

Site 28: North West Radley

Site map:

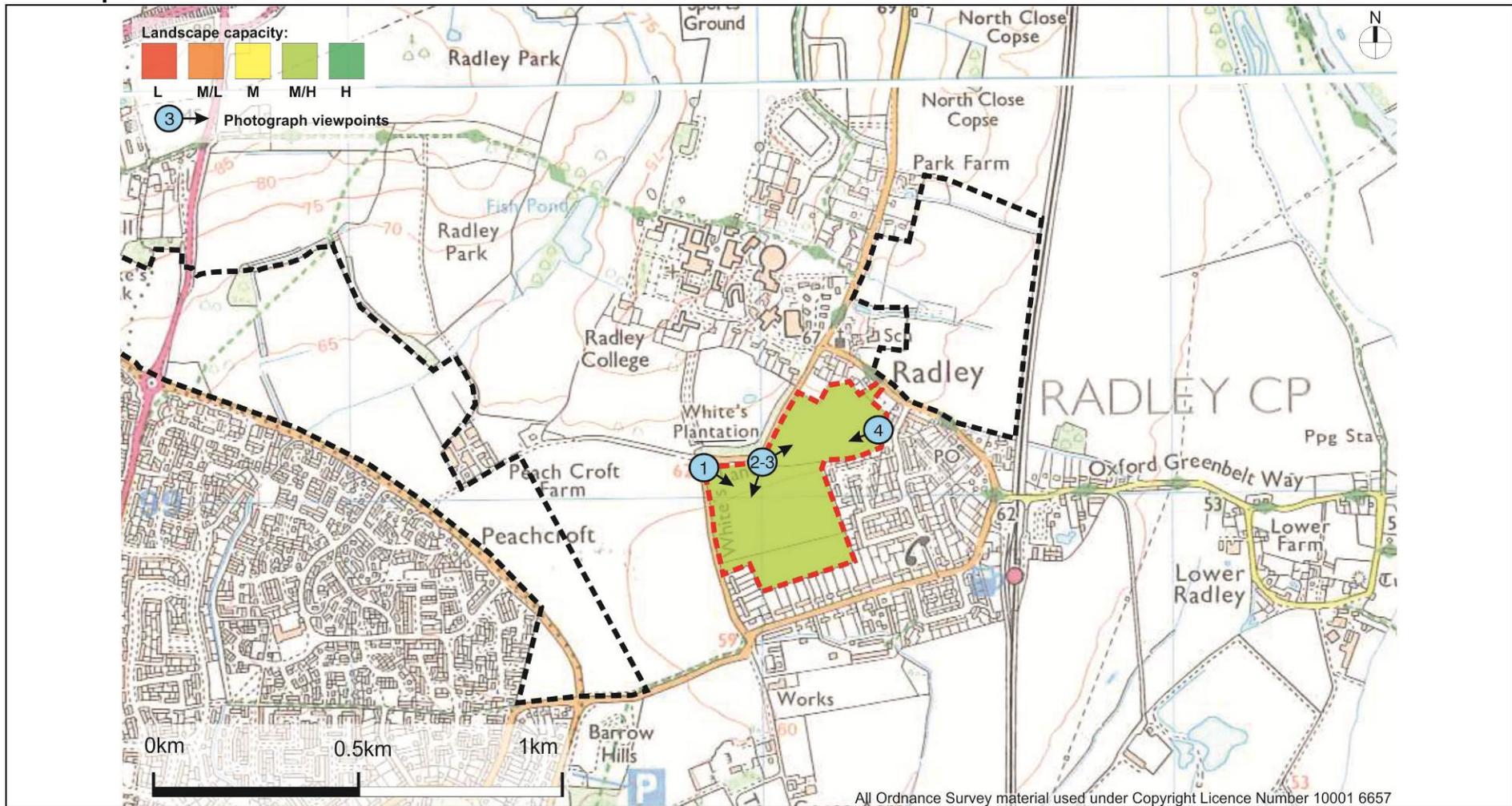


Figure 28.1: Site 28: North West Radley - Landscape capacity and location of photographic viewpoints

Site 28 North-West Radley

The southern area of the site lies in the **North Vale Corallian Ridge / OWLS LCT15 Terrace Farmlands**. The northern part of the site lies in **OWLS LCT19 Wooded Estatelands**. The site has not been sub-divided in this case as both parts of the site have landscape and visual features in common with each other.

