - 170m
- 170 - 190m
- 190 - 210m

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

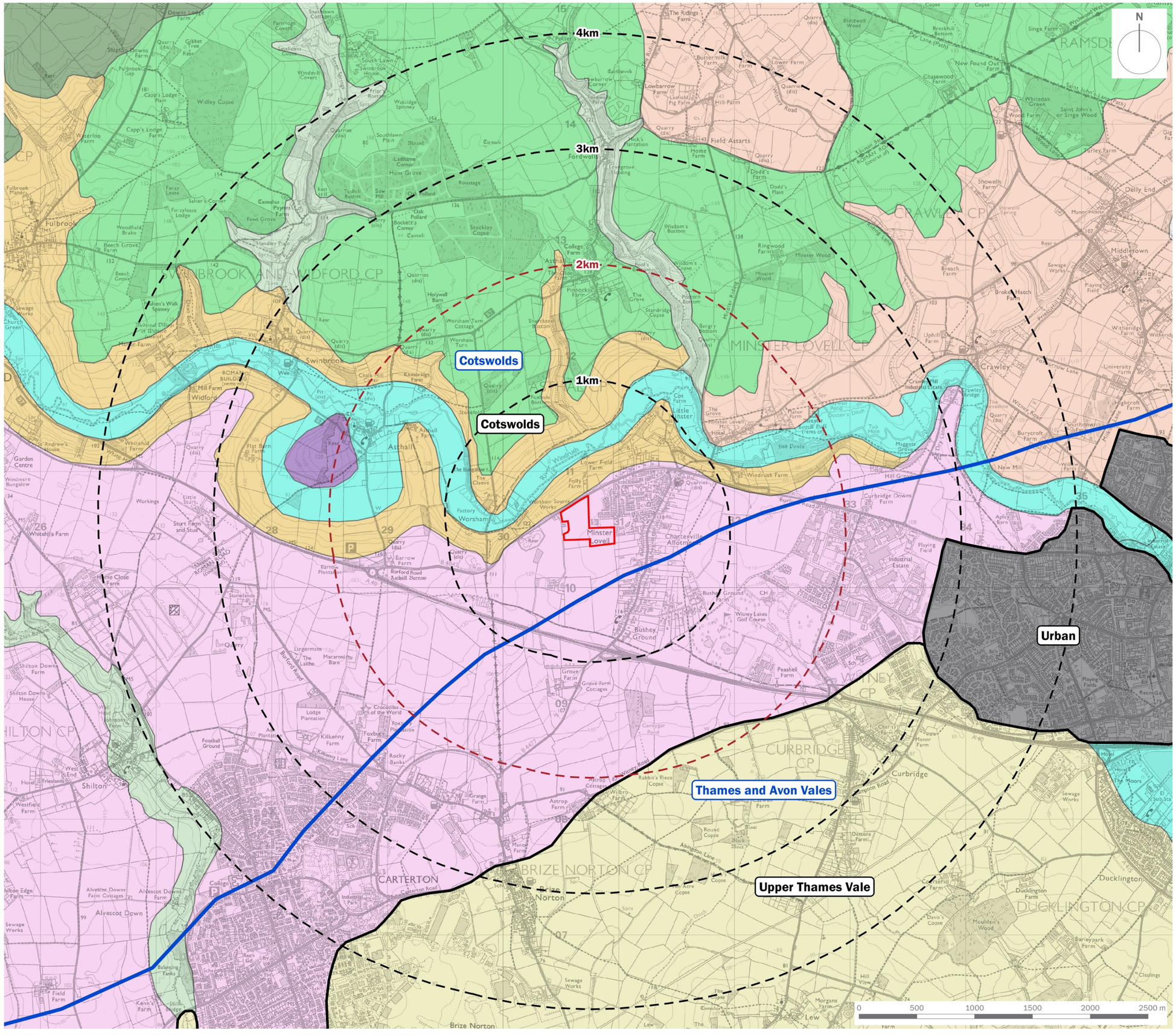
drawing title

Topographical Relief

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d004a**	checked	**sRP**
scale	**1:32,000 @ A3**	QA	**GYo**

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

National Character Areas

Regional Character Areas

County Landscape Types (Oxfordshire Wildlife & Landscape Study)

