



MATTER 8: Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (CP8 - CP11 and CP14)

Thursday 4 February 2016

Vale of White Horse Local Plan 2031: Part 2 - Examination

HEARING STATEMENT on behalf of Arnold White Estates Ltd

Project reference	GP 006	Date	11 December 2015
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Gardner Planning Ltd

**Down Ampney
Bendlowes Road
Great Bardfield
Essex
CM7 4RR**

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Appendices

GPL M8/

1. Table of Sites to be excluded from the Green Belt
2. Extract from Green Belt Study Radley South
3. Appraisal Report for Radley South

1.0 INTRODUCTION

- 1.1 This is a Hearing **Statement** submitted to the Inspector holding the Stage 2 Examination of the Vale of White Horse **Local Plan (LP)** 2031 in February 2016. It is submitted by Gardner Planning Ltd (**GPL**) on behalf of Arnold White Estates Ltd (**AWEL**) which is a development promoter with land interests in The Vale of White Horse (**VWH**) District. GPL/AWEL made a detailed response to the Local Plan Publication Version in December 2014.
- 1.2 This Statement responds to the Inspector's initial questions in order to inform the Examination and as a starting point to the round-table hearing session. The text is within the 3,000-word limit although the quotations, front page and references may make it a little longer.

2.0 QUESTION 8.1

Other than in connection with Green Belt issues (considered in Matter 5) are the Strategic Housing Allocations listed in policy CP8 soundly based and deliverable?

- (a) North of Abingdon-on-Thames (site 2)*
- (b) North-West of Abingdon-on-Thames (site 1)*
- (c) North-West of Radley (site 4)*
- (d) South of Kennington (site 3)*
- (e) South of East Hanney (site 6)*
- (f) East of Kingston Bagpuize with Southmoor (site 7)*

- 2.1 The way the sites north of Abingdon (1 and 2) appear in the proposals map (two site 1s and 2s) with part of site 2 remaining in the GB seems odd. There is also a gap between sites 1 and 2 which is taken out of the GB but not allocated for development, which is also odd. These factors may have something to do with ownership and deliverability. Certainly it would have been expected that such a large area allocated for 1,000 dwellings, with these oddities, would have received some commentary in the Plan.

- 2.2 This Statement has no information on deliverability and has commented on the soundness of the other sites (the tests of the Framework 79 - 86) in Matter 5.

3.0 Question 8.2

Are there other sites which would more appropriately meet the identified need for new housing?

- 3.1 The allocation of sites north of Abingdon (with a housing capacity of 1,000 homes) would be in breach of the principle of 'clear boundaries' in Framework para 85 pt 6 and have oddities which could indicate delivery problems as explained above.
- 3.2 Otherwise the submission of 'other sites' is a matter of addition rather than substitution because of the large shortage of housing allocation in this sub-area mainly to serve the unmet need of Oxford. This is quantified as some 3,000 extra homes, and the favourite location to be the Abingdon and Oxford Fringe sub-area.¹ The allocations in the LP (including the 1,990 in policy CP8) are to meet the needs of VWH District so that further allocations (mainly in this sub-area) are needed with 3,000 homes as a target as explained for Matter 5.
- 3.3 Appendix GPL M8/1 is a table² of all the sites proposed for removal from the GB in this sub-area showing that the removed but unallocated sites could collectively deliver some 1,900 homes, 63% of what is required, but still leaving a shortfall of 1,100 homes.

Radley South - site 'S' or '14'

- 3.4 This site was recommended for release from the GB in the Green Belt Review Phase 3 Report (Kirkham Landscape Planning Ltd) (Feb 2014) as site 14. Appendix GPL M8 2 is an extract from that Report. It is not clear why site 16 (Radley North West) was allocated but Site 14 (Radley South) was not, certainly there seems little between them as assessed in the GB Report. It has been suggested that only sites with a capacity of over 200 homes were considered suitable, but Radley South could accommodate over 200

¹ Exam doc COR02

² Drawn from Exam doc HEAR03

homes with a modest density of 20 per ha. In any event, this seems to be an arbitrary threshold.

- 3.5 Radley is a sustainable settlement with ready access to Oxford by rail with its own station, this is acknowledged in the Cabinet Report extract quoted in Matter 5³.
- 3.6 The site is a natural southern extension to Radley between Thrupp Way and the Oxford railway. It is flat and peripheral planting would frame and define the extended urban Radley urban area. The site is not within any designated or recognised landscape area, indeed it was recommended for removal from the GB by a landscape consultancy in VWHDC's commissioned report.
- 3.7 The site is in single ownership and obviously deliverable in the short-term. If the allocated NW Radley site were to remain in the Plan and developed in tandem it would be possible to align S106 Agreements to include contributory funding/provision to benefit Radley, rather than a two stage approach where such arrangements would be disjointed over time. By way of example, and hypothetically, if a new playing field were perceived as of benefit to Radley then, as things stand, only Radley NW would be available to make a S106 contribution either in terms of a financial or land contribution. That may be an unfair burden. There would be reluctance to do that knowing that Radley South would later be developed. If the sites were to be developed in tandem then proper provision could be made from the outset
- 3.8 Appendix GPL M8 3 is an Appraisal Report⁴ prepared by urban design consultants Built Form Resource which assesses the site and makes the case for development, including an illustrative parameter plan. Pedestrian/ cyclist access would be available through existing linkages in the existing Radley built up area. Provision for playing fields and allotments could be made to the south of the site. Vehicular access would be via Thrupp Lane leading to Foxborough Road.

³ Exam doc COR02

⁴ Built Form Resource August 2014

- 3.9 There is no logic in removing this site from the GB yet delaying its development for reasons which are unclear, especially in the current circumstances where a large part of Oxford's unmet housing needs (some 3,000 homes) must be accommodated in the area closest to the city (i.e. this sub-area).
- 3.10 The site should be both removed from the GB (as already proposed) but also allocated for development now, in tandem with NW Radley. The removal from the GB has already been the subject of sustainability appraisal and public consultation, its allocation for development could be achieved by a modification to the Plan if so recommended by the Inspector.

