



Cherwell District Council

'Category A' Villages

Village Analysis

March 2016

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Document Control

Project: Cherwell District Council Local Plan Part 2
Client: Cherwell District Council
Job Number: A088250-2
File Origin: \\LEEDS2\EnvData\Projects\A080000-A089999\A088250-2\reports\Village Analysis Report\Final Issue\A088250-2 Category A Village Analysis Final Report.docx

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Issue	Date	Status
1	31/03/2016	Draft Issue
2	07/12/2016	Final Draft Issue
3	05/07/2017	Final Issue



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1.0 Introduction

1.1 Background

- 1.1.1 WYG Environment Planning Transport Limited (WYG) was commissioned by Cherwell District Council (CDC) to undertake an analysis of the 23 nr. 'Category A' villages as identified within the Cherwell District Council Local Plan Part 1 (LPP1) (Adopted 20th July 2015).
- 1.1.2 The project scope has been jointly prepared by WYG and CDC in order to assist in the preparation of landscape assessment work to inform the preparation of CDC's Local Plan Part 2 (LPP2) (non-strategic sites and development management policies) and its Partial Review of Local Plan Part 1 (LPP1):Oxford's unmet housing needs.
- 1.1.3 This commission continues on from the landscape sensitivity and capacity work produced by WYG to support the LPP1 which involved the landscape assessment of strategic site options.
- 1.1.4 Following the adoption of LPP1, the Council requires a consistent approach and methodology for the assessment of non-strategic development sites for LPP2 and other strategic sites for the Partial Review of LPP1 to help meet Oxford's unmet housing needs.
- 1.1.5 This document forms the first of two stages as set out below:
- Stage 1 – Analysis of the designations and characteristics of Category A villages as set out in CDC LPP1, Policy Villages 1: Village Categorisation to inform the selection of reasonable options for non-strategic sites to be contained in LPP2; and
 - Stage 2 – Prepare sensitivity and capacity analysis for the potential strategic site options identified during the CDC Call for sites process relating to meeting Oxford's unmet housing needs.
- 1.1.6 The methodology used to undertake the Category A village analysis is contained within Section 2.0 of this report.
- 1.1.7 Oxfordshire County Council has recently completed the Historic Landscape Characterisation project, which contains mapping identifying a range of different historic landscape character types across



Oxfordshire. This information was not available at the time the village analysis report was undertaken, but an overview map for Cherwell district is included in Appendix D for information.

2.0 Methodology

2.1 Category A Village Analysis Methodology

2.1.1 The principles of the baseline data collection methodology adopted are taken from '[Guidelines for Landscape and Visual Impact Assessment](#)', Third Edition (2013), prepared by the Landscape Institute and Institute of Environmental Management & Assessment; and '[An Approach to Landscape Character Assessment](#)', October 2014, prepared by Christine Tudor, Natural England.

2.1.2 The approach and methodology adopted for the village analysis comprises the following stages:

- Identification of national and local landscape character areas using Natural England's National Character Areas (NCA's); CDC Landscape Character Assessment, by Cobham Resource Consultants, November 1995; and the Oxfordshire Wildlife and Landscape Study (OWLS), 2004;
- Identification of a 2km study area for each Category A village using Ordnance Survey Mapping and aerial photography;
- A desk based study to identify landscape designations within a 2 km study area of each Category A village;
- A desk based study to identify ecological designations within a 2 km study area of each Category A village. See Table 2.2 Designations & Legislation below for a summary of the designations identified and the associated abbreviations used within this report. Appendix B



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contains detailed information relating to designations associated with each village along with designation reference numbers and the distance from the village;

- A desk based study to identify heritage designations within a 2 km study area of each Category A village; and
- A site walkover by a Chartered Landscape Architect (CMLI) for each Category A village to capture key information on village characteristics, constraints to development, and make a photographic record. Typical information recorded during site visits includes:
 - Primary and secondary vehicular routes;
 - Primary and secondary pedestrian routes;
 - Key views/vista's;
 - Visual detractors;
 - Visual horizons;
 - Positive/negative landscape features;
 - Strong/weak building frontages;
 - Green space provision; and
 - Woodland blocks.

