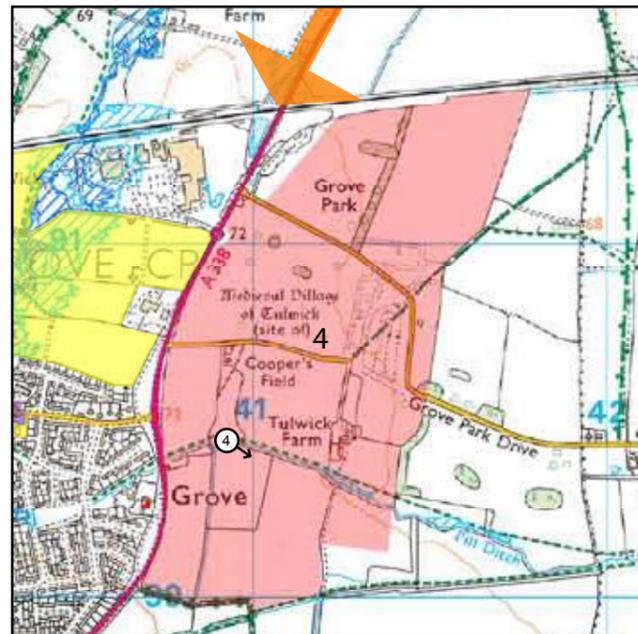


4: East of Grove



Photograph 4: View south-east across the site from the footpath running alongside Pill Ditch



Plan not to scale
See plan on page 28 for wider context and key to symbols

Site Description

- 1.1 The site is located within the flat rural landscape to the east of Grove and is separated from settlement by the A338 Station Road. The site contains a mixture of land uses including large arable fields, fields in pasture and two newly planted woodland areas. Fields within the site are separated by tree belts, hedgerows and ditches.
- 1.2 The site is rural in character and contains no settlement, only isolated farmsteads, including the listed building at Tulwick Farm. The site contains one bridleway and one footpath, which connect Grove to the wider rural landscape to the east.

Site Visibility (see accompanying photograph above):

- 2.1 The site is large and open, with views from a number of visual receptors. There are open views from the properties within the site, including the listed building Tulwick Farm. There are also open views from the public rights of way that run through the site and from the footpath on Crab Hill, to the south. Views consist of open arable or pasture fields, contained by hedgerows and tree belts
- 2.2 Open views are also experienced from local road Grove Park Drive, which runs through the site. Open and partial views can be seen from the A338 Station Road, to the west of the site.

- 2.3 Views into the site from the eastern settlement edge of Grove are filtered by trees and vegetation on the edge of the village and by the semi-mature trees on the south-western edge of the site.

Landscape Capacity:

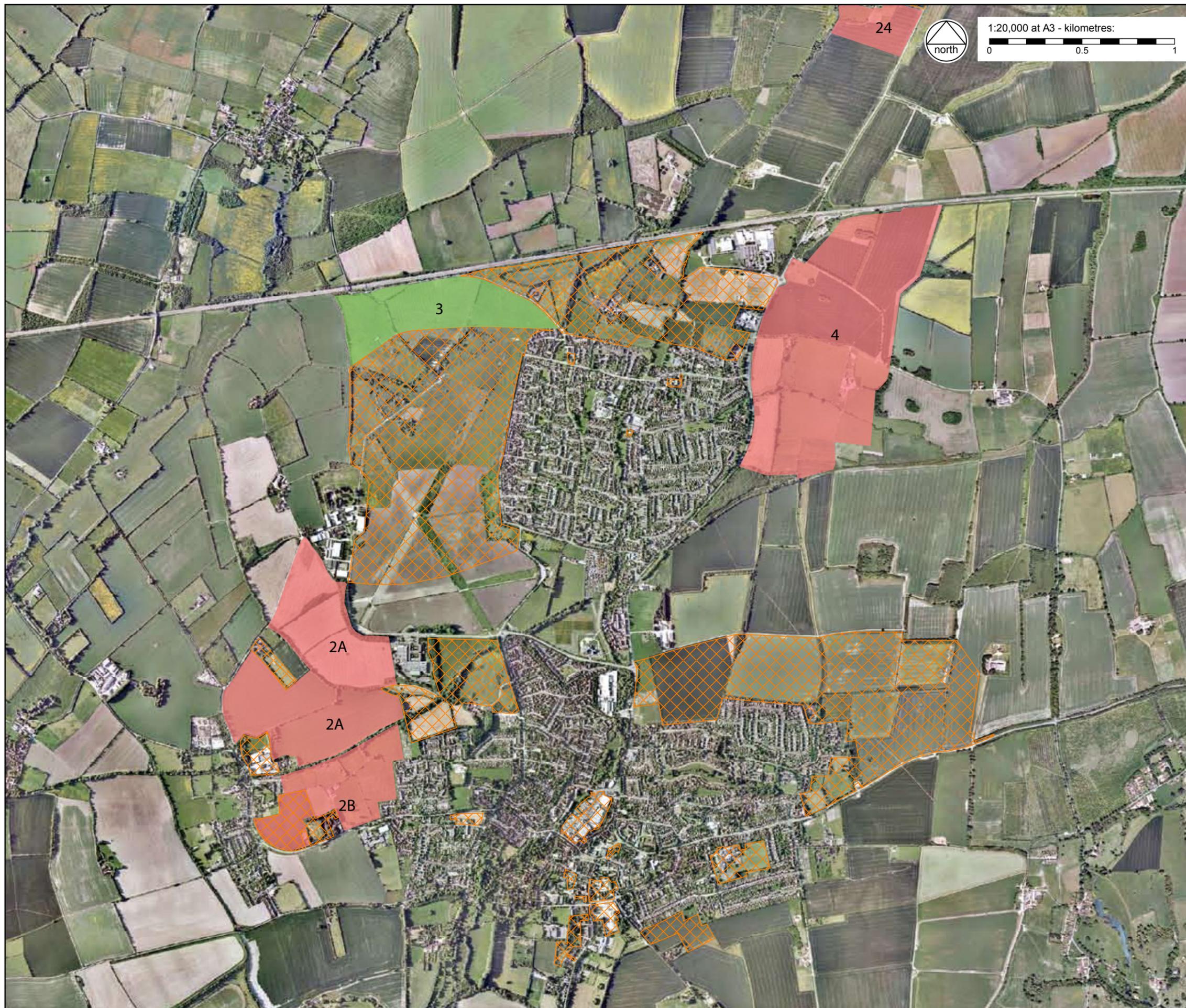
- 3.1 The site is separate from existing settlement and is located in an intact part of the wider rural landscape. The site is not suitable for development in landscape and visual terms and has not been considered further by the Vale of White Horse District Council.

Potential Cumulative Impacts

- 1.1 Both Grove and Wantage are due to experience major growth, as evidenced by the housing allocations shown on maps B1 - B3. Development of Site 3: North West of Grove would have limited cumulative impacts when considered in combination with permitted housing allocations. In contrast development of Site 4: East of Grove would have a substantial cumulative impacts when considered in conjunction with the permitted development sites to the north and west of Grove, as well as the Crab Hill allocation to the north-east of Wantage.
- 1.2 Development of both Wantage sites 2A (West of Wantage -north) and 2B (West of Wantage – south), would have cumulative impacts on the perceived separation between Wantage, East Challow and Grove. Such a development has the potential to merge the three settlements.
- 1.3 Site 2A (West of Wantage -north) is visible in views from the high ground within the AONB, including stretches of the Ridgeway National trail, which lies approximately 5km to the south of the site. These are distant views of the site (particularly the northern part) seen as part of a wide panorama. Within some of these views there are likely to be cumulative visual impacts with the Grove Airfield allocation (to the west of Grove), which would cause the visual coalescence of Wantage and Grove.