4.0 Question 8.3

Are the identified and safeguarded Employment sites listed in policy CP8 soundly based and deliverable? Are there other sites which would more appropriately meet the identified need for employment land?

- 4.1 No comments

5.0 Question 8.4

Are the policies relating to the following matters soundly based:

- (a) Harcourt Hill Campus (CP9)*
- (b) Abingdon Shopping Centre and the Charter (CP10)*
- (c) Botley Central Area (CP11)*
- (d) Upper Thames Reservoir (CP14)*

- 5.1 No comments.



Matter 8 AWEL Statement

Appendices

GPL M8/1

Table of sites to be excluded from the GB, drawn from HEAR03

Table A – Sites recommended for release from the Oxford Green Belt in the Vale

extracted from HEAR03

Sub-Area Abingdon and Oxford-Fringe					
Settlement	Land Parcel	L Plan ref	Size (ha)	Density per ha	Capacity
non-allocated					
Botley	A		8.18		
	B		1.92		
	C		10.79		
	D		3.45		
Cumnor	E		9.19		
	F		8.89		
	G		9.54		
	H		5.48		
	I		6.79		
Appleton	J		5.35		
	K		3.42		
Wootton	L		4.62		
	M		10.95		
	N		7.91		
Kennington	O		2.2		
	P		7.17		
Radley	S		10.57		
Abingdon	T		1.88		
			118.30	15.87	1,877
allocated					
Kennington	Q	3	31.08		
Radley	R	4	13.84		
Abingdon	U	2	17.64		
	V	2	15.56		
	W	2	14.91		
	X	1	32.39		
			125.42	15.87	1,990

VALE OF WHITE HORSE DISTRICT COUNCIL
LOCAL PLAN PART 1 EXAMINATION HEARING
SUMMARY NOTE ON CHANGES
TO THE OXFORD GREEN BELT

VoWHDC SUMMARY BULLET POINTS

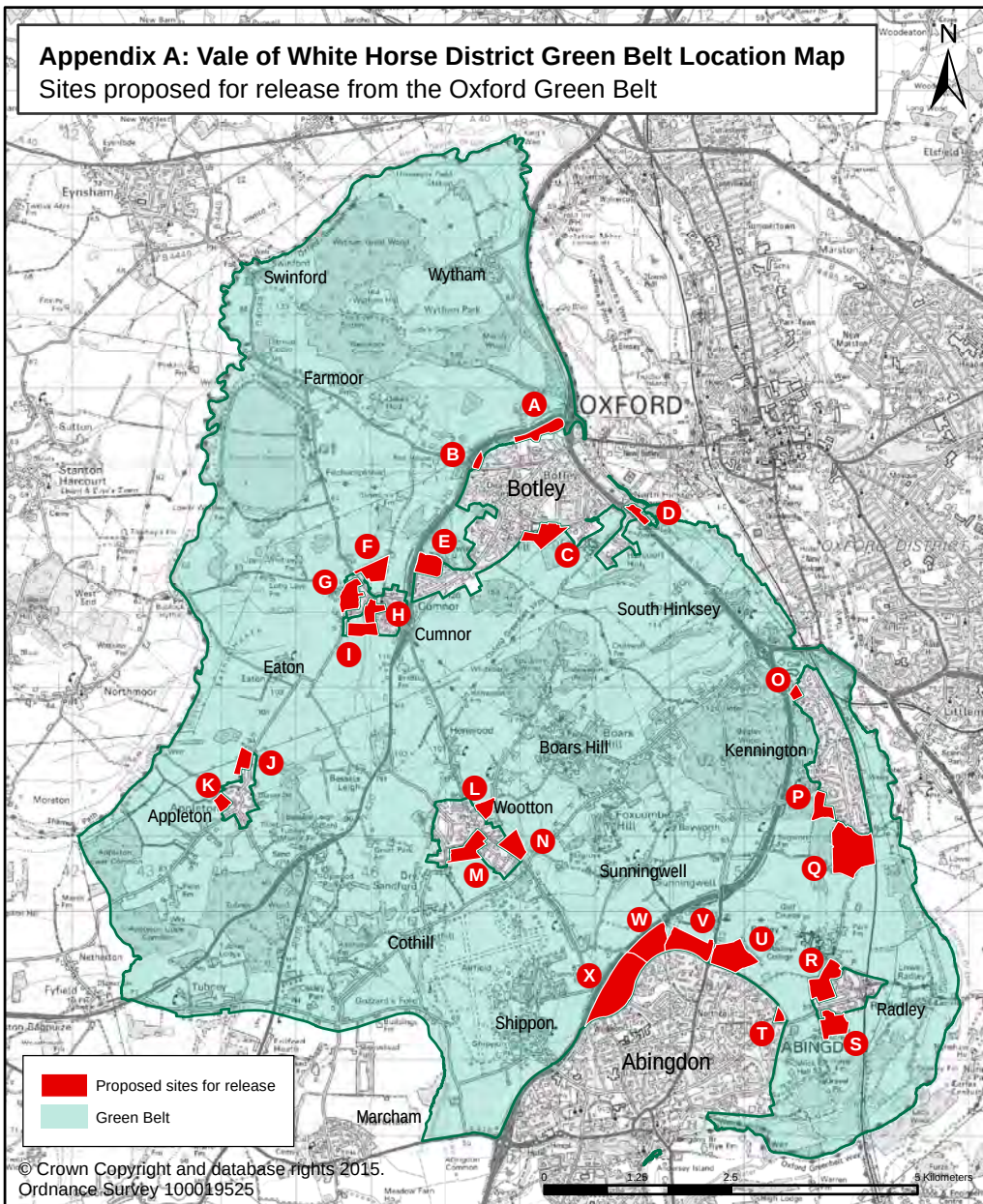
1. At the Vale of White Horse Local Plan Part 1 Examination Hearing Sessions for Matter 1 and Matter 4 from Tuesday 22 September 2015 to Wednesday 23 September 2015 matters relating to the Oxford Green Belt were discussed.
2. The Inspector has asked the Vale of White Horse District Council to provide a note which identifies the sites proposed for release from the Green Belt. In acknowledgement of these concerns, the Council has prepared this note.
3. Changes to the Oxford Green Belt boundary are listed in **Table 1**. A visual representation of the sites released from the Green Belt is set out in **Appendix A**.

