

**Relationship of site to Harwell**

- Area bounded by A417 and straddling Grove Road relate more strongly to Harwell village
- Northern part of site does not relate strongly to village

**Relationship with adjacent wider countryside**

- North and west of site relate strongly to countryside despite presence of A34
- Countryside to west forms part of separation between Harwell and Rowstock
- Southern part of village extends along A417

**Potential impact on key landscape characteristics**

- Loss of recreation ground
- Southern part of site forms setting for AONB
- Reduction in openness

**Potential impact on key visual characteristics**

- Erosion of visual separation of Harwell from A4130 along Grove Road
- Erosion of visual separation of Harwell from Rowstock
- Southern part of site forms setting for AONB
- Potential impact of relocating existing recreation ground elsewhere

**Potential impact on key settlement characteristics**

- Southern and eastern part of site are well linked to Harwell
- Development of whole site would be out of scale with Harwell
- Northern and western parts of site relate less well to Harwell

**Landscape mitigation and contribution to Green Infrastructure**

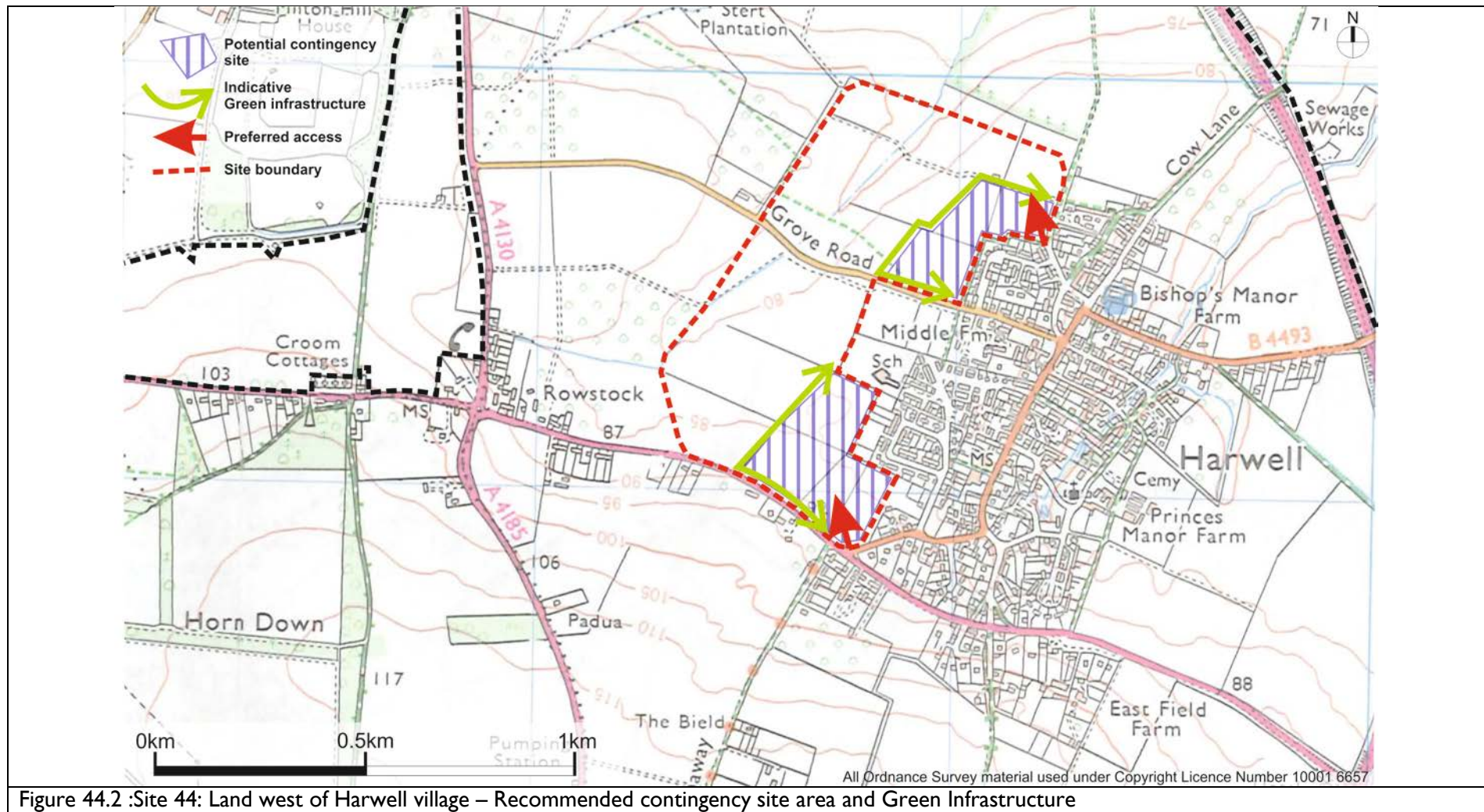
- Enhance existing boundary vegetation
- Create new landscape structure to meet OWLS landscape strategy
- Retain and enhance existing footpath
- Plant woodland edge to western boundary

