

							GI to create landscape setting to village centre; planting to western boundary to reflect planting pattern to Radley College along White's Lane; landscape buffer to be retained in south			A lower density is recommended to allow for landscape and heritage constraints and scope to provide open space for the village in the south of the site
28	North West Radley	12.7	320	Green Belt	Medium / High	12.1		305	<b>305</b>	
29	North Radley	18.5	465	Green Belt	Low	x	x	x	<b>0</b>	Not suitable for development - see Report
30A	South Shrivenham - Station Road / Longcot Rd				Medium / high	9.5	Incorporate new hedgerow / tree planting to southern boundary to create strong new edge of settlement and minimise impact on views from AONB	240		Although the assessment has led to an outcome of medium / high capacity, the whole site could potentially be developed as no part of the site is of particular increased sensitivity – adequate space should, however, be allowed to mitigate views from the AONB, allow access to the open countryside to the south and allow views to the church
30B	South Shrivenham - Stainswick Lane	11.6	290		High	1.9	Retain existing hedgerow and trees which enclose both parcels of site; ensure impacts on public footpath are mitigated	50	<b>290</b>	A slightly higher density may be acceptable in the light of the adjacent housing built form
31	North Shrivenham	31.5	790		Medium	15.9	Incorporate new woodland planting to northern boundary to create new strong edges of settlement	400	<b>400</b>	Impact on Conservation Area to be assessed and sufficient space allowed as a buffer between it and new housing
32	North Stanford-in-the-Vale	19.9	500		Medium / Low	0.96	Incorporate new hedgerow / tree planting to enclose new housing on countryside edge	25	<b>25</b>	Development of the whole site would be out of scale with the landscape and settlement pattern and much of the site would be disconnected from the existing settlement. The rural approach to and setting of the village and the CA would be impacted by the development of the site.
33	East Sutton Courtney	8.8	220		High	8.8	Retain and enhance existing vegetation to boundaries, create link to recreation ground, enhance public footpaths	220	<b>220</b>	It is recommended that the whole of this site is considered further as a contingency site
36	South Wootton	26.3	660	Green Belt	Medium	6.9	Substantial links between recreation area in north through to western track; development edge to be planted in keeping with local landscape pattern	175	<b>175</b>	Development on the majority of the site would result in the loss of open pasture which is of landscape value contributes to the landscape setting of Wootton and Dry Sandford
37	North Wootton	11.7	295	Green Belt	Medium / Low	4.1	Retain substantial tree belt along northern edge	105	<b>105</b>	Much of the site is pasture providing a landscape setting to old Wootton and Boar's Hill. It is also important as a landscape buffer between Wootton and Henwood. Part of the site is enclosed by mature woodland belts. A lower density is recommended to reflect the character of old Wootton.
38	West Stanford - in - the - Vale	11.6	290		Medium / High	11.6	Substantial planting on north and west boundaries linking to recreation ground east of A417.	290	<b>290</b>	A lower density is recommended to reflect the edge of village location
39	Rowstock	41.8	1000	Setting of AONB	Medium	20.6	Incorporate new planting to western edge, retain boundary vegetation. Enhance public footpath.	515	<b>515</b>	It is recommended that only the eastern part of this site is considered further as a contingency site. The western part of the site has a strong rural feeling and is well connected to the landscape to the west.
40A	Milton Heights - west of Milton Hill Road				High	17.6		440		