Potential Sites for development

- 1.1 The capacity sites that are judged to be suitable for development in landscape terms are shown in Green on Figure B3. Only site 3: North West of Grove is considered to have potential for development in landscape and visual terms.



KEY

- Suitable Site
- Potential site
(requires further detailed analysis)
- Unsuitable Site
- Permitted developments

Figure B3

Land between Abingdon and Didcot - Area C

Area C - Settlement Analysis

- 1.1 Area C covers the land between the market town of Abingdon-on-Thames (to the north) and the town of Didcot (to the south). The landscape within the area is closely linked to the valley floor of the River Thames, which flows through the area in a broad loop. The floodplain of the river is one of the key planning constraints within the area. Deposits of aggregates associated with the river have been quarried within this area, which has changed the character of the landscape in recent decades. Numerous lakes have been created as areas of former quarries have been restored. Beyond the Thames, to the north-west of the Area, is the district boundary with South Oxfordshire, which also forms the southern extent of the Oxford Green Belt. The A34 dual carriageway runs north-south to the west of the area and the railway line connecting Didcot to Oxford (in the north), runs to the east of the area.
- 1.2 Abingdon lies to the north of the area and is bound to the west by the A34 and to the east by the River Thames. The historic core of the town lies adjacent to the Thames and is separated from the southern part of the town by the River Ock, which flows from west to east, to join the Thames. Sites 11A and 11B are adjacent to the southern edge of Abingdon, to either side of the B4017, which runs south from Abingdon to Drayton.
- 1.3 The northern edge of Didcot lies to the south of Area C and contains a business park 'Milton Park' to the north-west and Didcot Power Station (no longer in active use), to the north-east. The large buildings within Didcot Power Station, including the three remaining cooling towers, are highly visible within the local landscape. The village of Milton lies to the immediate north of Milton Park.
- 1.4 A number of large villages lie between the two towns. Drayton lies to the south-west of Abingdon and is centred on the B4017. The village Conservation Area lies to the south-east of the village and the village has since expanded to the north-west and south-west. The village is contained to the west by the A34 and Site 13: West of Drayton covers the fields that currently lie between the village and the A34. Site 12: North East of Drayton covers a large area of rural agricultural land to the north-east of Drayton. The south-western part of the site abuts Drayton Conservation Area. Site 14: South of Drayton, lies to the south-east of the village, to the immediate east of the existing southern extent of the village and south of a permitted housing development. Drayton Park Golf Club lies to the south of Site 14.
- 1.5 The A34 contains Drayton to the south as it crosses the B4017. Beyond this crossing to the south, lies the village of Steventon. Steventon is a nucleated settlement, which is constrained to the east by the floodplain of Mill Brook - a tributary of the Thames. Site 26: Steventon, lies to the north-west of the village, to the immediate north of a permitted housing site, which is currently under construction.
- 1.6 To the east of Drayton, situated between Didcot (to the south) and the River Thames (to the north), lies the village of Sutton Courtney, a linear settlement located along the High Street. The village

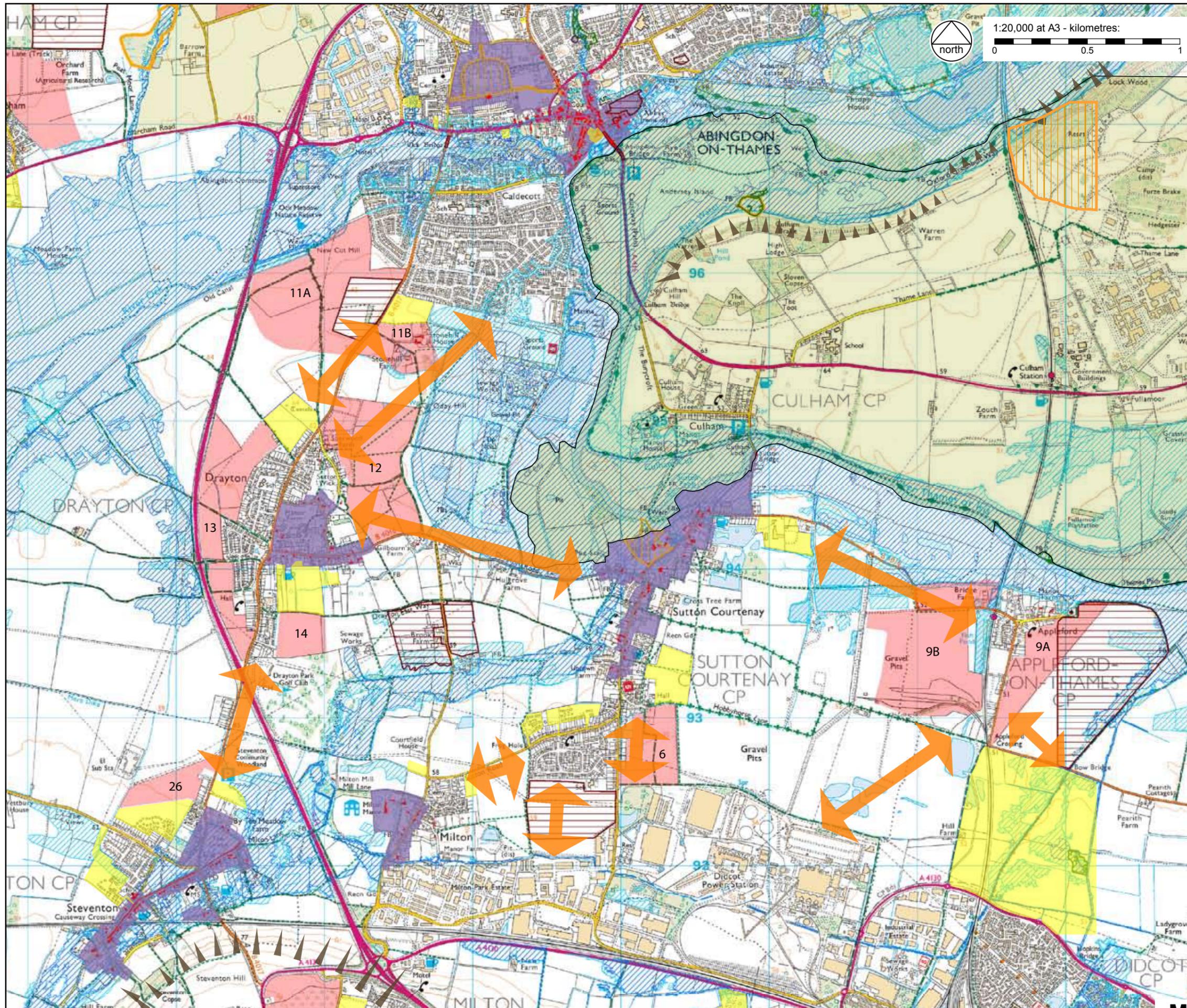
contains a large conservation area with numerous listed buildings. A registered Park and Gardens lies to the north-west of the village. The village is constrained to the north by the floodplain of the River Thames, and recent expansion of the village has occurred to the south and south-west. The village edge is now separated from Didcot Power Station by two fields and a small copse of woodland. Site 6: South East of Sutton Courtney lies to the south-east of the village, to the immediate north of Didcot Power Station.

