

## APPENDIX 2

TOR No.	Description
TOR 21	Ivy Cottage, Alchester Road, Chesterton; grade II
TOR 22	Church of St. Mary, Manor Farm Lane, Chesterton; grade II*
TOR 23	Manor Farm House, Chesterton; grade II*
TOR 24	4 Tubbs Lane, Chesterton; grade II
TOR 25	6 Tubbs Lane, Chesterton; grade II
TOR 26	Chesterton Lodge, Chesterton; grade II
TOR 27	Chesterton Lodge, stables and coachhouse, grade II
TOR 28	Thatchover, Alchester Road, Chesterton; grade II
TOR 29	Road bridge near Lodge Farm, grade II
TOR 30	Langford Park Farmhouse, grade II
TOR 31	Church of St. Edburg; grade I
TOR 32	The Old Priory, Priory Lane; grade II*
TOR 33	Stables and garden walls at the Old Priory, Priory Lane, grade II
TOR 34	Old Place Yard House, Old Place Yard, grade II
TOR 35	The Old Vicarage, Church Street; grade II*

Listed buildings in the vicinity of the proposed development areas

# APPENDIX 3

First Edition 1885 Ordnance Survey County Series Map



Appendix 3 Ordnance Survey first edition county series map of 1885



# APPENDIX 4

Extract from the National Countryside Character Maps by the Countryside Agency.



# Midvale Ridge



## Key Characteristics

- Low irregular wooded limestone ridge giving way to a series of isolated steep-sided tabular hills in the east which rise from the surrounding clay vales.
- Large geometrically spaced fields divided by regular pattern of hedgerows and trees supporting both arable and pastoral farming.
- Villages, typically built of local limestone, perched high up on spurs, hilltops and along ridges giving extensive views across the open, gently undulating, clay vales to the north and south.
- Visible archaeology dating from early Roman settlement of the area found on prominent areas of higher ground.
- Spring-line settlements associated with blocks of ancient woodland along the ridge.
- Contrast between the moderately elevated limestone hills and ridges and the surrounding low-lying clay vales.

## Landscape Character

The Midvale Ridge is a low, irregular outcrop of limestone that changes from a well-wooded ridge in Oxfordshire into a series of isolated steep-sided tabular hills in Buckinghamshire which rise above the surrounding clay vales. The Ridge separates the low-lying clay areas of the Oxfordshire and Buckinghamshire Vales to the north and the Vales of the White Horse and Aylesbury to the south.

The landscape is made up of woods and arable fields interspersed by numerous distinctive small villages. Woodland cover tends to be most extensive along the Corallian Limestone ridge in Oxfordshire while, in contrast, the Portland Limestone hills of Buckinghamshire have few large woods. Here, isolated trees and small woodlands are more typical. Fields are typically defined by a regular pattern of hedgerows and trees that enclose characteristically large and geometrically spaced fields.



Large geometrically spaced fields divided by a regular pattern of hedgerows and hedgerow trees supporting both arable and pastoral farming.

Villages are found perched high up on spurs, hilltops and ridges giving extensive views across the open, gently undulating clay vales to the north and south. A local pattern of small fields often surrounds these villages in contrast to the more typical and widespread occurrence of large fields. Villages such as Brill have many stone buildings, typically of local limestone with red tiles or thatch common as roofing materials. The hilltop villages are very distinctive with village greens and thatched cottages typically set around the village church as a local landmark.

These villages are connected by a network of small sunken lanes with low trimmed hedges and hedgerow trees that wind up the slopes towards the hills and ridges. Below the limestone ridge in Oxfordshire where the clay vale meets the rising ground, spring-line settlements associated with blocks of ancient woodland are found.

Visible archaeological features dating from early Roman settlement of the area are a prominent feature on areas of higher ground. Parkland is a common feature within Oxfordshire, while windmills are distinctive landmarks throughout the area.

The moderately elevated limestone hills and ridges provide regional contrast and variety to the surrounding low-lying clay vales.





# Upper Thames Clay Vales

Character Area

108



This description consists of two sub-character areas: Wiltshire, Oxfordshire and Buckinghamshire Vales; and Vales of the White Horse and Aylesbury.