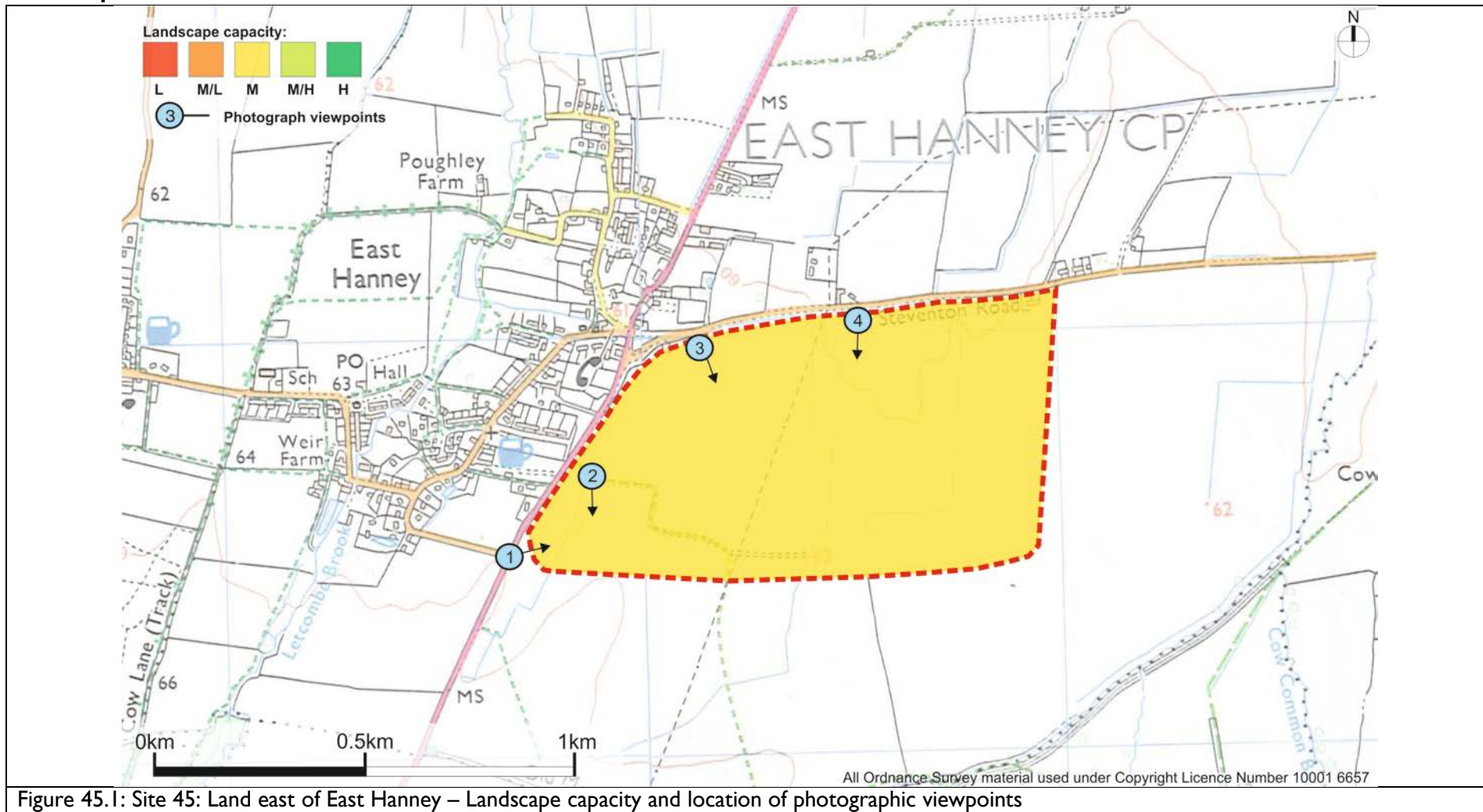
**Conclusion and recommendations**

- Housing extending across whole site would have adverse effect on setting of AONB
- Contain housing within the reduced area as shown in figure 44.2
- Retain character of valley landscape in north-west of the site
- Maintain separation between Harwell and Rowstock
- The impact of relocating the recreation facilities elsewhere needs to be explored

**Potential capacity of the site**

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The retention of the northern and western parts of the site as open countryside is recommended. The preferred access to the northern section would be via existing housing rather than breaking up existing tree lines along the road. Preferred access to the southern part of site would be via existing access to recreation ground. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site and to assess the impact of relocating the existing recreation facilities. Using a nominal density of 25dph, some 325 dwellings might be accommodated on Site 44.



**Site 45: Land east of East Hanney****Site map:****Figure 45.1: Site 45: Land east of East Hanney – Landscape capacity and location of photographic viewpoints**

### **Site 45 Land east of East Hanney**

The site lies in the **OWLS LCTI Alluvial Lowlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheet for Site 45.

