

5. Overall Landscape Sensitivity: Medium / Low (combines 3 and 4)
6. **Medium/Low Landscape Value**
- No written evidence of landscape value
  - Possible ridge and furrow field (NB further investigation needed as this may be found to be of greater significance)
7. Landscape Capacity: High (subject to further investigation of ridge and furrow landscape) (combines 5 and 6)

**Relationship of site to Grove**

- The site is separated from residential parts of Grove except from the south east corner
- However the site would form a part of Grove if the allocated land to the north and west of Grove is developed with housing

**Relationship with adjacent wider countryside**

- Strong links with countryside to south and west, though the countryside to south includes the Grove Airfield housing allocation
- Severed from landscape to north by the railway

**Potential impact on key landscape characteristics**

- Loss of openness
- Loss of pasture, possibly including ridge and furrow
- Loss of fertile land
- Opportunity to add to existing vegetation structure
- Opportunity to mitigate noise of trains

**Potential impact on key visual characteristics**

- Loss of panoramic views to south across former airfield site, though these views would be affected if the Grove Airfield housing allocation is developed
- Possible impact on the AONB
- Opportunity to screen detracting views

**Potential impact on key settlement characteristics**

- Development would be part of a large expansion on the north and west of Grove
- Some impact on the separation of Grove and Denchworth, though there is open land north of the railway which is more important in separating the settlements

**Landscape mitigation and contribution to Green Infrastructure**

- Retain existing hedgerows and consider enhancing with hedgerow trees, including along the road
- New woodland / tree planting to screen detracting views, including of railway
- Build on landscape structure to meet OWLS landscape strategy and aims of NEII
- Retain some views towards AONB where possible
- Enhance existing footpaths and creating additional footpaths within site

**Conclusion and recommendations**

- Potential for housing on this site, not including cemetery
- Further investigation regarding the sensitivity and value of the ridge and furrow landscape is needed
- Retain and enhance footpaths with new vegetation
- Preferred access to west end of the site from existing track
- Preferred access to the eastern parts of the site from near to the existing settlement or through existing gaps to minimise loss of existing hedgerows
- Include new tree and hedgerow planting as shown in Figure 16.3.

**Potential capacity of site 16**

It is recommended that this site is considered further as a contingency site subject to further investigation of the possible ridge and furrow landscape and to include the retention of the cemetery. Both the ridge and furrow field and the cemetery are excluded from the area used to calculate numbers of houses. The density of the 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, and impact on views from the AONB should be taken into account. On this basis some 695 dwellings might be accommodated on site 16.

