

Uffington and Baulking Neighbourhood Development Plan

Landscape Capacity Study

November 2017





LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Uffington and Baulking Neighbourhood Development Plan

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Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
DC	District Council
DPD	Development Plan Document
GLVIA	Guidelines for Landscape and Visual Impact Assessment
ha	Hectares
km	Kilometres
LCA	Landscape Character Area
LCT	Landscape Character Type
LCS	Landscape Capacity Study
LVIA	Landscape and Visual Impact Assessment
m	Metres
NCA	National Character Area
NDP	Neighbourhood Development Plan
OWLS	Oxfordshire Wildlife and Landscape Study
PRoW	Public Rights of Way
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SSSI	Site of Special Scientific Interest

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Executive Summary

Lepus Consulting Ltd has been appointed by Uffington and Baulking Neighbourhood Development Plan (NDP) Steering Group to carry out a Landscape Capacity Study (LCS) to inform the forthcoming Neighbourhood Development Plan for the two villages which will cover the period 2011-2031.

Uffington and Baulking are villages based in close proximity to each other, located in the south of Oxfordshire. Uffington is the larger of the two villages.

The villages each have a range of built forms and include a strong and distinctive historic evolution since before the time of the Norman Invasion. Both villages are surrounded by gently undulating open countryside. The hills of the North Wessex Downs AONB are a short distance away, lying less than 2km to the south of Uffington. These hills form a distinctive panoramic skyline and are nationally protected for their landscape and cultural heritage value. They form a scenic and striking land form when viewed from both villages.

The landscape capacity study uses established landscape capacity methodological principles to develop a methodology for the project. The methodology is summarised as following a sequential classification and evaluation of landscape and visual factors to determine landscape sensitivity.

The evaluation of landscape sensitivity is combined with landscape value to determine landscape capacity.

Landscape capacity is rated according to five orders of magnitude as follows: Low, Medium/Low, Medium, Medium/High and High. A total of 205 land parcels were evaluated in Uffington and 120 land parcels in Baulking were evaluated.

Land parcels classified as Low capacity mean that the landscape cannot accommodate areas of new development without a significant and adverse impact on landscape character and visual amenity. Occasional very small scale development may be possible providing it has regard to the setting and form of existing settlement and surrounding landscape character.

Land parcels classified as Medium/Low capacity mean that a low amount of development can be accommodated only in limited situations providing it has regard to the setting and form of existing settlement and surrounding landscape character.

Land parcels classified as Medium capacity mean that the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Generally, land parcels to the south of the villages are considered to contribute positively to the setting of the AONB and consequently have low capacity for development. Land parcels located on the northern side reflect the various high quality landscape character attributes that are relevant to southern parcels and also contribute to the setting of the AONB but less directly making the typical capacity Medium/Low.

Land parcels 177 and 175 in Uffington are evaluated as having Medium capacity for development. In other words, the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics should be retained and enhanced.

Land parcels 95 and 31 in Baulking are evaluated as having Medium capacity for development. In other words, the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics should be retained and enhanced (see **Chapter 6** on the main report for more detail).

Landscape capacity maps illustrating the scoring of all parcels have been included in **Appendix A**.

This study is an evidence document prepared at a high level with limited ground-truthing to review and confirm parcels that were less clearly definable from a desktop study alone. Any proposals for development at any location in the study area should be subject to separate Landscape and Visual Impact Assessment (LVIA).

This report is focused on landscape matters and related interdisciplinary issues including ecology, cultural heritage, hydrology and geology where they are relevant. Other planning matters will need to be considered alongside the findings of this report when using it to inform the NDP.

This report was conducted between May and November 2017.

1 Introduction

1.1 Appointment

- 1.1.1 Lepus Consulting Ltd has been appointed by Uffington and Baulking NDP Steering Group to carry out a LCS in the NDP area.
- 1.1.2 Lepus Consulting is an environmental assessment practice specialising in landscape and ecological impact assessment. This report has been prepared by Will Ewart (BSc) and Neil Davidson (BSc, MSc, CEnv, CIEEM, CMLI).
- 1.1.3 This report was conducted between May and November 2017.

1.2 Background

- 1.2.1 The Uffington and Baulking area designation for a NDP was submitted on 26th November 2016 and was approved by the Vale of White Horse District Council (DC) on 10th March 2017. The Vale of White Horse DC is the qualifying body for the preparation of a NDP for the designated area.
- 1.2.2 The Parish Council has set up a Steering Group for the NDP and has granted delegated authority in exercise of all relevant plan-making functions to the NDP Steering Group.
- 1.2.3 The Steering Group has a landscape focus group which has appointed independent landscape consultants to prepare this study since the NDP area includes part of the nationally important North Wessex Downs AONB.

1.3 Vale of White Horse District Council - Local Plan

- 1.3.1 The Vale of White Horse Local Plan 2031 provides a policy framework for the delivery of sustainable development across the district. It replaces the Local Plan 2011.

- 1.3.2 The Local Plan 2031 prepared by Vale of White Horse District Council will be used to inform decisions on planning applications across the district, in conjunction with any Development Planning Documents (DPDs) relating to minerals and waste prepared by Oxfordshire County Council, and any neighbourhood plans prepared by the community¹.

1.4 Scope of work

- 1.4.1 The original scope of work related to Landscape and Visual Impact Assessment (LVIA), however, following a decision not to allocate sites for development, it was agreed that the better approach would be to consider landscape capacity in the NDP area. This matter was discussed at the inception meeting on 23rd May 2017.

¹ Vale of White Horse District Council (2017) The new Local Plan 2031. Accessed on 03/10/17. Available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>

2 Landscape capacity methodology

2.1 Landscape capacity studies - context

2.1.1 Best practice guidance does not provide a universal, fixed method for conducting all landscape capacity studies. Instead, the guidance presents a structure under which landscape capacity studies are based, and this will change depending on a number of factors including the location and scale of the study. The methodology for the Uffington and Baulking NDP is based on guidance taken from the following key texts:

- Scottish Natural Heritage and the Countryside Agency Landscape Character Assessment (2002) and subsequent Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006)
- The Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment 3rd edition (2013) (GLVIA).
- Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

2.1.2 The following methodology has also been informed by the Landscape Capacity Assessment for sites on the edge of the larger villages in South Oxfordshire (2014).

2.1.3 Landscape capacity is defined as:

“the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.”²

2.1.4 Landscape capacity is assessed within ‘parcels’ of land. For this study, parcels are defined by field boundaries. Stands of woodland are also considered as parcels.

2.1.5 Please note, the landscape capacity maps include an (up to date) vector GIS layer showing the locations of buildings across the parishes (coloured black). These buildings may not line up exactly with the buildings shown on the OS 1:25,000 scale base map. The purpose of including this layer was to show the new development at Jacksmeadow estate and Waylands.

² Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

2.1.6 Areas of land that are uncoloured ('white' parcels) in the landscape capacity maps are previously developed and are unlikely to change during the plan period.

2.1.7 The assessment of landscape capacity began with a desktop assessment to gauge the scope and scale of the study area. This exercise was then followed by the field study. During this phase, the assessment of parcels were 'ground-truthed' to determine aesthetic and perceptual factors including, but not limited to, views to and from the North Wessex Downs AONB. The study does not visit every single parcel in the NDP area and instead concentrates on those parcels that score as 'medium', 'medium/high' or 'high' in terms of landscape capacity.

2.2 Housing density

2.2.1 The assessment of parcels is based on the extent to which the land in question would change when compared to existing, or baseline, conditions. Landscape sensitivity was determined from baseline information and landscape value for existing designated landscape or landscape-related receptors. The potential density and design of housing was not specified by the client team and for the purposes of this project. When determining capacity, housing density and design was loosely based on nearby housing in relation to the parcel being assessed.

2.3 Methodology

2.3.1 Landscape capacity is derived from landscape character sensitivity and visual sensitivity (that combine to form landscape sensitivity) and landscape value (see **Table 8**). A diagram illustrating this process is shown in **Figure 3.1**.

2.3.2 The methodology has five stages:

1. Determine landscape character sensitivity.
2. Determine visual sensitivity.
3. Calculate landscape sensitivity.
4. Determine landscape value.
5. Calculate landscape capacity.

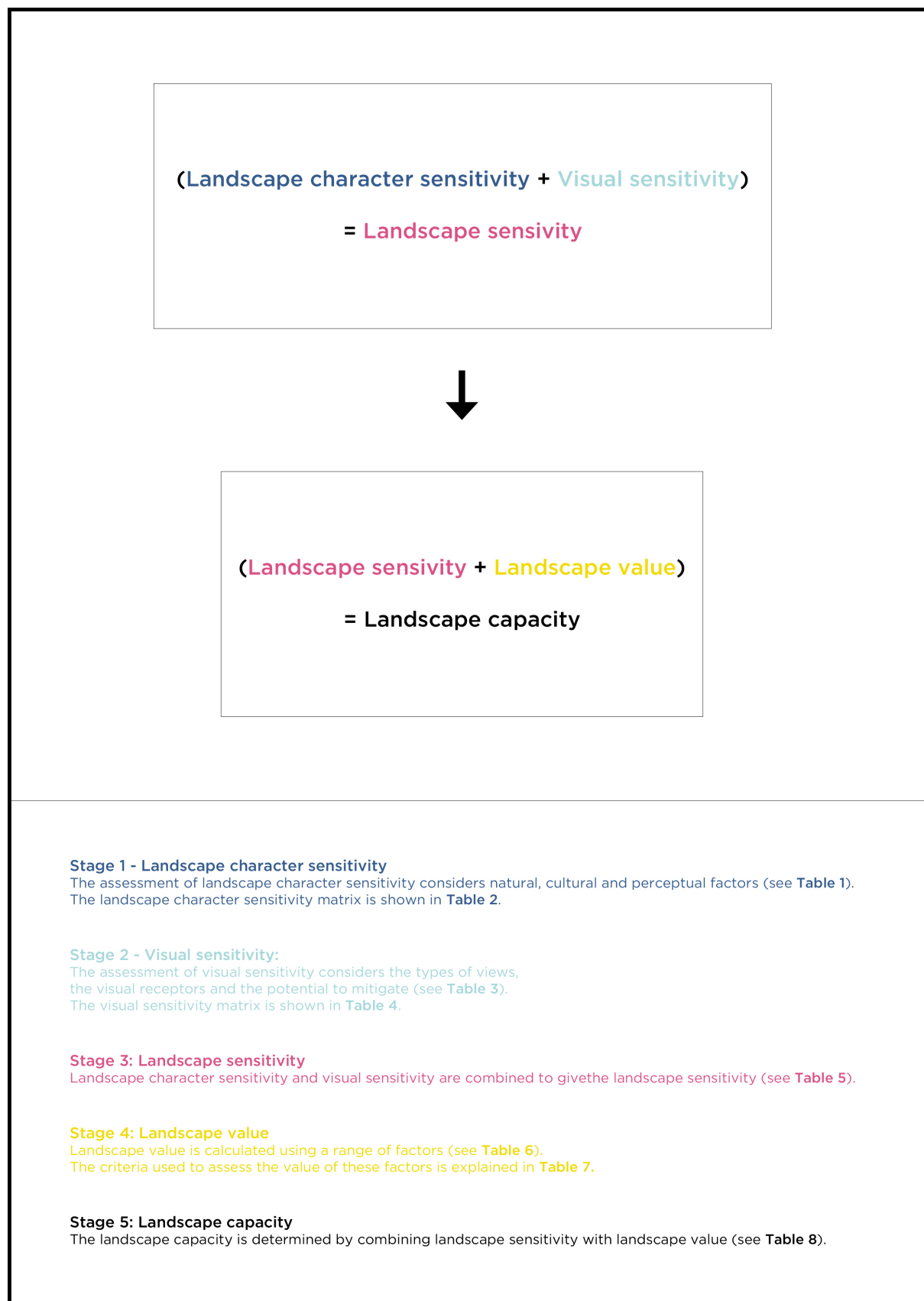


Figure 3.1: Methodology diagram.

