

**Fairspear Hill Farm, Leafield, West Oxfordshire**

Landscape and Visual Appraisal  
July 2021

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**Fairspear Hill Farm, Leafield, West Oxfordshire**

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Version date:    July 2021  
Comment         Final

*This document has been prepared and checked in accordance with ISO 9001:2008.*

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## **Fairspear Hill Farm, Leaffield, West Oxfordshire**

### **1.0 Introduction**

#### **1.1. Overview**

This report presents the findings of a Landscape and Visual Appraisal (LVA) of proposed new farm buildings at Fairspear Hill Farm, Leaffield.

The purpose of this LVA is to assess, in general terms, the suitability of the proposals from a landscape and visual perspective, including any measures that could be used to mitigate adverse landscape and visual effects and deliver localised environmental enhancement.

The LVA has been undertaken by LDA Design Consulting Limited (LDA Design) on behalf of the landowner.

Supporting figures are included at the end of this report, and photographs are contained within the body of the report to illustrate the landscape and visual context.

#### **1.2. Approach to the Appraisal**

The methodology used for this LVA is informed by best practice guidance including Natural England's 'Approach to Landscape Character Assessment' (20014) and 'Guidelines for Landscape and Visual Assessment' (GLVIA) (3rd Edition, 2013) produced by the Landscape Institute and Institute of Environmental Management and Assessment.

The LVA has been informed by a desk study of the key relevant planning policy, guidance documents, and mapping data; and field study (undertaken in June 2020) to confirm the Site characteristics and understand the local context.

#### **1.3. The Site**

##### ***Refer to Figure 1: Site Location***

Fairspear Hill Farm is located to the north of Leaffield, along an unnamed road running north-south between Leaffield Road and the B4437. The farm consists of the farmhouse, and circa 4 farm buildings used for livestock, storage and machinery. Immediately to the south of the farm are a further 6 dwellings.

The Site is located immediately to the north-west of Fairspear Hill Farm. It comprises a single, small scale field parcel, the majority of which is currently used for grazing. To the east of the site is an area of hardstanding, used for vehicle and equipment storage. There are also several small-scale enclosures for livestock.

The development site boundaries are defined as follows:

- The northern Site boundary is defined by mature hedgerow and bund just within the Site boundary.
- The eastern Site boundary by a low hedgerow (and bund along part of this edge), and adjoins the unnamed road between Leaffield Road and the B4437.
- The southern Site boundary is defined by a post and wire fence / recently planted hedgerow, and adjoins a small scale pastoral field.
- The western Site boundary is defined by a post and wire fence, and adjoins a large scale field.

### **Fairspear Hill Farm, Leafield, West Oxfordshire**

There is a gate / vehicle access in the south-east corner of the Site (and break in the boundary hedgerow).

The area surrounding the development / Fairspear Hill Farm is predominantly agricultural, with woodland blocks.

Approximately 1.5km to the east of Fairspear Hill Farm lies the Wychwood Forest, one of the largest areas of ancient semi-natural broadleaved woodland in Oxfordshire.

The Site is not publicly accessible and there are no Public Rights of Way crossing or close proximity to the Site.

#### **1.4. The Proposed Development**

The proposals are for three new farm buildings as follows:

- A cattle shed.
- A mixed cattle and poultry shed.
- A straw storage barn.

The buildings are to be located to the east of the Site, closest to the unnamed road and existing farm complex.

The cattle shed / mixed shed are both 25m x 13m and 5.6m high. The straw barn is 40m x 15m and 9.5m high. Proposed floor plans and elevations are included in Appendix 1 of this report.

The new buildings are required for capacity and operational requirements, the justification for which are set out in a separate report.

#### **1.5. Assumptions and Limitations**

The LVA provides a proportionate study to assess the suitability of the proposals from a landscape and visual perspective. Given the relatively small scale of the development / its location adjacent to an existing farm complex, it is considered that a full 'impact assessment' (that is more routinely deployed for larger scale and / or EIA development) is not required. This approach is supported by current best practice LVIA / EIA guidance that recommends the studies are proportionate to the proposal.

The LVA makes reference to heritage, biodiversity and access matters to inform a wider appreciation and understanding of the Site and its landscape context, however, a detailed review of biodiversity records, the Historic Environment Record or Definitive Rights of Way mapping has not been undertaken as part of this study.

## Fairspear Hill Farm, Leafield, West Oxfordshire

### 2.0 Baseline Conditions

#### 2.1. Local Landscape Planning Policy

##### *Refer to Figure 2: Environmental Designations*

Relevant local planning policies are contained within the adopted West Oxfordshire Local Plan (September 2018)

Policy OS2: Locating Development in the Right Places states that “.....*development in the small villages, hamlets and open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area*”. The ‘general principles’ (of relevance to this proposal) state that development should:

- Be of a proportionate and appropriate scale to its context
- Form a logical complement to the existing scale and pattern of development and/or the character of the area.
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s.
- Conserve and enhance the natural, historic and built environment.
- In the AONB, give great weight to conserving landscape and scenic beauty and comply with national policy concerning major development.

Policy OS4: High Quality Design states that “.....*new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings*”.

Policy E2: Supporting the Rural Economy states that development proposals for agricultural uses must “.....*remain compatible and consistent in scale with the farm/estate operation and a countryside location*”.

Policy EH1: Cotswolds Area of Outstanding Natural Beauty (AONB) states for proposals within the AONB great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside. The policy also states that proposals that support the economy and social wellbeing of communities located in the AONB will be supported, provided they conserve and enhance the landscape.

Policy EH2: Landscape Character states that “.....*new development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds.*”

Policy EH3 Biodiversity and Geodiversity seeks to protect and enhance biodiversity and achieve an overall net gain. This includes avoiding loss / harm to important wildlife sites and strengthening green infrastructure networks. It is noted that the woodland to the north-west of the site is classified as Ancient Woodland, and the Wychwood Forest is partly designated as a National Nature Reserve / Site of Special Scientific Interest.