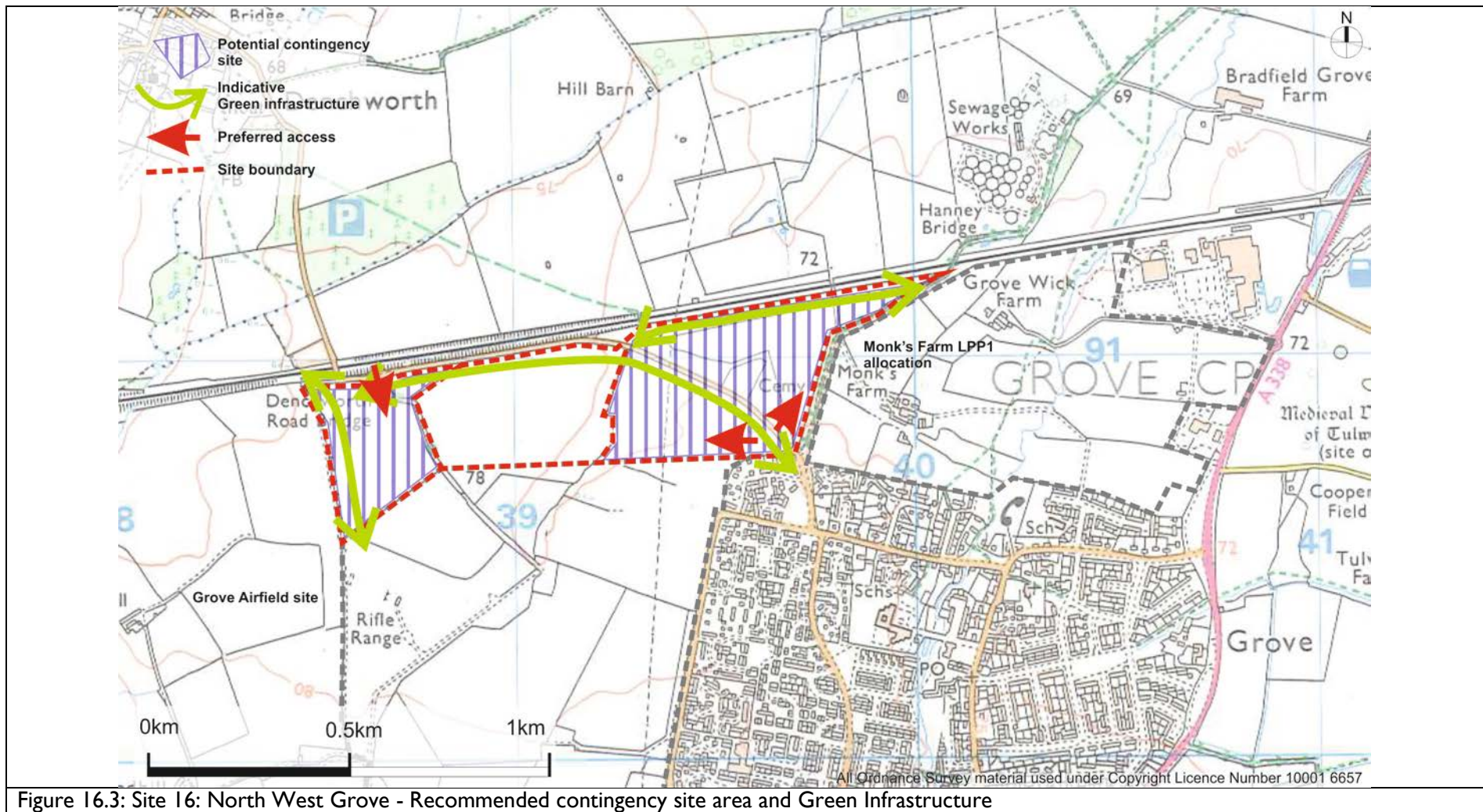


Figure 16.3: Site 16: North West Grove - Recommended contingency site area and Green Infrastructure