### **OWLS Landscape Strategy**

**Maintain the tranquil nature of the landscape and promote the restoration and enhancement 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 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.
- 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 at the fringes of towns, villages and farms 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.
- Promote the use of building materials and a scale of development and that is appropriate to this landscape type. These range from red brick and clay tiles in the Vale of White Horse to limestone and stone tiles in the Upper Thames valley.
- Minimise the visual impact of intrusive land uses such as gravel extraction with the judicious planting of tree and shrub species characteristic to the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.

### **Site description:**

Site 45 is a 50.1 ha greenfield site situated to the south-east of East Hanney. The site comprises a single character area, south of Steventon Road and east of the A338 which form its northern and western boundaries respectively. The southern and easterly boundaries which, apart from a short section do not follow the field boundaries, face onto open countryside.



**Key landscape planning factors:**

Site 45 is not within the Green Belt or the AONB but 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.

**Photographs:**

	
<i>Photo 1: View north-east across site</i>	<i>Photo 2: View south across site towards open countryside with North Wessex Downs AONB in distance</i>



*Photo 3: View south-east across site from Steventon Road towards AONB*



*Photo 4: View south across site from Steventon Road towards AONB*

Please refer to section 3 methodology of the assessment process

1. **Medium Visual Sensitivity:**
  - Panoramic views
  - Views into/out of AONB
  - Open landscape
  - Busy road
  - Visually prominent site.
2. **Medium / Low Landscape Sensitivity:**
  - Public footpath
  - Ditches and small areas of wetland
  - No cultural associations
  - Lack of hedges to field boundaries except along roads.
3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)
4. **High Wider Landscape Sensitivity:**
  - Disconnected from East Hanney by vegetation and busy road
  - Village faces 'inwards' away from site
  - Strongly connected with landscape to south and east.
5. Overall Landscape Sensitivity: Medium/ High (combines 3 and 4)
6. **Medium/ Low Landscape Value**
  - Proximity to Conservation Area
  - No written evidence.
7. Landscape Capacity: Medium (combines 5 and 6)



**Relationship of site to East Hanney**

- Weak connections to East Hanney due to presence of A338 and heavily vegetated eastern edge of East Hanney
- Village focus is Main St / The Green, away from the site, though there are scattered buildings along the Steventon Road, east of the village
- Site is an important part of approach to and setting of East Hanney
- Busy A338 currently separate to the village, skirting around the village, not passing through

**Relationship with adjacent wider countryside**

- Important part of wider countryside to south and east

**Potential impact on key landscape characteristics**

- Loss of openness
- Loss of part of open countryside approach to and setting of East Hanney
- Opportunity to add to existing vegetation structure and create new hedgerow structure

**Potential impact on key visual characteristics**

- Partial loss of panoramic views
- Development would erode rural setting of East Hanney

**Potential impact on key settlement characteristics**

- Development would be poorly linked with East Hanney
- Development would bring the busy A338 through the village not around it
- Development of the whole site would be out of scale with East Hanney
- Development of part of site closest to the village could be acceptable