2.4 Stage 1: Landscape character sensitivity

2.4.1 The assessment of landscape character sensitivity considers natural, cultural and perceptual factors (see **Table 1**). The landscape character sensitivity matrix is shown in **Table 2**.

2.4.2 Parcels are reviewed to assess their relative landscape character sensitivity. Natural factors, cultural factors and perceptual factors are scored from low (1) to high (5), these scores are then added up (see **Table 2**).

2.4.3 To achieve transparency and clarity, sensitivity assessments should aim to:

- Identify criteria which are clearly relevant to the specified development and the landscape which is being assessed;
- Provide a clearly presented assessment of the sensitivity of each individual criterion in each landscape area;
- Make sure that all relevant information is presented in an accessible form – there should be no ‘leaps of faith’, you should be able to understand exactly how the consultants have come up with the sensitivity rating;
- Avoid complexities, such as adding together scores through a series of stages to provide difficult to unravel aggregate scores;
- Avoid ‘weighting’ criteria without a clear rationale – i.e. making some of the criteria more important than the others – unless the reason for doing this is easy to understand and robust;
- Minimise ‘double counting’ or ‘cancelling out’ i.e. when one criterion is very similar to another, or when one attribute of the landscape is scored highly sensitive in relation to one criterion, but then is allocated a lower rating in another criterion;
- Make sure that there is a clear rationale linking analysis, assessment and recommendations or conclusions; and
- Keep it as simple as possible – it needs to be used by people who are not on the steering group. It is important to scrutinise the method to make sure that it is transparent and that it is easy to understand how the overall, final assessment of sensitivity has come about³.

³ Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

Table 1: Landscape character sensitivity features (this is not exhaustive)

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable land cover	Simple robust land cover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water logged areas
	Presence of common land	No common land
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of a historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Important to setting or in a conservation area	No relationship
	Includes a scheduled ancient monument important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations
Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area of land appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
	Open access land	None present

Table 2: Landscape character sensitivity matrix

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Overall landscape sensitivity	3-4 = Low; 5-7 = Med/Low; 8-10 = Med; 11-13 = Med/High; 14-15 = High				

2.5 Stage 2: Visual sensitivity

- 2.5.1 The assessment of visual sensitivity considers the types of views, the visual receptors and the potential to mitigate (see **Table 3**). The visual sensitivity matrix is shown in **Table 4**.
- 2.5.2 Parcels are reviewed to assess their relative visual sensitivity. Types of views, visual receptors and potential to mitigate are scored from low (1) to high (5), these scores are then added up (see **Table 4**).

Table 3: Visual sensitivity features

Factor	Higher sensitivity	Lower sensitivity
Types of views	Sequenced and exposed views	Fleeting and limited views
	Most of site area visible	Little of site area visible
	Site is a key focus in available wider views	Site is an incidental part of wider views
	Site includes prominent and key landmarks	No landmarks present
	Important vistas or panoramas in/out of the area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Visual receptors	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see site	Few can see site
	Key view from a sensitive receptor	Views of site are unimportant
	Site is part of valued view	Site does not form a part of a valued view
	Site in key views to/across/out of settlement	Not part of setting of settlement view
Potential to mitigate	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

Table 4: Visual sensitivity matrix

Types of views	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Visual receptors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Potential to mitigate	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Overall visual sensitivity	3-4 = Low; 5-7 = Med/Low; 8-10 = Med; 11-13 = Med/High; 14-15 = High				

2.6 Stage 3: Landscape sensitivity

- 2.6.1 Landscape character sensitivity and visual sensitivity are combined to give the landscape sensitivity (see **Table 5**).

Table 5: Landscape sensitivity

Visual sensitivity	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
		Low	Med/Low	Medium	Med/High	High
Landscape character sensitivity						

2.7 Stage 4: Landscape value

- 2.7.1 Landscape value is calculated using a range of factors (see **Table 6**). The criteria used to assess the value of these factors is explained in **Table 7**. Lepus refined the contents of this list during the field work.

Table 6: Range of factors that can help in the identification of valued landscapes⁴

Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Scenic quality	The term used to describe the landscape that appeals primarily to the senses (primarily but not wholly the visual senses).
Rarity	The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
Representativeness	Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
Conservation interests	The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
Recreation value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
Perceptual aspects	A landscape may be valued for its perceptual qualities, notably wilderness and/or tranquillity.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

⁴ Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment (2013) (GLVIA)

Table 7: Landscape value criteria

Value	Typical criteria	Typical example
High	Very high importance (or quality) and rarity. No or limited potential for substitution	North Wessex Downs AONB
		Fernham Meadows SSSI
		Whitehorse Hill SSSI
		Ancient Woodland
		Bronze Age bowl barrow and a pair of Anglo-Saxon burial mounds 70m south of the White Horse on Whitehorse Hill SAM
		Dragon Hill SAM
		Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle on Whitehorse Hill SAM
		The White Horse hill figure 170m NNE of Uffington Castle on Whitehorse Hill SAM
		Uffington Castle: a univallate hillfort immediately north of the Ridgeway on Whitehorse Hill SAM
		Grade I and II* listed buildings and their settings
Medium/High	High importance (or quality) and rarity. Limited potential for substitution	Ridgeway National Trail
		Setting of North Wessex Downs AONB
		Local landscape designation
		Landscape value identified in the Local Plan
		Baulking Conservation Area
		Uffington Conservation Area
		Grade II listed buildings and their setting
		Priority habitats that contribute to landscape character
		Public footpaths
		Bridleways
Medium	Medium importance (or quality) and rarity. Limited potential for substitution.	Open access land (including) Registered Common Land
		Kingstone Warren Down (north) Local Wildlife Site
		Local recreational facilities of landscape value
Medium/Low	Local importance (or quality) and rarity. Limited potential for substitution.	Evidence of ridge and furrow
		Local buildings of historic interest and their settings
Low	Low importance (or quality) or rarity.	Area of little value and identified for improvement.

2.8 Stage 5: Landscape capacity

2.8.1 The landscape capacity is determined by combining landscape sensitivity with landscape value.

Table 8: Landscape capacity

Landscape sensitivity	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
		Low	Med/Low	Medium	Med/High	High
Landscape value						

Table 9: Guide to orders of magnitude used in the definition of landscape capacity

Low capacity	The landscape could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Occasional very small scale development may be possible providing it has regard to the setting and form of existing settlement and surrounding landscape character.
Medium / Low capacity	A low amount of development can be accommodated only in limited situations providing it has regard to the setting and form of existing settlement and surrounding landscape character.
Medium capacity	The landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.
Medium/ High capacity	The area can accommodate larger amounts of development providing it has regard to the setting and form of existing settlement and surrounding landscape character. Certain landscape and visual features in the area may require protection.
High capacity	Much of the area can accommodate significant areas of development providing it has regard to the setting and form of existing settlement and surrounding landscape character.

3 Baseline information

3.1 Location

- 3.1.1 The parishes of Uffington and Baulking are located within the administrative boundary of Vale of White Horse District Council in the English county of Oxfordshire.
- 3.1.2 The NDP area encompasses 1823.4 ha or 18.2 km². Uffington is the larger of the two parishes at 1184.4 ha or 11.84 km² and Baulking comprises 639 ha or 6.4 km².
- 3.1.3 Constraints maps have been included in **Appendix B**.

3.2 Landscape Character Assessment

- 3.2.1 The different individual components of a landscape set one area apart from those adjacent to it and make its character unique to the people who live in or visit the area. Recognition of this character variation requires an understanding of the influences that give different areas a unique 'sense of place'.
- 3.2.2 Landscape Character Assessment is a process of characterising a landscape and of informing decision makers when considering effects on landscape character. Natural England guidance on landscape character assessment was published in 2014, "An Approach to Landscape Character Assessment"⁵.
- 3.2.3 Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale.
- 3.2.4 The scales at which Landscape Character Assessments are carried out varies from the national to the local / site level. The three key levels at which such assessments are carried out are:
- National and regional scale, typically at 1:250,000 identifying broad patterns in the variation of landscape character – assessments at this scale often provide the context for more detailed assessments;
 - Local authority scale, applied at the county, unitary authority or district level, at 1:50,000 or 1:25,000 identifying landscape types

⁵ Natural England (2014) An Approach to Landscape Character Assessment. Accessed on 04/08/16. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

and / areas – landscape character traverses administrative boundaries so care needs to be taken to ensure assessments on either side of administrative boundaries match up; and

- Local scale or site level, at 1:10,000 or larger scales.

3.2.5 Assessments can also be carried out at any level in between, or below, these 3 key levels.

3.2.6 The following landscape character assessment information is relevant to this study.

National Level

3.2.7 At a national level, landscape character assessment has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs)⁶.

3.2.8 The NDP area is located within two NCAs: Upper Thames Clay Vales NCA (No. 108)⁷ and Berkshire and Marlborough Downs NCA (No. 116)⁸.

3.2.9 Key facts and data of the Upper Thames Clay Vales NCA and Berkshire and Marlborough Downs NCA are presented in **Appendix C**.

County Level

3.2.10 The Oxfordshire Wildlife and Landscape Study (OWLS) is the current landscape character assessment for the county of Oxfordshire⁹. OWLS presents 24 different landscape types in the county. These landscape types comprise of individual landscape description units with a similar pattern of geology, topography, land use and settlements.

3.2.11 Three landscape types from the OWLS are located within the NDP area: Chalk Downlands and Slopes (No. 2)¹⁰, The Clay Vale (No. 3)¹¹ and Estate Farmlands (No. 4)¹².

⁶ Natural England (2014) National Character Areas – defining England's natural boundaries. Accessed on 04/08/17. Available at <http://www.naturalengland.org.uk/publications/nca/default.aspx>

⁷ Natural England (2012) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

⁸ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

⁹ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Accessed on 04/08/17.

Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

¹⁰ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

3.2.12 An overview of the Chalk Downlands and Slopes (No. 2) is as follows:

“An open, downland landscape with steep escarpments and ridges dominated by arable cropping and a number of small plantations. Remnants of unimproved chalk grassland still survive on some of the steeper slopes”¹³.

3.2.13 Key characteristics of the Chalk Downlands and Slopes (No. 2) include:

- Open, undulating landscape with steep escarpments.
- Large, open arable fields.
- Variety of woodlands, including recently planted mixed and deciduous plantations, shelterbelts and deciduous secondary and ancient woodland.
- Extensive areas of chalk grassland and patches of ancient woodland on steep slopes.
- Sparsely settled landscape with a few isolated farmhouses¹⁴.

3.2.14 An overview of the The Clay Vale (No. 3) is as follows:

“This is a low lying vale landscape associated with small pasture fields, many watercourse and hedgerow trees and well-defined nucleated villages”¹⁵.

3.2.15 Key characteristics of The Clay Vale (No. 3) include:

- A flat, low-lying landform.
- Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields.
- Many mature oak, ash and willow hedgerow trees.

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹¹ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: The Clay Vale. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹² Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at:

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹³ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹⁴ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹⁵ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: The Clay Vale. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

- Dense, tree-lined streams and ditches dominated by pollarded willows and poplars.
- Small to medium-sized nucleated villages.

3.2.16 An overview of Estate Farmlands (No. 4) is as follows:

“This is a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations”¹⁶.

3.2.17 Key characteristics of Estate Farmlands (No. 4) include:

- Medium to large, regularly-shaped hedged fields.
- Small, geometric plantations and belts of trees.
- Large country houses set in ornamental parklands.
- Small estate villages and dispersed farmsteads¹⁷.

District Level

3.2.18 The Landscape Character Assessment for Vale of White Horse will be published alongside the Local Plan 2031 Part 2, which is anticipated to be published for consultation in October 2017.

North Wessex Downs AONB

3.2.19 The integrated Landscape Character Assessment for the North Wessex Downs AONB identifies eight landscape types which are broken down into landscape character areas. The area of the AONB that is located within the parish of Uffington contains two landscape character areas: Lambourn Downs (No. 1B)¹⁸ and Liddington – Letcombe Open Scarp (No. 5F)¹⁹.

¹⁶ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹⁷ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹⁸ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

¹⁹ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

3.2.20 Lambourn Downs (No. 1B) is located within the Open Downland (No. 1) landscape type. A description of this landscape character area is as follows:

The character of the Lambourn Downs is largely created by the strong structural landform and the spacious rolling topography typical of the Open Downlands. Long views can be gained across a series of subtly receding ridges, which form strong open horizons. Although topographically complex at the local level, the pattern is consistent and repeats across the area creating a landscape of drama and variety²⁰.

3.2.21 Key characteristics of the Lambourn Downs landscape character area includes:

- Part of the main chalk plateau of the AONB, underlain by the hard rocks of the Upper and Middle Chalk which dip gently southwards.
- Strong structural landform with a series of flat topped or gently rounded hills and ridgelines forming successive horizons, intersected by wide dry valleys.
- Arable farming dominates with large scale fields. Extant hedgerows tend to be gappy and poorly maintained, although occasional mature hedgerow trees are a feature.
- Unimproved pasture limited to tiny fragmented sites on steep slopes.
- Thin linear skyline shelterbelts, hill top beech clumps and small isolated mixed woodland blocks are a distinctive feature of the area.
- Sparsely populated with two hamlets and the outer edges of the larger valley settlement of Lambourn/Upper Lambourn. Elsewhere, settlement is limited to occasional isolated farms and racehorse establishments.
- Many gallops and rides established over the downs, particularly to the north of Lambourn Valley.
- Vernacular built form includes flint, red brick, weatherboard and clay tile roofs. Modern large scale farm buildings are also dominant.
- Limited road access with minor tracks connecting farms. By contrast there is an extensive network of public rights of way.
- Prominent barrows located on ridges and hilltops, plus lynchets and banks defining large blocks of later prehistoric field systems, trackways and settlements.

²⁰ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

- Field pattern including parallel and sinuous boundaries from 17th and 18th century informal enclosure, and the more regular, straight edged fields of Parliamentary enclosure.
- Strong qualities of remoteness and openness²¹.

3.2.22 Liddington – Letcombe Open Scarp (No 5F) is located within the Downs Plain and Scarp (No.5) landscape type. A description of this landscape character area is as follows:

“The scarp is the defining edge of the AONB and is a highly visible feature from Swindon and Wantage and the adjacent low lying clay Vales. The strong landform dominates skyline views and provides a dramatic backdrop from these areas signalling the presence of the North Wessex Downs. The steep gradients limit extent of arable cultivation so that a mix of grazed pasture within small hedged fields dominates. The area is characterised by its openness and the large blocks of woodland and hangers that characterise the scarp further west (5E) are largely absent. Woodland is confined to small areas of natural regeneration, and those associated with the parks and estates that are a feature of the area”²².

3.2.23 Key characteristics of the Liddington – Letcombe Open Scarp (No 5F) landscape character area includes:

- Steep scarp slope presenting a smooth, nearly vertical, face in some areas, while in others it is deeply convoluted. A strong horizon and skyline in the view from the lower lying Vales.
- Numerous springs issue at the junction of the chalk and clay creating tiny incised coombe valleys running down to the Vale to the north.
- Grazed pasture within small hedged fields forms a more open landscape compared to the wooded scarp to the west.
- Unimproved herb-rich chalk grassland survives in fragments along the scarp and combes.
- Woodland is confined to small areas of natural regeneration, plus woodlands associated with the parks and estates.
- Highly distinctive White Horse chalk cut figure at Uffington.

²¹ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at:

http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

²² Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at:

http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

- Neolithic chambered long mound of Wayland's Hill plus isolated Bronze Age round barrows in prominent locations on the scarp edge.
- The Ridgeway, a prehistoric routeway, follows the top of the scarp and remains well used as a recreational route today.
- Numerous lanes cut up and down the scarp face, often deeply incised and overhung by steep earth or grass banks²³.

3.3 Natural factors

Geology and landform

3.3.1 The topography of Baulking comprises a gently undulating landscape ranging from 70m above ordnance datum (AOD) at the far eastern extent of the Parish to 94m AOD on land to the north west of St. Nicholas Church. Other notable high points include Baulking Hill at 85m AOD.

3.3.2 The topography of Uffington is more varied than that of Baulking, ranging from 77m AOD in the north eastern area of the Parish to 261m AOD at Whitehorse Hill. Other notable high points include Alfred's Hill at 92m AOD in the north western area of the parish.

3.3.3 The escarpment of the North Wessex Downs AONB rises sharply in the central southern region of the parish of Uffington, forming a distinctive landscape feature visible from across much of the NDP area.

Hydrology

3.3.4 Notable watercourses that cross through the NDP area include the River Ock. The River Ock runs along the northern boundary of the Uffington and Baulking parish boundary and diverts south at Gains Bridge before skirting round Alfred's Hill. Stutfield Brook runs along the southern boundary of Baulking. A section of the disused Wiltshire and Berkshire Canal is located in Uffington parish.

3.3.5 There also exists a network of smaller watercourses that cross through the NDP area.

²³ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

- 3.3.6 Localised flooding from rivers (fluvial) and heavy rainfall (pluvial) creates constraints to development and affects part of Uffington to the west of the village, along the course of a tributary of the River Ock, as well as to the north west of the study area, north of the railway where the River Ock flows. Flooding is a temporary effect and has limited effects of landscape character since it is generally a short term visual phenomena.

Biodiversity/flora and fauna

- 3.3.7 The NDP contains two Sites of Special Scientific Interest (SSSI) both of which are located within the parish of Uffington. These are Whitehorse Hill SSSI and Fernham Meadows SSSI²⁴.

- 3.3.8 Whitehorse Hill is designated as a SSSI for the following notified features:

- *Festuca ovina* - *Avenula pratensis* lowland calcareous grassland.
- *Bromus erectus* lowland calcareous grassland.
- *Brachypodium pinnatum* lowland calcareous grassland.
- *Bromus erectus* - *Brachypodium pinnatum* lowland calcareous grassland.
- Karst.
- Population of Schedule 8 plant - *Gentianella anglica*, *Early Gentian*.
- *Fraxinus excelsior* - *Acer campestre* - *Mercurialis perennis* woodland²⁵.

- 3.3.9 Fernham Meadows is designated as a SSSI for the following notified features:

- *Cynosurus crisatus* - *Centaurea nigra* grassland.
- Populations of national scarce butterfly species – *Strymonidia pruni*, Black Hairstreak²⁶.

- 3.3.10 Ancient Woodland is located at Uffington Wood and Oldland Copse in the parish of Uffington and at Church's Copse and Green Close Copse in the parish of Baulking²⁷.

²⁴ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

²⁵ Natural England (1986) Whitehorse Hill SSSI. Accessed on 04/08/17. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001206>

²⁶ Natural England (1990) Fernham Meadows SSSI. Accessed on 04/08/17. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1005874&SiteName=meadow&countyCode=34&responsiblePerson=&SeaArea=&IFCAArea=>

²⁷ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

3.4 Cultural and social factors

North Wessex Downs AONB

3.4.1 The North Wessex Downs was designated as an AONB in 1972 under the National Parks and Access to Countryside Act 1949. It is one of 46 AONBs in the United Kingdom²⁸.

3.4.2 A description of the North Wessex Downs AONB is as follows:

“The North Wessex Downs is a visibly ancient landscape of great beauty, diversity and size. It embraces the high, open arable sweeps of the chalk downs and dramatic scarp slopes with their prehistoric monuments and beech knolls, the moulded dip slopes, sheltered chalk river valleys; intimate and secluded wooded areas and low-lying heaths with a rich mosaic of woodland, pasture, heath and commons. The North Wessex Downs form a surprisingly remote, expansive and tranquil landscape in the heart of southern England”²⁹.

3.4.3 A large area of the North Wessex Downs AONB is located within the parish of Uffington. The northern boundary of the AONB is located adjacent to the south of the B4507 road.

Historic features

3.4.4 There are two Grade I Listed Buildings in the NDP area, these are the Church of St Mary in Uffington and the Church of St Nicholas in Baulking. There are no Grade II* Listed Buildings. There are 44 Grade II Listed Buildings. This includes eleven in Baulking and 33 in Uffington³⁰.

3.4.5 There are five Scheduled Ancient Monuments located within the NDP area (all within the parish of Uffington). These are listed below:

- Dragon Hill.
- The White Horse hill figure 170m NNE of Uffington Castle on Whitehorse Hill.
- Bronze Age bowl barrow and a pair of Anglo-Saxon burial mounds 70m south of the White Horse on Whitehorse Hill.

