

## Site 20 North West Drayton

The site lies in the **Lowland Vale 2C / OWLS LCTI Alluvial Lowlands**. The key landscape, visual and settlement characteristics for this area are set out in the Record Sheets for Site 20. The following guidance is given in OWLS.

### OWLS Landscape Strategy

**Maintain the tranquil nature of the landscape and promote the restoration and enhancement 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 oak 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 at the fringes of towns, villages and farms 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.
- Promote the use of building materials and a scale of development and that is appropriate to this landscape type. This ranges from red brick and clay tiles in the Vale of White Horse to limestone and stone tiles in the Upper Thames valley.
- Minimise the visual impact of intrusive land uses such as gravel extraction with the judicious planting of tree and shrub species characteristic to the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.

#### Site description:

Site 20 is a greenfield site of 28 hectares on the north west side of Drayton, extending west to the A34 at its southern end. The north end of the site wraps around to meet the B4017 and then abuts open countryside with site 2 (South Abingdon) some 200m distance to the north. The south eastern boundary is formed by housing along the north western edge of Drayton. A public right of way passes along a short section of the northern boundary from the B4017 and another crosses the site east to west in the northern end. The southern boundary is formed by a third public right of way.

**Key landscape planning factors:**

LA20 is not within the Green Belt or AONB but is within an area identified in the Local Plan as an Area for Landscape Enhancement (NE11) which could benefit from, for example, 'the removal of eyesores, management of woodland, or the planting of trees to enhance or frame views or to block less attractive views.' The A34 corridor south of Abingdon has been affected by the A34, Didcot Power Station and gravel workings and has a relatively light tree cover. Development which would further erode or damage the landscape character would not be permitted and any development proposals would need to include an appropriate landscape scheme. The site is within the Lowland Vale, as 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.

**Photographs:**

*Photo 1: Open views of houses on north-west edge of Drayton and panoramic views towards AONB*



Photo 2: View north towards high point of site. Intervisibility with A34



Photo 3: Open view of houses on west side of Drayton. Fields subdivided for horse grazing



Photo 4: View north along B4017. Site is adjacent to road (on left) and is part of the separation between Drayton and Abingdon

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

- 1. Medium / High Visual Sensitivity:**
  - Largely open exposed site
  - Three PROWS on or adjacent to the site
  - Overlooked by housing on the north-west edge of Drayton
  - Extensive panoramic views
  - South western part of site falls so that it is level with the A34 and houses would be intrusive in views from the road and from the countryside west of the road
- 2. Low Landscape Sensitivity:**
  - Predominantly arable land
  - Few landscape features
  - No cultural significance
- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**
- 4. Medium Wider Landscape Sensitivity:**
  - Western part of site separated from Drayton and more closely linked with open countryside to north and south though separated from wider countryside to west by A34
  - Otherwise strong links with western edge of Drayton
- 5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**
- 6. Medium/Low Landscape Value**
  - No written evidence of value
  - High level of public access
- 7. Landscape Capacity: Medium / High (combines 5 and 6)**

**Relationship of site to Drayton**

- Development along the eastern side of the site would relate well to Drayton except the most northern field which is important in the approach to the village from the north and in separating Drayton from Abingdon.

**Relationship with adjacent wider countryside**

- The site has good links with the landscape to the north and south.
- The landscape continues to the west but is disconnected by the A34, except in the south western corner

**Potential impact on key landscape characteristics**

- Loss of openness
- Medium sized development would reflect landscape pattern

**Potential impact on key visual characteristics**

- Development in the far north of the site would erode the visual separation of Drayton and Abingdon to the detriment of the distinctive character of the village.
- Panoramic views would still be available from the footpath to the north of the site.

**Potential impact on key settlement characteristics**

- Development of the whole site would result in the loss of the open strip of land along the east side of the A34, linking the open countryside to the north and south, and would result in a settlement pattern out of character with the linear pattern of Drayton, particularly the historic core.
- Development at the north end would visually merge Drayton and Abingdon

**Landscape mitigation and contribution to Green Infrastructure**

- Contain housing within 'reduced area' as shown in Figure 20.2
- Create new landscape structure, building on existing landscape features to meet OWLS landscape strategy and policy NE11 objectives
- Enhance landscape buffer to A34,
- Introduce woodland planting to south west of site to screen views from A34 and countryside to west
- Protect and enhance public rights of way crossing site.