## **Fairspear Hill Farm, Leafield, West Oxfordshire**

Policy EH9: Historic Environment seeks to conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment. It is noted that there are no heritage assets within close proximity of the development site.

### **2.2. Landform and Landscape Fabric**

#### ***Refer to Figure 3: Topography***

As set out in the ‘Introduction’, the Site is made up of a single agricultural field bordered in part by hedgerows. There are no features within the development site itself, save for the boundary hedgerows and bunds.

The area surrounding the Site / Fairspear Hill Farm is predominantly agricultural, with occasional woodland blocks. There is a mature woodland immediately to the north-west of the site; and a young woodland to the south, extending along Leafield Road, which forms part of the Fairspear Natural Burial Ground. There are also a number of small copses in the surrounding area, notably to the east of Fairspear Hill Farm.

The development sits at between approximately 175 – 178m AOD and gently falls east to west. Fairspear Hill Farm sits at a similar elevation as much of the Site, at around 178 – 180m AOD.

Many of the surrounding farmsteads – including Fairspear Hill Farm - occupy areas of higher ground, with a broad ridgeline running broadly east-west through the landscape. To the north-west the land falls away towards the River Evenlode and to the south-east the land falls towards the River Windrush.

### **2.3. Landscape Character**

Relevant Landscape Character Assessments comprise:

- Natural England National Landscape Character Area Profiles
- Oxfordshire Wildlife and Landscape Study (OWLS) (2004)
- West Oxfordshire Landscape Assessment (WOLA) (1998)

#### **Natural England National Landscape Character Area Profiles**

At the national scale, the Site falls within the Cotswolds NCA (NCA 107). The Area Profile states the “...*dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. The scarp provides a backdrop to the major settlements of Cheltenham, Gloucester, Stroud and Bath and provides expansive views across the Severn and Avon Vales to the west. Smaller towns and villages nestle at the scarp foot, in the valley bottoms and on the gentler valley sides at springlines. Scattered hamlets and isolated farmsteads are found on the higher ground*”.

#### **Oxfordshire Wildlife and Landscape Study**

At the county scale, the Site falls within the Wooded Farmland Landscape Character Type (LCT). This is described as a distinctively rural character type, characterised by:

- *“Large blocks of ancient woodland and a large number of plantations.*
- *A varied field pattern of arable land and pasture enclosed by woodland and hedges.*
- *Species rich hedgerows with many hedgerow trees.*



### **Fairspear Hill Farm, Leafield, West Oxfordshire**

- *Dispersed settlement pattern with settlements and scattered farm”.*

### **West Oxfordshire Landscape Assessment**

The WOLA provides more detailed information on the character of the local landscape.

The Site is located in the Wychwood Uplands Landscape Character Area (LCA). This is described as follows:

*“An area of smoothly rolling limestone uplands bounded by the valleys of the Evenlode and Windrush. Although lower in elevation, it supports the typical large-scale arable farmland of the Enstone Uplands but is distinguished by the presence of the extensive woodlands of Cornbury Park, remnants of the former Wychwood Forest which covered much of this area until as recently as the nineteenth century”.*

In relation to settlement pattern, it states that the limestone plateau is generally sparsely settled, however, there are more some farm clusters that are prominent on the exposed plateau. In the local area, the village of Leafield (which sits prominently on an island of landform above the limestone plateau) and the mass of Wychwood Forest are prominent and distinctive landmarks on the skyline.

Within this LCA, the Site is located in the **Open Limestone Wolds LCT**. The key characteristics are identified as [inter alia]:

- *“Large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope.*
- *Typically large or very large fields, with rectilinear pattern of dry-stone walls and weak hedgerows, with frequent gaps and very few trees.*
- *Sparse natural vegetation cover and a somewhat impoverished ‘upland’ character.*
- *Very open and exposed character.*
- *Distinctive elevated and expansive character in higher areas, with dominant sky and sweeping views across surrounding areas.*
- *High intervisibility.”*

The WOLA notes the following development sensitivities [inter alia]:

- *“Elevated, open limestone wold landscapes are very visually exposed and particularly sensitive to development.*
- *Tall structures, such as communications masts, and large buildings would be particularly prominent in these elevated landscapes.”*

The WOLA notes that enhancement priorities are to [inter alia]:

- *“Rebuild and maintain drystone walls.*
- *Retain and replant hedgerows and hedgerow trees, using native species typical of the limestone (e.g. ash, field maple etc.)*
- *Plant large blocks and belts of native broadleaved woodland, to link with existing woodlands and restore a mosaic of woodland and farmland.”*

It is noted that the ‘Enhancement Strategy’ for the Open Limestone Wolds LCT is to ‘Strengthen’. This strategy is used for landscapes that are *“...important to conserve but would benefit from some enhancement through appropriate land management, to strengthen weakened landscape structure and quality and to reinforce local distinctiveness”.*

## **Fairspear Hill Farm, Leafield, West Oxfordshire**

### **Field Study**

Field work has confirmed that the description of the Open Limestone Wolds LCT (within which the Site is located) is accurate and representative of local landscape character.

The Site and surrounding area forms part of a large scale, rolling, agricultural landscape with a generally open character. However, woodland is also a key feature of the local landscape, with the Site sitting between two areas of woodland, frequent copses extending along the ridgeline, and with the Wychwod Forest to the east. As such the landscape is not always as open and exposed as described by the WOLA.

While the landscape is generally sparsely settled, farm steads are a typical feature of the local landscape. Fairspear Hill Farm itself adjoins the Site; Kingstanding Farm is located around 1km further east along the ridge; and Fairspear Farm is located less than 1km to west along the ridge (along Leafield Road). There is also large-scale training centre / radio transmission centre to the south of the Site at Langley along the ridgeline.

