

# Landscape and Visual Technical Note.

Land to the south of Faraday House, Woodway Road,  
Sibford Ferris.

On behalf of Blue Cedar Homes Ltd.

Date: 11/05/2023 | Pegasus Ref: P21-0804

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## Document Management.

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# 1. INTRODUCTION

- 1.1. Pegasus Group have been commissioned by Blue Cedar Homes Ltd to prepare a Landscape and Visual Technical Note to accompany an outline application for the development of five two-storey age-restricted dwellings (55+ years) and associated open space comprising attenuation area, circular walk, orchard and woodland, from here on referred to as the 'proposed development'.
- 1.2. The application site comprises a single field parcel to the east of Woodway Road, Sibford Ferris hereafter referred to as the 'Site' as shown on the Site Location Plan at Figure 1.
- 1.3. A previous application (Ref: 21/O4271/F) for the erection of six one-storey dwellings was refused by notice dated 8 April 2022, and subsequently dismissed at appeal in January 2023. A revised scheme is being put forward following feedback from the Council relating to character and appearance. The fundamental revisions include a revised access layout; the removal of one dwelling to allow for lower density development along the settlement edge to create larger rear gardens; and the change from one-storey dwellings to two-storey dwellings to fit the traditional character of the village, with stone vernacular and steep roof pitches.
- 1.4. A desk study was carried out to review published information relevant to the Site and their context, including planning policy and guidance, environmental designations, and landscape character assessment.
- 1.5. Field work was undertaken to review the findings of the desk study and capture site photography to determine site visibility from its context. This was completed on 12<sup>th</sup> April 2023 on a dry day with good visibility. Vegetation was not in full leaf and the screening and filtering that deciduous vegetation provides at this time of year was considered.
- 1.6. This technical note has been informed by published material prepared for the development to the south (Ref: 18/O1894/OUT), permitted at appeal in 2019 for 25 new homes and associated open space.
- 1.7. Having reviewed the relevant documentation, this technical note is deemed appropriate to the scale of the proposals in this location. Relevant landscape character, appearance, value, and views have been the subject of extensive scrutiny by the council and the planning inspectorate during the inquiry into consented development to the south, which this document refers to throughout.

## 2. BASELINE LANDSCAPE

- 2.1. This section considers the relevant environmental designations on the Site and surrounding area, summarises characteristics of the landscape described in published character assessments and provides a description of the Site and its context. This section also considers and concludes with a judgement on landscape value.

### **Site Context**

- 2.2. The Site is located on the western edge of Sibford Ferris village, which forms part of The Sibfords, a cluster of settlements within the Cherwell District of Oxfordshire.
- 2.3. The Site is comprised of a single broadly rectangular shaped field (0.94ha) historically used for arable crop production; however, currently has the appearance of a paddock with rough grassland. The northern and eastern boundaries are defined by rear gardens of existing residential properties at Faraday House, Bramley House, Butwick House and High Rock. The southern edge is defined by a hedgerow which forms the boundary to the adjoining parcel with outline planning permission for up to 25 dwellings. The western boundary is defined by hedgerow along Woodway Road, beyond which is open fields.

### **Environmental Designations**

- 2.4. Environmental designations upon the Site and the surrounding area are shown on Figure 2. The Site does not lie with any statutory or non-statutory landscape designation.
- 2.5. The Site is approximately 1.5km east of the Cotswolds Area of Outstanding Natural Beauty (AONB). The Sibford Ferris, Sibford Gower and Burdrop Conservation Area, which extends to cover the settlement core of Sibford Ferris, is located 70-metres to the north. The nearest listed building lies 175 metres to the north-east of the Site on the main street through the village.

### **Published Landscape Character Assessment**

- 2.6. The following paragraphs identify the key characteristics of the landscape described in published landscape character assessments.

#### National Landscape Character Areas

- 2.7. National Character Areas (NCAs) prepared by Natural England, form the broadest scale of landscape character assessment in England.
- 2.8. The Site and the surrounding areas of Sibford Ferris are located in the north-eastern part of NCA 107: Cotswolds. The published description, key characteristics and landscape opportunities of this NCA are included at Appendix A.
- 2.9. Due to the small size of the Site, this national level assessment is considered too geographically extensive to provide detailed information that would be relevant to the Site and proposed development.