**Conclusion and recommendations**

- Contain housing within 'reduced area' as shown in Figure 20.2.
- Preferred access to the north part of the site would be through the northern end of site
- Preferred access to the south part of the site could be via the residential road, though impact on the public footpath and associated vegetation would need to be assessed
- Conserve and enhance the distinctive character of the settlements.
- Retain open appearance of land in the north part of site
- New buffer planting to land east side of A34
- Include Green Infrastructure as shown in Figure 20.2.

**Potential capacity of site 20**

It is recommended that only part of this site is considered further as a contingency site on landscape and visual grounds. Housing in the southwest corner of site which is level with the A34 would impact on views from the A34 and the countryside to the west. The retention of an area of open land as an approach to Drayton from the north and separation with Abingdon is desirable and further study would be needed to assess impacts on these elements. Preferred access would be through this open space at the north end of the site. An additional access could be possible via the residential road at the southern end of the site, subject to assessment of the impacts on the public footpath and associated vegetation. The density of this reduced area is recommended to be a maximum of 25 houses 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 555 dwellings might be accommodated on site 20.

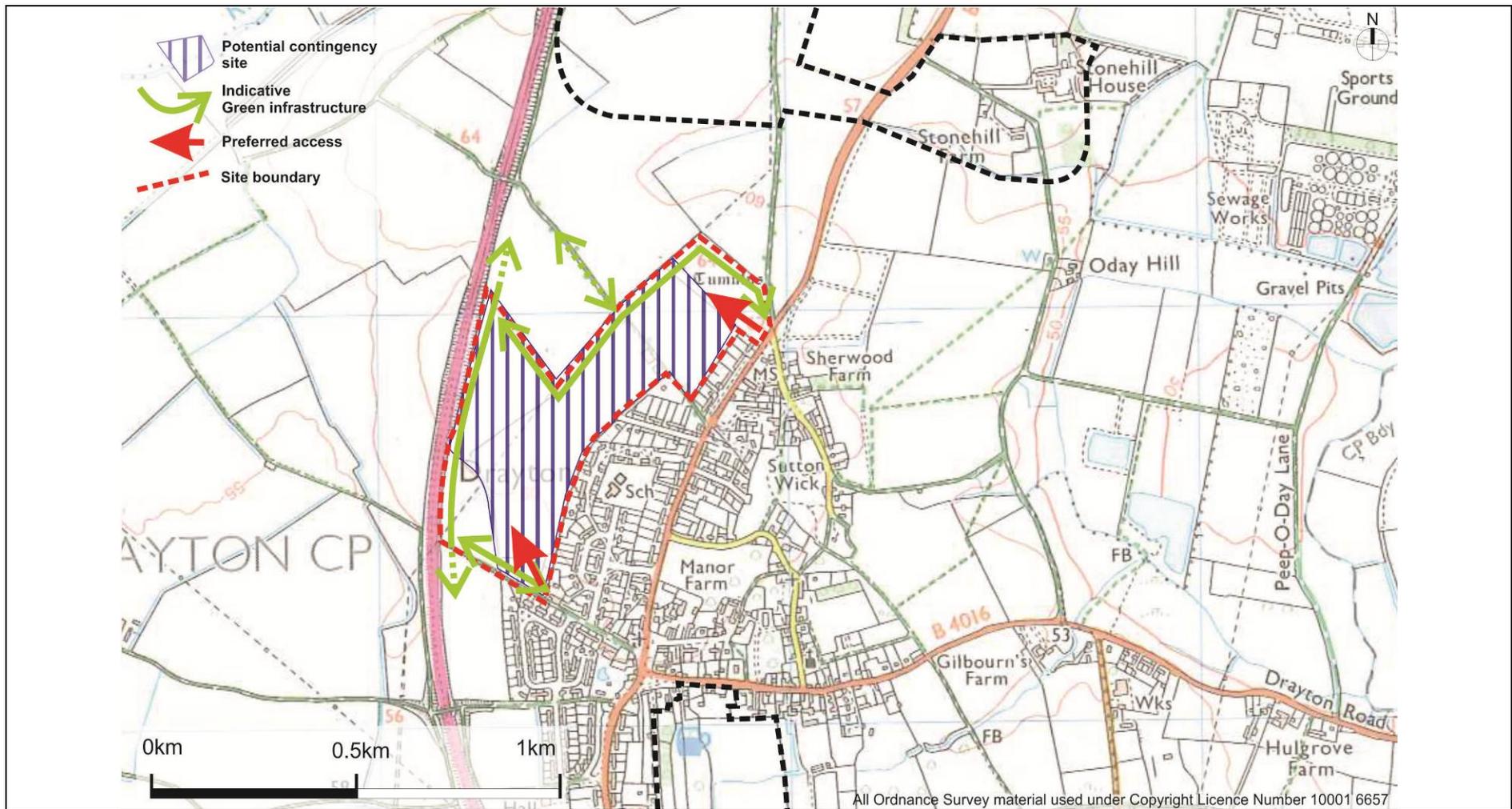


Figure 20.2: Site 20: North West Drayton - Recommended contingency site area and Green Infrastructure

**Site 21: South Drayton**

Site map:

