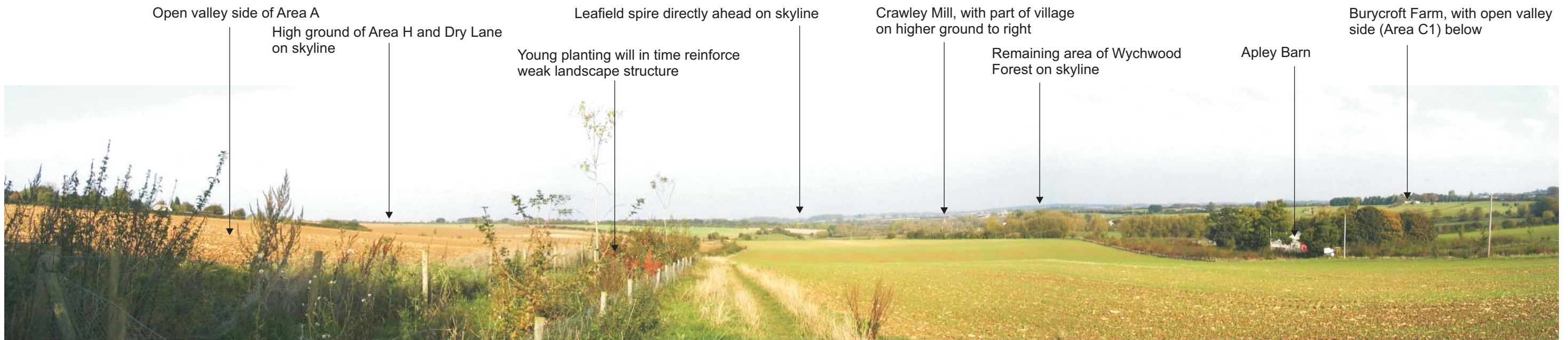


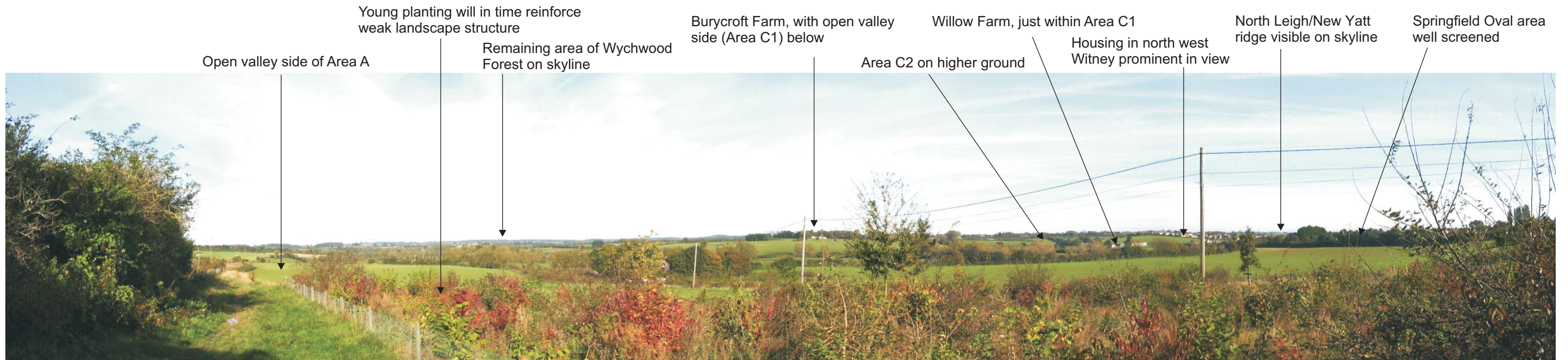
VIEW 1: From bridleway between Witney and Crawley, looking south east, within Area A.
Shows openness and rural character of valley side and floor (Area B).



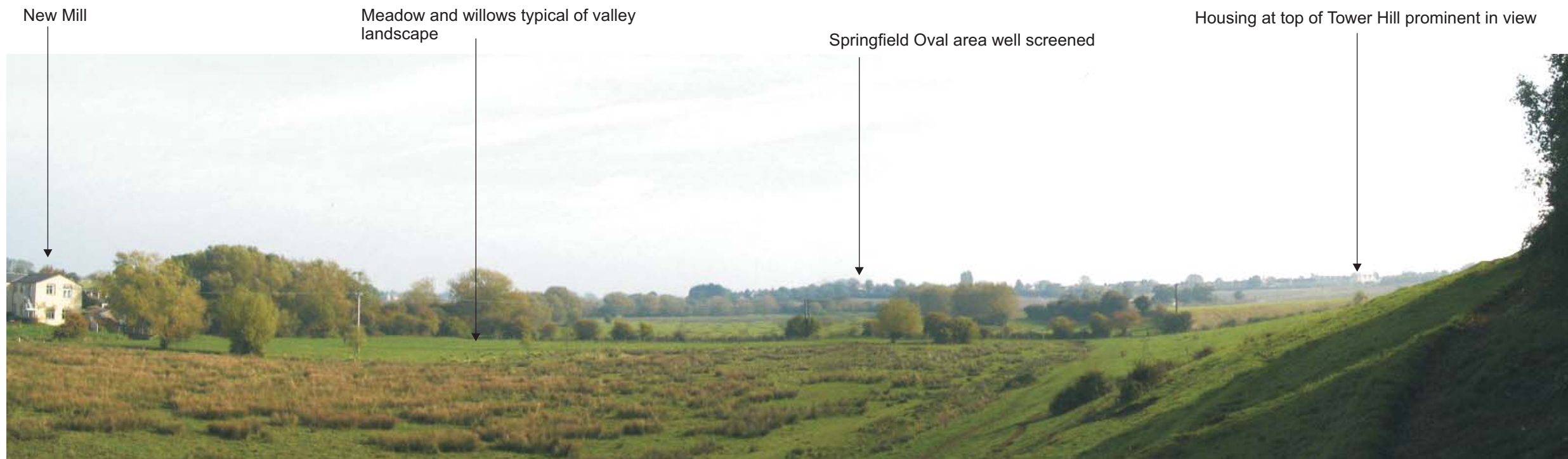
VIEW 2: From bridleway between Witney and Crawley, looking north west round to north, within Area A.
Shows openness and rural character of valley side and floor (Area B), and long views to Wychwood Uplands, including land within Cotswolds AONB.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 1 & 2	
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720. 4



VIEW 3: From bridleway between Witney and Crawley, looking north west round to north east, within Area A.
Shows long views across wooded countryside to north, and to other settlement edge areas: B, C1, C2.