Table 1 – Sites recommended for release from the Oxford Green Belt in the Vale

Settlement	Land Parcel	Size of land parcel (ha)	Sub-Area
Botley	A	8.18	Abingdon and Oxford-Fringe
	B	1.92	
	C	10.79	
	D	3.45	
Cumnor	E	9.19	
	F	8.89	
	G	9.54	
	H	5.48	
	I	6.79	
Appleton	J	5.35	
	K	3.42	
Wootton	L	4.62	
	M	10.95	
	N	7.91	
Kennington	O	2.2	
	P	7.17	
	Q	31.08	
Radley	R	13.84	
	S	10.57	
Abingdon	T	1.88	
	U	17.64	
	V	15.56	
	W	14.91	
	X	32.39	

Appendix A: Vale of White Horse District Green Belt Location Map

Sites proposed for release from the Oxford Green Belt





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Appendices

GPL M8/2

Extract from GB Study Radley South



VALE OF WHITE HORSE DISTRICT COUNCIL GREEN BELT REVIEW

PHASE 3 REPORT:

AMENDMENTS TO BOUNDARIES OF THE GREEN BELT AROUND INSET VILLAGES AND NEW INSET VILLAGE AT FARMOOR

I. Scope of the Report

The Phase 2 Report identified a number of locations on the edge of settlements and the settlement at Farmoor to be examined further for a possible revision of the Green Belt boundary. Consequently this Phase 3 report proposes alterations to the boundaries based on the contribution of these edge of settlement areas to the purpose of the Green Belt and its open character (see Phase 2 Report). The boundaries of each area are selected to be identifiable on the ground.

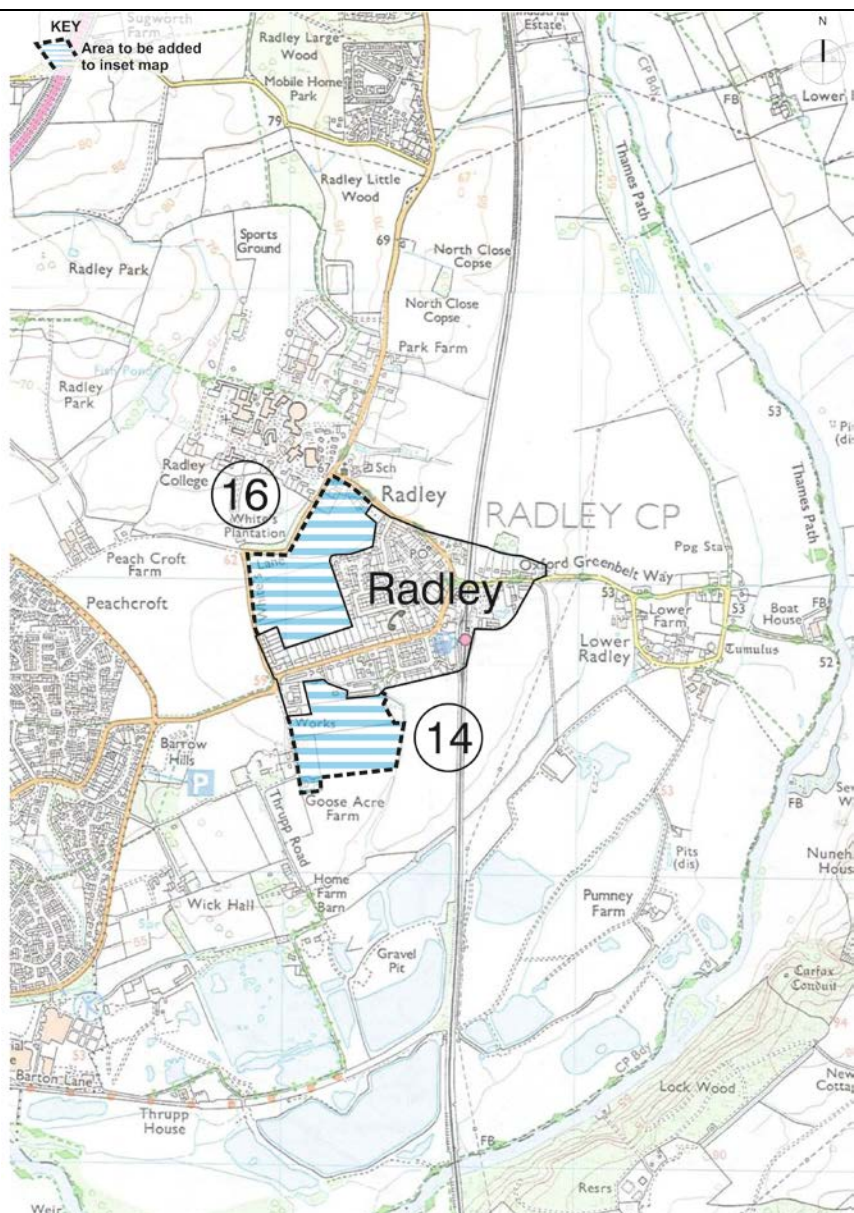
All of the areas are greenfield and open in character at present. A cautious approach has been taken to limit recommendations for the removal of land in the Oxford Green Belt to those areas that are not considered, in the light of the tests set out in Phase 2 Report, to meet the purposes of the Green Belt.

Any future proposals for these areas would also be considered in the light of prevailing economic, social and environmental matters at the time and therefore the usual landscape and visual constraints and opportunities on the land would still apply. Where a key landscape or visual feature of the area is important to the functioning of the adjoining Green Belt, this is specifically referred to in the supporting text.

The Report presents a series of plans, one for each settlement, showing proposed changes to the Green Belt boundary, accompanied by notes on the revised boundaries. Encircled numbers refer to notes in the Phase 2 Report Table 4.

