

**WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK**

**CHIPPING NORTON LANDSCAPE ASSESSMENT 2009**

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

WEST OXFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK/CHIPPING NORTON LANDSCAPE ASSESSMENT 2009/APPENDIX B LANDSCAPE ASSESSMENT WORKSHEETS

TABLE 1: AREA A WEST OF CHIPPING NORTON (SOUTH): STEEP SIDED VALLEY: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed valleys and ridges					
<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>• Steeply sloping undulating valley.</li> <li>• Agricultural with small industrial complex in valley bottom, and mill building converted to residential. Large area of public access pasture on northern side</li> <li>• Largely grassland, with strong hedgerow network on southern side of valley; trees in valley bottom along disused railway line.</li> <li>• Small scale field pattern on southern side of valley.</li> <li>• North: medium scale. South: small scale.</li> <li>• Enclosed by topography, also vegetation low in valley and on southern side.</li> </ul>	Within Cotswolds AONB, part of rural setting of town, part of setting of Bliss Mill, most of area within Bliss Mill Conservation Area. High national (AONB).	Typical of Cotswolds landscape	Essential part of setting of Bliss Mill, not replaceable once developed.	Essential part of setting of Bliss Mill. Highly sensitive to erosion.	Existing urban edge: small scale hedged landscape on southern valley side needs to be maintained to soften views of town.  Possible development: not appropriate.
<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 from high ground to north and south.</li> <li>• Strong connection with rolling Cotswolds landscape to west.</li> <li>• Views to and from Areas B and F; some views of industrial buildings in Area B. Key view of Bliss Mill in particular from A44 west of town.</li> <li>• Landmark: Bliss Mill, visible in many views around town and surrounding landscape.</li> <li>• Views from north to town high on south facing slope. Views to centre softened by trees within town, southern part of town harder, less vegetation.</li> </ul>	Within Cotswolds AONB, part of rural setting of town, Bliss Mill prominent in many views, most of area within Bliss Mill Conservation Area. High national (AONB)	Generally typical of Cotswolds landscape, views of Bliss Mill unique	Essential part of setting of Bliss Mill, not replaceable once developed.	Essential part of setting of Bliss Mill. Highly sensitive to erosion.	Existing urban edge: small scale hedged landscape on southern valley side needs to be maintained to soften views of town. Improved screening to industrial estates north of A44 in Area B would be a benefit.  Possible development: not appropriate.
CULTURAL ASSOCIATIONS	'Regulated pasture' now open to public access; Bliss Mill.	High district	Typical of locality	Not replaceable.	High sensitivity	Development not appropriate
TRANQUILLITY	A44 traffic intrusive. Views across to tranquil countryside.	Long distance tranquil views high local.	Typical of locality.	Essential part of setting of Bliss Mill, not replaceable once developed.	High sensitivity	Development not appropriate
ACCESS	Heavily used roads nearby. Good public right of way (PROW) links and public access land	High local.	Typical of locality.	PROW capable of replacement, open access regulated pastures unlikely to be replaced.	High sensitivity	Development not appropriate
OWLS ANALYSIS *	Farmland slopes and valley side: H, Churchill (CW/28). Bioband medium-high. Vale farmland: A, Kingham (CW/27). Bioband medium-high.					
SUMMARY	Steep sided valley within Cotswolds AONB forming part of setting of Chipping Norton and Bliss Mill in its Conservation Area. Development within area not appropriate, and impact from development in neighbouring areas which affects this area should be carefully assessed. High landscape/visual 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 WEST OF CHIPPING NORTON (NORTH): STEEP SIDED VALLEY AND EDGE OF PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Semi-enclosed valleys and ridges/ 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>• Steeply, sloping undulating valley rising to high gently sloping plateau.</li> <li>• Mix of uses: agricultural; industrial complexes based around former farm buildings; small cluster residential and a few isolated properties; cemetery; town recreation area; site of former castle (SAM).</li> <li>• Arable on higher ground, small scale mix of grassland/trees within valley. Open space/trees extend into built up area, breaking up built form.</li> <li>• Irregular field pattern within valley, more regular on higher ground.</li> <li>• Higher ground: medium-large scale. Within valley: small scale.</li> <li>• Enclosed by topography on lower ground, also vegetation within valley. Open on higher ground.</li> </ul>	Part of ridge enclosing north west of town. Within Cotswolds AONB, part of rural setting of town, part of setting of castle, part of area within Conservation Area. High national (AONB)	Typical of Cotswolds landscape	Essential part of setting of town and castle, not replaceable once developed.	Essential part of setting of town and castle. Highly sensitive to erosion.	Existing urban edge: small scale treed landscape needs to be maintained to soften views of town; green space extending into town very important in maintaining soft edge.  Possible development: not appropriate.