**Landscape mitigation and contribution to Green Infrastructure**

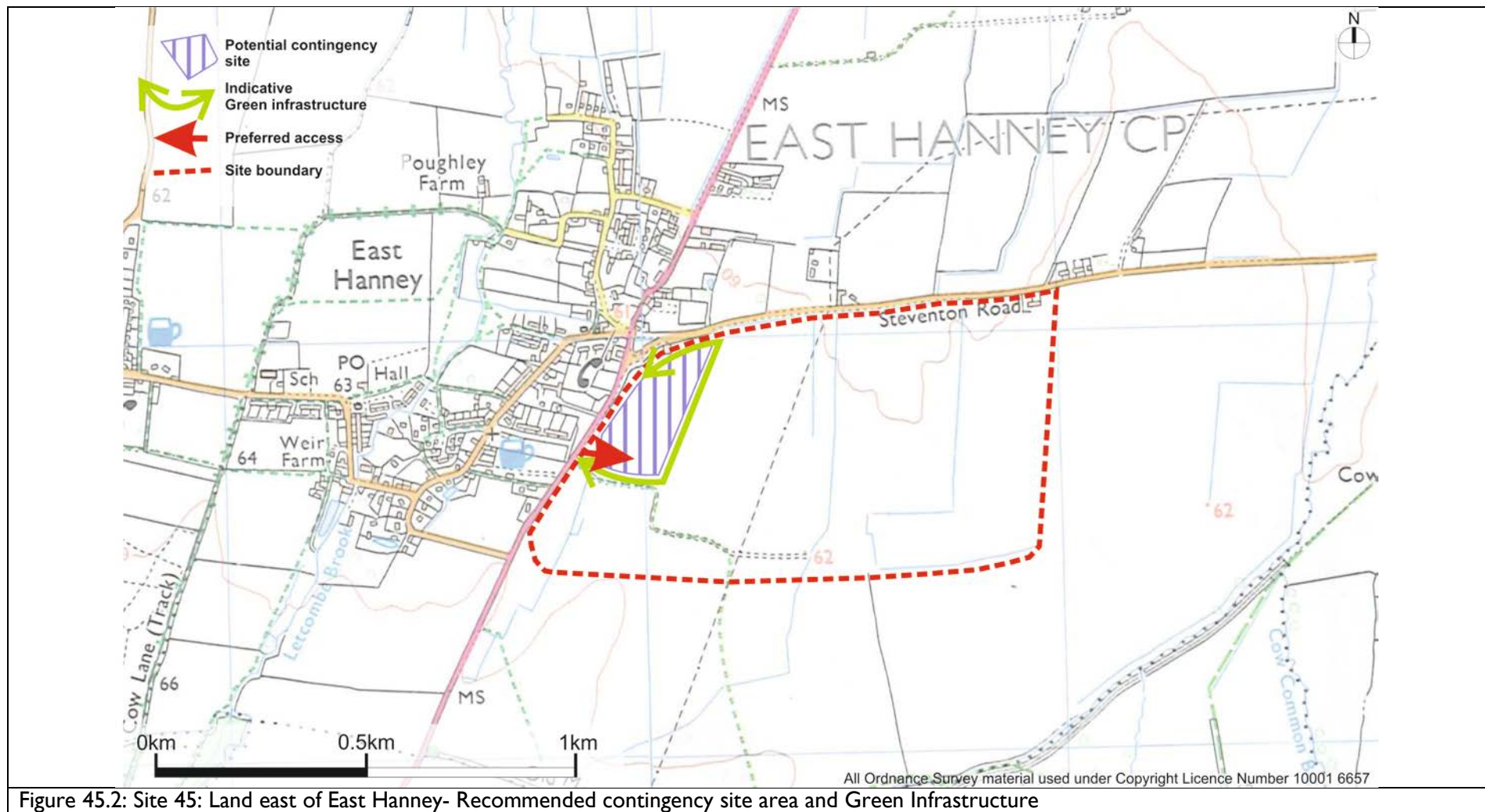
- Retain and enhance existing boundary vegetation
- Create new landscape structure to meet OWLS landscape strategy
- Plant new woodland edge to eastern boundary to create strong countryside edge
- Retain rural character of Steventon Road beyond village / extended village
- Character of road could be altered to better suit passing through the extended village

**Conclusion and recommendations**

- Housing in the north-east corner of the site has the potential to relate most strongly with East Hanney
- Contain housing within the reduced area as shown in figure 45.2, which responds to existing extent of village on opposite side of road
- Plant new woodland to east and south to create strong countryside edge

**Potential capacity of the site**

Despite the methodology leading to a medium capacity it is recommended that only a small part of this site is considered further as a contingency site on landscape and visual grounds. Development of the whole site would be out of scale with the rest of East Hanney and may be visible from the AONB. The open, alluvial landscape setting of and approach to East Hanney would be eroded. The preferred access would be via an existing farm track. The density of this area is recommended to be lower than 25 per ha in line with the rest of the village. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Using a nominal density of 25dph, some 135 dwellings might be accommodated on Site 45.



