

4. Medium / High Wider Landscape Sensitivity:

- Strong links with adjacent wider landscape
- Landscape very similar to surrounding AONB
- Site is outside the containment of Wantage town

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

- Part of setting of and approach to the AONB

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

- The site is outside of the existing settlement which is contained by the lower slopes of the Downs and mature vegetation.
- The site is not adjacent to existing housing areas, but separated by community uses (park, school, cemetery).
- Development of the whole site would be rather out of scale with the settlement pattern

Relationship with adjacent wider countryside

- Site is strongly linked to the countryside to the south and east

Potential impact on key landscape characteristics

- Loss of openness
- Loss of part of open countryside setting of AONB and approach to AONB from Wantage
- Opportunity to create new hedgerow structure
- Large scale development would be out of scale with existing settlement pattern

Potential impact on key visual characteristics

- Loss of panoramic views from adjacent AONB
- Loss of skyline views from north and west

Potential impact on key settlement characteristics

- Development would be a strong contrast in an undeveloped open area
- Development would be outside the town's containment on the lower slopes of the Downs

Landscape mitigation and contribution to Green Infrastructure

- Create new landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network and park

Summary of compliance with AONB

- Development of the site would impact on the setting of the AONB

Conclusion and recommendations

- Housing on this site would have an adverse impact on the setting of the AONB

Potential capacity of site 9

It is recommended that no part of this site is considered further as a contingency site on landscape and visual grounds. Development of the site would be outside the town's containment on the lower slopes of the Downs and have an adverse impact on the setting of the AONB.

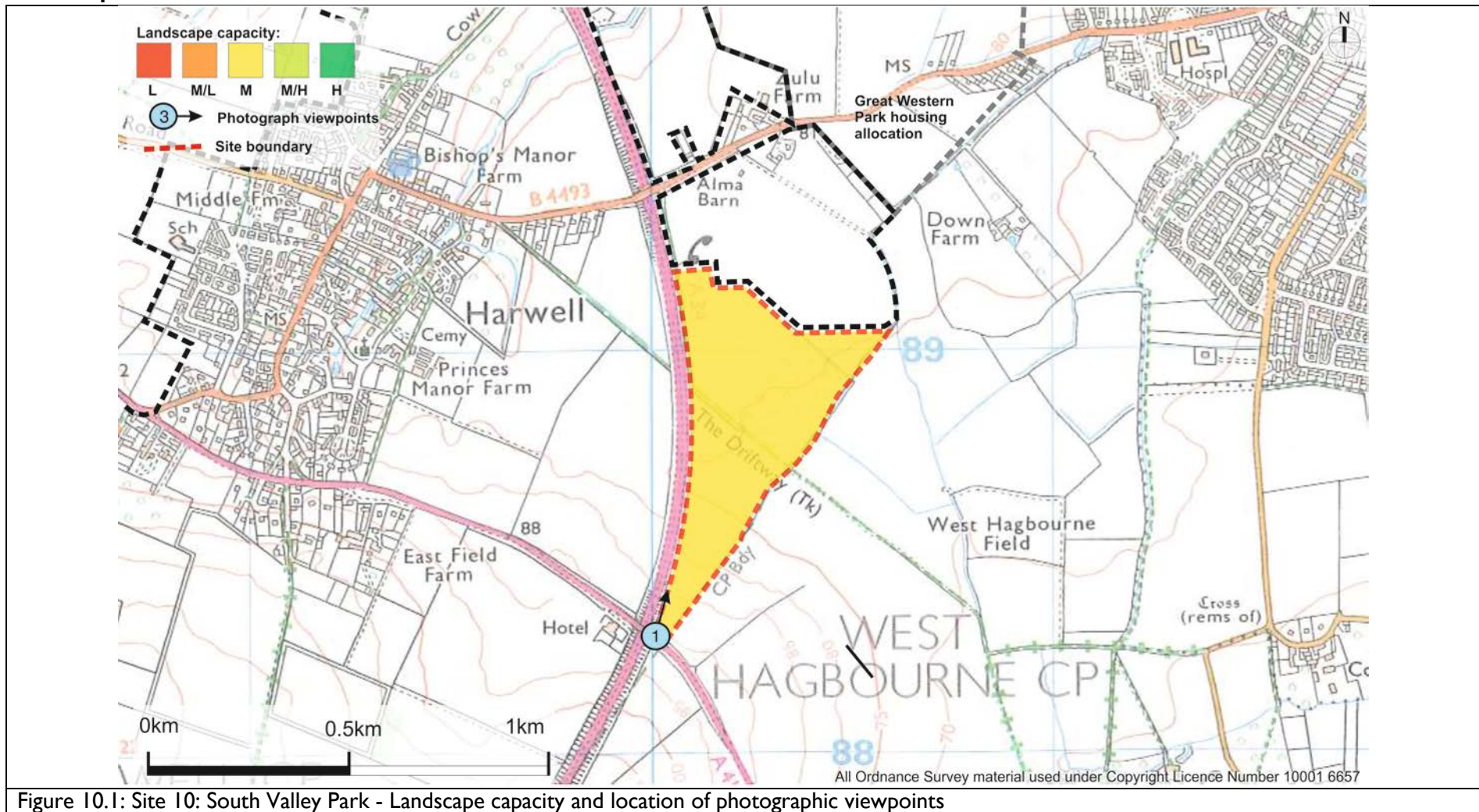
Site 10: South Valley Park**Site map:**

Figure 10.1: Site 10: South Valley Park - Landscape capacity and location of photographic viewpoints

Site 10 South Valley Park

The site lies in the **OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 10.