<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 from high ground to north west.</li> <li>• Strong connection with rolling Cotswolds landscape to west.</li> <li>• Views to and from north western edge of town, and to and from Over Norton. Occasional views to high ridge in Area F. Occasional views to industrial buildings from Areas A and F.</li> <li>• Views from high ground to town, softened by trees/open space extending into town, and out towards ridge from north western part of town.</li> </ul>	Part of ridge enclosing north west of town. Within Cotswolds AONB, part of rural setting of town, part of setting of castle, part of area within Conservation Area. High national (AONB)	Typical of Cotswolds landscape	Essential part of setting of town and castle, not replaceable once developed.	Essential part of setting of town and castle. Ridge highly sensitive. Current soft north western edge of town highly sensitive to erosion. Gap between Over Norton and Chipping Norton highly sensitive to erosion.	Existing urban edge: small scale treed landscape needs to be maintained to soften views of town; green space extending into town very important in maintaining soft edge. Industrial estates off A44 high in landscape, sensitive location, could be better screened.  Possible development: not appropriate.
CULTURAL ASSOCIATIONS	Area adjoins oldest part of town, with church and castle (SAM)	High	Typical of locality	Not replaceable.	High sensitivity	Development not appropriate
TRANQUILLITY	A44 traffic intrusive in south of area. Views across to tranquil countryside, and to quiet north western edge of town.	Tranquil views high local.	Typical of locality.	Essential part of setting of town, not replaceable once developed.	High sensitivity	Development not appropriate
ACCESS	Heavily used roads nearby to south. Good PROW links.	High local.	Typical of locality.	PROW capable of replacement.	High sensitivity	Development not appropriate
OWLS ANALYSIS	Farmland slopes and valley side: H, Churchill (CW/28). Bioband medium-high. Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high.					
SUMMARY	Within Cotswolds AONB, a steep sided valley rising to plateau, part of ridge enclosing town, forming important part of setting of Chipping Norton and castle (SAM, Conservation Area), and soft north western edge of town. Part of small gap between town and Over Norton. Development within area not appropriate, and impact from development in neighbouring areas which affects this area and settlement gap should be carefully assessed. High landscape/visual importance and sensitivity.					

TABLE 3: AREA C NORTH OF CHIPPING NORTON: OVER NORTON VALLEY: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Parkland					
<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>• Steeply sloping valley.</li> <li>• Agricultural/parkland, stream and lakes; Over Norton House and associated buildings.</li> <li>• Mainly grassland; extensive tree cover in valley bottom, scattered parkland trees.</li> <li>• Few field boundaries, main pattern created by streamside vegetation and parkland trees.</li> <li>• Medium scale, with small scale areas in valley bottom.</li> <li>• Enclosed by topography/vegetation</li> </ul>	Part of valley west of town. Within Cotswolds AONB. Forms landscape setting of Over Norton village and House, and part of gap between town and village. High national (AONB)	Typical of Cotswolds landscape overlaid by parkland	Essential part of village/house setting and settlement gap, not replaceable once developed.	Essential part of village/house setting and settlement gap. Highly sensitive to erosion.	Existing urban edge: gap between settlements needs to be maintained without further erosion.  Possible development: not appropriate.
