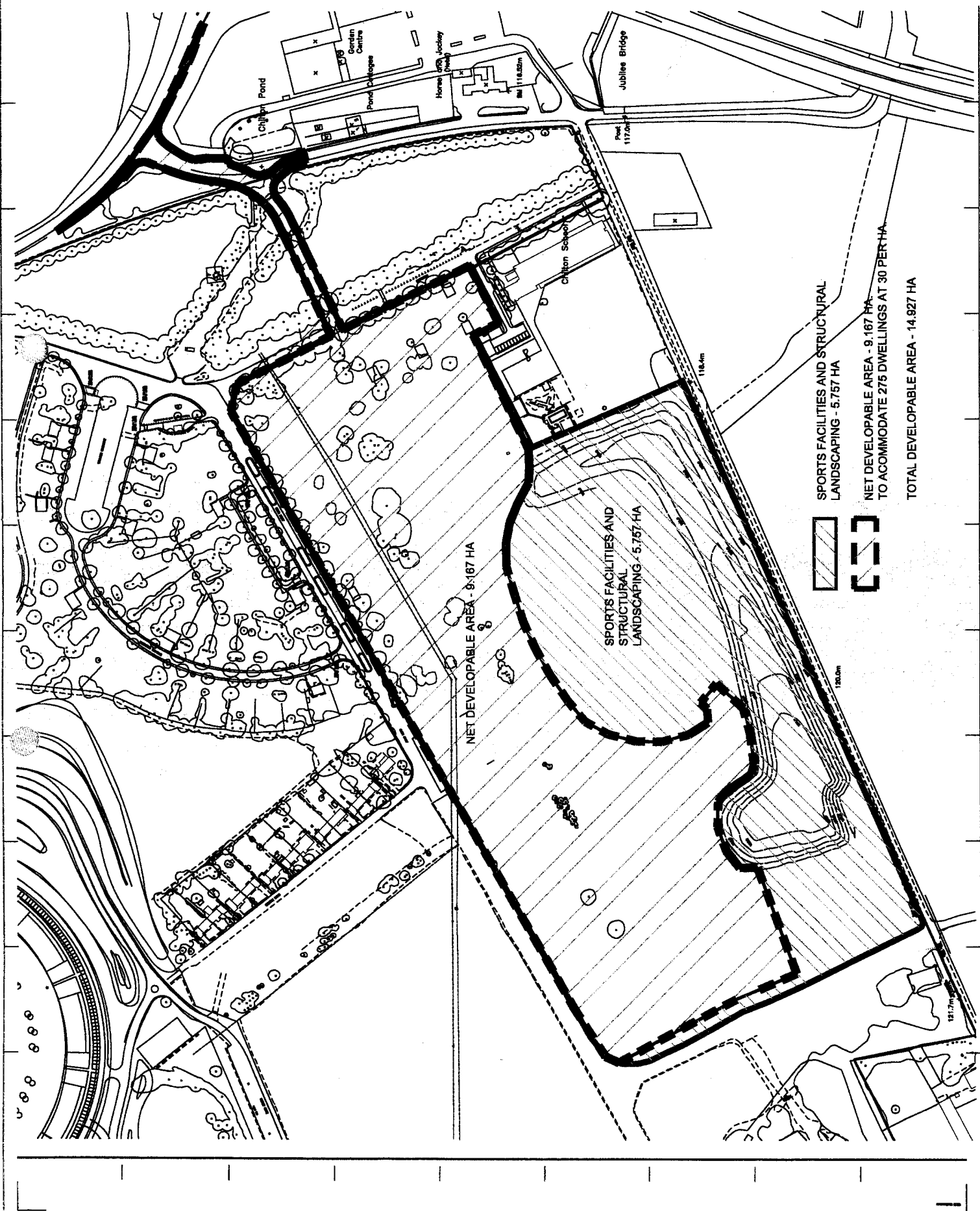


APPENDIX 1

FOR OFFICIAL USE
ONLY FOR CONSTRUCTION



SPORTS FACILITIES AND STRUCTURAL
LANDSCAPING - 5.757 HA

NET DEVELOPABLE AREA - 9.167 HA
TO ACCOMMODATE 275 DWELLINGS AT 30 PER HA

TOTAL DEVELOPABLE AREA - 14.927 HA



1:100m

Contractors are not to scale dimensions from this drawing

Very

APPENDIX 2

The drawings to be prepared by the Client, Designers and Planners to be used for the purpose of obtaining planning permission for the development of the site, shall be subject to the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (General Regulations) 1991. The Client shall be responsible for ensuring that the drawings are in accordance with the provisions of the Act and the Regulations. The Client shall also be responsible for ensuring that the drawings are in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987 and the Planning (Listed