

**WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK**

**WITNEY LANDSCAPE ASSESSMENT 2007**

**APPENDIX B**  
**LANDSCAPE ASSESSMENT WORKSHEETS**

WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK/WITNEY LANDSCAPE ASSESSMENT 2007/APPENDIX B LANDSCAPE ASSESSMENT WORKSHEETS

TABLE 1: AREA A NORTH WEST WITNEY: SOUTHERN WINDRUSH VALLEY SIDE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open valley-side farm land					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• North facing mainly gently, some steeply, sloping undulating valley side.</li> <li>• Agricultural with one small industrial complex and one dwelling.</li> <li>• Largely arable, with strips of young native planting along roads, rough grass on steepest slopes.</li> <li>• Largely regular post enclosure field pattern.</li> <li>• Medium-large scale.</li> <li>• Open in higher part, enclosed by valley sides in lower areas.</li> </ul>	Part of valley setting of Witney, and rural Upper Windrush valley as a whole. Reads as part of Cotswolds landscape. High local and district.	Typical of Upper Windrush valley.	Smooth valley side essential part of character, not replaceable once lost to development.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape. Highly sensitive to erosion.	<p>Existing urban edge: existing semi mature and young planting gradually softening urban edge. Tree species should be allowed to reach full mature height in housing area for screen to be effective.</p> <p>Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground.</p>
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility.</li> <li>• Strong connection with valley landscape and with wooded Wychwood Uplands to north.</li> <li>• Views to Areas B, C1, C2, higher areas in C3 &amp; D1.</li> <li>• Landmark: Leaffield spire, Crawley mill chimney.</li> <li>• Separated from main urban edge to s by B4047. Relatively hard urban edge to s, Tower Hill housing dominant in near and distant views, will gradually be softened by maturing planting. Long views to north from adjacent housing. Strong contrast between open countryside n of B4047 and built up areas to s. Soft urban edge to e, Springfield Oval.</li> <li>• No visual connection to historic core.</li> </ul>	Visual links to AONB and Wychwood Project area, Leaffield spire, and other parts of surrounds of Witney very important. High local and district.	Typical of Upper Windrush valley.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape. Highly sensitive to erosion.	<p>Existing urban edge: existing semi mature and young planting gradually softening urban edge. Tree species should be allowed to reach full mature height in housing area for screen to be effective.</p> <p>Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground.</p>
CULTURAL ASSOCIATIONS	Former Curbridge township old enclosed fields. Path/old road connections from Witney to Crawley township.	Links with former townships associated with manor of Witney. Medium-high local.	Typical of locality (Witney manor)	Historic importance of route of former track, now bridleway, would be diminished if route altered.	Moderate as a whole.	<p>Existing urban edge: path routes should be maintained unchanged.</p> <p>Possible development: path routes should be maintained unchanged. Older field boundaries should be disturbed as little as possible.</p>
TRANQUILLITY	Surprisingly tranquil despite nearby busy roads, traffic largely hidden behind hedges, but noise disturbance. Views across to tranquil countryside.	Long distance tranquil views high local.	Typical of locality.	Visual impact of roads could be, and is being, reduced by planting, but planting within area could reduce views to tranquil countryside. Any development would extend direct movement/noise impacts further into countryside.	Area highly visible from surrounding tranquil countryside, therefore high sensitivity.	<p>Existing urban edge: existing young planting belts will gradually reduce impact of views of traffic, but noise impact will remain.</p> <p>Possible development: planting could help to soften increased activity associated with new development, but unlikely to be effective in views from higher ground.</p>
ACCESS	Heavily used roads nearby. Well used PROW links across area to wider countryside.	Path high local.	Typical of locality.	Capable of replacement, but new roads could reduce path connectivity.	Low-medium.	<p>Existing urban edge: path routes should be maintained unchanged.</p> <p>Possible development: path routes should be maintained unchanged.</p>
OWLS ANALYSIS *	Estate Farmlands: D, Carterton (CW/1). Bioband medium-high.					
SUMMARY	Prominent valley landform with high intervisibility to north and strong continuity with remainder of Upper Windrush valley. High importance and sensitivity.					

\*Ecological assessment from Oxfordshire County Council's Oxfordshire Wildlife and Landscape Study, a web-based study carried out in 2004, [Oxfordshire Wildlife & Landscape Study - Home](#)

TABLE 2: AREA B NORTH WITNEY: VALLEY FLOOR: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Valley floor farm land					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Flat valley floor, including small amount of valley side scarp; river, ditches; flood plain.</li> <li>• Agricultural with converted mill, modern farmhouse, horse paddocks and assoc buildings.</li> <li>• Pasture/water meadow/pollard willows along watercourses.</li> <li>• Regular field pattern.</li> <li>• Small-medium scale.</li> <li>• Enclosed by valley sides.</li> </ul>	Part of valley setting of Witney, and rural Upper Windrush valley as a whole. Part falls within WIT3 policy area. High local and district.	Typical of Upper Windrush valley.	Meadows essential part of character, not replaceable once lost to development.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape. Highly sensitive to erosion.	Existing urban edge: generally soft to north, hard edge to south in e of area.  Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground. Major planting not typical of valley landscape. Pollard willows typical of area should be retained as far as possible.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility along valley and from valley sides.</li> <li>• Continuity with remainder of Upper Windrush Valley.</li> <li>• Views to Areas A &amp; C1.</li> <li>• Landmark: Early Mill chimney</li> <li>• Abuts urban edge to north and east in east of area. Occasional views to hard urban edge to s, Tower Hill, and w edge of n Witney. Housing along Crawley Road above flood plain dominant in e of area. Soft urban edge with Springfield Oval.</li> <li>• No visual connection to historic core.</li> </ul>	Visual continuity along valley very important. High local and district.	Typical of Upper Windrush valley.	Planting mitigation which would be required if area were developed would sever visual connectivity with remainder of valley landscape. Major planting not characteristic of valley floor.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape, though under pressure from suburbanising influences. Highly sensitive to further erosion.	Existing urban edge: generally soft to north, hard edge to south in east of area. Hedgerow/tree planting at higher level along boundary with Crawley Road housing would reduce impact, but also interrupt views out from housing.  Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground. Major planting not typical of valley landscape.
CULTURAL ASSOCIATIONS	Former Curbridge, Crawley and Hailey township meadows. Path connections from Witney to Crawley township.	Former important land use associated with manor of Witney. Medium-high local.	Typical of locality (Witney manor)	Historic importance of route of former track, now bridleway, would be diminished if route altered.	Moderate as a whole.	Existing urban edge: path routes should be maintained unchanged.  Possible development: path routes should be maintained unchanged. Older field boundaries should be disturbed as little as possible.
TRANQUILLITY	Generally tranquil despite nearby busy roads and occasional views of edge of Witney. Less disturbed in west than east of area. Tranquil views along valley.	High local.	Typical of locality.	Visual impact of housing could be reduced by planting, but planting on valley floor not typical of valley landscape. Any development would extend direct movement/noise impacts further into valley landscape.	High sensitivity.	Existing urban edge: hedgerow/tree planting at higher level along boundary with Crawley Road housing would reduce impact, but also interrupt views out from housing.  Possible development: planting could help to soften increased activity associated with new development, but unlikely to be effective in views from higher ground.
ACCESS	Well used PROW links along valley to wider countryside.	High local.	Typical of locality.	Capable of replacement, but new roads could reduce path connectivity.	Low-medium.	Existing urban edge: path routes should be maintained unchanged.  Possible development: path routes should be maintained unchanged.
OWLS ANALYSIS	River meadowlands: J, River Windrush (CW/6). Bioband very high.					
SUMMARY	Flat valley floor within flood plain with high intervisibility across to north and south and strong continuity with remainder of Upper Windrush valley, rural character under threat due to close proximity of town. High importance and sensitivity.					