- 1.7 To the east of the Area, immediately east of the railway line, lies the small village of Appleford. Proposed development at Didcot extends up to Appleford Crossing at the southern edge of the village. The village is constrained to the north by the floodplain of the River Thames. Appleton is a small nucleated settlement with a train station at the western extent and St Peter and St Paul Church (a listed building) at the eastern extent of the village. The church is a local landmark. To the south-east of the church is a scheduled monument. Site 9A lies within the arable field to the south of the church, which extends south to Appleford Crossing. Site 9B is located to the west of the railway, within an area covered by mineral workings. The majority of the site lies to the south of the B4016 and is now landfilled. The small area to the north of the B4016 is currently being quarried.
- 1.8 Numerous rights of way cross the area connecting the villages to each other and the wider landscape.

Sites covered within Area C:

- 6. South East of Sutton Courtney
- 9A. Appleford East
- 9B. Appleford West
- 11A. South West of Abingdon - Considered further by the Council
- 11B. South of Abingdon - Considered further by the Council
- 12. North East of Drayton
- 13. West of Drayton
- 14. South of Drayton
- 26. North of Steventon - Considered further by the Council

See Figure C1 for site locations.

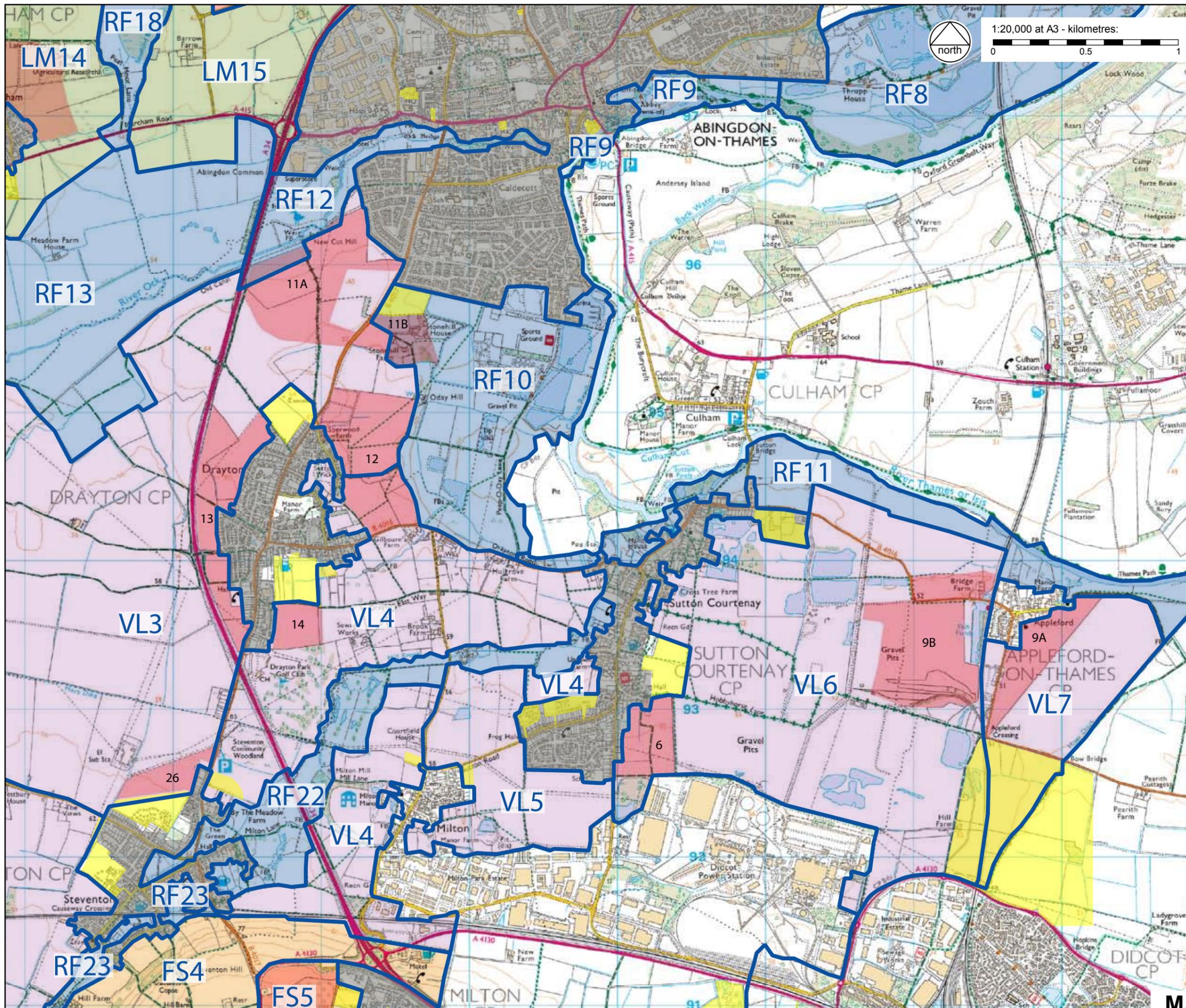


- KEY**
- 1 Shortlisted Sites
 - Permitted development.
 - Green Belt
 - Sites of Special Scientific Interest
 - Ancient Woodland
 - Flood Zone 2
 - Flood Zone 3
 - Conservation Areas
 - Listed Building Structures
 - Registered Parks and Gardens
 - Scheduled Monuments.
 - Prominent Slopes
 - Separation between Settlements.