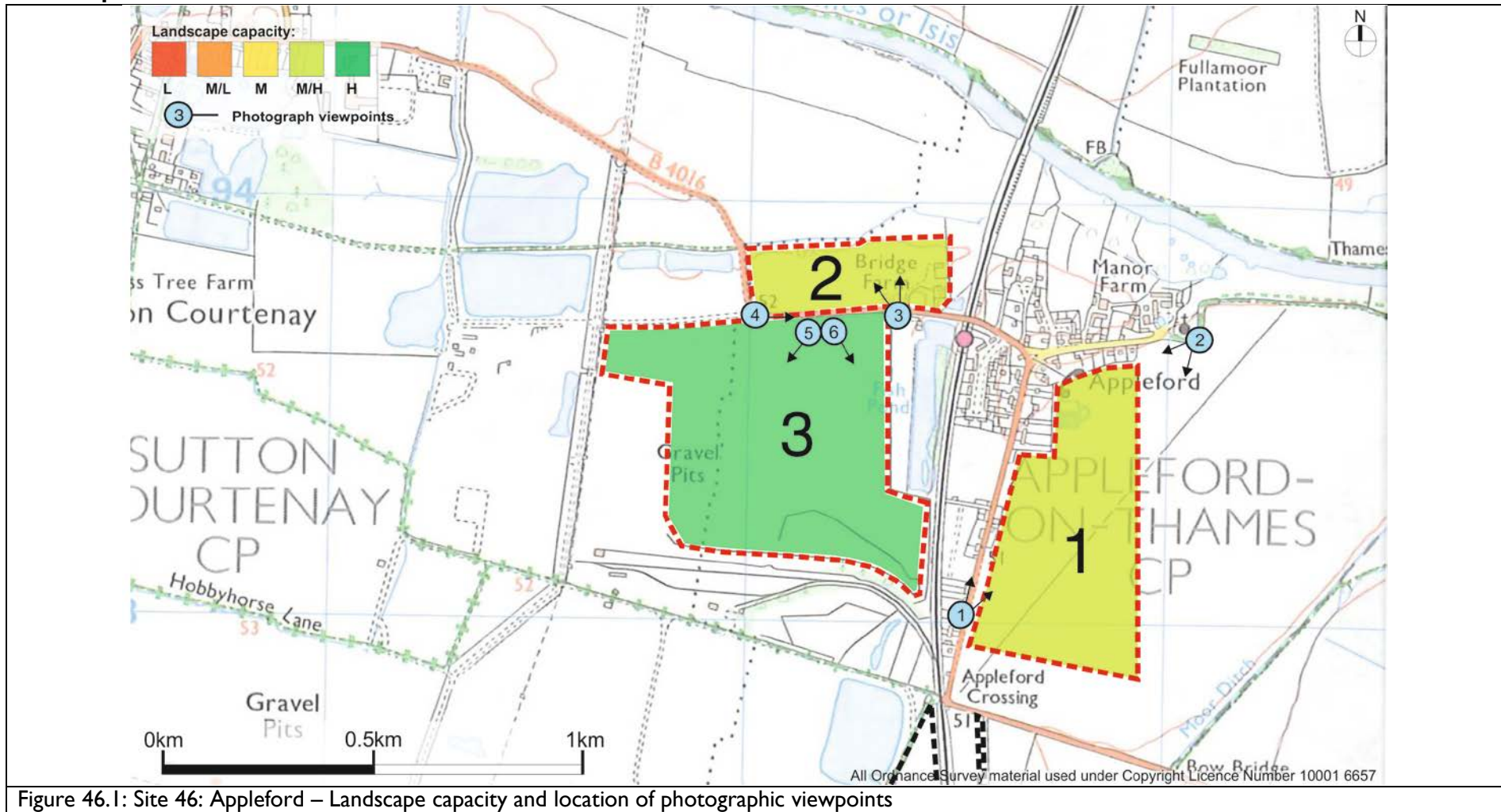
**Site 46: Appleford****Site map:**

Figure 46.1: Site 46: Appleford – Landscape capacity and location of photographic viewpoints

The site lies in the **Lowland Vale 2C / OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 46A and B.

### **OWLS Landscape Strategy**

**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.

#### **Site description:**

Site 46 Appleford is a Greenfield site of 62ha split into three areas. Areas 1 and 2 include the arable land to the north and east of Appleford with open boundaries to the north leading to the river Thames valley landscape; and open boundaries to the east of Area 1. Bridge Farm sits just west of the railway line. The Church and a group of older buildings lie to the north of Area 1. More modern linear housing lies to the east of the railway line which together separates the two parts of the site. Area 3 includes the land to the west of the railway line and south of the Sutton Courtney road and is part of a part restored / part active minerals site at Sutton Courtney.

These two main parts have been assessed separately below.



## I. LA46A Arable Farmland

### Key landscape planning factors:

LA46A is not included in the AONB or Green Belt but it is included in an Area for Landscape Enhancement. It lies within the Lowland Vale and is subject to Local Plan 2011 policy NE9. It is also within the Local Plan 2011 Area for Landscape Enhancement policy NE11. The area adjoins a large Scheduled Ancient Monument to the east of the site. Appleford is a relatively small and isolated settlement. Site 13B lies to the south of Site 46 and a large Didcot North East extension which is also allocated for housing in South Oxfordshire to the south east of Site 46. Together these potential sites may give rise to coalescence between Didcot and Appleford.

### Photographs:



*Photo 1: View from southern edge of village north with the church a prominent landmark and vegetation along the river Thames on the horizon*



*Photo 2: View from just south of the church over the site to Didcot power station with the village edge to the right*



*Photo 3: View of north field from adjacent to Bridge Farm with views across to Culham in the north*



Photo 4: View back to Bridge Farm across site

**Please refer to section 3 methodology of the assessment process**

**1. Medium Visual Sensitivity:**

- Very open and wide views
- Views to local landmarks including church and Didcot power station (Didcot A to be demolished)
- Intervisibility with Thames river valley
- Scope for landscape enhancement and screening.

**2. Medium / Low Landscape Sensitivity:**

- Large scale very uniform and simple landscape
- Little on site vegetation
- Setting of listed buildings and SAM
- Area disturbed by local traffic and visual intrusion from Didcot power station and minerals workings (Didcot A to be demolished).