It is recommended that two areas noted in the Phase 2 Report, at Botley (North Hinksey) (Area I2) and Abingdon (Area I5), remain within the Green Belt following the detailed assessment. In both cases the areas were considered to contribute to the purposes of the Green Belt.

RADLEY: PROPOSED CHANGES



Proposed revised boundaries

The boundaries at Radley have been revised in two areas. The new boundary of Area 14 follows open farm tracks. The boundaries of Area 16 follow White's Lane and Kennington Road.

Key landscape characteristics contributing to the adjacent Green Belt

No significant features

Other comments

Area 14 is an open landscape. Particular care needs to be taken to enclose the area in substantial tree belt and woodland planting to ensure that any new built form does not have an adverse impact on the open character of the adjacent Green Belt. Area 16 is visually exposed and close to Radley Park. Care to be taken that any new built form does not have an adverse impact on the open character of the adjacent Green Belt through retention of existing trees and new planting along White's Lane / Kennington Road.



Matter 8 AWEL Statement

Appendices

GPL M8/3

Appraisal Report for Radley South

Site at Gooseacre Farm

Thrupp Lane, Radley



August 2014



built form
resource



01865 261456, Oxford Centre for Innovation, New Road, Oxford OX1 1Bf
info@builtformresource.com www.builtformresource.com

Site at Gooseacre Farm Thrupp Lane, Radley

August 2014



Figure 1.1 View into the site from the existing access point, which would be the principal access for potential development.
The existing boundary (top) is well vegetated providing a solid buffer for new development. Existing outer boundaries can be reinforced to provide visual screening.

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Proposed site boundary



Figure 1.2 The situation of the site in relation to surrounding settlements

1 Introduction

1.1 Purpose

1.1.1 This report sets out an appraisal and concept for possible future development of a site at Gooseacre Farm, Thrupp Lane, Radley, in Oxfordshire. The report has been prepared by Built Form Resource Ltd. on behalf of Arnold White Estates Ltd.

1.1.2 The aim of the report is to contribute relevant information for consideration in the preparation of the Vale of White Horse Development Plan.

1.2 The contents of the document

1.2.1 This document has three main parts: this introduction, an appraisal of the site to understand its development potential and a concept design to illustrate that potential.

1.2.2 The appraisal will examine the following aspects of the site, the settlement and the area of which they are a part:

- Geographic and landscape context
- The context of Radley
- Access
- Town form, townscape and heritage
- Site features and biodiversity.

1.2.3

The section setting out the concept design will seek to show how the concept responds to the specific points raised in the appraisal.

1.3 Background information

1.3.1 A number of documents have been consulted as part of this appraisal. These include the following.

- Vale of White Horse District Council Green Belt Review
- Vale of White Horse District Council Local Development Scheme, 2014-2017
- Environment Agency data on Flood Alert Zones
- English Heritage data on Scheduled Ancient Monuments, Listed Buildings and Registered Historic Parks and Gardens
- Oxfordshire Historic Environment Record
- Natural England National Character Areas
- Oxfordshire Wildlife and Landscape Study
- Radley Parish Council Website.

1.4 Site location

1.4.1 The site lies within the Civil Parish of Radley off Thrupp Lane, on the southern boundary of the built up area of the village. The grid reference of the centre of the site is SU 52219 98508.

1.4.2

The site is part of Gooseacre Farm and is bounded on the west by Thrupp Lane with fields and properties beyond (Conchiglia and Rettford); to the north by development on Drysdale Close, the Playing Field and Village Hall and development on Gooseacre (cul-de-sac). To the east and south the site is bounded by the other fields of Gooseacre Farm and a small copse, not in the farm holding, intervening on the eastern boundary to the north.

1.5 Basic site information

1.5.1

The area of the site is 8.93 hectares, divided into three parcels separated by fences/hedgerows. The largest of the three parcels is 6.26 hectares of arable, occupying the majority of the site to the east and south. The other two parcels include 1.63 hectares of amenity grassland used as playing fields in the north-western corner and 1.04 hectares of paddock along the western boundary.