Figure C1
Landscape Capacity Study of Sites in Vale of White Horse District

Area C - Landscape Character

- 1.1 All the sites within Area C, with the exception of the majority of Site 11B (South of Abingdon), lie within the Lower Vale Farmland Landscape Type identified within the Vale of White Horse District Wide Landscape Character Assessment 2017. Key characteristics of this type include:
- The Type is predominately underlain by a superficial geology of sand and gravel, and has heavy clay soil.
 - 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.
 - 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. The eastern end of the Lower Vale is disturbed by quarrying and settlement around Didcot, towards the River Thames floodplain. The Lower Vale Farmland wraps around a number of settlements, including Grove, East Hanney and Drayton, but the main body of the Type has very limited settlement other than the occasional farmstead.
 - Major transport routes, including the A34 dual carriageway, and the Great Western Main Line and Cherwell Valley railways, cross through the Lower Vale Farmland, but there is a limited internal road network. The disused Wiltshire and Berkshire canal crosses diagonally through the centre of the Lower Vale.
 - The relatively open nature of the low lying landscape allows views of the high ground which define the vale to the north and south.
- 1.2 Within this Landscape Type, Sites 11A, 13 and 26 in their entirety fall within character area VL3: East Hanney to Abingdon Lower Vale Farmland. The south-western part of Site 11B and the northern half of site 12 also fall within this Character Area (see figure C2). This landscape is characterised by low lying, large scale, open arable farmland falling gently towards the Ock, which rises slightly to the north of Drayton. Boundary vegetation is limited and there is no significant woodland, in contrast to smaller scale, more vegetated areas of Lower Vale Farmland to the east, west and south. Field boundaries are frequently formed by open ditch lines, draining the fields towards the Ock. The A34 cuts through the eastern end of the Character Area, but the area has very limited settlement and road access within it. The area abuts the settlements of Abingdon and Drayton to the east.
- 1.3 Sites 11A, the south-western part of Site 11B and the northern half of site 12 are characteristic of this Character Area. Site 13 displays many of the key characteristics of the Character Area and Landscape Type, however this site has a strong relationship with the western edge of Drayton and is separated from the remainder of the Character Area by the A34 dual carriageway. The southern fields within Site 13 have strong boundary hedgerows and tree belts, which are atypical of the Character Area. Site 26 displays many of the key characteristics of the Character Area, but has a strong relationship with the new development to the immediate south.
- 1.4 Site 14 and the southern half of Site 12 lie within Character Area VL4: Steventon to Sutton Courtney Lower Vale Farmland which consist of small to medium scale parcels of land in contrast to the large scale open areas of Lower Vale Farmland to the east and west. Tree cover associated with the smaller scale parcels of land limits views across the area. The Character Area includes a mixture of uses including a golf course, manor house and grounds, paddocks, rural industry, as well as areas of arable farmland. Mill Brook dissects the Character Area south-west to north-east. The Character Area forms the separation between Drayton, Steventon, Sutton Courtney and Didcot. Settlement within the Character Area is limited to occasional farmsteads. Both Sites are typical of the Character Area.
- 1.5 Sites 6 and 9B lie within Character Area VL6: North Didcot Lower Vale Farmland. This is a low lying landscape to the south of the River Thames floodplain and underlain by gravel. The landscape is large scale and is influenced by intensive human intervention, with former and current gravel extraction evident, areas of restoration, lakes and landfill. The remaining cooling towers of Didcot power station are prominent in views south and the area abuts Appleford railway station on the Cherwell Valley railway line between Didcot and Banbury, to the east. The site forms the separation between Didcot and the villages of Sutton Courtney and Appleford. It also provides the essential separation between Sutton Courtney and Appleford. There is no significant settlement within the Character Area. Both Sites 6 and 9B are typical of the Character Area.
- 1.6 Site 9B lies to the east of Appleford, and covers approximately one third of the VL7: Appleford Lower Vale Farmland Character Area. This is a low lying landscape above the River Thames floodplain to the north, which consists of large scale arable farmland with well maintained hedges with hedgerow trees, but no significant woodland. The landscape is contiguous with the wider rural landscape to the east beyond the District boundary. The area is relatively open with views south to the current remaining cooling towers of Didcot power station. The area forms the essential separation between Didcot and Appleford, and provides the south and eastern setting to Appleford.
- 1.7 The majority of Site 11B lies within the River Floodplain Landscape Type. The site shares many of the key characteristics of this Landscape Type including:
- Low lying level areas of floodplain situated on alluvial deposits.
 - There is the presence of open water in the form of rivers, with channels, streams and brooks.
 - Land use is generally pastoral, often with wet meadows, including those used for grazing, with tree species including willow and alder. Woodland is limited within the floodplain.
 - In some instances there are surrounding urban influences, including housing, roads and utilities associated with settlements such as Abingdon and Kennington. Gravel extraction has occurred within the Thames floodplain at the north-eastern edges of the District, resulting in water filled pits.



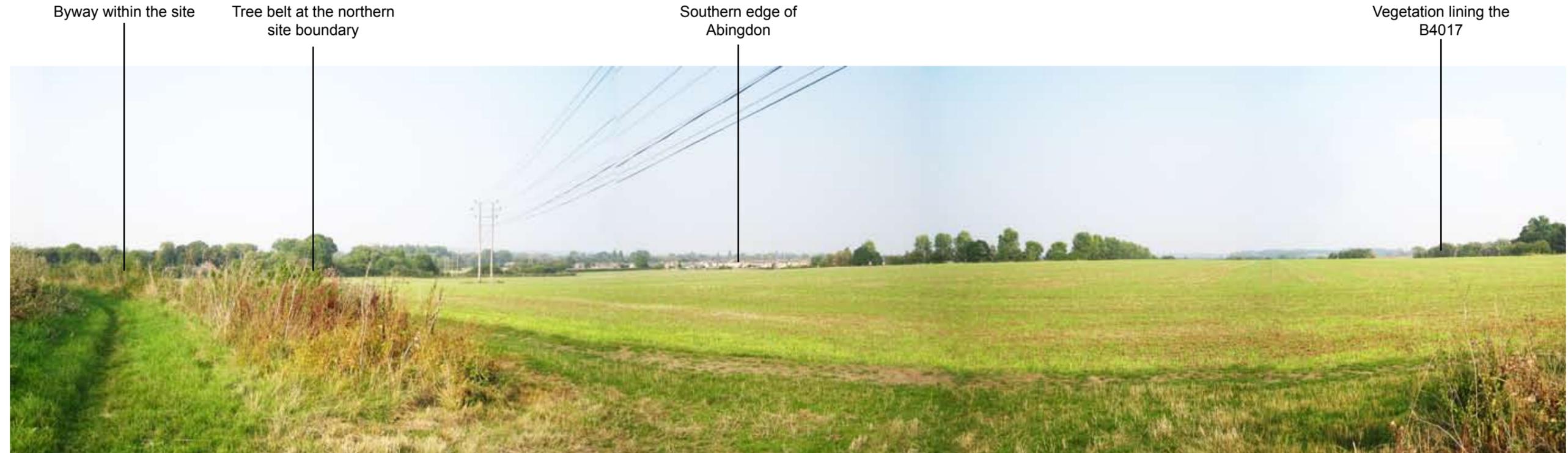
- KEY**
- 1 Shortlisted Sites
 - Permitted development.
 - Settlements.
 - Character Area Boundary
 - FS= Downs Footslopes
 - LM= Limestone Ridge with Woodland
 - RF= River Floodplain
 - VL= Lower Vale Farmland/
Upper River Valley Floor

Figure C2

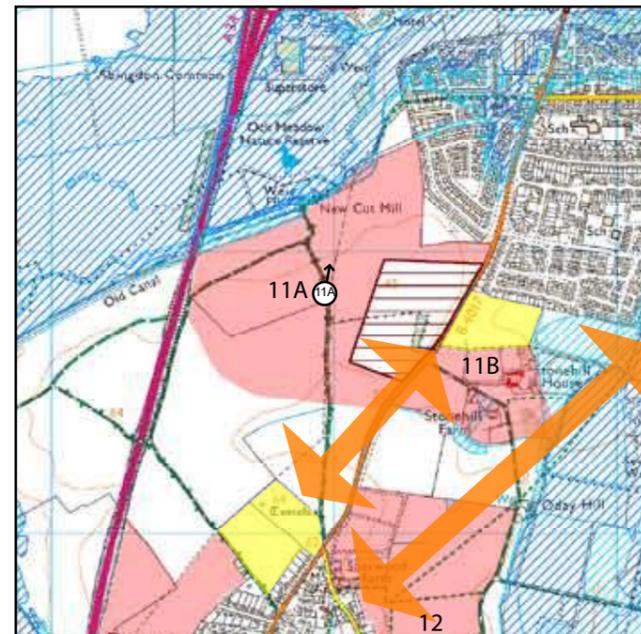
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Area C - Sites taken forward for further testing by the Council

11A: South West of Abingdon



Photograph 11A: View north-east across the site to Abingdon, from the high ground of the byway which runs through the site.