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 10 is 22.9 hectares greenfield site between Harwell and West Hagbourne, adjacent to the AONB to the south. The site comprises a single character area and is defined on the western side by the A34, with the short southern boundary defined by the A417. The northern and eastern boundaries abut open countryside. The Driftway public footpath bisects the site and though it is not connected to the Driftway across the A34, a footpath does continue north along the east side of the A34 to the B4493. The proposed housing allocation at Valley Park adjoins the site to the north and the allocated development at Great Western Park is located close to the eastern edge of site 10, joining the site at the north eastern corner.

Key landscape planning factors:

Site 10 is not within the Green Belt or the AONB but is directly adjacent to the AONB on the south side. The site 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. The site also forms part of land identified as Important Open Land between Harwell and Didcot, policy NE10. This policy aims to avoid the coalescence of Didcot with the surrounding villages. Adjacent to the eastern most point of the site there is an area designated as a Major Development Area (H7) for housing expansion on the west side of Didcot. Immediately to the north of the site is the proposed LPPI allocation at Valley Park.

Photographs:

Photo 1: View north across site from high ground at edge of site

Please refer to section 3 methodology of the assessment process**I. Medium Visual Sensitivity:**

- Locally prominent
- Extensive panoramic views
- Open views of Didcot Power Station (though the partial demolition of the power station is proposed to take place imminently)

2. Medium / Low Landscape Sensitivity:

- Arable fields
- Some gappy hedgerows and hedgerow trees
- No cultural significance

3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**4. Medium Wider Landscape Sensitivity:**

- Strong links with open landscape south of Didcot, though land immediately to the north of the site is already proposed to be allocated through LPPI (the Valley Park site)
- Part of landscape buffer between Didcot and AONB

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

- Designated as important open land between Didcot and Harwell, though LPPI Feb 2013 draft already proposes to develop on land designated as important open land between Didcot and Harwell
- Part of buffer setting of and approach to AONB

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

- The site is distant from Didcot, currently separated by open countryside though this will not be the case if the LPPI proposed Valley Park allocation goes ahead
- There is a weak relationship with an area allocated for future Didcot expansion housing to the east which a small part of the site is adjacent to
- The northern boundary of the site is formed by the southern edge of the current proposed Valley Park allocation, hence the two have a strong relationship – this site would only be considered as an extension to the Valley Park allocation.

Relationship with adjacent wider countryside

- Site is strongly linked to the countryside to the south of Didcot, though the northern boundary of the site is formed by the southern edge of the current proposed Valley Park allocation and this site would only be considered as an extension to the Valley Park allocation.

Potential impact on key landscape characteristics

- Loss of openness
- Loss of part of open countryside setting of AONB and approach to AONB from Didcot, though this could already be affected by the proposed housing allocation
- Opportunity to add to existing vegetation and create new hedgerow structure

Potential impact on key visual characteristics

- Loss of panoramic views from adjacent AONB
- Development would be prominent, particularly on the higher ground in the southern part of the site
- Opportunity to screen detracting views (though the partial demolition of the power station is proposed to take place imminently)
- Erosion of visual separation of Harwell and Didcot

Potential impact on key settlement characteristics

- Development would be a strong contrast in an undeveloped open area, though the proposed allocation would change this
- Development would be poorly linked to Didcot though joined by the housing allocation area to the north

Landscape mitigation and contribution to Green Infrastructure

- Retain and enhance existing boundary vegetation
- Retain and enhance footpath with new tree and hedgerow planting, creating a strong edge and screen to the development area
- Plant new woodland edge to eastern boundary to create a strong countryside edge and link with existing and new green infrastructure
- Create new landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network

Conclusion and recommendations

- 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.
- Contain housing within the reduced area as shown in Figure 10.2
- Preferred access to be via proposed housing site 12B
- Retain and enhance footpath with new vegetation, creating a strong edge and screen to the development area
- Plant new woodland edge to eastern boundary to create a strong countryside edge and link with existing and new green infrastructure
- Retain open character of high ground in southern part of the site

Potential capacity of site 10

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. The retention of an area of open land comprising the southern part of the site is recommended as part of the landscape buffer to the AONB and the separation between Harwell and Didcot. The preferred access would be via the proposed housing site 12B to the north. The planning of this site should be carried out as part of a comprehensive masterplan combined with sites 11 and 12 and include linkages with the proposed development at Great Western Park. The density of this reduced area is recommended to be a maximum of 25 per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 370 dwellings might be accommodated on Site 10.

