

Site 25 South Kennington

The site lies in the **North Vale Corallian Ridge / OWLS LCT19 Wooded Estatelands**.

OWLS Landscape Strategy

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 25 South Kennington is a Greenfield site of 11.8ha between the railway line to Oxford to the east and Kennington Road. The eastern boundary along the railway line is largely open, marked by scattered scrub. The northern, western and southern boundaries are well defined by mature tree belts.

Key landscape planning factors:

The site lies within the Green Belt. It is a medium sized contained and enclosed area, similar in size to the current modern estates at Kennington. The western boundary abuts the Local wildlife Site at Radley Large Wood.

Photographs:

Photo 1: View from highest point in site from footpath looking east over the Thames Valley.



Photo 2: View from footpath alongside railway line looking south-west over the site.

					
	<p><i>Photo 3: View from highest point in site from footpath looking north to trees along urban edge.</i></p>			<p><i>Photo 4: View from footpath at southern edge of site to substantial tree belt along Kennington Road.</i></p>	

Please refer to section 3 methodology of the assessment process

1. **Low Visual Sensitivity:**
 - Site well enclosed by mature tree belts
 - Limited views into the site
 - Good opportunities to reinforce gaps in the tree belts.
2. **Medium / Low Landscape Sensitivity:**
 - Simple arable landscape
 - Significant tree belts
 - Little cultural significance
3. **Landscape Character Sensitivity: Low (combines 1 and 2)**
4. **Medium / Low Wider Landscape Sensitivity:**
 - Shares landscape characteristics with land to the south
 - Influenced by surrounding housing, railway line and pylons around the site

- Visual links limited

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

6. **Medium Landscape Value**

- Within locally valued landscape North Vale Corallian Ridge policy NE7
- Parish Plan supports Green Belt and separate identity and separation of Radley from Abingdon and Kennington

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

Relationship of site to Kennington

- Adjacent to housing to north and west, separated by tree belts

Relationship with adjacent wider countryside

- Site is well contained and has weak connections with the wider landscape

Potential impact on key landscape characteristics

- Loss of open field
- Impact on surrounding tree belts and copse

Potential impact on key visual characteristics

- N/A

Potential impact on key settlement characteristics

- Does not extend further south than existing settlement
- Site is in scale with local development pattern

