

TABLE OF LANDSCAPE CAPACITY OF THE POTENTIAL VALE OF THE WHITE HORSE CONTINGENCY SITES										
Site	Name	Whole site capacity from VWH (ha)	Potential housing numbers from VWH	Designation	Landscape Capacity (of whole site)	Recommended potential development area (ha)	Green Infrastructure - summary	Nominal capacity of recommended site area based on 25 dph. Figures rounded up to nearest 5 or 10 dwellings.	Total per site	Comments
1A	North Abingdon - adjacent Sports Centre	69.4	1735	Green Belt	Medium	8.5	Major GI link through centre of site linking with GI in the existing built form and Lodge Hill; buffer to A34; link into Sports Centre	410	460	Recommended areas in 1A and 1B merged with central substantial area of Green Infrastructure A slightly higher density would be acceptable south of perimeter road
1B	North Abingdon - Lodge Hill			Green Belt	Medium / Low	7.8				
1C	North Abingdon - Peachcroft			Green Belt	Low	1.9				
2A	South Abingdon - Clay Hill	63	1575		Medium	12.9	Reinforce GI along Wilts and Berks canal; link into substantial planting along western boundary - linking into landscape setting of SAM	325	480	Development contained within immedaite hinterland of Abingdon A lower density is recommended to take account of landscape and heritage constraints
2B	South Abingdon - Stonehill Farm				Medium	6.2	Retain key landscape features of reduced area	155		
3	South-West Botley			Green Belt	Low	x	x	x	0	
5	South-West Faringdon	25.5	635		Medium / low	4.6	Include new tree / hedgerow planting on western and southern boundaries to contain new housing	115	115	Site's development highly constrained by distinctive hill with tree clump which is a prominent local feature and the poor relationship of all but the eastern section of site with Faringdon
6A	South Faringdon - west of Coxwell Rd	32	800		Medium / high	18.5	Include new tree / hedgerow planting on western and southern boundaries to contain new housing	465	695	Development of the south part of this site is constrained by the need to keep open as an approach to Faringdon and to maintain the separation with Great Coxwell The open approach to Faringdon and the separation of Faringdon and the A420 can be maintained provided the vegetation to boundaries is retained
6B	South Faringdon - east of Coxwell Rd				High	9.2	New woodland to increase buffer along A420	230		
9	South Wantage			Setting of AONB	Low	x	x	x	0	
10	South Valley Park, Didcot	22.9	575	Setting of AONB	Medium	14.7	Plant new woodland edge to eastern boundary to create a strong countryside edge and link with existing and new green infrastructure	370	370	Housing on the southern part of the site would have an adverse impact on the setting of the AONB and the separation of Harwell and Didcot
11	North West Valley Park, Didcot	47 (41 exc flood zone)	1025		High	41	Provide enhanced footpath / cycleway route along south side of A4130	1025	1025	The capacity has been based on the developable area excluding the area to be set aside a flood zone or landscape buffer as a major area of Green Infrastructure.
12A	Valley Park, Didcot - New Farm	147	Site was proposed to be allocated for 2,150 homes in the February 2013 LPP1 consultation document. Seeking to test the impact of increasing density on the site		High	59	Provide enhanced footpath / cycleway route along south side of A4131	1475	2795	An Increase in density would be acceptable in landscape terms provided it was in keeping with local built form and the landscape setting Higher density not recommended due to potential impact on the AONB
12B	Valley Park, Didcot - Zulu Farm			Setting of AONB	Medium / High	88	Maintain open areas or introduce increased vegetation each side of the B4493	1320		
13A	Didcot A	17	425		High	17	Conserve and enhance existing landscape structure planting	425	425	Potential for higher density

13B	North Didcot	44.5	1115		Medium / high	42.3	New tree planting to screen detracting views and soften northern edge of Didcot, though the partial demolition of the power station is imminent	1060	1060	Site currently not suitable whilst waste management and minerals extraction continues adjacent to the site
16	North West Grove	40	1000		High	27.8	Consider new hedgerow trees along the road; new woodland / tree planting to screen detracting views, including of railway	695	695	Recommended area excludes field of ridge and furrow until further investigation and excludes cemetery
17	East Harwell Oxford Campus	140	3500	AONB	Low	x	x	x	0	Not suitable for development - see Report
19	North West Harwell Oxford Campus	11	285	AONB	Medium / Low	7.9	Create new wooded northern edge to new settlement and enhance public footpath	200	200	Development breaking the brow of the hill when viewed from the road to the north east would be visually intrusive.