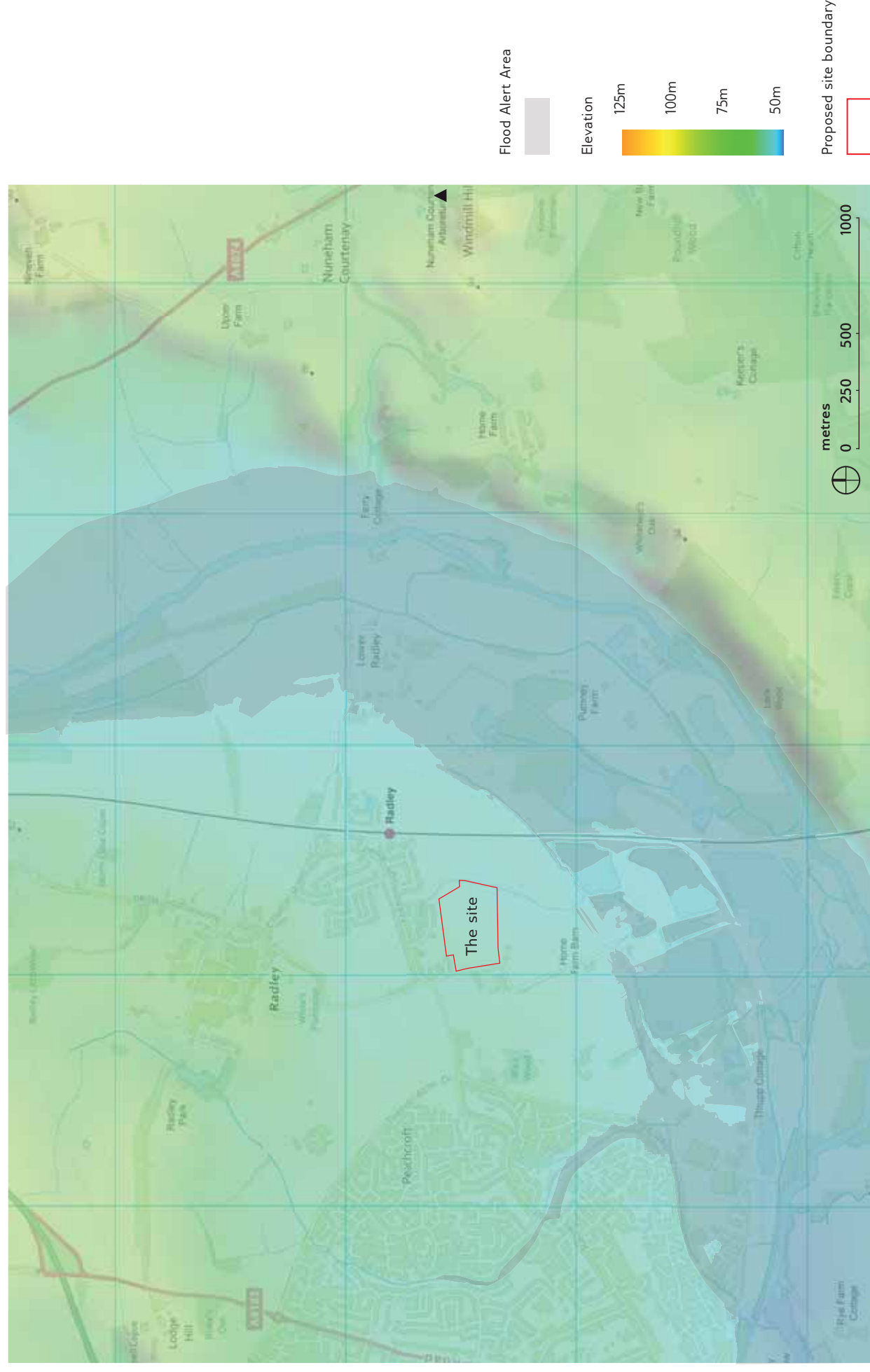


Figure 2.1 The site situated within its topographic context including the Environment Agency Flood Alert Area

2 Appraisal

2.1 Geographic and landscape context

2.1.1 Geographically, the village of Radley lies east of Abingdon on a shallow south facing slope of the River Thames basin, which rises up to Boar's Hill six kilometres to the north-north-west. To the south-east, across the basin is a curving scarp slope cut by the river in a meander around a ridge occupied by the Baldons and Nuneham Courtenay down to Culham. The underlying geology of Gault and Kimmeridge Clay is overlain in places by terraces of river deposits. Evidence of this is found in the gravel works just to the south of the village.

2.1.2 The site is outside of the Flood Alert Area (Flood Zones 2 and 3) and so not liable to flood. The drainage runs across the site to the south-east from the high point at the north-western corner. The low point lies at the south-eastern corner.

Designations

2.1.3 As indicated on the Vale of White Horse Proposals Map, the site is currently in the Green Belt but is identified in the Green Belt Study as Area 14, a site that is proposed to come out of the Green Belt. The attendant text states,

Area 14 is an open landscape. Particular care needs to be taken to enclose the area in substantial tree belt and woodland planting to ensure that any new

built form does not have an adverse impact on the open character of the adjacent Green Belt.

2.1.4 The site also lies within the North Vale Corallian Ridge (NVCR), subject to Policy NE7, which seeks to protect the prevailing character and appearance of the area. The site is, however, in a location within the NVCR area which has a lower sensitivity due to the fringe influence of Abingdon and Oxford.

Landscape character

National Character Areas

2.1.5 The site lies within the Upper Thames Clay Vales National Character Area, just near the boundary with the Midvale Ridge. The surroundings of the site fit the general picture painted by the following Key Characteristics: low-lying clay-based flood plains including alluvium and gravel terraces, low woodland cover with the Vale of White Horse made distinct by large arable fields; gravel extraction has left a legacy of geological exposures and numerous water bodies.

2.1.6 The most relevant Environmental Opportunity is, *Realise sustainable development that contributes positively to sense of place and built heritage. Ensure adequate greenspace in association with all development and most importantly in growing settlements.*

Oxfordshire Wildlife and Landscape Study character areas

2.1.7 The site is situated in the Terrace Farmlands character area as identified in the Oxfordshire Wildlife and Landscape Study (OWLS). The Key Characteristics are:

- *Broad, flat or low lying gravel terraces*
- *A large scale, regularly-shaped field pattern of predominantly arable land*
- *Localised tree-lined ditches*
- *Nucleated villages.*

2.1.8 The Key Characteristics regarding biodiversity are:

- *Low to low-medium bioscores/biobands.*
- *A limited range of priority habitats including species-rich hedgerows and ditches and an area of neutral grassland.*

2.1.9 With specific regard to Radley, the most relevant points raised in the assessment are that:

- The field pattern is practically nonexistent but where it does occur it is characterised by fragmented hawthorn hedges although roadside hedges are generally intact.
- Oak and ash hedgerow trees are also confined to roadside hedges.