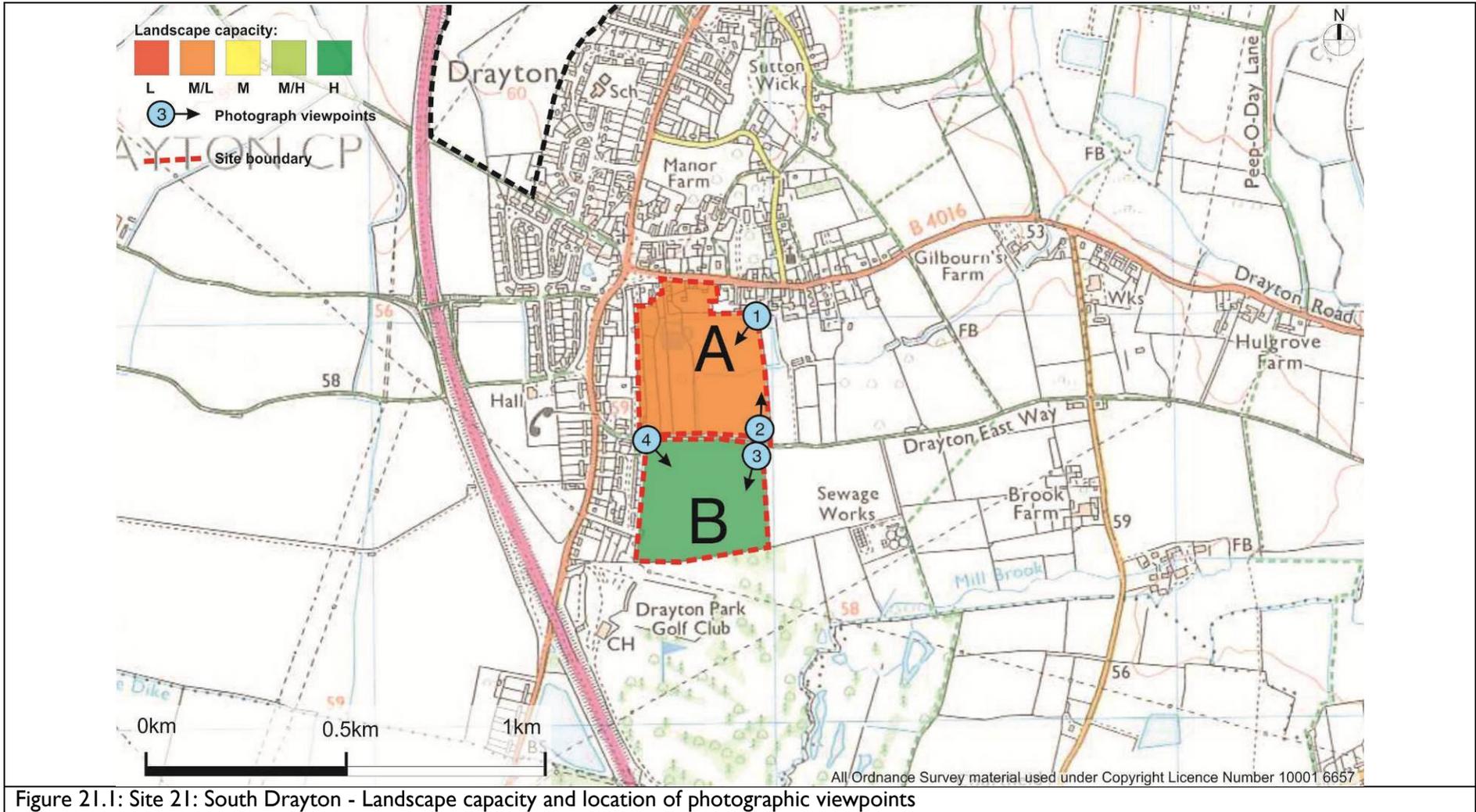


Figure 21.1: Site 21: South Drayton - Landscape capacity and location of photographic viewpoints

## Site 21 South Drayton

The site lies in the **Lowland Vale 2C / OWLS LCT8 Lowland Village Farmlands**. The key landscape, visual and settlement characteristics for this area are set out in the Record Sheets for Site 2. The following guidance is given in OWLS.

### 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 21 is a greenfield site of 20 hectares on the south side of Drayton, divided into two distinct areas by the Drayton East Way bridleway. The sub-areas are: Landscape area 21A North of Drayton East Way and 21B South of Drayton East Way. The irregular shaped north boundary of the whole is partly formed by the boundary of the Conservation Area with a small section of the site within the CA and containing one Listed Building. The straight western edge is formed by housing. The eastern boundary is adjacent to open countryside and the southern boundary is formed by the adjacent Drayton Park Golf Course.

**Key landscape planning factors:**

LA21 (A and B) is not within the Green Belt or AONB but is within an area identified in the Local Plan as an Area for Landscape Enhancement (NE11) which could benefit from, for example, 'the removal of eyesores, management of woodland, or the planting of trees to enhance or frame views or to block less attractive views.' The A34 corridor south of Abingdon has been affected by the A34, Didcot Power Station and gravel workings and has a relatively light tree cover. Development which would further erode or damage the landscape character would not be permitted and any development proposals would need to include an appropriate landscape scheme. The site is within the Lowland Vale, as 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.