### Local Landscape Character Areas

2.10. At a County level, the Oxfordshire Wildlife and Landscape Study (OWLS) identifies the Site within Landscape Type (LT) 13: Rolling Valley Pastures. The character summary provides a high-level overview:

*“The landscape type is characterised by a distinctive landform of small rounded hills and narrow valleys. Unspoilt ironstone villages, with a strong vernacular character, form part of the tranquil countryside..”*

2.11. Key characteristics of LT Rolling Valley Pastures and of relevance to the Site include:

- *“A strongly undulating landform of rounded hills and small valleys*
- *Small to medium-sized fields with mixed land uses, but predominantly pasture*
- *Densely scattered hedgerow trees*
- *Well defined nucleated villages with little dispersal into the wider countryside.”*

2.12. OWLS also identifies a number of Landscape Strategy Guidelines for this LT. Those considered to be relevant to the Site include:

- *“Strengthen the field pattern by planting up existing gappy hedges and replacing fences using locally characteristic species such as hawthorn and hedgerow trees such as oak and ash*
- *Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type*
- *Contain the size of settlements and promote the use of building materials and a scale of development that are appropriate to this landscape type.*
- *Promote small scale planting of deciduous woodland blocks using locally characteristic species such as oak, ash and field maple.”*

2.13. The Cotswolds AONB Conservation Board have prepared a Landscape Character Assessment which covers the entirety of the AONB designation. Whilst the Site is not located within the AONB, it is acknowledged that it does form part of the setting, and as such the landscape character of the AONB has been considered. The AONB is located approximately 1.5km to the west and has a limited degree of intervisibility with the Site.

2.14. At its nearest point, it is located within Landscape Character Area (LCA) 6: Ironstone Hills and Valleys, within sub area 6A: Whichford Hills and Valleys. The key characteristics of relevance are identified as being:

- *“Complex topography of steeply sided convoluted valleys and rolling rounded ridgelines and hills*
- *Intermittent isolated rounded hills*

- *Distinctive local vernacular with buildings constructed in the 'warm' brown 'Hornton Stone' derived from the iron bearing Marlstone Rock Formation*
- *Area principally under arable cultivation, together with some improved and permanent pasture, mainly on the valley slopes and bottoms*
- *Medium to large scale regular rectilinear fields, mainly enclosed with hedgerows with frequent hedgerow trees*
- *Limited woodland cover with exception of occasional larger stands of ancient woodland*
- *Linear network of local roads following ridgelines and dropping down into valleys to connect rural settlements*
- *Evidence of a long period of occupation of the area"*

### **Landscape Value**

- 2.15. As accepted by Inspector Wilkinson, the Site directly to the south lies within the setting of the Cotswolds AONB. This was deemed suitable for residential development of up to 25 dwellings in this location. The AONB or its setting is not mentioned in the Appeal Decision for this Site by Inspector Parsons from March 2023.
- 2.16. Although it is agreed the Site lies within the setting of the AONB, the landscape itself does not meet the criteria to merit its inclusion within this national designation. However, its role in the setting gives it a higher degree of value than general open countryside in this location.
- 2.17. In the context of paragraph 176 of the NPPF (July 2021), and considering Inspector Wilkinson's appeal decision for the development to the south coupled with the lack of comment in the Appeal Decision for the Site, it is apparent that development of the Site and the adjoining parcel to the south is sensitively located with minimal impacts on the AONB, benefitting as it does on the settlement edge from the presence of existing and consented housing.
- 2.18. Notably, in respect of land immediately to the south of the Site, neither in the Council's officer response, committee report or both Inspector's decision letters, no objection is raised in respect of its 'value'.
- 2.19. This technical note proceeds on the basis that NPPF176 (a) is not an issue for the consideration of the proposed development.