Landscape mitigation and contribution to Green Infrastructure

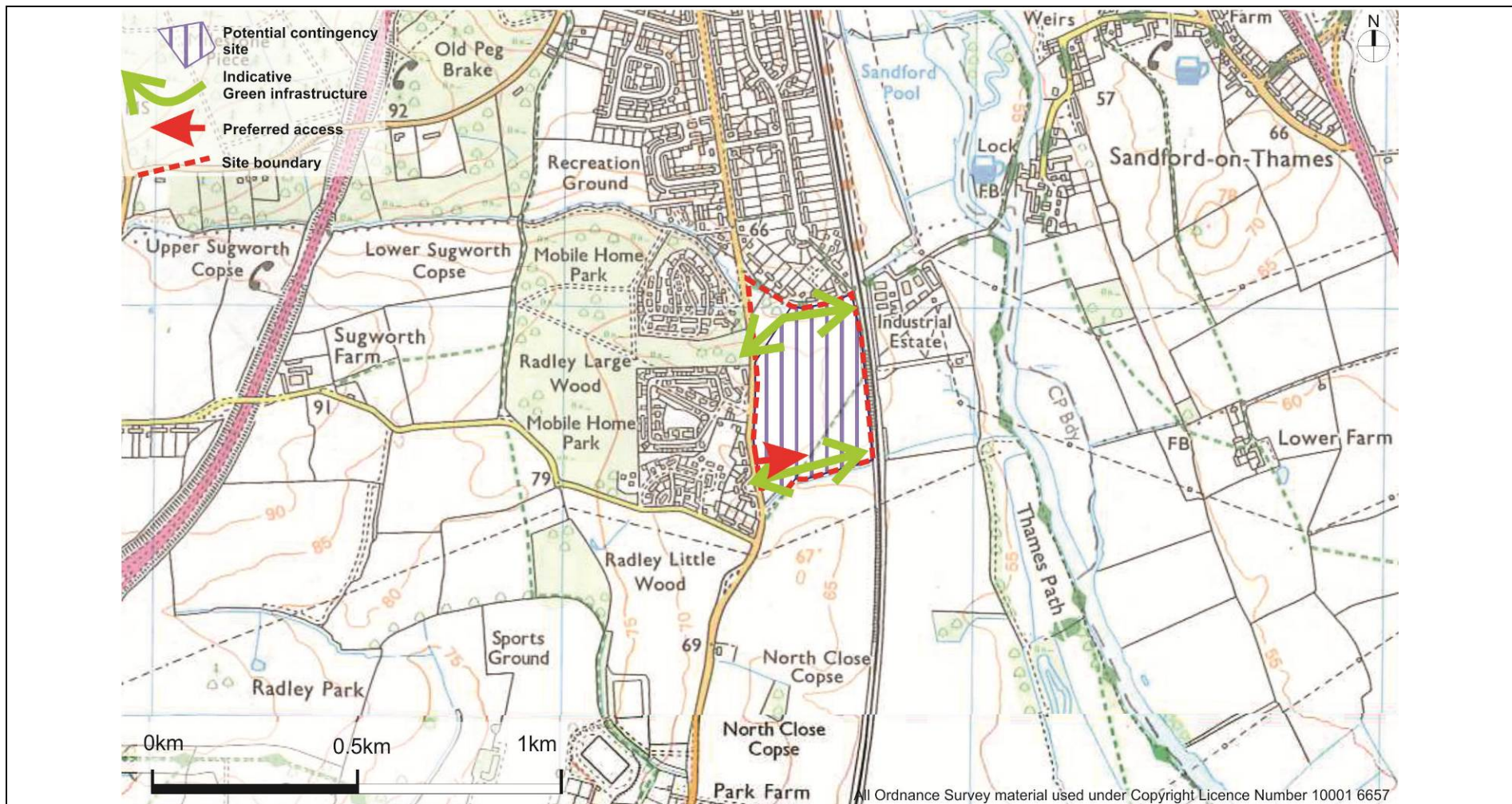
- Retain existing tree belts and small copse
- Potential to infill gaps in tree cover
- Potential to reinforce link between copse and LVWS

Conclusion and recommendations

- Contain housing within slightly 'reduced area' as shown in Figure 25.2
- Assess potential impact on the North Vale Corallian Ridge
- Exclude the small woodland in the north-west corner and provide wooded link between copse and Radley Large Wood
- Retain substantial tree buffer to southern boundary
- The preferred access is located to take an advantage of a gap in the tree cover along the western boundary in order to minimise the impact on the surrounding tree cover
- Care needs to be taken to avoid any adverse visual impact as a result of development on the higher ground. A detailed assessment of views from the east will be required to determine the form of the built development

Potential capacity of site 25

It is recommended that most of this site is considered further as a potential contingency site on landscape and visual grounds. The capacity of the reduced area will be determined by the need to avoid visual intrusion from development on the higher levels of the site and an adverse impact on the North Vale Corallian Ridge. The preferred access is located to take an advantage of a gap in the tree cover along the western boundary in order to minimise the impact on the surrounding tree cover. The development should include a lower density of housing to reflect the local townscape character, and the need to maintain the semi-rural southern edge of the village. The density of this reduced area is recommended to be a maximum of 25 per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 270 dwellings might be accommodated on site 25.