Buildings and Conservation Areas) Regulations 1989. The Client shall also be responsible for ensuring that the drawings are in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987 and the Planning (Listed Buildings and Conservation Areas) Regulations 1989.

ILLUSTRATIVE ONLY

- Tree protected by TPO
- Tree protected by TPO to be removed

Broadway Mahvan
Architects & Designers

3 Kingsbridge Business Park
Aylesbury Road
Aylesbury Bucks HP23 2PW
Tel: 01295 234444
Fax: 01295 234444
www.broadwaymahvan.com

UKAEA
Accounting and Environmental

Chilton Field

Illustrative layout showing residential development

CH/16952/1-X

Client	UKAEA
Project	Chilton Field
Decision	Illustrative layout showing residential development
Drawn	1:1250
Scale	RAD
Date	Sept 04
Revision	P5
Drawing number	7120 SK49

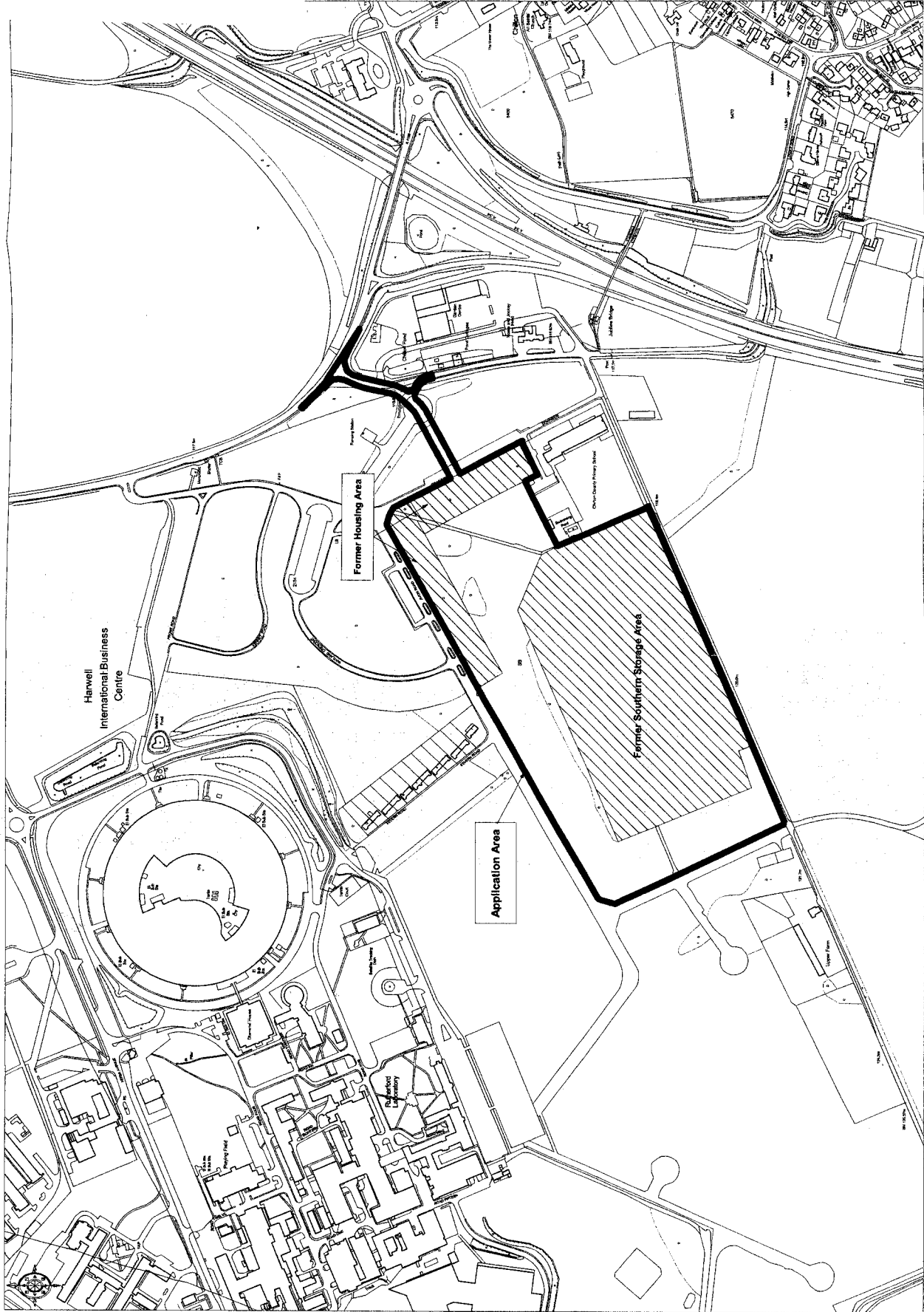
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APPENDIX 3

