

VoWH Local Plan Part 2 Examination: Matters and Questions

Dandara Ltd Hearing Statement (Respondent ID: 758199)

Introduction

- 1.1 This Hearing Statement has been prepared by Dandara Ltd who are promoting land located to the West of Wantage for residential led, mixed-use development alongside the delivery of the West Wantage Link Road (WWLR), the route of which was safeguarded within the Local Plan Part 1 (LPP1). The site is not proposed for allocation within the Local Plan Part 2 (LPP2).
- 1.2 The Statement concisely addresses the relevant '*List of Matters and Questions*' (ID/3) and should be read alongside representations made by Dandara Ltd to the emerging LPP2 dated March 2017 and October 2017. As requested, a separate Hearing Statement has been prepared for each matter and question being addressed.

Matter 4 – Abingdon and Oxford Fringe Sub-Area

Question 4.1 – Appropriateness of Proposed Allocations

- 2.1 The housing allocations listed in Core Policy 8a of the LPP2 are not considered to be the most appropriate when considered against reasonable alternatives. They conflict with the LPP1 Core Policy 3 spatial strategy by locating significant new development in 'larger villages' which the LPP1 defines as "*settlements with a more limited range of employment, services and facilities*". We have covered extensively in our response to Matters 2 and 3 that the geographical proximity of some of the villages identified within Core Policy 8a to Oxford City does not justify the proposition of unsustainable development in conflict with the LPP1 spatial strategy.
- 2.2 There are particular concerns with the allocations set out in Core Policy 8a which are considered to conflict with the NPPF para. 7 achievement of sustainable development, resulting in significant social, environmental and economic detriment. Taking each settlement in turn and having regard to the relevant evidence base and site selection documents:

East Hanney

- The Hanneys contain limited shops, services and employment opportunities, with residents looking to the higher order centre of Wantage located to the south;
- Much of the justification for development considers not the sustainability of the settlement itself, but its location on the A338 which links to the A420. The SA states, "*East Hanney is relatively remote from Oxford and the Science Vale but there is a good bus service on the A338, given committed growth at Wantage and Grove ...*" (pg. 109);
- Likewise, the justification for development rests not on the sustainability of the village itself but rather its proximity to Wantage and Grove with the Site Selection Topic Paper telling us that the proposed allocation to the north of the village is sustainable because "*the site is immediately adjacent to the bus stop, with good connectivity to Grove, Wantage ...*" (Appendix B, pg. 28);
- Ultimately, the proposed allocation of 130 new homes at East Hanney is not of a scale that will materially improve the sustainability of the settlement or enhance its social or

economic function but is simply seen as providing an opportunity for future residents to catch a bus into Wantage / Grove or towards the A420 and Oxford.

Kingston Bagpuize with Southmoor

- Kingston Bagpuize contains limited shops, services and employment opportunities with the SA acknowledging that *"Kingston Bagpuize is relatively distant from a higher order centre"* (pg. 91) and even considering the limited range of shops, services and employment opportunities available within the village *"the site to the east [of Kingston Bagpuize] is somewhat distant from the village centre ..."* (Site Selection Topic Paper, Appendix B, pg. 46);
- As with East Hanney, the focus of the allocation appears not to be on the sustainability of the village itself to accommodate an additional 600 new homes but rather its location on the A420. These allocations do not consider the ability to enhance the social and economic self-sufficiency of villages but rather whether they are located on transport corridors that allow access to higher order centres thus encouraging significant out-commuting;
- Even the benefits of Kingston Bagpuize being located on the A420 may be limited due to significant capacity challenges with Oxfordshire County Council withholding support for the proposed allocation prior to additional transport modelling being undertaken;
- The development of the Kingston Bagpuize site results in a number of heritage challenges whereby *"the site would be highly visible on the approach to Kingston Bagpuize house. This is a Grade II* country house and an important part of its significance is as a country house"*. Furthermore, *"... housing development on the site proposed would make it feel less like a house in the country and harm its significance"* (Appendix B, pg. 45). The Topic Paper and SA also identify the potential harm to the adjacent Conservation Area, Old Oxford Road and the Aelfrith Ditch;
- New homes located to the east of the village have the potential to result in significant air quality impacts to the Marcham AQMA given eastbound AM and westbound PM movements from Kingston Bagpuize to Abingdon along the A415 and including the Frilford traffic lights;
- There are capacity challenges associated with existing services in the village including Kingston Bagpuize primary school as well as in relation to secondary provision whereby *"existing nearest secondary schools do not have site capacity to expand sufficiently for this scale of development, but in isolation it does not make a new secondary school viable"* (Appendix B, pg. 46).

Marcham

- Marcham contains limited shops, services and employment opportunities;
- Despite Marcham being designated an AQMA the LPP2 is looking to allocate a range of sites that would result in additional vehicles travelling through the village. The SA explains at para. 10.11.1 that 90 homes allocated within the village itself *"... have the potential to result in increased traffic through the AQMA"*;
- There are capacity challenges associated with existing services in the village with the Site Selection Topic Paper highlighting that the existing village primary school is already expanding to achieve one form entry *"... but this is only expected to be sufficient for the already permitted housing growth ... the school does not have sufficient site area to*

expand further, unless a landswap can be agreed to extend the school's site" (Appendix B, pg. 56);

- Whilst the LPP2 does safeguard land for a by-pass to Marcham, this is not proposed in association with the delivery of the LPP2 nor is any detail provided regarding its funding, timing or whether additional vehicles can be added to the village without a NPPF para. 32 severe impact arising.

2.3 Those allocations set out in Core Policy 8a are in conflict with the Core Policy 3 LPP1 spatial strategy, locating new housing in villages which benefit from limited shops, services and employment opportunities. Rather than identifying those settlements which can most sustainably accommodate future growth, the LPP2 has simply looked at those settlements located in closest geographical proximity to Oxford City or on arterial routes, regardless of their overall sustainability and ability to create self-sufficient communities.

2.4 Our representations to the publication version VoWH LPP2 go into significant detail regarding the inconsistencies contained within the site selection evidence base (see Section 5.0) which have resulted in the unevidenced and unjustified rejection of land to the West of Wantage for consideration as even a 'reasonable alternative'. This is a fundamental failing of the Plan and has resulted in a strategy that cannot be considered justified as the most appropriate strategy when considered against reasonable alternatives. In particular:

- Unlike the villages identified for growth within LPP2 Core Policy 8a, land West of Wantage is located immediately adjacent to the settlement boundary of Wantage as one of three most sustainable 'market towns' in the Vale;
- There is no justification for locating significant development in villages to address unmet need arising from Oxford City as both the Council and LPP1 Inspector both acknowledge that the 2,200 new homes required will be delivered across both the Abingdon-on-Thames and Oxford Fringe Sub-Area and South East Vale Sub-Area;
- Unlike Kingston Bagpuize and Marcham which will add to an already constrained highway network, land West of Wantage is capable of viably delivering a strategic piece of highways infrastructure as safeguarded within the LPP1 which will effectively complete a northern by-pass to Wantage and facilitating east of movement across the Vale from west to east. Significant modelling of the WWLR has been undertaken and ratified with OCC which demonstrates significant beneficial impacts to future traffic flows to the west and centre of Wantage which can be made available to the Inspector if he would like to consider potential 'reasonable alternatives' at a more detailed, site specific level than allowed for within these initial Matters and Questions;
- Land West of Wantage falls outside the Green Belt and AONB with an independent Landscape Appraisal (LA) prepared by Define and submitted to the Council alongside representations to the publication version VoWH LPP2 (see Appendix to this Statement) demonstrating that the majority of the site is of low landscape value, playing no material role in establishing the setting of the AONB which lies some distance to the south;
- Masterplanning informed by the LA has been carefully developed to maintain a meaningful green gap between the existing village of East Challow and new development West of Wantage to ensure no perception of amalgamation of settlements. Unlike for Kingston Bagpuize, Harwell or Dalston Barracks, there is no evidence within the supporting

documents that this Masterplanning has been taken into account as part of site selection work;

- No technical constraints from a flood risk, ecology, heritage, contaminated land or viability perspective.

- 2.5 Land to the West of Wantage was excluded from consideration due to concerns regarding the deliverability of the WWLR and the sensitivity of the landscape, none of which are supported by robust evidence. Indeed, the supporting LPP2 evidence base, including the SA and Site Specific Topic Paper, appear predetermined in their selection of sites applying the assessment methodology inconsistently in respect of infrastructure delivery, sustainability, landscape sensitivity and the potential for mitigation and Masterplanning to address site specific challenges. The Inspector will already be aware of the significant work that has gone into demonstrating the deliverability of the WWLR within Section 6.0 of our representations to the publication version VoWH LPP2.

Landscape Appraisal

LAND AT WEST WANTAGE,
OXFORDSHIRE

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INTRODUCTION



1.1 BACKGROUND

1.1.1 This Landscape Appraisal has been prepared by Define Planning and Design Ltd concerning potential development land to the west of Wantage, Oxfordshire for residential and commercial uses with associated public open space and highways access, as outlined within the accompanying drawings and reports.

1.2 METHODOLOGY AND APPROACH

1.2.1 The appraisal presents a summary assessment of the baseline conditions and sensitivity of the Site with respect to landscape and visual issues. In particular, consideration is given in the assessment to landscape character and resource, and visual amenity using representative viewpoints. It does not assess in detail the impact of the proposed development, but does appraise the nature of the landscape and visual receptors (in terms of their value, susceptibility and sensitivity to the proposed development) to guide an appropriate form of development. It is, therefore, an initial tool to inform and shape any proposed development as part of the iterative design process, predicting key issues and identifying mitigation where required.

1.2.2 This report is not a Landscape and Visual Impact Assessment (LVIA), as is required within a chapter of an Environmental Statement.

1.3 SITE LOCATION & DESCRIPTION

1.3.1 The Site is located (see Figure 1) to the northwest of Wantage and north of East Challow, on farmland, immediately to the west of the Crown Cork & Seal factory and the Grove Technology Park. The Site is located within Oxfordshire, under the jurisdiction of the Vale of White Horse District Council, >800m to the north of the North Wessex Downs Area of Outstanding Natural Beauty.

1.3.2 The Site itself comprises arable farmland dissected by hedgerows and linear belts of trees. The disused Wilts & Berks Canal and footpath is located to the south of the Site, with the private Woodhill Lane located to the north of the Site providing access to Woodhill Farm.

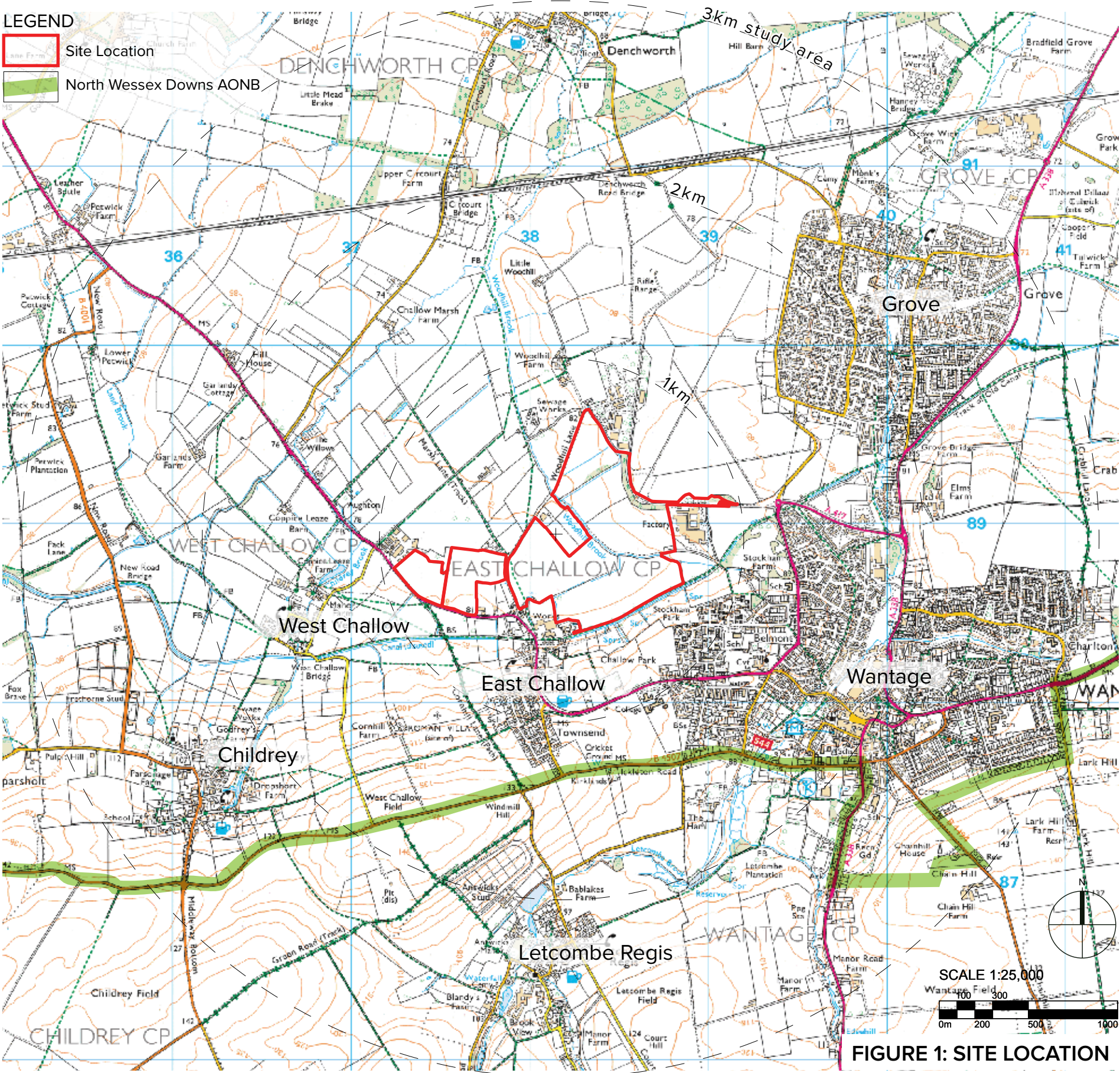


FIGURE 1: SITE LOCATION

1.4 PLANNING POLICY CONTEXT

1.4.1 The Local Plan 2031 Part 1 (LPP1) was adopted by the Vale of White Horse District Council in December 2016. It now replaces the Local Plan 2011 and sets a Strategic Policy Framework for the district, with the exception of some saved policies from the Local Plan 2011. These saved policies will be replaced by the Local Plan 2031: Part 2 which is at Preferred Options Consultation stage and its evidence base available in draft form.