²⁸ North Wessex Downs AONB (2014) The North Wessex Downs AONB Management Plan 2014-2019. Accessed on 04/08/17. Available at http://www.northwessexdowns.org.uk/uploads/File_Management/NWD_Docs/About_Us/Management_Plan/NWD_AONB_Management_Plan_2014-19.pdf

²⁹ North Wessex Downs AONB (2014) The North Wessex Downs AONB Management Plan 2014-2019. Accessed on 04/08/17. Available at http://www.northwessexdowns.org.uk/uploads/File_Management/NWD_Docs/About_Us/Management_Plan/NWD_AONB_Management_Plan_2014-19.pdf

³⁰ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

- Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle on Whitehorse Hill.
- Uffington Castle: a univallate hillfort immediately north of the Ridgeway on Whitehorse Hill³¹.

3.4.6 Evidence of ridge and furrow exists around the village of Uffington, particularly to the south east. Ridge and furrow is evident in parcels 1, 139 and is visible under certain conditions at 118. Further to the south there are very good examples at parcels 108 (school field), 101 and 92. Lynchets also exist in parcel 12.

Public rights of way

3.4.7 The NDP area contains good numbers of Public Rights of Way (PRoW). The Ridgeway National Trail crosses through the NDP area between Whitehorse Hill and Rams Hill in the AONB. Lambourn Valley Way Long Distance Route is located in the AONB adjacent to the western boundary of the NDP area. There also exists a network of public footpaths and bridleways that cross through the area.

Conservation areas

3.4.8 The historic cores of the villages of Uffington and Baulking are contained within conservation areas. Maps showing the conservation areas are included in **Appendix B**.

Settlement

3.4.9 Settlement in the parish of Baulking is focused around the village green. Away from the village green to the south and east, settlement is comprised of scattered farmsteads.

3.4.10 Settlement in the parish of Uffington is focused around the main village. Development to the north and south comprises scattered farmsteads and residential properties.

3.4.11 The Vale of White Horse Design Guide (March 2015)³² includes information regarding character of the villages.

³¹ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

³² Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

3.4.12 Baulking is located within Zone 2A: The Western Clay Vale. The following text concerns Zone 2A:

Landscape Character

The Western Clay Vale stretches from the north of Uffington as far as the Corallian Ridge near Faringdon, eastwards to Charney Bassett and westwards to Bourton. The pastures and hedgerows of the clay soils are concentrated in the west, between Woolstone and Lyford.

The landscape was once heavily wooded, but is now relatively open largely due to the loss of Elm trees in the 1970's. Some hedgerows have also been removed to create larger fields.

Built Environment Character

As the original landscape of the Clay Vale was low lying and either heavily wooded or very wet marshland, it had relatively few settlements.

These are generally smaller villages and hamlets, usually located on outcrops of gravel raised above the wet land.

Zone 2A: Palette of Materials

Although a clay zone, the proximity to stone has led to stone being the predominant building material. It is a rural zone with many wide frontage cottages and low thatched roofs.

Walls

- *The local coursed corallian limestone with a variety of tones;*
- *Uncoursed stone appears on the earliest of dwellings or former agricultural buildings;*
- *Colour washed render is rarely found but usually covers stone beneath;*
- *Brick is less frequently used;*
- *Brick has a common decorative use on stone buildings for quoins and window detailing; and*
- *Weatherboard is usually found on outbuildings and agricultural buildings and conversions.*

Roofs

- *Roofing materials predominantly stone slates;*
- *Clay tiles are often a later replacement for stone slates;*
- *Thatch is also common on smaller cottages; and*
- *Blue slate is less common - usually found on later dwellings.*

Fenestration and Doors

- *Timber sash and casement, iron leaded casement windows and*
- *Timber doors.*

Timber Finishes:

- *The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is in urban locations, where a broader, palette is observed;*
- *Tar and pitch on barns and timber frame; and*
- *Untreated oak³³.*

3.4.13 Uffington is located within Zone 4: Chalk Villages along the Spring Line. The following text concerns Zone 4:

Zone 4 stretches from the west of East Challow to Ildstone. The villages open out to the south onto a steeply rising landscape with large open fields.

In other areas the Lower Chalk spreads out and with its small valleys forms an undulating landscape. Near Uffington the Lower Chalk narrows to form a ledge.

The Icknield Way runs at the foot of the Lower Chalk where the Chalk meets the Greensand. Watercourses drain from springs towards the River Ock.

The area around the Upper Greensand and the lower slopes of the Lower Chalk is characterised by considerable tree cover and a gentler landscape than the Upper Chalk Downland.

Built environment character

Zone 4 is characterised by small settlements, with Uffington being the largest. The character of the villages is distinctly rural, typically comprising informal cottages and farmsteads, although some villages include large Manor houses.

Zone 4: Palette of Materials

³³ Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

The most prominent material is local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones alone make up the walls. As these are extremely difficult to cut, they are always laid as whole stones in a random uncoursed fashion.

Small 1.5-2 storey wide frontage cottages often with thatched roofs predominate.

Walls

- *Chalk block either regular sized and laid in courses or random sized and uncoursed;*
- *Sarsen stone mixed with other materials such as chalk or brick;*
- *Timber framing;*
- *Berkshire orange brick usually used for brick quoins and detailing around windows and doors and repairs to chalk;*
- *Colour washed lime render; and*
- *Weatherboard on outbuildings.*

Roofs

- *Thatch with a plain, flush ridge;*
- *Red/orange clay tiles;*
- *Stone slates; and*
- *Blue slate.*

Fenestration and Doors

- *Timber sash and casement, iron leaded casement windows; and*
- *Timber doors.*

Timber Finishes

- *The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts;*
- *Tar and pitch on barns and timber frame; and*
- *Untreated oak³⁴.*

³⁴ Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

Notable people

- 3.4.14 Notable people with a connection to the area include include the author Thomas Hughes (Tom Brown's School Days), the poet John Betjeman (poet laureate of the United Kingdom from 1972 until his death), the author Candida Lycett-Green and the poet Pam Ayres. Lord Craven of Uffington was Lord Mayor of London in 1610.

4 Landscape capacity (Low)

4.1 Landscape character sensitivity

- 4.1.1 The landscape character sensitivity at parcels classified as having Low capacity for change in terms of introducing housing are associated with distinctive natural factors including significant tree groups, strong hedgerow structure, presence of value wildlife habitats including ponds and water courses such as the River Ock and Stutfield Brook. Ancient woodland is another important contributor to landscape character sensitivity, providing an overall score of Medium/High or High for landscape character sensitivity in most parcels. The combination of natural factors at some locations such as those located to the west of Uffington e.g. parcel 204, serves to provide a sense of enclosure but also tranquility and distinctiveness. The most obvious striking natural feature is the geological influence of the North Wessex Downs, whose chalk landform dominates much of the skyline to the south of both villages.
- 4.1.2 There is a man-made lake at Baulking which also forms an important feature in the Low capacity land parcels. Baulking parcel numbers 109, 115, 97 and 114 are all woodland features of one sort or another.
- 4.1.3 Cultural factors include the presence of St Mary's Church whose octagonal tower forms a distinctive landmark and the setting of the Scheduled Ancient Monument that is the White Horse hill figure. Other influencing factors were the presence of Conservation Areas in Baulking and Uffington and numerous Listed Buildings.
- 4.1.4 Perceptual factors included a strong sense of naturalness once out of the villages and especially in the shadow of the Downs. It is likely that dark skies are a special association with this part of Oxfordshire although no survey work has been prepared to confirm this. There is a distinct lack of perceptual distractors in the southern area of the study. The Great Western Mainline railway line is a noisy distractor that generally leads to a lower quality of perceptual quality. Despite being adjacent to the railway, parcels 165 (in Uffington), 112, 105 and 104 (in Baulking) are considered to be Low capacity for development as they are comprised of broadleaved woodland.

4.2 Visual sensitivity

- 4.2.1 Types of views in land parcels with a Low capacity for development include the distinctive skyline of the North Wessex Downs and tower of St Mary's Church. The Downs form a distinctive and significant panorama from many of the parcels identified as having a Low capacity. Views from the North Wessex Downs have also been considered as part of the assessment of these parcels and been used to inform the categorisation.
- 4.2.2 Visual receptors are diverse and varied, significantly they include high sensitivity receptors such as residents and people enjoying open air recreation. Uffington's appeal as a small attractive village means that the village is also used for tourism purposes all of which increases the significance of visual qualities around the village. Baulking's relatively open and distinctive common land provides local vistas across the common and into the surrounding countryside as well as connecting a series of Listed Buildings which are in turn associated with resident's views.
- 4.2.3 There is little potential to mitigate the effects likely to be associated with development and the setting of the AONB in locations marked as Low on the assessment map (see **drawing number LC-313_1 in Appendix A**).

4.3 Landscape sensitivity

- 4.3.1 Most of the landscape sensitivity scores for the Low capacity land parcels are Medium/High or High (see **Appendix D**) indicating that the level of landscape sensitivity is generally high.

4.4 Landscape Value

- 4.4.1 High value features can be found throughout or within the setting of the AONB in the Low capacity parcels. High value features include the AONB, the White Horse, Uffington Castle hillfort, St Mary's Church and the Ridgeway National Trail and several SSSIs.

4.5 Landscape Capacity

- 4.5.1 Land parcels classified as Low capacity mean that the landscape cannot accommodate areas of new development without a significant and adverse impact on landscape character and visual amenity. Occasional very small scale development may be possible providing it has regard to the setting and form of existing settlement and surrounding landscape character.

5 Landscape capacity (Medium-Low)

5.1 Landscape character sensitivity

- 5.1.1 The natural factors that influence landscape character sensitivity in the land parcels characterised as Medium-Low, are not dissimilar to those features identified for the Low capacity land parcels. These include significant tree groups, strong hedgerow structure, presence of value wildlife habitats including ponds and water courses such as the River Ock, Stutfield Brook and the disused canal.
- 5.1.2 Cultural factors relate to historic field systems that are largely a product of the Parliamentary Enclosures. The presence of nucleated Grade II Listed Buildings in Baulking and at Moor Mill Farm, combined with countryside that is possibly less significant in terms of the setting of the AONB and the White Horse mean that scores for landscape character sensitivity are largely Medium.
- 5.1.3 Perceptual factors include a strong sense of rurality with disturbing influences including the railway line and occasional plane movements towards the north east.

5.2 Visual sensitivity

- 5.2.1 Locations in general that are more distant from the AONB mean that views associated with the Downs are less strong than those to the south of the settlements. Visual receptors include some residential receptors; a network of footpaths and bridleways that facilitate open air recreation opportunities for recreational receptors. Rail users are another class of visual receptor that frequently experience the countryside at the parcels classified as Medium/Low. Overall, visual sensitivity is considered to be Medium or Medium/High with some potential to mitigate the visual impacts of development.