<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 from high ground to east and west.</li> <li>• Strong connection with remainder of valley to south, and high ground to east and west.</li> <li>• Views across area from higher ground in Areas B and D; long views along valley.</li> <li>• Little visual relationship with town, though tops of roofs of houses on Over Norton Road visible in places from within valley. Visual relationship with Over Norton.</li> </ul>	Part of valley west of town. Within Cotswolds AONB. Forms landscape setting of Over Norton village and House, and part of gap between town and village. High national (AONB)	Typical of Cotswolds landscape overlaid by parkland	Essential part of village/house setting and settlement gap, not replaceable once developed.	Essential part of village/house setting and settlement gap; houses in edge of Chipping Norton visible in places. Small gap highly sensitive to erosion.	Existing urban edge: gap between settlements needs to be maintained without further erosion.  Possible development: not appropriate.
CULTURAL ASSOCIATIONS	Adjoins Chipping Norton and Over Norton Conservation Areas. Ridge and furrow visible in south of area.	Medium-high	Typical of locality	Not replaceable.	High sensitivity	Development not appropriate
TRANQUILLITY	A3400 traffic occasionally intrusive in north of area. Very tranquil within valley.	High local.	Typical of locality.	Essential part of setting of village, not replaceable once developed.	High sensitivity	Development not appropriate
ACCESS	Rights of way running across and along valley.	High local.	Typical of locality.	PROW capable of replacement.	High sensitivity	Development not appropriate
OWLS ANALYSIS	Farmland slopes and valley side: H, Churchill (CW/28). Bioband medium-high. Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high.					
SUMMARY	Steeply sloping, enclosed, tranquil valley with parkland character within Cotswolds AONB, part of setting of town and Over Norton and gap between settlements. Development within or visually affecting area not appropriate. High landscape/visual importance and sensitivity.					

TABLE 4: AREA D NORTH OF CHIPPING NORTON: ENCLOSED PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Parkland/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>• Flat plateau, sloping slightly to north west and south east.</li> <li>• Mixed use including rural fringe uses: agricultural, isolated properties, allotments, cricket ground, plant nursery, pheasant rearing cages. Residential/business park development south of Banbury Road since WOLA.</li> <li>• Pasture, arable, hedges, hedgerow trees, belts of trees (parkland perimeter).</li> <li>• Generally small-medium scale regular field pattern, parkland perimeter less regular.</li> <li>• Small-medium scale.</li> <li>• Generally enclosed by vegetation, but open in north west overlooking valley.</li> </ul>	North of Banbury Rd within Cotswolds AONB. Part of soft well treed approach to town. High national where within AONB. High local, medium district elsewhere.	Typical of area.	Vegetation cover replaceable.	Sense of enclosure dependent on retention of existing vegetation. Medium-high sensitivity.	Existing urban edge: soft edge needs to be maintained.  Possible development: very important to maintain existing vegetation, but small-medium scale development could be accommodated within existing field pattern, augmented by additional planting. Any development near south/east of area would need wide additional screening belt.
<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, due to existing vegetation, apart from north western edge where long views out over valley.</li> <li>• North western edge has strong visual connection with valley landscape rolling Cotswolds landscape to west.</li> <li>• Views south west across Area C to Area B. Occasional glimpsed views from Banbury Road to London Road traffic illustrates fragility of vegetation screening.</li> <li>• Long views from north western edge across valley. Parkland perimeter planting strong element on skyline looking east from high ground in Area B.</li> <li>• Little visual connection with town, part of soft edge.</li> </ul>	North of Banbury Rd within Cotswolds AONB. Part of soft well treed approach to town. High national where within AONB. High local, medium district elsewhere.	Typical of area.	Vegetation cover replaceable.	Sense of enclosure dependent on retention of existing vegetation. Medium-high sensitivity.	Existing urban edge: soft edge needs to be maintained.  Possible development: very important to maintain existing vegetation, but small-medium scale development could be accommodated within existing field pattern, augmented by additional planting. Any development near south/east of area would need wide additional screening belt.
CULTURAL ASSOCIATIONS	North of Banbury Road includes parkland. Salt Way historic route.	Low-medium.	Typical of locality	Replaceable if old boundaries undisturbed.	Low.	Existing urban edge: Maintain soft edge.  Possible development: field boundaries should be disturbed as little as possible, Salt Way route should be maintained undisturbed.