1.4.2 The Local Plan 2031 Adopted Policy Map is shown at Figure 2. Relevant landscape policies are listed below.

1.4.3 Policy NE9

“Development in the Lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area.”

LEGEND

Site Location

2031 Policies

District Boundary

Strategic Housing Allocations (CP4)

Strategic Employment Sites (CP6, CP8)

Land Safeguarded for Highways Improvements (CP12, CP17, CP18, CP19)

Science Vale (CP15) / Ring Fence (CP5)

Area of Outstanding Natural Beauty (CP44, NE6)

Development Boundary (CP4)

Ancient Woodland (CP46)

Sub Areas

Western Vale (CP20)

Saved Policies

Lowland Vale (NE9)

Area for Landscape Enhancement (NE11)

Important Open Land (NE10)

Grove Airfield (H5)

Line of Wilts and Berks Canal (L14)

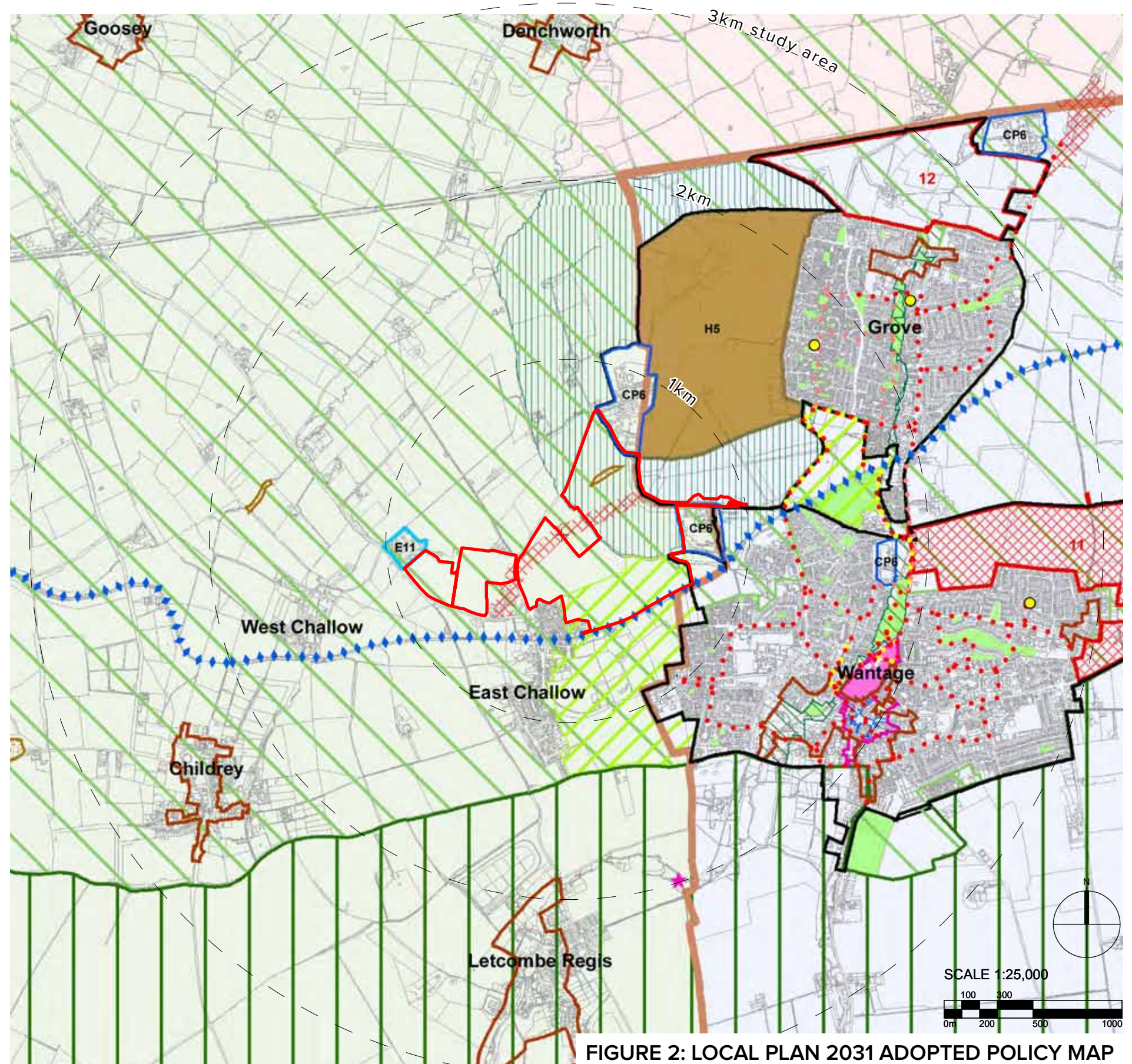


FIGURE 2: LOCAL PLAN 2031 ADOPTED POLICY MAP

1.4.4 Policy NE10

“In the urban fringes and important open gaps between settlements, as shown on the proposals map, development or changes of use which would harm their essentially open or rural character will not be permitted.”

“The area currently designated aims to prevent the coalescence of Grove, Wantage, the industrial areas at the Grove Technology Park, the site occupied by Crown Cork and Seal and the village of East Challow.”

“Gaps or fringes between or on the edge of settlements have an important purpose in retaining the separate identities of, and in providing an attractive setting for and approach to, town and villages. In some circumstances, they may present an opportunity for informal recreational use, with better access in the form of footpaths and bridleways.”

1.4.5 Policy NE11

“Proposals for the development within or affecting areas of damages or compromised landscape, in particular those areas defined for landscape enhancement on the proposals map, must provide a landscaping scheme which enhances the appearance of the area. Development which would further erode or damage the character of the landscape will not be permitted.”

1.4.6 Core Policy 17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area


“In order to deliver the growth in the South East Vale Sub-Area and the wider Science Vale area, the Science Vale Area Strategy has identified highways infrastructure to mitigate the impact of the planned growth across Science Vale and secure the future economic viability of the area.”

Specifically in relation to the area to the north west of Wantage, the Part 1 Local Plan identifies the need for and safeguards the route of a “*West Wantage Relief Road*”, which runs through the centre of the Site and would be delivered as part of the proposed Development.

1.4.7 Core Policy 18: Safeguarding of Land for Transport Schemes in the South East Vale Sub-Area

Recognises “*planning and funding of transport infrastructure can take a long time to prepare*” and that it “*seeks to prevent development that may prejudice the delivery of the required schemes identified in the Science Vale Area Strategy*”.

BASELINE



“The baseline records the existing situation, and includes a review of the landscape resource and character and visual amenity of the Study Area and general visibility of the Site. This process describes, classifies and evaluates a number of receptors and representative viewpoints to be included within the assessment.”

2.1 LANDSCAPE CHARACTER

- 2.1.1 The landscape character at a county level is established by the 'Oxfordshire Wildlife and Landscape Study (OWLS) 2004', with the Site falling within the 'Clay Vale' (as recognised by Local Plan Policy NE9) and is bordered to the south by the 'Estate Farmland', as shown on Figure 3.
- 2.1.2 The 'Clay Vale' is described as a low-lying vale landscape associated with small pasture fields, many watercourses and hedgerow trees and well defined nucleated villages, with the following key characteristics:
- 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.
 - Dense, tree-lined streams and ditches dominated by pollarded willows and poplars.
 - Small to medium-sized nucleated villages.
- 2.1.3 The landscape character at a district level is being established by the draft VoWH 'Landscape Character Assessment 2017' with the majority of the Site falling within the 'Lower Vale Farmland' and 'Upper Vale Farmland' covering the smaller western Site parcels.
- 2.1.4 The 'Lower Vale Farmland' is defined by underlying geology, topography, land use and the degree of openness and field pattern scale, with the following key characteristics:
- The area is low lying and relatively flat, located between the rising ground of the Corallian Limestone Ridge to the north and North Wessex Downs to the south.
 - The Lower Vale consists of large scale, intensively managed arable and pastoral farmland, resulting in a relatively open landscape. Hedges, where they exist, are frequently clipped to low heights [the landscape is not considered to be open and hedges where they are clipped are over 2m in height].
 - There are individual mature trees along field boundaries, but woodland is generally limited.
 - A network of ditches criss-cross the Lower Vale, draining the farmland towards the River Ock.
 - The western extent of the Lower Vale is defined by Childrey Brook and Woodhill Brook, beyond which the landscape rises to Upper Vale Farmland (Type VU) to the west.