5.3 Landscape sensitivity

- 5.3.1 Most of the landscape sensitivity scores for the Medium/Low capacity land parcels are Medium (see **Appendix D**) indicating that the level of landscape sensitivity is moderate.

5.4 Landscape Value

- 5.4.1 The landscape value of features amongst the Medium/Low capacity parcels include the network of footpaths and bridleways and the setting of Grade II Listed Buildings.

5.5 Landscape Capacity

- 5.5.1 Land parcels classified as Medium/Low capacity mean that a low amount of development can be accommodated only in limited situations providing it has regard to the setting and form of existing settlement and surrounding landscape character.

6 Landscape capacity (Medium)

6.1 Landscape character sensitivity

- 6.1.1 Parcels 175, 177 (in Uffington) and 31 and 95 (in Baulking) have been classified as having Medium capacity for development. In terms of landscape character sensitivity, the parcels have been identified since they have lower concentrations of either natural, cultural or perceptual features. Importantly they are located very close to existing buildings or the railway and are well screened from long distance views to the AONB.

6.2 Visual sensitivity

- 6.2.1 The presence of residential receptors introduces high visual sensitivity considerations to the assessment of these parcels, however it is considered possible to mitigate impacts in the longer term.

6.3 Landscape sensitivity

- 6.3.1 The landscape sensitivity scores for each parcel of land are Medium for the Uffington parcels and Medium for the Baulking parcels (see **Appendix D**).

6.4 Landscape Value

- 6.4.1 There are various features of landscape value associated with the different parcels. For example, the Uffington parcels include footpaths and Listed Buildings whilst one of the Baulking locations (parcel 95) is adjacent to Open Access Land.

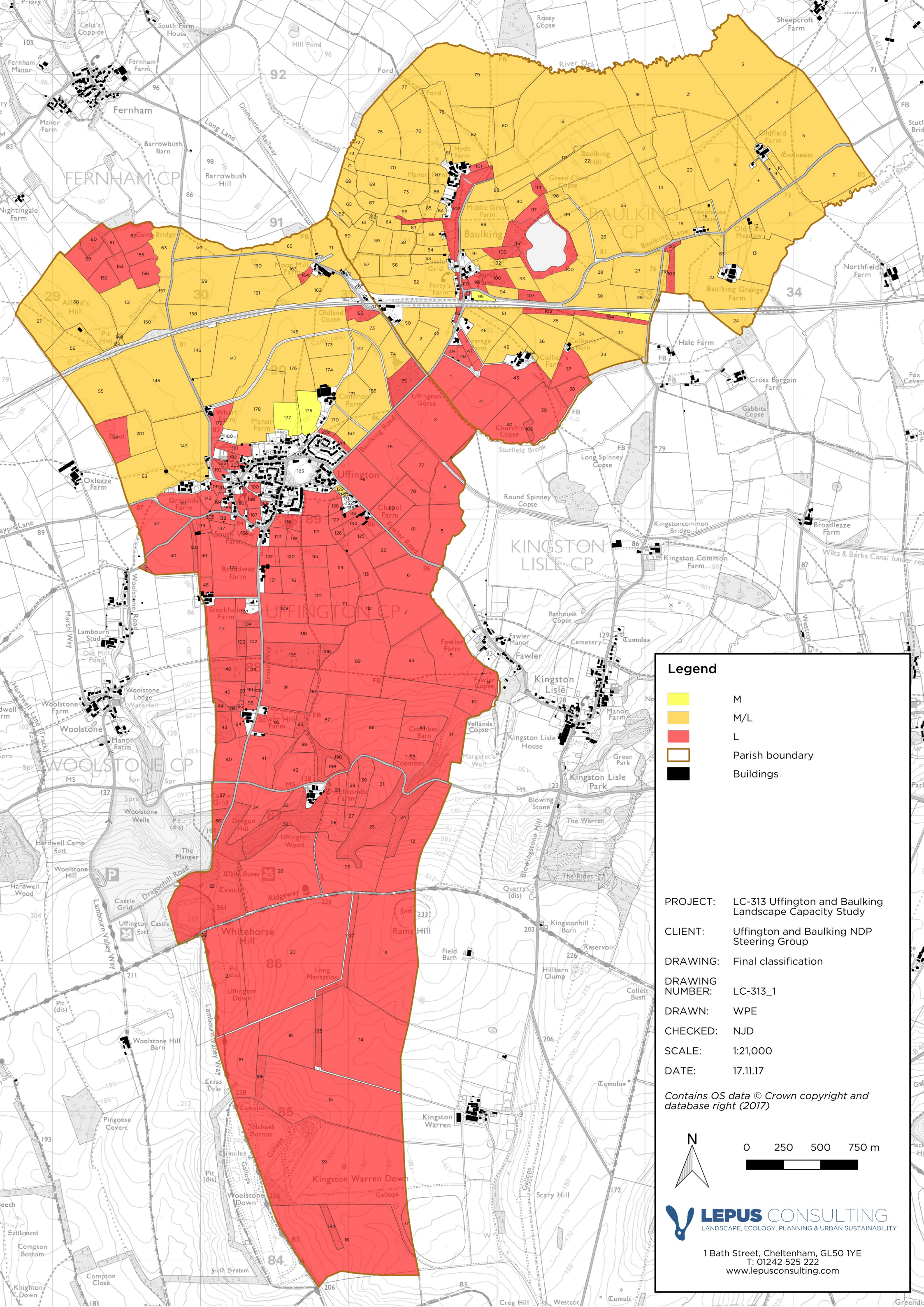
6.5 Landscape Capacity

- 6.5.1 Land parcels classified as Medium capacity parcels mean that the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

7 Conclusions

- 7.1.1 In conclusion, the NDP area is a sensitive landscape that is strongly influenced by the presence of the North Wessex Downs AONB and also by historic influences, particularly the White Horse Hill Figure.
- 7.1.2 Generally, land parcels to the south of the villages are considered to contribute positively to the setting of the AONB and consequently have low capacity for development. Land parcels located on the northern side reflect the various high quality landscape character attributes that are relevant to southern parcels and also contribute to the setting of the AONB but less directly making the typical capacity Medium/Low.
- 7.1.3 Land parcels 177 and 175 in Uffington are evaluated as having Medium capacity for development. In other words, the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.
- 7.1.4 Land parcels 95 and 31 in Baulking are evaluated as having Medium capacity for development. In other words, the landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.
- 7.1.5 The findings of this report can be used by the NDP team to help inform planning policy. Any proposals in the plan area for new development should not rely on the capacity study report alone and instead should be accompanied by a suitable form of landscape appraisal such as that advocated in the Guidelines for Landscape and Visual Impact Assessment (3rd edition, 2013).

APPENDIX A: Landscape capacity maps



Legend

- M
- M/L
- L
- Parish boundary
- Buildings

PROJECT: LC-313 Uffington and Baulking Landscape Capacity Study

CLIENT: Uffington and Baulking NDP Steering Group

DRAWING: Final classification

DRAWING NUMBER: LC-313_1

DRAWN: WPE

CHECKED: NJD

SCALE: 1:21,000

DATE: 17.11.17

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0 250 500 750 m

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1 Bath Street, Cheltenham, GL50 1YE
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www.lepusconsulting.com

Legend

- M
- M/L
- L
- Parish boundary
- Buildings

PROJECT: LC-313 Uffington and Baulking Landscape Capacity Study

CLIENT: Uffington and Baulking NDP Steering Group

DRAWING: Uffington final classification

DRAWING NUMBER: LC-313_2

DRAWN: WPE

CHECKED: NJD

SCALE: 1:9,000

DATE: 17.11.17

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0 100 200 300 400 m



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Legend

- M
- M/L
- L
- Parish boundary
- Buildings

PROJECT: LC-313 Uffington and Baulking Landscape Capacity Study

CLIENT: Uffington and Baulking NDP Steering Group

DRAWING: Baulking final classification

DRAWING NUMBER: LC-313_3

DRAWN: WPE

CHECKED: NJD

SCALE: 1:9,000

DATE: 05.10.17

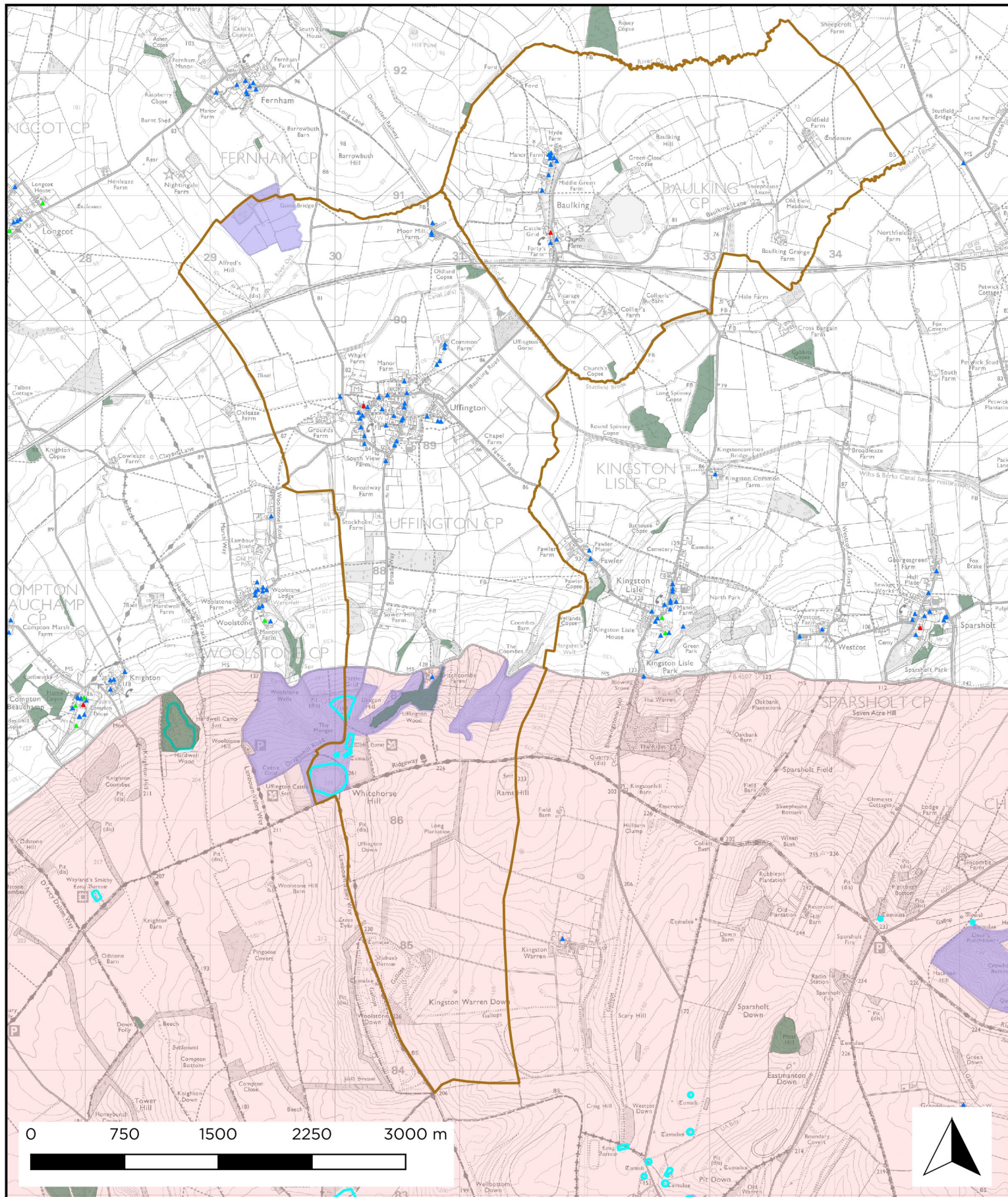
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APPENDIX B: Constraint maps