40B	Milton Heights - east of Milton Hill Road	71.1	1340		High	53.5	Substantial planting to southern edge to create a strong edge to the settlement, building on existing structure of orchard remnants, tree belts, gappy hedgerows and small woodlands	1340	1780	It is recommended that the whole of this site is considered further as a contingency site
41	Steventon Storage Facility	50.5	1250		Medium / Low	0.6	Plant new woodland edge to southern, western and eastern boundaries to create a strong countryside edge and link with existing and new green infrastructure	5	5	A lower density is recommended to reflect the scattered settlement pattern
42	North West Abingdon	12.43 (excluding flood zone)	200	Green Belt	High	8.13	Provide Green Infrastructure link with adjacent recreational facilities along southern boundary and reinforce steamside landscape corridor. Screen planting to A34	200	200	A higher density may be acceptable
43	East Wootton	7.9	200	Green Belt	Medium	1.9	Provide substantial landscape buffer to eastern and southern edge of site	50	50	A lower density in keeping with the character of this part of Wootton is recommended
44	Land west of Harwell village	50	1250	Setting of AONB	Medium	13	Plant woodland edge to western boundary.	325	325	Housing extending across whole site would have adverse effect on setting of AONB and the retention of the northern and western parts of the site as open countryside is recommended.
45	Land east of East Hanney	50.1	1250		Medium	5.3	Plant new woodland to east and south to create strong countryside edge	135	135	Despite the methodology leading to a medium capacity it is recommended that only a small part of this site is considered further as a contingency site on landscape and visual grounds. The density of this area is recommended to be lower than 25 per ha in line with the rest of the village.
46A	Appleford	62.3	1550		Medium / high	13	Enhance landscape around Appleford	325	700	A lower density in keeping with the character of Appleford is recommended
46B	Appleford				High	15	Enhance landscape around Appleford. Provide for additional Green Infrastructure on western part of Site 46B	375		A lower density in keeping with the character of Appleford is recommended
47	Land west of Steventon	55.8 (46 ha excluding flood plain)	1150		Medium / low	14	Plant new woodland edge to boundaries of sites which face towards open countryside to create a strong edge and screen development	350	350	It is recommended that only the eastern parts of this site are considered further as a contingency site on landscape and visual grounds and excluding the floodplain. Development extending further to the west would erode the countryside setting of and approach to Steventon and development in the south east corner would block a key view over open countryside from within the Conservation Area.
<b>TOTALS</b>						<b>652.19</b>			<b>15825</b>	

## 5 APPENDICES

## Appendix A – Site Record Sheets (Field Notes)

Site 1A: North Abingdon.....	389
Site 1B: North Abingdon .....	393
Site 1C: North Abingdon.....	397
Site 2A: South Abingdon.....	401
Site 2B: South Abingdon .....	405
Site 3: South West Botley .....	409
Site 5: South West Faringdon.....	414
Site 6A: South Faringdon .....	419
Site 6B: South Faringdon.....	424
Site 9: South Wantage.....	429
Site 10: South Valley Park.....	434
Site 11: North West Valley Park .....	439
Site 12A: Increase density on current Valley Park allocation site (New Farm).....	444
Site 12B: Increase density on current Valley Park allocation site (Zulu Farm).....	449
Site 13: Didcot A.....	454
Site 13B: North Didcot.....	459
Site 16: North West Grove.....	464
Site 17: East Harwell Oxford Campus .....	469
Site 19: North West Harwell Oxford Campus.....	474
Site 20: North West Drayton .....	479
Site 21A: South Drayton.....	484
Site 21B: South Drayton .....	489
Site 22A: South Cumnor.....	494
Site 22B: South Cumnor .....	499
Site 23: Land North West of East Challow.....	503
Site 25: South Kennington.....	508
Site 27: South Marcham .....	512
Site 28: North West Radley.....	517
Site 29: North Radley .....	522
Site 30A: South Shrivenham (Station Road / Longcot Road) .....	527
Site 30B: South Shrivenham (Stainswick Lane) .....	532

Site 31: North Shrivenham.....	537
Site 32: North Stanford in the Vale.....	542
Site 33: East Sutton Courtenay.....	547
Site 36: South Wootton.....	552
Site 37: North Wootton.....	557
Site 38: West Stanford in the Vale.....	562
Site 39: Rowstock.....	567
Site 40: Milton Heights.....	572
Site 41: Steventon Storage Facility .....	582
Site 42: North West Abingdon.....	587
Site 43: East Wootton.....	592
Site 44 : Land west of Harwell village.....	597
Site 45 : Land east of East Hanney .....	602
Site 46A: Appleford.....	607
Site 46B: Appleford .....	611
Site 47: Land west of Steventon.....	616