#### **2.4. Views and Visual Amenity**

##### ***Refer to Figure 7: Zone of Theoretical Visibility Study***

A Zone of Theoretical Visibility (ZTV) Study has been prepared to indicate where proposed development may be visible from within the surrounding study area.

The analysis was carried out using a topographic model including settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data) as visual barriers in order to provide a more realistic indication of potential visibility. Buildings heights within the site were modelled at the heights specified in Section 1.4.

The ZTV study indicates theoretical visibility is broadly limited to the east and west of the Site. To the east theoretical visibility extends up to around 2km but is fragmented and curtailed by woodland and landform. To the west theoretical visibility is more widespread, extending across open, falling ground towards Shipton-under-Wychwod.

It should however be borne in mind the ZTV study represents a theoretical model of the potential visibility. In reality, features such as trees, hedgerows, embankments, and / or buildings found on the ground, but not accounted for within the dataset, are likely to combine to limit visibility to a much greater degree. Field work has therefore been undertaken to test and confirm the actual extent of visibility.

### **Fairspear Hill Farm, Leaffield, West Oxfordshire**

To the north, along the un-named road (between Leaffield Road and the B4437), views of the Site are largely screened by intervening vegetation. The Site is only visible up to around 250m north along this road – as illustrated by the ZTV – where there are filtered views of the Site through existing vegetation along the northern Site boundary. In these views existing built form at Fairspear Hill Farm is visible.



***Photo 1: View from un-named road (between Leaffield Road and the B4437) to the north of the Site***

### **Fairspear Hill Farm, Leafield, West Oxfordshire**

To the east, the Site is visible at close range from along the unnamed road (between Leafield Road and the B4437), however, views into the Site itself are screened along part of this route by the existing hedgerow / bund along the eastern Site boundary.



***Photo 2: View from un-named road (between Leafield Road and the B4437) to the east of the Site***

### **Fairspear Hill Farm, Leafield, West Oxfordshire**

There are open views across the Site – and the rolling landscape beyond – from the existing vehicular access. There are also relatively open views from a short section of the un-named road (between Leafield Road and the B4437) extending between the access and the Fairspear Natural Burial Ground, with a lower / less well establish boundary along this section of the route. While views west are of the rolling agricultural landscape, farm clusters and settlement are features of view, including Fairspear Farm along Leafield Road; the settlement edge of Shipton under Wychwood; and other scattered buildings on the horizon. This includes a series of large white structures at RAF Little Rissington, sitting at a elevation of some 200m AOD. Views in a more north-westerly direction across the site are curtailed by the existing woodland along the northern site boundary.



***Photo 3: View from un-named road (between Leafield Road and the B4437) at Site entrance***



### **Fairspear Hill Farm, Leafield, West Oxfordshire**

It is likely that the Site is visible from the open fields (which are not publicly accessible) further east, however, visibility is not widespread and curtailed by the intervening landform, with an area of higher ground between Fairspear Hill Farm and Kingstanding Farm. As a result of the topography, there are also no views across the wider rolling landscape. Although Fairspear Hill Farm is visible from along the restricted by-way around Kingstanding Farm to the east, it is an indiscernible feature in the view and the Site is screened by intervening features.

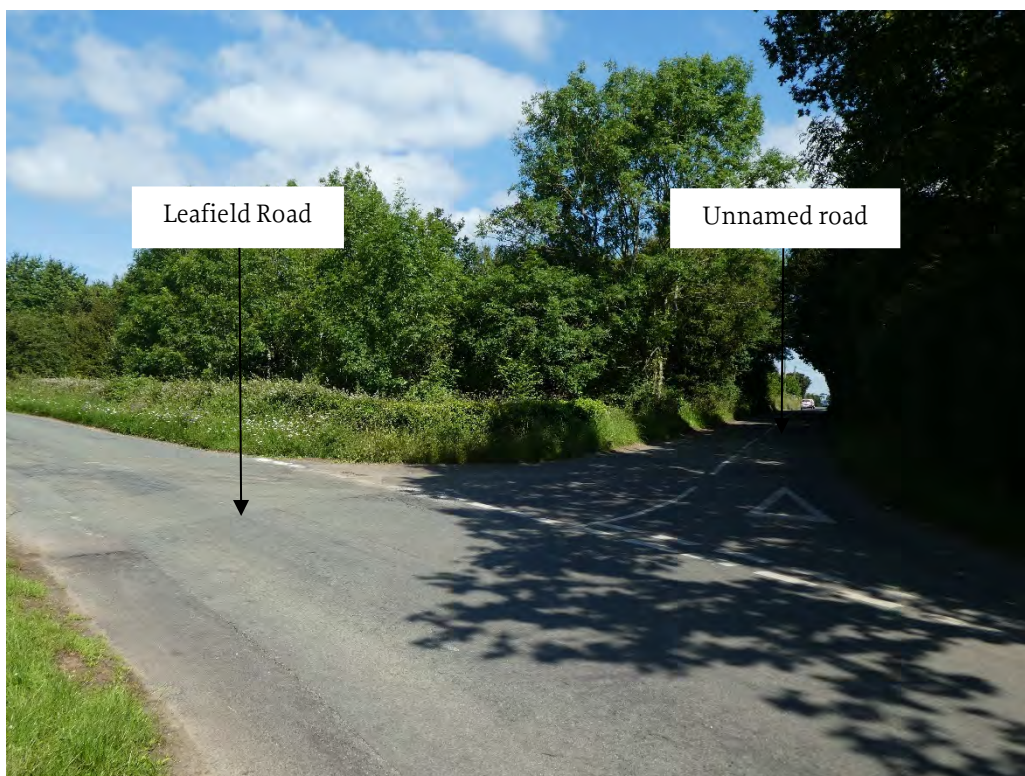


***Photo 4: View from the restricted by-way around Kingstanding Farm to the east***

**Fairspear Hill Farm, Leaffield, West Oxfordshire**

To the south-east, the Site is not visible from along Fairspear Road – as illustrated by the ZTV - due to intervening landform and vegetation, and is not generally visible from in and around Leaffield.