VIEW 4: From bridleway between Witney and Crawley, looking east, within Area B.
Shows openness and rural character of valley side and floor, with high levels of intervisibility.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

DATE
NOV 2007

DRAWING TITLE
VIEWS 3 & 4

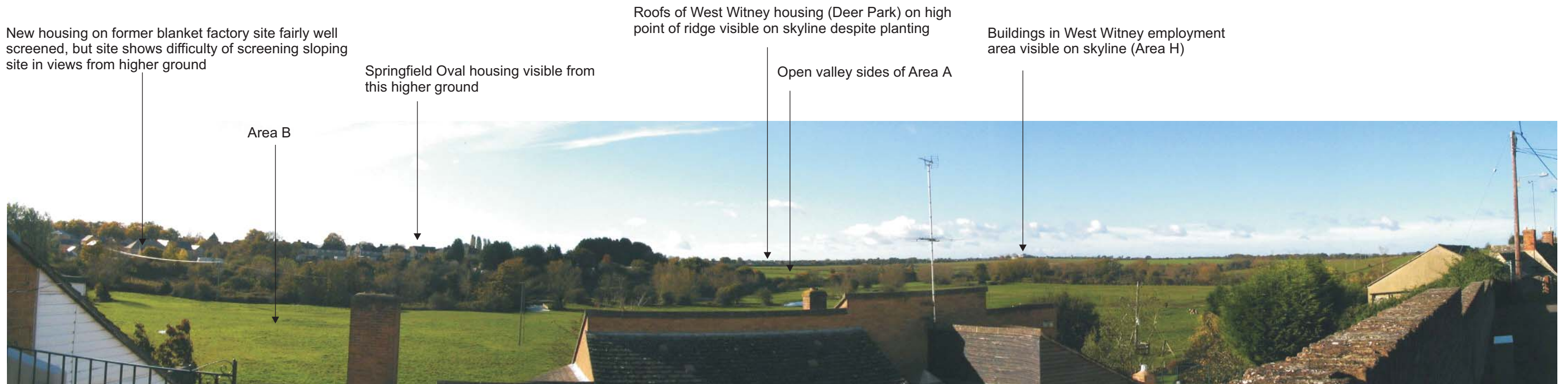
CONSULTANT
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PROJECT
**WEST OXFORDSHIRE LOCAL
DEVELOPMENT FRAMEWORK:
WITNEY LANDSCAPE ASSESSMENT 2007**

FIGURE
0720. 5



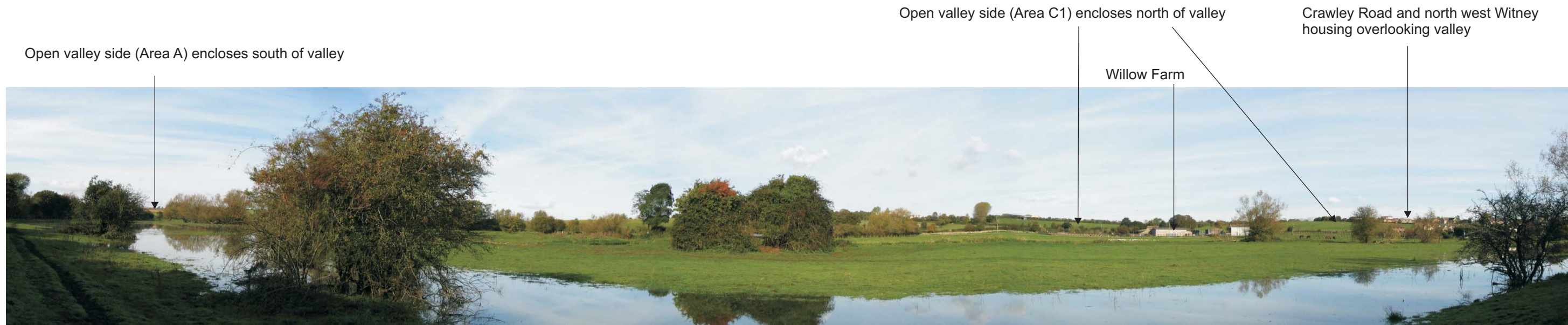
VIEW 5: From New Mill Lane near Willow Farm, looking east round to south west, within Area B.
Shows long views along valley, and Crawley Road housing prominent to north of valley.