---

**Notes to recorders:**

1. Plot the landscape character areas. Subject to confirmation in the field, these will form the basis of sub-division of the site. Number the sub areas A to xx. Separate notes to be made for each sub area as necessary in each part of the record sheet
2. Record sheet to be filled in the field and from desk top studies
3. Notes to record significance of attribute, including how typical of the LCA it is
4. Note evidence of condition of attribute and evidence of past loss or damage

## VALE OF WHITE HORSE LANDSCAPE CAPACITY STUDY 2013 RECORD SHEET

<b>Site:</b>	Site I North Abingdon
<b>Site character areas:</b>	Landscape area 1A: North-east of Sports Centre
<b>Date of site survey:</b>	14.8.13
<b>Surveyors:</b>	BK
<b>Weather/visibility:</b>	High cloud / good
<b>LCA:</b>	<b>North Vale Corallian Ridge / OWLS LCT12 Rolling Farmland</b>
	<ul style="list-style-type: none"> <li>• Prominent rolling landscape</li> <li>• Large geometric arable fields enclosed by weak hedgerows</li> <li>• Thinly distributed hedgerow trees</li> <li>• Locally prominent blocks of ancient woodland</li> <li>• Localised small streams providing some variation to the open intensively managed landscape</li> <li>• Open distant views are common</li> <li>• Expansive views from higher ground</li> <li>• More filtered views where fields are better enclosed</li> <li>• Abingdon is sited on the junction of the Rivers Thames and Ock</li> <li>• Small to medium sized nucleated villages now expanding into linear settlements outside Abingdon.</li> </ul>
<b>Landscape designations:</b>	Green Belt

**VISUAL SENSITIVITY**

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<b>Views into the site from:</b> Adjacent road network Local footpaths Sports Centre	<b>Types of viewers:</b> Road users Walkers	<b>Opportunities for mitigation and landscape compatibility of mitigation:</b> Woodland creation Planting along A34
<b>Views out of the site to:</b> A34 and landscape beyond	<b>Magnitude of viewers (level of use and popularity):</b> Well used busy area	<b>Impacts of mitigation:</b> Loss of open views over the countryside to the west
<b>Does the site form part of a skyline?</b> No	<b>Visual perceptions (activity and expectations of local visual receptors):</b> Contrast with urban edge Disturbed by A34	
<b>Panoramic views:</b> No		
<b>Landmark features:</b> None on site		
<b>Sensitivity score:</b> Medium / low	<b>Sensitivity score:</b> Medium / low	<b>Sensitivity score:</b> Medium
<b>Visual sensitivity score:</b> Medium / low		
<b>Additional comments:</b>		



**LANDSCAPE SENSITIVITY**

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<b>Topography and landform:</b> Gently sloping field at 70m AOD	<b>Boundary features other than vegetation:</b> none	<b>Tranquillity – Noise levels:</b> Local traffic and on A34
<b>Geological features:</b> None	<b>Historic landscapes:</b> N/A	<b>Tranquillity – Visual intrusion / detractors:</b> Traffic on A34
<b>Soil quality:</b> Grade 2 and 3	<b>Parkland features:</b> N/A	<b>Tranquillity – Light pollution/dark skies:</b> Sky glow from Abingdon
<b>Water features:</b> Small stream on boundary with LA IB		
<b>Landcover and land use:</b> Arable farmland	<b>Conservation Area:</b> N/A	
<b>Tree belts, individual trees and riverside trees:</b> Tree belts are a key feature on site particularly on boundaries	<b>Landscape features of CA:</b> N/A	
<b>Hedgerows and hedgerow trees:</b> Gappy hedge to A34	<b>Built form:</b> None	<b>Accessibility by public footpath:</b> No direct access but paths along the boundary
<b>Woodland and copses:</b> Prominent small copse in north corner	<b>Setting of listed buildings:</b> N/A	<b>Open access areas:</b> N/A
<b>Wetland and meadow:</b> None	<b>Scheduled Ancient Monuments:</b> None	<b>Recreational areas:</b> Adjacent Sports Ground with paths from this area into west of site
<b>Common land:</b> None	<b>Settlement pattern:</b> Lies between group of properties at Lodge Hill and the Sports Centre	
<b>Heathland:</b> None	<b>Contribution of private gardens to landscape character:</b> N/A	<b>Aesthetic sensitivity - Elements of openness/enclosure:</b> Enclosed area
<b>Other significant vegetation cover:</b> None	<b>Cultural associations:</b> Not known	<b>Aesthetic sensitivity – landscape pattern:</b> Medium more complex irregular pattern
<b>BAP/Phase I records:</b> BAP Priority Habitats: Woodland Available survey data: N/A	<b>Features of cultural importance:</b> Not known	
<b>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:</b>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
<b>Sensitivity score:</b> Medium	<b>Sensitivity score:</b> Low	<b>Sensitivity score:</b> Medium / low
<b>Landscape sensitivity score:</b> Medium / low		
<b>Additional comments:</b>		