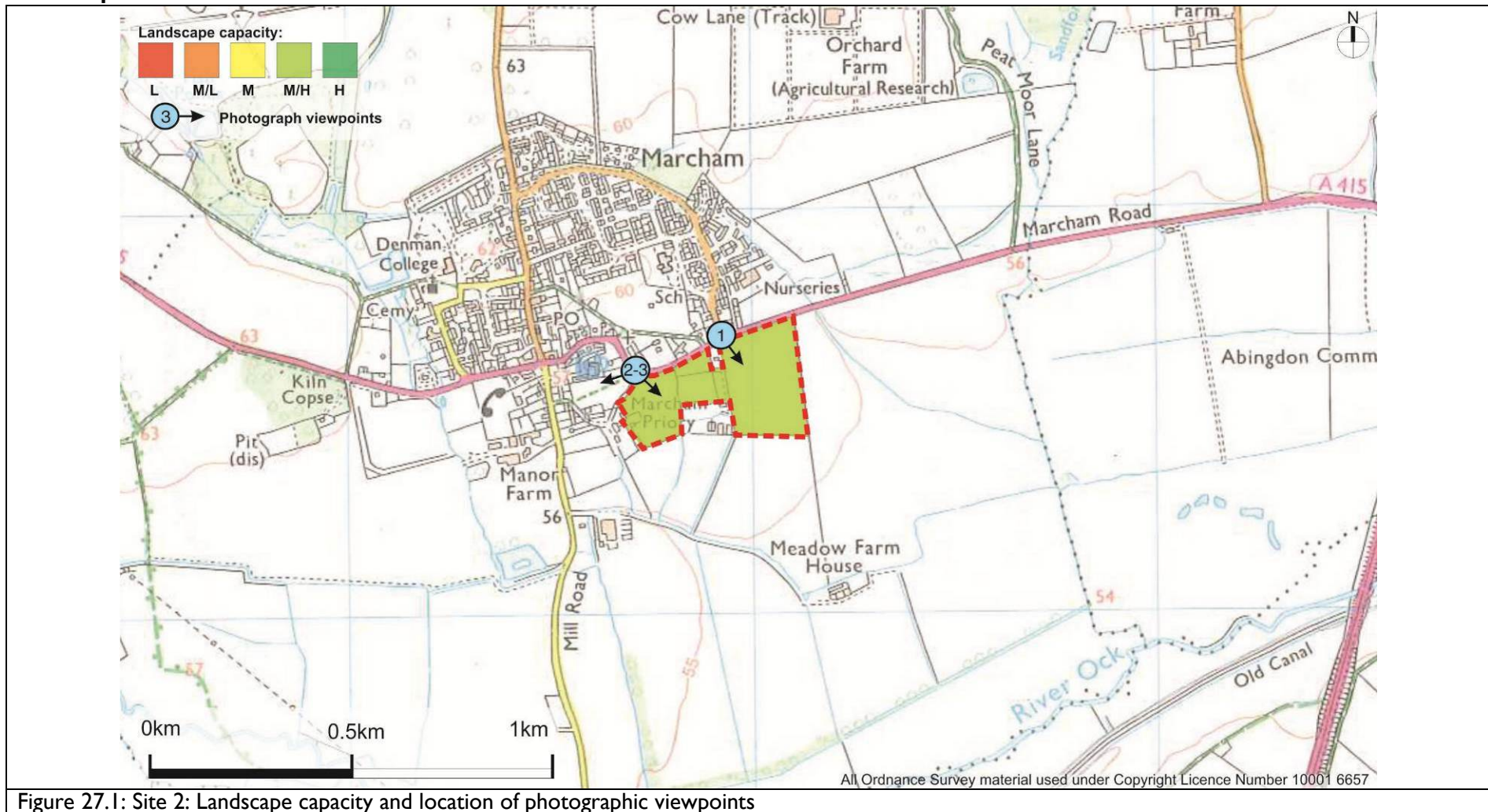
Site 27: South Marcham**Site map:**

Figure 27.1: Site 2: Landscape capacity and location of photographic viewpoints

Site 27 South Marcham

The site lies in the **Lowland Vale 2C / OWLS LCT8 Lowland Village Farmlands/ LCT10 River Meadowlands**. The key landscape, visual and settlement characteristics for this area are set out in the Record Sheets for Site 27. The following guidance is given in OWLS.

OWLS Landscape Strategy LCT8

Conserve and enhance the vernacular character of the villages and strengthen the existing pattern of hedgerows, hedgerow trees and tree-lined watercourses.

Guidelines

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as willow 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.
- 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, such as industrial estates, gravel pits, landfill sites, airfields and 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.
- Maintain the vernacular character of settlements and promote the use of local building materials and a scale of development and that is appropriate to this landscape type. This ranges from limestone and stone tiles at Garsington and Merton through to the red bricks and tiles associated with the clay vales.