To the south / south-west the Site is also not visible form around Farfield Corner due to the intervening woodland of the Fairspear Natural Burial Ground.



*Photo 5: View from Leaffield Road / Farfield Corner*

### **Fairspear Hill Farm, Leaffield, West Oxfordshire**

Further to the south-west / west, the Site is visible from Leaffield Road once it passes the woodland of the Fairspear Natural Burial Ground and extending to the edge of Shipton-under-Wychood. The Site is seen in the context of Fairspear Hill Farm and adjoining dwellings - sitting above the Site on the horizon - and between areas of woodland to the north and south of the Site. However, it should be noted that the existing settlement is not a prominent feature in the view and become increasingly indiscernible with distance from the Site.



***Photo 6: View form Leaffield Road***



### **Fairspear Hill Farm, Leafield, West Oxfordshire**

On the approach to Shipton-under-Wychwood (along Leafield Road) the Site / Fairspear Hill Farm remain visible but are indiscernible in the view. To the south of Leafield Road, Fairspear Farm is also visible along the ridgeline. There are similar views from elevated locations along Swinbrook Road, but again the Site / Fairspear Hill Farm is largely indiscernible in the view.



*Photo 7: View from Leafield Road / Approach to Shipton-under-Wychwood*

**Fairspear Hill Farm, Leaffield, West Oxfordshire**

To the west / north-west, from along B4437, views of the Site / Fairspear Hill Farm are intermittent, with intervening landform providing some screening. Where visible, the Site is not prominent in the view and seen in the context of existing woodland. The Site is not visible from Shipton Road, which runs parallel to the north of the B4437, along the edge of the valley of the River Evenlode.



*Photo 8: View from B4437*

## Fairspear Hill Farm, Leafield, West Oxfordshire

### 2.5. Landscape Designations

The Site is located within the Cotswolds AONB.

The Cotswolds AONB Management Plan (2013 - 2018) provides a description of the special qualities of the AONB. These comprise:

- *“The unifying character of the limestone geology – its visible presence in the landscape and use as a building material;*
- *The Cotswold escarpment, including views from and to the AONB;*
- *The high wolds – a large open, elevated predominately arable landscape with commons, ‘big’ skies and long-distance views;*
- *River valleys, the majority forming the headwaters of the Thames, with high-quality water;*
- *Distinctive dry stone walls;*
- *Internationally important flower-rich grasslands, particularly limestone grasslands;*
- *Internationally important ancient broadleaved woodland, particularly along the crest of the escarpment;*
- *Variations in the colour of the stone from one part of the AONB to another which add a vital element of local distinctiveness;*
- *The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution;*
- *Extensive dark sky areas;*
- *Distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity;*
- *An accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswolds Way National Trail;*
- *Significant archaeological, prehistoric and historic associations dating back 6,000 years, including Neolithic stone monuments, ancient drove roads, Iron Age forts, Roman villas, ridge and furrow fields, medieval wool churches and country estates and parks;*
- *A vibrant heritage of cultural associations, including the Arts and Crafts movement of the 19th and 20th centuries, famous composers and authors and traditional events such as the Cotswolds Olympicks, cheese rolling and woolsack races”.*

## **Fairspear Hill Farm, Leafield, West Oxfordshire**

### **3.0 Landscape and Visual Effects**

#### **3.1. Introduction**

The appraisal of potential effects addresses each of the themes presented in the landscape and visual baseline presented in Section 2.0 and highlights potential design and mitigation measures.

#### **3.2. Landform and Landscape Fabric**

There will inevitably be a change to land-use across the parts of the Sites that will be developed, however, much of the Site will be retained as pasture and there will be no loss of boundary features. The existing access will be utilised for vehicle movements in to / out of the Site.

There are no proposed significant changes to existing ground levels, with the proposed development located on flatter ground to the east of the Site. It is likely that there will need to be some minor ground profiling to accommodate the cattle shed / mixed shed. If possible the ground should be lowered / structures cut into the rising ground to minimise visual impact.

The eastern Site boundary already benefits from a mature hedgerow and planted bund. In order to provide some additional screening in views from the east and create a 'wooded' backdrop in view from the south west / west / north-west, it is recommended that the bund is planted with an appropriate tree and shrub mix.

The opportunity exists to strengthen the existing western field boundaries which is currently defined by a post and wire fence. This could be planted as a hedgerow, improving the overall landscape structure and enhancing habitat connectivity.

The opportunity also exists to plant one or two small woodland copes within the western part of the Site, providing a degree of screening in views from the south west / west / north-west and creating additional habitat. Copces are already a key feature of the local landscape.

Overall, there would be very limited change to landform and landscape fabric and the potential to enhance existing landscape features.

#### **3.3. Landscape Character**

There will inevitably be a change to landscape character of the Site and immediate context, resulting from the change of land use. However, the limited change to ground levels; retention existing field hedgerows; and potential establishment of new hedgerows / copces will help minimise effects on landscape character and provide some localised benefits.

It is acknowledged the site and surrounding area is characterised is an area of large scale, rolling farmland with a generally open character; and that the elevated, open limestone wold landscapes are visually exposed and particularly sensitive to development. The proposed development would be visible within the landscape to the south-west / west / north-west, sitting on an area of elevated and open ground and would introduce new built form in the landscape. However, the proposed development would generally be perceived in the context of Fairspear Hill Farm / adjoining dwellings and sitting in between existing areas of woodland.