TABLE 3: AREA C1 NORTH WEST WITNEY: NORTHERN WINDRUSH VALLEY SIDE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open valley-side farm land/semi-enclosed limestone wolds (smaller scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• South facing undulating valley side, steep in parts, distinctive promontory above valley.</li> <li>• Agricultural with scattered farms/dwellings, one old otherwise modern; horses, cattle.</li> <li>• Pasture, arable, hedges, hedgerow trees, occasional coniferous screens.</li> <li>• Regular field pattern.</li> <li>• Medium-large scale.</li> <li>• Generally open except where hedges block views.</li> </ul>	Part of valley setting of Witney, and rural Upper Windrush valley as a whole. Reads as part of Cotswolds landscape. High local and district.	Typical of Upper Windrush valley.	Prominent landform, smooth valley side, essential part of character, not replaceable once lost to development.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape. Highly sensitive to erosion.	Existing urban edge: thin planted screen to Hoyles Close area to east, additional planting would be beneficial.  Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground to south.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility.</li> <li>• Strong connection with valley landscape and with wooded Wychwood Uplands to north.</li> <li>• Views to Areas I, A, B, C2, higher areas in D1 &amp; D2.</li> <li>• Landmark: Crawley and Early mill chimneys, occasionally Leaffield spire.</li> <li>• Long views across valley, to housing and industry south of B4047 on southern skyline. Landform prominent in views back across valley from south.</li> <li>• Eastern boundary abuts Hoyles Close area with generally hard edge. No visual connection to historic core.</li> </ul>	Visual links to AONB and along and across rural valley. High local and district.	Typical of Upper Windrush valley.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Upper Windrush valley especially between Witney and Burford reads as coherent piece of largely unspoilt landscape. Highly sensitive to erosion.	Existing urban edge: thin planted screen to Hoyles Close area to east, additional planting would be beneficial.  Possible development: major planting belts could help to soften new development, but unlikely to be effective in views from higher ground to south.
CULTURAL ASSOCIATIONS	Part former Hailey open fields, part old enclosures (generally large scale) around Burycroft Farm, an old established holding.	Links with former townships associated with manor of Witney. Low-medium local.	Typical of locality (Witney manor)	Integrity of long established holding not replaceable.	Moderate as a whole.	Existing urban edge: N/A.  Possible development: older field boundaries should be disturbed as little as possible.
TRANQUILLITY	Surprisingly tranquil despite nearby busy roads, traffic largely hidden behind hedges, but some noise disturbance. Views across to tranquil countryside.	Long distance tranquil views high local.	Typical of locality.	Visual impact of roads could be, and is being, reduced by planting, but planting within area could reduce views to tranquil countryside. Any development would extend direct movement/noise impacts further into countryside.	Area highly visible from surrounding tranquil countryside, therefore high sensitivity.	Existing urban edge: existing young planting belts south of B4047 will gradually reduce impact of views of traffic. Additional planting in Hoyles Close area would reduce impact.  Possible development: planting could help to soften increased activity associated with new development, but unlikely to be effective in views from higher ground to south.
ACCESS	Minor heavily used road runs through area. Some PROW links near edges of area, but generally poor linkage to wider landscape.	Low.	Typical of locality.	Capable of replacement.	Low.	Existing urban edge: path routes should be maintained unchanged.  Possible development: existing path routes should be maintained, with additional links where possible.
OWLS ANALYSIS	Settled Ancient Pastures: C, Hailey (CW/11). Bioband medium-high.					
SUMMARY	Prominent valley side landform with high intervisibility to south and west and strong continuity with remainder of Upper Windrush valley. High importance and sensitivity.					