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

4. **Medium/ High Wider Landscape Sensitivity:**
  - Site dominated by Didcot power station (Didcot A to be demolished)
  - Appleford does not have an urbanising influence
  - Strong visual and physical connection with the wider landscape.
5. Overall Landscape Sensitivity:                      Medium    (combines 3 and 4)
6. **Medium / Low Landscape Value**
  - No written evidence
  - Setting of SAM and listed buildings
  - In area identified for improvement.
7. Landscape Capacity:                                      Medium / High    (combines 5 and 6)

#### **Relationship of site to Appleford**

- North-west area lies beyond existing boundary of the built up area of Appleford defined by the railway line
- Area immediately east of Appleford is framed by built form to the north and west
- Area east of the hedgerow across the eastern part of the site is cut off from the village

#### **Relationship with adjacent wider countryside**

- Both areas of 46A are part of the wider open arable farmland landscape south of the river Thames

#### **Potential impact on key landscape characteristics**

- Loss of diagonal hedgerow across eastern part of site which contains Appleford

#### **Potential impact on key visual characteristics**

- Loss of views to church from the southern approach to Appleford
- Loss of localised views across the site to river Thames landscape corridor
- Loss of visual openness immediately north and east of Appleford

**Potential impact on key settlement characteristics**

- If whole of site developed, this would be out of scale with the settlement size and rural character
- Significant expansion eastwards would close gap between Appleford and Didcot if Site 13B was to be allocated and extend built form into open rural area
- Major expansion northwards would be isolated from village, separated by railway line

**Landscape mitigation and contribution to Green Infrastructure**

- Avoid development east of diagonal hedgerow east of Appleford
- Potential to reinforce and enhance landscape structure east of Appleford
- New planting could contain built form at Bridge Farm

**Conclusion and recommendations**

- Site 46A has some scope for housing as long as it is related well to the existing built form and of a scale and density in keeping with the village
- Contain any housing within 'reduced area' as shown in Figure 46.2
- Limit development to area west of the diagonal hedgerow and to grounds of Bridge Farm
- Enhance landscape structure around Appleford in accordance with LCA guidance
- Retain views of church on the skyline above roofscape

**Potential capacity of the site 46A**

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The capacity of the site is determined by not only its landscape sensitivity but also the settlement pattern which at present contains most of the built form east of the railway line. The eastern extent of the reduced area is limited by the need to retain the open rural character beyond the diagonal hedgerow, and avoid any adverse visual impact on views from Wittenham Clumps and intrusion into the landscape setting of the SAM. The eastern extent is also limited by the risk of merging Appleford with Didcot if Site 13B should be allocated for housing in the future. The north-western area is limited to the existing grounds of Bridge Farm to avoid expansion into the open landscape south of the Thames and visual intrusion on views from the north, including the Thames itself. The final capacity of the site will be determined by a detailed landscape and visual impact assessment. The reduced area is 13ha and using a nominal density of 25dph, 325 dwellings might be accommodated on 46A.



## 2. Site 46B Former minerals site

### Key landscape planning factors:

LA46B is not included in the AONB or Green Belt and it is included in an Area for Landscape Enhancement. It lies within the Lowland Vale and is subject to Local Plan 2011 policy NE9. It is also within the Local Plan 2011 Area for Landscape Enhancement policy NE11. Appleford is a relatively small and isolated settlement. Site 46B lies in the centre of a large area of land which has been, or is still being, worked for minerals extraction. The site appears domed, suggesting that it has been landfilled.

### Photographs:



*Photo 5: View south-west across site to conifer belt along the western edge of a pond west of the railway line and over domed landscape*



Photo 6: View south-east over domed landscape to Didcot power station south of the site

**Please refer to section 3 methodology of the assessment process**

**1. Medium / Low Visual Sensitivity:**

- Very open and wide views
- Views to Didcot power station
- Intervisibility with Thames river valley
- Scope for landscape enhancement and screening.

**2. Medium / Low Landscape Sensitivity:**

- Large scale very uniform and simple landscape;
- Some scrubby and young on site vegetation;
- Area disturbed by local traffic and visual intrusion from Didcot power station and minerals workings.

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

**4. Medium Wider Landscape Sensitivity:**

- Site dominated by Didcot power station (Didcot A to be demolished)
- Appleford does not have an urbanising influence
- Some visual and physical connection with the open wider landscape west of Appleford.

**5. Overall Landscape Sensitivity: Medium (combines 3 and 4)****6. Low Landscape Value**

- No written evidence;
- In area identified for improvement.