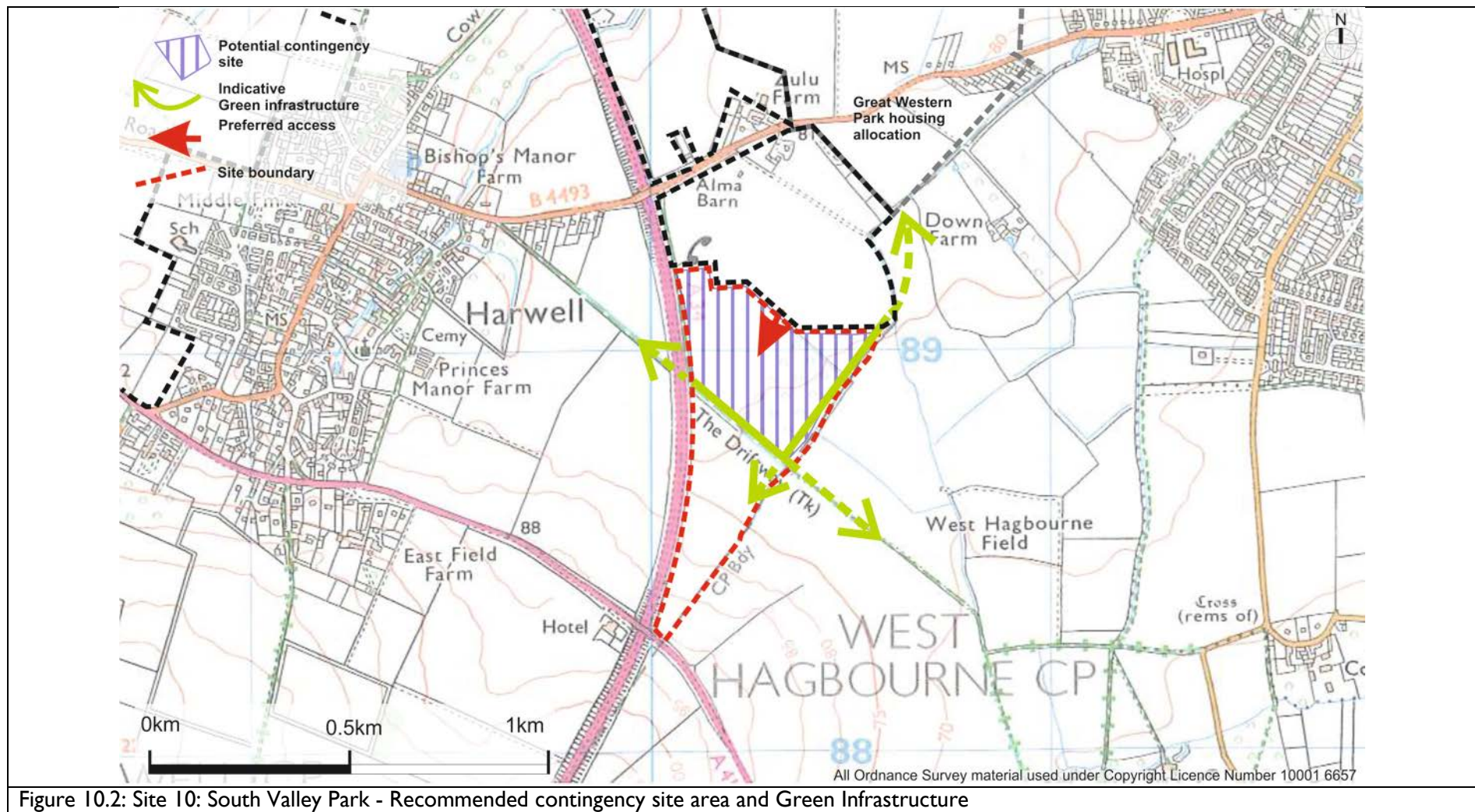


Figure 10.2: Site 10: South Valley Park - Recommended contingency site area and Green Infrastructure

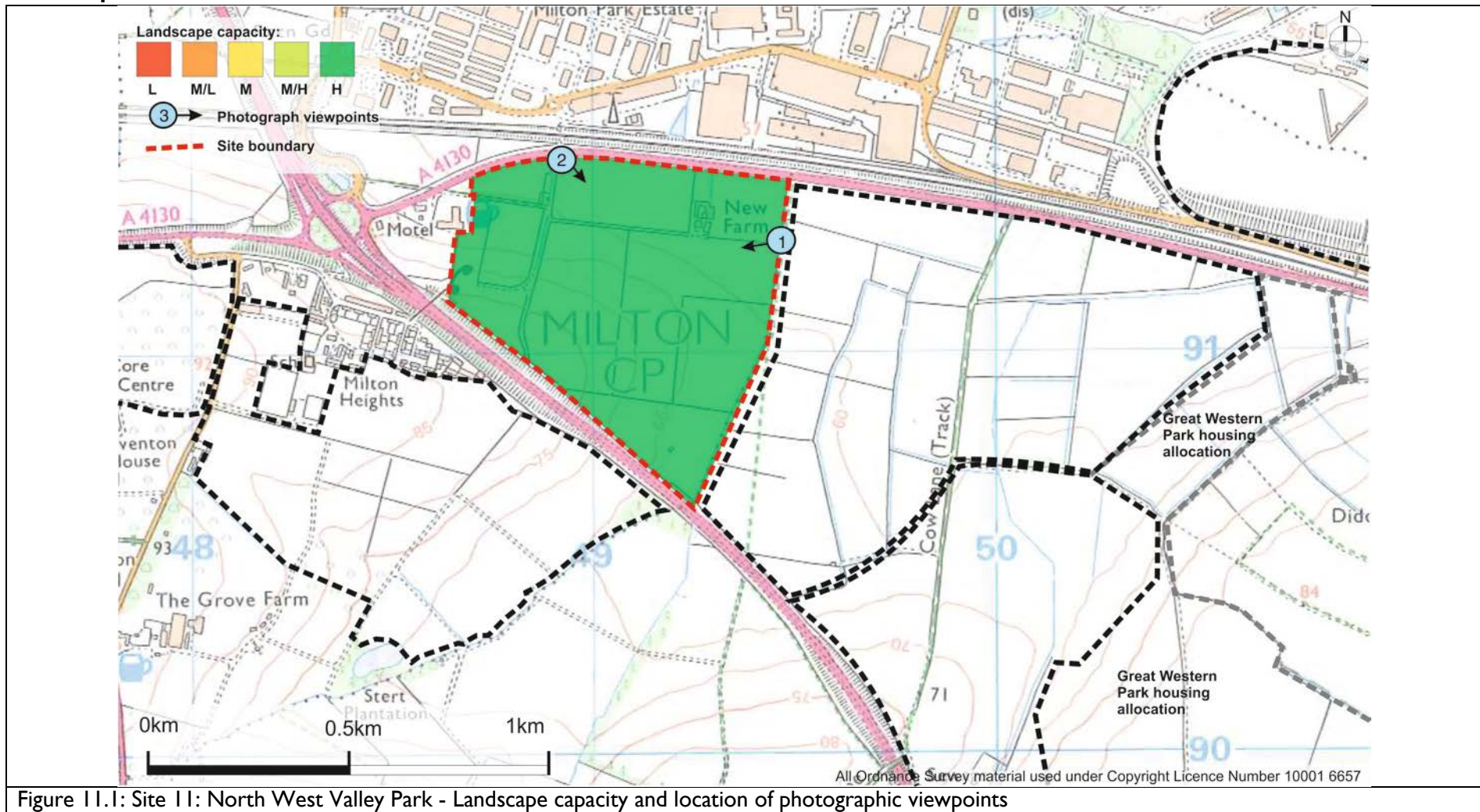
Site 11: North West Valley Park**Site map:**

Figure 11.1: Site 11: North West Valley Park - Landscape capacity and location of photographic viewpoints

Site 11 North West Valley Park

The site lies in the **OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 11.