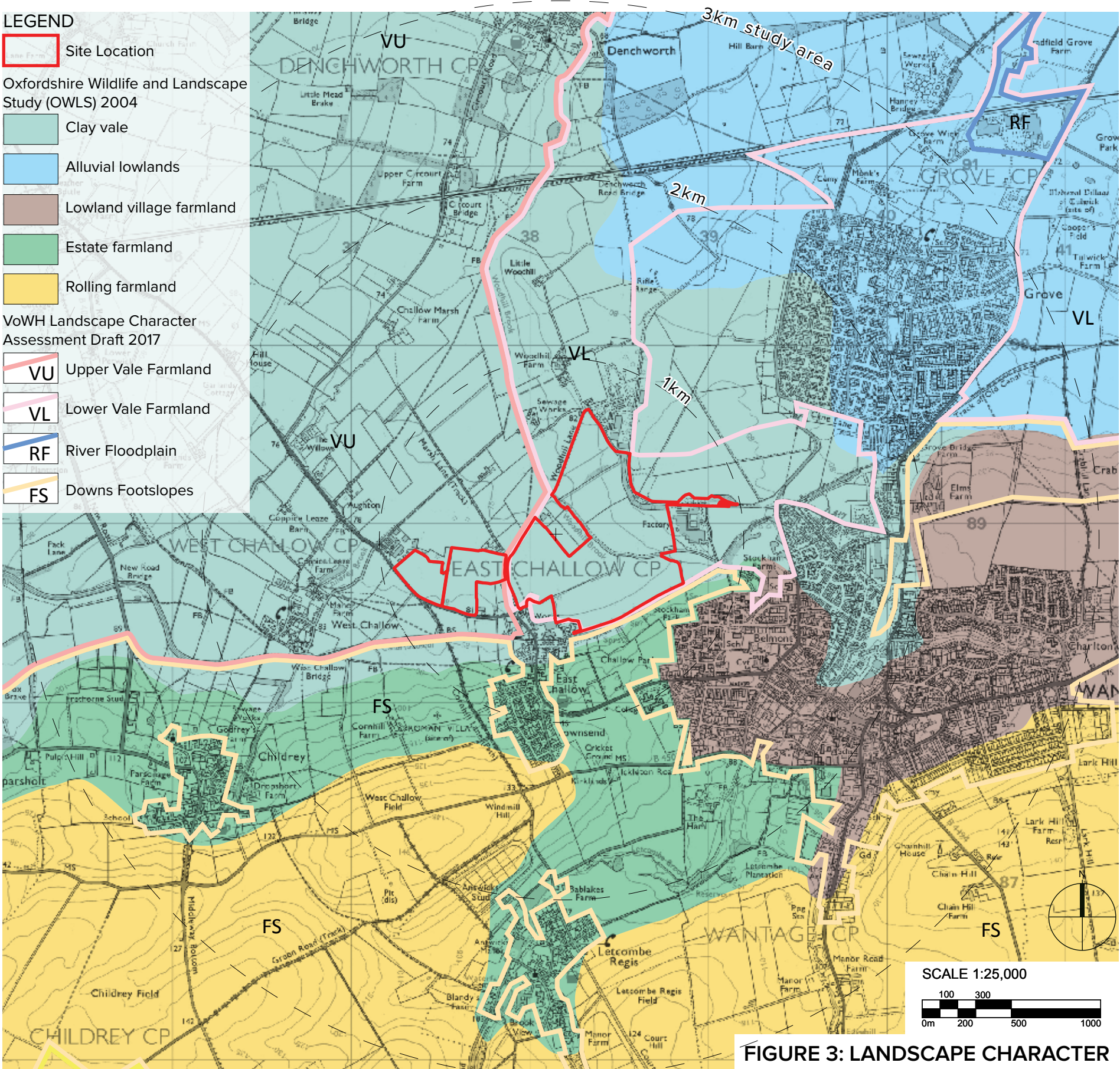


FIGURE 3: LANDSCAPE CHARACTER

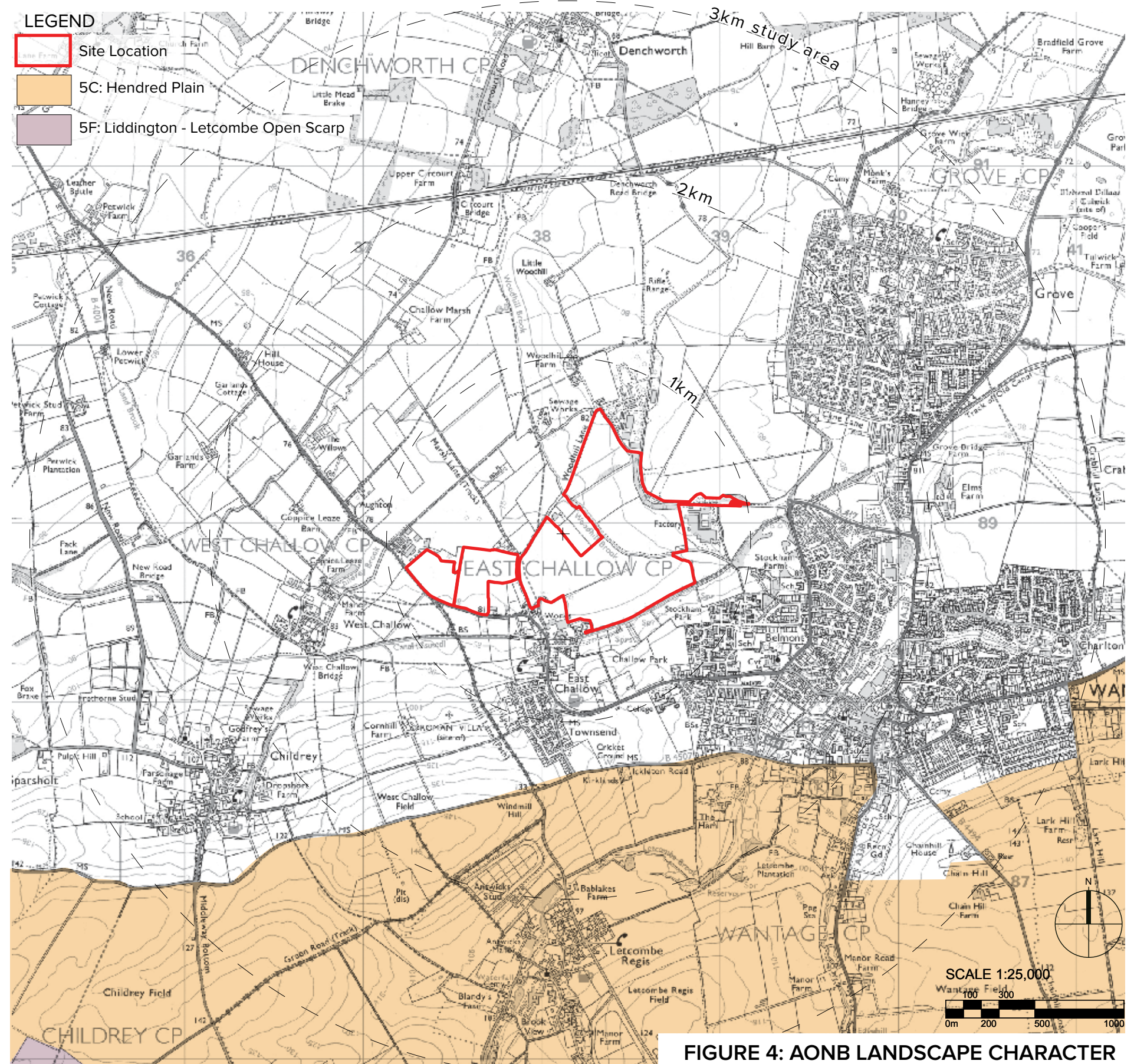
- The relatively open nature of the low lying landscape allows views of the high ground which define the vale to the north and south.

2.1.5 The key characteristics of these assessments are evident within and in close proximity to the site, particularly the low lying and relatively flat landscape which is in intensive arable production, with strongly defined field boundaries as clipped high hedges or natural tree belts. Woodland coverage is otherwise limited and the low lying landscape allows long distance views to the higher Downland landscape to the south, and the North Wessex AONB.

2.2 AONB LANDSCAPE CHARACTER

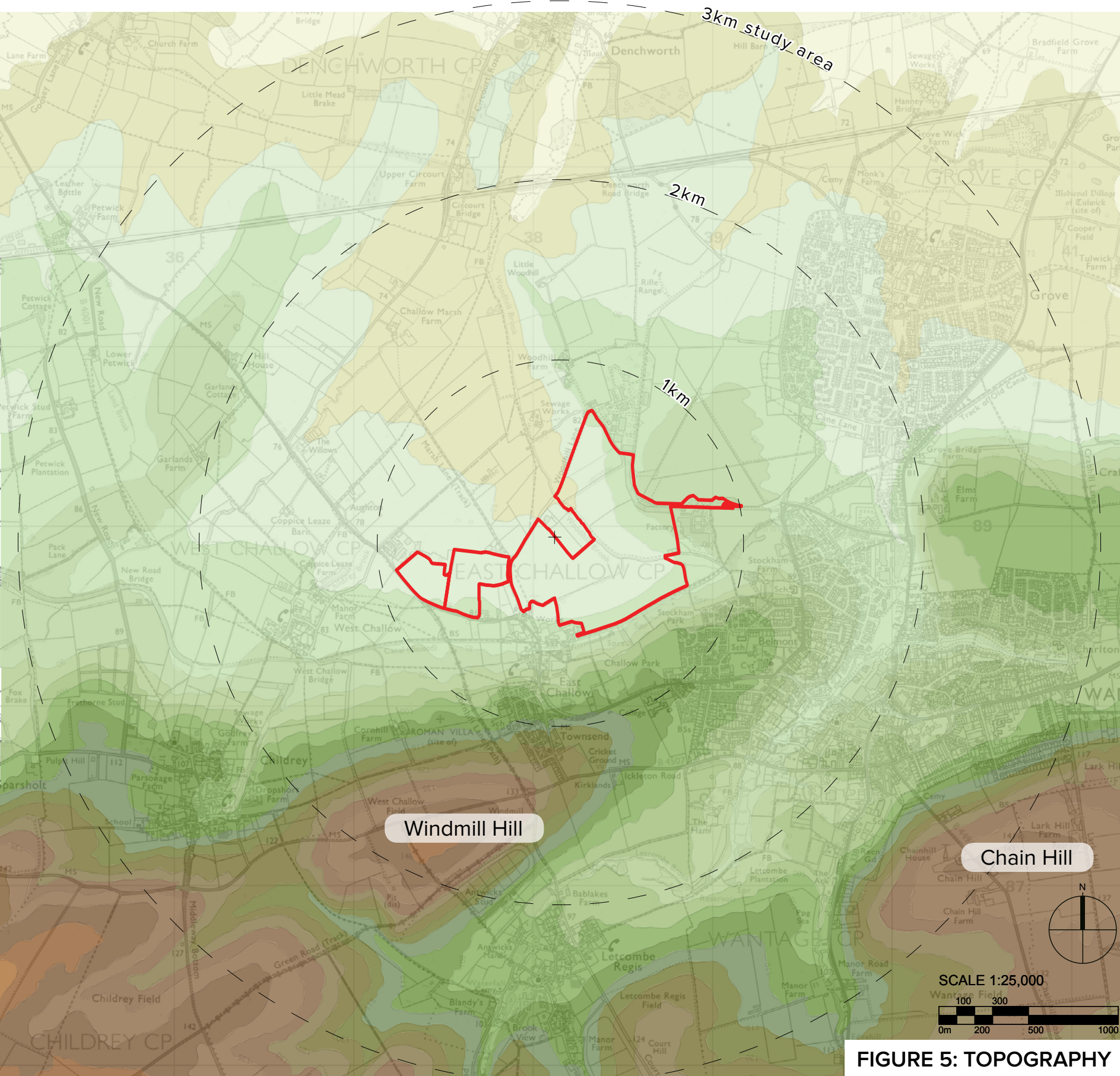
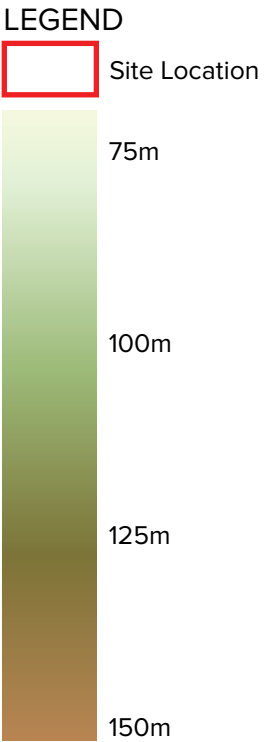
2.2.1 As shown on Figure 4, the North Wessex Down 'Hendred Plain' character area can be described as a ledge of Lower Chalk protruding from the higher downs as a distinctive landform feature on the northern edge of the AONB, providing a transitional landscape between the high downs and the clay lowlands, with the following key characteristics:

- a generally level surface which dips gently to the north. A locally more undulating landscape near West Hendred where the Plain is cut by numerous valleys;
- numerous springs, with small streams flowing down into the River Ock on the Vale;
- largely under arable cultivation within large regular Parliamentary enclosure fields with insignificant boundary features;
- shelterbelts, 18th and 19th century plantations, ornamental and waterside woodlands provide a sense of enclosure. Orchards along the northern edge around East Hendred provide diversity in land cover;
- small landscape parks and mansions, e.g. Lockinge House, are a particular feature of the area;
- a settled landscape with many springline villages e.g. Letcombe Regis, East Hendred, West Hendred and Ardington which generally have a clustered form. Estate villages have a particular unity of character;
- built form varies and includes blue flint and tile (east) plus stone and clunch (west);
- a large number of stables and equestrian establishments and gallops;
- Wantage and Harwell, located on the boundary of the AONB, plus Harwell Business Centre, on a former air field site within the AONB;
- overall, a quiet rural character.



2.3 TOPOGRAPHY

- 2.3.1 The Site and that of the local landscape to the north is relatively flat and gradually sloping to the north. This is characteristic of the Clay Vale local character area and on the western and central parts of the Site (85m AOD to 76m AOD over 650m). The eastern part of the Site slopes up to the east to Grove Technology Park and the plateau of the former RAF base (86m AOD to 78m AOD over 350m).
- 2.3.2 To the south, land rises to a ridge forming part of Windmill Hill with gradients of ~1:18 up to a height of 146m AOD. Chain Hill, to the southeast, on the opposing side of the shallow valley reaches a height of 143m AOD. Further to the south land continues to rise to a height of over 200m AOD at a distance of over 3km from the Site forming part of the North Wessex Downs.
- 2.3.3 To the north land falls gradually with gradients ~1:300 with no significant topographical features.



2.3.4 LAND USE & VEGETATION

2.3.5 The Site is under intensive arable production with fields enclosed by clipped hedgerows and linear tree belts. More significant tree belts are located to the east of the Site, alongside Downsview Road where there is a block of mature poplars, to the south of the Site alongside the disused Wiltshire and Berkshire Canal where there is dense scrub and mature trees (ash, alder, willow), and within the centre of the site alongside Woodhill Brook with mature trees (willow). Hedges are dense and often clipped to a height of ~2.5m and include stands of individual mature hedgerow trees (ash).

2.4 HYDROLOGY

2.4.1 Woodhill Brook which leads to the River Ock and the River Thames passes through part of the Site, flowing in a north-westerly direction. A number of other wet ditches connect up with the Brook.

2.4.2 The disused Wilts and Berks Canal located immediately to the south of the Site was constructed between 1785 and 1810 and linked the River Thames at Abingdon with the Kennet and Avon Canal at Semington near Melksham before being abandoned in 1914. Local plan Policy L14 recognises the importance of the canal as an important historic feature in the landscape, providing a well used recreational amenity and in this location a link between West and East Challow and Wantage/Grove, as well as a valuable ecological and nature conservation resource.