TRANQUILLITY	Busy roads within area, effect partly mitigated by extensive vegetation. Views from north west across tranquil countryside.	Medium local.	Typical of locality.	Any development would extend direct movement/noise/light impacts into soft edge of town.	Tranquillity dependent on existing vegetation; medium- high sensitivity.	Existing urban edge: soft edge needs to be maintained.  Possible development: very important to maintain existing vegetation to reduce impact on wider area. Any development near south/east of area would need wide additional screening belt.
ACCESS	Busy approaches to town cross area. Salt Way runs down eastern boundary of area.	Salt Way high local importance.	Typical of locality.	Capable of replacement, but route of Salt Way should be retained.	Low-medium.	Existing urban edge: path route should be maintained unchanged.  Possible development: existing path route should be maintained, with additional links where possible.
OWLS ANALYSIS	Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high.					
SUMMARY	Flat plateau enclosed by vegetation except for north western edge, north of Banbury Road within AONB. Enclosure/screening fragile, as dependent on network of existing vegetation, but small-medium scale development could be accommodated within existing field pattern, augmented by additional planting. Any development near south/east of area would need wide additional screening belt along London Rd and to east of development. High local, medium district landscape/visual importance; medium-high landscape/visual sensitivity.					

TABLE 5: AREA E1 EAST OF CHIPPING NORTON: PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open limestone wolds					
<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/ridge side falling and steepening to south east. Established part of town is on western rather than eastern side of ridge.</li> <li>• Largely agricultural with scattered farms with outlying buildings. Part of south of area lies within Upper Thames Tributaries ESA. Large water tower. School playing fields and allotments in south west. Golf course in east. New buildings on Parker Knoll site since WOLA.</li> <li>• Mix of arable and grassland. Poor hedges on higher ground, young plantations especially in south and east.</li> <li>• Regular post parliamentary enclosure pattern.</li> <li>• Large scale field pattern, smaller as ground falls towards valleys.</li> <li>• Open and exposed on higher ground, more enclosed by vegetation on lower ground.</li> </ul>	Outside AONB. Prominent plateau, very visually exposed. High local.	Typical of high Cotswolds.	Pattern and scale replaceable.	High open plateau, buildings easily break skyline. High sensitivity.	<p>Existing urban edge: buildings on edge of town to west set low in landscape with planted screen; soft edge. New Parker Knoll housing set high in landscape with little screening; hard urban edge, unlike most of other edges of town.</p> <p>Possible development: large scale development would be extremely prominent in edge of ridge location. Development set back from edge in Area D would be less prominent in wider landscape. Small scale extension no higher than 2 storeys into field immediately east and south of water tower could be acceptable if set within strong planted belt.</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>• Very high intervisibility with east and south. Higher ground forms skyline in many views, especially from lower ground to south and east.</li> <li>• Strong connection with high Cotswold plateau, and with rolling landscape to south.</li> <li>• Long views south over rolling landscape to Wychwood Forest on distant skyline. Views to and from Areas D and E2, and southern edge of D. Parker Knoll housing prominent on skyline in views from south. Fields sloping below water tower prominent in view in some views from south.</li> <li>• Landmark: water tower.</li> <li>• Looking from south east, majority of town lies out of sight on north western side of ridge. Small amount of southern end of town visible and prominent on horizon, and Parker Knoll housing, otherwise town edge soft. No views to historic core.</li> </ul>	Outside AONB. Prominent plateau, very visually exposed. High local.	Typical of high Cotswolds.	Pattern and scale replaceable. Important to maintain and replace soft eastern edge of town.	High open plateau, buildings easily break skyline. High sensitivity.	<p>Existing urban edge: buildings on edge of town to west set low in landscape with planted screen; soft edge. New Parker Knoll housing set high in landscape with little screening; hard urban edge, unlike most of other edges of town.</p> <p>Possible development: large scale development would be extremely prominent in edge of ridge location. Development set back from edge in Area D would be less prominent in wider landscape. Small scale extension no higher than 2 storeys into field immediately east and south of water tower could be acceptable if set within strong planted belt.</p>