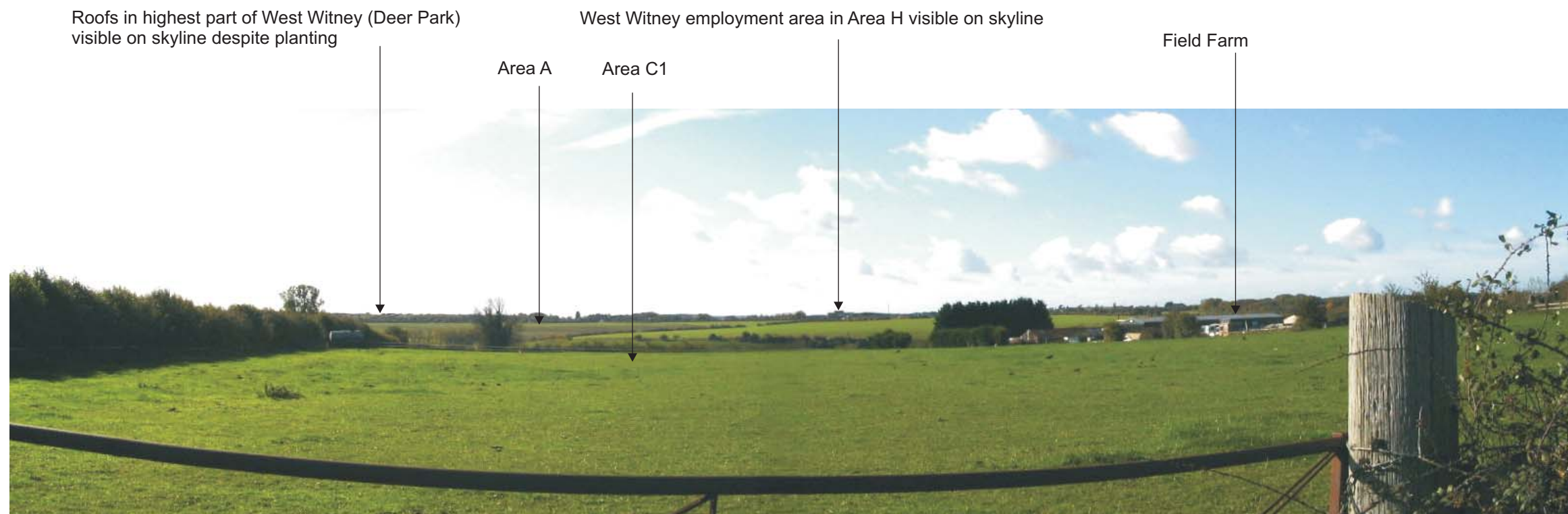
VIEW 6: From Crawley Road, looking south to south west across valley.
Shows long views across valley (Area B) to southern valley side (Area A) and West Witney ridge (Area H).

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 5 & 6
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007



VIEW 7: From footpath between Witney and Crawley, looking north west round to north east, within Area B.



VIEW 8: From Crawley Road near Burycroft Farm looking south across valley, on Area C1/C2 boundary.
Shows long views across valley, and high intervisibility of different settlement edge areas.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 7 & 8
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007



VIEW 9: From Milking Lane looking south west, within Area C2.
Shows high intervisibility across valley between settlement edge areas.



VIEW 10: From Milking Lane looking east round to south west, within Area C1.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEWS 9 & 10
CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk		PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720. 8

Housing in Hoyles Close prominent on skyline

New housing on blanket factory side visible on opposite valley side, illustrating difficulty of screening development on strongly sloping site



VIEW 11: From Milking Lane looking east round to south, on boundary between Areas C1 and C2.
Shows high intervisibility across the Windrush valley.

Soft boundary to Hailey Road primary school, soft edge between town and country

Hoyles Close housing

West Witney ridge, with open valley side (Area A) below



VIEW 12: From Hailey Road looking south west, within Area C2.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

DATE
NOV 2007

DRAWING TITLE
IEWS 11 & 12

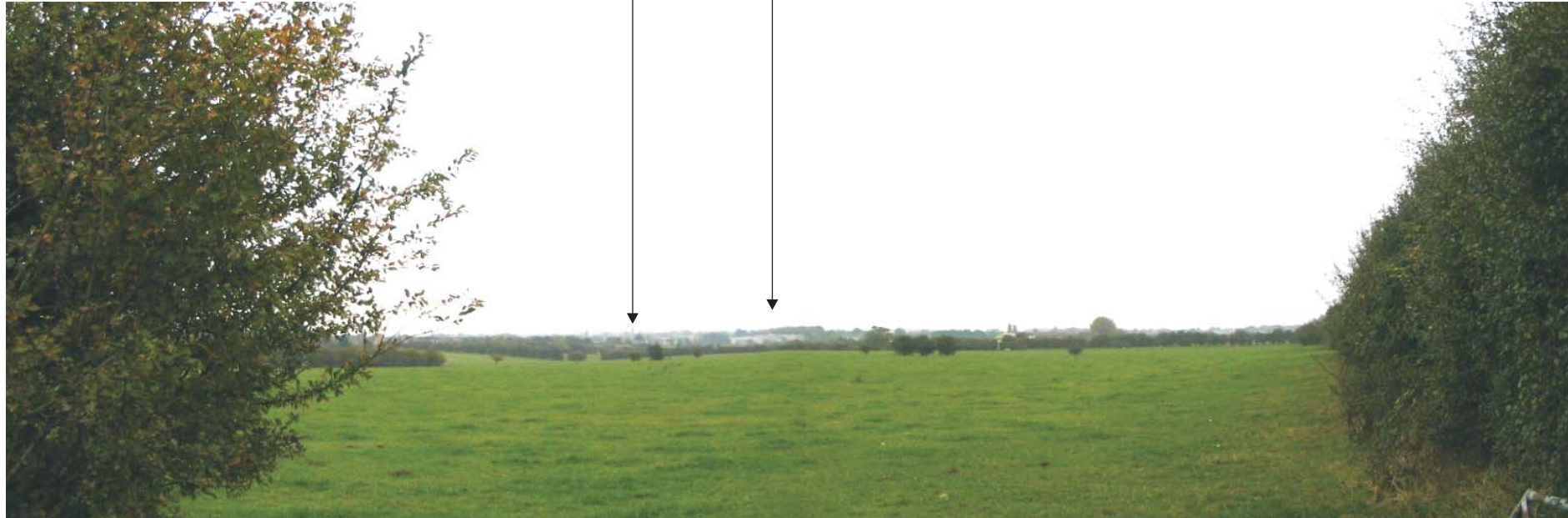
CONSULTANT
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FIGURE
0720. 9

New housing on blanket factory side visible on opposite valley side, illustrating difficulty of screening development on strongly sloping site

Witney church spire visible



VIEW 13: From Foxburrow Lane looking south to south west, within Area C2.
Shows high intervisibility across valley.