These two areas have been assessed separately below.

**LA21A North of Drayton East Way****Photographs:**

*Photo 1: View of part of site within Conservation Area.*



Photo 2: View north across small pasture fields to Conservation Area and church tower.

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

1. **Medium Visual Sensitivity:**
  - Section of site along High Street is visible from within the Conservation Area
  - Internal hedges / tree belts could be enhanced to mitigate effects of views
  - Partially enclosed site – views limited from bridleway
  - Limited receptors
  - View of church through gap in vegetation from bridleway at east end of site
2. **Medium / High Landscape Sensitivity:**
  - Small scale and complex landscape pattern
  - Contains small woodland tree belts and significant individual tree
  - Stream /ditch with riverside trees
  - Importance to setting of Conservation Area and Listed Buildings
3. Landscape Character Sensitivity: Medium / High (combines 1 and 2)

4. **Medium Wider Landscape Sensitivity:**
  - Strong links with Conservation Area
  - Links to landscape around south-east side of Drayton
5. Overall Landscape Sensitivity: Medium / High (combines 3 and 4)
6. **Medium Landscape Value**
  - Setting of listed buildings and Conservation Area
7. Landscape Capacity: Medium / Low (combines 5 and 6)

#### **Relationship of site to Drayton**

- Where the site abuts the High Street it forms a central part of the historic core
- The open fields beyond the built form create an attractive (though not highly visible) setting for the historic core of Drayton

#### **Relationship with adjacent wider countryside**

- The site is a continuation of the countryside surrounding the historic core of Drayton.