## Site 17: East Harwell Oxford Campus

### Site map:

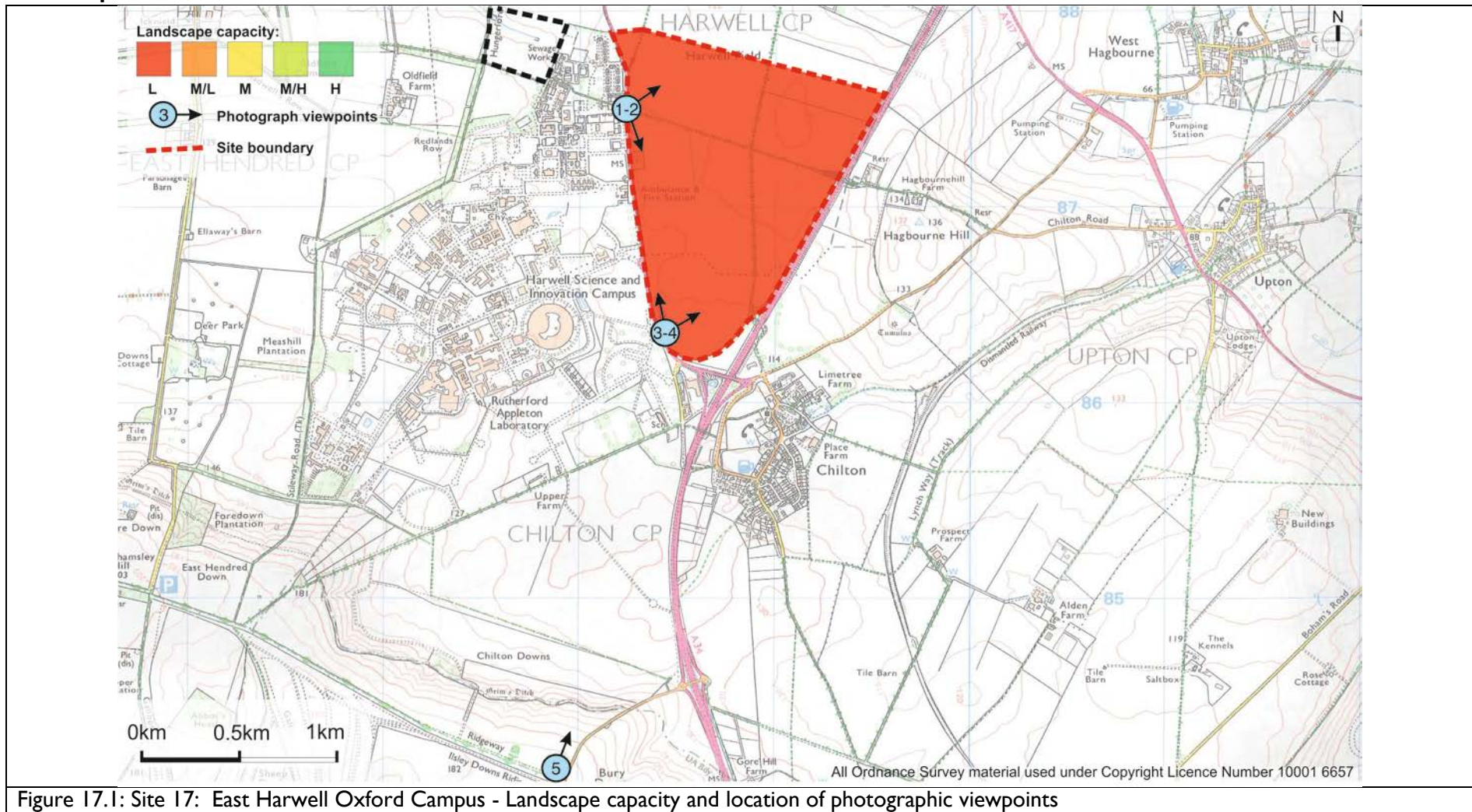


Figure 17.1: Site 17: East Harwell Oxford Campus - Landscape capacity and location of photographic viewpoints

### Site 17 East Harwell Oxford Campus

The site lies in the **AONB LCA5C Hendred Plain**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 17.

### OWLS Landscape Strategy

**The overall management objective is to conserve and enhance the quiet, rural character of the Hendred Plain, which provides a transition between the Vale of White Horse and the high downs.**

#### Guidelines

- The key features to be conserved and enhanced include: the pasture and woodlands along the streams with opportunities for reinstatement of pasture, particularly along watercourses;
- the distinctive settlement pattern with a concentration of nucleated villages along the springline, estate villages, plus widely dispersed large houses and mansions;
- the historic field pattern, with opportunities for hedgerow boundary restoration;
- the historic designed park and gardens;
- and the strong skyline of the higher hills to the south.
- Particular consideration should be given to the impact of new development on the boundary of the AONB (at Harwell and Wantage) on the character of this part of the North Wessex Downs and views from this area.

#### Site description:

Site 17 is a greenfield site of 140 hectares located to the east of the Harwell Oxford Campus and to the north-west of Chilton. The site is bordered by open countryside to the north. The eastern boundary is formed by the A34, with further open countryside beyond. The western and part of the southern boundaries are formed by the A4185 with the Harwell Science and Innovation Campus, the housing development of Chestnut Fields and a development site beyond that. To the immediate south of the site, at the junction of the A34 and A4185, are a Garden Centre and some areas of woodland cut off by highways. A public right of way crosses the site from north to south and another, The Icknield Way, crosses from east to west.