West Witney housing on ridge, with open valley side (Area A) below

West Witney employment area buildings in Area H visible on skyline



VIEW 14: From Foxburrow Lane looking south west, within Area C2.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

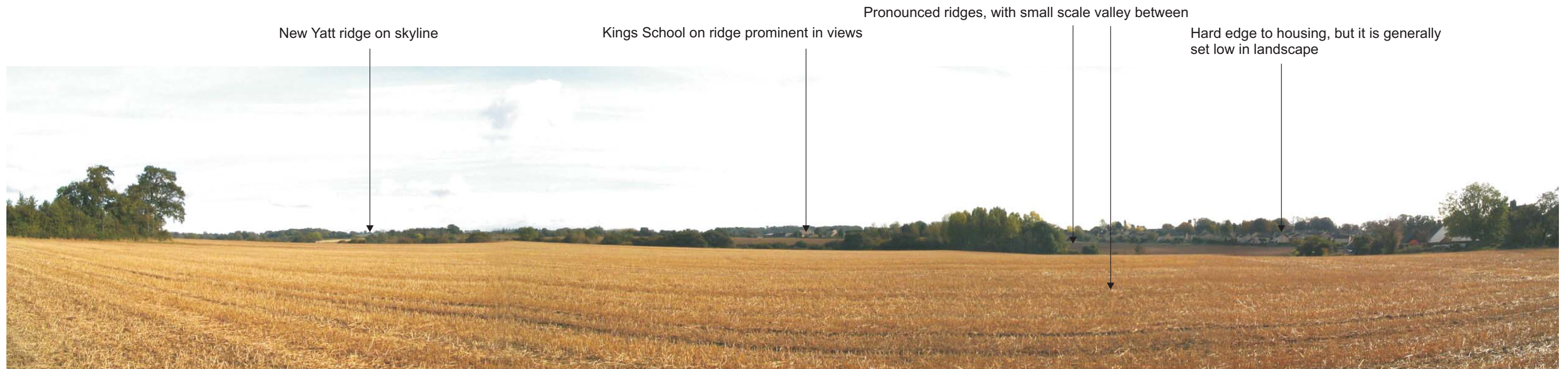
DATE
NOV 2007

DRAWING TITLE
VIEWS 13 & 14

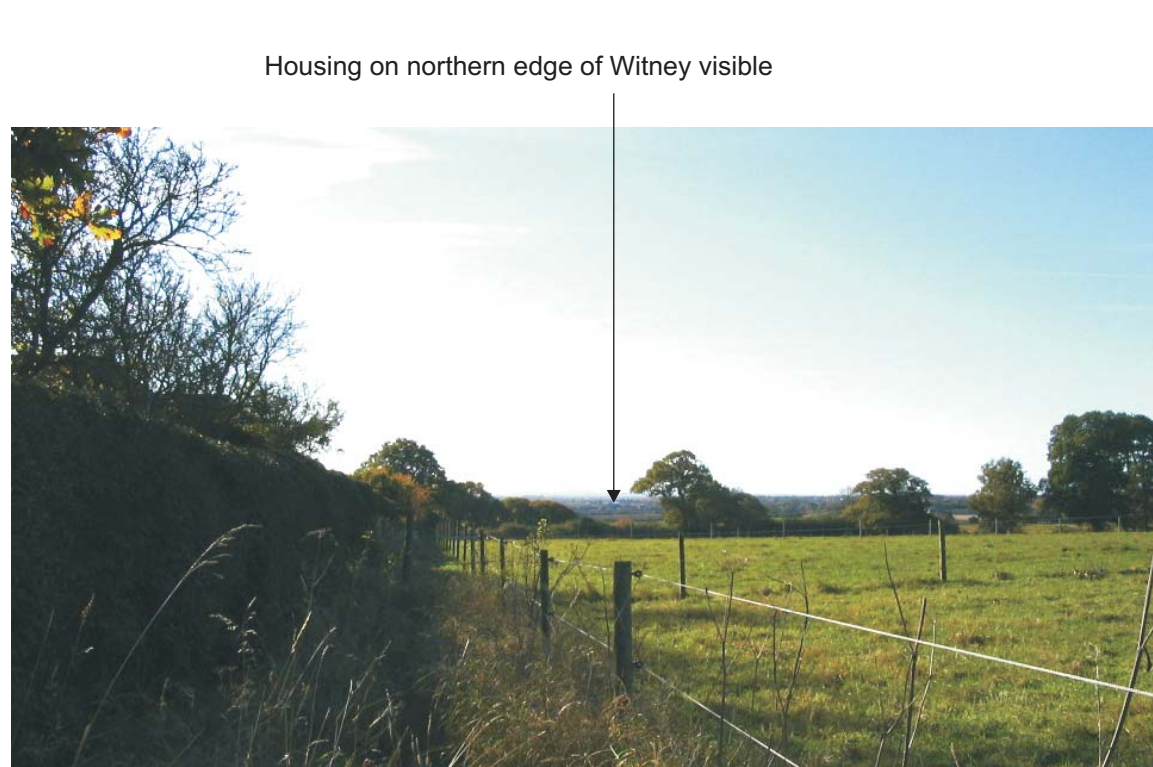
CONSULTANT
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PROJECT
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FIGURE
0720. 10



VIEW 15: From footpath between Witney and Hailey near B4022 looking north east round to south east, within Area C3. Shows rolling topography, with development on higher ground highly visible, and intervisibility with wooded countryside to north.