### **Fairspear Hill Farm, Leafield, West Oxfordshire**

The type of development – comprising three agricultural buildings – would be entirely consistent with the pattern of existing isolated farm clusters on areas of higher ground. The buildings are also considered to be consistent in scale with the existing farm operation at Fairspear Hill Farm.

Overall there would be no discernible change to the key characteristics of the local landscape. The rolling landform and pattern of large scale, rectilinear fields would remain, with a generally open landscape and dominant skyline punctuated by intermittent development.

#### **3.4. Views and Visual Amenity**

To the north, the proposed development will only be visible from a relatively limited area. Where visible seen in the context of Fairspear Hill Farm, and there would be no discernible change to the exiting view.

To the east the proposed development will be visible at close range from un-named road (between Leafield Road and the B4437) but seen in the context of Fairspear Hill Farm; partially screened by existing boundary features; and would not disrupt views across the landscape (which are already curtailed by the boundary planting). The opportunity existing to enhance the existing planting along the eastern site boundary.

The proposed development would be clearly visible from around the Site access and along the section of the un-named road (between Leafield Road and the B4437), between the Site access and the Fairspear Natural Burial Ground. There would be some disruption to views, however, due to the location and arrangement of the buildings, there would remain a significant tract of open land with uninterrupted views west across the surrounding landscape. The proposed development would be largely seen against the back-drop of existing woodland in views in a north-westerly direction.

Further east, the proposed development will only be visible from a relatively limited area of higher ground. Where visible the proposed development will be seen in the context of the existing farm cluster and there would be no loss of views of the wider countryside. Beyond this the views are likely to be screened by intervening landform and vegetation.

The proposed development will not generally be visible to the south-east / south, screened by intervening vegetation.

To the south-west / west the proposed development will be visible from along Leafield Road - extending between the Fairspear Natural Burial Ground and Shipton-under-Wychwood - but seen in the context of Fairspear Hill Farm; in between existing blocks of woodland along the horizon; and with the proposed development becoming increasingly indiscernible with distance from the Site. Other farm clusters are also present / visible along this route. Any proposed copse planting within the western part of the Site would provide an element of screening.

To the west / north-west , the proposed development will be visible from certain sections of the B4437 but again will not be a prominent feature in view and seen in the context of Fairspear Hill Farm and adjoining woodland.

### **Fairspear Hill Farm, Leafield, West Oxfordshire**

Overall there would be a noticeable change to views in close proximity of the Site, but the proposed development is not considered to be uncharacteristic in this rural landscape or out of context with existing views of Fairspear Hill Farm and adjoining dwellings.

Within the surrounding area, the proposed development would not be a prominent feature in view and would only be generally discernible from along section of Leafield Road and B4437. The proposed development will be seen in the context of the Fairspear Hill Farm and the woodland to the east and west of the site, with the vegetation and existing / proposed buildings creating a unified feature along the horizon line.

### **3.5. Landscape Designations**

It is considered that the proposed development would not significantly affect any of the identified special qualities of the AONB. The agricultural buildings will be entirely consistent with the existing pattern of development and would not fundamentally alter the character or views of the landscape.

## **Fairspear Hill Farm, Leafield, West Oxfordshire**

### **4.0 Design Recommendations**

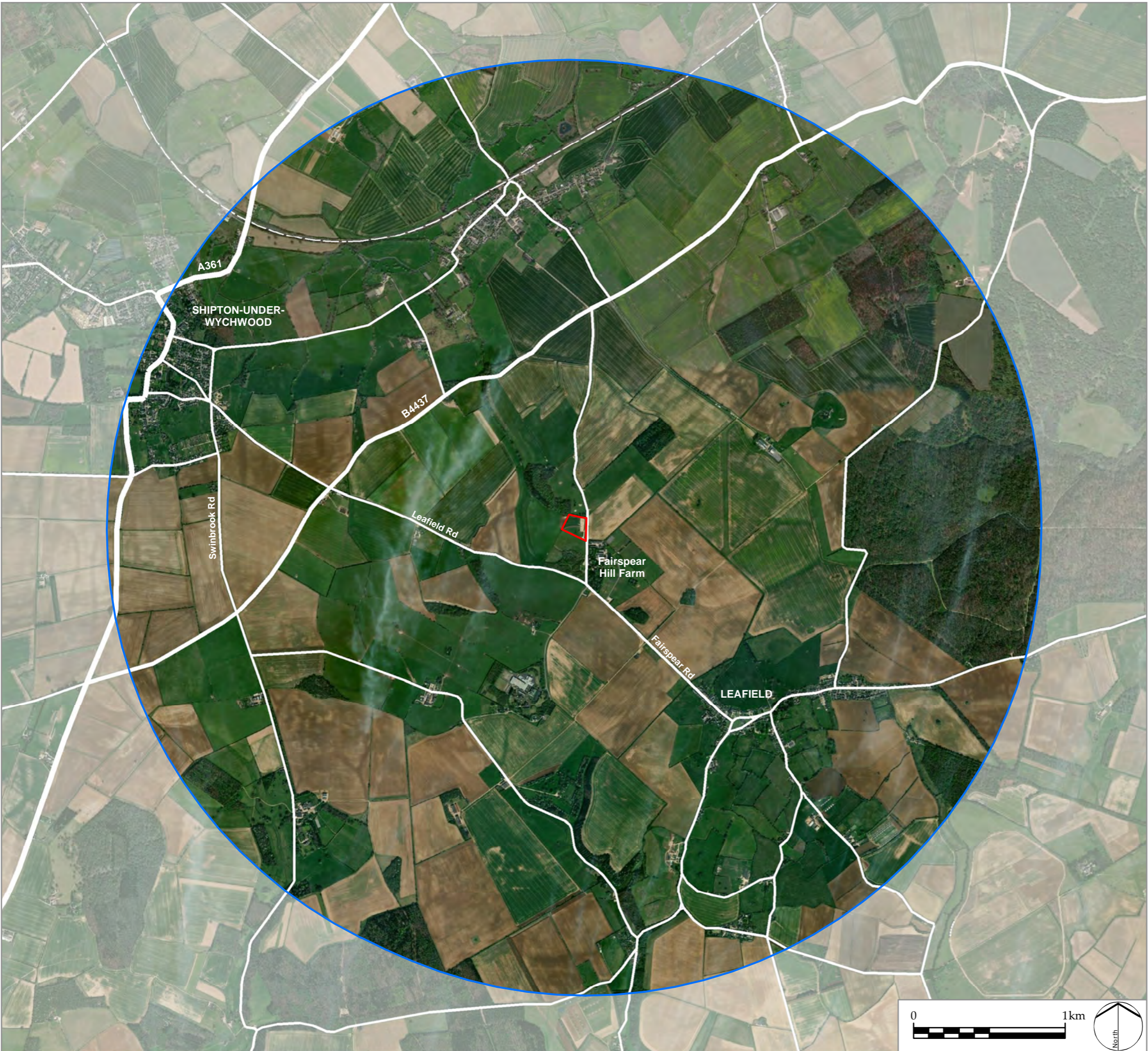
The design and LVA is an iterative process, ensuring that the necessary measures to mitigate adverse landscape and visual effects are incorporated into the proposals, along with other measures that could be deployed to deliver enhancement.