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 11 is a 47 hectares greenfield site between the A4130 (and railway line beyond) which forms its northern boundary, and the A34 which forms its southern boundary. To the west is the A34 service area (hotel and petrol station), and to the east are fields proposed to be allocated for housing. New Farm is within the site, accessed from the A4130. A narrow strip along the northern part of the site is within a flood zone.

Key landscape planning factors:

Site 11 is not within the Green Belt or the AONB. The site 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. The site also forms part of land identified as Important Open Land between Harwell and Didcot, policy NE10. This policy aims to avoid the coalescence of Didcot with the surrounding villages. For the purpose of this study, the site is felt to be insignificant in maintaining the separation between Harwell and Didcot as the heavily developed service area and A34 junction is in between. Adjacent to the eastern part of the site there is a large area proposed to be allocated for housing and being considered as part of this contingency site study, for possible increased density.

Photographs:

Photo 1: View from footpath north-east corner of site with land rising to tree belt along A34. Intervisibility with A4130, trains and Milton Park Estate to the north is more evident further south in the site, especially in winter.



Photo 2: View along north edge of site with busy A4130, Didcot Power Station and railway to left and New farm within site

Please refer to section 3 methodology of the assessment process

1. Medium / Low Visual Sensitivity:

- Some views from A4130 and trains
- No particularly sensitive view receptors
- Open views of Didcot Power Station (though the partial demolition of the power station is proposed to take place imminently)
- Higher ground in south-west corner more prominent in local views

2. Medium / Low Landscape Sensitivity:

- Predominantly arable
- Rising ground in south part of site
- Several visual detractors
- Noise of A4130 and trains
- Some wetland vegetation in north part of site

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

4. Medium / Low Wider Landscape Sensitivity:

- North part of site in Flood Zone 2
- Links well with landscape to east, though the countryside will no longer be open if the proposed adjacent allocation goes ahead
- Industrial / harsh edge of Milton Park Estate to north

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

- Part of land designated as important in separating Harwell and Didcot
- No other written evidence of landscape value

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

- The site is distant from Didcot, separated by open countryside
- However the site would form a part of Didcot if the proposed housing allocation between the site and Didcot is developed with housing

Relationship with adjacent wider countryside

- Site is linked to the countryside to the east of site (but see above)
- The site is separated from the countryside to the south by the A34

Potential impact on key landscape characteristics

- Loss of openness
- Loss of some pasture
- Opportunity to add to existing vegetation and create new hedgerow structure
- Opportunity to mitigate noise of traffic and trains

Potential impact on key visual characteristics

- Opportunity to screen detracting views (though the partial demolition of the power station is proposed to take place imminently)
- Development would be prominent on the higher ground in the south western part of the site

Potential impact on key settlement characteristics

- Development would be a further extension west of Didcot
- Development would mirror the extent of development of Milton Park, north of the A4130

Landscape mitigation and contribution to Green Infrastructure

- Set aside the northern part of site within the flood zone to provide a major area of Green Infrastructure, including an enhanced footpath / cycleway route along south side of A4130
- Retain and enhance existing hedgerows and trees to boundaries
- Build on landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network

Conclusion and recommendations

- The whole of this site can be further considered for development, setting aside an open area in the flood zone along the A4130 as a major area of Green Infrastructure as shown in Figure 11.2
- Consider retaining open character of high ground in south western part of the site
- Retain and enhance footpaths with new vegetation
- Preferred access would be from the A4130 through the adjacent proposed Valley Park site should it be developed in order to minimise loss of vegetation along the south side of the A4130 and to avoid constructing a road through the flood zone

Potential capacity of site 11

It is recommended that all of this site is considered further as a contingency site, allowing for the setting aside an open area in the flood zone along the A4130 as a major area of Green Infrastructure. The retention of an area of open land in the south western part of the site should be considered as both a buffer with the A34 and to avoid building on the higher ground. The separation between Harwell and Didcot will not be significantly eroded by the development of this site. Preferred access would be from the A4130 through the adjacent proposed Valley Park site should it be developed. This would minimise the loss of vegetation along the south side of the A4130 and avoid constructing a road through the flood zone. The planning of this site should be carried out as part of a comprehensive masterplan combined with sites 10 and 12. The density is recommended to be a maximum of 25 per ha and the overall capacity is based on the developable area taking into account the need to set aside a flood zone / landscape buffer. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 1025 dwellings might be accommodated on site 11.

