

**WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK
CHIPPING NORTON LANDSCAPE ASSESSMENT 2009**

**APPENDIX A
WOLA/AHLC ASSESSMENT SUMMARY TABLES**

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TABLE A AREA A: WEST OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Semi-enclosed valleys and ridges	Unchanged. Lies within Cotswolds AONB.
Steep valley sides, 10%-6% north and south facing	Unchanged
Important contribution to the setting of the town	Unchanged
Small scale pasture, strong landscape structure and strong landscape edge	North of area medium scale open pasture. Strong landscape edge remains.
Attractive mosaic of small-scale irregular-shaped fields with thick hedgerows	Attractive mosaic as described in south of area, north of area open pasture.
Mix of uses in valley bottom set within a mature landscape structure	Unchanged
Back gardens, small fields and vegetation within the urban envelope blur the edge between the urban area and open land	Unchanged
Visual characteristics	
Moderate to high intervisibility within the valley, good views in all directions	Area unchanged, but new industrial estate development in neighbouring Area B occasionally intrusive
Attractive silhouette of the town seen from the north	Unchanged, though southern side of town presents harder view running down slope.
Bliss Mill a major landmark and 'eyecatcher'	Unchanged
Soft urban edge	Unchanged
Very few intrusive buildings or structures	Generally unchanged, though some views to industrial buildings in Area B, and to tall floodlighting in Area F.
Key sensitivities and considerations	
Skyline very sensitive to change	Unchanged
Landscape pattern of valley very distinctive and vulnerable to change	Unchanged
Valley side landscape integral to the quality of the views, any changes are likely to be highly visible	Unchanged

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TABLE B AREA B: NORTH WEST OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Semi-enclosed valleys and ridges	Unchanged. Lies within Cotswolds AONB.
Steep valley sides, 10%-6% north and south facing	Unchanged
Important contribution to the setting of the town and a strong landscape edge	Unchanged
Mixture of well wooded small scale pasture in the valley and larger scale more open arable farmland higher up on the northern slopes	Unchanged
Parkland characteristics next to A44	Applies to Area D? Traffic on A44 intrusive to area.
Strong landscape structure, slightly weaker in open areas	Unchanged
Recreational uses in valley bottom	Unchanged
Well-vegetated urban edge	Unchanged
Visual characteristics	
Avenue trees on both sides of A44 important feature on the approach into town from the north west	Unchanged
Moderate intervisibility within the valley, high intervisibility on more open farmland higher up the valley sides	Unchanged
Good elevated views	Unchanged
Attractive silhouette of the town seen from the north west	Unchanged
Soft urban edge	Unchanged, important to maintain. Part of sensitive gap between Chipping Norton and Over Norton.
Very few intrusive buildings or structures	Generally unchanged, but industrial buildings north of A44 occasionally intrusive from Area A/A44/Area F; sensitive area.
Key sensitivities and considerations	
Woodland very important component of the setting of the town	Unchanged, green areas/trees within town also important/vulnerable.
Skyline very sensitive to change	Unchanged; industrial buildings north of A44 occasionally intrusive from Area A/A44/Area F; sensitive area.
Landscape pattern of valley very distinctive and vulnerable to change	Unchanged
Valley side landscape integral to the quality of the views, any changes are likely to be highly visible	Unchanged. Area also part of sensitive gap between Chipping Norton and Over Norton.

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TABLE C AREA C: NORTH OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Semi-enclosed limestone wolds farmland and parkland landscapes	Boundary slightly in updated assessment, area covers valley only, not plateau to south east (Area D)
Steep sided valley with formal parkland on the northern slope and medium scale arable fields on the southern slope	Unchanged
Very strong landscape structure with mature woodland blocks and avenues	Unchanged
Important to the setting of Chipping Norton and Over Norton	Unchanged, and important part of gap
Largely flat, medium scale farmland with a strong structure of woodland blocks, shelterbelts and hedgerows	Updated assessment moves this to Area D
Valley-sides with stronger hedgerow structure, more trees and a mixture of pasture and arable farmland	Unchanged
South-facing sloping valley sides up to 8%	Unchanged
Enclosed valley floor, predominantly pasture, low-lying, riparian character, wet and prone to flooding	Unchanged
Willow-lined ditches and groups of mature trees	Unchanged
Soft urban edge	Unchanged, though northern edge of town occasionally visible: vulnerable gap
Visual characteristics	
Low intervisibility, views down into the valley floor	Low intervisibility within valley, higher on higher ground
Valley sides form skyline from valley floor	Unchanged
Views largely unspoilt by urban influences	Unchanged
Built form on valley sides mostly screened by mature vegetation except for new housing	Unchanged
Key sensitivities and considerations	
Valley sides and valley floor are an important natural component of the valley landscape	Unchanged
Unspoilt landscapes particularly vulnerable to change	Unchanged
Special attention should be given to maintaining strong landscape edges	Unchanged, vulnerable gap between town and Over Norton