20	North West Drayton	28	705		Medium / High	22.2	Retain open area in north part of site to include access road; plant buffer along A34	555	555	Housing in the southwest corner of site which is level with the A34 would impact on views from the A34 and the countryside to the west. The retention of an area of open land as an approach to Drayton from the north and separation with Abingdon is desirable
21A	South Drayton - north of East Way	20	500		Medium / Low	10.6	Incorporate open space / village green	265	500	A lower density is recommended to allow for landscape and heritage constraints and scope to provide open space for the village centre
21B	South Drayton - south of East Way				Medium / High	9.4	New woodland planting to eastern edge to screen views and create strong edge to settlement	235		While the whole site could accommodate development, in order to keep it in scale with the existing landscape and settlement character the site would need to be broken down into compartments to mirror existing patterns, and phasing of the compartments would also be advised.
22A	South Cumnor - north fields	11.7	295	Green Belt	Low	2.4	Conserve and enhance existing landscape assets; maintain existing tree belts to south and west of the reduced area	60	60	Site development capacity is highly constrained by potential landscape impact of site access.
22B	South Cumnor - southern area			Green Belt	Low	x	x	x		Not suitable for development - see Report
23	East Challow	12.7	315	Setting of AONB	Medium / Low	4.1	Substantial planting along western boundary of reduced area, linked through to landscape buffer on higher ground; conserve and enhance existing landscape features	105	105	A lower density is recommended to reflect edge of village location and landscape sensitivity of the area. Site development capacity is highly constrained by potential landscape impact of site access.
25	South Kennington	11.8	295	Green Belt	Medium / High	10.7	Reinforce existing north tree belts to retain link with Radley Large wood; retain and reinforce tree belt along southern boundary	270	270	Care to be taken to avoid visual impact of development on high ground in views particularly from the east
27	South Marcham	8.6	215		Medium / High	5.8	Incorporate new hedgerow / tree planting to eastern boundary to create strong new edge of settlement	145	145	The retention of an area of open, rural approach to Marcham is desirable.
28	North West Radley	12.7	320	Green Belt	Medium / High	12.1	GI to create landscape setting to village centre; planting to western boundary to reflect planting pattern to Radley College along White's Lane; landscape buffer to be retained in south	305	305	A lower density is recommended to allow for landscape and heritage constraints and scope to provide open space for the village in the south of the site
29	North Radley	18.5	465	Green Belt	Low	x	x	x	0	Not suitable for development - see Report
30A	South Shrivensham - Station Road / Longcot Rd				Medium / high	9.5	Incorporate new hedgerow / tree planting to southern boundary to create strong new edge of settlement and minimise impact on views from AONB	240		Although the assessment has led to an outcome of medium / high capacity, the whole site could potentially be developed as no part of the site is of particular increased sensitivity – adequate space should, however, be allowed to mitigate views from the AONB, allow access to the open countryside to the south and allow views to the church

308	South Shrivvenham - Stainswick Lane	11.6	290		High	1.9	Retain existing hedgerow and trees which enclose both parcels of site; ensure impacts on public footpath are mitigated	50	290	A slightly higher density may be acceptable in the light of the adjacent housing built form
31	North Shrivvenham	31.5	790		Medium	15.9	Incorporate new woodland planting to northern boundary to create new strong edge of settlement	400	400	Impact on Conservation Area to be assessed and sufficient space allowed as a buffer between it and new housing
32	North Stanford-in-the-Vale	19.9	500		Medium / Low	0.96	Incorporate new hedgerow / tree planting to enclose new housing on countryside edge	25	25	Development of the whole site would be out of scale with the landscape and settlement pattern and much of the site would be disconnected from the existing settlement. The rural approach to and setting of the village and the CA would be impacted by the development of the site.