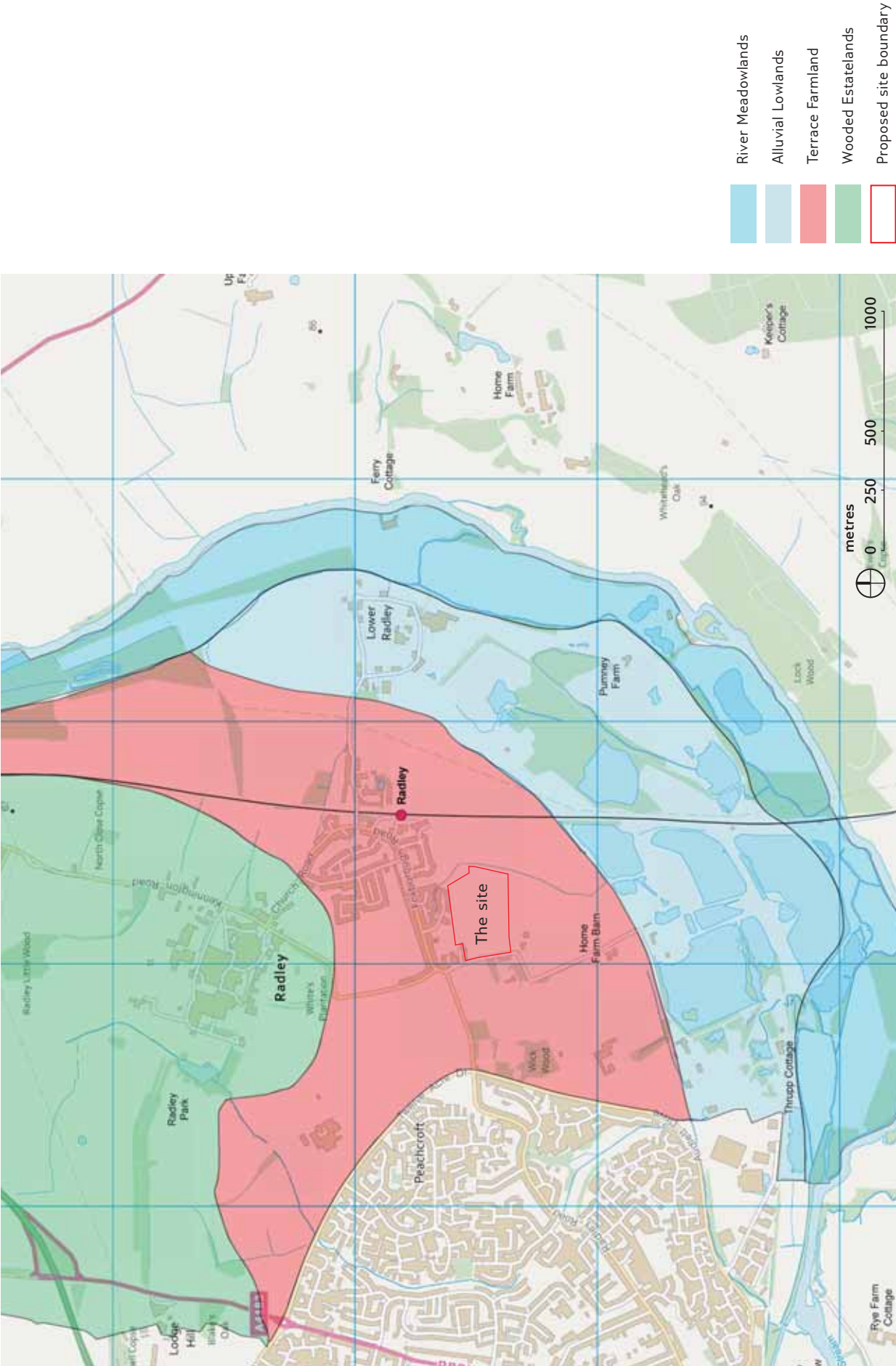


Figure 2.2 The site in relation to Landscape Character Areas for Radley Parish identified in the Oxfordshire Wildlife and Landscape Study

Evaluation and strategy		Visibility
2.1.10	The general landscape strategy for the area is: • <i>Strengthen and enhance the pattern of hedgerows, hedgerow trees and tree-lined watercourses</i> • <i>Ensure that all surviving priority habitats are safeguarded.</i> Contribution of the site to character Due to its proximity to the edge of the village, the site has been transformed to include 'urban fringe' features such as the playing fields and paddock. There is also a more general fringe influence from the proximity to Abingdon.	2.1.14 The position of the site on a south facing slope oriented away from the principal adjacent settlements of Radley and Abingdon, combined with surface features such as buildings and vegetation, means visibility of the site from those locations is limited. By the same token, the orientation facing the scarp face across the river means the site is visible from Nuneham House and its Park and Gardens at a distance of about two kilometres. Any proposed development will need to take into account that visibility. Capacity for change With respect to the potential effects of development of the site on landscape character, the foregoing suggests the site has a relatively low sensitivity and a high capacity for change. In summary, that capacity is rooted in the position of the site adjacent to existing development, its relatively low visibility, the urban fringe influences in the area and the potential for retaining and enhancing the key features of the site that contribute to character. The capacity for change can be enhanced by the reinforcing and enhancing the existing boundaries, in particular the eastern boundary along the watercourse.
2.1.11	The boundaries of the parcels making up the site are mostly simple fencing with only weak and extremely gappy hedgerows. The principal exception is the northern boundary with the village, which has a number of substantial hedgerow trees. The arable field to the east does have wide field margins. Other than the field of arable, the site makes only a minor positive contribution to the character of the area. There is, however, significant opportunity to enhance the site and achieve the aims of the landscape strategy of strengthening the pattern of hedgerows.	
2.1.12	The boundaries of the parcels making up the site are mostly simple fencing with only weak and extremely gappy hedgerows. The principal exception is the northern boundary with the village, which has a number of substantial hedgerow trees. The arable field to the east does have wide field margins. Other than the field of arable, the site makes only a minor positive contribution to the character of the area. There is, however, significant opportunity to enhance the site and achieve the aims of the landscape strategy of strengthening the pattern of hedgerows.	
2.1.13	The boundaries of the parcels making up the site are mostly simple fencing with only weak and extremely gappy hedgerows. The principal exception is the northern boundary with the village, which has a number of substantial hedgerow trees. The arable field to the east does have wide field margins. Other than the field of arable, the site makes only a minor positive contribution to the character of the area. There is, however, significant opportunity to enhance the site and achieve the aims of the landscape strategy of strengthening the pattern of hedgerows.	
2.1.15	With respect to the potential effects of development of the site on landscape character, the foregoing suggests the site has a relatively low sensitivity and a high capacity for change. In summary, that capacity is rooted in the position of the site adjacent to existing development, its relatively low visibility, the urban fringe influences in the area and the potential for retaining and enhancing the key features of the site that contribute to character. The capacity for change can be enhanced by the reinforcing and enhancing the existing boundaries, in particular the eastern boundary along the watercourse.	
2.2	The context of Radley Radley is a small, mainly commuter village with a range of actively used facilities. While that range is limited, principally due to the proximity of Abingdon and Oxford, it gives the village a vibrant core of activity. Within the village there are three main 'poles' or clusters of activities that define and serve the village. • The Church of St James and the College • The Village Shop/Station/Bowyer Arms • The Village Hall and playing fields. These three clusters are located along the main route through the village - Church Road/Foxborough Road - which is a loop off of the through route between Abingdon and Oxford. Services and facilities The services and facilities within the three clusters include: • St James Church • Radley Primary School • Radley College • The Village Shop • The Railway Station	
2.2.1	Radley is a small, mainly commuter village with a range of actively used facilities. While that range is limited, principally due to the proximity of Abingdon and Oxford, it gives the village a vibrant core of activity.	
2.2.2	Within the village there are three main 'poles' or clusters of activities that define and serve the village. • The Church of St James and the College • The Village Shop/Station/Bowyer Arms • The Village Hall and playing fields.	
2.2.3	These three clusters are located along the main route through the village - Church Road/Foxborough Road - which is a loop off of the through route between Abingdon and Oxford.	
2.2.4	The services and facilities within the three clusters include: • St James Church • Radley Primary School • Radley College • The Village Shop • The Railway Station	