### Relationship with the wider landscape/townscape

<b>Adjacent settlement:</b> Abingdon
<b>Character of the urban edge:</b> Strong dense tree belt and ring road separate Abingdon from the area Existing development mainly on lower shallower slopes below 70m AOD contour
<b>Presence in a floodplain:</b> No
<b>Relationship with adjacent wider countryside:</b> Field has landscape and visual links with the landscape west of the A34
<b>Character of adjacent village(s):</b> Separated from group of buildings at Lodge Hill and Sports Centre by small fields and tree lines Loose knit groups of buildings in this area north of Abingdon
<b>Historic links with the wider area if known:</b> Not known
<b>Ecological links with the wider area if known:</b> N/A
<b>Recreational links with the wider area:</b> Footpath leading up to higher ground footpath network

## VALE OF WHITE HORSE LANDSCAPE CAPACITY STUDY 2013 RECORD SHEET

<b>Site:</b>	Site I North Abingdon
<b>Site character areas:</b>	Landscape area 1B: Lodge Hill
<b>Date of site survey:</b>	14.8.13
<b>Surveyors:</b>	BK
<b>Weather/visibility:</b>	High cloud / good
<b>LCA:</b>	<b>North Vale Corallian Ridge / OWLS LCT19 Wooded Estate lands</b> <ul style="list-style-type: none"> <li>• Strongly undulating rolling topography with localised steep slopes</li> <li>• Large blocks of ancient woodland and mixed plantations of variable size</li> <li>• Large parklands and mansion houses with estate character</li> <li>• Regularly shaped field pattern dominated by arable fields</li> <li>• Medium to large fields</li> <li>• Thorn and elm hedges</li> <li>• Views to area from the Vale</li> <li>• Views through tree cover and framed by woodland</li> <li>• Abingdon is sited on the junction of the Rivers Thames and Ock</li> <li>• Settlement pattern of nucleated villages on the hill tops and along the springline with low density of dispersed settlement</li> <li>• Small villages of strong vernacular character</li> </ul>
<b>Landscape designations:</b>	Green Belt

**VISUAL SENSITIVITY**

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<b>Views into the site from:</b> Adjacent road network Local footpaths Houses in Abingdon	<b>Types of viewers:</b> Road users Walkers Residents	<b>Opportunities for mitigation and landscape compatibility of mitigation:</b> Strengthen tree lines Reinforce hedgerows and infill tree belt along southern edge
<b>Views out of the site to:</b> Abingdon	<b>Magnitude of viewers (level of use and popularity):</b> Well used busy area	<b>Impacts of mitigation:</b> Loss of glimpsed views over open countryside
<b>Does the site form part of a skyline?</b> Upper levels form low skyline backed by tree cover	<b>Visual perceptions (activity and expectations of local visual receptors):</b> Open countryside north of the perimeter road Contrast with urban edge	
<b>Panoramic views:</b> Southwards from upper levels over the town into the distance		
<b>Landmark features:</b> None on site		
<b>Sensitivity score:</b> Medium / low	<b>Sensitivity score:</b> Medium	<b>Sensitivity score:</b> Low
<b>Visual sensitivity score:</b> Medium / Low		
<b>Additional comments:</b>		