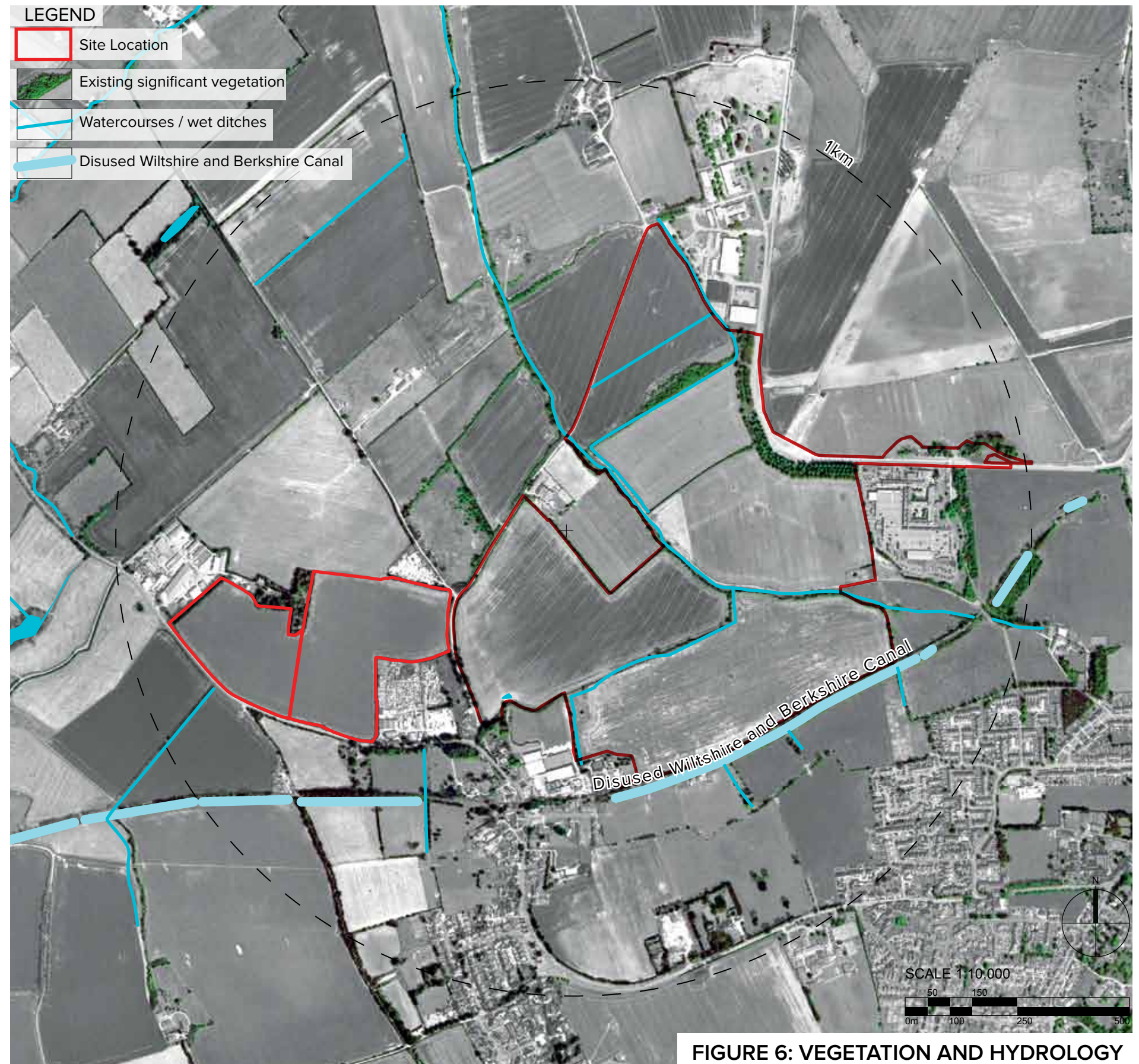


FIGURE 6: VEGETATION AND HYDROLOGY

2.5 LANDSCAPE VALUE

- 2.5.1 The North Wessex Downs Area of Outstanding Natural Beauty is located 800m to the south of the Site and is a unique landscape that includes tranquil open downland, ancient woodland and chalk streams in the centre of southern England, covering 1,730 km2.
- 2.5.2 Located 600m to the southwest of the Site is a scheduled monument covering the site of a Roman corridor villa discovered in 1876. Parts of the villa complex, including a number of buildings and walls and a large double ditched enclosure, are visible as cropmarks on aerial photographs.
- 2.5.3 The nearest listed buildings are set within East Challow, which contains 11 grade II listed buildings and one II* listed building, namely the Church of St Nicholas dating from the 13th century with 19th century restoration and additions. Also in East Challow, is the grade II listed barn at Park Farm, which like the Church, is located on higher ground above the Site to the east of the village (see viewpoint 5). There are a further 11 grade II listed buildings and one II* listed building located within West Challow, where Manor Farmhouse is grade II listed and is afforded an aspect to the southeast across fields, but the Site is not within its setting (see viewpoint 8). Childrey Conservation Area, located 1.5km to the southwest of the Site contains 27 grade II listed buildings and one grade I listed building, namely Church of St Mary dating from the 13th century.
- 2.5.4 The disused Wilts and Berks Canal is located immediately to the south of the Site and is an important local recreational amenity and ecological habitat.
- 2.5.5 The Site contains a small woodland group which is designated as Ancient and Semi-Natural Woodland.
- 2.5.6 Public footpath 196/2/40 passes through part of the Site leading from East Challow connecting with other footpaths and bridleways, in a northerly direction, following Woodhill Brook towards Denchworth.

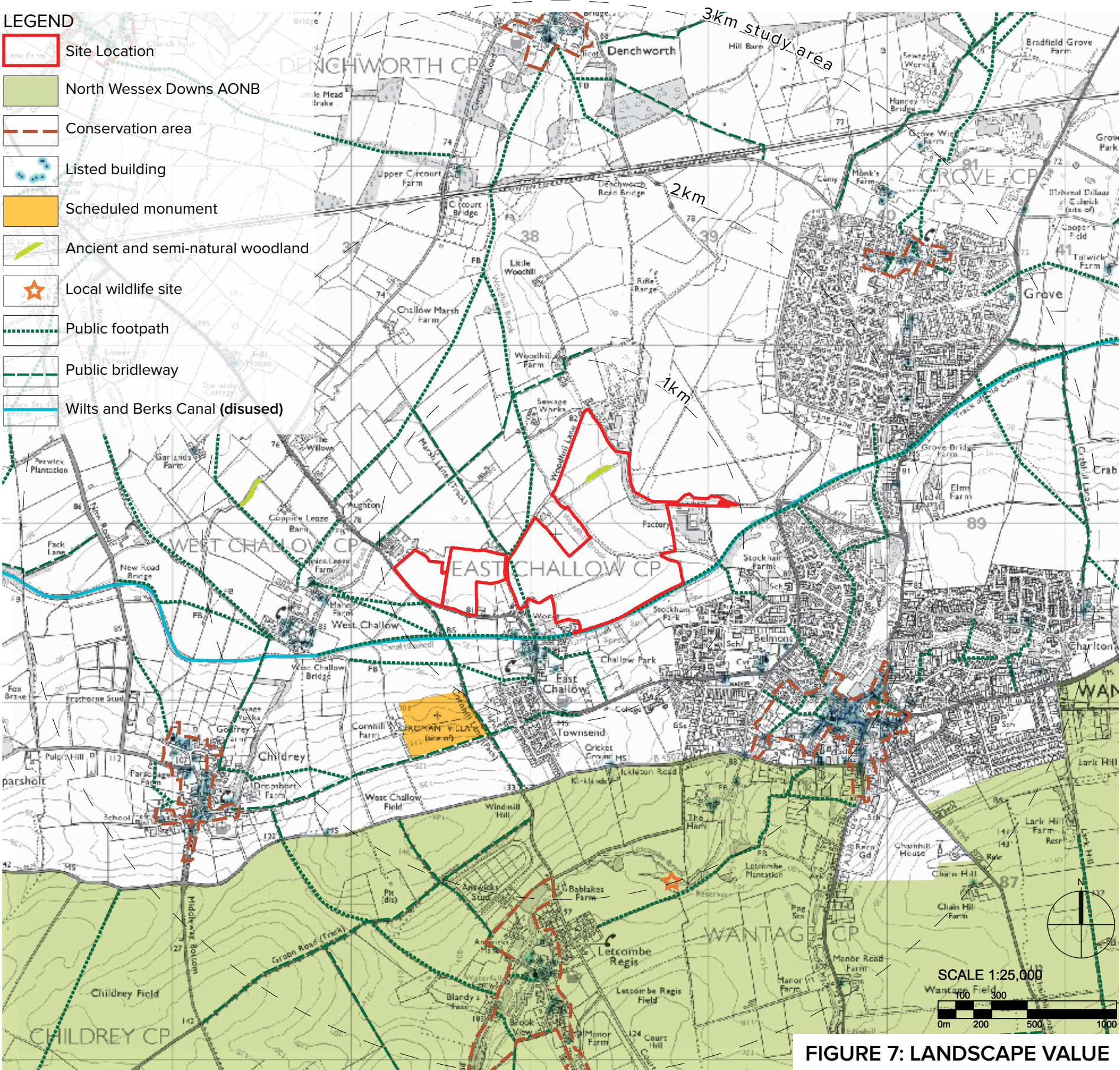


FIGURE 7: LANDSCAPE VALUE

2.6 VISUAL AMENITY

2.6.1 The Zone of Theoretical Visibility (ZTV) is a ‘worst case’ theoretical model based on indicative development placed at three likely locations and maximum development heights of 9m within the development zone as identified on Figure 8. The ZTV is based on terrain only and does not take into account the significant screening effect of existing vegetation and buildings. The ZTV is not definitive and acts as a guide for selecting the appropriate representative viewpoints. This was then followed by on-site fieldwork to refine the visual envelope.

2.6.2 As demonstrated by the ZTV, development on the Site is not expected to be visible to the south, beyond the ridge of Windmill Hill. The ZTV suggest the Site is widely visible to the north and west over the flat Vale landscape, which in reality is not possible as a result of intervening vegetation to field margins.

2.6.3 Table 2.1 Viewpoint locations

VP	Location	Receptor
1	AONB, Chain Hill, 2.2km to the southeast	Motorist, cyclist, AONB
2	AONB, Hackpen Hill, 3.8km to southwest	Leisure walker, visitor, dog walker, AONB
3	AONB, Byway 399/13/10, 1.5km to southwest	Cyclists, horse rider, leisure walker, AONB
4	East Challow Cricket Club, 680m to south	Recreation user, local residents of East Challow, local plan policy NE10
5	East Challow, public footpath 196/5/10, 300m to south	Leisure walker, dog walker, local residents of East Challow, local plan policy NE10
6	East Challow, public bridleway 399/8/20, 800m to southwest	Leisure walker, dog walker, cyclist, horse rider
7	Childrey, public bridleway 162/7/10, 1.4km to southwest	Leisure walker, dog walker, cyclist, horse rider, local residents of Childrey
8	West Challow, public footpath 399/5/10, 450m to west	Leisure walker, dog walker, local residents of West Challow, Manor Farmhouse II listed
9	Denchworth, Circourt Road, 1.5km to north	Motorist, cyclist, Clay Vale landscape character area
10	East Challow, public footpath 196/2/30, 5m to north	Leisure walker, dog walker, local residents on edge of East Challow and Woodhill Lane Caravan Park
11	Public footpath 196/1/30, 250m to north	Leisure walker, dog walker, Woodhill Farm
12	Grove Technology Park, Downsend View Road, 0m to east	Motorist, cyclist, technology park visitor / employee
13	Wantage, disused Wilts and Berks Canal, public footpath 196/7/20, 0m to east	Leisure walker, dog walker

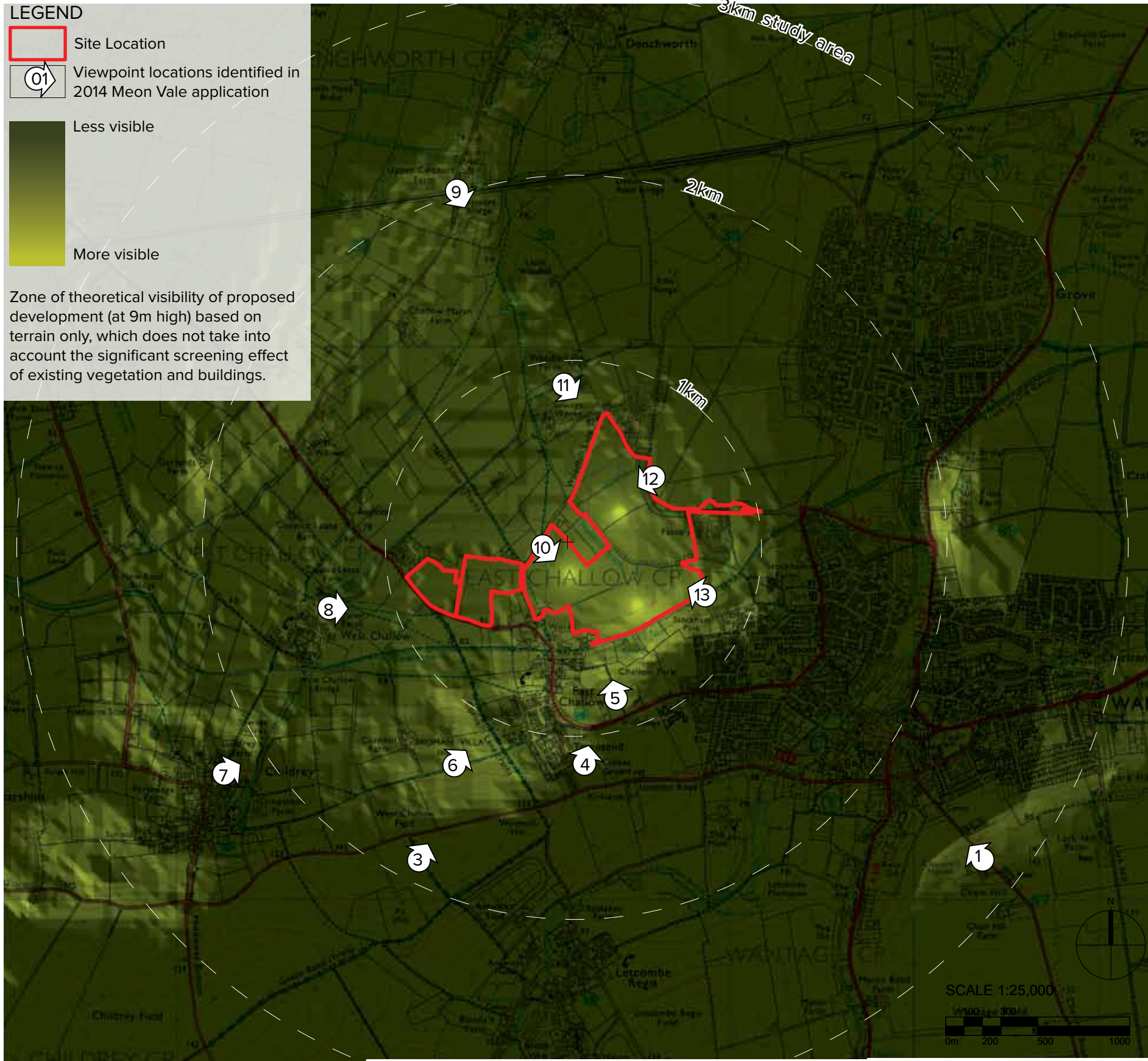


FIGURE 8: ZONE OF THEORETICAL VISIBILITY & VIEWPOINT LOCATIONS



2.6.4 A total of 13 representative views were selected from public locations within the ZTV, often representing the worst case scenario along any receptor group. The viewpoints represent the available views of residents close to the Site, travellers (using a variety of modes), and leisure users of public access land and public rights of way. No 'specific views' were identified although representative views were selected from notable locations from the North Wessex Downs AONB and the Ridgeway Long Distance Trail. Viewpoints that represent a similar location, type of receptor and/or experience have been grouped together into 7 groups.

2.6.5 Visual survey work was undertaken during April 2017 with the photography taken on a day with varying light conditions, but allowing for clear visibility on long distance views. The photography was undertaken during the spring with foliage beginning to emerge on trees and hedgerows, therefore not fully representing a worst case (or best case). The likely decrease or increase in screening of deciduous vegetation is considered where appropriate for each of the receptor locations.

2.6.6 The visual experiences of the Site in relation to the seven key receptor groups are described below.

VIEWS FROM THE AONB TO THE SOUTH (VP1, 2, 3)

2.6.7 The elevated nature of the Downs provides panoramic views over the surrounding countryside and Clay Vale. Despite the elevated view, the Site is largely not visible due to intervening landform, notably the ridge to Windmill Hill to the south of East Challow. It is only at a distance of over 3.5km where part of the Site is partially visible but is barely perceptible within the wider landscape.