Figure 2.3 The site within the village showing potential access points and pedestrian links

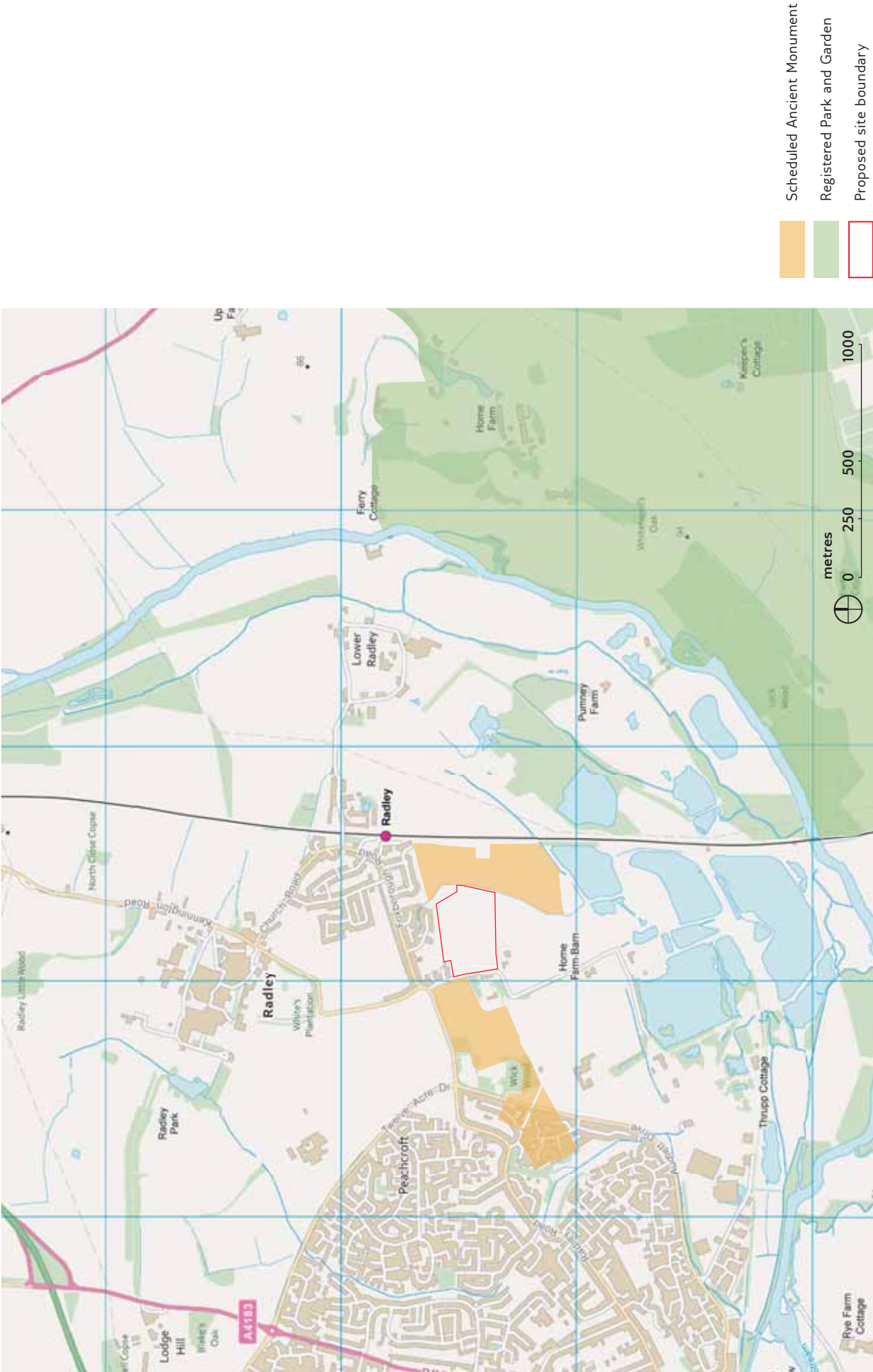


Figure 2.4 The site in relation to the nearest heritage assets

2.4 Town form, townscape and heritage

2.4.1 The village of Radley is made up predominantly of suburban, semi-detached houses, mostly from the inter-war and post-war periods. The areas around St James Church and the College along with Lower Radley form the older historical cores of the village. As already noted, the village is formed along a loop of the main Abingdon to Oxford Road, with Lower Radley forming a further loop over the rail line.

2.4.2 The main structure of the village can thus be summarised as the loop, marked by the three centres, bounded by the rail line with the end-loop of Lower Radley extending to the east.