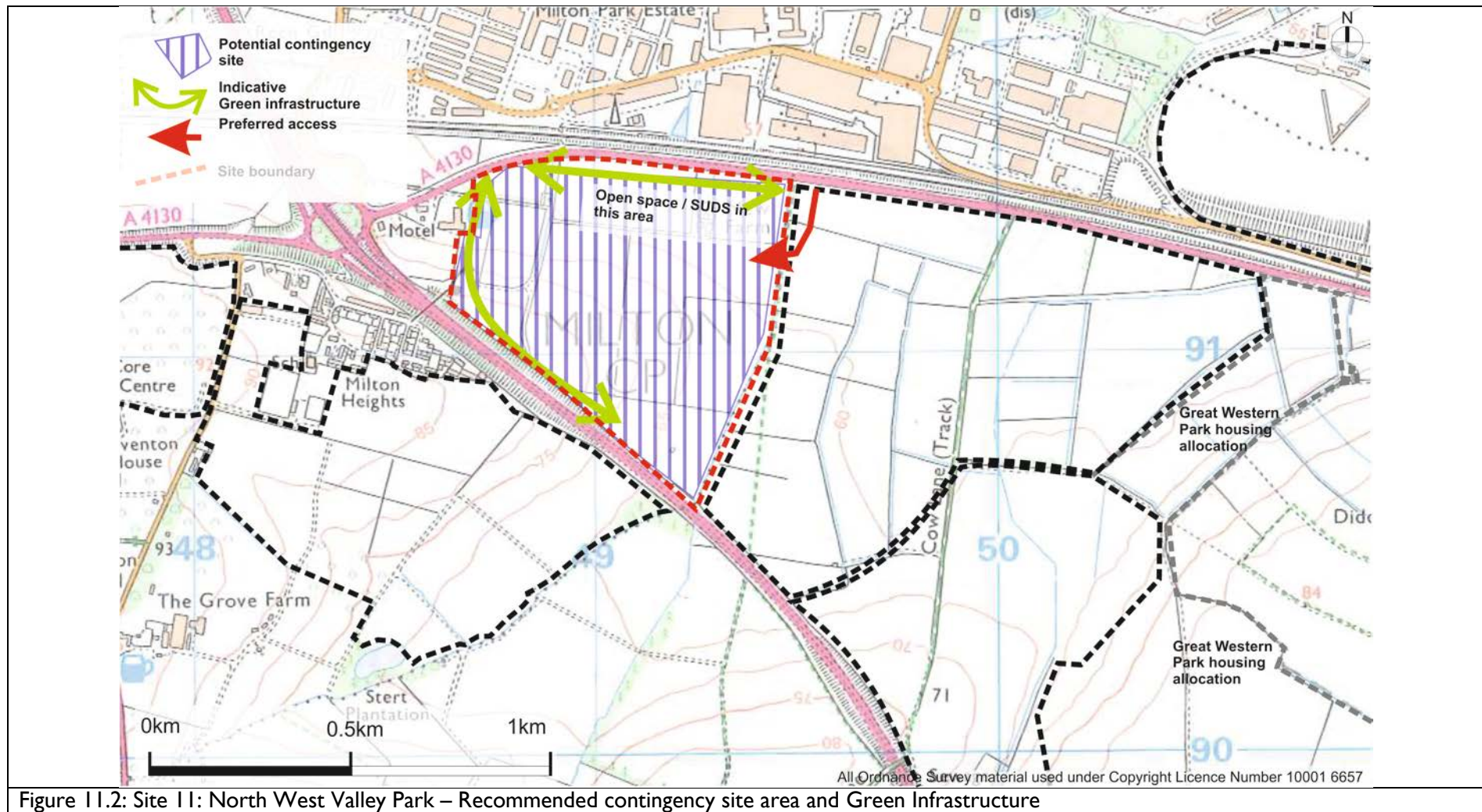


Figure 11.2: Site 11: North West Valley Park – Recommended contingency site area and Green Infrastructure

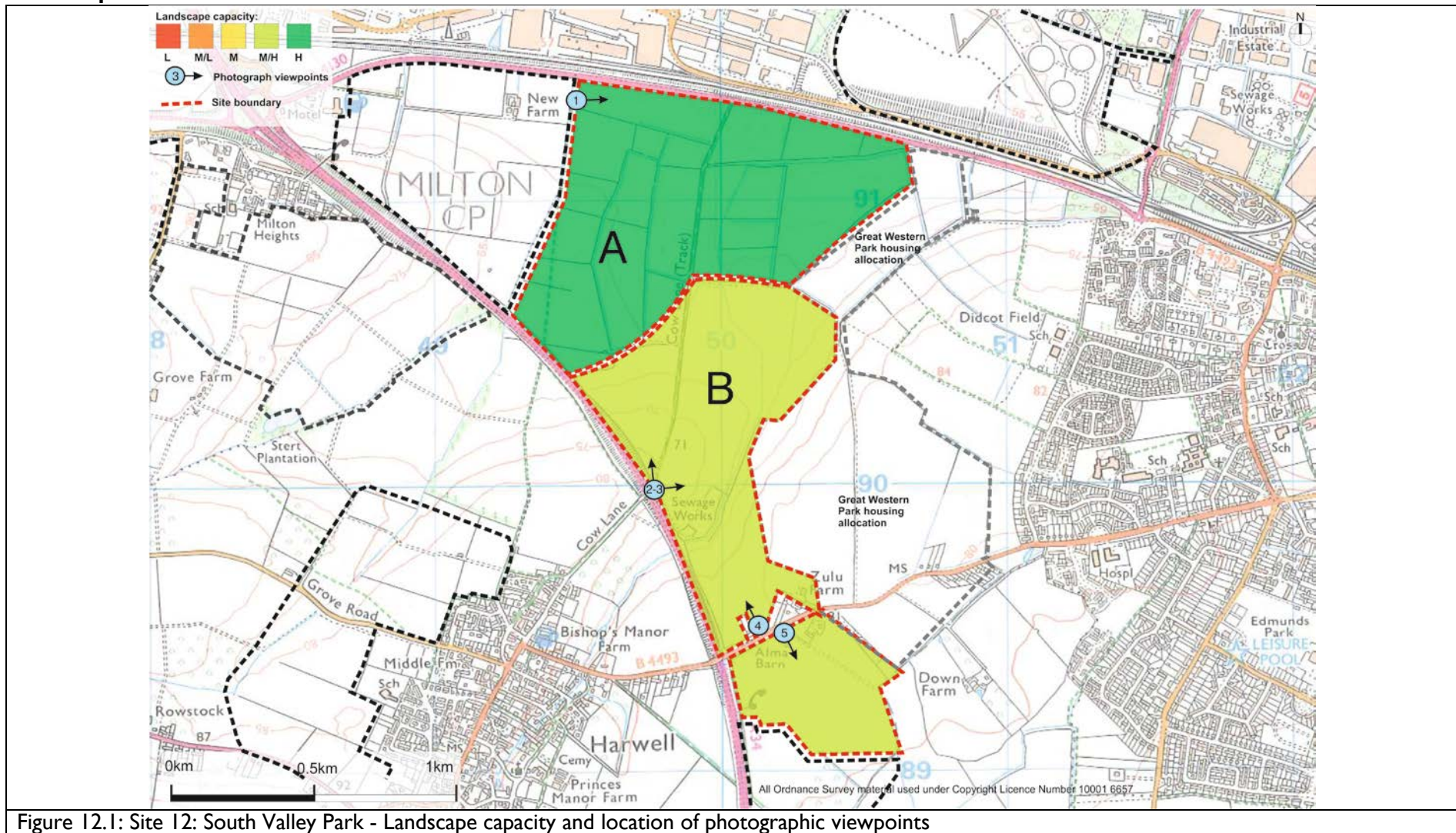
Site 12: Increase density of current Valley Park site**Site map:**