Based on the findings of the LVA, the following mitigation measures / design principles should be incorporated into the scheme:

- If required, structures cut into the rising ground to minimise visual impact.
- Planting the bund along the eastern boundary with an appropriate tree and shrub mix to provide both screening and backdrop to new buildings.
- Planting a hedgerow along the western field boundary which is currently defined by a post and wire fence, improving the overall landscape structure and enhancing habitat connectivity.
- Plant one or two small woodland copes within the western part of the Site, providing a degree of screening in views from the south-west / west / north-west and creating additional habitat.



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LEGEND

- Site Boundary
- Study Area (3km)

# LDĀ DESIGN

PROJECT TITLE  
FAIRSPEAR FARM

DRAWING TITLE  
Figure 1: Site Location

ISSUED BY	Oxford	T: 01865 887050
DATE	June 2021	DRAWN SG
SCALE @A3	1:25,000	CHECKED PL
STATUS	Draft	APPROVED PL

**DWG. NO. 001**

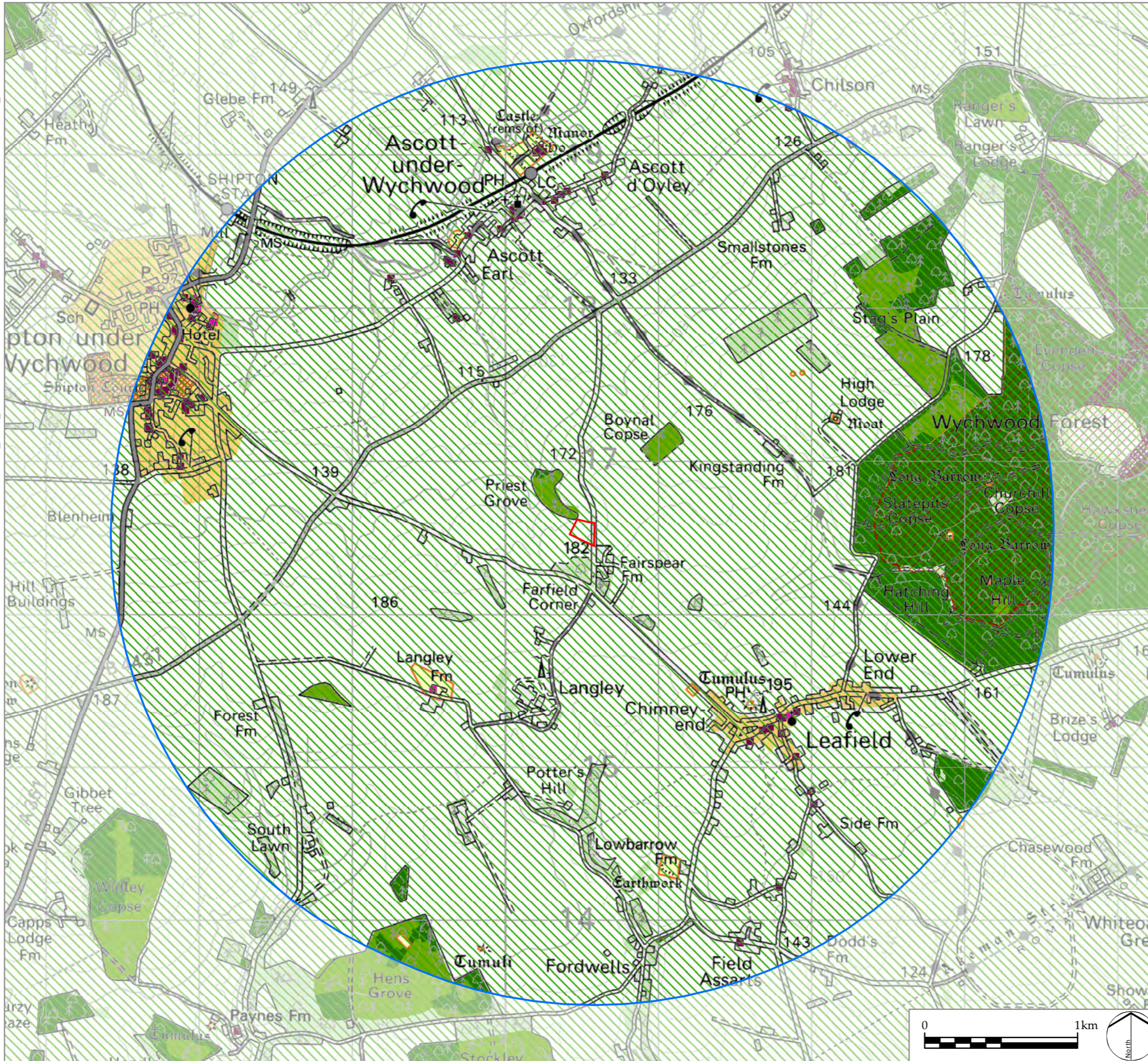
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Sources: Ordnance Survey
