OWLS Landscape Strategy: Terrace Farmlands

Strengthen and enhance the pattern of hedgerows, hedgerow trees and tree-lined watercourses.

Guidelines

- Strengthen the field pattern by planting up new and gappy hedges, particularly along roadsides, using locally characteristic species such as hawthorn, and hedgerow trees such as crack willow, oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as crack willow, oak and ash.
- Safeguard, maintain and enhance and the characteristic landscape features of existing parklands including mature trees, avenues of trees, lakes, woods and walls.
- Minimise the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Local building materials should be used, including brick and clay tiles in the Vale of White Horse, flintstone and brick or red and blue brick and clay tiles in the Chilterns, and stone with clay tiles in the Upper Thames area.

OWLS Landscape Strategy: Wooded Estatelands

Safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages.

Guidelines

- Conserve and maintain semi-natural and ancient semi-natural woodland. Where appropriate, replace non-native conifer species with native species such as oak and ash. Promote the establishment and management of medium to large-scale deciduous and mixed plantations in areas where the landscape structure is particularly weak.
- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle.
- Conserve parklands and their associated landscape features such as stone walls, lakes, mature trees and woods.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly within parklands.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Minimise the visual impact of intrusive land uses such as quarries, landfill sites, airfields and large-scale development, such as new barns and industrial units, with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type.

Site description:

Site 28 North-West Radley is a Greenfield site of 12.7ha lying between Radley College / Park to the north-west and the modern estates and village centre of Radley to the east and south. The historic core of Radley lies immediately to the north. It is bounded on the north and west by White's Lane. Beyond White's Lane lies the open countryside between Radley and Abingdon, which is included in Site IC North Abingdon.

Key landscape planning factors:

The site is in the Green Belt. It is closely related to the built form of Radley.

Photographs:



Photo 1: View from White's Lane at end of track to Peachcroft Farm over site.



Photo 2: View from bend in White's Lane looking north over the site to existing edge of Radley.



Photo 3: View from bend in White's Lane looking south over the site.



Photo 4: Views from housing estate across site to trees on edge of Radley Park.

Please refer to section 3 methodology of the assessment process

- 1. Medium / Low Visual Sensitivity:**
 - Semi-enclosed site;
 - Views limited to immediate area;
 - Potential for mitigation.

- 2. Medium / Low Landscape Sensitivity:**
 - Part of open landscape between settlements;
 - Some contribution to the setting of Radley Park;
 - Influenced by existing raw edge of Radley.

- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**

- 4. Medium / Low Wider Landscape Sensitivity:**
 - Distinct area;
 - Partially enclosed by settlement
 - Visual link with open landscape to the west.

- 5. Overall Landscape Sensitivity: Medium / Low (combines 3 and 4)**

- 6. Medium Landscape Value**
 - Within North Vale Corallian Ridge
 - Parish Plan supports Green Belt and separate identity and separation of Radley from Abingdon and Kennington;
 - Potential setting of listed building.

- 7. Landscape Capacity: Medium / High (combines 5 and 6)**

<p>Relationship of site to Radley</p> <ul style="list-style-type: none"> • Closely related on two sides
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Distinct semi-enclosed area
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Key features can be incorporated into the development
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Visual impact on the Green Belt
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Merging of historic core and modern estates and village centre
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Conserve the immediate setting to the historic core • Reinforce landscape approach to Radley along White's Lane • Retain tree cover
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • Contain housing within slightly 'reduced area' as shown in Figure • Detailed assessment of the impact of any development on the North Vale Corallian Ridge • Conserve and enhance the semi-rural setting of the historic core • Include Green Infrastructure as shown in Figure 28B. Planting to White's Lane to reflect double line of mature trees in Radley Park and build on existing line of individual trees. Shrub planting to contribute with above trees to screening and softening the edge of Radley • Retain existing tree stock on site • Lower density to reflect townscape character of the village • The preferred accesses are located to take advantage of an existing gap in the building line on the north boundary and to enable continuous tree planting along the southern edge of White's Lane opposite Radley College grounds.