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 Site 11A comprises 3 medium sized arable fields and the northern parts of two larger arable fields. Fields are bound by hedgerows, which vary in condition. The site is bound to the west by the A34 and to the west by the B4017. The south-western corner of Abingdon abuts the north-eastern corner of the site and the remainder of the northern boundary follows the flood plain of the River Ock, which flows to the north of the site. A tree belt lines the northern boundary. The southern boundary is open.
- 1.2 A local ridge runs east-west across the site, splitting the western part of the site into two. To the north of the ridge, the site slopes north towards Abingdon. To the south, the land slopes south-east towards Drayton.
- 1.3 A public byway runs north-south, bisecting the site. A footpath runs along the northern boundary of the site, joining the byway. A bridleway branches west from the byway and turns south to run parallel to the A34 until it meets the byway to the north-west of Drayton.

Site Visibility (see accompanying photograph above):

- 2.1 There are open views of the northern part of the site from the rights of way within the site and from the southern settlement edge of Abingdon. Views of the site from the central byway are limited by the hedgerows lining the route. Open views are only possible at

field gates and from higher ground on the local ridge. The northern part of the site has a stronger relationship with Abingdon.

- 2.2 There are open views of the southern edge of the site from byway to the south-west of the site at Drayton and from the new housing to the north-west Drayton.

Landscape Capacity:

- 3.1 The landscape capacity development of the site for housing is as follows:
Substantial sensitivity x **Moderate** value = **Low** landscape capacity
- 3.2 The site is a rural and attractive landscape and the southern part is important to the separation between Abingdon and Drayton. The low lying land within northern part of site has a stronger connection to Abingdon and a lower contribution to landscape character and the separation between settlement. This part of the site may have some capacity for development, providing the setting to the Scheduled Monument is not adversely affected.
- 3.3 The introduction of major infrastructure would change the character of the site and would require the subsequent reassessment of the site's capacity for development.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-06 = Negligible 07-12 = Slight 13-18 = Moderate 19-24 = Substantial 25-30 = Major</small>
3	3	3	3	4	4	20
The site comprises open, gently undulating arable fields with hedgerow boundaries. Hedgerows are either intact and in good condition or are defunct. The tree belt at the northern site boundary is a strong landscape feature.	The northern part of the site has a strong relationship with the settlement edge of Abingdon. In contrast, the southern part of the site lies to the south of the local ridge, has a much weaker relationship with Abingdon and a stronger association with Drayton.	The site provides a moderate contribution to the physical separation between Abingdon and Drayton. The local ridge is a key element of this separation. The southern part of the site which sits to the south of the local ridge has a higher contribution to the separation between settlement than the northern part of the site.	The site contributes to the setting of Abingdon to the north. The high ground within the site has strong visual links with the surrounding rural landscape	There are open views of the site from the public rights of way that runs through it and from the byway to the south. There are views of the northern part of the site from the properties to the south-west of Abingdon. Open views of the southern part of the site can be seen from the B417, to the south of the site, through gaps in the hedgerow that lines the road.	There are hedgerow boundaries located at the top of the ridge, which provide a landscape structure that could be built upon in order to develop the northern part of the site. Development within the land to the south of the site would be inconsistent with landscape character and would harm the separation between Drayton and Abingdon. These effects cannot be mitigated.	SUBSTANTIAL

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	4	3	1	1	4	3	17
N/a	The eastern part of the site surrounds a Scheduled Monument: Sutton Wick settlement site. Development within the site has the potential to affect the setting to the Scheduled Monument. Ock Meadow Nature Reserve lies to the immediate north of the site	The site is typical of the local Character Area and consists of an attractive piece of rural landscape. The local ridge within the site affords long views over an otherwise flat landscape. The A34 is in cutting as it passes the site, which reduces the noise impacts from the road.	N/a	N/a	Three public rights of way run through and around the site, providing links between Abingdon, Drayton and the wider landscape to the west of the A34 dual carriageway. The rural character of the site contributes to the recreational value of these rights of way.	The site is open and expansive with some long views from the high ground within the site. The settlement edges of Abingdon and Drayton are apparent from within the site and the noise from the A34 is an audible detractor.	MODERATE

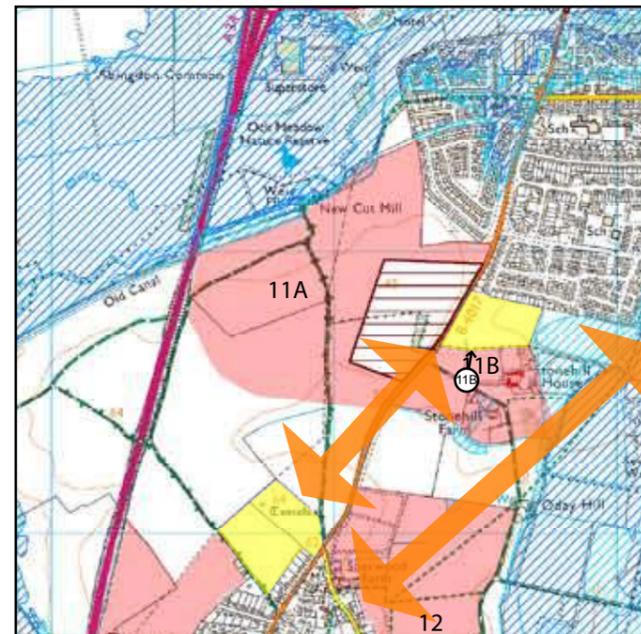
11B: South of Abingdon

Vegetation lining the B4017

New development to the north of the site



Photograph 11B: Looking north into the north-western field of the site, from the bridleway to the south.



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 The site is located to the south of Abingdon and east of the B4017. The western boundary of the site abuts the floodplain of the river Thames. The site is split in two by the access track (and bridleway), which runs through it from north-west to south-east. To the south of the track is Stonehill Farm and an open field in pasture. There is visual continuity between this field and the agricultural land to the south.
- 1.2 To the north of the site are a collection of small fields in pasture, centred around the listed building Stonehill House. The fields have strongly vegetated boundaries and there are two small copses of tree, one to the north of the site and one to the south. A new housing development is underway to the immediate north of the site. The north-western field has some visual links with the proposed housing area.

Site Visibility (see accompanying photograph above):

- 2.1 The northern part of the site is visually contained and rural in character. The track which runs through the site is heavily vegetated to the north and views of the northern part of the site are only possible through gaps in the vegetation. There are open views of the northern part of the site from the listed building Stonehill House. Glimpsed views of the north-western field are possible from the

new housing development to the north. These views are likely to increase in winter when vegetation is not in leaf.

- 2.2 The southern part of the site is visible from the bridleway to the north and east, and can be glimpsed from the B4017 to the west.