#### **Potential impact on key landscape characteristics**

- Some loss of pasture
- Tree lines, hedges and water feature could be integrated into the development
- Potential for increased public access linking historic core to wider countryside
- Small scale development would reflect landscape pattern

#### **Potential impact on key visual characteristics**

- Changes to the part of site along the High Street would be highly visible
- Development of the whole site would affect the setting of the historic core
- Potential for framing attractive views of Listed Buildings including church

**Potential impact on key settlement characteristics**

- Development of the whole site would result in a settlement pattern out of character with the linear pattern of Drayton, particularly the historic core.
- Some recent small scale developments have introduced housing in a sensitive way behind the High Street frontage (south side) and not extending very deeply off of the frontage, thus maintaining the linear settlement pattern

**Landscape mitigation and contribution to Green Infrastructure**

- Incorporate open space / village green
- Maintain landscape pattern and rural character to south and east of Drayton, building on existing landscape features to meet OWLS landscape strategy and policy NEII objectives
- Protect and enhance public right of way along southern edge of site.
- Conserve and protect character of historic core, particularly along the High Street frontage, and including the setting of the listed building.

**Conclusion and recommendations**

- Lower density to allow for landscape and heritage constraints and scope to provide open space for the village centre
- Conserve and enhance the distinctive character of Drayton's historic core.
- Assess the significance of the setting to the listed building and CA.
- Preferred access would be via residential road in the south west corner
- Limited potential for access via High Street, dependent upon assessment of impact on the frontage within the CA
- Include Green Infrastructure as shown in Figure 21.2.

**Potential capacity of site 21A**

It is recommended this site is considered further as a contingency site with a lower density to allow for landscape and heritage constraints and scope to provide for a village centre open space. Further study would be needed to assess impacts on the CA. Preferred access would be via the residential road in the south west corner, with limited potential for access via High Street, dependent upon assessment of impact on the frontage within the CA.

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 25dph some 265 dwellings might be accommodated on site 21A. However it is recommended that the density of this area is substantially reduced to allow for landscape and heritage constraints and scope to provide for a village centre .

**LA21B South of Drayton East Way****Photographs:**

*Photo 3: Open views of housing estate in South Drayton.*



*Photo 4: View south east across open fields with Didcot power station dominating the view and vegetation at the edge of the golf course to the right.*

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

- 1. Medium Visual Sensitivity:**
  - Overlooked by many houses on west boundary
  - Open exposed site
  - Intervisibility with golf course to south
- 2. Low Landscape Sensitivity:**
  - Arable land
  - Few landscape features
  - No cultural significance
- 3. Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**

4. **Medium Wider Landscape Sensitivity:**
  - Links with modern estates at south edge of Drayton but poor links with village centre / High Street
  - Strong links with landscape to east
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Low Landscape Value**
  - No written evidence of value
7. Landscape Capacity: High (combines 5 and 6)

#### **Relationship of site to Drayton**

- The site is remote from the historic core and village shops.

#### **Relationship with adjacent wider countryside**

- The site is strongly linked to the countryside extending east towards Sutton Courtenay.

#### **Potential impact on key landscape characteristics**

- Loss of openness

#### **Potential impact on key visual characteristics**

- Long views towards the east would still be available from the bridleway
- Potential for screening detracting views of Didcot power station, though the cooling towers are to be demolished

#### **Potential impact on key settlement characteristics**

- Development of the whole site would result in a settlement pattern out of character with the linear pattern of Drayton, particularly the historic core, though similar in pattern to the modern developments on the western edge of Drayton.

#### **Landscape mitigation and contribution to Green Infrastructure**

- New woodland planting to eastern edge to screen views and create strong edge to settlement
- Create new landscape structure, building on existing landscape features to meet OWLS landscape strategy and policy NEII objectives
- Protect and enhance public right of way along northern edge of site.