Potential capacity of site 28

It is recommended that a slightly 'reduced area' of this site is considered further as on landscape and visual grounds. The area immediately adjacent to the older village has been excluded from the 'reduced area' to protect the setting of historic core. The capacity of the reduced area will be determined by a lower density of housing to reflect the local townscape character, the need to maintain the rural distinctive character of the historic core and Radley Park, and the impact of any development on the North Vale Corallian Ridge. The preferred access points are located to take advantage of an existing gap in the building line on the north boundary and to enable continuous tree planting along the southern edge of White's Lane opposite Radley College grounds. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On the basis of a nominal 25dph some 305 dwellings might be accommodated on site 28. However it is recommended that the density of this reduced area is lowered to allow for landscape and heritage constraints and scope to provide open space for the village in the south of the site .

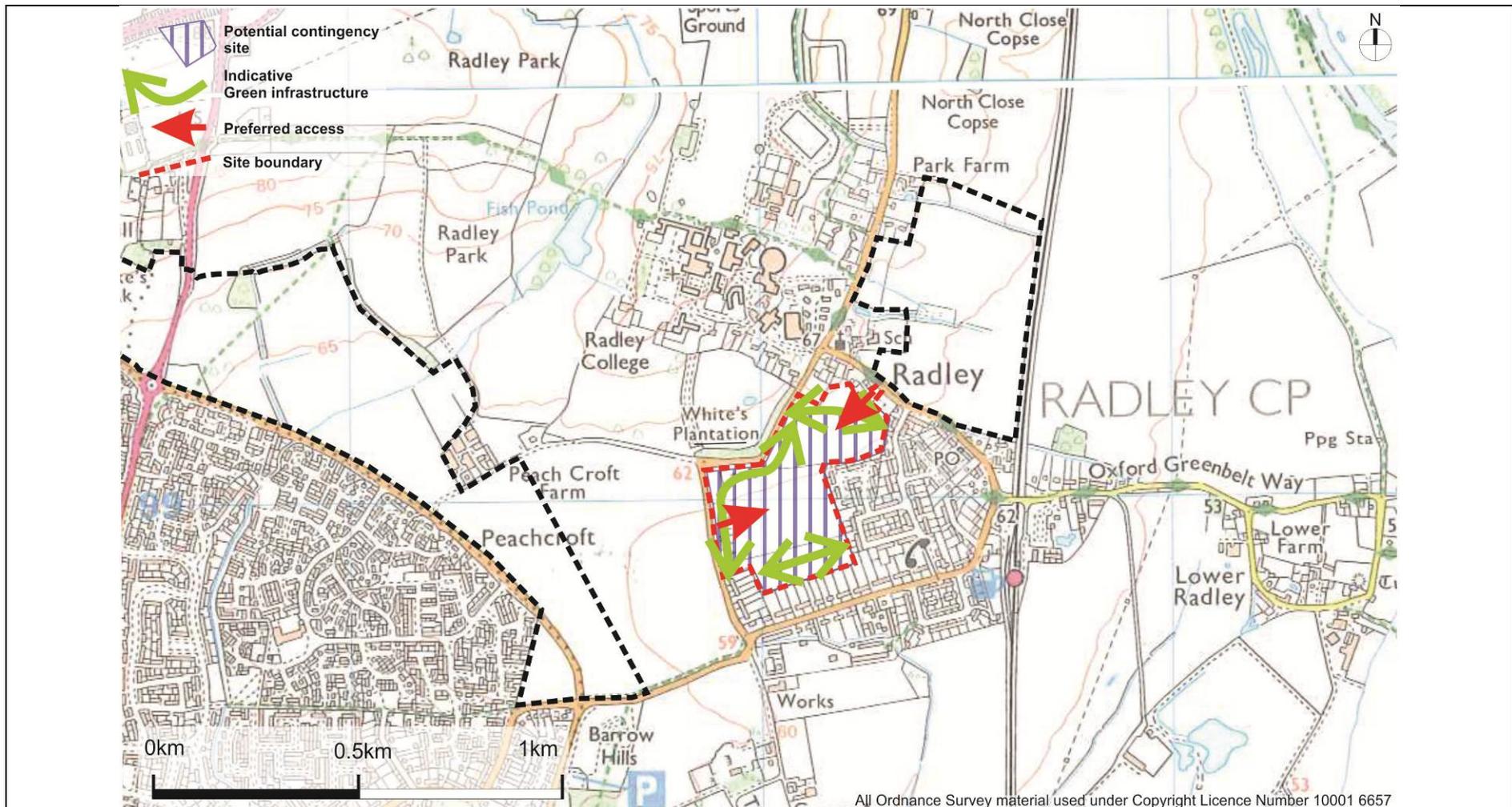


Figure 28.2: Site 28: North West Radley - Recommended contingency site area and Green Infrastructure

Site 29: North Radley

Site map:

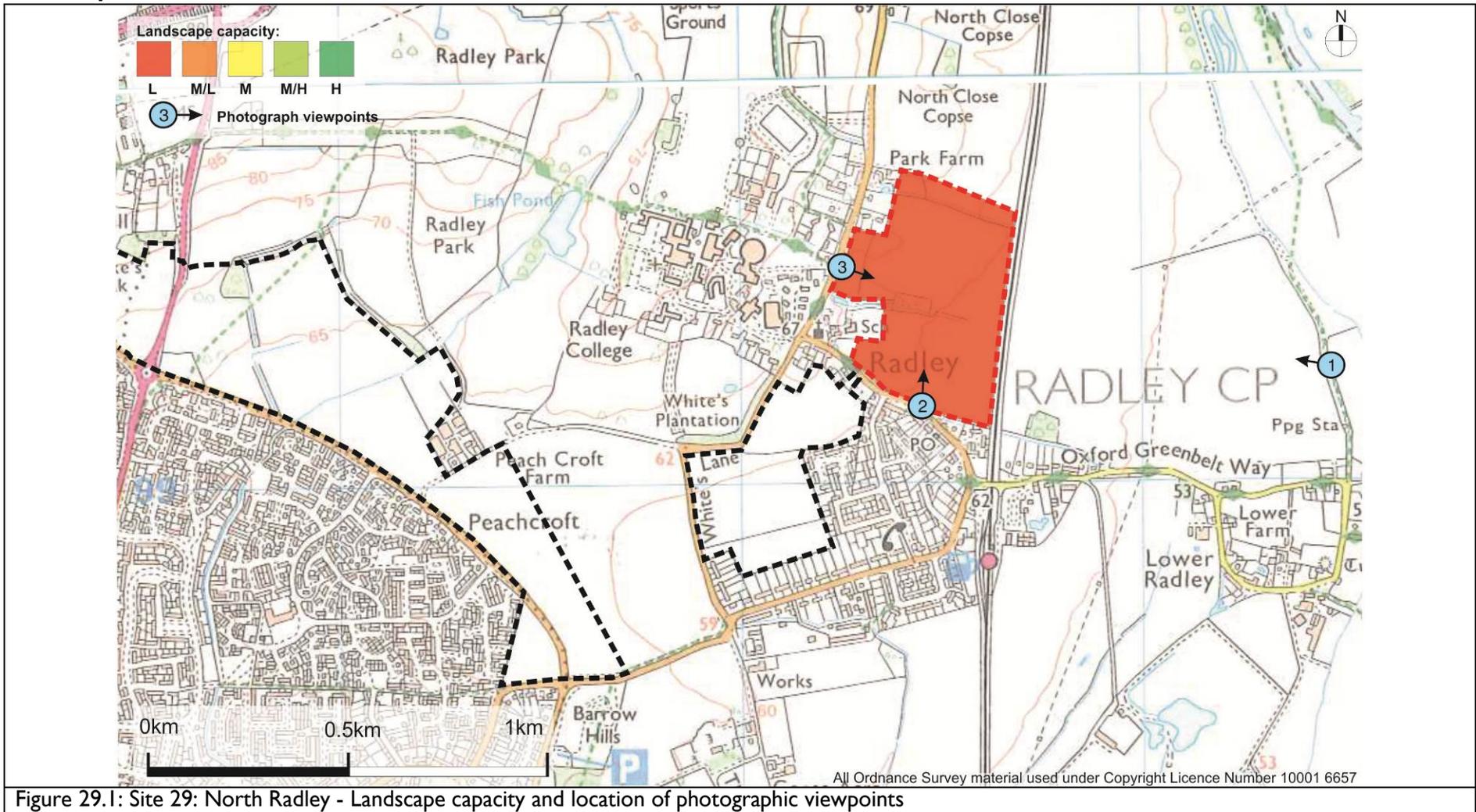


Figure 29.1: Site 29: North Radley - Landscape capacity and location of photographic viewpoints