Estate Farmlands

Farmland Hills

Farmland Slopes and Valley Sides

Lowland Village Farmlands

River Meadowlands

Settled Ancient Pastures

Urban Areas

Wooded Farmland

Wooded Pasture Valleys and Slopes

Farmland Plateau

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

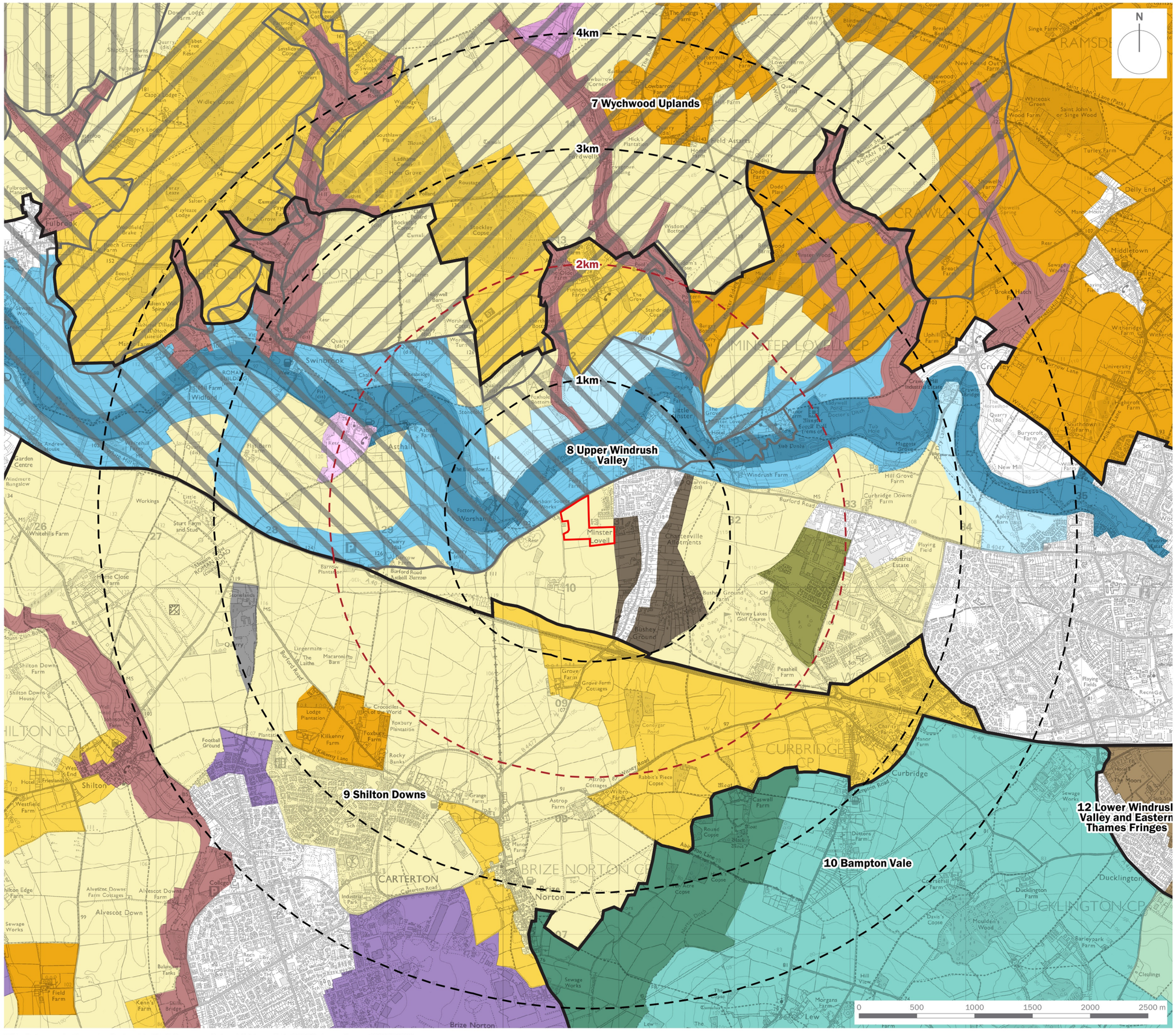
drawing title

Published Landscape Character Assessments

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d005a**	checked	**sRP**
scale	**1:32,000 @ A3**	QA	**GYo**

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Cotswold AONB Landscape Character Assessment

- 7: High Wold
- 9: High Wold Dip-Slope
- 16: Broad Flood Plain Valley

West Oxfordshire Landscape Assessment

Landscape Character Areas

Landscape Character Types:

- Airfields and MOD Land
- Estate Farmland
- Floodplain Pasture
- Minerals and Landfill Sites
- Minor Valleys
- Open Limestone Wolds
- Open Rolling Vale Farmland
- Open Valley-side Farmland
- Parkland
- Rural Fringe Land
- Semi-enclosed Flat Vale Farmland
- Semi-enclosed Limestone Wolds (large-scale)
- Semi-enclosed Limestone Wolds (smaller-scale)
- Semi-enclosed Rolling Vale Farmland
- Semi-enclosed Valley-side Farmland
- Sport Landscapes
- Valley Floor Farmland