Landscape Capacity:

- 3.1 The landscape capacity development of the site for housing is as follows:
Moderate sensitivity x **Moderate** value = **Medium** landscape capacity
- 3.2 The small field to the north-east of site has the highest capacity in landscape and visual terms. The southern part of the site has an important contribution to the separation between Abingdon and Drayton. Further work is required to assess whether the site could be developed without significant harm to the listed building within the site and landscape character and features.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-06 = Negligible 07-12 = Slight 13-18 = Moderate 19-24 = Substantial 25-30 = Major</small>
4	3	2	2	3	2	16
The site crosses two Character Areas and there is a distinct difference between the character of the site to the north and south of the access track, which runs through it. The northern fields are small scale and intimate, with strong boundary features and high levels of enclosure. The southern field is located on high ground with a south-facing slope, which provides strong visual continuity with the landscape to the south.	The northern boundary of the site abuts a new housing development on the southern edge of Abingdon, however the site is separated from this development by an intact hedgerow, with hedgerow trees. The eastern, southern and western edges of the site link to the wider rural landscape.	The southern part of the site provides a moderate contribution to the physical and visual separation between Abingdon and Drayton. The northern part of the site has a limited contribution towards this separation.	The northern part of the site provides the setting to the listed building Stonehill House, but has little contribution to the setting of Abingdon. The southern part of the site contributes to the character of the wider landscape.	The southern part of the site is more widely visible than the northern part of the site, with views from the bridleway to the north, Stonehill Farm, the B4017 and distant views from Drayton to the south. The northern part of the site is much more contained, with views restricted to Stonehill House and occasional views from the housing to the north and the bridleway to the south.	Containment of the northern part of the site could build on the existing mature landscape structure, which has potential to mitigate the effects of the development on the wider landscape. The setting to the listed building would need to be a key consideration for any mitigation put forward. The open nature of the southern site and the location of this land on high ground, would mean that development within this part of the site could not be screened without a departure from existing landscape character.	MODERATE

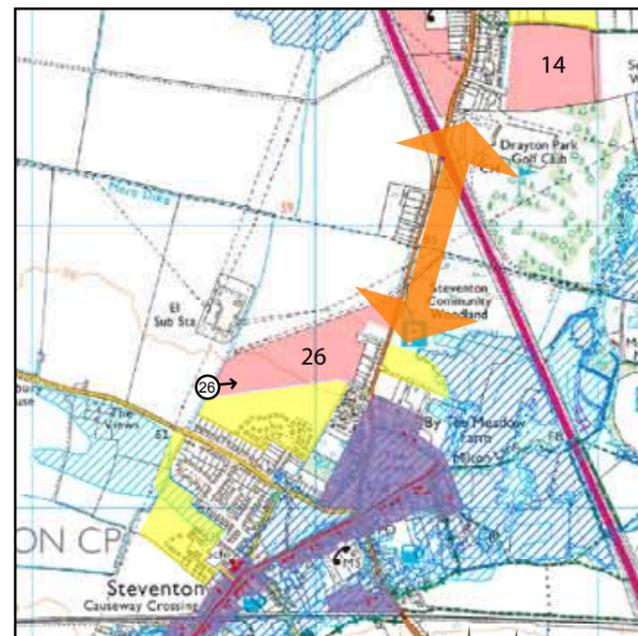
Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	1	1	3	3	15
N/a	The Grade II listed building Stonehill House lies within the site. Small areas of the site are covered by floodplain.	The small scale and intimacy of the pastoral landscape to the north of the site is unusual in the wider landscape. The open pastoral field to the south is consistent with local character.	N/a	N/a	A bridleway runs through the centre of the site.	The northern part of the site is intimate and enclosed with few urban influences. The southern part of the site is open and exposed with some long views to the south. Both parts of the site are impacted by the noise of the trucks, which use the track through the site as an access road to the quarries in the east.	MODERATE

26: North of Steventon



Photograph 26: View north-east across the site from the western site boundary.



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 The site is part of a large arable field which extends to the north and south. The land to the south is in the process of being developed for housing. The field remains open to the north, with clear views of the southern most properties of Drayton from within the site.
- 1.2 The eastern boundary is formed by the back gardens of properties to the north-east of Drayton. The north-eastern boundary is formed by the hedgerow lining the B4017 Steventon Road. This hedgerow terminates at the pylons and the boundary beyond is open to the road. The western boundary is formed by hedgerows and hedgerow trees, which form the field boundary. Two lines of pylons lies to the immediate north of the site, within the same field.

Site Visibility (see accompanying photograph above):

- 2.1 There are currently open views of the site from the newly constructed dwellings to the south of the site and from the existing northern edge of Steventon. Views are of a large arable field, with pylons crossing the field and housing to the north-east, east and south.
- 2.2 There are open views of the site from the stretch of the B4017 Steventon Road to the north of the site and intermittent views of the site through gaps in the hedgerow lining the road to the east of the

site. There are no public rights of way with views of the site.

Landscape Capacity:

- 3.1 The landscape capacity development of the site for housing is as follows:
Moderate sensitivity x **Slight** value = **Medium/ High** landscape capacity
- 3.2 The land to the north of the site is key to maintaining the separation between Steventon and Drayton. There is the potential for development within the site, to the south of the transmission line easement, provided that a strong landscape buffer is introduced to the north of the site.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-06 = Negligible 07-12 = Slight 13-18 = Moderate 19-24 = Substantial 25-30 = Major</small>
2	2	2	2	3	3	14
The site forms part of a large arable field. The southern part of the field is in the process of being developed for housing. The northern boundary of the site is open to the remainder of the field. There are no features within the site and the boundary vegetation to the site could be improved upon.	The site is adjacent to existing development to the east and by new development to the south.	The site forms a small part of the separation between Steventon and Drayton (to the north). The A34 dual carriageway forms a strong dividing feature between the two settlements.	The field that the site sits within is contained from the wider rural landscape by boundary vegetation. The site has some contribution to the setting of Steventon, however this is interrupted by the new development to the south of the site.	Views of the site are contained to its immediate surrounding. There are open views of the site from the stretch of the B4017 to the north-east of the site. There are also views of the site from the existing dwellings to the north-east of the site. There are currently open views of the site from the construction site to the immediate south.	There is high potential to mitigate for any visual impacts caused by a potential housing development, however the northern boundary is currently open and mitigation planting would take time to establish.	MODERATE

Landscape Value:

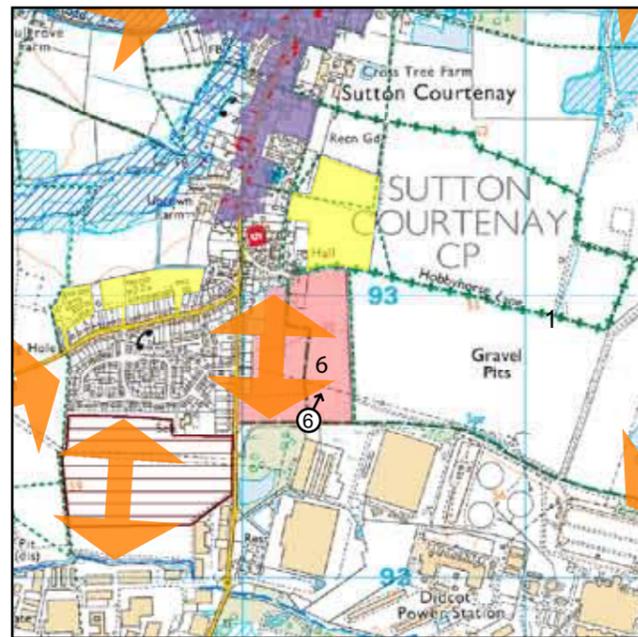
Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	1	2	9
N/a	N/a	The field that the site lies within is typical of the Character Area and type. The site is influenced by the settlement to the south and east.	N/a	N/a	N/a No public rights of way. No recreational land.	The site is currently rural in character, however it is subject to urban influence from the settlement to the south and east and the scenic quality of the site is reduced by the overhead pylons to the north. Noise from the A34 dual carriageway to the north is apparent.	SLIGHT

Area C - Sites excluded from further analysis

6: South East of Sutton Courteney



Photograph 6: Looking north-east across the site from the bridleway on the southern boundary.