### 3. BASELINE VIEWS

#### Site Visibility

- 3.1. A site appraisal was carried out in April 2023. This included a preliminary survey, with photographs taken to record the condition of the Site, character of the views and the existing visibility. Deciduous vegetation was not in full leaf at the time of survey, presenting a worst-case scenario as recommended through best practice guidance in GLVIA3.
- 3.2. Due to the presence of a strong landscape framework around the Site and within the surrounding landscape, unrestricted views are limited to its immediate environs only.
- 3.3. Noting that most of the surrounding photographs are heavily filtered by an interplay between dense vegetation, topographical changes and built form, views of the proposals are limited to:
  - Those properties and gardens immediately to the north and east which back onto the application Site; and
  - A short section of Woodway Road, adjacent to the field entrance.
- 3.4. Vegetation in the wider landscape beyond the Site in all directions, including tree belts, hedgerows, riparian corridors and areas of woodland, when combined with topography provide a level of screening from most middle-to-longer distance views.
- 3.5. Any views of the Site also feature existing built form and road corridors that serve the nearby settlement. The consented development to the south would also be visible in the context of any views towards the Site, once constructed.
- 3.6. **Figure 4** provides photography that shows the existing view towards the Site from each viewpoint. Viewpoint photography also assists in understanding the baseline landscape and visual environment at the Site and in its context.



## 4. THE PROPOSED DEVELOPMENT

- 4.1. The proposed development seeks planning permission for five detached two-storey dwellings. Access would be provided off a spur road to link into the approved residential development to the south of the Site. Dwellings would be age-restricted (55 years and above).
- 4.2. A main element of the proposals is the large area of open space occupying the western half of the Site. This area comprises a mixture of typologies including orchard and woodland planting; natural attenuation; scattered open space trees and rear garden trees. This mimics the open space strategy for the consented development to the south, providing connectivity to meet the recreational needs of the local community and a strong defensible boundary towards the open countryside. All existing trees and hedgerow will be retained with the exception of the small section to facilitate the proposed access.
- 4.3. The introduction of this open space would strengthen the existing settlement edge, providing a natural interface with the AONB to the west, minimising impacts on this landscape designation. This will create a species-diverse yet robust edge to the proposals which will aid in filtering views of the proposals from viewpoints to the west and provide an attractive landscape setting to connect with the consented development in the south at the edge of Sibford Ferris. As the planting matures it would assist in integrating the scheme into its setting and offer further enhancements, both from a landscape, visual and ecological perspective.
- 4.4. The green infrastructure, which accounts for the majority of the Site area, would ensure that the development is attractive whilst improving biodiversity. The proposed development would deliver a cohesive and high-quality design that would:
  - Support local landscape character to provide an attractive sense of place at the edge of the settlement whilst considering visual amenity, in accordance with the published guidance.
  - Conserve and enhance existing green infrastructure assets namely the trees and hedgerows around the perimeter of the Site so that they can be enjoyed and valued by the local community.
  - Protect, create, and support habitats to enable biodiversity habitats and species to thrive.

## 5. SCHEME APPRAISAL

5.1. The scheme proposals have been developed to minimise the landscape and visual effects by incorporating the following principles:

- Setting the built development back from the western boundary using natural open space, preserving the open countryside past Woodway Road;
- Containing the development within the existing field pattern, retaining the boundary vegetation;
- Locating the development contiguous with the existing settlement edge and the consented development to the south;
- Imitating local character and appearance by using similar materials, pattern and form, comprising two-storey dwelling contained within large plots with generous rear and front gardens;
- Incorporating a mixture of new landscape typologies, including:
  - Woodland planting
  - Orchard planting
  - Provision of landscaped gardens including rear garden trees
  - Scattered clumps of native trees along boundaries
  - Natural, sustainable attenuation features

### Feedback Response

5.2. Inspector Parsons noted that:

***“The village is characterised by traditional two-storey dwelling form and design, steep roof pitches, iron-stone facing materials... walled boundary treatment and extensive landscaping. Such qualities give the village a distinctive and attractive rural identity. The landscaped context of the village further ensures that it is subservient to the wider countryside with little visible urban intrusion.”***