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

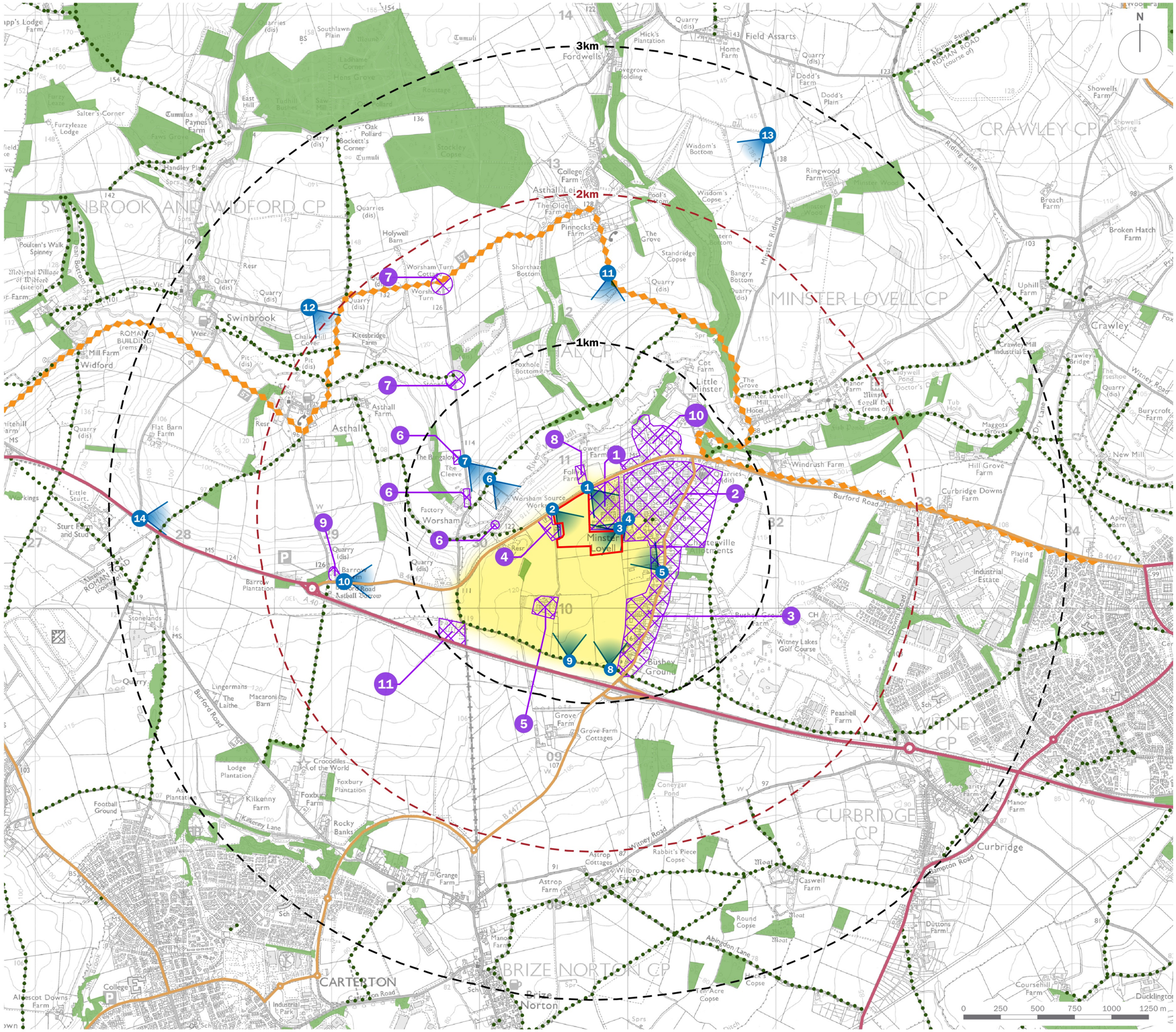
drawing title

Published Landscape Character Assessments

date	**25 OCTOBER 2022**	drawn by	**GYo**
drawing number	**edp7754_d008a**	checked	**sRP**
scale	**1:32,000 @ A3**	QA	**JFr**

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



1 Bovis Development
2 Minster Lovell
3 West side of Charterville Allotments and Bushey Ground
4 Repeater House, The Lodge and White Hall Cottages
5 White Hall Farm
6 Worsham
7 Stonefold and Worsham Turn
8 Folly Farm
9 Barrow Farm
10 Little Minster
11 Ting Tang Lane Caravan Park

client
Catesby Strategic Land Limited

project title
Land south of Burford Road, Minster Lovell

drawing title
Findings of Visual Appraisal

date	**25 OCTOBER 2022**	drawn by	**VMS**
drawing number	**edp7754_d006a**	checked	**sRP**
scale	**1:25,000 @ A3**	QA	**GYo**

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Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

- Site Boundary
- Existing Trees
- Existing Hedgerow
- Proposed Trees
- Proposed Hedgerow
- Attenuation Basin
- Area for Play
- Amenity Grassland
- Meadow Grassland
- Pedestrian/Cycle Routes

client

Catesby Strategic Land Limited

project title

Land south of Burford Road, Minster Lovell

drawing title

Landscape Strategy Plan

date	**25 OCTOBER 2022**	drawn by	**JFr**
drawing number	**edp7754_d011a**	checked	**CMy**
scale	**1:1,000 @ A1**	QA	**GYo**

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

edp | the environmental dimension partnership

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

REGISTERED ORGANISATION CIfA

URBAN DESIGN GROUP REGISTERED PRACTICE

IEMA CORPORATE PARTNER

Landscape Institute
Registered practice