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TABLE D AREA D: NORTH EAST OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Semi-enclosed limestone wolds farmland	Boundary of area extended north of A361 to include upper part of parkland
Largely flat, medium scale farmland with a strong structure of woodland blocks, shelterbelts and hedgerows	Generally unchanged, some new development / redevelopment between A361 and London Road. Field scale varies across area.
Predominantly arable	Mix of grassland and arable
Smaller scale fields nearer to the town	Unchanged
Helps form an attractive approach into the town on London Road, important to the setting of Chipping Norton	Soft approach with development well screened on Banbury Road, London Road development less well screened
Urban edge in the process of change ie new development on the old hospital site and employment site north of Rockhill Farm	Development still in progress, well contained within landscape structure.
Visual characteristics	
Low to moderate intervisibility	Unchanged
Degree of enclosure provided by good woodland blocks and shelterbelts	Good enclosure, trees/hedges effective in screening in flat landscape.
Changes to the urban edge only visible locally	Unchanged
Avenue landscape very important to the quality of the approach and the setting of the town and visible from the north	Avenue landscape important, but also network of trees/hedges behind this crucial in softening approach and maintaining visual separation between A361 and London Road.
Key sensitivities and considerations	
Parcel of land important to the setting of the town	Unchanged
Landscape very sensitive to change, particularly along the ridgeline occupied by the A44	Area generally set back from edge of ridge/plateau, strong landscape structure could absorb development
Low intervisibility particularly in the smaller scale landscapes means that visible change is limited	Unchanged
Need to maintain strong landscape structure	Unchanged
Need to maintain the quality of the approach into the town	Unchanged; network of trees/hedges as important as avenue trees

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TABLE E AREA E: EAST OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Open limestone wolds farmland	Area divided into two: plateau and minor valleys
Large-scale, rolling farmland mostly in arable cultivation	Mix of arable and pasture, also playing fields, allotments, golf course
Open, elevated hilltop character	Unchanged
Weak hedgerow structure, few trees, fences replace hedgerows	Generally unchanged, though some young plantations
Rural edge slightly scruffy; pockets of derelict farmland, allotments etc	Generally soft edge, with housing set low in landscape, apart from Parker Knoll site
Intrusive buildings and structures on the urban edge	Applies even more now with Parker Knoll housing development
Visual characteristics	
Generally high intervisibility due to open character and topography although intervening higher ground shields urban edge	High intervisibility, intervening higher ground shields urban edge in some views from lower ground, not from higher ground to south
Boundary of the urban area straggly and indistinct due to peripheral uses such as playing fields allotments etc	Unchanged, apart from Parker Knoll site
Softened by mature vegetation in places	Unchanged
Prominent and intrusive buildings and structures such as water tower and industrial sheds	Industrial sheds removed, replaced by prominent housing with three storey elements
Views out from the urban edge largely unspoilt	Unchanged
Key sensitivities and considerations	
Need to strengthen landscape structure of rural fringe and form a more distinct boundary	Reasonably soft edge, but vulnerable to small scale changes
Urban edge prominent in places and sensitive to change	Southern part of town prominent on high ground in some views. Parker Knoll housing prominent, extending visible edge of town east
Need to improve urban silhouette - opportunity to consider more positive landmarks	Unchanged
Need to improve the quality of the approach into the town on the B4026	Fairly soft approach, but vulnerable to small scale changes

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TABLE F AREA F: SOUTH OF CHIPPING NORTON	
WOLA ASSESSMENT	AHLC ASSESSMENT
Landscape characteristics	
Open limestone wolds farmland	Unchanged
Large-scale, rolling farmland mostly in arable cultivation	Unchanged
Open, elevated hilltop character	Unchanged
Weak hedgerow structure, few trees, fences replace hedgerows	Unchanged
Boundary between urban edge and open land very distinct	Unchanged; hard edge
Sports grounds, associated buildings and floodlighting on the urban edge and in open countryside	Unchanged, intrusive elements
Visual characteristics	
High intervisibility across open land	Unchanged
Harsh urban edge of Chipping Norton forms the skyline to the north	Unchanged; floodlighting and conifers around football pitch very intrusive
Views out from the urban edge largely unspoilt, sports ground at Greystones is partially screened by mature trees	Unchanged
Rural character is adversely affected by floodlighting at night	Unchanged
Degree of enclosure provided by good woodland blocks and shelterbelts	Very little woodland cover, largely open
Changes to the urban edge only visible locally	Highly visible within area, and views to ridge from Areas A and B
Avenue landscape very important to the quality of the approach and the setting of the town	Applies to Churchill Road approach only
The higher ground occupied by the B4450 is visible from the north and sensitive to change	Unchanged
Key sensitivities and considerations	
Rural character is adversely affected by floodlighting at night	Unchanged; conifers inappropriate
Need to strengthen landscape structure in open areas	Unchanged
Need to strengthen landscape structure at the urban edge	Unchanged
Urban edge very visible and sensitive to change	Unchanged
Need to improve the quality of the approach into the town on the A361	Unchanged; Parker Knoll site visible on skyline