Figure 12.1: Site 12: South Valley Park - Landscape capacity and location of photographic viewpoints

Site 12 Increase density of current Valley Park site

The site lies in the **OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 12.

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:

The site was proposed to be allocated for housing in the February 2013 Local Plan 2029 Part 1 consultation document and is being considered as part of this contingency study for possible increased density.

Site 12 is a greenfield site of 147 hectares to the west of Didcot. The site is bordered by the A34 to the west with open countryside and Harwell village beyond. To the east is a major development site which abuts Didcot. The site is divided into two distinct areas: Landscape Area 12A New Farm to the north, formed of small regular-shaped fields; and Landscape Area 12B Zulu Farm to the south formed of larger, irregular fields.

To the immediate north LA12A New Farm is bounded by the A4130 and a small area of countryside with the railway line and Milton Park / Didcot Power Station beyond. The south of LA12A New Farm is bordered by LA12B Zulu Farm. A north-south footpath crosses and then partly forms the western boundary of the site.

LA12B Zulu Farm borders LA12A New Farm to the north and the site wraps around Zulu Farm and Alma Barn and continues to the south of the B4493 where it is surrounded by countryside to the south and east. Both sites are crossed north-south by Cow Lane, a track and public right of way which connects Harwell with the A4130 by means of a bridge over the A34, passing close by a small sewage works on the western edge of LA12B.

LA12A New Farm

Key landscape planning factors:

Site 12A is not within the Green Belt or the AONB. The site 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. The site also forms part of land identified as Important Open Land between Harwell and Didcot, policy NE10. This policy aims to avoid the coalescence of Didcot with the surrounding villages. For the purpose of this study, the site is felt to be insignificant in maintaining the separation between Harwell and Didcot as the heavily developed service area and A34 junction is in between. Adjacent to the eastern boundary of the site there is a large area already allocated for housing.

Photographs:

Photo 1: View from footpath in north-west corner of site. Heavily influenced by Power Station and road

Please refer to section 3 methodology of the assessment process

1. Medium / Low Visual Sensitivity:

- Semi-enclosed site
- No particularly sensitive receptors
- Open views of Didcot Power Station (though the partial demolition of the power station is proposed to take place imminently)

2. Medium / Low Landscape Sensitivity:

- Flat landscape
- Good hedgerow structure
- Good individual trees
- Pasture and arable
- No cultural significance

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

4. **Medium / Low Wider Landscape Sensitivity:**
 - Character similar along this open stretch of land south of A4130
 - Harsh edge of Milton Park
5. Overall Landscape Sensitivity: Medium / Low (combines 3 and 4)
6. **Low Landscape Value**
 - No written evidence of landscape value
7. Landscape Capacity: High (combines 5 and 6)

Relationship of site to Didcot

- The site is separated from residential parts of Didcot
- However the site will form a part of Didcot once the allocated land filling the area between the site and Didcot is developed with housing

Relationship with adjacent wider countryside

- Site is linked to the countryside along the south edge of the A4130 (but see above)

Potential impact on key landscape characteristics

- Loss of openness
- Loss of some pasture
- Opportunity to add to existing vegetation and create new hedgerow structure
- Opportunity to mitigate noise of traffic and trains

Potential impact on key visual characteristics

- Opportunity to screen detracting views (though the partial demolition of the power station is proposed to take place imminently)

Potential impact on key settlement characteristics

- Development would be a further extension west of Didcot
- Development would mirror the extent of development of Milton Park, north of the A4130

Landscape mitigation and contribution to Green Infrastructure

- Retain and enhance existing hedgerows and trees to boundaries
- Retain specimen parkland trees within site
- Build on landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network
- Provide enhanced footpath / cycleway route along south side of A4130

Conclusion and recommendations

- Potential for increased density / building heights in this area
- Recommended joint access with site 11 from A4130
- Retain and enhance footpaths with new vegetation

Potential capacity of site 12A

It is recommended that this site is considered for increased density / building heights. The separation between Harwell and Didcot will not be significantly eroded by the development of this site. The planning of the whole of site 12 should be carried out as part of a comprehensive masterplan combined with sites 10 and 11, and the preferred access would be shared with site 11, entering site 12A from the A4130 in the north west corner. Green infrastructure could be enhanced on the northern boundary to provide an improved footpath / cycleway along the south side of the A4130. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On the basis of a nominal density of 25dph, some 1475 dwellings might be accommodated on site 12A. However there is potential for an increased density for this site provided it is compatible with the adjacent built form and landscape setting.