VIEWS FROM THE VICINITY OF WINDMILL HILL, EAST CHALLOW TO THE SOUTH (VP4, 5, 6)

2.6.8 A ridge rises up from the Clay Vale forming Windmill Hill. East Challow sits on the side and lower reaches of this hill which affords partly elevated views over the countryside below, and towards the Site. Despite the proximity of the view and the elevated position the Site is only partially visible due to built form and vegetation within East Challow in combination with the vegetation within the Site itself restricting views into the open fields. The vegetation alongside the disused Wilts & Berks Canal is particularly noticeable given its height, forming a screen along the south of the Site (the effect of this may reduce during winter months). Views become more open to the west of East Challow (VP6) providing more expansive views over the countryside and glimpse views into part of the Site.

VIEWS FROM THE VICINITY OF CHILDRÉY AND WEST CHALLOW TO THE WEST (VP7, 8)

2.6.9 These western locations provide opportunities to view along the base of the ridge and along the vale floor towards the Site. The locations are not sufficiently elevated to view over overlapping vegetation within the Vale landscape. As a result the Site does not appear to be visible from these locations.

VIEWS FROM THE CLAY VALE TO THE NORTH (VP9, 11)

2.6.10 The flat Vale landscape offers little opportunity to view towards the Site due to overlapping intervening hedgerow vegetation. It is only at the artificially elevated railway crossing (VP9) where the views over the landscape open up and where the Site becomes visible. Close footpath views (VP11) offer glimpse views into part of the Site through boundary vegetation.

CLOSE VIEWS FROM PUBLIC FOOTPATH 196/2/30 FROM WITHIN THE SITE (VP10)

2.6.11 The public footpath offers clear views into the southern large field enclosure with glimpse views into other fields within the Site. Despite the proximity of the view, the wider visibility of the Site is not possible due to the intervening tree and hedgerow vegetation to field boundaries.

CLOSE VIEWS FROM EAST (VP12)

2.6.12 As illustrated on Figure 5, the former Grove Airfield sits on a flat plateau elevated above the Site. Views from the east from Downsvie Road are limited as a result of this plateau and due to the buildings at Crown Cork & Seal and the dense block of poplar trees. It is only at VP12 where the woodland opens up to provide views into part of the Site. Further to the east at Grove, the Site is not visible due to the intervening plateau and vegetation.

CLOSE VIEWS FROM THE WILTS AND BERKS CANAL AND WANTAGE TO THE SOUTHEAST (VP13)

2.6.13 Despite the proximity of the view along a 600m stretch of the Site's southern boundary, the Site is often not visible or barely visible as occasional glimpses through the dense scrub and trees to the disused canal and field margin (the visibility into the Site is likely to increase during winter months). Only the southern part of the Site is visible here where other areas concealed by hedges and trees to field boundaries. Further to the south from the northern edge of Wantage, which is slightly elevated, offers occasional glimpses into part of the Site.

APPRAISAL

“ This summary appraisal considers the sensitivity of the landscape character and resource; whilst the assessment of visual amenity considers the sensitivity of the viewer in relation to the susceptibility to the change and the value of the view.

3.1 SENSITIVITY OF LANDSCAPE CHARACTER AND RESOURCE

3.1.1 Determining the sensitivity of each of the landscape receptors is based upon combining judgements of their susceptibility to the type of change or development proposed, and the value attached to the landscape, which are described below and summarised at Table 3.1.

LOCAL LANDSCAPE CHARACTER

- 3.1.2 As outlined in 2.1, the Oxfordshire Wildlife and Landscape Study (OWLS) 2004 landscape character study, identifies the site as falling within the ‘Clay Vale’. The draft VoWH ‘Landscape Character Assessment 2017’ is a more local study and identifies the Site falling within the smaller ‘Lower Vale Farmland’. Both studies have similar characteristics of a low-lying flat vale landscape associated with small fields, watercourses and hedgerow trees with long distance views to the higher ground to the south.
- 3.1.3 The sensitivity of the ‘Clay Vale’ and ‘Lower Vale Farmland’ local character areas and to Local Plan Policy NE9 (protection of the Lowland Vale), to the changes proposed on the Site is considered to be **low**.
- 3.1.4 The susceptibility of this character area to change on the Site is negligible/low. This is largely due to the flat landscape and the small/medium fields which are enclosed by trees and hedges restricting any visual or physical connection with the remaining character area. Development of the Site is unlikely to restrict long distance views to the higher ground to the south. Furthermore the designation covers a large area with the Site forming a small portion of the respective character areas. Development proposals include the provision of areas of meadow grassland and tree planting as identified as priorities within the local character area. It is therefore considered able to accommodate the Development without undue consequences to this character area.
- 3.1.5 The value of this character area is considered to be medium as it forms a distinct characteristic within Oxfordshire.

AONB LANDSCAPE CHARACTER

- 3.1.6 The North Wessex Down AONB ‘Hendred Plain’ is a transitional rolling landscape between the high downs and the clay lowlands and is considered to have a **low** sensitivity to the changes proposed on the Site.
- 3.1.7 The susceptibility of this character area and that of the wider AONB to the proposed change on the Site is considered to be negligible. The ridge rising above East Challow and Wantage up to Windmill Hill effectively visually closes the Site off from the Hendred Plain with little/no intervisibility. It is only on the high downs and within the Liddington - Letcombe Open Scarp AONB character area where the Site becomes partially visible but this is at a distance of over 3.5km and seen in the wider rural landscape of settlements and farmland. Furthermore, the character area covers a large area of southern Oxfordshire countryside and the Site, which by comparison is very small in size. It is therefore considered able to accommodate the Development without undue consequences to this character area.
- 3.1.8 The value of this character area is considered to be high as it forms a distinct character area within the North Wessex Downs AONB.

LOCAL PLAN POLICY NE10

- 3.1.9 The sensitivity of the Local Plan Policy NE10 in relation to the protection of the open gap between East Challow and Wantage and the changes proposed is considered to be **medium/high**.
- 3.1.10 The susceptibility to change is considered to be high given that the Site covers a third of the designation between the built up edge of East Challow, which is now visually prominent following the development of the Nalder Fields site, and that of Wantage and its recent expansion to the north. However, contrary to the remainder of the designation, the Site covers flat, lower ground and visually separated from Wantage and East Challow by the strong block of trees which follow the line of the disused Wiltshire and Berkshire Canal, offering a reduced opportunity for visual coalescence. The remainder of the designation and open land to the south of the Canal is protected and considered to have greater value in reinforcing the gap between the settlements, as experienced from glimpse views on the high ground along Challow Road (see viewpoint 5). With sensitive masterplanning (as illustrated on Figure 10) incorporating the retention of a sense of openness from the Canal footpath and against the built up edge of East Challow, there is

scope to accommodate the Development without significant consequence to the local landscape planning policy.

3.1.11 The value of the ‘gaps’ policy is considered to be medium due to its local role in protecting the rural characteristics of settlements and preventing coalescence.

LANDSCAPE RESOURCE

- 3.1.12 The sensitivity of the landscape resource is considered to be **low/medium**.
- 3.1.13 The susceptibility of the landscape resource to change on the Site is medium. The block of ancient and semi-natural woodland will be retained and enhanced as part of the development proposals. Manor Farmhouse, a grade II listed building at West Challow, 485m to the west of the Site, is not considered to have any relationship with the Site due to intervening vegetation along Faringdon Road. The barn at Park Farm (grade II listed) and Church of St Nicholas (grade II* listed) in East Challow are located on elevated ground to the east of the village >200m from the Site, but are positioned amongst other buildings and trees, and separated from the Site by the vegetation along the Canal. There are no other landscape or heritage designations of worthy note within or in proximity to the Site. Development of the Site will result in the loss of ALC grade 3B and 4 agricultural land which would be replaced by housing, infrastructure, as well as formal and informal public open space. Mitigation measures and a comprehensive landscape strategy will be put in place to ensure there will be a net gain in ecological value as well as areas of retained open space with tree planting, wetland and meadow grassland creation located along the southern boundary.
- 3.1.14 The value of the landscape resource is considered to be low. The features of the Site are relatively indistinct being dominated by intensive arable fields enclosed by hedges and tree boundaries, with no landscape, cultural or heritage designations.

3.1.15 Table 3.1 Summary of landscape sensitivity

Receptor Group	Sensitivity
1. LOCAL LANDSCAPE CHARACTER	Low
2. AONB LANDSCAPE CHARACTER	Low
3. LOCAL PLAN POLICY NE10	Medium/high
4. LANDSCAPE RESOURCE	Low/medium

3.2 SENSITIVITY OF VISUAL AMENITY

3.2.1 The sensitivity of the viewer and their experience of the landscape has been appraised, taking account of their susceptibility to the change and the perceived value of the view.

3.2.2 As described, the site lies in the flat Vale below the rising foothills of the North Wessex Down to the south. As a result, within the Vale itself views into the Site are limited as a result of intervening trees and hedgerows to field boundaries. The rising ridge to Windmill Hill immediately to the south of the Site offers some visibility to the Site, particularly from the south and southwest. Further to the south and from within the North Wessex Downs AONB, views are limited as a result of this ridge. It is only at a distance of over 3.5km from much higher ground does the Site become visible but at such distance and set within the wider landscape that it is barely discernible.

3.2.3 The following section provides a basic assessment of the visual receptors susceptibility to change and the perceived value of the view to determine the visual sensitivity. This is outlined below and summarised at in table 3.2.

VIEWS FROM THE AONB TO THE SOUTH (VP1, 2, 3)

3.2.4 The sensitivity of the receptor to change from this viewpoint is considered to be **high**.

3.2.5 Receptors here, of the North Wessex Downs AONB to the south, are from a variety of sources, whether driving the rural roads as motorists approaching Wantage (VP1), or walking along public footpaths and enjoying the rural countryside (VP2 and VP3). They are likely to have a high susceptibility based on their activity and a naturally high extent to which they are interested in their surroundings. This is considered appropriate given that the elevated nature of the Downs provides expansive views over the Clay Vale to the south and east-west along the Downs.

3.2.6 The expectation and value of the view is considered to be high, as the locations here provide elevated views over the surrounding countryside from the northern edge of the North Wessex Downs AONB.

VIEWS FROM THE VICINITY OF WINDMILL HILL, EAST CHALLOW TO THE SOUTH (VP4, 5, 6)

3.2.7 The sensitivity of the receptor to change from this viewpoint is considered to be **medium**.

3.2.8 The viewer's activity is largely leisure based but as an edge of settlement footpath for dog walkers or pedestrians moving

between villages, rather than an open countryside experience, resulting in an overall medium susceptibility. Despite having a largely rural outlook, the extent of interest in views of the wider landscape and type of view from this receptor location is medium given the proximity to East Challow. The expectation is considered to be medium as the footpath/bridleway routes here do have urban fringe characteristics.

3.2.9 The value of the view is considered to be medium given that view is representative of the Local Plan Policy NE10.

VIEWS FROM THE VICINITY OF CHILDREY AND WEST CHALLOW TO THE WEST (VP7, 8)

3.2.10 The sensitivity of the receptor to change from this viewpoint is considered to be **medium**.

3.2.11 The viewer's activity is largely leisure based but as an edge of settlement footpath for dog walkers or pedestrians moving between villages, rather than an open countryside experience, resulting in an overall medium susceptibility. Despite having a largely rural outlook, the extent of interest in views of the wider landscape and type of view from this receptor location is medium given the proximity of the settlements. The expectation is considered to be medium as the footpath routes here do have some urban fringe characteristics.

3.2.12 The value of the view is considered to be low given that view has no formal protection or status.

VIEWS FROM THE CLAY VALE TO THE NORTH (VP9, 11)

3.2.13 The sensitivity of the receptor to change from this viewpoint is considered to be **medium**.

3.2.14 The viewer's activity is both leisure based walking rural public footpaths and bridleways or as motorist / cyclist passing along the rural lanes. The footpaths are poorly signposted showing no sign of use, reducing the susceptibility to medium. Views here are distinctly rural and removed from settlements but man-made interventions in the landscape such as the Grove Technology Park are visible and reduce the extent of interest in views of the wider landscape and type of view to medium. The expectation is considered to be medium as the footpath routes here do have urban fringe characteristics.

3.2.15 The value of the view is considered to be low given that view has no formal protection or status.

CLOSE VIEWS FROM PUBLIC FOOTPATH 196/2/30 FROM WITHIN THE SITE (VP10)

3.2.16 The sensitivity of the receptor to change from this viewpoint is considered to be **low/medium**.

3.2.17 Due to the proximity to East Challow, the public footpath is expected to be largely used by dog walkers rather than leisure walkers enjoying the countryside. Despite the proximity to the settlement, the footpath shows no sign of use resulting in a medium susceptibility. Rural views here are interrupted with visual intrusions including buildings at the Grove Technology Park, Crown Cork & Seal and the new residential properties along the northern edge of East Challow reducing the extent of interest in views of the wider landscape and type of view to low. The expectation is considered to be low due to the proximity to East Challow.

3.2.18 The value of the view is considered to be low given that view has no formal protection or status.

CLOSE VIEWS FROM EAST (VP12)

3.2.19 The sensitivity of the receptor to change from this viewpoint is considered to be **low**.

3.2.20 The viewer's activity is largely as motorist employee or visitor to the Grove Technology Park, resulting in an overall low susceptibility. Views over the Site are interrupted by industrial buildings and blocks of trees resulting in a low extent of interest in views of the wider landscape and low type of view. The expectation is considered to be low due to the proximity to Grove Technology Park.

3.2.21 The value of the view is considered to be low given that view has no formal protection or status.

CLOSE VIEWS FROM THE WILTS AND BERKS CANAL AND WANTAGE TO THE SOUTHEAST (VP13)

3.2.22 The sensitivity of the receptor to change from this viewpoint is considered to be **medium**.

3.2.23 The viewer's activity is largely leisure based but as an edge of settlement footpath for dog walkers or pedestrians moving between villages and for exercise, rather than an open countryside experience, resulting in an overall medium susceptibility. Despite having a largely rural outlook, the urban influences of Wantage and East Challow are often present resulting in a medium extent of interest in views of the wider landscape and medium type of view. The expectation is considered to be low as the footpath does have urban fringe characteristics.