OWLS Landscape Strategy LCT10

Conserve and enhance the tranquil, small-scale, intimate pastoral character and visual unity of the river corridors.

Guidelines

- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland particularly on land adjacent to rivers and other watercourses.

- 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 rivers and other watercourses by planting willows and alders and, where appropriate, pollarding willows.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as willows and alders.
- Minimise the visual impact of intrusive land uses at the fringes of towns with the judicious planting of appropriate tree and shrub species characteristic of the landscape type. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain high standards of restoration at gravel pits to accommodate a range of after-uses that integrate successfully with the character of the surrounding landscape.

Site description:

Site 27 is a greenfield site of 8.6 hectares on the south eastern side of Marcham. The site is surrounded by open countryside to the east and most of the southern boundary, wrapping around Willows Farm in the middle of the southern boundary. Marcham Priory (private house and gardens) and a development site abut the western edge of site. The northern boundary is formed by the A415 with the houses in the east part of Marcham beyond except for at the eastern end of the north boundary, where there are open fields. A public right of way passes through the adjacent development site to the west (currently a rough grass field). The centre of the site comprises a free range poultry field and parking for people buying eggs.

Key landscape planning factors:

LA27 is not within the Green Belt or AONB but is within Lowland Vale, as 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.

Photographs:

Photo 1: View south over open east end of site with D.P.S in view.



Photo 2: View across adjacent housing site to houses at south edge of Marcham.



Photo 3: View south over more enclosed end of site, with formal avenue entrance to Marcham Priory in the foreground.

Please refer to section 3 methodology of the assessment process

1. **Medium / Low Visual Sensitivity:**
 - Open, exposed field at east end, semi-enclosed at west end- central section not visible
 - Long distance views
2. **Medium Landscape Sensitivity:**
 - Predominantly arable with a poultry field and two private gardens
 - Good boundary vegetation structure and presence of formal avenue approach to Priory
 - Conifer hedge to part of north boundary detracts
 - Proximity of listed building
3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)
4. **Medium Wider Landscape Sensitivity:**
 - Central and western sections feel more closely related to the village
 - Eastern end has strong link to wider countryside
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Medium/Low Landscape Value**
 - No written evidence of landscape value
 - Proximity to listed building
7. Landscape Capacity: Medium / High (combines 5 and 6)

Relationship of site to Marcham

- The east end of the site feels detached from the village
- The west and central parts of the site well linked to the village.

Relationship with adjacent wider countryside

- The east end of the site is strongly linked to the countryside to the east and south and creates the open approach to the village.

Potential impact on key landscape characteristics

- Loss of openness, particularly important at eastern end
- Some loss of pasture
- Tree lines, hedges and water feature could be integrated into the development
- Small to medium scale development would reflect landscape pattern
- Need to protect setting of listed building

Potential impact on key visual characteristics

- Long views towards the south would still be available from the road further to the east.
- Approach to Marcham from the east would remain open but would advance beyond the settlement edge to the north side of the A415
- Potential for screening views of Didcot power station, although the cooling towers are soon to be demolished

Potential impact on key settlement characteristics

- Development of the whole site would result in a settlement pattern largely in keeping with the nucleated pattern of Marcham (both the historic core and the modern expansions) and balance the settlement

Landscape mitigation and contribution to Green Infrastructure

- Incorporate new hedgerow / tree planting to eastern boundary to create strong new edge of settlement
- Create new landscape structure, building on existing landscape features to meet OWLS landscape strategy and including the setting of the listed building.
- Protect and enhance public right of ways.

Conclusion and recommendations

- Contain housing within 'reduced area' as shown in Figure 27.2.
- Conserve and enhance the distinctive character of Marcham.
- Assess the significance of the setting to the listed building
- Preferred access would be via the existing farm track to avoid loss of existing hedgerow.
- Include Green Infrastructure as shown in Figure 27.2.

Potential capacity of site 27

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The retention of an area of open, rural approach to Marcham is desirable, and the inclusion of new planting to the eastern boundary would create a strong, new edge to the settlement. Preferred access would be via the existing farm track to avoid loss of existing hedgerow. The density of this area is recommended to be a maximum of 25 dwellings per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 145 dwellings might be accommodated on site 27.