**Conclusion and recommendations**

- Conserve and enhance the distinctive character Drayton.
- Preferred access into north west corner of site, shared with site 21A, and/or via the residential road in the south west corner
- Include Green Infrastructure as shown in Figure 21.2.

**Potential capacity of site 21B**

It is recommended that the whole of this site is considered further as a contingency site. While the whole site could accommodate development, in order to keep it in scale with the existing landscape and settlement character the site would need to be broken down into compartments to mirror existing patterns, and phasing of the compartments would also be advised. Preferred access would be into the north west corner of site, shared with site 21A, and/or via the residential road in the south west corner. The density of this area is recommended to be a maximum of 25 dwellings 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 235 dwellings might be accommodated on site 21B.

**Total capacity of Site 21: South Drayton:** A total of 500 dwellings are recommended at a nominal density of 25dph for this contingency site.

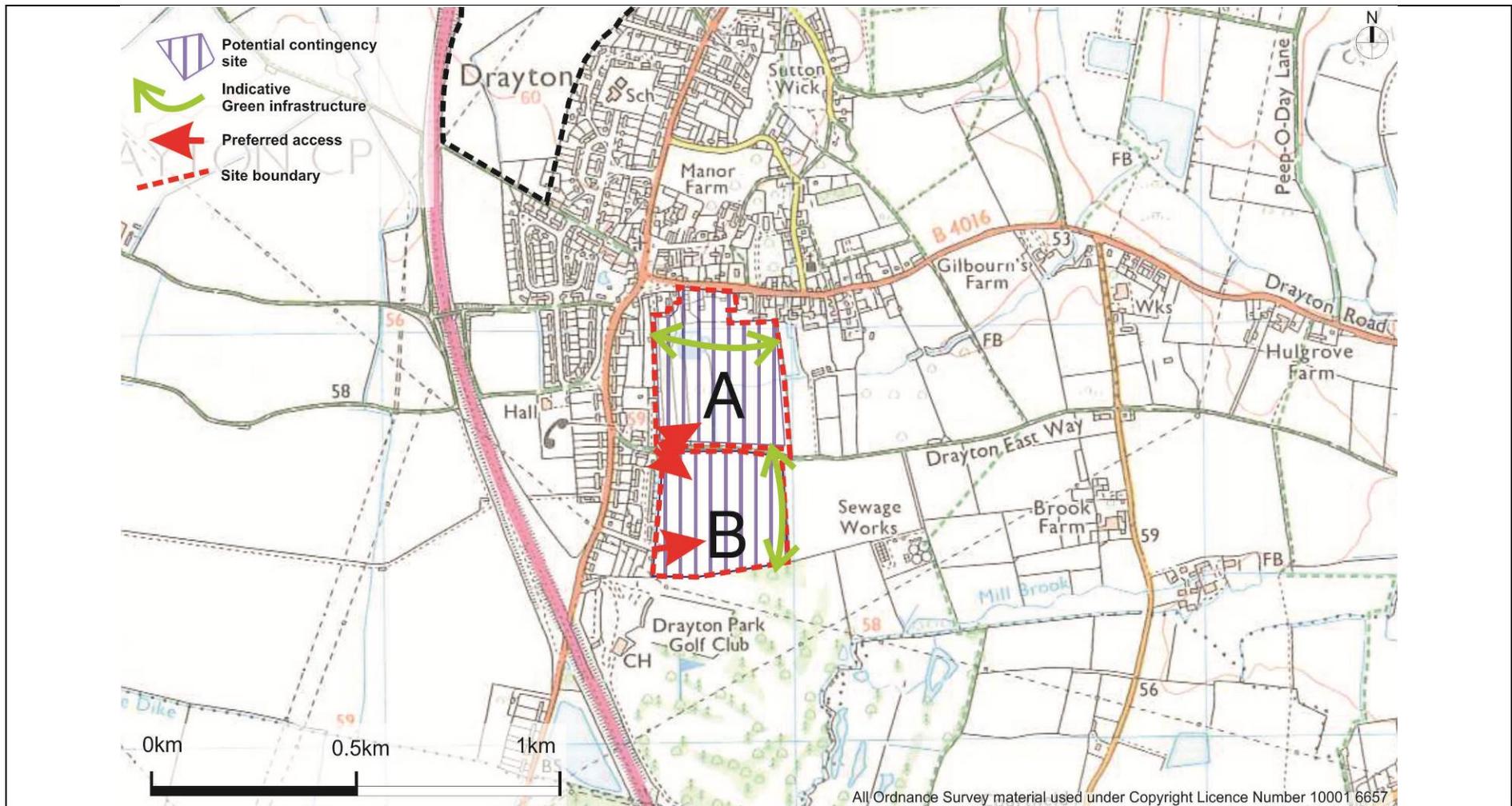


Figure 21.2: Site 21: South Drayton - Recommended contingency site area and Green Infrastructure

**Site 22: South Cumnor**

Site map:

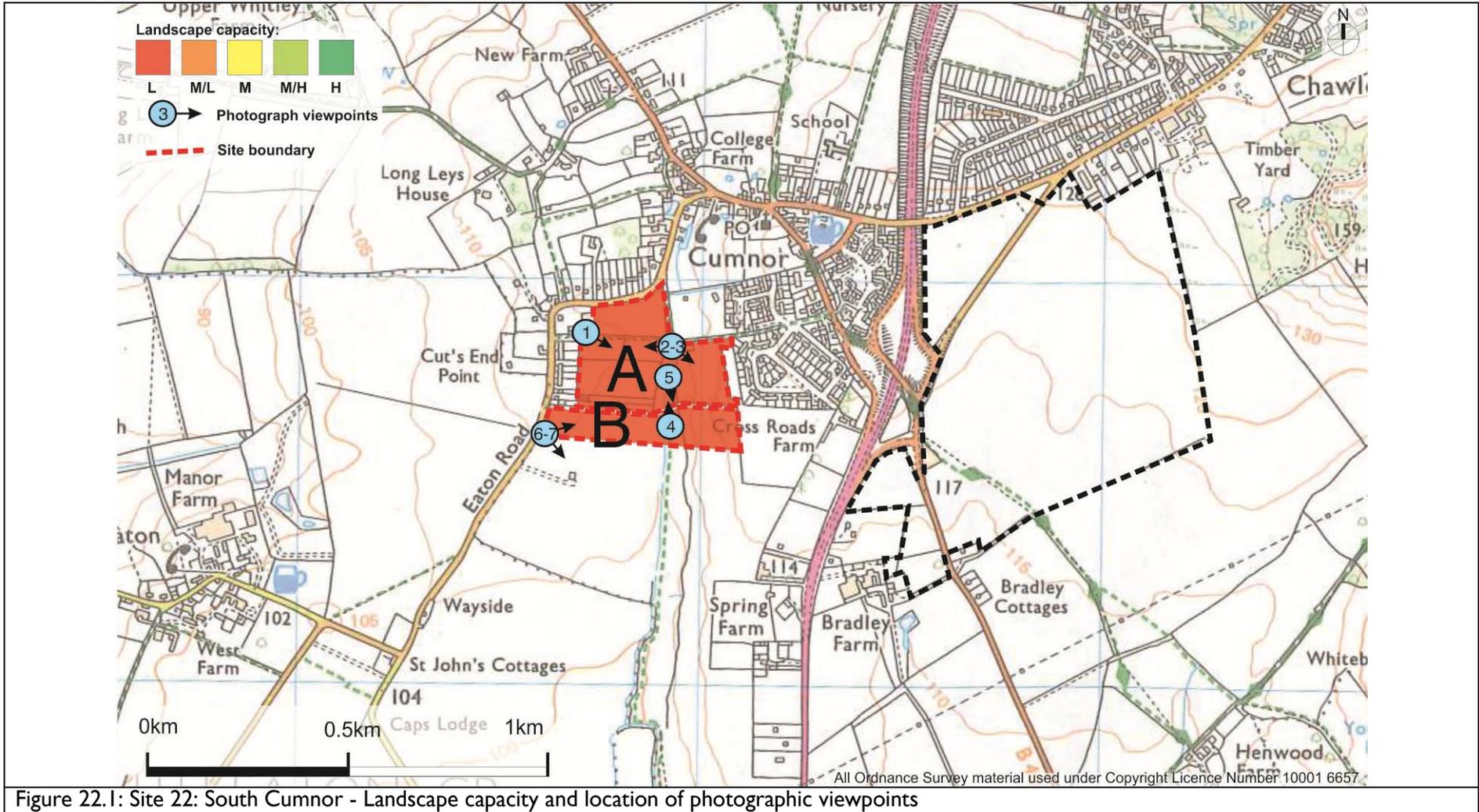


Figure 22.1: Site 22: South Cumnor - Landscape capacity and location of photographic viewpoints

## Site 22 South Cumnor

The site lies in the **North Vale Corallian Ridge / OWLS LCT12 Rolling Farmland**.

### OWLS Landscape Strategy

**Conserve and enhance the surviving pattern of woodlands, hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species.**

#### Guidelines

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak 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.
- Promote the sustainable management of existing ancient semi-natural woodland to safeguard its long-term survival.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- 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 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 nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This includes limestone or limestone and bricks and clay roof tiles in the Midvale Ridge, and red bricks and clay tiles in the Vale of White Horse and North Wessex Downs.

#### Site description:

Site 22 South Cumnor is a Green field site of 11.7ha to the south of the village of Cumnor. The Site is divided into two distinct areas: Landscape Area 22A Adjacent Cut's End immediately south of the village centre and Landscape Area 22B Appleton Road to the south. The northern boundary of LA 22A Adjacent Cut's End follows Appleton road opposite modern housing excluded from Cumnor Conservation Area. The Conservation Area lies to the west and north-east of LA 22A and extends slightly into the site at these two points. To the north-east lies the Cricket Ground and to the east, separated by tree lines, lies a modern housing estate. The western boundary is defined by the garden boundaries of property on Appleton Road. The southern boundary is defined by two mature belts of trees with a small gap providing access to the arable fields to the south. This part of the site is divided into a

number of small pasture fields each enclosed by mature tree belts. Landscape Area 22B is a section of a much larger field extending south from LA 22A and has no boundary along its southern edge. To the west a low hedge separates LA 22B from Appleton Road.