VIEW 16: From footpath on New Yatt ridge west of New Yatt, looking south west towards Area C3. Northern edge of Witney visible, but low in landscape. Housing on higher ground in Area C3 would be likely to be much more intrusive.



VIEW 17: From footpath on North Leigh ridge, looking south west towards Areas C4, D1 and D2. Madley Park and Early Road housing visible, but low in landscape. Development such as housing on flat ground in Area C4 would detract little from this view. **Note** that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 15, 16 & 17
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007

Housing set low in landscape not prominent in view, despite hard edge

Housing on higher ground, in Cannon Pool area, more prominent

Downhill Farm, one of the scattered farmsteads of medieval origin, set in assarted landscape of small fields with strong hedges and copses



VIEW 18A: From footpath north of Middlefield Farm looking south west round to north west, within Area C3.
Shows openness of higher ground in Area C3, with small scale valleys between.

Kings School prominent on higher ground



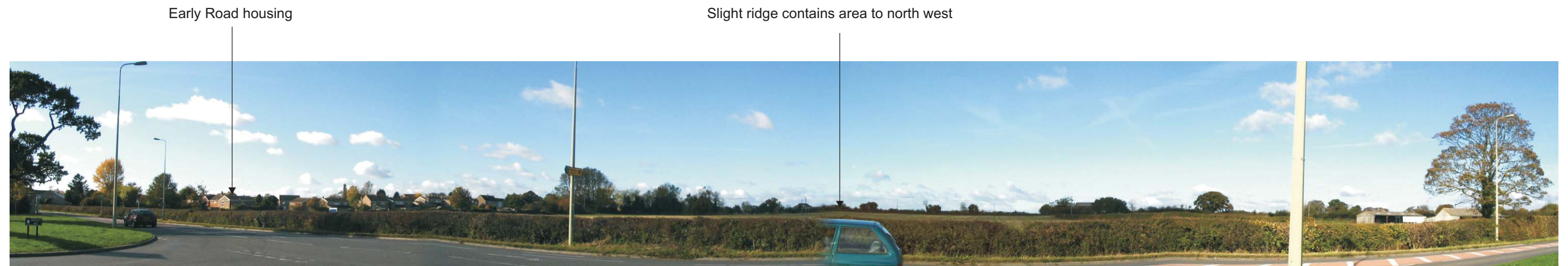
VIEW 18B: From footpath north of Middlefield Farm looking north west round to north east, within Area C3.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEW 18	
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720. 12



VIEW 19: From Early Road looking north east across Area C4.
Shows flat nature of Area C4, with little intervisibility with wider countryside or other settlement edge areas.



VIEW 20: From entrance to Madley Park off A4095, looking south west to north west across Area C4.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 19 & 20
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007

Large trees retained within housing area



VIEW 21: From NE Witney distributor road (Jubilee Way) looking north east.
Shows housing, set low in the landscape, gradually being softened by maturing planting.

Cogges Wood on skyline

Area D1 on higher ground behind hedge



VIEW 22: From NE Witney distributor road (Jubilee Way) looking north east.
Shows housing, set low in the landscape, gradually being softened by maturing planting.

Housing set low in landscape, gradually being softened by maturing planting, allows long views across wider landscape



VIEW 23: From field east of Jubilee Way looking west round to north, within Area D1.
Shows long views across to wooded Wychwood Uplands, within Cotswolds AONB.

North Leigh ridge

Cogges Wood

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

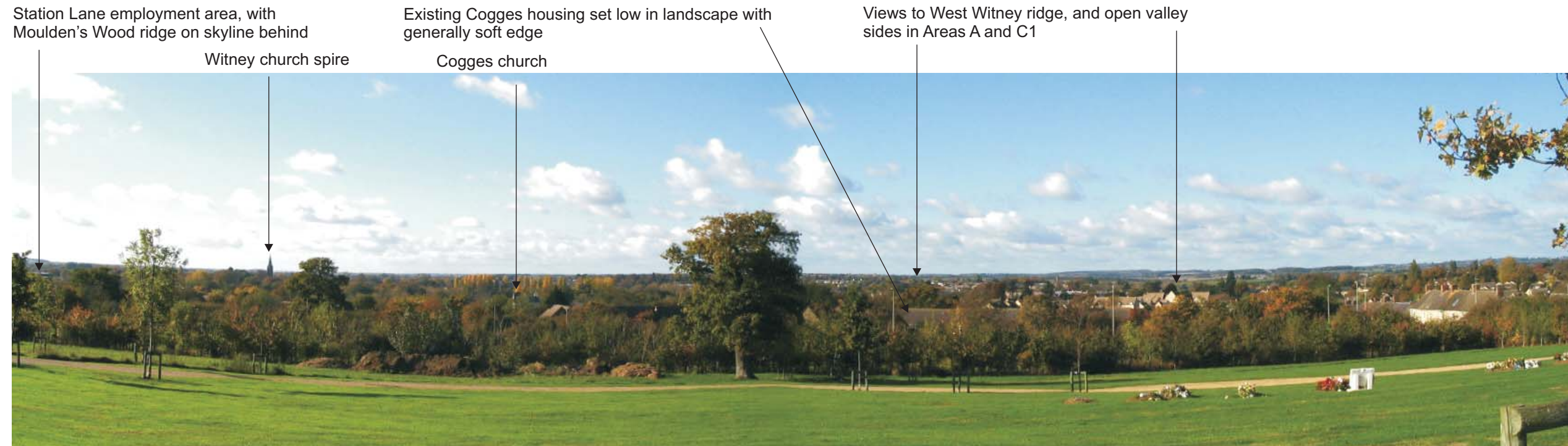
DATE
NOV 2007

DRAWING TITLE
IEWS 21, 22 & 23

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PROJECT
**WEST OXFORDSHIRE LOCAL
DEVELOPMENT FRAMEWORK:
WITNEY LANDSCAPE ASSESSMENT 2007**

FIGURE
0720. 14



VIEW 24: From Windrush Cemetery looking south west round to north west, within Area D2.
Shows long views to Lower Windrush valley and along and across Upper Windrush valley to higher ground, within Cotswolds AONB. Also shows close relationship of this part of the ridge to the historic cores of both Witney and Cogges



VIEW 25: From footpath in High Cogges area looking south west to west in Area D2.
Shows characteristics of Area D2 continuing south east of A40.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEWS 24 & 25
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007

Wytham Wood, on eastern side of River Thames near Oxford,
on skyline, with low lying Eynsham vale in foreground



VIEW 26: From accommodation bridge over A40 near Hill Farm looking east.