3.2.24 The value of the view is considered to be medium given that view is representative of the Local Plan Policy NE10 and is positioned alongside the heritage Wilts & Berks Canal.

3.2.25 Table 3.1 Summary of visual sensitivity

Receptor Group	Viewpoint location	Sensitivity
1. VIEWS FROM THE AONB TO THE SOUTH	1,2,3	High
2. VIEWS FROM THE VICINITY OF WINDMILL HILL, EAST CHALLOW TO THE SOUTH	4, 5, 6	Medium
3. VIEWS FROM THE VICINITY OF CHILDREY AND WEST CHALLOW TO THE WEST	7, 8	Medium
4. VIEWS FROM THE CLAY VALE TO THE NORTH	9, 11	Medium
5. CLOSE VIEWS FROM PUBLIC FOOTPATH 196/2/30 FROM WITHIN THE SITE	10	Low / medium
6. CLOSE VIEWS FROM EAST	12	Low
7. CLOSE VIEWS FROM THE WILTS AND BERKS CANAL AND WANTAGE TO THE SOUTHEAST	13	Medium

3.3 LIKELY MAGNITUDE OF VISUAL EFFECTS

- 3.3.1 Although it is not the intension of this appraisal to assess the actual impact of the development (as you would find in an LVIA), it is worth noting the likely magnitude of the visual effects.
- 3.3.2 Of the different receptor groups above, the largest change to existing views will be to those from public footpaths which run close to the Site or offer local prominent positions to view over the Site (groups 2, 5 and 7) which have been given medium or low/medium sensitivity. Due to the proximity of the view (VP10, VP13) and/or the elevated nature of the view (VP5, VP6), mitigation is unlikely to reduce the potential for a residual effect after 15 years.
- 3.3.3 Receptor groups that are located over 1km away from the Site will offer little opportunity to view Development as a result of intervening vegetation in the flat vale landscape and intervening landform of the Windmill Hill ridge (groups 1, 3, 4) and are likely to have no significant visual effect at completion (VP1, VP2, VP4, VP7, VP8, VP9) or in some instances (VP11) due to closer proximity of the view, to have a no significant effect after 15 years (including mitigation).

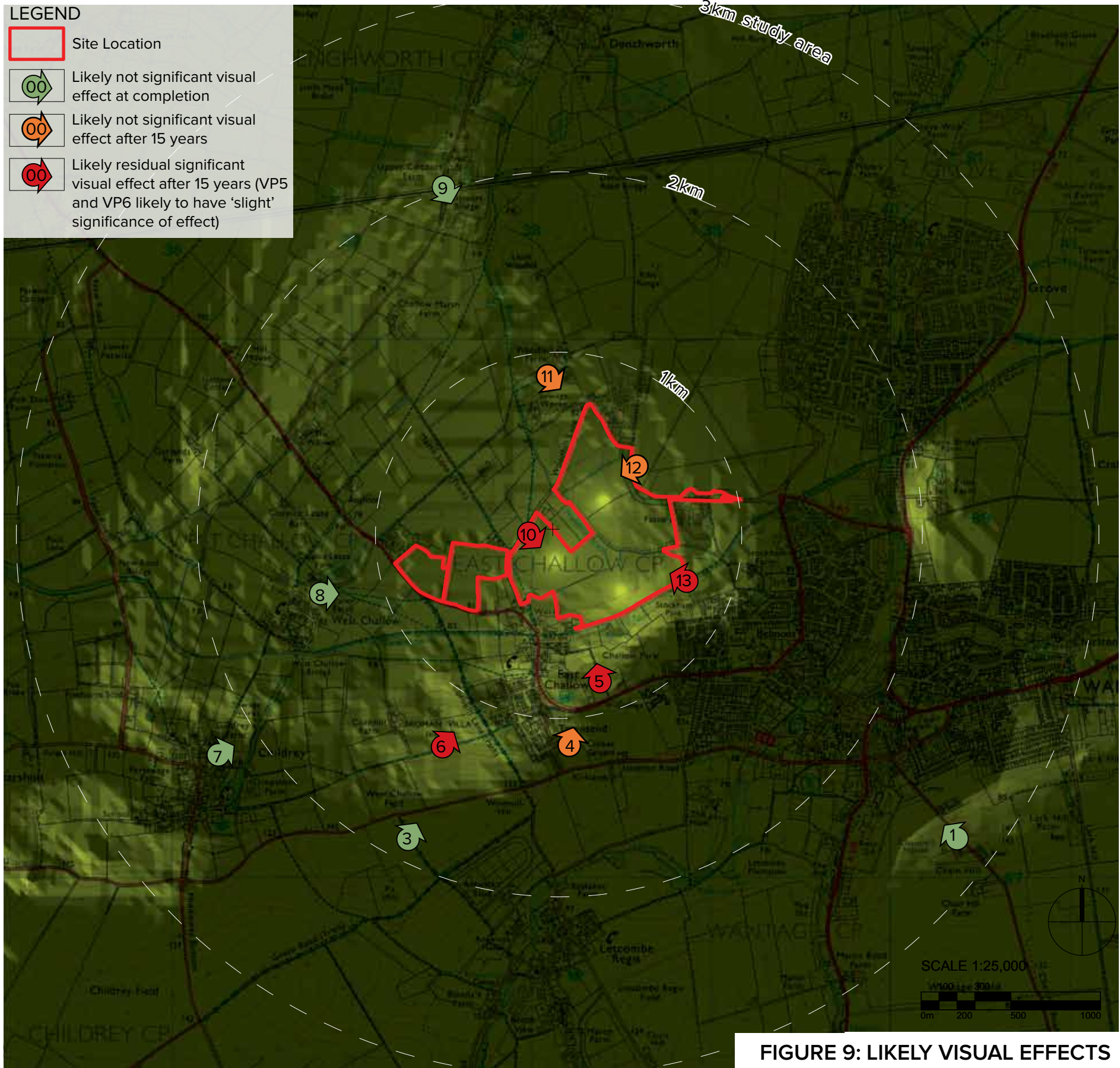


FIGURE 9: LIKELY VISUAL EFFECTS

3.4 MITIGATION

3.4.1 The following masterplan design principles are proposed to avoid, reduce and where possible remedy or offset potential adverse impacts the proposed development of the site may have on the landscape character and visual amenity of the area (see Figure 10).

1. Informal and formal Public Open Space creating physical and visual separation between the new community and east Challow to maintain the perception of openness and countryside gap (as 'Public Open/Amenity Space', and 'Retained Agricultural land'). The new public park includes sports pitches and play area with improved footpath /cycleway links to East Challow and onto the Canal towpath. The masterplan would include a naturalised planting edge alongside both the Wiltshire and Berkshire Canal corridor and the development edge of East Challow with native trees and meadow grassland.
2. SUDS / Naturalistic Open Space, which manages SUDS naturally using existing contours, and acts to break up the development areas whilst linking to recently implemented SUDS facilities to the north east.
3. Native tree belts creating visual mitigation to development land on the higher eastern slopes, to reduce effects on views to the south / east, as well as the effect on the perception of openness and protection of the countryside gap, whilst implementing a landscape enhancement strategy in accordance with Local Plan Policy NE11. Woodland planting to tie into existing hedgerow boundaries and block of Ancient and Semi-Natural Woodland.

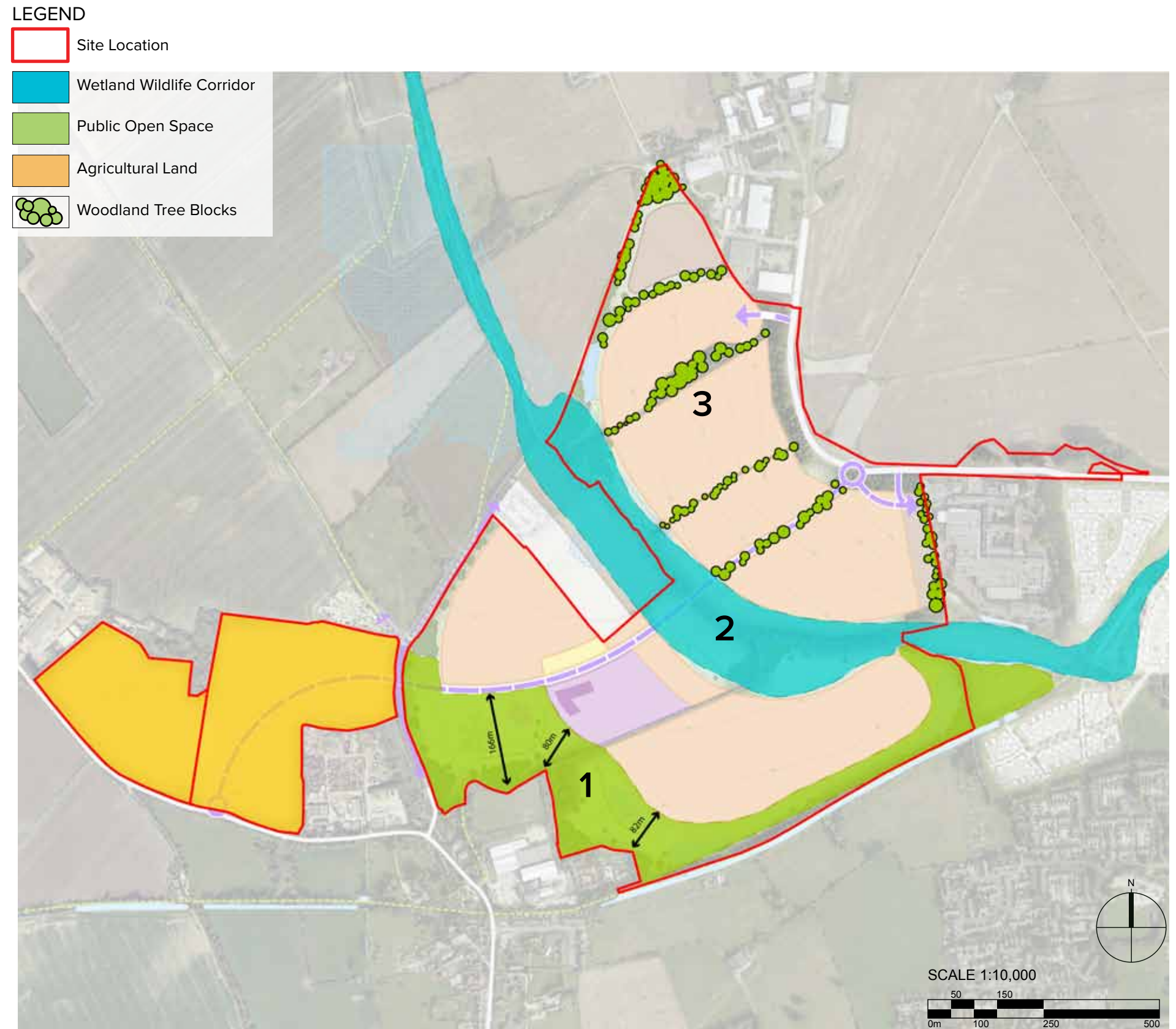


FIGURE 10: LANDSCAPE MITIGATION

3.5 SUMMARY

- 3.5.1 The sensitivity of the ‘Clay Vale’ and ‘Lower Vale Farmland’ local character areas and to Local Plan Policy NE9, to the changes proposed on the Site is considered to be low. This is largely as a result of the Site’s visual containment from the wider character area.
- 3.5.2 The North Wessex Down AONB ‘Hendred Plain’ landscape character area is considered to have a low sensitivity to the changes proposed on the Site. This is as a result of the topographical form of the ridge which rises to the south, beyond East Challow to Windmill Hill, which obscures views towards the Site, except from more distant elevated locations (>3.5km), where the site is barely discernible within the wider landscape.
- 3.5.3 The sensitivity of the Local Plan Policy NE10 in relation to the protection of the open gap between East Challow and Wantage and the changes proposed is considered medium/ high. This is considered unavoidable given the proximity of the Site to the two settlements and that the Site covers approximately a third of the designation. However, as outlined, the Site’s part of the designation is visually contained on flat ground beyond the line of trees to the canal offering little visual connection between the two settlements, with large areas remaining as informal and formal open space. Moreover, the detailed design of the properties addressing the gap created between the new community and East Challow, and the community, health and wellbeing facilities that would be placed in this open space to act as a wider facility will be consulted on and shaped by detailed discussions with East Challow Parish Council, and the village residents.
- 3.5.4 The sensitivity of the landscape resource is considered to be low/medium as a result of the loss of open countryside. There are no cultural, landscape or heritage designations of higher status as protected by the NPPF within or in close proximity to the Site (apart from a small block of ancient and semi-natural woodland which will be protected, and the listed buildings at Church of St Nicholas, Manor Farmhouse and Park Farm barn which are sufficiently separated from the Site).
- 3.5.5 The local flat and low lying landscape with well defined field boundaries visually contains the Site from the west, north and east. From more elevated immediate locations to the south (within 1km) the majority of the Site remains concealed as a

result of the strong vegetated southern edge of the Site which follows the Wiltshire and Berkshire Canal, and intervening built form within East Challow and Wantage. From these locations the upper eastern slopes towards the Grove Technology Park remain visible. Views from locations to the west are not sufficiently elevated to view over vegetation offering little/no opportunity to see the Site. More distant views from the elevated transitional downs and upper downs, and from the AONB to the southwest, south and southeast offer little opportunity to view the Site, due to the intervening ridge of Windmill Hill located to the south of East Challow. Public footpaths which traverse or pass alongside the Site clearly offer opportunities to view into parts of the Site.