LA12B Zulu Farm**Key landscape planning factors:**

Site 12B is not within the Green Belt or the AONB. The site 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. The site also forms part of land identified as Important Open Land between Harwell and Didcot, policy NE10. This policy aims to avoid the coalescence of Didcot with the surrounding villages. For the purpose of this study, the southern part of 12B (either side of the B4493) is felt to have some role in maintaining the separation between Harwell and Didcot though particularly when the area already allocated for housing is developed.

Photographs:

Photo 2: Panoramic view north from high ground on footpath next to A34



Photo 3: View east from high ground at Cow Lane across adjacent allocated housing site at edge of Didcot



Photo 4: View north from B449. Open fields part of separation of Didcot and Harwell



Photo 5: View south towards AONB

Please refer to section 3 methodology of the assessment process

1. Medium Visual Sensitivity:

- Open, exposed site
- High ground near Cow Lane forms part of skyline
- Panoramic views from Cow Lane
- Some intervisibility with AONB

2. Medium / Low Landscape Sensitivity:

- Predominantly pasture
- Gentle hill and valley
- No cultural significance

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

4. Medium / Low Wider Landscape Sensitivity:

- Links with countryside to east and south, towards Site 10 and AONB, though this link will be lost once the Great Western Park development is built

- Harsh edge of Milton Park

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

6. **Medium Landscape Value**

- No written evidence of landscape value
- Some value as setting to AONB

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

Relationship of site to Didcot

- The site is separated from residential parts of Didcot
- However the site will form a part of Didcot once the allocated land filling the area between the site and Didcot is developed with housing

Relationship with adjacent wider countryside

- Site is linked to the countryside to the east (but see above)
- Character continues south into site 10 and beyond to the AONB

Potential impact on key landscape characteristics

- Loss of openness
- Loss of some pasture
- Opportunity to add to existing vegetation and create new hedgerow structure

Potential impact on key visual characteristics

- Opportunity to screen detracting views (though the partial demolition of the power station is proposed to take place imminently)
- Some impact on the setting of the AONB, particularly at the southern end
- Impact on long views from high ground at Cow Lane
- Development would be prominent on the higher ground at Cow Lane
- Some impact on the separation of Didcot and Harwell

Potential impact on key settlement characteristics

- Development would be a further extension west of Didcot
- Development of the whole site at higher densities would erode the separation between Didcot and Harwell

Landscape mitigation and contribution to Green Infrastructure

- Retain and enhance existing hedgerows and trees to outer and internal field boundaries
- Include additional internal hedge and tree planting to subdivide site
- Build on landscape structure to meet OWLS landscape strategy
- Create new public rights of way linking to wider footpath network
- Maintain open areas or introduce increased vegetation each side of the B4493

Conclusion and recommendations

- Limited potential for increased density / building heights across the whole site
- Recommended access to north part of site either via site 12A or allocated housing to east
- Recommended access to southern parts of site from the B4493 through existing gates / tracks
- South of the B4493 is more sensitive and increased density and building heights could have an impact on the setting of the AONB

Potential capacity of site 12B

It is recommended that this site is not considered for increased density / building heights due to the potential impact on the setting of the AONB and on the separation of Didcot and Harwell. The planning of the whole of site 12 should be carried out as part of a comprehensive masterplan combined with sites 10 and 11. The density of the area is recommended to be a maximum of 15 dwellings per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site and to ensure views from the AONB are not affected. On this basis some 1320 dwellings might be accommodated on site 12B.

Total capacity of Site 12: Valley Park, Didcot: A total of 2795 dwellings are recommended nominal densities of 25dph and 15dph for this contingency site.