CULTURAL ASSOCIATIONS	Roman site marked on OS mapping. Salt Way runs across eastern part of area.	Low.	Typical of locality.	Maintain Salt Way.	Low.	<p>Existing urban edge: N/A.</p> <p>Possible development: maintain Salt Way route.</p>
TRANQUILLITY	Long views south across tranquil countryside. Urban/rural fringe elements impinge on north and west of area.	Low-medium.	Typical of locality.	Any development would extend direct movement/noise/light impacts further onto high plateau, affecting tranquil countryside to south.	Any development would extend direct movement/noise/light impacts further onto high plateau, affecting tranquil countryside to south. Medium-high sensitivity.	<p>Existing urban edge: additional planting alongside Parker Knoll would be beneficial.</p> <p>Possible development: planting could help to soften increased activity associated with new development, but direct impact from introduction of development into currently undeveloped area would remain.</p>
ACCESS	Crossed by several PROW, including Salt Way. Good linkage with wider countryside.	High local.	Typical of locality.	Capable of replacement.	Medium.	<p>Existing urban edge: path routes should be maintained unchanged.</p> <p>Possible development: existing path routes should be maintained and improved.</p>
OWLS ANALYSIS	Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high. Part of area lies within OCC Glyme and Dorn Conservation Target Area					
SUMMARY	High plateau sloping to south east with high intervisibility to south and east. Large scale development would be extremely prominent in edge of ridge location. Small scale extension no higher than 2 storeys into field immediately east and south of water tower could be acceptable if set within strong planted belt. High local landscape/visual importance and sensitivity.					

TABLE 6: AREA E2 EAST OF CHIPPING NORTON: MINOR VALLEYS: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open limestone wolds/ Minor valleys					
<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>• Deeply incised minor valleys, head of Glyme valley.</li> <li>• Agricultural; scattered farms and long established settlements in valley. Largely within Upper Thames Tributaries ESA, part of valley SSSI.</li> <li>• Mix of arable and pasture. Network of hedges and new plantations creates impression of quite wooded landscape. Valley floor well treed.</li> <li>• Mix of regular parliamentary enclosure pattern on higher ground and smaller scale meadows on valley floor.</li> <li>• Small-medium scale.</li> <li>• Enclosed by topography and vegetation on lower ground, very secluded. More open in places on higher ground.</li> </ul>	Largely within UTT ESA. Strong landscape structure within valley. High local and district.	Typical of deeply incised Cotswolds minor valley	Small scale valley character not replaceable once lost to development.	Part of deeply rural Glyme valley, high sensitivity.	Existing urban edge: N/A  Possible development: rural area not appropriate for development. Important to ensure any development east of town does not affect valley setting.
<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>• Views from open higher ground.</li> <li>• Strong connection with plateau landscape to north, and with remainder of Glyme valley.</li> <li>• Some views to Areas E1 and F.</li> <li>• Landmark: water tower in Area E1.</li> <li>• Some views to higher ground north and south, forms important part of view looking from higher ground (Areas E1 and F)</li> <li>• No relationship to settlement at present.</li> </ul>	Strong rural character. High local and district.	Typical of deeply incised Cotswolds minor valley	Small scale valley character not replaceable once lost to development.	Part of deeply rural Glyme valley, high sensitivity.	Existing urban edge: N/A  Possible development: rural area not appropriate for development. Important to ensure any development east of town does not affect valley setting.
CULTURAL ASSOCIATIONS	Long history of habitation/human use within valley, deserted medieval settlements, SAMs between Old Chalford and Lidstone.	Valley with long history. High local and district.	Typical of locality (Glyme valley as a whole)	Valley as a whole historically important, not replaceable.	High.	Existing urban edge: N/A.  Possible development: rural area not appropriate for development. Important to ensure any development east of town does not affect valley setting.
TRANQUILLITY	Very tranquil and secluded within valley.	High local and district.	Typical of locality (Glyme valley as a whole)	Any development would extend direct movement/noise impacts into very tranquil area. Not replaceable.	High sensitivity.	Existing urban edge: N/A.  Possible development: rural area not appropriate for development. Important to ensure any development east of town does not affect tranquil valley.