- 3.5.6 The site is not within, or part of the direct setting for the AONB, and creates no direct harm to the AONB. In this regard it is a significantly less sensitive location for growth than land allocated in the Local Plan Part 2 Preferred Options at Harwell Campus, which is wholly within the AONB.
- 3.5.7 The site is also not contained within the Oxford Green Belt, which is a substantial constraint for growth within the Vale of White Horse, and directly affects land allocated in the Local Plan Part 2 Preferred Options at Dalton Barracks, which will significantly harm the purposes for including land within the Green Belt.
- 3.5.8 It also has no demonstrable physical attributes that would give the site a valued status, aside from the canal corridor, which is retained within an open space setting with enhanced access
- 3.5.9 The proposed Development provides a significant amount of informal and formal open space and extensive tree planting to boundaries, grassland meadow areas, wetland areas alongside Woodhill Brook with riparian plantings, in keeping with the local character area. The Development seeks to enhance the landscape setting of the visually prominent Grove Technology Park and Crown Cork and Seal by introducing significant woodland blocks as identified in Local Plan Policy NE11.
- 3.5.10 In summary, as identified at Figure 10, it is felt that the Development approach is sensitive to the local landscape character and visual impact through the retention of the field margins and woodland belts, the incorporation of new tree planting around the site, the creation of informal and formal open space areas along sensitive edges, and by restricting building heights. It is therefore a proposal which delivers the

Land Safeguarded for Highway Improvements (CP21), whilst generating limited long term landscape and visual effects and creating substantial new public parkland and amenity open space for the benefit of the existing and new communities, as well as enhancing access to the canal corridor, and further enhancing the diversity of the landscape through native tree planting, and wetland creation.

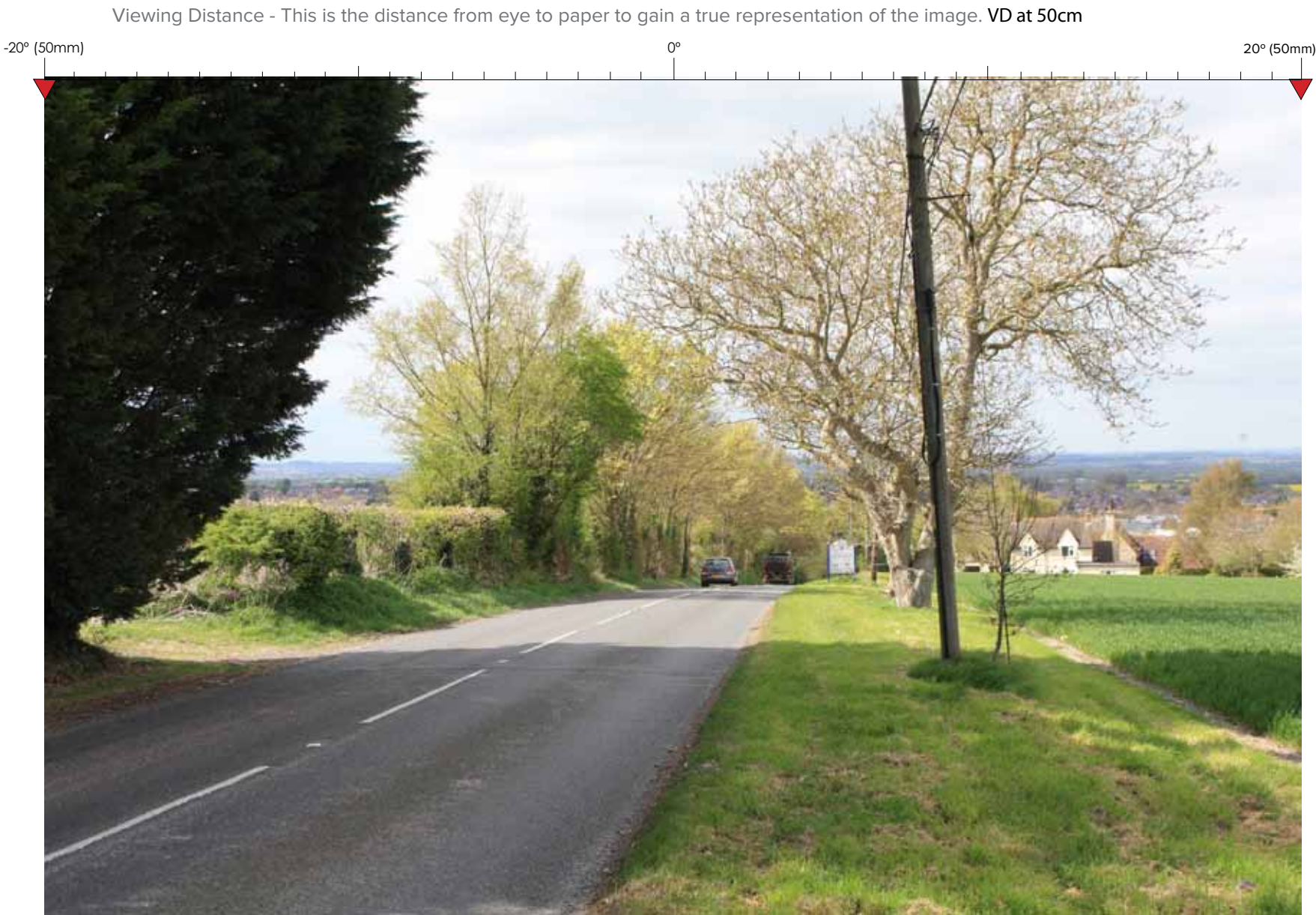
APPENDIX : VIEWPOINTS



LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 01 - AONB, Chain Hill, 2.2km to southeast

Co-ordinates: 440452, 187164
AOD: 140m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 14:41



Extended panorama



Chain Hill, 2km to south of VP1. The Site is not visible due to intervening topography

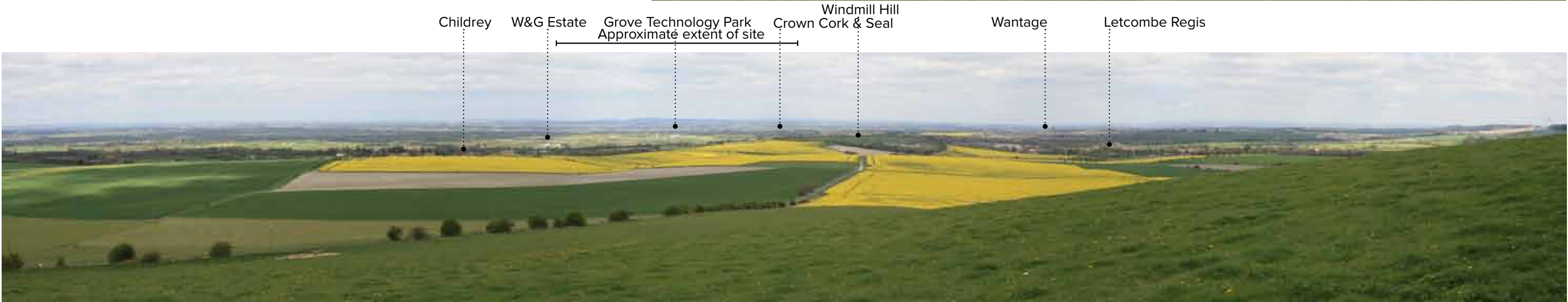


The Ridgeway off Chain Hill, 3.3km to south of VP1. Grove Technology park is discernible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 02 - AONB, view from Hackpen Hill, 3.8km to southwest

Co-ordinates: 435258, 185448
AOD: 211m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 13:58



Extended panorama



B4001, 175m to west of VP2. Grove Technology Park and the Site is discernible



The Ridgeway with view over the Devils Punchbowl, 900m to southwest of VP2. The Site is not visible due to intervening landform



Public footpath 162/6/20, 250m to southwest of VP2. Grove Technology Park and the Site is discernible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 03 - AONB, Byway 399/13/10, 1.5km to southwest

Co-ordinates: 437320, 187234
AOD: 145m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 13:06



Extended panorama



Ickleton Road, 165m to northwest of VP3. The Site is not discernible due to intervening vegetation

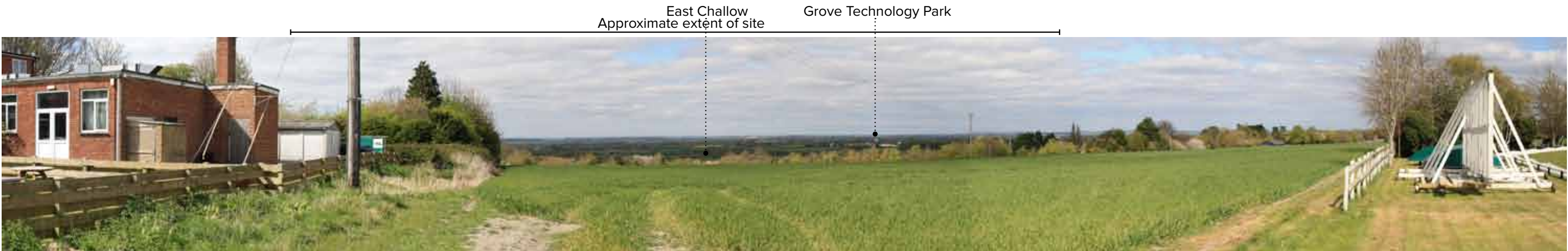
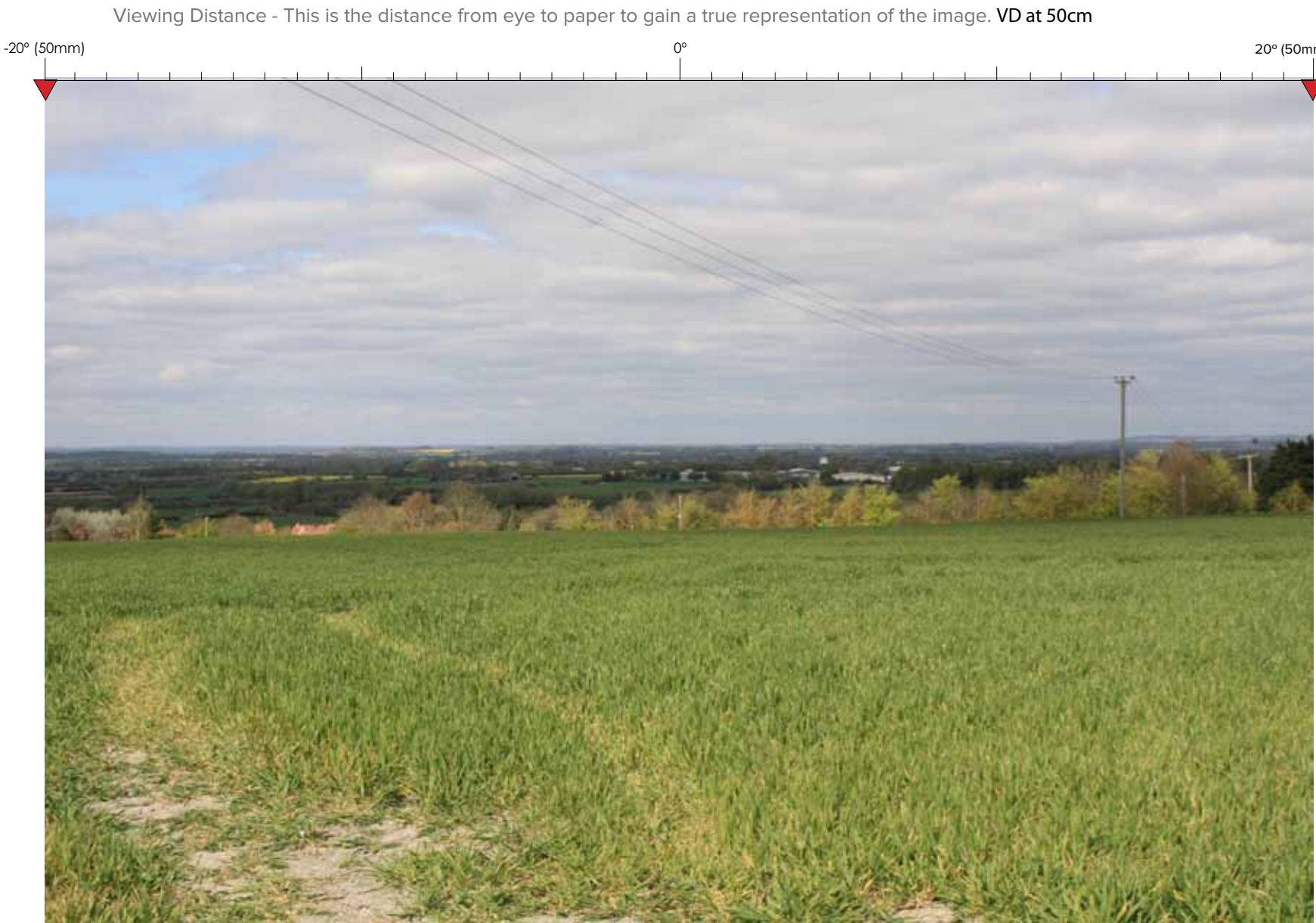


Ickleton Road, 250m to northwest of VP3. Grove Technology Park and part of the Site is visible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 04 - East Challow Cricket Club, 680m to south

Co-ordinates: 438196, 187744
AOD: 121m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 14:23



Extended panorama



Letcombe Hill junction with Challow Road, 260m to north of VP4. The Site is not visible



Challow Road 220m, to north of VP4. The Site is not visible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 05 - East Challow, public footpath 196/5/10, 300m to south

Co-ordinates: 438489, 188165
AOD: 102m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 10:47



Extended panorama



Public footpath 196/5/10, 265m to northwest of VP5. The Site is not visible due to intervening vegetation lining the disused Wilts and Berks Canal