TABLE 4: AREA C2 NORTH WEST WITNEY: PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed limestone wolds (smaller scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Undulating plateau.</li> <li>• Agricultural, prominent modern farm buildings; horses, cattle. Small cluster of housing at eastern end of Foxburrow Lane.</li> <li>• Pasture, arable, hedges, hedgerow trees, occasional coniferous screens.</li> <li>• Regular post enclosure field pattern.</li> <li>• Medium-large scale.</li> <li>• Generally open except where hedges block views. Milking Lane generally strongly enclosed.</li> </ul>	Within Wychwood project area, part of rural Wychwood Uplands area. Little physical connection with town. High local and district.	Typical of Wychwood Uplands area.	Vegetation cover replaceable.	Part of gap between Witney, Hailey and Crawley. High sensitivity.	Existing urban edge: Little physical connection with existing urban edge.  Possible development: major planting belts could help to soften new development, but less effective in views from higher ground to south.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility.</li> <li>• Strong visual connection with valley landscape and with wooded Wychwood Uplands to north.</li> <li>• Views to Areas I, A, C1, higher areas in D1 &amp; D2.</li> <li>• Landmark: Crawley and Early mill chimneys, occasionally Witney spire.</li> <li>• Long views across valley, to housing and industry south of B4047 on southern skyline. Area forms skyline in views back across valley from southern higher ground.</li> <li>• Small part of south eastern corner abuts Hailey Road school with soft edge. Slight visual connection to historic core.</li> </ul>	Visual links to AONB and across rural valley. High local and district.	Typical of Wychwood Uplands area.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Part of gap between Witney, Hailey and Crawley, visually part of the strong ridge north of Witney and on skyline in many views from south. Highly sensitive.	Existing urban edge: Little physical connection with existing urban edge.  Possible development: major planting belts could help to soften new development, but less effective in views from higher ground to south.
CULTURAL ASSOCIATIONS	Former Hailey open fields. Milking Lane an old established track between the furlongs, and some other field boundaries also respect former furlong boundaries.	Part of history of former township associated with manor of Witney. Low-medium local.	Typical of locality (Witney manor)	Replaceable if old boundaries undisturbed.	Low-moderate as a whole.	Existing urban edge: N/A.  Possible development: older field boundaries should be disturbed as little as possible, Milking Lane route should be maintained.
TRANQUILLITY	Largely tranquil despite views across to West Witney on skyline to south. Views north across tranquil countryside.	High local.	Typical of locality.	Any development would extend direct movement/noise impacts further into countryside and erode gap between settlements.	Part of largely tranquil countryside north of Witney, therefore high sensitivity.	Existing urban edge: Little physical connection with existing urban edge.  Possible development: planting could help to soften increased activity associated with new development, but unlikely to be effective in views from higher ground, and direct impact from introduction of development into currently largely undeveloped area would remain.
ACCESS	Minor heavily used road (Foxburrow Lane) to north of area. Milking Lane bridleway/track. Otherwise poor linkage to wider countryside.	Milking Lane high local importance.	Typical of locality.	Capable of replacement, but route of Milking Lane should be retained.	Low-moderate.	Existing urban edge: path routes should be maintained unchanged.  Possible development: existing path route should be maintained, with additional links where possible.
OWLS ANALYSIS	Settled Ancient Pastures: C, Hailey (CW/11). Bioband medium-high.					
SUMMARY	Gently undulating plateau landscape with high intervisibility to south and north west and strong physical continuity with Wychwood Uplands to north. Overall moderate-high importance and sensitivity.					

TABLE 5: AREA C3 NORTH WITNEY: SMALL SCALE VALLEYS: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed limestone wolds (smaller scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Rolling small scale valleys.</li> <li>• Agricultural. Dispersed farmsteads of medieval origin associated with assarting. Modern school with playing fields on part of southern boundary. Busy B4022 on short western boundary.</li> <li>• Mostly arable, some pasture. Many good hedges/trees, copses.</li> <li>• Mainly irregular sinuous field boundaries.</li> <li>• Small-large scale field pattern.</li> <li>• Contrast between very enclosed in valleys, open on higher ground.</li> </ul>	Important part of Wychwood Project area, typical of an ancient forest landscape. High local and district.	Relatively rare in District.	Large scale development difficult to accommodate within small scale topography, ancient hedgerows difficult to replace.	Small scale topography sensitive. Land associated with dispersed farmsteads easily eroded and absorbed into town. High sensitivity.	Existing urban edge: mainly hard urban edge to south, additional planting would be beneficial.  Possible development: major planting belts could help to soften new development. Impact of large scale development on small scale topography not capable of mitigation.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• Low intervisibility in valleys, high from higher ground.</li> <li>• Strong visual connection with wooded Wychwood Uplands stretching north, connection from higher ground across valley to ridge west of Witney. No obvious northern boundary to area.</li> <li>• Views to Areas I, A, C2, C4 and higher areas in D1 &amp; D2.</li> <li>• Landmark: occasionally Witney spire.</li> <li>• Long views north to North Leigh/New Yatt ridge, and south west across valley, to housing and industry south of B4047 on southern skyline. Area forms part of wooded skyline in views back across valley from southern higher ground.</li> <li>• Hard northern edge of Witney prominent in near views from within area. Little relationship with historic core. Important part of gap between town and Hailey.</li> </ul>	Visual links to wooded landscape to north. High local.	Typical of Wychwood Uplands area.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Part of gap between Witney and Hailey, visually part of wooded landscape north of Witney. Long views from higher areas to high ground to west of Witney. Highly sensitive.	Existing urban edge: mainly hard urban edge to south, additional planting would be beneficial.  Possible development: major planting belts could help to soften new development. Impact of large scale development on small scale topography not capable of mitigation.
CULTURAL ASSOCIATIONS	Partly former (small scale) Hailey open fields, mostly small fields enclosed by at latest 1609. Many path connections between old established farmsteads, Witney, and Hailey. Dispersed farmstead pattern, paths and irregular field boundaries typical of old forest landscapes.	Important part of Wychwood Project area, typical of an ancient forest landscape. High local and district.	Relatively rare in District.	Not replaceable.	Historic significance of dispersed farmsteads and associated assarted fields, highly sensitive to erosion.	Existing urban edge: N/A.  Possible development: field boundaries and path routes should be disturbed as little as possible.
TRANQUILLITY	Largely tranquil despite hard northern edge of Witney. Very quiet in valleys. Views north across tranquil countryside.	High local.	Typical of locality.	Any development would extend direct movement/noise impacts further into currently unspoilt countryside and erode gap between settlements.	Part of largely tranquil countryside north of Witney, therefore high sensitivity.	Existing urban edge: mainly hard urban edge to south, additional planting would be beneficial.  Possible development: planting could help to soften increased activity associated with new development, but direct impact from introduction of development into currently largely undeveloped area would remain.
ACCESS	Crossed by mainly north-south footpaths/bridleways. Good linkage with wider countryside.	High local.	Typical of locality.	Capable of replacement.	Moderate.	Existing urban edge: path routes should be maintained unchanged.  Possible development: existing path routes should be maintained.
OWLS ANALYSIS	Settled Ancient Pastures: C, Hailey (CW/11). Bioband medium-high.					
SUMMARY	Rolling small scale valleys with high intervisibility to north (filtered) and south west from higher ground, strong physical continuity with Wychwood Uplands to north. With ancient landscape origins and rarity in county context, high importance and sensitivity.					

WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK/WITNEY LANDSCAPE ASSESSMENT 2007/APPENDIX B LANDSCAPE ASSESSMENT WORKSHEETS

TABLE 6: AREA C4 NORTH WITNEY: PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed limestone wolds (smaller scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Small plateau, south eastern side of small ridge between Madley Brook to south east and small scale valleys (Area C3) to north west.</li> <li>• Agricultural, prominent modern farm buildings. Busy A4095 along south east boundary, rural but busy New Yatt road on north west boundary.</li> <li>• Mainly arable, some pasture, hedges, hedgerow trees.</li> <li>• Regular old enclosure field pattern.</li> <li>• Medium scale.</li> <li>• Generally open.</li> </ul>	Within Wychwood project area. Housing development on two sides of area. Low-moderate local, low district.	Typical of Wychwood Uplands area.	Vegetation cover replaceable.	Character of rural New Yatt road under threat from increasing traffic, otherwise low sensitivity.	<p>Existing urban edge: hard edge to housing to south west and south east, though north east Witney planting will gradually mature to soften part of edge.</p> <p>Possible development: major planting belts could be effective in softening new development, narrow field alongside New Yatt road should be maintained as buffer to and maintain character of rural lane.</p>
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• Generally low intervisibility, though long views from ridge to north possible.</li> <li>• Slight visual connection with wooded Wychwood Uplands to north.</li> <li>• Views to Areas C3 (limited) and D1.</li> <li>• Landmark: communications aerial on New Yatt road, Cogges Wood on skyline.</li> <li>• No visual connection with Windrush valley, limited views from North Leigh ridge.</li> <li>• Hard edge with Early Road housing to south, and with North East Witney development to south east across A4095. No visual connection to historic core.</li> </ul>	No visual links with AONB. Low-moderate local, low district.	Typical of Wychwood Uplands area.	Vegetation cover replaceable.	Part of gap between Witney and New Yatt/ North Leigh, but nearest parts of those settlements more than 1.5 km away. Low intervisibility, and development on two sides of area. Low sensitivity.	<p>Existing urban edge: new planting on NE Witney boundary will gradually soften some views. Additional planting would help to soften views of Early Road housing.</p> <p>Possible development: major planting belts could be effective in softening new development, narrow field alongside New Yatt road should be maintained as buffer to and maintain character of rural lane</p>
CULTURAL ASSOCIATIONS	Former Hailey old enclosures.	Part of history of former township associated with manor of Witney. Low-medium local.	Typical of locality (Witney manor)	Replaceable if old boundaries undisturbed.	Low-moderate as a whole.	<p>Existing urban edge: N/A.</p> <p>Possible development: integrity of narrow field along New Yatt road should be maintained.</p>
TRANQUILLITY	Traffic on busy A4095 evident. Views north across tranquil countryside to North Leigh/New Yatt ridge, but generally urban influence reduces tranquillity.	Low-moderate local.	Typical of locality.	Any development would extend direct movement/noise impacts further into already disturbed countryside, and slightly erode gap between settlements.	Rural character of New Yatt road under threat from increased traffic, but overall low sensitivity.	<p>Existing urban edge: new planting on NE Witney boundary will gradually soften some views, but impact of A4095 will remain. Additional planting would help to soften views of Early Road housing.</p> <p>Possible development: major planting belts could be effective in softening new development, narrow field alongside New Yatt road should be maintained as buffer to and maintain character of rural lane</p>
ACCESS	Busy A4095 along south east boundary, rural but busy New Yatt road on north east boundary. No footpath links to wider countryside.	Low.	Typical of locality.	Capable of replacement and improvement.	Low.	<p>Existing urban edge: rural character of New Yatt road should be maintained/ improved.</p> <p>Possible development: narrow field alongside New Yatt road should be maintained as buffer to and maintain character of rural lane. Additional footpath links should be created where possible.</p>
OWLS ANALYSIS	Settled Ancient Pastures: C, Hailey (CW/11). Bioband medium-high.					
SUMMARY	Small plateau area between small valleys, low intervisibility to wider countryside, and low-moderate overall sensitivity, though rural character of New Yatt road should be maintained and enhanced					

TABLE 7: AREA D1 NORTH EAST WITNEY: MADLEY BROOK VALLEY SIDE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed limestone wolds (smaller scale)/ Open rolling vale farmland					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Undulating valley side, eastern side of Madley Brook.</li> <li>• Agricultural. A4095 forms short part of northern boundary. Oxford Hill forms southern boundary, lined by scattered buildings, otherwise no built form. NE Witney housing area lies to west, with new road in strong landscape setting forming boundary.</li> <li>• Mix of arable and pasture. Strong hedges and hedgerow trees. Cogges Wood major landscape feature on eastern boundary.</li> <li>• Irregular old enclosure field pattern.</li> <li>• Medium scale.</li> <li>• Open on higher ground.</li> </ul>	Within Wychwood project area. Part of ridge around north of Witney. High local and district.	Typical of Wychwood Uplands area and Upper Windrush valley.	Smooth valley side essential part of character, not replaceable once lost to development. Species rich hedgerows and old trees not replaceable in short/medium term.	Part of undeveloped ridge around north of Witney, high sensitivity.	Existing urban edge: hard edge to new housing, planting maturing to soften edge.  Possible development: major planting belts could be effective in softening new development in near views, but unlikely to be effective in longer distance views from west and north.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility to west and north.</li> <li>• Strong visual connection with wooded Wychwood Uplands to north.</li> <li>• Views to Areas C2 and C3.</li> <li>• Landmark: Leaffield spire.</li> <li>• Long views west along Windrush valley and to wooded skyline.</li> <li>• Hard edge with North East Witney development to west across link road, being softened by planting. No visual connection to historic core.</li> </ul>	Visual links with AONB. Forms part of landscape setting of, and backdrop for, Witney. High local, medium-high district.	Typical of Wychwood Uplands area and Upper Windrush valley.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Long and expansive views out across countryside, highly sensitive. Existing NE Witney housing sited low in landscape to avoid impact.	Existing urban edge: new planting on NE Witney boundary gradually softening views. No additional planting required.  Possible development: major planting belts could be effective in softening new development in near views, but unlikely to be effective in longer distance views from west and north.
CULTURAL ASSOCIATIONS	Former Cogges old enclosures.	Part of history of land use associated with manor of Cogges. Medium local.	Typical of locality (Cogges manor)	Strong old field boundaries not replaceable in short/medium term.	Moderate as a whole.	Existing urban edge: N/A.  Possible development: integrity of field boundaries should be maintained.
TRANQUILLITY	Adjacent roads well screened, little traffic disturbance. Long distance tranquil views across northern part of town.	Long distance tranquil views high local.	Typical of locality.	Visual impact of development is being, reduced by planting, but planting within area could reduce views to tranquil countryside. Any development would extend direct movement/noise impacts further into countryside.	Area highly visible from surrounding tranquil countryside, therefore high sensitivity.	Existing urban edge: existing young planting belts will gradually reduce impact of new development, but noise impact will remain.  Possible development: planting could help to soften increased activity associated with new development, but unlikely to be effective in views from higher ground.
ACCESS	Roads form three boundaries to area. No footpath links to wider countryside.	Low.	Typical of locality.	Capable of replacement and improvement.	Low.	Existing urban edge: improved path links to wider countryside would be beneficial.  Possible development: new footpath links should be created where possible.
OWLS ANALYSIS	Settled Ancient Pastures: C, Hailey (CW/11)/Wooded Estate/lands: E, Freeland (UT/24). Bioband medium-high.					
SUMMARY	Undulating valley side, part of ridge encircling east and north of town. High intervisibility across countryside to west and north. High importance and sensitivity.					



WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK/WITNEY LANDSCAPE ASSESSMENT 2007/APPENDIX B LANDSCAPE ASSESSMENT WORKSHEETS

TABLE 8: AREA D2 EAST WITNEY: EASTERN WINDRUSH/MADLEY BROOK VALLEY SIDE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open rolling vale farmland/Semi enclosed rolling vale farmland					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Undulating valley side, eastern side of Madley Brook and Windrush, very prominent ridge.</li> <li>• Largely agricultural, plus new Witney cemetery. A40 bypass to Witney cuts through area.</li> <li>• Mix of arable and pasture. Strong hedges and hedgerow trees.</li> <li>• Irregular old enclosure field pattern.</li> <li>• Medium scale.</li> <li>• Open.</li> </ul>	Part within Wychwood project area. Forms important part of landscape setting of, and backdrop for, Witney. High local and district.	Typical of Wychwood Uplands area and Upper Windrush valley.	Smooth valley side essential part of character, not replaceable once lost to development. Species rich hedgerows and old trees not replaceable in short/medium term.	Part of undeveloped ridge around north of Witney, high sensitivity.	<p>Existing urban edge: soft edge, no additional planting required.</p> <p>Possible development: major planting belts could be effective in softening new development in near views, but, with development on a prominent ridge, would not be effective in longer distance views from west.</p>
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility to north, west and south west.</li> <li>• Strong visual connection with Windrush valley and across to higher ground to west.</li> <li>• Views to Areas H, C1, C2 and C3.</li> <li>• Landmark: Witney St Mary's spire, Cogges church.</li> <li>• Long views west along Windrush valley and to wooded skyline.</li> <li>• Largely soft edge to Cogges housing. Strong visual connection to historic core.</li> </ul>	Visual links with AONB. Forms part of landscape setting of, and backdrop for, Witney. High local, medium-high district.	Typical of Wychwood Uplands area and Upper Windrush valley.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Long and expansive views out across countryside and to historic core of town, highly sensitive. Existing housing sited low in landscape, avoiding impact.	<p>Existing urban edge: soft edge, no additional planting required. Maintain visual links to historic cores of Cogges and Witney.</p> <p>Possible development: major planting belts could be effective in softening new development in near views, but, with development on a prominent ridge, would not be effective in longer distance views from west.</p>
CULTURAL ASSOCIATIONS	Former Cogges old enclosures. Old path links between Cogges and High Cogges. Ridge and furrow visible.	Part of history of land use associated with manor of Cogges. Medium local.	Typical of locality (Cogges manor)	Strong old field boundaries not replaceable in short/medium term.	Old established links between centre and edge of Cogges, high local sensitivity	<p>Existing urban edge: N/A.</p> <p>Possible development: integrity of field boundaries and paths should be maintained.</p>
TRANQUILLITY	Adjacent roads well screened, A40 in deep cutting, visually little traffic disturbance, but noise from adjacent roads. Long distance tranquil views across northern part of town.	Long distance tranquil views high local.	Typical of locality.	Planting within area would reduce important views to tranquil countryside. Any development would extend direct movement/noise impacts further into countryside and onto prominent ridge.	Area highly visible from surrounding tranquil countryside and from places in town, therefore high sensitivity.	<p>Existing urban edge: soft urban edge.</p> <p>Possible development: planting could help to soften increased activity associated with new development, but would not be effective in views from higher ground.</p>
ACCESS	A number of footpaths across area. Links to wider countryside, and between Cogges and High Cogges, severed by A40.	High local.	Typical of locality.	Capable of replacement and improvement.	Moderate-high local.	<p>Existing urban edge: improved path links to wider countryside east of A40 would be beneficial.</p> <p>Possible development: new footpath links should be created where possible.</p>
OWLS ANALYSIS	Wooded Estatelands: E, Freeland (UT/24). Bioband medium-high.					
SUMMARY	Undulating valley side, prominent part of ridge enclosing east of town. High intervisibility to south west, west and north, and visual connections with the historic cores of both Witney and Cogges. High importance and sensitivity.					

WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK/WITNEY LANDSCAPE ASSESSMENT 2007/APPENDIX B LANDSCAPE ASSESSMENT WORKSHEETS