Site 29 North Radley

Most of the site lies in the **North Vale Corallian Ridge / OWLS LCT19 Wooded Estatelands**. The southern tip close to the railway line lies within **OWLS LCT15: Terraced Farmland**.

OWLS Landscape Strategy: Wooded Estatelands

Safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages.

Guidelines

- Conserve and maintain semi-natural and ancient semi-natural woodland. Where appropriate, replace non-native conifer species with native species such as oak and ash. Promote the establishment and management of medium to large-scale deciduous and mixed plantations in areas where the landscape structure is particularly weak.
- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle.
- Conserve parklands and their associated landscape features such as stone walls, lakes, mature trees and woods.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly within parklands.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Minimise the visual impact of intrusive land uses such as quarries, landfill sites, airfields and large-scale development, such as new barns and industrial units, with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type.

OWLS Landscape Strategy: Terrace Farmland

Strengthen and enhance the pattern of hedgerows, hedgerow trees and tree-lined watercourses.

Guidelines

- Strengthen the field pattern by planting up new and gappy hedges, particularly along roadsides, using locally characteristic species such as hawthorn, and hedgerow trees such as crack willow, oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as crack willow, oak and ash.
- Safeguard, maintain and enhance and the characteristic landscape features of existing parklands including mature trees, avenues of trees, lakes, woods and walls.
- Minimise the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Local building materials should be used, including brick and clay tiles in the Vale of White Horse, flintstone and brick or red and blue brick and clay tiles in the Chilterns, and stone with clay tiles in the Upper Thames area.

Site description:

Site 29 North Radley is a Greenfield site of 18.5 ha between the railway line to Oxford to the east and Kennington road, Radley. The northern and eastern boundaries are open, marked by scattered scrub. The western boundary is marked by tree belts and the gardens and grounds of local property. The southern boundary is Church Road.

Key landscape planning factors:

The site lies within the Green Belt. It is a large area, similar in size to the current modern estates and village centre at Radley. It is bounded by the railway line but this is not a good landscape feature or visual boundary.

Photographs:



Photo 1: View from footpath along Thames Valley west of the Thames Path over valley floor to the site in the distance with the backcloth of trees at Radley College. Railway crosses in the middle distance.



Photo 2: View from adjacent the road and Oxford Greenbelt Way over the site.



Photo 3: View of paddocks in the western part of the site from Kennington Road opposite access to Radley College.

Please refer to section 3 methodology of the assessment process

- 1. Medium / High Visual Sensitivity:**
 - Exposed to long views from the west including the Thames Valley floor and Nuneham Park;
 - Foreground to views of the Church tower and treed setting, a local landmark;
 - Views from Oxford Greenbelt Way.

- 2. Medium Landscape Sensitivity:**
 - Rural character of Kennington Road in Radley;
 - Some important tree lines
 - Pasture;

- 3. Landscape Character Sensitivity: Medium / High (combines 1 and 2)**

- 4. Medium / High Wider Landscape Sensitivity:**
 - Strong landscape and visual links with the Thames Valley floor landscape ;
 - Western areas of pasture contribute to rural character of Radley.

- 5. Overall Landscape Sensitivity: Medium / High (combines 3 and 4)**

- 6. Medium / High Landscape Value**
 - Within North Vale Corallian Ridge
 - Parish Plan supports Green Belt and separate identity and separation of Radley from Abingdon and Kennington;
 - Setting of listed building.