Open ridge: Area E



VIEW 27: From accommodation bridge over A40 near Hill Farm looking west towards Area E.
Shows pronounced ridge separating Witney from countryside to east.



VIEW 28: From layby on A40 looking south west round to north west, within Area E.
Shows rural and open character of ridge, with no views of Witney.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

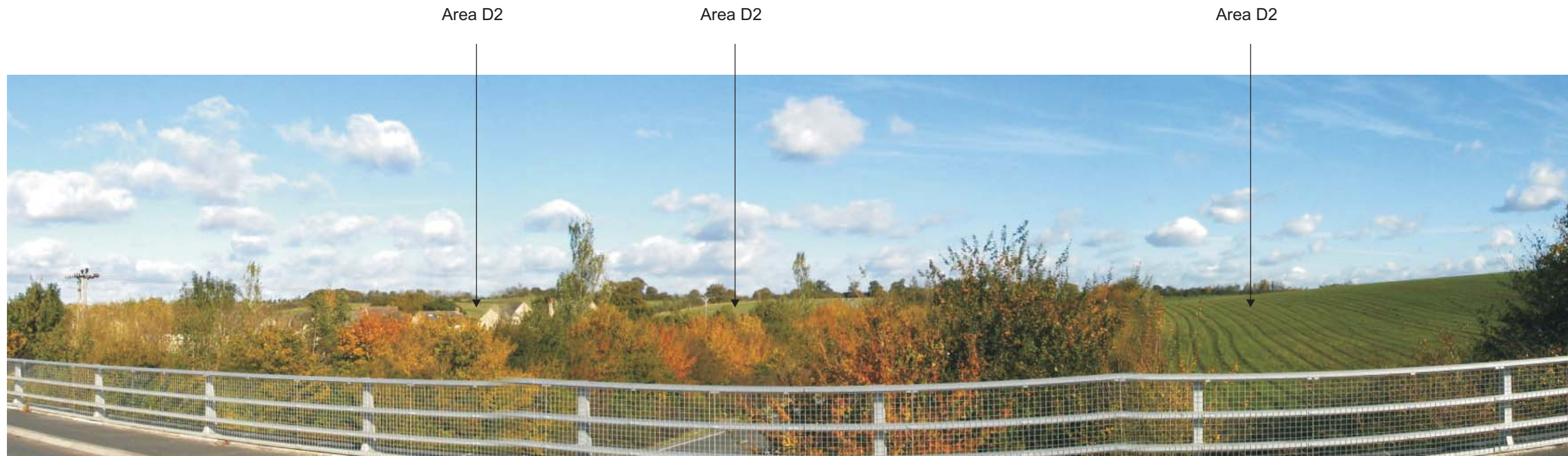
DATE
NOV 2007

DRAWING TITLE
IEWS 26, 27 & 28

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PROJECT
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DEVELOPMENT FRAMEWORK:
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FIGURE
0720. 16



VIEW 29: From Stanton Harcourt road overbridge over A40 looking north east towards Area D2.
 Undeveloped ridge forms backdrop to view, with existing housing set low in landscape.



VIEW 30: From Stanton Harcourt road overbridge over A40 looking west round to north west across Area F1.
 Shows generally soft edge to valley, though some built development is poorly screened, and with open views to A40 at this point.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEWS 29 & 30
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007

New housing on Bridge Street Mill site

Housing in Newland area



VIEW 31: From footpath across Langel Common looking north west to north east, within Area F1.
Shows generally rural character diminished by hard edge of housing overlooking area.

Large buildings in West Witney employment area on high ground in Area H prominent on skyline. Lower ground in Area H not visible

Large buildings south west of A40/A415 junction visible

Open slope in Area D2 visible



VIEW 32: From near Ducklington Farm on Moulden's Wood ridge looking north west to north east.
Shows views to lower ground on edges of Witney easily blocked by vegetation, but higher ground is visible and forms the skyline.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

DATE
NOV 2007

DRAWING TITLE
IEWS 31 & 32

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PROJECT
**WEST OXFORDSHIRE LOCAL
DEVELOPMENT FRAMEWORK:
WITNEY LANDSCAPE ASSESSMENT 2007**