5.3. When providing feedback on the previous design, the Inspector reported:

***“Individual dwellings would have large footprints, varied pitched roofs, wide frontage elevations incorporating double garaging (plots 2-5) and long rear elevations facing onto the countryside (plots 1 & 6) which would be dominating on their plots. Dwellings would have limited sized gardens relative to footprints and hard standing within their plots. The road layout would comprise significant areas of hardstanding for access, vehicle parking and turning in close proximity to the dwellings, especially to plots 1-2 and 5-6. Due to closeness, the dwelling on plot 3 would have an awkward and cramped relationship with plot 2. Aesthetically, the dwellings would also be similarly designed and elevations would***

**have an overly fussy pattern of external materials, with the timber cladding position in arbitrary manner.**

**The dwelling would also extend beyond that consented on the neighbouring Site and the dwelling at Faraday House on Woodway Road. The dwelling on Plot 1 would be particularly close to roadside hedge with a poorly articulated flank exposing it to view. There would be landscaping, but given the rising photography, it would take a considerable time to screen and filter views of the development from the countryside, including the public right of way along and adjacent to Woodway Road."**

5.4. Following a series of design iterations with the multi-disciplinary team, the proposed development has resolved the issues identified above by:

- Adapting the type of dwellings from single-storey to double-storey, with steep roof pitches and iron-stone facing materials;
- Reducing the number of dwellings from six to five, creating additional space for extensive landscaping and large rear gardens with walled boundary treatments. This also improves the relationship between the plots, as well as the access arrangement to existing dwellings to the north and east;
- Reconfiguring the layout and orientation of the dwellings so that long rear elevations would not be facing onto open countryside. Where garaging is present, clumps of rear garden trees and landscaping has been introduced to soften the built façade in any views;
- Creating additional natural open space in the western half so that the curtilage and plots are contiguous with the consented development to the south and the dwelling at Faraday House. This ensures that proposed development follows the same settlement edge as the surrounding built form, as well as providing additional landscaping and buffer to the open countryside, including the Public Right of Way along Woodway Road.

5.5. The proposed scheme is of a much smaller scale than the consented development to the south. In respect of that scheme, Inspector Wilkinson recorded:

**"Having visited several of the receptor points and considered the views included in both report in detail, I conclude that potentially the two most sensitive receptor points are from the west from the Cotswolds AONB and from the south. From the former, I consider that the integrity of the landscape would not be compromised by this development. This is in part because within the appeal site the dwellings would be set close to existing housing and only marginally extend the pattern of development to just south of Margaret Lane House which forms part of the Sibford School. Furthermore, the line of trees along the boundary of the Sibford School along Hook Norton Road would still be the dominant landscape feature when the site is viewed from the west. For these reasons, I consider that the proposals would not have an 'urbanising effect' on the site and its surroundings as the Council have stated."**

5.6. It is considered that the proposed development scheme will have similar, albeit smaller effects and will not affect the integrity of the landscape character or urbanise the site and the surroundings. The proposals will not adversely impact on the setting of the Cotswolds AONB.

### **Landscape Character**

- 5.7. In terms of landscape character, recognising the published guidance contained within the OWLS study, the proposals will:
- Reinforce the boundary hedgerows using locally characteristic species such as hawthorn and hedgerow trees such as oak;
  - Represent a small extension to the settlement, ensuring containment of the pattern and grain of Sibford Ferris, and promoting the use of building materials and scale of development that are appropriate to the landscape type.;
  - Incorporate small-scale planting of deciduous tree groups using locally characteristic species such as oak and field maple.
- 5.8. The introduction of residential development into the Site will not introduce new or incongruent features that not already components within the local landscape. The Site itself is located immediately adjacent to the existing settlement edge and as such, proposals will be appreciated and perceived within this context. It is considered that alongside the landscaped area of the western half of the Site, the development will be well integrated into the settlement edge and respect the landscape character.