TABLE 9: AREA E EAST WITNEY: EAST FACING EASTERN WINDRUSH/MADLEY BROOK VALLEY SIDE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open rolling vale farmland/Semi enclosed rolling vale farmland					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• East facing undulating valley side, eastern side of Madley Brook and Windrush, very prominent ridge.</li> <li>• Agricultural. A40 bypass to Witney, with Shores Green junction, cuts through area. Scattered farms and dwellings.</li> <li>• Mix of arable and pasture. Strong hedges and hedgerow trees. Cogges Wood on skyline to north.</li> <li>• Mainly regular post enclosure.</li> <li>• Medium scale.</li> <li>• Largely open.</li> </ul>	Within Wychwood project area. Eastern side of ridge forming landscape setting of Witney. High local and district.	Typical of higher ground in Eynsham vale area.	Smooth valley side essential part of character, not replaceable once lost to development.	Part of undeveloped ridge around north of Witney. Extension of development into this area would represent major change to previous Witney directions of development. High sensitivity.	Existing urban edge: N/A  Possible development: major planting belts could be effective in softening views.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility to east and south from higher ground.</li> <li>• Strong visual connection with Eynsham vale landscape.</li> <li>• Views to Areas D1 and D2.</li> <li>• Landmark: Wytham Hill.</li> <li>• Long views east and south east across low lying Eynsham vale (Thames valley) landscape.</li> <li>• No physical or visual connection with settlement.</li> </ul>	No visual connection with town, forms part of ridge separating town from countryside to east. High local, medium district.	Typical of higher ground in Eynsham vale area.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Long and expansive views out across countryside to east and south. Introduction of lighting into area would be particularly damaging. High sensitivity.	Existing urban edge: N/A  Possible development: major planting belts could be effective in softening views from lower ground, less effective in views from higher ground eg High Cogges area.
CULTURAL ASSOCIATIONS	Former Cogges heath, part of very large area of heath stretching east towards Eynsham.	Part of history of land use associated with manor of Cogges. Low-medium local.	Typical of locality – part of large area of former heath	Relatively recent field boundaries, replaceable.	Low.	Existing urban edge: N/A.  Possible development: no special mitigation necessary.
TRANQUILLITY	A40 and junction major feature, visually and aurally. Long distance tranquil views across Eynsham vale.	Long distance tranquil views high local.	Typical of locality.	Planting within area would reduce views to tranquil countryside. Any development would extend direct movement/noise impacts into countryside and onto ridge, away from town.	Area highly visible from A40, as part of open undeveloped countryside, no connection with town. Introduction of lighting into area would be particularly damaging. High sensitivity.	Existing urban edge: N/A.  Possible development: major planting belts could be effective in softening views.
ACCESS	No footpaths, minor road network disrupted by A40. Links to wider countryside severed by A40.	Low	Typical of locality.	Capable of improvement.	Low.	Existing urban edge: N/A  Possible development: new footpath links should be created where possible.
OWLS ANALYSIS	Wooded Estatelands: E, Freeland (UT/24). Bioband medium-high.					
SUMMARY	Undulating valley side, prominent part of ridge enclosing east of town. High intervisibility to south east, part of rural Eynsham vale landscape, no connection with Witney. High importance and sensitivity					

TABLE 10: AREA F1 CENTRAL & SOUTH WITNEY: VALLEY FLOOR: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Valley floor farm land					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Flat valley floor, including small amount of river terrace; river, ditches; flood plain.</li> <li>• Agricultural and low key leisure with former mill building.</li> <li>• Pasture/water meadow/pollard willows along watercourses. Some arable.</li> <li>• Regular field pattern.</li> <li>• Small-medium scale.</li> <li>• Enclosed by trees along watercourses.</li> </ul>	Part of valley setting of Witney, and rural Windrush valley as a whole. Mostly within WIT3 policy area. Part setting for Cogges SAM. High local and district.	Rural area within town: rare.	Meadows essential part of character, not replaceable once lost to development.	Some development has already encroached into this area. Highly sensitive to further erosion.	<p>Existing urban edge: limited additional planting could be beneficial in places to soften adjacent development.</p> <p>Possible development: major planting belts could help to soften new development, but this would not be typical of valley landscape. Pollard willows typical of area should be retained as far as possible.</p>
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility along valley and in places from higher ground to east.</li> <li>• Continuity with both Upper and Lower Windrush Valley: marks change between the two.</li> <li>• Views to AreaD2.</li> <li>• Landmark: St Marys church, Witney, and Cogges church.</li> <li>• Abuts urban edge to west, north and east. Generally soft edge, but harder in south of area to both residential (Cogges) and employment (Station Lane).</li> <li>• Visual connection to historic core of both Witney and Cogges.</li> </ul>	Visual continuity along valley very important. High local and district.	Rural area within town: rare.	Planting mitigation which would be required if area were developed would sever visual connectivity with remainder of valley landscape. Major planting not characteristic of valley floor.	Meadow landscape within the town reads as coherent piece of largely unspoilt landscape, though under pressure from development and suburbanising influences. Highly sensitive to further erosion.	<p>Existing urban edge: limited additional planting could be beneficial in places to soften adjacent development.</p> <p>Possible development: major planting belts could help to soften new development, but this would not be typical of valley landscape. Pollard willows typical of area should be retained as far as possible. Planting would be unlikely to screen views from higher ground to east, and from Stanton Harcourt road overbridge.</p>
CULTURAL ASSOCIATIONS	Former Curbridge, Cogges and Witney manor meadows. Path connections from Witney to Cogges, and south along valley.	Former important land use associated with manor of Witney. Medium-high local.	Formerly typical of locality (Witney manor), but already eroded by development.	Meadows essential part of character, not replaceable once lost to development.	Highly sensitive to further erosion.	<p>Existing urban edge: path routes should be maintained unchanged.</p> <p>Possible development: path routes should be maintained unchanged. Older field/ditch boundaries should be disturbed as little as possible.</p>
TRANQUILLITY	Generally tranquil despite nearby busy roads and proximity to centre of Witney. Tranquil views along valley. Influence of A40 on embankment in south of area.	High local.	Tranquil rural area within town: rare.	Visual impact of housing could be reduced by planting, but planting on valley floor not typical of valley landscape. Any development would extend direct movement/noise impacts further into valley landscape.	High sensitivity.	<p>Existing urban edge: limited additional planting could be beneficial in places to soften adjacent development.</p> <p>Possible development: major planting belts could help to soften new development, but this would not be typical of valley landscape. Pollard willows typical of area should be retained as far as possible. Planting would be unlikely to screen views from higher ground to east, and from Stanton Harcourt road overbridge.</p>
ACCESS	Very well used PROW links between centre of Witney and Cogges. Links also along valley to country park and wider countryside.	High local.	Major well used route across valley: rare.	Capable of replacement.	High	<p>Existing urban edge: path routes should be maintained unchanged.</p> <p>Possible development: path routes should be maintained unchanged and links improved.</p>
OWLS ANALYSIS	River meadowlands: K, River Windrush (Witney Fringe) (CW/5). Bioband low-medium. River meadowlands: L, Lower Windrush Valley (UT/19). Bioband medium. Terrace farmland: B, Cogges Bridge Cottage (UT/54). Bioband low.					
SUMMARY	Flat valley floor largely within flood plain with high intervisibility along valley, and at a pivotal point between Upper and Lower Windrush valleys. Rural character under threat due to close proximity of town. High importance and sensitivity.					