#### Key landscape planning factors:

Site 17 is on the northern edge of the North Wessex Downs AONB. It is not within the Green Belt. The adjacent Harwell Campus is designated as a Principal Employment Site. The site is near to but not within the area designated as Important Open Land Between Harwell and Didcot (policy NE10).

### Photographs:

		
<i>Photo 1: View east across expansive open countryside</i>		
		
<i>Photo 2: View south to small woodland block within site and vegetation along A34 to left</i>		<i>Photo 3: View north-west towards Harwell Campus hidden within mature trees</i>



			
<p><i>Photo 4: View north-east showing A34 and rising ground in north of site, from which extensive views of AONB possible</i></p>	<p><i>Photo 5: View north from The Ridgeway (Bury Lane car park) showing site between Didcot Power Station and Harwell Science Campus.</i></p>		

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

- 1. High Visual Sensitivity:**
  - Prominent, open site
  - Intervisibility with other parts of AONB
  - Visible from Ridgeway footpath – a national trail
  - Site forms part of the visual gap between Harwell Campus and Didcot
- 2. Medium Landscape Sensitivity:**
  - Largely arable land
  - Some hedgerow structure
  - Small area of woodland otherwise lack of trees
- 3. Landscape Character Sensitivity: Medium / High (combines 1 and 2)**
- 4. Medium / High Wider Landscape Sensitivity:**
  - Strong relationship with wide character area to north, east and south

- Separated from Harwell village by open countryside
- Adjacent to Harwell Campus but different character
- Icknield Way regional cycle path

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

6. **Medium / High Landscape Value**

- Icknield Way
- Within AONB

7. Landscape Capacity: Low (combines 5 and 6)

**Relationship of site to existing developments**

- The site is separated from Harwell by open countryside
- The site is closer to the village of Chilton, but visually and physically separated by the A34
- The Harwell Oxford Campus is adjacent to the site's western boundary

**Relationship with adjacent wider countryside**

- Strong links with countryside to north, east and south
- Typical of AONB landscape character area

**Potential impact on key landscape characteristics**

- Loss of openness
- Opportunity to add to existing vegetation structure

**Potential impact on key visual characteristics**

- Loss of panoramic views
- Development of area would impact on the AONB
- Development of the site would erode the visual gap between Harwell Campus and Didcot when viewed from high ground, particularly if and when the Valley Park and Great Western housing developments are built, moving the built line of Didcot southwards
- Opportunity to screen detracting views of Didcot Power Station
- Impact on open character of Icknield Way



**Potential impact on key settlement characteristics**

- Development would be isolated from nearby villages of Harwell and Chilton
- Development of whole area would be out of scale with nearby villages
- Development would be a strong contrast in this generally rural area
- Development would be similar in scale to the Harwell Oxford Campus

**Landscape mitigation and contribution to Green Infrastructure**

- New planting to screen detracting views but retain general open character
- Enhance existing footpaths and creating additional footpaths within site

**Summary of compliance with AONB**

- Development of the site would impact on the rural character of and open views from the AONB

**Conclusion and recommendations**

- Housing on this site would have an adverse impact on the AONB
- Development of this site would erode the visual separation between Harwell Campus and Didcot, whose built edge would move southwards with the Valley Park and Great Western Park developments

**Potential capacity of site 17**

It is recommended that no part of this site is considered further as a contingency site on landscape and visual grounds. The capacity of Site 17 is determined by the need: (1) to avoid impact on views from the AONB, particularly from the Ridgeway footpath; (2) to avoid loss of open character and visual separation between Harwell Campus and Didcot.