- 7. Landscape Capacity: Low (combines 5 and 6)**

<p>Relationship of site to Radley</p> <ul style="list-style-type: none"> • Due north and east of Radley College, the historic core and the modern estates and village centre • Western part contributes to the rural treed setting of Radley
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Part of a wide sweep of open land west of the river Thames in the floodplain and on lower slopes
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of on site tree cover • Loss of pasture in the village
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Visual impact on the rural character of the village • Visual impact on Nuneham Park escarpment and views from the Thames Valley floor
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Scale of site out of keeping with the village built form • Loss of rural character to Kennington Road area
<p>Landscape mitigation and contribution to Green Infrastructure</p> <ul style="list-style-type: none"> • Landscape mitigation could result in loss of views over the countryside
<p>Conclusion and recommendations</p> <ul style="list-style-type: none"> • Development on any part of this site is not recommended

Potential capacity of site 29

The site forms an important open landscape setting to the village of Radley and a foreground to views of the church and surrounding trees from the Thames corridor. It also contributes to the rural setting of Radley Park and the village along Kennington Road. It is recommended that this site is not considered further as a contingency site on landscape and visual grounds.

Site 30: South Shrivenham

Site map:

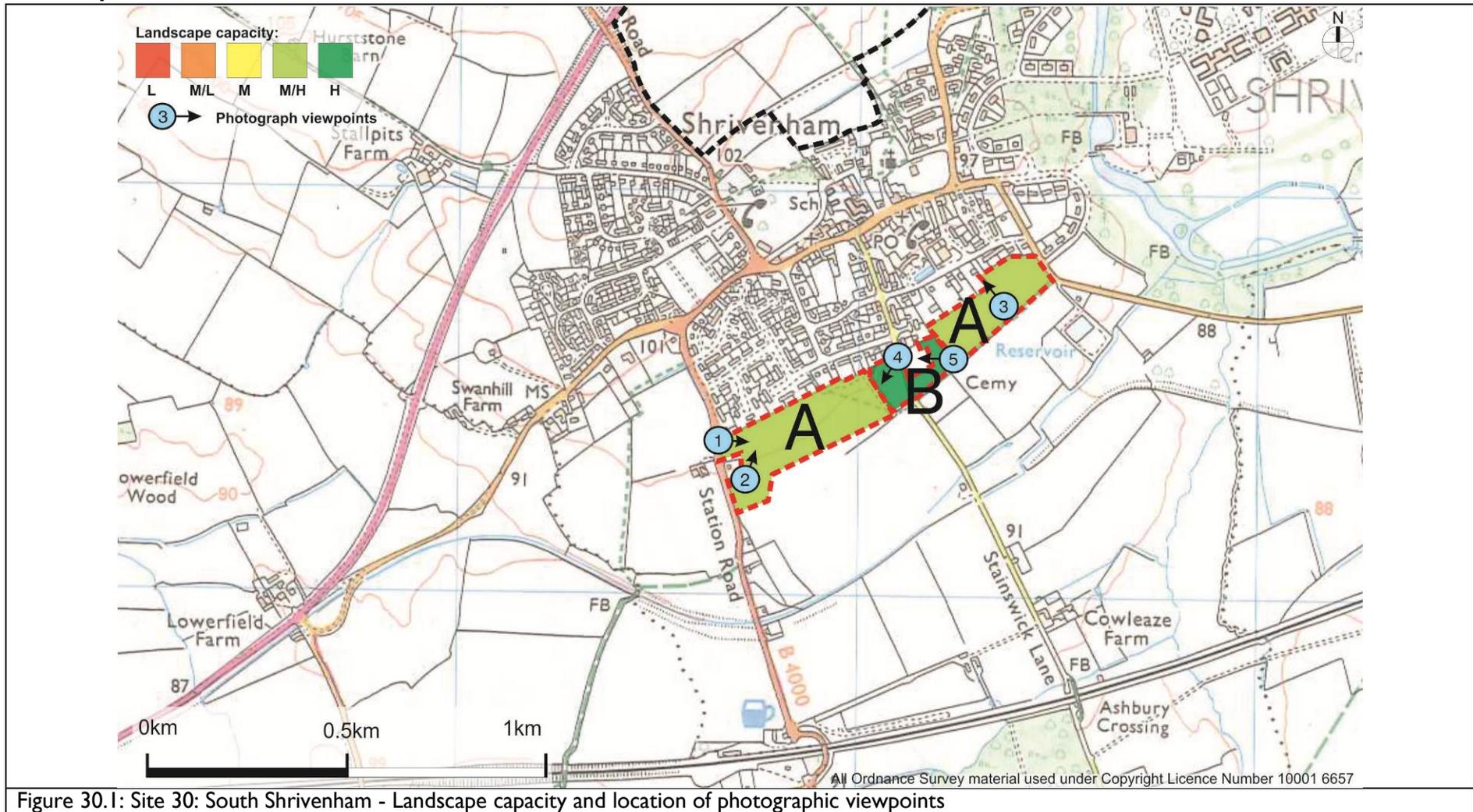


Figure 30.1: Site 30: South Shrivenham - Landscape capacity and location of photographic viewpoints

Site 30 South Shrivenham

The site lies in the **OWLS LCT12 Rolling Farmland**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 30.

OWLS Landscape Strategy

Conserve and enhance the surviving pattern of woodlands, hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species.

Guidelines

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Promote the sustainable management of existing ancient semi-natural woodland to safeguard its long-term survival.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly on land adjacent to watercourses.
- Minimise the visual impact of intrusive land uses with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This includes limestone or limestone and bricks and clay roof tiles in the Midvale Ridge, and red bricks and clay tiles in the Vale of White Horse and North Wessex Downs.

Site description:

Site 30 is a greenfield site of 11.6 hectares on the south-eastern side of Shrivenham. The site is surrounded by open countryside to the east, south and west with the village of Shrivenham to the north. The site has been divided into two areas; LA30A and LA30B