TABLE 11: AREA F2 SOUTH WEST WITNEY: VALLEY FLOOR: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Valley floor farm land					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Flat valley floor; ditches; partly flood plain.</li> <li>• Agricultural; sewage works and loose cluster of modern buildings inc hotel and petrol station near A40 junction. Busy A415 at eastern boundary; forms strong boundary between Ducklington and open countryside.</li> <li>• Largely arable, strong hedges/trees along watercourses and some field boundaries and former railway line, some good trees.</li> <li>• Mainly regular field pattern.</li> <li>• Medium-large scale.</li> <li>• Open except where blocked by large hedges.</li> </ul>	Part of valley setting of Witney, and rural Lower Windrush valley as a whole. No physical connection with town. High local.	Typical of Lower Windrush valley	Hedges/trees replaceable. Gap between Witney and Ducklington not replaceable.	Some development has already encroached into the east of this area, associated with the busy road junction. East of area highly sensitive to further erosion.	<p>Existing urban edge: generally soft edge to Witney, little improvement needed. Ducklington boundary with A415 hard in places.</p> <p>Possible development: major planting belts could help to soften new development. Older hedges should be retained as far as possible.</p>
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility in places across flat landscape, but views easily blocked by vegetation. Occasional views from outliers of higher ground in Moulden's Wood area.</li> <li>• Continuity with Lower Windrush Valley.</li> <li>• Views to Areas D2, G and H.</li> <li>• Landmark: St Marys church.</li> <li>• Abuts urban edge (Thorney Leys/Burwell Meadow), A40 forming strong physical barrier but not generally prominent from countryside to south. Sewage works area relatively contained within landscape. Little of tiny gap between Witney and Ducklington remains.</li> <li>• Little visual connection with historic core.</li> </ul>	Visual continuity along valley important. High local.	Typical of Lower Windrush valley	Planting mitigation which would be required if area were developed would sever visual connectivity with remainder of valley landscape. Major planting not characteristic of valley floor.	Some development has already encroached into the east of this area, associated with the busy road junction. East of area highly sensitive to further erosion.	<p>Existing urban edge: generally soft edge to Witney, little improvement needed. Ducklington boundary with A415 hard in places.</p> <p>Possible development: major planting belts could help to soften new development. Older hedges should be retained as far as possible.</p>
CULTURAL ASSOCIATIONS	Former Curbridge closes and meadows.	Former land use associated with manor of Witney. Low-medium local.	Typical of area	Part of historic character, not replaceable once lost to development.	Sensitive to further erosion.	<p>Existing urban edge: path route should be maintained unchanged.</p> <p>Possible development: path routes should be maintained unchanged. Older field/ditch boundaries should be disturbed as little as possible.</p>
TRANQUILLITY	Generally tranquil despite nearby busy roads, apart from near busy A40/A415 junction.	Medium local.	Typical of area	Any development would extend direct movement/noise impacts into currently generally tranquil valley landscape.	High sensitivity.	<p>Existing urban edge: generally soft edge, little improvement needed.</p> <p>Possible development: major planting belts could help to soften new development. Older hedges should be retained as far as possible.</p>
ACCESS	One footpath running south from Witney to Moulden's Wood area, connectivity with town severed by A40.	Medium local.	Typical of area	Capable of replacement.	Medium	<p>Existing urban edge: path routes should be maintained unchanged, would be beneficial to improve links across A40.</p> <p>Possible development: path routes should be maintained unchanged and links improved.</p>
OWLS ANALYSIS	Lowland Village Farmlands: B, Brize Norton (UT/13). Bioband medium-high.					
SUMMARY	Flat valley floor partly within flood plain, with potential for high intervisibility easily blocked by vegetation in flat landscape. Strong rural character and connection with Lower Windrush valley. Moderate to high importance and sensitivity. Strong contrast between urban (north of A40, east of A415) and rural (west of A415) vulnerable to erosion.					

TABLE 12: AREA G WEST WITNEY: MINOR VALLEYS: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed rolling vale farmland/semi enclosed limestone wolds (large scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Rolling small scale valleys.</li> <li>• Some agricultural, much of Colwell Brook valley low key open space and balancing ponds. A40 and A4095 cut through area, busy town distributor road forms eastern boundary.</li> <li>• Pasture and arable. Hedges/trees, strong tree line along Colwell Brook.</li> <li>• Regular field boundaries except where following brook lines.</li> <li>• Small scale field pattern.</li> <li>• Contrast between enclosed in valleys, open on higher ground.</li> </ul>	Part designated as amenity open space/structural landscape in LP, High local and district.	Typical of area.	Large scale development difficult to accommodate within small scale topography.	Small scale topography sensitive to development, area also plays important buffer role. High sensitivity.	Existing urban edge: Area G plays important buffer role, little additional planting needed.  Possible development: impact of large scale development on small scale topography not capable of mitigation. Strengthening of existing boundary vegetation would be needed.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• Low intervisibility in valleys, high from higher ground.</li> <li>• Strong visual connection with Lower Windrush valley to south. Views to Area H.</li> <li>• Landmark: very occasionally Witney spire.</li> <li>• Some expansive views out across Lower Windrush valley. Views back from lower ground easily blocked by vegetation. Colwell Brook willows and poplars on Curbridge road prominent in views back.</li> <li>• Hard edge to parts of adjacent housing estates. Vegetation in this Area plays important part in softening views back from south, and providing physical and visual buffer between town and country. Important part of gap between Witney and Curbridge.</li> </ul>	Visual links to valley landscape to south. High local.	Typical of area.	Planting mitigation which would be required if area were developed would be likely to sever visual connectivity with wider landscape.	Small scale topography sensitive to development, area also plays important buffer role. High sensitivity.	Existing urban edge: Area G plays important buffer role, little additional planting needed.  Possible development: impact of large scale development on small scale topography not capable of mitigation. Strengthening of existing boundary vegetation would be needed to maintain appearance of visual buffer.
CULTURAL ASSOCIATIONS	Part former Curbridge meadow, part open fields. Former important path link between Witney and Curbridge severed by A40. Bridleway crossing valleys in north formerly important route to Burford and Brize Norton from town.	Low-moderate.	Typical of area.	Replaceable if old boundaries undisturbed.	Low-moderate as a whole.	Existing urban edge: N/A.  Possible development: field boundaries and path routes should be disturbed as little as possible.
TRANQUILLITY	Tranquil within Colwell Brook valley, but not elsewhere due to busy roads.	High local.	Typical of locality.	Any development would extend direct movement/noise impacts further into countryside and erode buffer.	Part of buffer between town and country, therefore high sensitivity.	Existing urban edge: Area G plays important buffer role, little additional planting needed.  Possible development: planting could help to soften increased activity associated with new development, but direct impact from introduction of development into currently largely undeveloped area would remain.
ACCESS	Crossed by busy roads. Bridleway crosses northern part of valleys, well used link west with countryside. Poor linkage with countryside to south.	High local (bridleway).	Typical of locality.	Capable of replacement.	Moderate.	Existing urban edge: path routes should be maintained unchanged.  Possible development: existing path routes should be maintained and improved.
OWLS ANALYSIS	Lowland Village Farmlands: B, Brize Norton (UT/13). Bioband medium-high.					
SUMMARY	Small scale valleys with small scale field pattern and strong landscape structure. Mix of high intervisibility from some high points, and very low intervisibility elsewhere. Views back from south easily blocked by vegetation in the flat landscape, and town presents generally soft edge. High importance and sensitivity as buffer zone and strong landscape edge to Witney.					