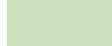


**LEGEND**

-  Site Boundary
-  Study Area (3km)

**Listed Buildings**

-  Grade I
-  Grade II
-  Grade II\*

**Other Designations**

-  Scheduled Monument
-  Conservation Areas
-  Registered Park & Garden
-  Site of Special Scientific Interest
-  National Nature Reserve
-  Ancient Semi Natural Woodland
-  Ancient Replanted Woodland
-  National Forest Inventory
-  Area of Outstanding Natural Beauty

# LDĀDESIGN

PROJECT TITLE  
**FAIRSPEAR FARM**

DRAWING TITLE  
**Figure 2: Environmental Designations**

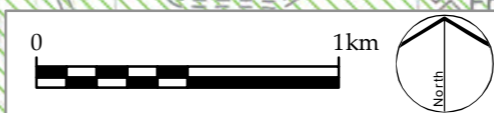
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DATE	June 2021	DRAWN SG
SCALE @A3	1:25,000	CHECKED PL
STATUS	Draft	APPROVED PL

**DWG. NO. 002**

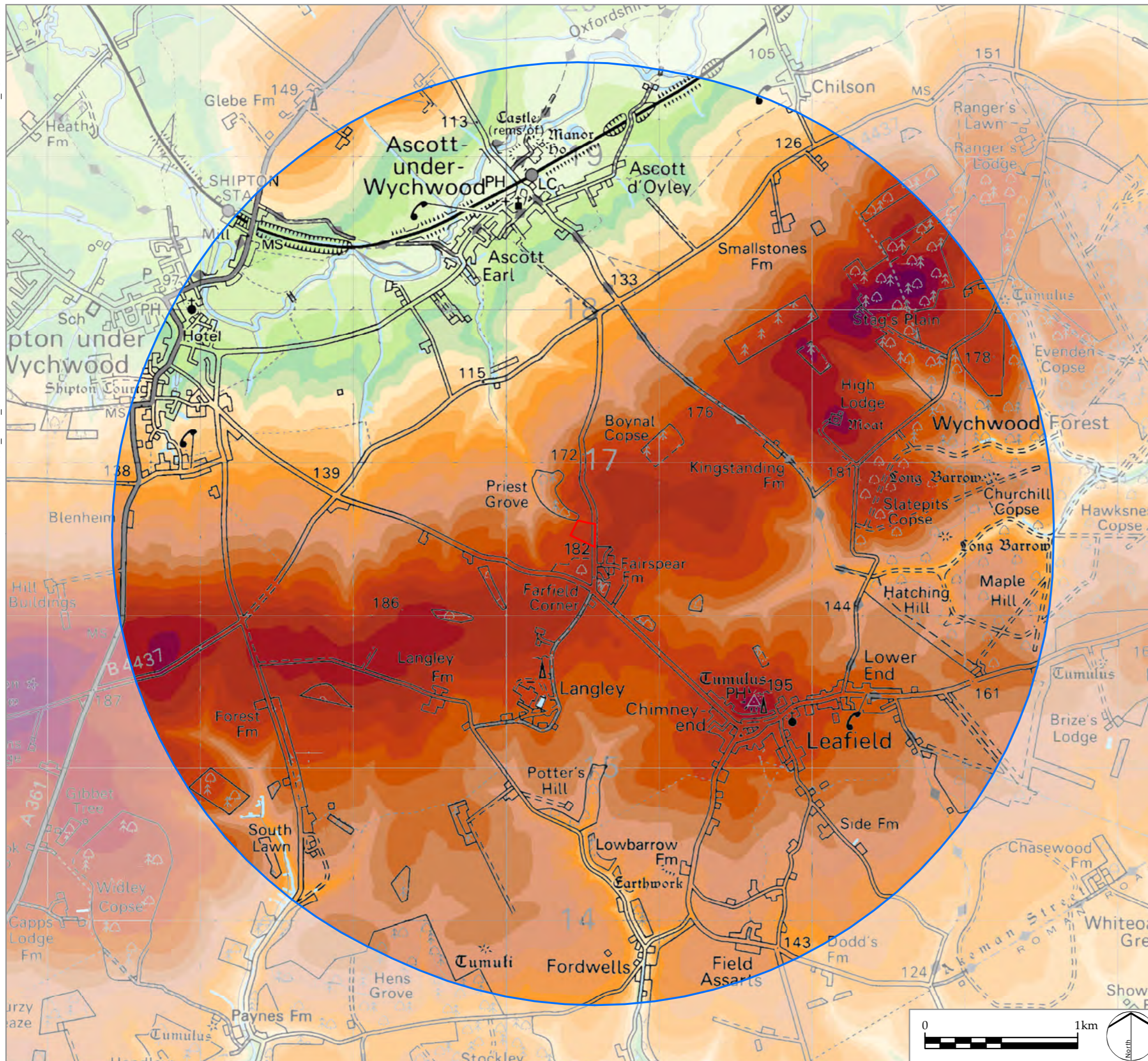
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, Natural England, Historic England