Heritage assets

2.4.3 There are two Scheduled Ancient Monuments (SAM) located to the east and west of the site. Both are entirely sub-surface archaeological remains of former settlements visible only as cropmarks. The SAM to the east is known as the Settlement East of Goose Acre Farm. The entry in the Oxfordshire Historic Environment Record states that it is a *cropmarked complex of ditches and enclosures... probably Bronze Age like others in the vicinity. Cursory trawl of arable produced no surface material. No features but flints recovered during*

watching brief. Romano-British pottery found in large quantities... a watching brief recovered Romano-British and post medieval pottery and ceramic building material along with prehistoric worked flints. A multi-phase series of ditches and pits, apparently part of Romano-British settlement was also encountered. Condition reported in 2009 as extensive significant problems i.e. under plough, collapse and the trend declining. Principal vulnerability is arable ploughing.

2.4.4 The asset to the west is the Settlement Sites N of Wick Hall and the description is similar to that for the site East of Goose Acre Farm.

2.4.5 Development of the Gooseacre Farm site would not result in any harm to these assets.

2.4.6 The other principal asset in the area is the Grade I Registered Historic Park and Garden at Nuneham Courtenay. The park occupies the scarp slope across the river from the site so has some views toward it.

2.4.7 In summary, the form of the village is not of historical significance but provides a clear structure to which new development can relate. The SAMs are principally of archaeological value, and their settings do contribute to any important degree to their significance. Attention needs to be paid to views from the Nuneham Courtenay Park.

2.5 Site features and biodiversity

2.5.1 The site contains no significant unique features or valuable habitat. As noted, the principal features are the trees in the boundary to the north, the copse, outside the site to the north-east and a very few small to medium stature hedgerow trees within the site.

A sustainable location for growth

2.5.2 In summary, the site has been identified as one of a number recommended to be removed from the Green Belt. It is well located both within the village and in terms of access to employment and education via public transport. There is the potential to create footpath links that would provide very short walking distances to services and facilities within the village and at the same time integrate the development into the village. Development of the site would also present the opportunity to reinforce and enhance key features within the landscape, in particular hedgerows and hedgerow trees. The eastern edge of the site would make an ideal location to create a strong, vegetated boundary that would serve a number of functions. It would achieve the main strategy of the landscape character assessment, it would provide a screen for views from Nuneham Courtenay and enhance the biodiversity value of the site.

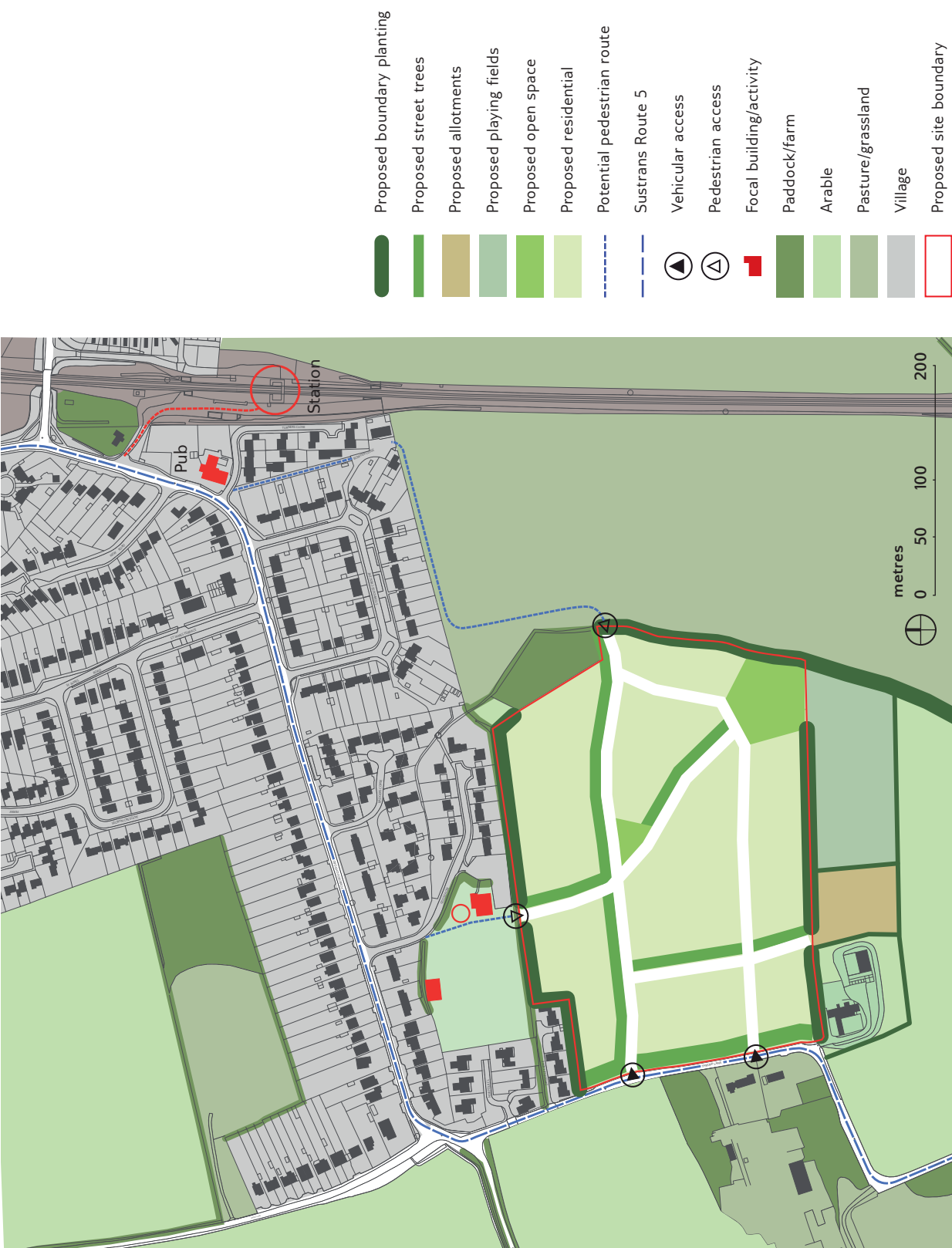


Figure 3.1 Concept plan illustrating the potential of the site for development that is integrated with the village and the wider landscape