#### **Views**

- 5.9. The visual envelope associated with the proposals will be highly localised. The existing vegetation on the Site boundaries, new tree planting in the scheme to the south and the adjacent properties to the east, north and south provide significant containment.
- 5.10. Views from within the AONB to the west are currently characterised by the rolling agricultural land which dominates the foreground and scattered dwellings set in a dense wooded context on the elevated land rising to the skyline. The proposed development would become a small component of the view but will be indistinct in the overall composition.
- 5.11. From Woodway Road, changes to the view will be seen against the backdrop of the existing settlement edge. Whilst the dwellings will be closer in the view, they will not change the overall character and composition of the visual experience. The proposed development will not adversely impact the public footpath network.
- 5.12. Overall, the integrity of the landscape character is not compromised by the proposals. The scale and nature of the proposals ensure that visual impacts are reduced. A significant degree of mitigation will be provided in respect of the open western portion of the Site.

## 6. CONCLUSIONS

- 6.1. This technical note has been prepared by Pegasus Group in relation to a planning application for five two-storey detached dwelling on the western edge of Sibford Ferris.
- 6.2. Given the settled context and wooded character of the wider area, potential visual effects are limited to a localised area, primarily the immediate environs to the east of the Site.
- 6.3. The scheme has been informed by comprehensive and detailed analysis across a range of disciplines. The teams collaborative design approach has responded positively to the environmental requirements and the feedback from the Council and the Planning Inspectorate.
- 6.4. The proposals have sought to minimise the landscape and visual effects through the positioning of the new dwellings in close proximity to the existing properties, with a similar character and appearance to existing and consented development. A substantial amount (over 50% of the total Site Area) of natural open space in the western half of the Site will strengthen the settlement edge, creating a strong defensible boundary with the open countryside.

### **Summary**

- 6.5. Any change to the landscape character or visual amenity would be highly localised, and the underlying landscape of the AONB and the character and appearance of the village would be conserved, as well as the local landscape character type (Rolling Valley Pastures).
- 6.6. Land within the Site is not subject to any statutory or non-statutory designations.
- 6.7. The trees will be retained at the boundaries to visually contain the proposed development in a mature landscape framework. This would improve as proposed native tree and hedgerow planting throughout the Site establishes, particularly within the open landscape along the western half of the Site.
- 6.8. The report concludes that in landscape and visual terms the proposed development is considered appropriate within the surrounding landscape on which it lies and would not materially harm the landscape in accordance with local policy. On the contrary, it is considered that collectively these proposals could enhance the Site and result in a beneficial effect in landscape terms.

## REFERENCES

### Best Practice Guidance

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013) (GLVIA3);
- GVLIA3 Statements of Clarification, Landscape Institute, 2013 and 2014;
- An Approach to Landscape Character Assessment, Natural England 2014;
- An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management – Natural England, 2019;
- Visual Representation of Development Proposals. Technical Guidance Note O6/19, Landscape Institute, 2019; and
- Assessing landscape value outside national designations. Technical Guidance Note O2/21. Landscape Institute, 2021.