Challow Road, 140m to south of VP5. The Site is not discernible

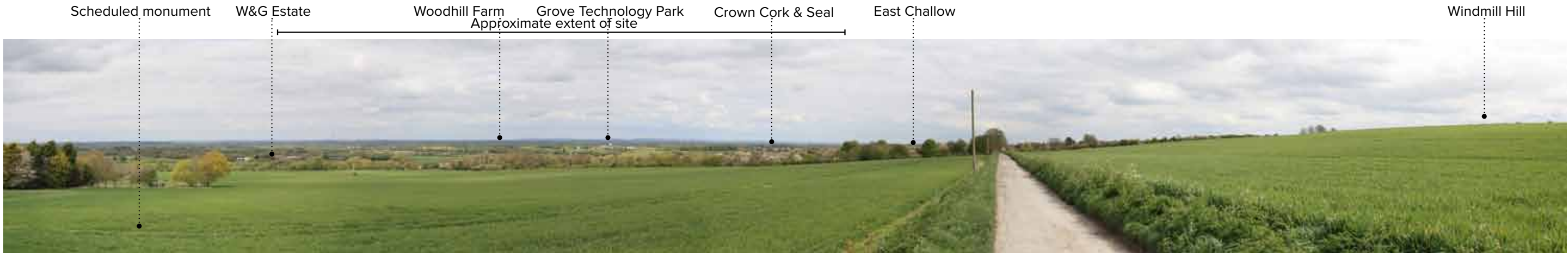


Challow Road, 195m to southeast of VP5. The Site is not discernible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 06 - East Challow, public bridleway 399/8/20, 800m to southwest

Co-ordinates: 437427, 187697
AOD: 120m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 12:52



Extended panorama



Silver Lane, 500m to northwest of VP6. The Site is partially visible



Public bridleway 399/8/20, 380m to west of VP6. The Site is partially visible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 07 - Childrey, public bridleway 162/7/10, 1.4km to southwest

Co-ordinates: 436266, 187719
AOD: 105m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 13:23



Extended panorama



Public footpath 162/9/10, 120m to south of VP7. The Site is not visible due to intervening vegetation and the slopes of Windmill Hill

Viewpoint 08 - West Challow, public footpath 399/5/10, 450m to west

Co-ordinates: 436903, 188602
AOD: 83m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 12:33



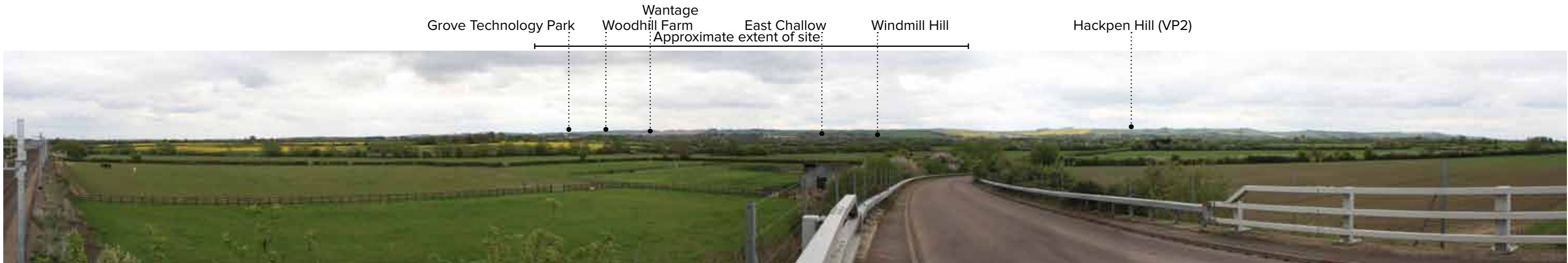
Extended panorama



LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 09 - Denchworth, Circourt Road, 1.5km to north

Co-ordinates: 437523, 190837
AOD: 75m (+ height of bridge)
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 12:22



Extended panorama

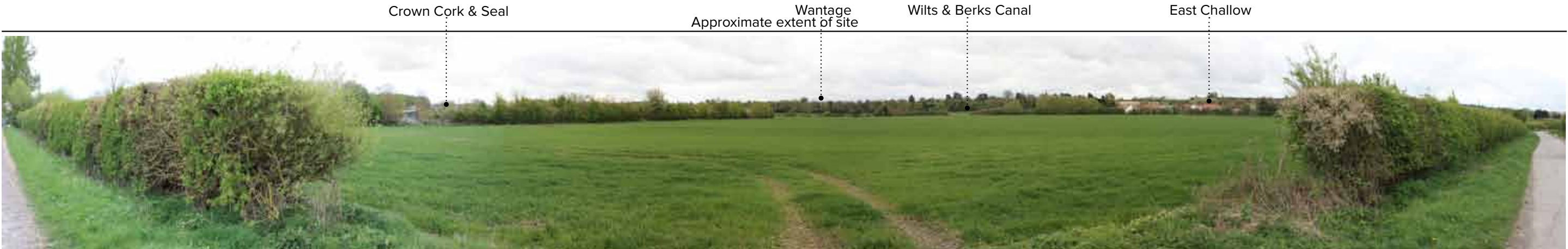


Circourt Road, 710m to southwest of VP9. The Site is not visible due to intervening vegetation

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 10 - East Challow, public footpath 196/2/30 / Woodhill Lane, 5m to north

Co-ordinates: 437985, 188945
AOD: 76m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 11.22



Extended panorama



Woodhill Lane 420m to south of VP10. The Site is clearly visible



Woodhill Lane 250m to southwest of VP10. The Site is clearly visible

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 11 - Public bridleway 196/1/30, 250m to north

Co-ordinates: 438116, 189826
AOD: 78m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 11.41



Extended panorama



Public footpath 196/2/10, 230m to west of VP11. The Site is not visible due to intervening vegetation



Public bridleway 196/1/30, 500m to southwest of VP11. The Site is not visible due to intervening vegetation

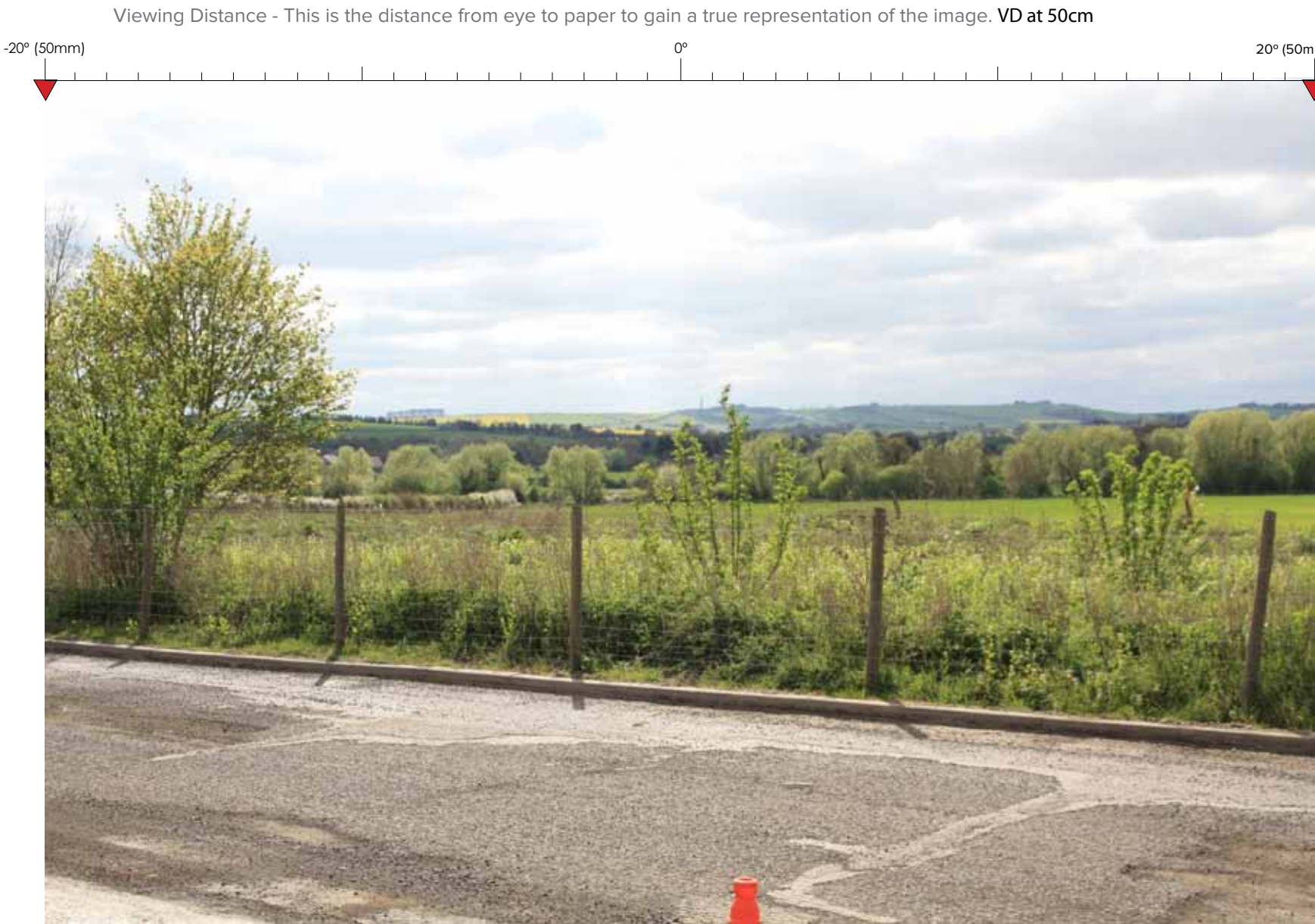


Public footpath 196/2/10, 480m to south of VP11. The Site is not visible due to intervening vegetation

LAND AT WEST WANTAGE: Landscape Appraisal

Viewpoint 12 - Grove Technology Park, Downsend View Road, 0m to east

Co-ordinates: 438552, 189260
AOD: 84m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 14:56



Extended panorama



Downsview Road, 520m to east of VP12. The Site is not visible due to intervening vegetation



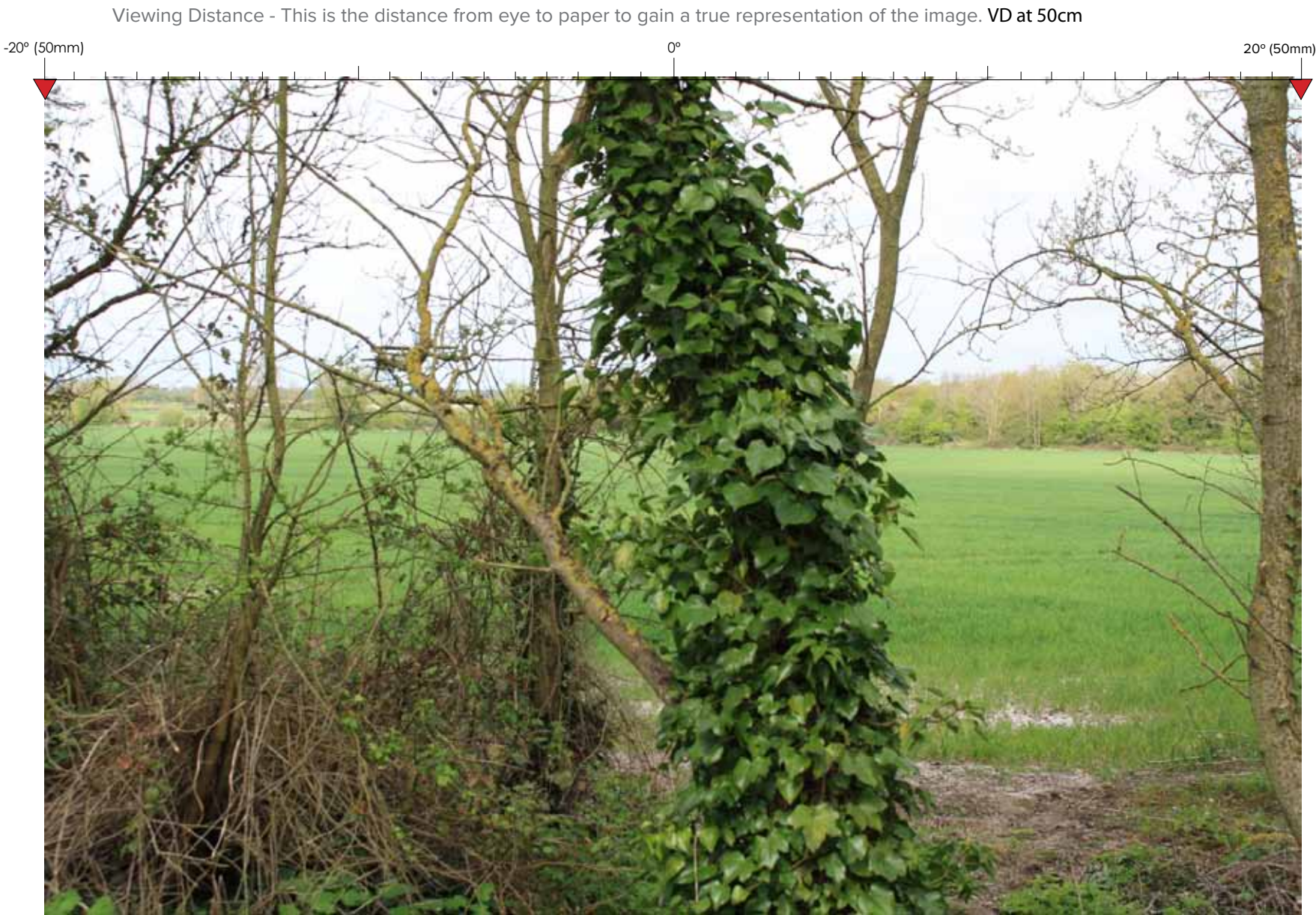
Downsview Road, 170m to south of VP12. The Site is partially visible through vegetation



Denchworth Road, 960m to east of VP12. The Site is not visible due to intervening vegetation and topography

Viewpoint 13 - Wantage, disused Wilts and Berks Canal, public footpath
196/7/20, 0m to east

Co-ordinates: 438867, 188670
AOD: 84m
Camera: Canon EOS 450D
Lens: 16-55mm (taken at 31.25mm equivalent to 50mm)
Horizontal field of view: 25.03°
Date: 13.04.17
Time: 10:26



Wilts & Berks Canal

Approximate extent of site



Extended panorama



Footpath to Stockham Park, 170m to southeast of VP13. The Site is partially visible through vegetation



Disused Wilts and Berks Canal, public footpath 196/7/20, 155m to west of VP12. The Site is partially visible through vegetation



Disused Wilts and Berks Canal, public footpath 196/7/20, 475m to west of VP12. The Site is partially visible through vegetation

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