WALLINGFORD
PLANNING DEPARTMENT
PLANNING & BUILDING
CONTROL SERVICE

Chilton Field Previous uses of Parts of the Application Site



**KEMP
KEMP**

Scale 1:5000

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OS
Ordnance
Survey



7.0 SUMMARY AND CONCLUSIONS

Introduction

- 7.1 A landscape and visual assessment of the proposed development at Chilton Field has been completed in accordance with best practice and Landscape Institute/IEEMA guidance.
- 7.2 A study of the landscape and visual components of the site and the local area was undertaken through computer modelling, desktop study and fieldwork. This identified the main landscape and visual receptors and resulted in a baseline appraisal, against which landscape and visual impacts could be assessed.
- 7.3 The main landscape and visual implications of the development and their potential impacts were identified, and mitigation developed to minimise these impacts. Comparing the sensitivity of the receptors to the magnitude of predicted change, then allowed the significance of these resultant impacts to be assessed.

Landscape Impact

- 7.4 Chilton Field is located within the North Wessex Downs AONB, and consequently is a sensitive landscape. The application site is located within a plain, to the north of a pronounced chalk scarp slope along which the Ridgeway, a well-used National Trail, runs. The site itself is adjacent to Harwell International Business Centre and the Rutherford Appleton Laboratory, both of which are intensively developed. It has been used as a tip for waste materials by the RAF and as a pre-fabricated housing site, and is thus largely brownfield. Chilton Field is allocated for residential development within the local plan. The application site was therefore classified as having an urban fringe character.
- 7.5 The proposed development would require the removal of relatively few of the existing mature trees, but it would introduce approximately 8.65 hectares of two storey housing, with associated roads and lighting. The main adverse implications for landscape character would be the new buildings themselves, traffic movements, and lighting. In mitigation it is proposed that 3.25 hectares of new, native woodland would be established on the southern and western boundaries of the site.
- 7.6 It was concluded that the proposals would result in a landscape impact of moderate significance, and that the nature of this impact would be adverse overall.

Visual Impact

- 7.7 The visibility of the proposed development would be mainly limited to elevated points to the south, the most sensitive of which are located on the Ridgeway itself. From nearly all of these viewpoints the initial significance of visual impacts would be moderate/moderate substantial, which would be noticeable and marginally significant. However, the significance of visual impacts would gradually reduce to a slight/moderate level once the proposed planting has fully established.

Impact on the AONB

- 7.8 Whilst the landscape impacts on the AONB would be noticeable, it was concluded that they would not be significant, largely due to the existing urban fringe character of the site. Visual impacts on the AONB would be marginally significant in the short term, but would become barely perceptible once the proposed mitigation planting has fully established. It was therefore concluded that the proposed development would not result in unacceptable landscape and visual impacts within the AONB, and that the natural beauty of the landscape would be conserved.

Conclusion

- 7.9 *The proposed development would not be significantly deleterious to the AONB, and would not result in unacceptable levels of landscape and visual impact.*

APPENDIX 5 - Chilton Field Previous uses of Parts of the Application Site



Scale 1:5000