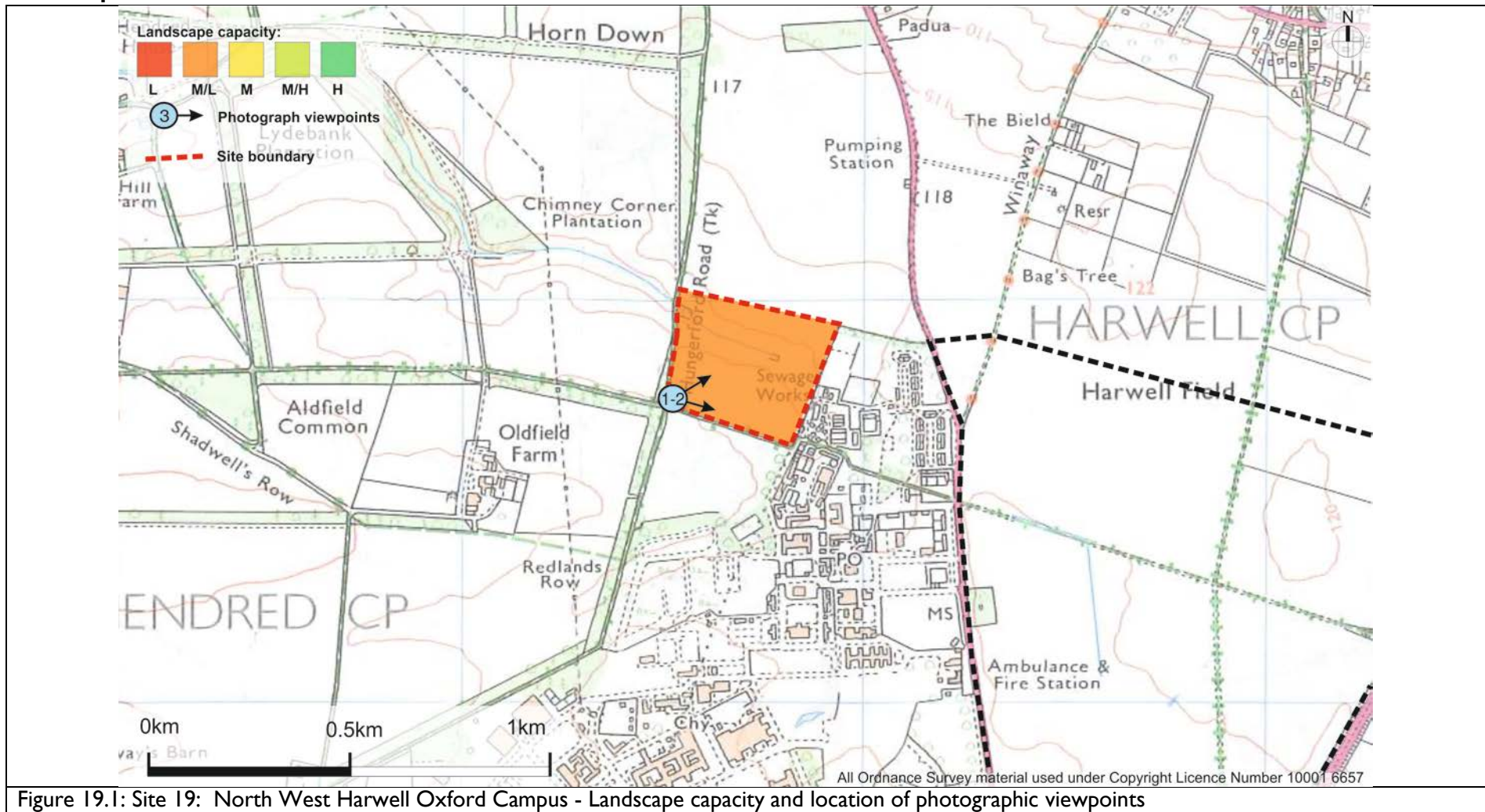
**Site 19: North West Harwell Oxford Campus****Site map:**

Figure 19.1: Site 19: North West Harwell Oxford Campus - Landscape capacity and location of photographic viewpoints

### Site 19 North West Harwell Oxford Campus

The site lies in **AONB LCA5C Hendred Plain**. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 19. The key landscape, visual and settlement characteristics are set out in the Record Sheets for Site 19.