2.1.3 This document draws together both the desk based information collated alongside the information gathered during the site walkover to provide a summary profile for each of the villages. These profiles, contained within Section 3.0 of this document, have regard to landscape, heritage and ecological features/constraints, and describe areas of the village or its setting where landscape character is strongest.

2.1.4 The Category A villages considered within this document are set out in Table 2.1 Below.

Table 2.1 Category A Villages



Category A Villages	
Adderbury	Fritwell
Ambrosden	Hook Norton
Arcott	Kidlington
Begbroke	Kirtlington
Bletchington	Launton
Bloxham	Milcombe
Bodicote	Sibford Ferris/Sibford Gower
Chesterton	Steeple Aston
Cropredy	Weston-on-the-Green
Deddington	Wroxton
Finmere	Yarnton
Fringford	

Table 2.2 Designations & Legislation

Statutory Designations	
SAC	Special Area of Conservation
SPA	Special Protection Areas
SSSI	Site of Special Scientific Interest



NNR	National Nature Reserve
LNR	Local Nature Reserve
Non-Statutory Designations	
LWS	Local Wildlife Site
pLWS	Proposed New Local Wildlife Site
peLWS	Proposed Extensions to Local Wildlife Sites
DWS	District Wildlife Sites
RVNR	Road Verge Nature Reserves
CTA	Conservation Target Areas
Legislation	
Natural Environment and Rural Communities (NERC) Act (2006)	<p>Section 41 of the NERC Act (2006) includes a list of Habitats of Principal Importance (HPI's). The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.</p> <p>Note: Many of the NERC Act S41 HPI's are recorded as possible or probable habitats indicating that they have not been fully surveyed previously.</p>



3.0 'Category A' Village Profiles

3.1 Adderbury

Refer to Figures 1-1 to 1-6

Landscape

- 3.1.1 The village of Adderbury is located to the south of Banbury at a distance of 3 km and 2 km respectively. The northern part of the village (Twyford) forms a more recent post war extension to Adderbury extending in a northerly direction and is characterised by a densely planned layout along Banbury Road. Adderbury lies within the boundary of NCA: 95 Northamptonshire uplands. At a regional level OWLS identifies four landscape types covering Adderbury East and Twyford. The River Meadowlands landscape type roughly follows Sor Brook which flows through Adderbury along a shallow valley extending north and south. River Meadowlands landscape type recognises the valley bottom through which Sor Brook flows as being 'characterised by small fields of permanent pasture, including wet and some semi-improved grassland, used for pony and sheep grazing. There are also a few arable fields. The fields are enclosed by intact hawthorn hedges and some scattered trees. The most prominent landscape feature is a continuous corridor of trees bordering the stream. It includes ash, willows and alder, with the willows being frequently pollarded. There are a number of small mixed plantations around Adderbury and associated with the parkland of Broughton Castle. The disused railway is also dominated by tree cover'.
- 3.1.2 To the north of Sor Brook and across an area covering East Adderbury and Twyford, OWLS identifies the landscape type as Farmland Slopes and Valley Sides with the Adderbury local character area illustrating 'a mix of land uses in this area associated with medium-sized fields. Grass fields, grazed by cattle and ponies, tend to be smaller and located around settlements. The field pattern, dominated by hawthorn and elm hedges, is generally very weak and many internal hedges



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have been either removed or replaced by fences. Ash and oak are thinly scattered throughout, and are mostly found in hedges bordering roads and pastureland'.