ACCESS	Rights of way including Salt Way runs across and along valley.	High local and district	Typical of locality.	Capable of replacement, apart from historically important Salt Way	High.	Existing urban edge:N/A  Possible development: rural area not appropriate for development.
OWLS ANALYSIS	Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high. Wooded pasture valleys and slopes: G. Lidstone (CW/42). Bioband very high. Majority of area lies within OCC Glyme and Dorn Conservation Target Area					
SUMMARY	Deeply incised, enclosed, tranquil valley with much historic interest. Important that any development on east of town should not affect valley character. High landscape/visual importance and sensitivity.					

TABLE 7: AREA F SOUTH OF CHIPPING NORTON: UNDULATING PLATEAU: Landscape Assessment						
FEATURES	DESCRIPTION	IMPORTANCE	RARITY	REPLACEABILITY	SENSITIVITY	MITIGATION
	<b>WOLA Landscape type</b> Open limestone wolds					
<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, southern end of ridge on which town sits; prominent in views from west/north west.</li> <li>• Agricultural, a few scattered farms/dwellings. Lit playing fields/small leisure complex in north of area by A361; lit football pitch at southern edge of town et end of Walterbush Road</li> <li>• Mix of arable and pasture. Few hedges/trees.</li> <li>• Regular parliamentary field pattern.</li> <li>• Large scale.</li> <li>• Open and exposed.</li> </ul>	West of A361 within Cotswolds AONB. Open ridge prominent in many views from west/north west. High national where within AONB. High local and district elsewhere.	Typical of high Cotswolds plateau.	Openness is part of character, not replaceable once lost to development.	Undeveloped ridge south of Chipping Norton, high sensitivity.	<p>Existing urban edge: hard southern edge between A361 and Churchill Road, lighting around football pitch very tall and intrusive, conifers used as screen intrusive. Would be beneficial to soften edge with native planting.</p> <p>Possible development: not appropriate on prominent ridge west of A361 within AONB. Area east of A361 is rural with no connection with town.</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 all directions.</li> <li>• Strong visual connections with high ground around town, with valley west of town, with Wychwood Forest area to south and Evenlode valley sides to south west.</li> <li>• Views to Areas A, B and E1.</li> <li>• Landmark: Bliss Mill; water tower in Area E1. Lighting around football pitch prominent within area and in views from west.</li> <li>• Long views to Bliss Mill and across valley to west.</li> <li>• Hard edge to town between A361 and Churchill Road. Little connection with town east of A361, generally soft edge to town, but Parker Knoll housing prominent on skyline in some views.</li> </ul>	West of A361 within Cotswolds AONB. Open ridge prominent in many views from west/north west. High national where within AONB. High local and district elsewhere.	Typical of high Cotswolds plateau.	Openness and long views are part of character, not replaceable once lost to development.	Undeveloped ridge south of Chipping Norton, high sensitivity.	<p>Existing urban edge: hard southern edge between A361 and Churchill Road, lighting around football pitch very tall and intrusive, conifers used as screen intrusive. Would be beneficial to soften edge with native planting.</p> <p>Possible development: not appropriate on prominent ridge west of A361 within AONB. Area east of A361 is rural with no connection with town.</p>
CULTURAL ASSOCIATIONS	Part of eastern part of area was WW2 airfield	Medium local.	Typical of locality	Not replaceable	Low-medium.	<p>Existing urban edge: N/A.</p> <p>Possible development: carry out archaeological evaluation.</p>
TRANQUILLITY	Crossed by busy A361, and minor roads form boundaries, but long views across tranquil countryside. Hard edge of town and floodlighting intrusive.	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	Relatively few PROW. Minor but fairly well used roads run along southern boundary.	Medium local.	Typical of locality.	Capable of replacement and improvement.	Low-medium.	<p>Existing urban edge: N/A.</p> <p>Possible development: new footpath links should be created where possible.</p>
OWLS ANALYSIS	Farmland plateau: F. Chipping Norton (CW/30: CW/31: CW/41). Bioband medium-high.					
SUMMARY	Undulating high plateau, high intervisibility with parts of town and extensively with surrounding countryside, part within AONB, remainder adjoins it. High landscape/visual importance and sensitivity.					