### OWLS Landscape Strategy

**The overall management objective is to conserve and enhance the quiet, rural character of the Hendred Plain, which provides a transition between the Vale of White Horse and the high downs.**

#### Guidelines

- The key features to be conserved and enhanced include: the pasture and woodlands along the streams with opportunities for reinstatement of pasture, particularly along watercourses;
- the distinctive settlement pattern with a concentration of nucleated villages along the springline, estate villages, plus widely dispersed large houses and mansions;
- the historic field pattern, with opportunities for hedgerow boundary restoration;
- the historic designed park and gardens;
- and the strong skyline of the higher hills to the south.
- Particular consideration should be given to the impact of new development on the boundary of the AONB (at Harwell and Wantage) on the character of this part of the North Wessex Downs and views from this area.

#### Site description:

Site 19 is a greenfield site of 11.2 hectares to the north of Harwell Science and Innovation Campus. The site is surrounded by open countryside divided by strips of woodland to the north, south and west. To the east is an area of rank pasture and in the south-east is a sewage works with housing and industrial buildings beyond. The Icknield Way runs along the southern boundary of the site and Hungerford Road, a track runs along the western edge of the site.

**Key landscape planning factors:**

Site 19 is on the northern edge of the North Wessex Downs AONB. It is not within the Green Belt. The adjacent Harwell Campus is designated as a Principal Employment Site, the north end of which is adjacent to an area proposed to be allocated for housing in the February 2013 LPPI consultation document (adjacent to the eastern boundary of the site).

**Photographs:**

*Photo 1: View north to off-site woodland to north and Didcot Power Station just visible over rolling landform*





Photo 2: View east towards housing associated with Harwell Campus (largely screened)

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

- 1. Medium / Low Visual Sensitivity:**
  - Visually contained
  - Forms skyline view when seen from PROW along south edge of site
  - Sewage works views unattractive
- 2. Medium / Low Landscape Sensitivity:**
  - Sensitive receptors - AONB and Icknield Way
  - Springline location – small area of site in flood plain
  - No cultural significance
  - Sewage works are visual and noise detractor
- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**
- 4. Medium Wider Landscape Sensitivity:**
  - Landscape character continuous with land to north
  - Icknield Way is a regional cycle way but only a short section passes by the site

- Detached from Harwell village
- Some link with Harwell Campus

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

6. **Medium / High Landscape Value**

- Part of AONB (but not visible except adjacent to site)
- Icknield Way (only a short section which is already in need of enhancement)

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

**Relationship of site to existing development**

- The site is adjacent to the Harwell Campus and the proposed strategic allocation

**Relationship with adjacent wider countryside**

- Links with countryside to north
- More enclosed than typical AONB landscape character area

**Potential impact on key landscape characteristics**

- Loss of openness
- Opportunity to add to existing vegetation structure
- Impact on spring head, presence of floodplain

**Potential impact on key visual characteristics**

- Loss of skyline views
- Development of lower part of site (southern end) would have little impact on the AONB
- Development breaking the brow of the hill when viewed from the road to the north east would be visually intrusive
- Opportunity to screen detracting views of Didcot Power Station, though the cooling towers are due to be demolished
- Opportunity to enhance views and character of Icknield Way

**Potential impact on key settlement characteristics**

- Development would relate well to the Harwell campus and its proposed new development
- Development of whole area would be in scale with nearby villages

**Landscape mitigation and contribution to Green Infrastructure**

- New planting to screen detracting views
- Enhance existing footpaths and creating additional footpaths within site
- Protect and enhance spring head
- Avoid floodplain area