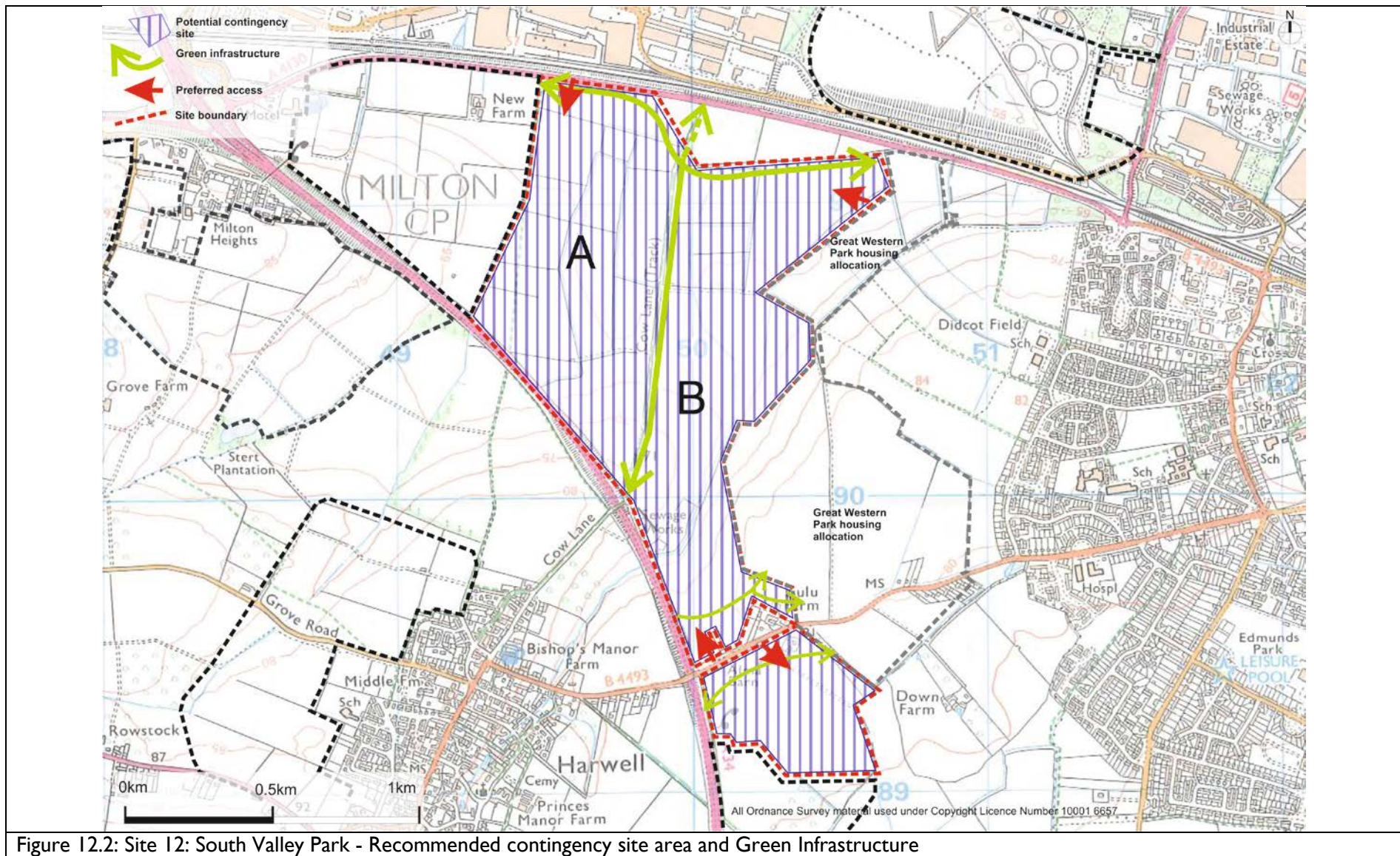


Figure 12.2: Site 12: South Valley Park - Recommended contingency site area and Green Infrastructure

Site I3A: Didcot A

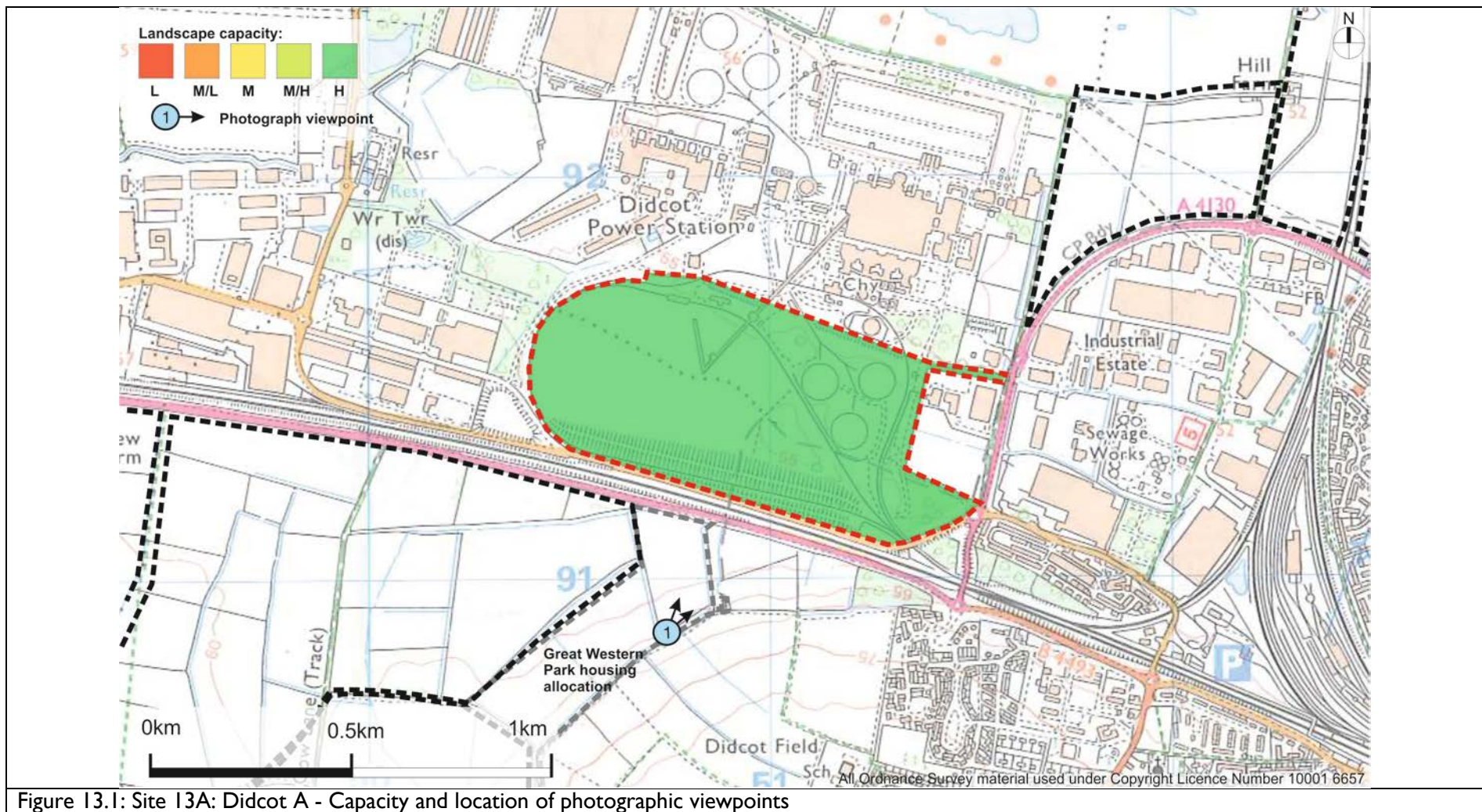


Figure 13.1: Site I3A: Didcot A - Capacity and location of photographic viewpoints