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 The site lies to the south-east of the village, to the immediate north-east of Didcot Power Station. Harwell Road runs to the west of the site and connects Sutton Courteney to Didcot via Milton Park. A byway, Hobbyhorse Lane, runs to the immediate north of the site and a footpath runs adjacent to the western boundary hedgerow. Two bridleways pass through the site. One follows the southern site boundary and the second runs north-south through the centre of the site.
- 1.2 The site consists of a series of small to medium rectilinear arable fields, bound by hedgerows at the site boundaries. The internal hedgerow structure is degraded and largely defunct. A small copse lies to the north of the site. The fields within the site are generally open and exposed, with intervisibility between fields. The northern part of the site is more enclosed due to the copse and intact boundary vegetation. A line of pylons crosses the southern part of the site.

Site Visibility (see accompanying photograph above):

- 2.1 The site is reasonably well contained. Views of the site are only possible from footpaths associated with the site and from the adjacent dwellings to the east. There are open views of the site

from the bridleway that runs through the centre of the site and from the bridleway located within the southern boundary. Intermittent views are possible from the footpaths to the immediate north and east of the site, through gaps in the boundary vegetation.

- 2.2 Visibility from the adjacent properties varies. Some have open views, while others are screened from the site by vegetation. There is a semi-soft edge to the settlement. Field boundaries and the copses to the north of the site provide enclosure. Views to the south-east are dominated by the cooling towers of Didcot power station, visible across the site.

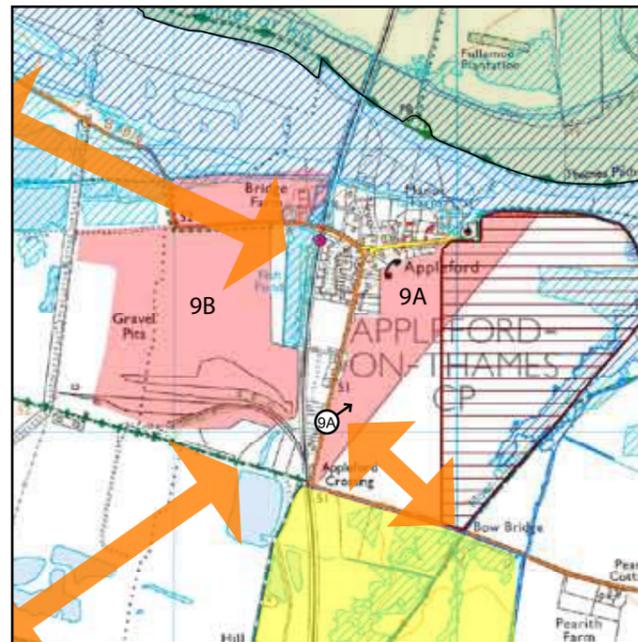
Landscape Capacity:

- 3.1 The site provides the essential separation between Sutton Courteney and Didcot. The site is well served by public rights of way, which are well used by local residents. The site forms part of the setting to Sutton Courteney and has a higher scenic quality than the modified landscape to the east.
- 3.2 The site is not suitable for development in landscape and visual terms and has not been taken forward by the Council.

9A: Appleford - East



Photograph 9A: View north across the site from Main Road



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 The site consists of one, triangular arable field located to the south-east of Appleford. The majority of the village lies to the north and north-west of the site, with the Main Road forming much of the western boundary. The eastern boundary is formed by a hedgerow, which runs at a diagonal from the southern corner of the site at Appleford Crossing, to the north-eastern corner of the site. The site is open and exposed. The hedgerows at the site boundaries provide some screening, however there are large gaps within the hedgerows, which allow long views across the site.
- 1.2 A Scheduled Monument lies within the north-eastern corner of the site and the listed Church of St Peter and St Paul lies to the north. The church is visible across the site from the southern stretch of Main Road, which forms the southern approach into Appleford.

Site Visibility (see accompanying photograph above):

- 2.1 The site is visible from dwellings on the eastern edge of the village, which back onto the site. Views from these properties vary with boundary treatment.
- 2.2 There are open views into and across the site to the church from the southern section of Main Road and the site is also visible from Appleford Crossing. Glimpsed and partial views of the site are

possible from the bridleway along Moor ditch, to the east of the site.

Landscape Capacity:

- 3.1 The site forms part of the essential separation between Appleford and the future settlement edge of Didcot. A Scheduled Monument is located within site, which is likely to be adversely impacted by development within the site. The setting to the listed church may also be adversely affected by development within the site. The site forms part of the setting to the village, particularly as a key component to the approach to the village from the south.
- 3.2 The site is not suitable for development in landscape and visual terms and has not been taken forward by the Council.

9B: Appleford - West

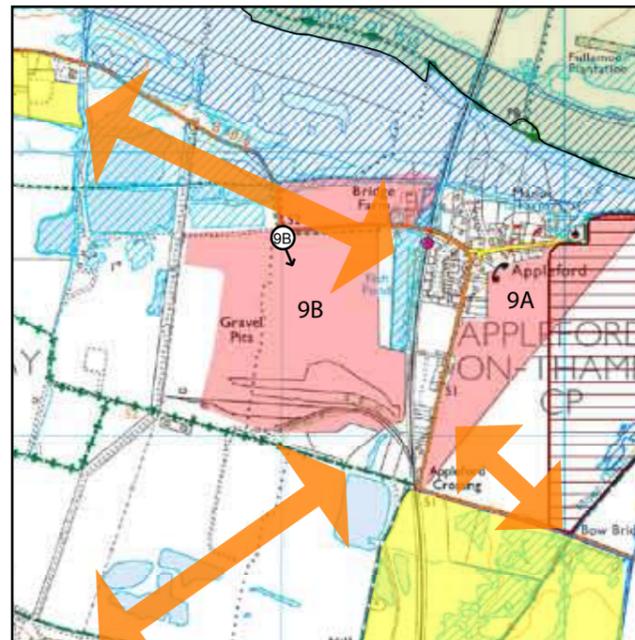
Tree belt to the west of railway screens views of Appleford.

Site 9B

Internal hedgerow boundary



Photograph 9B: View south-east across the southern part of the site from the northern edge of this parcel



Plan not to scale

See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 Site 9B is formed by two part, with the northern part located to the north of the B4016 and the southern part located to the south of the road. Both sites are divorced from the settlement of Appleford by the railway line, which runs north-south to the east of the site and west of the village.
- 1.2 The northern part of the site consists of a small rectilinear field, which is currently in use as a quarry. High bunds line the southern boundary which abuts the B4016.
- 1.3 A footpath runs to the south of the B4016 and there is a line of mature trees between the road and the footpath. To the south of the footpath lies a dry but reed filled ditch.
- 1.4 The southern part of the site is much larger and is domed, reflecting its recent use as landfill. This part of the site is bound to the east and south-east by strong belts of vegetation. Further mineral workings lie to the south-west and restored lakes lie to the north-west. At the time of the site visit the southern part of the site was set-aside.