**LANDSCAPE SENSITIVITY**

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<b>Topography and landform:</b> Rolling landscape rising northwards to Lodge Hill. 70 – 75m AOD	<b>Boundary features other than vegetation:</b> No	<b>Tranquillity – Noise levels:</b> Heavy local traffic
<b>Geological features:</b> None	<b>Historic landscapes:</b> Abuts Radley Park (evidence of design by Capability Brown) with some elements of the former park in the area east of the A4183	<b>Tranquillity – Visual intrusion / detractors:</b> Distant views of Didcot and pylons Urban edge of Abingdon
<b>Soil quality:</b> Grade 2 and 3	<b>Parkland features:</b> Small triangular copse and tree line leading north-east	<b>Tranquillity – Light pollution/dark skies:</b> Sky glow from Abingdon
<b>Water features:</b> Small stream on western boundary		
<b>Landcover and land use:</b> Arable farmland	<b>Conservation Area:</b> N/A	
<b>Tree belts, individual trees and riverside trees:</b> Tree belts are a key feature particularly on boundaries	<b>Landscape features of CA:</b> N/A	
<b>Hedgerows and hedgerow trees:</b> Varied Some mature gappy hedges including along edge to Abingdon	<b>Built form:</b> None	<b>Accessibility by public footpath:</b> Limited access on foot
<b>Woodland and copses:</b> Prominent small copses Triangular wood east of A4183 was historically part of Radley Park	<b>Setting of listed buildings:</b> N/A	<b>Open access areas:</b> N/A
<b>Wetland and meadow:</b> None	<b>Scheduled Ancient Monuments:</b> None	<b>Recreational areas:</b> Adjacent Sports Ground with paths from this area into west of site
<b>Common land:</b> None	<b>Settlement pattern:</b> Small villages and sparse farmsteads outside of Abingdon	
<b>Heathland:</b> None	<b>Contribution of private gardens to landscape character:</b> N/A	<b>Aesthetic sensitivity - Elements of openness/enclosure:</b> Enclosed by tree lines
<b>Other significant vegetation cover:</b> None	<b>Cultural associations:</b> Not known	<b>Aesthetic sensitivity – landscape pattern:</b> Medium more complex irregular pattern
<b>BAP/Phase I records:</b> BAP Priority Habitats: Woodland	<b>Features of cultural importance:</b> None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Available survey data: N/A		
<b>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:</b> None		
<i>Other information</i>		
<b>Sensitivity score:</b> Medium / high	<b>Sensitivity score:</b> Medium	<b>Sensitivity score:</b> Medium / low
<b>Landscape sensitivity score:</b> Medium		
<b>Additional comments:</b>		

### Relationship with the wider landscape/townscape

<b>Adjacent settlement:</b> Abingdon
<b>Character of the urban edge:</b> Houses and walled gardens in Abingdon are visible Existing development mainly on lower shallower slopes below 70m AOD contour
<b>Presence in a floodplain:</b> No
<b>Relationship with adjacent wider countryside:</b> Forms lower slopes of Lodge Hill Good links with Site 1C to the east Historic links with Radley Park
<b>Character of adjacent village(s):</b> Separated from group of buildings at Lodge Hill by small fields and tree lines
<b>Historic links with the wider area if known:</b> Evidence of some historic links with Radley Park
<b>Ecological links with the wider area if known:</b> Not known
<b>Recreational links with the wider area:</b> Footpath leading up to higher ground footpath network

## VALE OF WHITE HORSE LANDSCAPE CAPACITY STUDY 2013 RECORD SHEET

<b>Site:</b>	Site I North Abingdon
<b>Site character areas:</b>	Landscape area 1C: Peachcroft
<b>Date of site survey:</b>	14.8.13
<b>Surveyors:</b>	BK
<b>Weather/visibility:</b>	High cloud / good
<b>LCA:</b>	<b>North Vale Corallian Ridge / OWLS LCT 15 Terrace Farmland</b> <ul style="list-style-type: none"> <li>• Broad flat or low lying gravel terraces gently rising from the Thames valley floor</li> <li>• Large scale regularly shaped field pattern of predominantly arable land with fragmented network of hedges, becoming medium scaled close to Radley</li> <li>• Localised tree lined ditches</li> <li>• Sparse tree cover and woodland uncommon</li> <li>• Open large scale landscape</li> <li>• Woodland belts and shelter belts at Peachcroft farm</li> <li>• Open views with filtered views through tree lined streams</li> <li>• Abingdon is sited on the junction of the Rivers Thames and Ock</li> <li>• Small and large nucleated villages outside of Abingdon</li> </ul>
<b>Landscape designations:</b>	Green Belt