FIGURE
0720.18



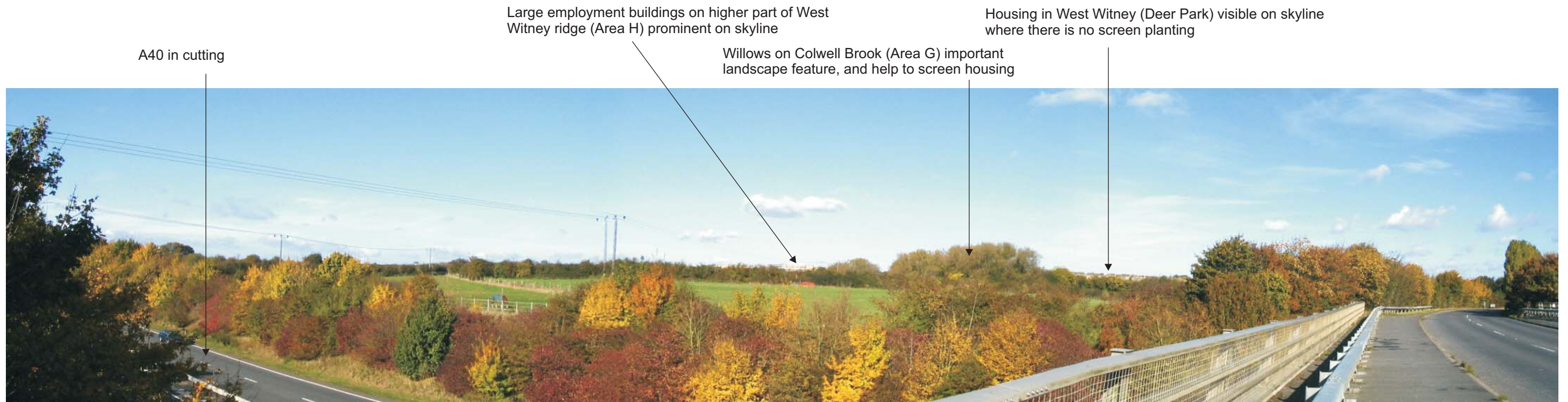
VIEW 33: From Curbridge-Ducklington road looking north west round to north east across Area F2 towards Areas G and H.
Shows rural character of Lower Windrush valley, with Witney generally presenting a soft edge, though with some intrusive development.



VIEW 34: From Curbridge-Ducklington road looking north west round to north east across Area F2 towards Areas G and H.
Shows rural character of Lower Windrush valley, with Witney generally presenting a soft edge, though with some development on skyline on higher ground in Area H.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 33 & 34	
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720.19



VIEW 35: From Curbridge road overbridge over A40 looking north west round to north east, within Area G.



VIEW 36: From Downs Road overbridge over A40, looking north to north west across Area G to Area H.
Shows large employment buildings prominent on skyline on higher ground, but screen planting east of employment area starting to be effective in screening Deer Park housing

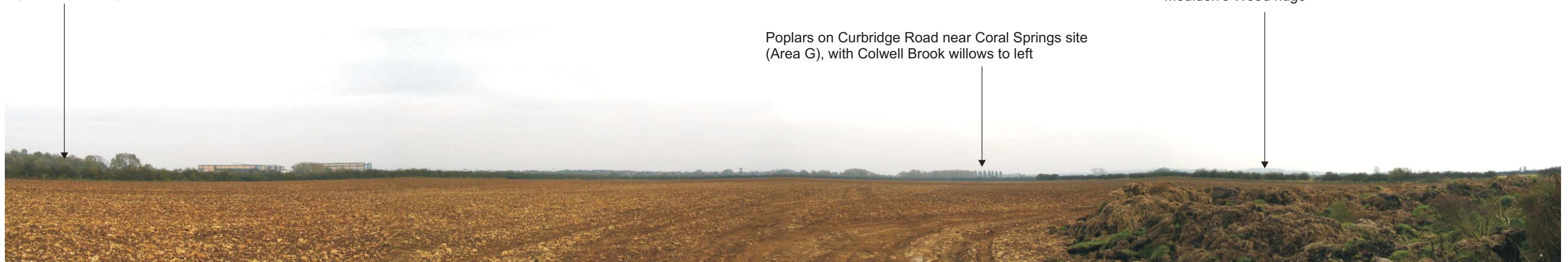
Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEWS 35 & 36
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007



VIEW 37: From bridleway east of Downs road looking north round to east, within Area H.
Shows employment buildings on higher ground visible/dominant all along skyline, but Deer Park housing being softened by major planting belt.

Small woodland east of Downs Road
important landscape feature



Poplars on Curbridge Road near Coral Springs site
(Area G), with Colwell Brook willows to left

Moulden's Wood ridge

VIEW 38: From Downs Road looking north round to south east, within Area H.

Shows long views south across Lower Windrush valley even on a hazy day, but there are few views back from the low lying valley due to a combination of topography and vegetation (See Views 33 and 34)

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

DATE
NOV 2007

DRAWING TITLE
IEWS 37 & 38

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PROJECT
**WEST OXFORDSHIRE LOCAL
DEVELOPMENT FRAMEWORK:
WITNEY LANDSCAPE ASSESSMENT 2007**

FIGURE
0720. 21

Curbridge/Minster Lovell parish boundary, strong landscape feature

Prominent employment buildings

Scattered planting in golf course will in time add softening and structure to open landscape



VIEW 39: From bridleway east of Charterville Allotments looking north east round to east, within Area H.
Shows buildings in West Witney employment area, west of Downs Road, prominent on skyline.

Club house is a low structure, not dominant in the open landscape



VIEW 40: From trim trail within golf course, looking north round to east.
As View 39.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND

CLIENT
**WEST OXFORDSHIRE
DISTRICT COUNCIL**

SCALE
N/A

DATE
NOV 2007

DRAWING TITLE
VIEWS 39 & 40

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PROJECT
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WITNEY LANDSCAPE ASSESSMENT 2007**

FIGURE
0720. 22

Large employment buildings west of Downs Road prominent on skyline in open landscape



VIEW 41: From area east of Charterville Allotments looking east across highest ground in Area H.
Large buildings easily break the skyline in this high, open landscape.