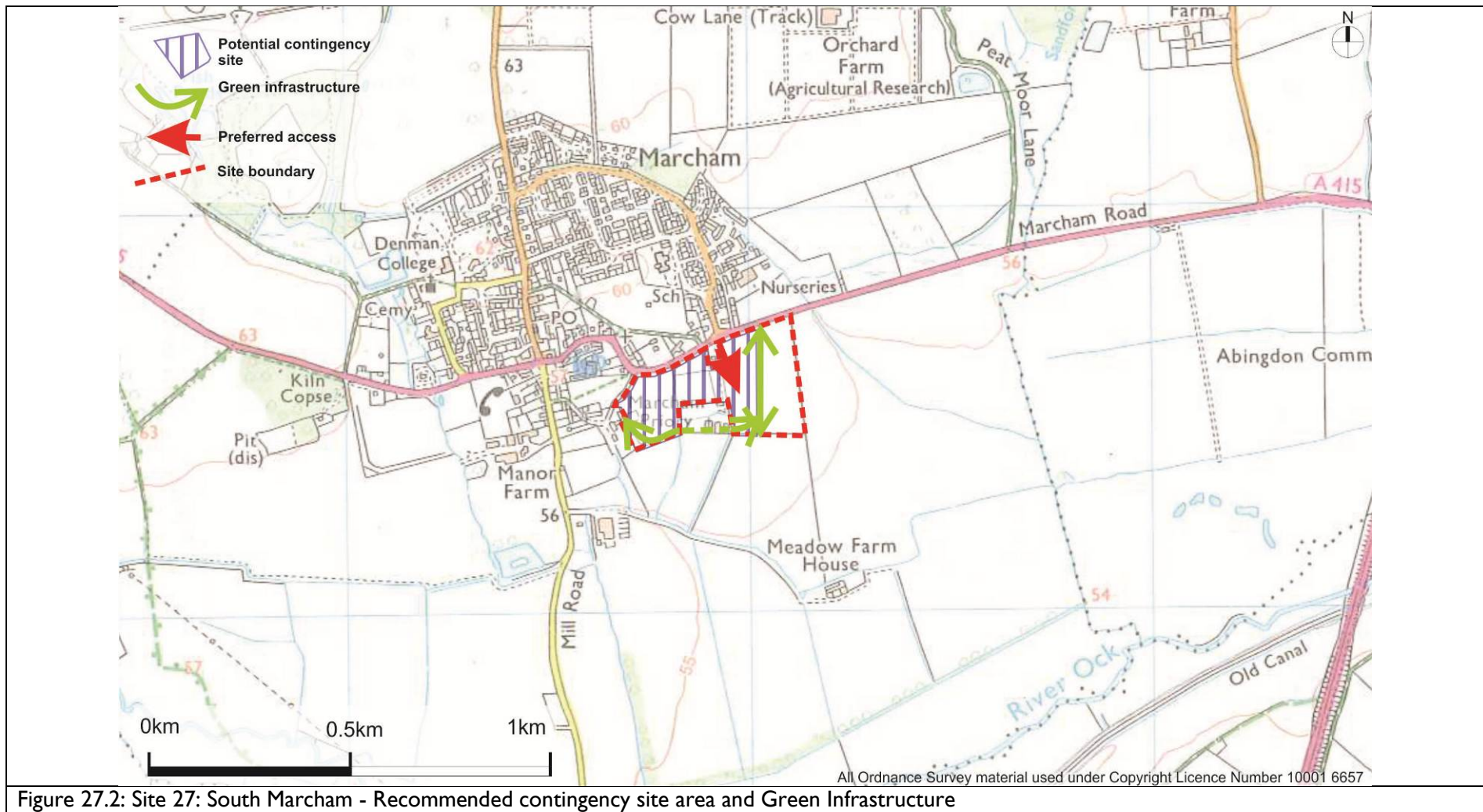


Figure 27.2: Site 27: South Marcham - Recommended contingency site area and Green Infrastructure