**VISUAL SENSITIVITY**

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<b>Views into the site from:</b> Rural setting of Radley Adjacent road network Local footpaths Houses in Abingdon and Radley Peachcroft Farm Shop	<b>Types of viewers:</b> Road users Walkers Visitors to Farm Shop Residents Horse riders	<b>Opportunities for mitigation and landscape compatibility of mitigation:</b> Strengthen tree lines Woodland creation Reinforce hedgerows
<b>Views out of the site to:</b> Radley College / Park Radley Abingdon	<b>Magnitude of viewers (level of use and popularity):</b> Well used busy area	<b>Impacts of mitigation:</b> Loss of open views over the countryside Loss of open setting to Radley and Radley Park
<b>Does the site form part of a skyline?</b> No	<b>Visual perceptions (activity and expectations of local visual receptors):</b> Open countryside gap between Abingdon and Radley Contrast with urban edge	
<b>Panoramic views:</b> Over site from Radley Road		
<b>Landmark features:</b> None		
<b>Sensitivity score:</b> Medium / high	<b>Sensitivity score:</b> Medium	<b>Sensitivity score:</b> Medium / high
<b>Visual sensitivity score:</b> Medium / High		
<b>Additional comments:</b>		



**LANDSCAPE SENSITIVITY**

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<b>Topography and landform:</b> Rolling landscape rising northwards Radley Park. Rises from 60m AOD to 75m AOD	<b>Boundary features other than vegetation:</b> Post and rail fencing around poultry fields	<b>Tranquillity – Noise levels:</b> Local traffic
<b>Geological features:</b> None	<b>Historic landscapes:</b> Abuts Radley Park (evidence of design by Capability Brown)	<b>Tranquillity – Visual intrusion / detractors:</b> Distant views of Didcot and pylons
<b>Soil quality:</b> Grade 2 and 3	<b>Parkland features:</b> Surviving historic features of Radley Park	<b>Tranquillity – Light pollution/dark skies:</b> Sky glow from Abingdon
<b>Water features:</b> Small stream leading from fish pond in Radley Park		
<b>Landcover and land use:</b> Arable farmland Horticulture and poultry farm	<b>Conservation Area:</b> N/A	
<b>Tree belts, individual trees and riverside trees:</b> Prominent but often disconnected tree belts Streamside trees Strong roadside tree belt to most of southern edge except at eastern end	<b>Landscape features of CA:</b> N/A	
<b>Hedgerows and hedgerow trees:</b> Some mature gappy hedges	<b>Built form:</b> Farm complex	<b>Accessibility by public footpath:</b> Limited access on foot
<b>Woodland and copses:</b> Boundary feature with former Radley Park	<b>Setting of listed buildings:</b> N/A	<b>Open access areas:</b> N/A
<b>Wetland and meadow:</b> None	<b>Scheduled Ancient Monuments:</b> None	<b>Recreational areas:</b> None
<b>Common land:</b> None	<b>Settlement pattern:</b> Sparse In gap between Abingdon and the settlement at Radley	
<b>Heathland:</b> None	<b>Contribution of private gardens to landscape character:</b> N/A	<b>Aesthetic sensitivity - Elements of openness/enclosure:</b> Open landscape with high intervisibility
<b>Other significant vegetation cover:</b> Shelter belts at Peachcroft farm	<b>Cultural associations:</b> Not known	<b>Aesthetic sensitivity – landscape pattern:</b> Simple large regular pattern
<b>BAP/Phase I records:</b> BAP Priority Habitats: Woodland	<b>Features of cultural importance:</b> Peachcroft Farm is well known for the quality of its poultry	