Site Visibility (see accompanying photograph above):

- 2.1 Both sites (northern and southern) are extremely well contained and

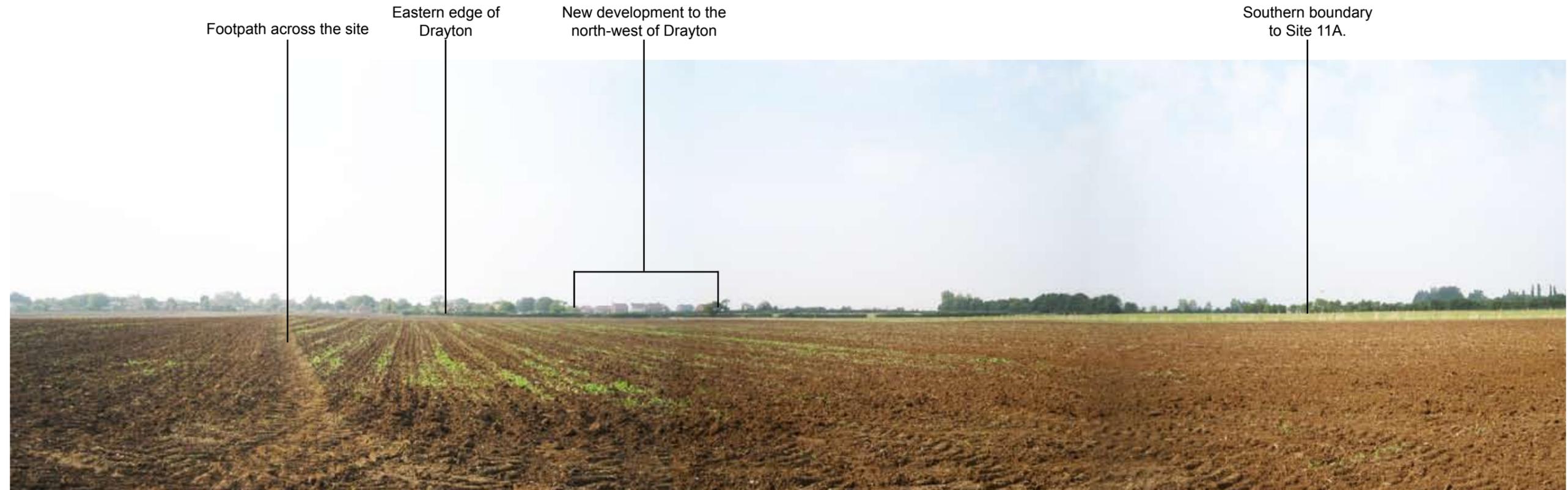
intervisibility of both is extremely limited. There is no intervisibility between the site and Site 6 at Sutton Courtney.

- 2.2 There are open views of the southern part of the site from the adjacent footpath, to the immediate north of the site boundary. There are glimpsed views of the southern part of the site from the B4016 to the north, and no views from any other roads or properties.
- 2.3 Views of the northern part of the site (north of the B4016) are obstructed by bunding. The site is currently in use as a quarry.

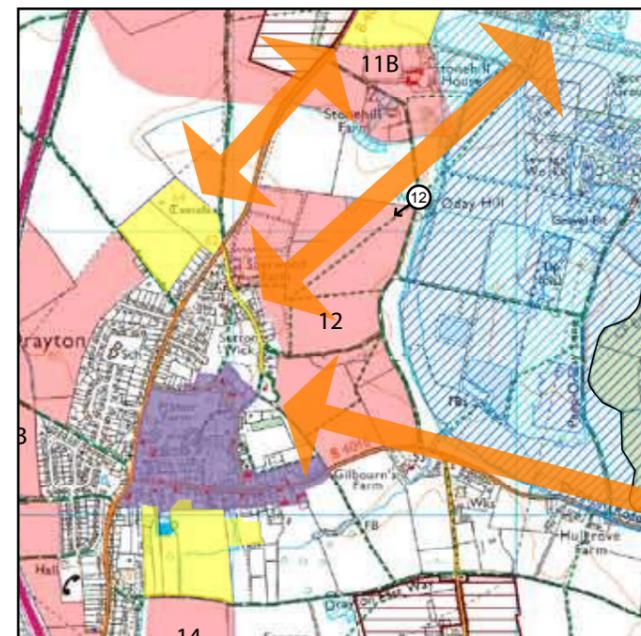
Landscape Capacity:

- 3.1 The site consists of a low value landscape, however it has no relationship to the settlement of Appleford, which lies beyond the railway line, to the east and is hidden from view by an evergreen tree belt.
- 3.2 The small site to the north is currently being quarried and is divorced from settlement. This part of the site has the potential to be restored fully after the quarrying and is the least suitable for development. There is evidence that the southern part of the site is Landfill, which would not be suitable for development. The site has not been taken forward by the Council.

12: North East of Drayton



Photograph 12: View south-west across the site from the bridleyway at the north-eastern corner of the site



Plan not to scale
See plan on page 42 for wider context and key to symbols

Site Description

- 1.1 The site consists of one large, open arable field to the north-east, a medium sized field in pasture to the north-west and a series of smaller arable fields to the south. A tree belt lines the bridleyway, which runs east-west through the centre of the site. Hedgerows with hedgerow trees line much of the western site boundary. Internal boundaries are generally open or formed by agricultural fencing, however a new hedgerow has been planted within the southern part of the site.
- 1.2 Two large barns have recently been constructed within the southern part of the site, with an access onto the B4016 to the south. The western boundary of the site is formed by the eastern settlement edge of Drayton and the south-western corner of the site lies adjacent to Drayton Conservation Area.
- 1.3 Three footpaths and the central bridleyway cross the site. A further bridleyway lies to the immediate east of the site. To the east of this bridleyway the landscape is disturbed by quarrying.

Site Visibility (see accompanying photograph above):

- 2.1 There are open views of site from the three footpaths which cross the site and varying degrees of view from the bridleyway which

passes through the centre of the site. Views to the wider landscape from within the site are contained by tree belts and hedgerows. Site 11B is visible from the northern part of the site.

- 2.2 The visibility of the site from the bridleyway to the east of the site varies with boundary vegetation. Much of the eastern bridleyway is contained by hedgerows and tree lines, however there are frequent gaps in the vegetation, particularly to the north. There are views of the northern part of the site from housing at the north-western edge of the village.
- 2.3 The southern half of site is more contained, however there are open views from the footpath that crosses it and from the B4016 to the immediate south. These views currently contain the site and the two large industrial sized barns within the site.

Landscape Capacity:

- 3.1 The site forms the eastern landscape setting to Drayton and part of the setting to the Conservation Area. The footpaths within the site currently have a rural outlook and are an important recreational resource for the village. The land within the site has a higher landscape value than the degraded landscape to the east of the site, which has been disturbed by quarrying. The site is representative of the Character Area within which it falls.
- 3.2 The site is not suitable for development in landscape and visual terms and has not been taken forward by the Council.