**7. Landscape Capacity: High (combines 5 and 6)****Relationship of site to Appleford**

- Area lies beyond existing boundary of the built up area of Appleford defined by the railway line
- There is an absence of built form west of Appleford which separates the village from north Didcot

**Relationship with adjacent wider countryside**

- 46B is part of the wider open landscape south of the river Thames but has been significantly degraded by mineral extraction
- Part of a wider area identified for enhancement

**Potential impact on key landscape characteristics**

- Loss of a part restored landscape

**Potential impact on key visual characteristics**

- Loss of localised views across the site to river Thames landscape corridor
- Loss of visual openness immediately west of Appleford

**Potential impact on key settlement characteristics**

- Major expansion westwards would be isolated from village, separated by railway line
- Site 46B as a whole would be out of scale with the existing settlement pattern and character

**Landscape mitigation and contribution to Green Infrastructure**

- Potential to reinforce and enhance landscape structure west of Appleford
- New planting could screen Didcot and minerals operations

**Conclusion and recommendations**

- Site 46B has some scope for housing as long as it is orientated to the existing built form and of a scale and density in keeping with the village
- Contain any housing within 'reduced area' as shown in Figure 46.2
- Limit development to area immediately west of the railway line and north of the newly planted area on the site
- Enhance landscape structure around Appleford in accordance with LCA guidance
- Include enhancement measures to provide Green Infrastructure on western part of 46B

**Potential capacity of the site 46B**

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The capacity of the site is determined by its low landscape sensitivity but also limited by the need to avoid an unacceptable adverse impact on the landscape context and character of Appleford. The western extent of the reduced area is limited by the need to retain and enhance the open rural character beyond the railway line as the dominant feature of the landscape. The southern extent is also limited to avoid the risk of merging Appleford with Didcot and to take advantage of the existing planting in the south of the area. The final capacity of the site will be determined by a detailed landscape and visual impact assessment. The reduced area is 15ha and using a nominal density of 25dph, 375 dwellings might be accommodated on 46B. However this site may not be suitable for housing given its past history for minerals extraction and possibly landfill.

**Potential capacity of site 46 as a whole**

The above analysis would give rise to an additional 700 homes around Appleford. This would have a substantial cumulative impact on the landscape setting of the village. It is therefore recommended that the reduced areas of both 46A and 46B are not considered together as contingency sites in their entirety for this plan period, and that up to a maximum of 350 dwellings be considered. Any further development beyond 350 homes may be determined by the future extent of the northern expansion of Didcot and the condition and future of the former and active minerals sites.