33	East Sutton Courtney	8.8	220		High	8.8	Retain and enhance existing vegetation to boundaries, create link to recreation ground, enhance public footpaths	220	220	It is recommended that the whole of this site is considered further as a contingency site
36	South Wootton	26.3	660	Green Belt	Medium	6.9	Substantial links between recreation area in north through to western track; development edge to be planted in keeping with local landscape pattern	175	175	Development on the majority of the site would result in the loss of open pasture which is of landscape value contributes to the landscape setting of Wootton and Dry Sandford
37	North Wootton	11.7	295	Green Belt	Medium / Low	4.1	Retain substantial tree belt along northern edge	105	105	Much of the site is pasture providing a landscape setting to old Wootton and Boar's Hill. It is also important as a landscape buffer between Wootton and Henwood. Part of the site is enclosed by mature woodland belts. A lower density is recommended to reflect the character of old Wootton.
38	West Stanford - in - the - Vale	11.6	290		Medium / High	11.6	Substantial planting on north and west boundaries linking to recreation ground east of A417.	290	290	A lower density is recommended to reflect the edge of village location
39	Rowstock	41.8	1000	Setting of AONB	Medium	20.6	Incorporate new planting to western edge, retain boundary vegetation. Enhance public footpath.	515	515	It is recommended that only the eastern part of this site is considered further as a contingency site. The western part of the site has a strong rural feeling and is well connected to the landscape to the west.
40A	Milton Heights - west of Milton Hill Road	71.1	1340		High	17.6		440	1780	It is recommended that the whole of this site is considered further as a contingency site
40B	Milton Heights - east of Milton Hill Road				High	53.5	Substantial planting to southern edge to create a strong edge to the settlement, building on existing structure of orchard remnants, tree belts, gappy hedgerows and small woodlands	1340		
41	Steventon Storage Facility	50.5	1250		Medium / Low	0.6	Plant new woodland edge to southern, western and eastern boundaries to create a strong countryside edge and link with existing and new green infrastructure	5	5	A lower density is recommended to reflect the scattered settlement pattern
42	North West Abingdon	12.43 (excluding flood zone)	200	Green Belt	High	8.13	with adjacent recreational facilities along southern boundary and reinforce steamside landscape corridor. Screen planting to A34 and Wootton road.	200	200	A higher density may be acceptable

43	East Wootton	7.9	200	Green Belt	Medium	1.9	Provide substantial landscape buffer to eastern and southern edge of site	50	50	A lower density in keeping with the character of this part of Wootton is recommended
44	Land west of Harwell village	50	1250	Setting of AONB	Medium	13	Plant woodland edge to western boundary.	325	325	Housing extending across whole site would have adverse effect on setting of AONB and the retention of the northern and western parts of the site as open countryside is recommended.
45	Land east of East Hanney	50.1	1250		Medium	5.3	Plant new woodland to east and south to create strong countryside edge	135	135	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. The density of this area is recommended to be lower than 25 per ha in line with the rest of the village.
46A	Appleford	62.3	1550		Medium / high	13	Enhance landscape around Appleford	325	700	A lower density in keeping with the character of Appleford is recommended
46B	Appleford				High	15	Enhance landscape around Appleford. Provide for additional Green Infrastructure on western part of Site 46B	375		A lower density in keeping with the character of Appleford is recommended
47	Land west of Steventon	55.8 (46 ha excluding flood plain)	1150		Medium / low	14	Plant new woodland edge to boundaries of sites which face towards open countryside to create a strong edge and screen development	350	350	It is recommended that only the eastern parts of this site are considered further as a contingency site on landscape and visual grounds and excluding the floodplain. Development extending further to the west would erode the countryside setting of and approach to Steventon and development in the south east corner would block a key view over open countryside from within the Conservation Area.
TOTALS						652.19			15825	