## Wiltshire, Oxfordshire and Buckinghamshire Vales

### Key Characteristics

- Broad belt of open, gently undulating lowland farmland on Upper Jurassic clays containing a variety of contrasting landscapes. Includes the enclosed pastures of the claylands and the wet valley bottoms and the more settled open arable lands of the gravel.
- The valley bottoms, with open floodplain landscapes displaying gravel workings and flooded pits, a regular and well-ordered field pattern, willow pollards and reedbeds along the water courses.
- The Vales in Oxfordshire are dominated by 18th century enclosure landscapes of small woods and hawthorn/blackthorn hedges. Former and current gravel workings along the Thames floodplain also include open water features. The distinctive character of Otmoor with its patchwork pattern of small fields defined by healthy hedgerows of elm add interest and variety to this area.
- In Buckinghamshire, the Vale is a predominantly pastoral landscape including regular fields within a well-defined network of trimmed hedgerows often with oak/ash hedgerow trees and some small blocks of woodland.
- Brick-built buildings within the Vales reflect the widespread use of the local clay as a building material.



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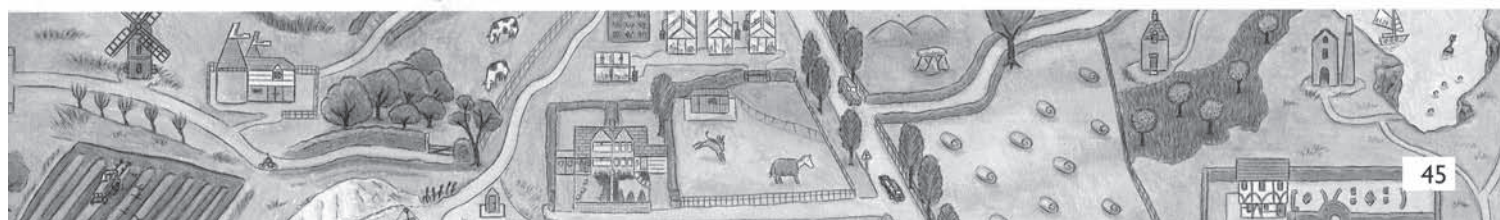
Willow pollards along the Thames Valley and other river systems are distinctive features in the area.

### Landscape Character

The Wiltshire, Oxfordshire and Buckinghamshire Vales form part of a larger belt of clay lowland that links the Cambridgeshire Claylands to the Avon Vales. This area consists of a broad loosely-defined clay belt of open, gently undulating lowland farmland and major river valley floodplains. The clay Vales are bounded by the limestone scenery of the Cotswolds to the north and the narrow limestone outcrop of the Midvale Ridge to the south.

Much of the Vales are of a mixed farmland character with a regular and well-ordered field pattern defined by thick hedgerows. More open floodplain landscapes are also a feature of the area, especially west of Oxford and into Wiltshire, where gravel workings and flooded pits are features in the landscape. Water courses contribute greatly to local landscape diversity with their numerous mature willow stands and pollards, and waterside reed beds.

The Oxfordshire and Wiltshire parts of the Vales are characterised by 18th century enclosure landscapes of small woods and hawthorn/blackthorn hedges. Hedgerow elms were a significant feature although these have inevitably disappeared but there are still many hedges where this species survives as a major shrub component. Former and current gravel workings along the Upper Thames





# Cotswolds



### Key Characteristics

- Defined by its underlying geology: a dramatic scarp rising above adjacent lowlands with steep combes, scarp foot villages and beech woodlands.
- Rolling, open, high wold plateaux moulded by physical and human influences, with arable and large blocks of woodland, divided up by small, narrow valleys.
- Incised landscapes with deep wide valleys.
- Flat, open dip slope landscape with extensive arable farmland.
- Prominent outliers within the lowlands.
- Honey-coloured Cotswold stone in walls, houses and churches.
- Attractive stone villages with a unity of design and materials.

### Landscape Character

The Cotswolds form perhaps the best-known of the stone-belt uplands that stretch right across England from Dorset to Lincolnshire. The dominant pattern is of a steep scarp and long, rolling dip slope cut into a series of plateaux by numerous rivers and streams. There is great variety of landform and vegetation and a number of distinct landscapes can be identified. However, in briefly describing these, the fundamental unity must not be underrated. This derives in part from the harmony of the ever-present honey-coloured oolitic limestone in walls, houses, mansions and churches. It dominates the villages which have a distinctive Cotswold-style derived from repeating simple elements. There are many other common elements such as beech woods, outstanding landscape parks, valley bottom meadows and a strong sense of a long period of settlement and human activity. The latter derives from the many outstanding features ranging from prehistoric monuments to the dry stone walls of 18th century enclosure.