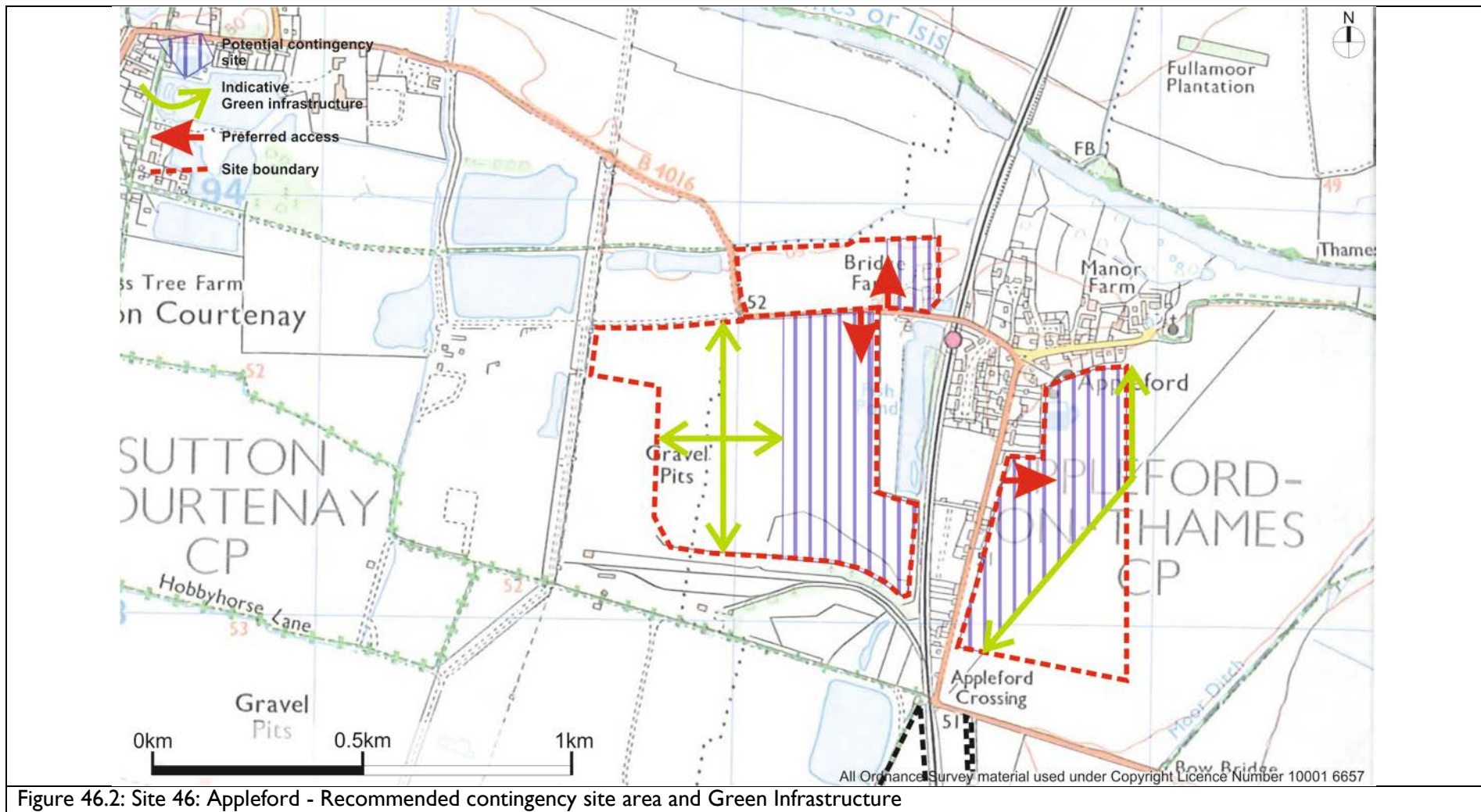


Figure 46.2: Site 46: Appleford - Recommended contingency site area and Green Infrastructure



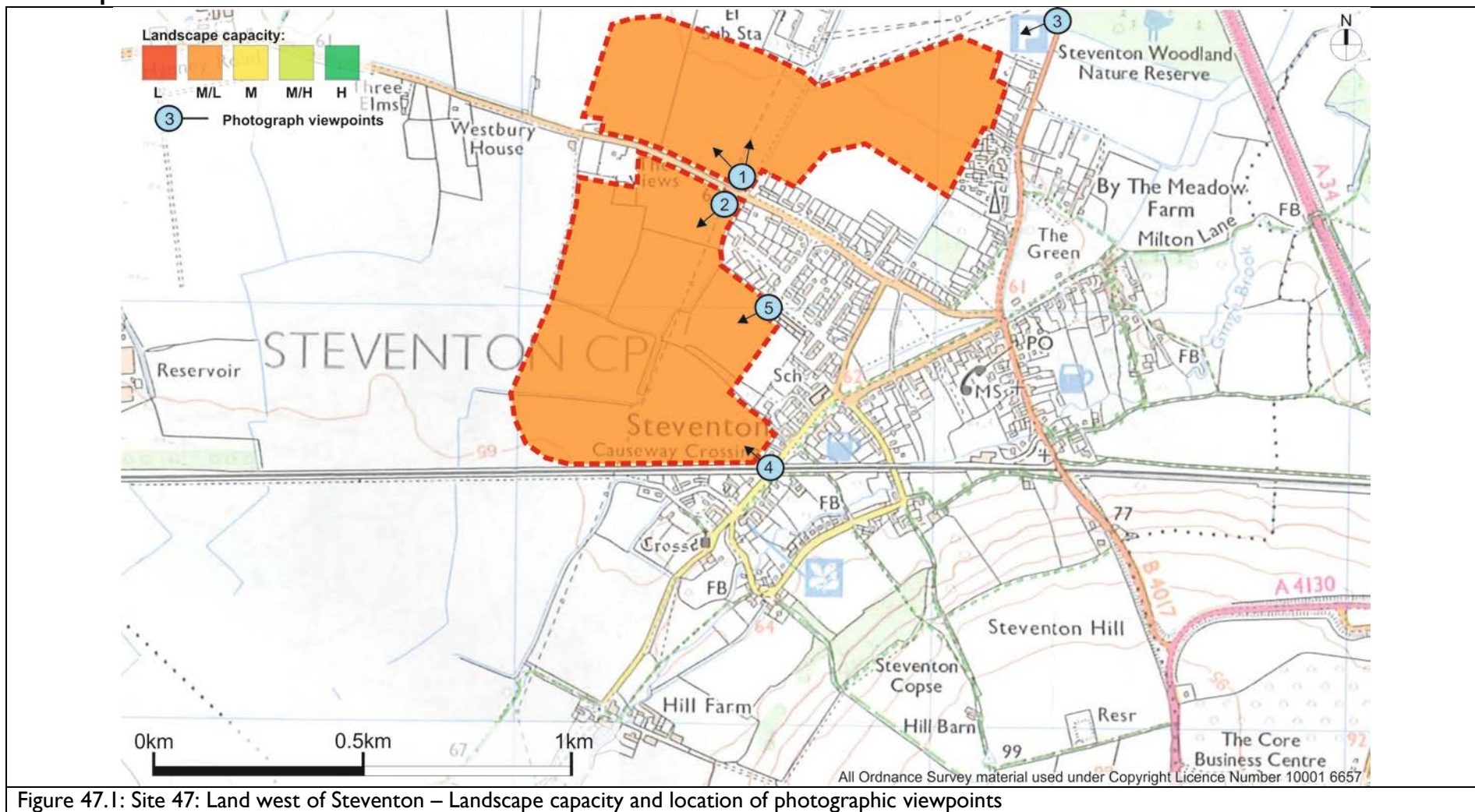
**Site 47: Land west of Steventon****Site map:**

Figure 47.1: Site 47: Land west of Steventon – Landscape capacity and location of photographic viewpoints