**Summary of compliance with AONB**

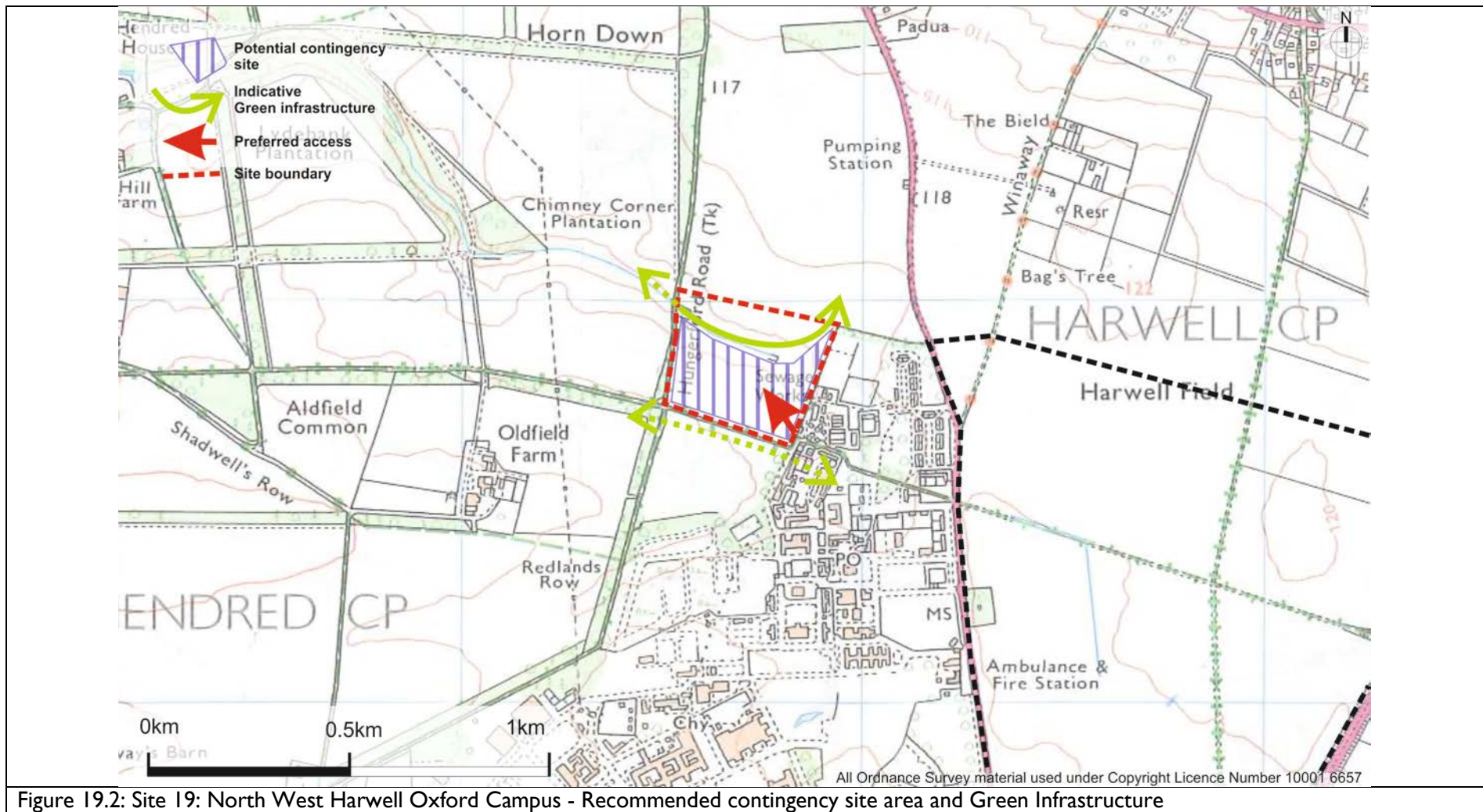
- Development of the site would not impact on the rural character of and open views from the AONB

**Conclusion and recommendations**

- Contain housing within 'reduced area' as shown in Figure 19.2. Limited housing on this site would have little impact on the AONB
- Potential to enhance Icknield Way
- Housing would link well with adjacent proposed development site
- Create new wooded northern edge to the settlement, to screen views out to Didcot Power Station (though cooling towers are to be demolished) and views in from the north (to higher ground)
- Preferred access would be via the existing track to the sewage works in the south east corner of the site.
- Include Green Infrastructure as shown in Figure 19.2.

**Potential capacity of site 19**

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. Development breaking the brow of the hill when viewed from the road to the north east would be visually intrusive. The introduction of woodland planting to the north boundary would screen views from the north and create a strong boundary to the countryside edge. The preferred access would be via the existing track to the sewage works in the south east corner of the site. 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 200 dwellings might be accommodated on site 19.