### Data Sources

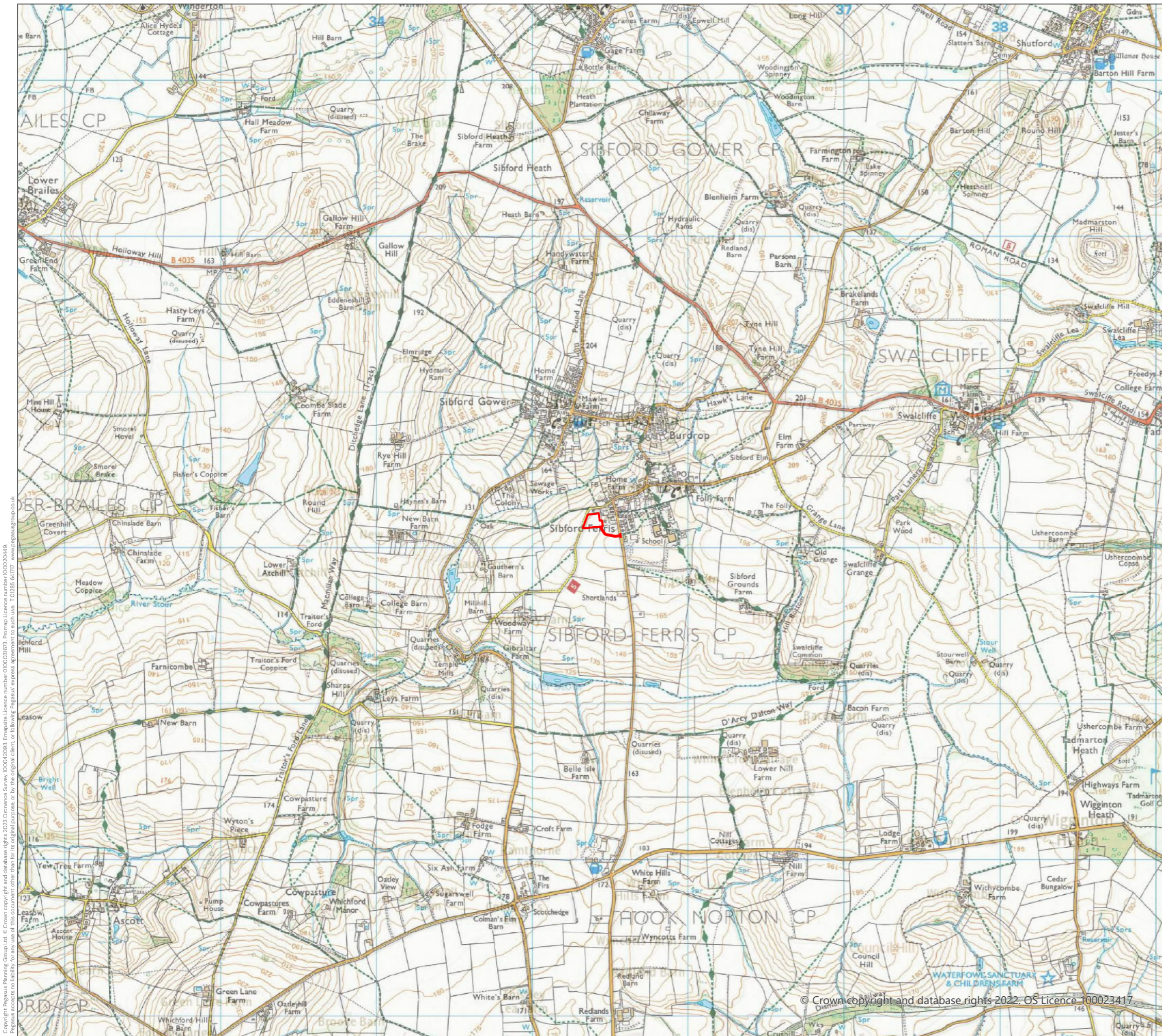
- Ordnance Survey maps (1:25,000 Explorer Series);
- Aerial images; and
- Multi-Agency Geographic Information for the Countryside (MAGIC Map) (<https://magic.defra.gov.uk/MagicMap.aspx>).

### Landscape Character Sources

- National Character Area (NCA) 107: Cotswolds, Natural England



**FIGURE 1: SITE LOCATION PLAN**

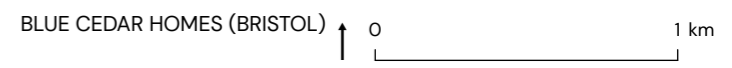


**KEY**  
 Site Boundary

NOTES:  
 REVISIONS:

**SITE LOCATION PLAN**

LAND TO THE WEST OF HOOK NORTON ROAD, BANBURY



DATE	SCALE	TEAM	APPROVED
04/05/2023	1:25,000@A3	AJH	LS

SHEET	REVISION
-	-

DRAWING NUMBER  
 P21-0804\_01



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**FIGURE 2: ENVIRONMENTAL DESIGNATIONS PLAN**

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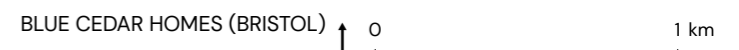
**KEY**

- Site Boundary
- Listed Building Grade
  - I
  - II\*
  - II
- PRoWs
- National Cycle Network
- Areas of Outstanding Natural Beauty
- Scheduled Monuments
- Conservation Area
- Sites of Special Scientific Interest
- Ancient Woodland
- Green Belt
- EA Flood Zone 3
- EA Flood Zone 2