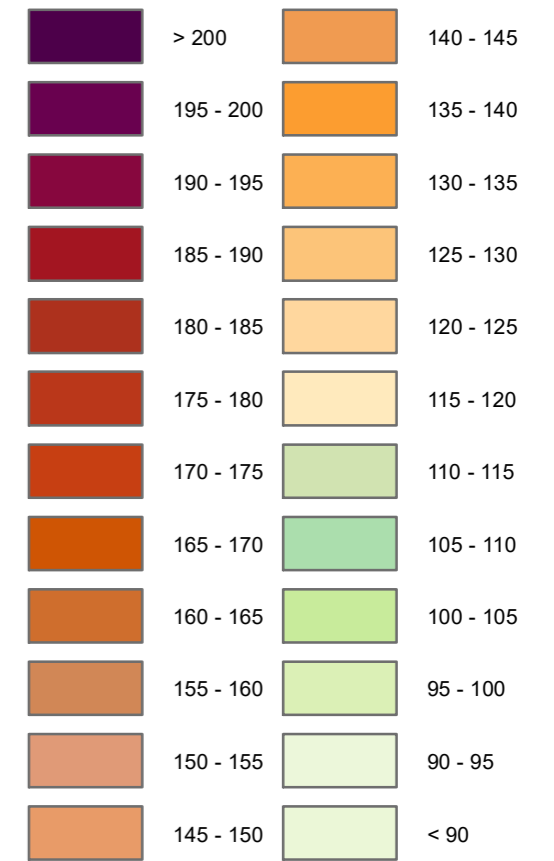




LEGEND

- Site Boundary
- Study Area (3km)
- Watercourse

Elevation (m AOD)



# LD A DESIGN

PROJECT TITLE  
**FAIRSPEAR FARM**

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**Figure 3: Topography**

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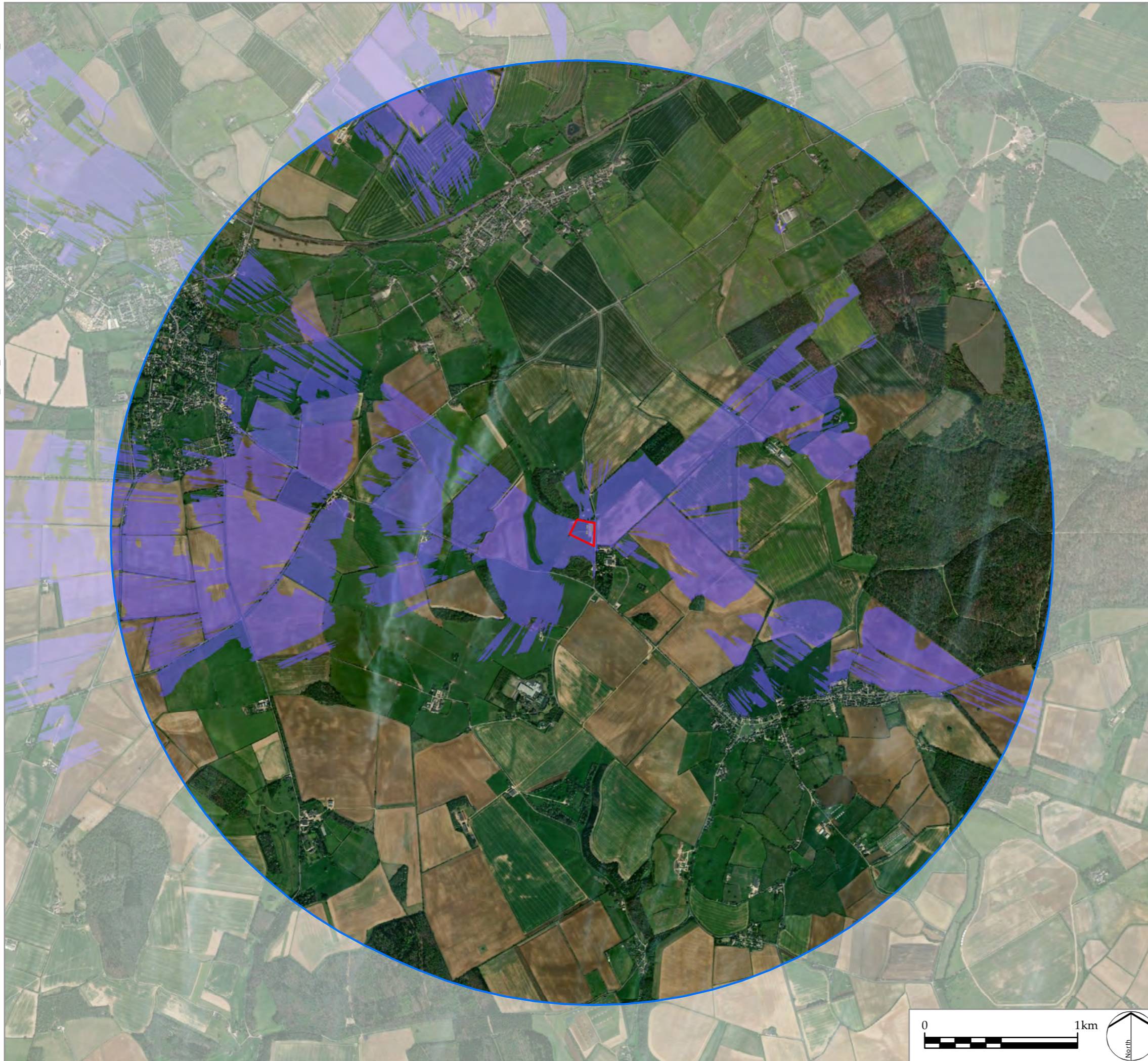
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Sources: Ordnance Survey





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LEGEND

- Site Boundary
- Study Area (3km)
- Proposed Development
- Zone of Theoretical Visibility (ZTV) (computer generated)  
- based on proposed building heights

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 2m<sup>2</sup> resolution.

# LDĀ DESIGN

PROJECT TITLE  
**FAIRSPEAR FARM**

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**Figure 4: Zone of Theoretical Visibility (ZTV) Study**

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Sources: Ordnance Survey