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Legend

- | | | | |
|--|-------------------------------------|--|---------------------------|
| | Parish boundary | | Grade I Listed Building |
| | Ancient Woodland | | Grade II Listed Building |
| | Scheduled Ancient Monument | | Grade II* Listed Building |
| | Site of Special Scientific Interest | | North Wessex Downs AONB |

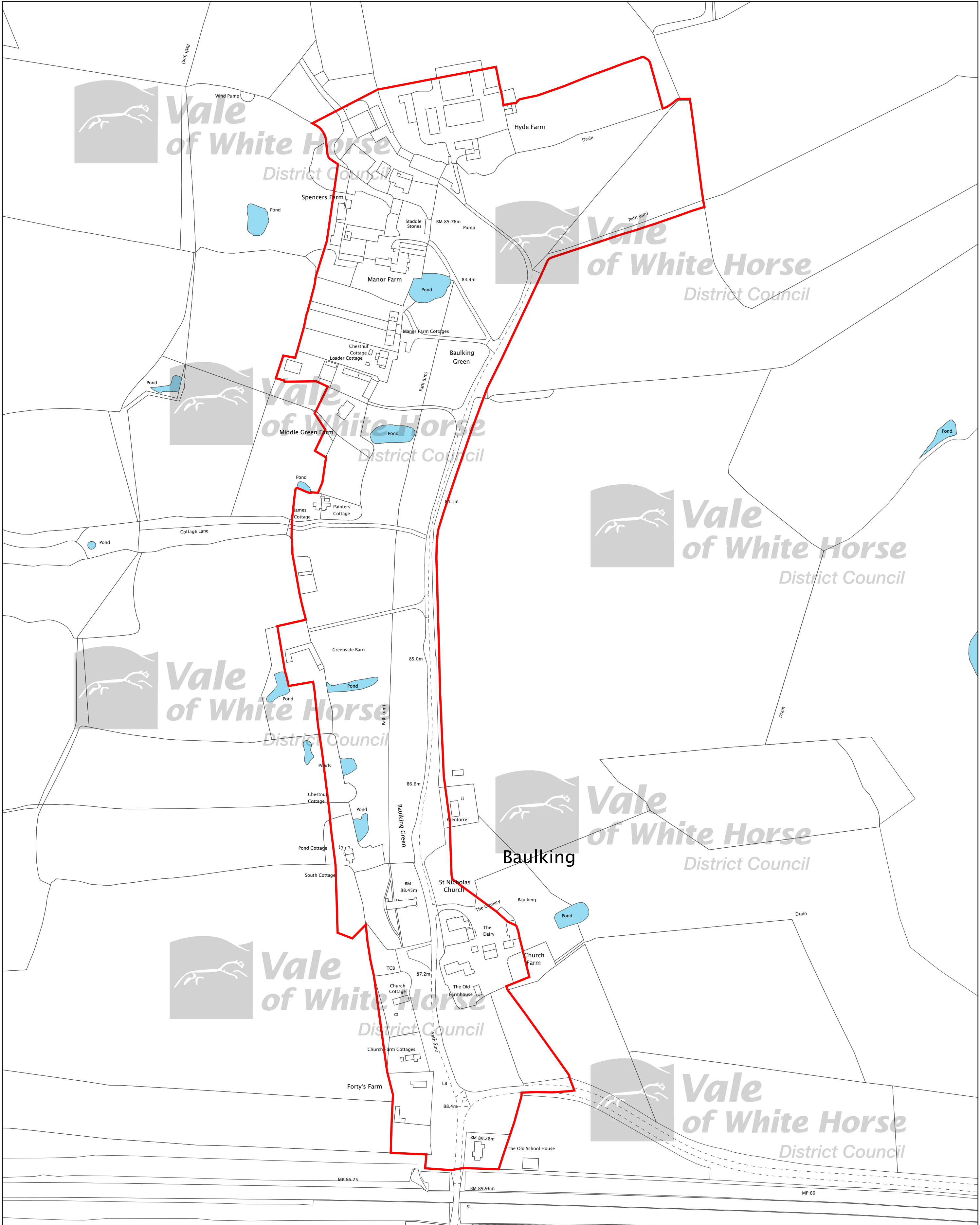
Uffington & Baulking NDP -
Landscape Capacity
Assessment

Constraints map

1:40,000 scale

04.10.17





Conservation Area

Baulking

Map Number: 7
Date of Designation: 03.02.71
Date of Amendment:
Area: 14.17 ha

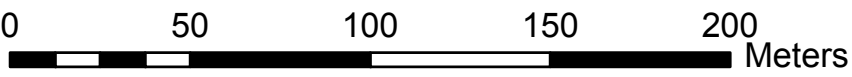


**Vale
of White Horse**

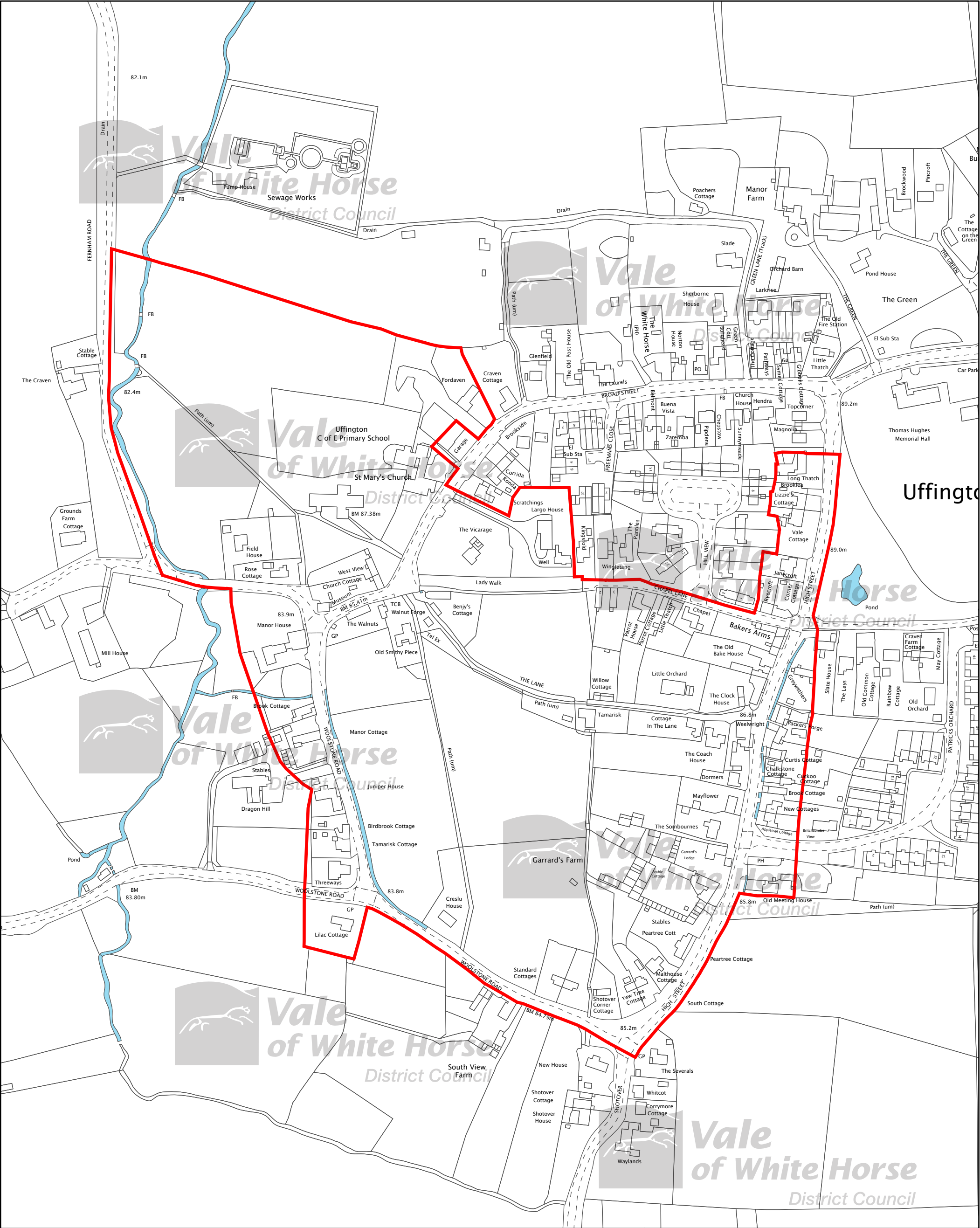
Data supplied by
Vale of White Horse District Council
www.whitehorsedc.gov.uk



May 2009
1:2500 @ A2



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Conservation Area

Uffington

Map Number: 46
Date of Designation: 03.02.70
Date of Amendment:
Area: 15.88 ha

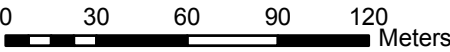


**Vale
of White Horse**

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APPENDIX C:

National Character Area profile information

At a national level, landscape character assessment has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs)³⁵.

The NDP area is located within two NCAs: Upper Thames Clay Vales NCA (No. 108)³⁶ and Berkshire and Marlborough Downs NCA (No. 116)³⁷.

A description of the Upper Thames Clay Vales NCA is as follows:

“The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. Blenheim Palace World Heritage Site falls within the NCA, along with around 5,000 ha of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and smaller areas of the Chilterns AONB and the Cotswolds AONB. Two of its Special Areas of Conservation (SAC) are designated for their lowland meadow vegetation communities, while Little Wittenham SAC has one of the most studied great crested newt populations in the UK. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places”³⁸.

Key characteristics of Upper Thames Clay Vales NCA include:

- Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.

³⁵ Natural England (2014) National Character Areas – defining England's natural boundaries. Accessed on 04/08/17. Available at <http://www.naturalengland.org.uk/publications/nca/default.aspx>

³⁶ Natural England (2012) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

³⁷ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

³⁸ Natural England (2014) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

- The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.
- Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.
- Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.
- In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.
- Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.
- There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.
- Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert near the Chilterns.
- Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails³⁹.