Leaffield



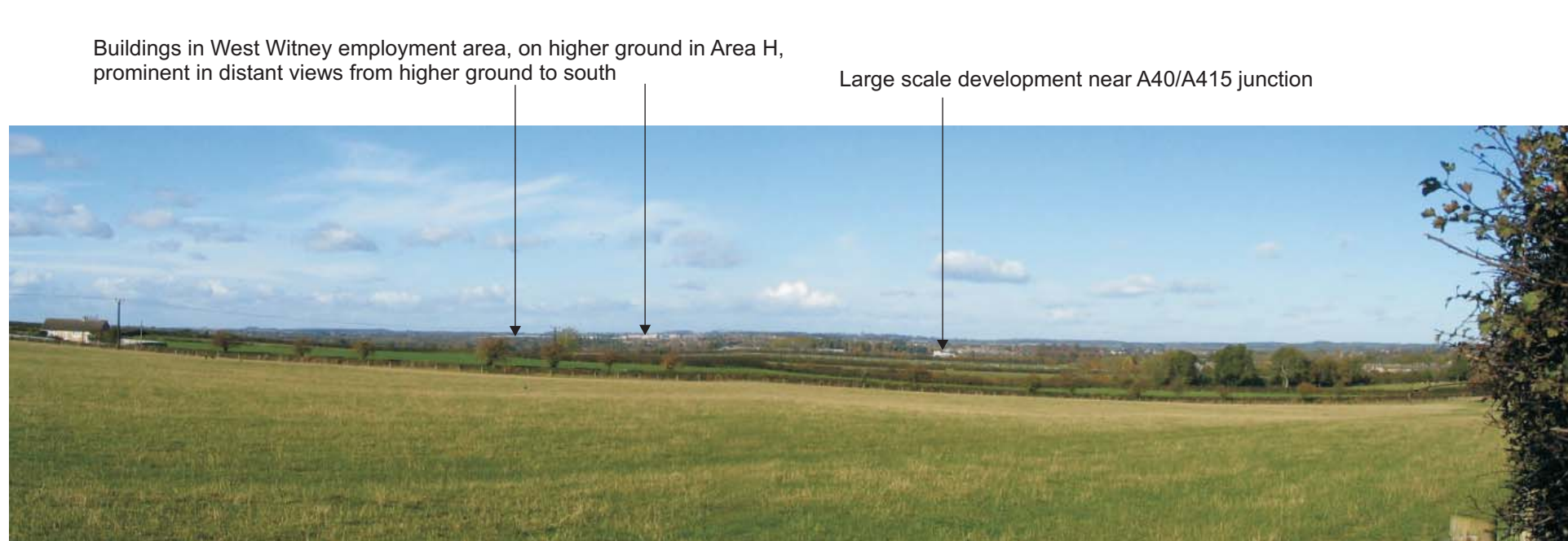
VIEW 42: From east of Charterville Allotments looking north, within Area H.
Shows high intervisibility of Area H with the countryside to the north, much of it within the Cotswolds AONB. The large employment buildings are visible in some distant views within the AONB.

Note that panoramic shots tend to exaggerate the curve of the landscape

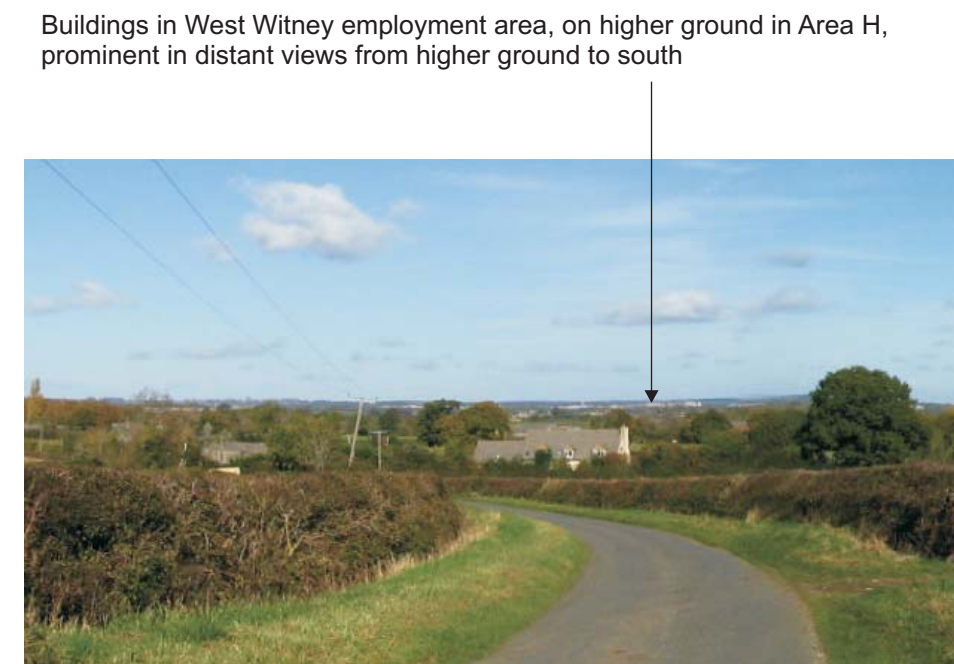
LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE VIEWS 41 & 42	
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720. 23



VIEW 43: From B4047 looking west round to north, within Area H.
Shows high intervisibility with wooded countryside to north, much of it within the Cotswolds AONB.
(Note: excavation visible in field is due to pipeline works)



VIEW 44: From Ducklington-Aston road looking north west round to north east.



VIEW 45: From Mount Owen road near Lew looking north.

Note that panoramic shots tend to exaggerate the curve of the landscape

LEGEND	CLIENT WEST OXFORDSHIRE DISTRICT COUNCIL	SCALE N/A	DATE NOV 2007	DRAWING TITLE IEWS 43, 44 & 45	
	CONSULTANT Amanda Hopwood Landscape Consultancy Assessment ♦ History ♦ Design ♦ Interpretation ♦ Management Shaken Oak Farm, Hailey, Nr Witney, Oxon OX29 9UX Tel/fax: 01993 868728 email: amanda.hopwood@ukonline.co.uk			PROJECT WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: WITNEY LANDSCAPE ASSESSMENT 2007	FIGURE 0720. 24