NOTES:  
REVISIONS:

**ENVIRONMENTAL DESIGNATION PLAN**

LAND TO THE WEST OF HOOK NORTON ROAD, BANBURY



DATE	SCALE	TEAM	APPROVED
05/05/2023	1:25,000@A3	AJH	LS

SHEET	REVISION		
-	-		

DRAWING NUMBER  
P21-0804\_02





**FIGURE 3: VIEWPOINT LOCATION PLAN**



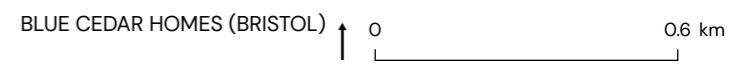
**KEY**

- Site Boundary
- Viewpoints

NOTES:  
REVISIONS:

**VIEWPOINT LOCATION PLAN**

LAND TO THE WEST OF HOOK NORTON ROAD, BANBURY



DATE	SCALE	TEAM	APPROVED
05/05/2023	1:15,000@A3	AJH	LS

SHEET	REVISION
-	-

DRAWING NUMBER  
P21-0804\_03



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**FIGURE 4:            EXISTING VIEWS FROM VIEWPOINTS 1 TO 4**



VIEWPOINT 1(A)



VIEWPOINT 1(B)



VIEWPOINT 2



VIEWPOINT 3



VIEWPOINT 4





## **APPENDIX A: NATIONAL CHARACTER AREA 107: COTSWOLDS – RELEVANT EXTRACT**

## Description

### Physical and functional links to other National Character Areas

The Cotswold scarp, rising to 330 m, provides long, expansive views westwards over the Severn and Avon Vales to the Forest of Dean and Wales, to the Malvern and Shropshire hills and the nearby outliers such as Bredon Hill. From the dip slope, long easterly views can still be seen across the Vale of the White Horse to the North Wessex Downs and the Chilterns. Unlike the scarp, the eastern side of the National Character Area (NCA) merges gently with the neighbouring NCAs. The scarp forms the backdrop to the Severn and Avon Vales and in particular the setting for Cheltenham, Gloucester, Stroud and Bath, a World Heritage Site (WHS).

Most of the principal rivers in the NCA are tributaries of the Thames and flow south-eastwards into the Upper Thames Clay Vales, providing strong ecological and functional links. Rivers in the south and west flow into the River Avon and then the Severn Estuary. The area is underlain by a limestone aquifer, and both this and the rivers are a key supply of high-quality water for this and the surrounding areas, including the Cotswold Water Park.

The Cotswolds provide drinking water for populations as far away as Birmingham and London, but also provide outdoor recreation and learning, and many other services. The Cotswolds are also internationally renowned and popular with overseas visitors and as a domestic short-break and day-trip destination. There is an extensive network of public rights of way, particularly

footpaths, including the start of the 184-mile Thames Path National Trail, the majority of the 102-mile Cotswold Way National Trail and parts of the National Cycle Network, which connect beyond the Cotswolds. The A46 and A429 run the length of the Cotswolds along the route of the former Roman road, the Fosse Way. The A41 follows the route of Akeman Street, another former Roman road, from east to west. These Roman roads connected Exeter to Lincoln and St Albans and Cirencester respectively. The M4 and A40 cross the area from east to west linking it to major cities and communities, as do the M40 in the north-east near Banbury and the Oxford to Worcester and London to Bristol, Bath and South Wales railway lines.

The Cotswolds area is famed for its building stone, used extensively within the NCA but also much further afield, for example in Oxford and London.



Limestone grassland at Swellshill.

## Key characteristics

- Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.
- Open and expansive scarp and high wold dipping gently to the south-east, dissected by river valleys.
- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.
- Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.
- Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill.
- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.
- Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace.
- Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS.



## APPENDIX B: SITE LAYOUT



Sibford Ferris  
OX15 5QW  
Proposed Site Plan

Rev	Date	Details	Rev	Status
Project	3	04	H	PLANNING

Scale	Site	Drawn	Check	Creation
1:500	A1 L	IB	MB	



Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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Offices throughout the UK and Ireland.

# Expertly Done.

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