A description of the Berkshire and Marlborough Downs NCA is as follows:

³⁹ Natural England (2014) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

“Vast arable fields stretch across the sparsely settled, rolling Chalk hills of the Berkshire and Marlborough Downs National Character Area (NCA). There are extensive views from the escarpment in particular, punctuated by landmarks including chalk-cut horse figures, beech clumps and ancient monuments. Historic routeways, including the Ridgeway National Trail, provide public access across this landscape. Writers and artists have been inspired by this landscape, including Eric Ravilious and Richard Jefferies, while monuments around Avebury have attracted historians and antiquarians such as John Aubrey. Avebury stone circle is a popular visitor destination and part of a World Heritage Site and there are numerous other Scheduled Monuments and heritage features across this landscape. Heritage features are at risk from damage by cultivation and animal burrowing. The natural beauty and special scenic qualities of the area lead to the majority of the area (97 percent) being included in the North Wessex Downs Area of Outstanding Natural Beauty”⁴⁰.

Key characteristics of Berkshire and Marlborough Downs NCA include:

- Uplifted mass of Chalk dipping south-east into the London Basin and edged by an extensive, complex escarpment. Rolling hills of the dip slope defined by the River Kennet valley and its tributaries, many of which are dry ‘combes’.
- Sarsen stones are prominent in prehistoric monuments, in historical buildings and in the countryside.
- Chalk rivers, wet woodland, reedbed and wet grassland in the major chalk valleys, supported by groundwater. River Lambourn displays exemplary chalk river ecology.
- Woodland and hedgerows concentrated on clay-with-flint soils of the lower dip slope where Savernake Forest is the nucleus of ancient woodland. Isolated beech clumps and shelterbelts stand out on the hills.
- Huge arable fields managed in very large holdings stretch across the chalk soils of the uplands, bounded by post-and-wire fencing and grass baulks. In the valleys and around Savernake, agriculture is more mixed and boundaries are irregular and hedged, often with oak trees. Savernake farmsteads are small scale.
- Gallops and stables of large horse-racing establishments, with a nucleus in the Lambourn Valley.
- Small areas of species-rich chalk grassland scattered on the scarps and steep slopes of dry valleys display colourful and rare plants such as early gentian.
- Mosaic of farmland habitats supports established populations of farmland birds, arable plants, harvest mouse and brown hare.

⁴⁰ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

- High density of monuments, many being prominent landmarks across the arable uplands including stone circles, hill forts, barrows, chalk-cut horse figures and historic routeways. Avebury World Heritage Site is internationally significant.
- Traditional building materials include thatch, red brick, flint and sarsens.
- Settlement is sparse on the high Downs, offering experiences of tranquillity, dark skies and far-reaching views. Villages cluster in valley bottoms and near springs, often associated with historical mills, watercress beds and water meadows, and farmsteads at low densities.
- Recreation focused on limited areas of open access land, well-known heritage features including Avebury and historic routeways, including the Ridgeway National Trail and Kennet and Avon Canal. Private fishing interests dominate access to chalk streams.
- The Vale of Pewsey is a low-lying corridor of Upper Greensand enclosed by chalk escarpments. Villages are densely scattered across high-grade agricultural land supporting mixed agriculture⁴¹.

⁴¹ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

APPENDIX D: Scoring tables

Uffington

Methodology table	Table 2	Table 4	Table 5	Table 7	Table 8
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Parcel number	Landscape character sensitivity	Visual sensitivity	Landscape sensitivity	Landscape value	Landscape capacity	Notes
1	M/H	M/H	M/H	M/H	L	Gladman site. Public footpath. Adjacent to Grade II Listed Buildings.
2	M/H	M/H	M/H	M/H	L	Public footpath.
3	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
4	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
5	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
6	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
7	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
8	M/H	M/H	M/H	M/H	L	Mature oak trees. Public footpath. Setting of AONB.
9	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
10	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
11	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
12	H	H	H	H	L	AONB. Adjacent to Ridgeway.
13	H	H	H	H	L	AONB. Adjacent to Ridgeway. Fort
14	H	H	M/H	H	L	AONB.
15	H	H	M/H	H	L	AONB.
16	H	H	M/H	H	L	AONB.
17	H	H	M/H	H	L	AONB.
18	H	H	M/H	H	L	AONB.
19	H	H	H	H	L	AONB. Cross Dyke. Lambourn Valley Way.
20	H	H	H	H	L	AONB. Adjacent to Ridgeway.
21	H	H	H	H	L	AONB. Adjacent to Lambourn Valley Way.
22	H	H	H	H	L	AONB. Adjacent to Ridgeway.
23	H	H	H	H	L	AONB. Adjacent to Ridgeway.
24	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
25	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
26	H	H	H	H	L	AONB. Public footpath.
27	H	H	H	H	L	AONB.
28	H	H	H	H	L	AONB. Public footpath.
29	H	H	H	H	L	AONB.
30	H	H	H	H	L	AONB.
31	H	H	H	H	L	AONB.
32	H	H	H	H	L	AONB. Whitehorse Hill SSSI. Ancient Woodland. Adjacent to Grade II Listed Building.
33	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
34	H	H	H	H	L	AONB.
35	H	H	H	H	L	AONB. The White Horse hill figure SAM,.Whitehorse Hill SSSI. Adjacent to Ridgeway.
36	H	H	H	H	L	AONB. Dragon Hill SAM. Whitehorse Hill SSSI.
37	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
38	H	H	H	H	L	AONB. Adjacent to Ridgeway.
39	H	H	H	H	L	AONB. Gallops. Kingston Warren Down. Barrow.
40	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
41	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
42	H	M/H	H	H	L	Ancient Woodland. Public footpath. Open countryside. Setting of AONB.

43	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
44	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
45	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
46	M/H	M/H	M/H	M/H	L	Public footpath. Coniferous woodland.
47	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
48	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
49	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
50	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
51	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
52	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
53	M	M	M	M/H	M/L	Public footpath. Open countryside.
54	M/H	M	M/H	H	L	Moat. Open countryside.
55	M	M	M	M/H	M/L	Public footpath. Open countryside.
56	M	M	M	M/H	M/L	Public footpath. Open countryside.
57	M	M	M	M/H	M/L	Public footpath. Open countryside.
58	M	M	M	M/H	M/L	Open countryside (Alfred's Hill).
59	H	M/H	H	H	L	Fernham Meadows SSSI.
60	H	M/H	H	H	L	Fernham Meadows SSSI.
61	H	M/H	H	H	L	Fernham Meadows SSSI.
62	H	M/H	H	H	L	Fernham Meadows SSSI.
63	M	M	M	M/H	M/L	Open countryside.
64	M	M	M	M/H	M/L	Public footpath. Open countryside.
65	M	M	M	M/H	M/L	Bridleway. Adjacent to Grade II Listed Building.
66						Previously developed land.
67						Previously developed land.
68						Previously developed land.
69						Previously developed land.
70						Previously developed land.
71	M	M	M	M/H	M/L	Bridleway and public footpath. Adjacent to Grade II Listed Building. Open countryside.
72						Previously developed land.
73	M	M	M	M/H	M/L	Open countryside.
74	M	M	M	M/H	M/L	Open countryside.
75	M/H	M/H	M/H	M/H	L	Ancient Woodland. Access land.
76	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
77	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
78	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
79	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
80	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
81	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
82	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
83	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
84	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
85	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
86	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
87	M/H	H	H	M/H	L	Public footpath. Open countryside. Setting of AONB.
88	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
89	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
90	M/H	M/H	M/H	M/H	L	Woodland. Setting of AONB.
91	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
92	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.

93	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Public footpath.
94	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
95	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
96	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
97	M/H	M	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
98	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
99	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
100	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
101	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
102	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
103	M/H	M/H	M/H	M/H	L	Coniferous woodland. Setting of AONB.
104	M/H	M/H	M/H	M/H	L	Coniferous woodland. Setting of AONB.
105	M/H	M/H	M/H	M/H	L	Public footpath. Coniferous woodland.
106	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
107	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
108	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
109	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
110	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
111	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
112	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
113	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
114	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
115	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
116	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
117	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
118	M/H	M/H	M/H	M/H	L	Public footpaths. Adjacent to Grade II Listed Buildings. Setting of AONB.
119	M/H	M/H	M/H	M/H	L	Public footpaths. Open countryside. Setting of AONB.
120	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
121	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
122	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
123	M/H	M/H	M/H	M/H	L	Setting of AONB.
124	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
125	M/H	M/H	M/H	M/H	L	Recreation ground. Setting of AONB.
126	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
127	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
128	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
129	M	M	M	M/H	M/L	Small scale, adjacent to existing development and less exposed than parcels to the south and east.
130	M	M	M	M/H	M/L	Small scale, adjacent to existing development and less exposed than parcels to the south and east.
131						Previously developed land.
132						Previously developed land.
133	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
134	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
135						Previously developed land.
136	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
137	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.

138	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Building. Setting of AONB.
139	M/H	M/H	M/H	M/H	L	Setting of AONB.
140	M/H	M/H	M/H	M/H	L	Setting of AONB.
141	M/H	M/H	M/H	M/H	L	Setting of AONB.
142	M	M/H	M/H	M/H	L	Setting of AONB.
143	M	M	M	M/H	M/L	Public footpaths. Adjacent to Grade II Listed Building.
144	M	M/H	M/H	M/H	L	Young trees.
145	M	M	M	M/H	M/L	Public footpath. Open countryside.
146	M	M	M	M/H	M/L	Open countryside.
147	M	M	M	M/H	M/L	Open countryside.
148	M	M	M	M/H	M/L	Public footpath. Open countryside.
149	M	M	M	M/H	M/L	Small area of broadleaved woodland. Open countryside.
150	M	M	M	M/H	M/L	Open countryside.
151	M	M	M	M/H	M/L	Open countryside.
152	H	M/H	H	H	L	Fernham Meadows SSSI.
153	H	M/H	H	H	L	Fernham Meadows SSSI.
154	M	M	M	M	M/L	Open countryside.
155	H	M/H	H	H	L	Fernham Meadows SSSI.
156	H	M/H	H	H	L	Fernham Meadows SSSI.
157	M	M	M	M/H	M/L	Open countryside.
158	M	M	M	M/H	M/L	Open countryside.
159	M	M	M	M/H	M/L	Mature oaks. Open countryside.
160	M	M	M	M/H	M/L	Open countryside.
161	M	M	M	M/H	M/L	Open countryside.
162	M	M	M	M/H	M/L	Public footpath.
163	M	M	M	M/H	M/L	Open countryside.
164	M/H	M	M/H	M/H	L	Broadleaved woodland. Setting of Grade II Listed Buildings.
165	M/H	M	M/H	M/H	L	Ancient replanted woodland (Oldland Copse).
166	M	M	M	M/H	M/L	Public footpath. Open countryside.
167	M	M	M	M/H	M/L	Open countryside.
168						Jacksmeadow estate.
169						Jacksmeadow estate.
170	M	M	M	M/H	M/L	Public footpath. Adjacent to Grade II Listed Buildings. Open countryside.
171	M	M	M	M/H	M/L	Adjacent to Grade II Listed Buildings. Open countryside.
172	M	M	M	M/H	M/L	Open countryside.
173	M	M	M	M/H	M/L	Public footpath.
174	M	M	M	M/H	M/L	Open countryside.
175	M	M/L	M/L	M/H	M	Adjacent to existing built form. Northern side of Uffington less visible from AONB. Smaller scale than fields to the north and west.
176	M	M	M	M/H	M/L	Public footpath. Open countryside.
177	M	M/L	M/L	M/H	M	Adjacent to existing built form. Northern side of Uffington less visible from AONB. Smaller scale than fields to the north and west.
178	M	M	M	M/H	M/L	Open countryside.
179	M	M/H	M/H	M/H	L	Development would disrupt views to St Mary's Church from Fernham Road.
180						Sewage works.
181	M	M/H	M/H	M/H	L	Development would disrupt views to St Mary's Church from Fernham Road.