At the western edge of the Cotswolds, the scarp face, fretted by deep combes, dominates the Severn Valley.

Dense beechwoods, tree clumps, scrub, semi-natural grassland and prehistoric earthworks, most notably the Iron Age hillforts, contribute to an attractive and imposing skyline. Although hedged fields divide up much of the scarp's pastures, there are surviving commons, including Cleeve Common. Settlements on the scarp are confined to a few sheltered sites, but there are frequent villages where springs emerge at its foot. Around Bath, Stroud and Winchcombe, the landform is characterised by deep, wide valleys, often accentuated by densely-wooded ridge crests. Tree-clad streams wind down the steep slopes where fields are often small with overgrown hedges but, on the ridge tops, the landscape is usually open arable divided up by dry stone walls.



JOHN TYLER/COUNTRYSIDE AGENCY

The use of Cotswold oolitic limestone for buildings is one of the most dominant and characteristic features of the area. It can be seen throughout the built landscape of the Cotswolds and is the basis of the great 'wool' churches.

Beyond the scarp to the north-west, there are outlying hills of which Bredon is the largest and best-known. They have an outward-facing radial form with field boundaries appearing to radiate from a central point. Several are crowned by ridges.

To the east of the scarp and its deeply-incised valleys, the landform becomes gentler and there are the broad rolling plateaux of the high Wolds. The large-scale, generally open landscape, is characterised by blocks of woodland and