**Key landscape planning factors:**

The whole of the Site is in the Green Belt. It lies within the North Vale Corallian Ridge and is subject to Local Plan 2011 saved policy NE7. LA 22A contributes to the landscape setting of the Conservation Area and Grade II listed building The Farmhouse at Cut's End and therefore is subject to Local Plan saved policies HE1, HE4 and NE7.

**I. LA22A Adjacent Cut's End**

This is an enclosed area of small fields under pasture closely related to the field pattern to the north of the village around Cumnor Conservation Area Character Area: Leys Road and contributing to the rural character of the village.

**Photographs:**



*Photo 1: View west across small field west of central spine of the site.*



*Photo 2: View across small field from central footpath towards corner of Conservation Area at Cut's End.*



Photo 3: View from informal path off Cricket Ground into small field west of the housing estate north of Cross Roads Farm.



Photo 4: View of 'tongue' of open land extending into Site 22A.

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

1. **Medium Visual Sensitivity:**
  - Key views identified in Conservation Area Appraisal;
  - Site enclosed by mature trees;
  - Potential to mitigate development through new tree belt link.
2. **High Landscape Sensitivity:**
  - Good landscape structure of mature trees and pasture;
  - Landscape setting to Conservation Area and listed buildings;
  - Quiet secluded and tranquil area free of detractors.
3. **Landscape Character Sensitivity: Medium / High (combines 1 and 2)**
4. **Medium / High Wider Landscape Sensitivity:**
  - Separated from wider landscape to the south by tree belts;
  - Closely associated with historic development of the field pattern around village.

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5. **Overall Landscape Sensitivity: Medium / High (combines 3 and 4)**
  6. **Medium/High Landscape Value**
    - Setting of heritage assets;
    - Within locally valued landscape North Vale Corallian Ridge policy NE7;
  7. **Landscape Capacity: Low (combines 5 and 6)**