182	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Public footpath. Development would disrupt views to St Mary's Church from Fernham Road.
183						Uffington village green.
184	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
185	M/H	M	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
186	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Development would disrupt views to St Mary's Church from Woolstone Road. Setting of AONB.
187	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Development would disrupt views to St Mary's Church from Woolstone Road. Setting of AONB.
188	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Adjacent to Grade II Listed Building. Setting of AONB.
189	M/H	M/H	M/H	M/H	L	Uffington Conservation Area.
190	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Adjacent to Grade II Listed Building.
191	M	M/H	M/H	M/H	L	Development would disrupt views south towards the AONB.
192	M/H	M/H	M/H	M/H	L	Uffington Conservation Area.
193	M/H	M/H	M/H	M/H	L	Public footpath. Uffington Conservation Area.
194	H	H	H	H	L	AONB. Broadleaved woodland.
195	H	H	H	H	L	AONB. Broadleaved woodland.
196	H	H	H	H	L	AONB. Broadleaved woodland.
197	H	H	H	H	L	AONB. Broadleaved woodland.
198	H	M/H	H	H	L	Broadleaved woodland including Ancient Woodland. Setting of AONB.
199	M/H	M/H	M/H	M/H	L	Setting of AONB.
200						Common land.
201	M	M	M	M/H	M/L	Open countryside.
202	M	M/H	M/H	M/H	L	Young trees.
203	M/H	M/H	M/H	H	L	Setting of Grade I St Mary's Church. Uffington C of E Primary School playing field and Uffington Conservation Area.
204	M/H	M/H	M/H	M/H	L	Development would disrupt views south towards the AONB.
205	M/H	M/H	M/H	M/H	L	Setting of AONB. Broadleaved trees.

Baulking

Methodology table	Table 2	Table 4	Table 5	Table 7	Table 8
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Parcel number	Landscape character sensitivity	Visual sensitivity	Landscape sensitivity	Landscape value	Landscape capacity	Notes
1	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
2	M	M	M	M/H	M/L	Open countryside.
3	M	M	M	M/H	M/L	Open countryside.
4	M	M	M	M/H	M/L	Open countryside. Public footpaths.
5	M	M	M	M/H	M/L	Open countryside. Public footpath.
6	M	M	M	M/H	M/L	Open countryside.
7	M	M	M	M/H	M/L	Open countryside.
8	M	M	M	M/H	M/L	Public footpaths. Bridleway.
9	M	M	M	M/H	M/L	Open countryside.
10	M	M	M	M/H	M/L	Open countryside.
11	M	M	M	M/H	M/L	Open countryside. Public footpath.
12	M	M	M	M/H	M/L	Open countryside.
13	M	M	M	M/H	M/L	Open countryside.
14	M	M	M	M/H	M/L	Open countryside. Public footpath.
15	M	M	M	M/H	M/L	Open countryside.
16	M	M	M	M/H	M/L	Open countryside.
17	M	M	M	M/H	M/L	Open countryside.
18	M	M	M	M/H	M/L	Open countryside. Bridleway.
19	M	M	M	M/H	M/L	Open countryside. Bridleway.
20	M	M	M	M/H	M/L	Open countryside. Public footpaths.
21	M	M	M	M/H	M/L	Open countryside. Bridleway.
22	M	M	M	M/H	M/L	Open countryside. Public footpath.
23	M	M	M	M/H	M/L	Open countryside. Public footpath.
24	M	M	M	M/H	M/L	Open countryside.
25	M	M	M	M/H	M/L	Open countryside. Public footpath.
26	M	M	M	M/H	M/L	Open countryside.
27	M	M	M	M/H	M/L	Open countryside.
28	M	M	M	M/H	M/L	Open countryside.
29	M	M	M	M/H	M/L	Open countryside.
30	M	M	M	M/H	M/L	Open countryside.
31	M	M	M	M	M	Small, enclosed parcel adjacent to railway line.
32	M	M	M	M/H	M/L	Open countryside. Bridleway.
33	M	M	M	M/H	M/L	Open countryside.
34	M	M	M	M/H	M/L	Open countryside.
35	M	M	M	M/H	M/L	Open countryside.
36	M	M	M	M/H	M/L	Open countryside.
37	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
38	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
39	M/H	M/H	M/H	M/H	L	Public footpath. Setting of AONB. Open Countryside.
40	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
41	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
42	M	M	M	M/H	M/L	Open countryside.
43	M/H	M/H	M/H	M/H	L	Public footpath. Setting of AONB. Open Countryside.
44	M	M	M	M/H	M/L	Small parcel adjacent to existing farm buildings. Public footpath.
45	M	M	M	M/H	M/L	Open countryside. Public footpath.

46	M	M	M	M/H	M/L	Open countryside. Public footpath.
47	M/H	M/H	M/H	M/H	L	Setting of AONB.
48	M/H	M/H	M/H	M/H	L	Setting of AONB.
49	M/H	M/H	M/H	M/H	L	Setting of AONB.
50	M	M	M	M/H	M/L	Open countryside.
51	M	M	M	M/H	M/L	Open countryside.
52	M	M	M	M/H	M/L	Open countryside.
53	M	M	M	M/H	M/L	Open countryside.
54	M	M	M	M/H	M/L	Open countryside.
55	M	M	M	M/H	M/L	Open countryside.
56	M	M	M	M/H	M/L	Public footpath. Open countryside.
57	M	M	M	M/H	M/L	Public footpath. Open countryside.
58	M	M	M	M/H	M/L	Public footpath. Open countryside.
59	M	M	M	M/H	M/L	Open countryside.
60	M	M	M	M/H	M/L	Open countryside.
61	M	M	M	M/H	M/L	Open countryside.
62	M	M	M	M/H	M/L	Open countryside.
63	M	M	M	M/H	M/L	Public footpath.
64	M	M	M	M/H	M/L	Open countryside.
65	M	M	M	M/H	M/L	Open countryside.
66	M	M	M	M/H	M/L	Open countryside.
67	M	M	M	M/H	M/L	Open countryside.
68	M	M	M	M/H	M/L	Open countryside.
69	M	M	M	M/H	M/L	Open countryside.
70	M	M	M	M/H	M/L	Open countryside.
71	M	M	M	M/H	M/L	Open countryside.
72	M	M	M	M/H	M/L	Open countryside.
73	M	M	M	M/H	M/L	Open countryside.
74	M	M	M	M/H	M/L	Open countryside.
75	M	M	M	M/H	M/L	Open countryside.
76	M	M	M	M/H	M/L	Open countryside. Public footpath.
77	M	M	M	M/H	M/L	Public footpath and bridleway.
78	M	M	M	M/H	M/L	Open countryside. Bridleway.
79	M	M	M	M/H	M/L	Open countryside. Public footpath.
80	M	M	M	M/H	M/L	Open countryside. Public footpath.
81	M	M	M	M/H	M/L	Open countryside. Public footpath.
82	M	M	M	M/H	M/L	Public footpath. Bridleway.
83	M	M	M	M/H	M/L	Open countryside. Public footpath.
84	M	M	M	M/H	M/L	Setting of Grade II Listed Building.
85	M	M	M	M/H	M/L	Open countryside. Public footpath.
86	M	M	M	M/H	M/L	Open countryside. Public footpath.
87	M	M	M	M/H	M/L	Open countryside. Public footpath.
88	M	M	M	M/H	M/L	Open countryside.
89	M	M	M	M/H	M/L	Open countryside. Public footpath.
90	M	M	M	M/H	M/L	Open countryside.
91	M	M	M	M/H	M/L	Open countryside.
92	M	M	M	M/H	M/L	Open countryside. Public footpath.
93	M	M	M	M/H	M/L	Open countryside.
94	M	M	M	M/H	M/L	Open countryside.
95	M	M/L	M/L	M/H	M	Small parcel adjacent to railway line and road.
96	M/H	M/H	M/H	H	L	Conservation area and public footpath.
97	M/H	M	M/H	M/H	L	Woodland. Public footpath.
98	M	M	M	M/H	M/L	Open countryside.
99	M	M	M	M/H	M/L	Public footpath. Open countryside.

100	M	M	M	M/H	M/L	Open countryside. Public footpath.
101	M/H	M/H	M/H	H	L	Conservation Area.
102	M/H	M/H	M/H	H	L	Access land. Conservation area. Public footpath. Setting of Grade I and Grade II Listed Buildings
103	M/H	M	M/H	M/H	L	Broadleaved woodland. .
104	M/H	M	M/H	M/H	L	Broadleaved woodland.
105	M/H	M	M/H	M/H	L	Broadleaved woodland. Bridleway.
106	M/H	M/H	M/H	H	L	Ancient woodland: Church's Copse.
107	M/H	M	M/H	M/H	L	Broadleaved woodland.
108	M/H	M	M/H	M/H	L	Broadleaved woodland.
109	M/H	M	M/H	M/H	L	Broadleaved woodland.
110	M/H	M/H	M/H	M/H	L	Access land. Conservation Area. Setting of Grade II Listed Building.
111	M/H	M/H	M/H	M/H	L	Access land. Conservation Area.
112	M/H	M/H	M/H	M/H	L	Access land. Conservation Area.
113	M/H	M/H	M/H	M/H	L	Access land. Conservation Area. Setting of Grade I and II Listed Buildings.
114	M/H	M	M/H	H	L	Ancient woodland: Green Close Copse.
115	M/H	M	M/H	M/H	L	Broadleaved woodland. Public footpath.
116	M	M	M	M/H	M/L	Open countryside.
117	M	M	M	M/H	M/L	Open countryside.
118	M	M	M	M/H	M/L	Open countryside.
119	M	M	M	M/H	M/L	Open countryside.
120	M/H	M	M/H	M/H	L	Broadleaved woodland.

Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



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