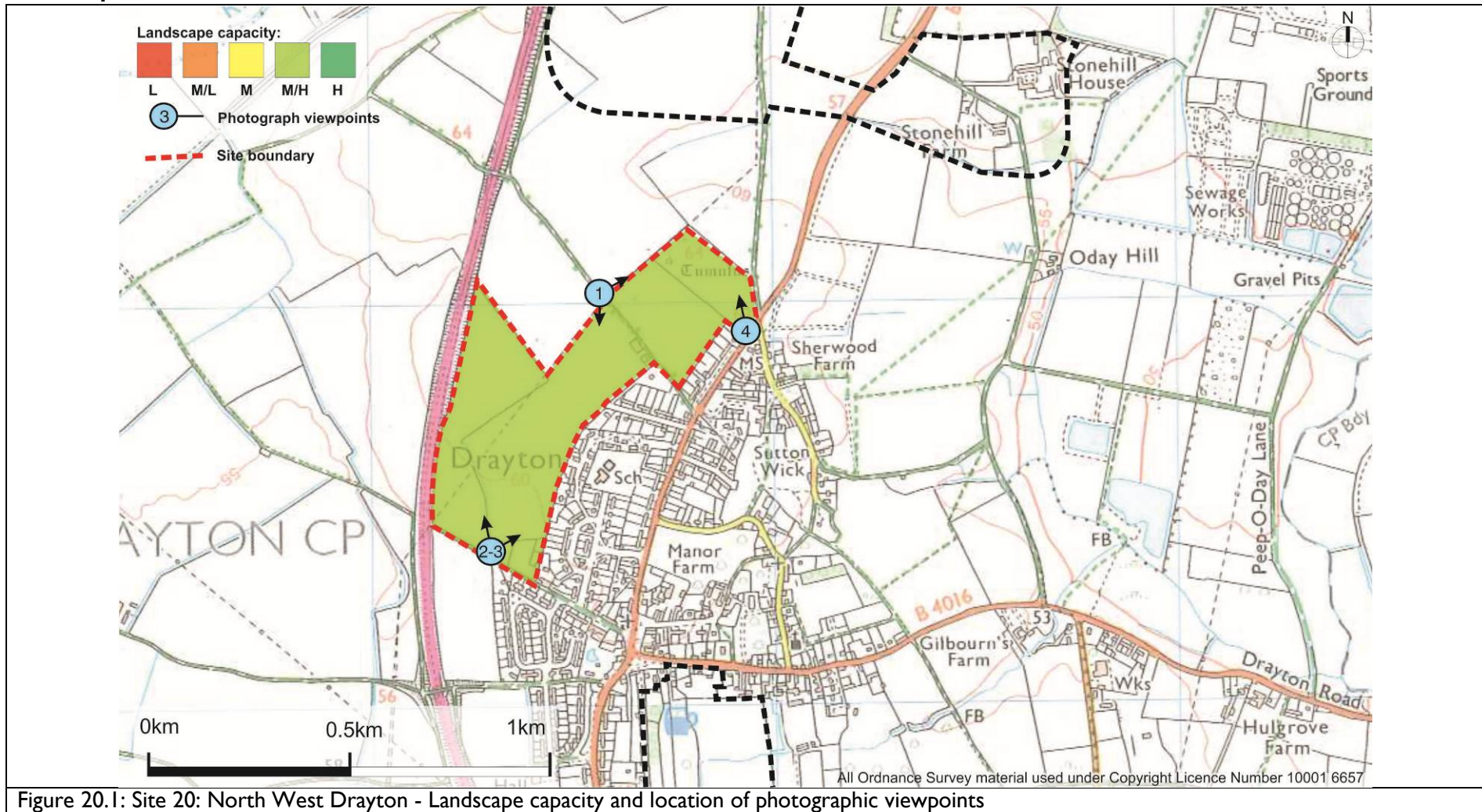
**Site 20: North West Drayton****Site map:**

Figure 20.1: Site 20: North West Drayton - Landscape capacity and location of photographic viewpoints