LA30A comprises the eastern and western portions of the site. The western portion is bounded to the west by Station Road and wraps around the existing dwelling. The southern boundary is made up of existing hedgerows and a public right of way and crosses towards Stainswick Lane turning north to the west of the boundary of the small paddock towards the rear of Fairthorne Way. The northern boundary then follows to the rear of Fairthorne Way, Charlbury Road, Cowleaze Close and Chapelwick Close. The eastern portion is bounded to the east by Longcot Road and to the north by the rear gardens of houses on Vicarage Lane. The western boundary is marked by the field boundary to the paddock to the east of Glebe Close and the southern boundary is formed by the footpath that runs east-west back to Longcot Road.

LA30B comprises the central section of the site, straddling Stainswick Lane, and is formed of two paddocks, bounded to the north by the rear gardens of Fairthorne Way, Stonefield Close and Glebe Close. The eastern boundary of LA30B comprises of the field boundary to the east of Glebe Close and to the south by the cemetery boundary. To the west of Stainswick Lane the site consists of the small paddock to the rear of Fairthorne Way.

LA30A Station Lane / Longcot Road

Key landscape planning factors:

Site 30A is not within the Green Belt or the AONB. The site is within the Lowland Vale area identified in Local Plan policy NE9. This policy protects the Vale which is valued for its contribution to distant views from the higher ground to the north (Corallian Ridge) and the North Wessex Downs to the south. The site is also within an area identified in the Local Plan as Great Western Community Forest (Policy NE12). The aim of the policy is that developments make a positive contribution towards the creation of a diverse woodland environment appropriate to the landscape character of the area.

Photographs:



Photo 1: Expansive views south over open site to AONB



Photo 2: View north to south edge of Shrivenham which is quite well vegetated but with intervisibility. Church tower visible through houses.



Photo 3: Attractively framed view of church tower from eastern field

Please refer to section 3 methodology of the assessment process

1. **Medium Visual Sensitivity:**
 - Open to south
 - Panoramic views of AONB
2. **Medium / Low Landscape Sensitivity:**
 - Pasture fields
 - Good hedgerow structure but open to south side
 - No cultural significance
3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)
4. **Medium Wider Landscape Sensitivity:**
 - Links with countryside to south
 - Good relationship with edge of Shrivenham
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Medium / Low Landscape Value**
 - No written evidence of value
 - Part of Shrivenham Circular Walk
7. Landscape Capacity: Medium / High (combines 5 and 6)

Relationship of site to Shrivenham

- The site has a good relationship with the south side of Shrivenham adjacent to the northern boundary of site

Relationship with adjacent wider countryside

- Strong links with countryside to south