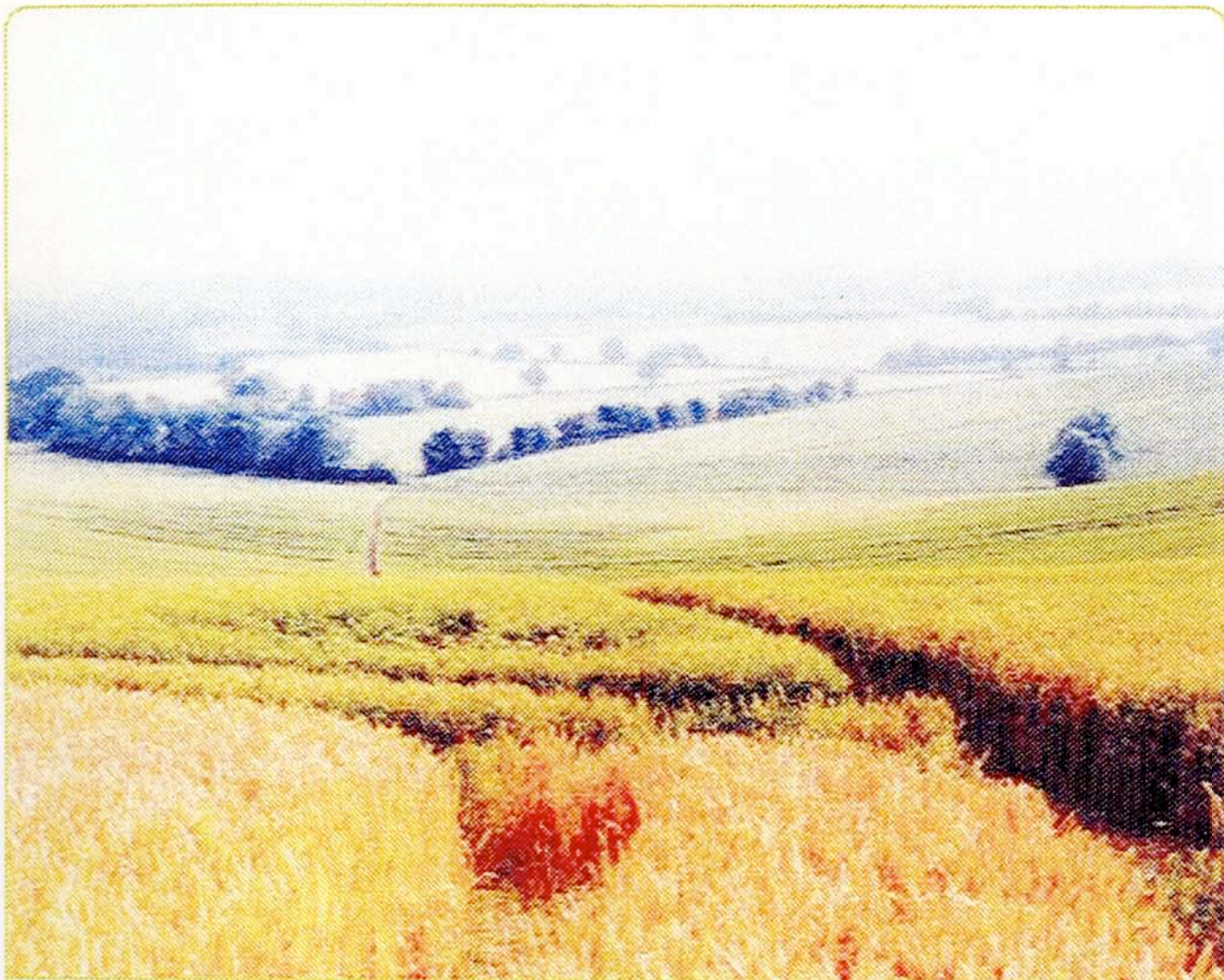
# APPENDIX 5

Extract from Buckinghamshire County Council Landscape Assessment.



Character Area 109 - Midvale Ridge

Landscape Character Zone Z7 - Midvale Ridges



High quality agricultural land near Chearsley

#### Key Features

- Small well defined limestone ridges
- Large arable fields often with poor hedgerows near the Thames
- Smaller fields in pasture with low hedgerows on higher ground
- Very little woodland, approximately 2%
- Designed parkland
- Windmills
- Limestone villages



**Z1.1** The Midvale Ridges consist of several small limestone ridges running across the Vale of Aylesbury in an east-west direction. The ridges have a number of steep slopes but in the south they become more gentle, rising up out of the Southern ClayVale. Quanton Hill is the highest point at approximately 90m above the Vale. The river Thame cuts a small valley through the zone from north east to south west.

**Z1.2** The zone contains some of the best agricultural land in the county. Field size is variable but notable for the very large geometric fields, often arable close to the river Thame. These fields are bounded by poor over-cut hedges, with many gaps and few trees. The vegetation is generally stronger beside the river which is not a dominant element in the landscape. On the higher ground, especially to the south of Brill and Chilton, there is a small area where the field size is small and irregular. Elsewhere fields vary in size and are mainly grassland and pasture with low hedgerows and scattered hedgerow trees. The zone includes nationally important areas for the survival of medieval ridge and furrow and the associated remains of deserted settlements. The woodland cover is the lowest in the county at approximately 2% occurring mainly in small clumps.

**Z1.3** The ridges have strong visual historic associations with designed parklands such as Waddesdon Manor and the windmills at Brill and Quanton. All are prominent features on the steep slopes. Small nucleated villages are larger, and more concentrated than in the Vale, historically benefiting from springs where the limestone meets the clay. They are dominated by shelly limestone houses and walls, giving a strong sense of unity. The exception to this is at Brill where the past brickworks are reflected in the extensive use of brick. Traditionally the ridges are also notable for the use of Watchert, a clay marl used to construct earth walls for houses and gardens. Past quarrying at Brill has left a distinctive relict industrial landscape.

**Z1.4** Access is generally via narrow lanes, although the busy A418 and A41 cross the zone. Long distance views are a feature, from the northern side there are good views across the Vale, whilst the shallower southern slopes afford views to the Chiltern scarp. The most discordant elements in the landscape are the main roads and the very large fields with poor hedgerows.

**Current Trends**

- Intensification of agriculture
- Removal of hedgerows
- Conversion of parks to golf courses
- Road improvements

**Zone Priorities**

- Prioritise the zone for the encouragement of less intensive farming
- Replant and restore hedgerows
- Establish new hedgerow trees
- Establishment of small community woods adjacent to settlements
- Conserve ridge and furrow and associated remains of deserted settlements



River Thame and old postroads