TABLE 13: AREA H WEST WITNEY RIDGE: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open limestone wolds/semi enclosed limestone wolds (large scale)					
<b>LANDSCAPE FEATURES:</b> <ul style="list-style-type: none"> <li>• LANDFORM</li> <li>• LAND USE</li> <li>• VEGETATION COVER</li> <li>• PATTERN</li> <li>• SCALE</li> <li>• SENSE OF ENCLOSURE</li> </ul>	<ul style="list-style-type: none"> <li>• Plateau, part of ridge between Upper and Lower Windrush valley. Mostly gently sloping to south east.</li> <li>• Range of uses: employment, leisure (inc golf course), agricultural. B4047 Burford road runs along highest part of ridge, busy Downs Road runs south dividing area. Farm buildings. Very large employment buildings near highest part of ridge.</li> <li>• Pasture and arable. Hedges, few trees east of Downs Road apart from small wood. Scattered young trees on golf course, major young woodland planting assoc with employment land, parish boundary strong tree/hedge line.</li> <li>• Regular field boundaries.</li> <li>• Medium-large scale field pattern.</li> <li>• Generally open.</li> </ul>	Part designated as amenity open space/structural landscape in WOLP. High local and district.	Typical of area.	Large scale landscape potentially able to absorb large scale development.	Large scale open landscape. High sensitivity on higher ground, moderate at lower levels.	Existing urban edge: young planting starting to be effective in softening housing edge. New large employment buildings still dominant.  Possible development: with large scale buffer planting similar to existing, domestic scale buildings on lower ground only (below approx 105m contour) could be accommodated in landscape.
<b>VISUAL FEATURES:</b> <ul style="list-style-type: none"> <li>• INTERVISIBILITY</li> <li>• CONNECTIVITY WITH WIDER LANDSCAPE</li> <li>• KEY VIEWS OUT AND IN</li> <li>• RELATIONSHIP WITH SETTLEMENT</li> </ul>	<ul style="list-style-type: none"> <li>• High intervisibility both north and south from highest ground above 105m contour.</li> <li>• Strong visual connection with both Upper and Lower Windrush valley. Views from higher ground to Areas A, C1, C2, higher ground in C3, D1 and D2.</li> <li>• Landmark: Leaffield spire.</li> <li>• Expansive views out both north and south. Many views to north of area from higher ground to north and west, employment buildings dominant on sky line. Fewer views back from valley to south where views easily blocked by vegetation, but some long distance views from higher ground to higher ground: employment buildings dominant.</li> <li>• Eastern boundary abuts West Witney housing. Charterville Allotments (Minster Lovell) forms western boundary to area.</li> </ul>	Visual links to valley landscape to north and south, and to higher ground to north (AONB). High local and district.	Typical of area.	Large scale planting would not be out of place in large scale landscape.	Higher ground high sensitivity. Lower part of area to south, where views north blocked by topography, less sensitive. Golf course and agricultural land form important soft buffer/gap between Witney and Minster Lovell.	Existing urban edge: young planting starting to be effective in softening housing edge. New large employment buildings still dominant.  Possible development: with large scale buffer planting similar to existing, domestic scale buildings on lower ground only (below approx 105m contour) could be accommodated in landscape.
CULTURAL ASSOCIATIONS	Part open fields. Bridleway crossing south of area formerly important route to Burford and Brize Norton from town.	Low.	Typical of area.	Replaceable if old boundaries undisturbed.	Low-moderate as a whole.	Existing urban edge: N/A.  Possible development: path route should be disturbed as little as possible, parish boundary should be retained undisturbed.
TRANQUILLITY	Views across tranquil countryside, parts of golf course area tranquil, but busy roads and large employment buildings dominant.	Medium local.	Typical of locality.	Replaceable.	East of Downs Road, tranquillity severely eroded by large employment buildings, low sensitivity. West of Downs Road, gap between Witney and Minster Lovell, open landscape, high sensitivity.	Existing urban edge: young planting starting to be effective in softening housing edge. New large employment buildings still dominant.  Possible development: with large scale buffer planting similar to existing, domestic scale buildings on lower ground only (below approx 105m contour) could be accommodated in landscape.
ACCESS	Crossed by busy roads. Bridleway crosses south of area, well used link west with countryside. Poor linkage with countryside to south.	High local (bridleway).	Typical of locality.	Capable of replacement.	Moderate.	Existing urban edge: path route should be maintained unchanged.  Possible development: existing path route should be maintained and links improved.
OWLS ANALYSIS	Estate Farmlands: D, Carterton (CW/1). Bioband medium-high.					
SUMMARY	High plateau, part of prominent ridge extending west of Witney, with generally weak landscape structure and high intervisibility to both north and south from highest ground. However, views back from south are easily blocked by vegetation in the flat landscape, and development below highest ground would have relatively little visual impact. Large scale landscape can accommodate housing scale development on lower ground within area within new strong landscape structure.					