- 3.1.3 Further north and including the northern edge of Twyford and the area south of Sor Brook, OWLS identifies the landscape type as 'Upstanding Village Farmlands', a hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.
- 3.1.4 Adjoining the south east edge of Adderbury and extending along the alignment of the B4100 Aynho Road is the Vale Farmland landscape type. This landscape type is described as being characterised by regular shaped arable fields enclosed by hawthorn hedges and hedgerow trees with a nucleated settlement pattern.
- 3.1.5 The village of Adderbury is primarily residential with Twyford to the north characterised by post war detached properties with gardens fronting onto Banbury Road and Twyford Road, with a mix of post war, new build and conversion to the west of Twyford. Irregular medium sized agricultural fields extend around Twyford. The central area of Adderbury village is defined by its Conservation Area which extends east and west between High Street and Manor Road and contains listed buildings dated to the 17th and 18th centuries. 'The Green' reflects a historical centre to the village, around which are located a significant number of listed properties. In the southwest of the village, off Mill Lane, is St Mary's Church which acts as a visual reference point and landmark when viewing into the village from the north along Banbury Road and west along Milton Road. On the east edge of the village, new housing at Feldon Chase creates a prominent visual edge to the village when approaching along Aynho Rd (B4100).
- 3.1.6 A new residential development (Adderbury Fields) is on-going to the west of the village, south of Milton Road, and extends into the surrounding arable land which bounds the village's western edge. An area of substantial public opens space fronts the development along the north and west edges and enclosed pasture to the north of Milton Road.
- 3.1.7 To the east, 0.5km beyond the village, is the modern Banbury Business Park which fronts the B4100 Aynho Road. To the south along Oxford Road is the Twyford Mill complex which houses wholesale and warehousing uses and presents a weak frontage to views from the north.
- 3.1.8 A network of Public Rights of Way (PROW) enter the village from the north and south with permissive access within Adderbury Lakes and Gardens, potentially a Capability Brown landscape,



and Local Nature Reserve, from where attractive views are gained in a southerly and south easterly direction across water meadows.

Ecology

- 3.1.9 Adderbury Lakes LNR (important for insects, birds, mammals and plants) adjoins the village boundary to the east. Within the 2 km buffer, parcels of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, priority grassland, woodland, hedgerows and priority river habitat. Significant areas of these habitats occur to the north-west of the village, along the Sor Brook and its tributaries and to the south-east around Adderbury Lake LNR.

Heritage

- 3.1.10 The central part of Adderbury is located within a Conservation Area that contains a significant number of listed buildings. The Conservation Area does not extend to the northern extents of the village or to the south-west which are characterised by modern residential development and the light industrial development to the south which is not of heritage interest. There is a high density of listed buildings within the Conservation Area. These are principally located along the main east-west road between High Street and Manor Road. St Mary's Church is Grade I listed and dates from the 13th century. The church spire is visible from multiple locations within the surrounding wider countryside. The majority of the listed buildings date to the 17th and 18th centuries which coincided with a period of prosperity linked to the favourable location of the village on the major transport routes. The listed buildings within the Conservation Area are primarily built of local ironstone with a number retaining their thatched roofs. The architectural style throughout the Conservation Area is relatively homogenous and there are a significant number of unlisted buildings which also contribute to the historic character which gives the Conservation Area a strong coherence. The Conservation Area includes significant areas of green space which follows the line of Sor Brook valley; this aids in keeping a sense of separation between East and West Adderbury and provides an important area of open space to complement the village green. There are a few areas of modern infill within the Conservation Area which are of lesser heritage importance. The village has considerable heritage sensitivity arising from the number of listed buildings and the extent of the Conservation Area. The area of the village within the Conservation Area is therefore particularly sensitive in relation to effects on these heritage assets. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be



given to the protection of these assets and their settings. The north and south-western areas of the village outside of the Conservation Area are of lesser heritage sensitivity.

- 3.1.11 Adderbury is located within an area which has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted that archaeological remains could extend beyond this boundary. Within the village area there are also records of findspots of Bronze Age pottery, Iron Age pottery, Roman coins and pottery demonstrating the potential to identify archaeological remains even within the areas that have been built up. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements and enclosures, but others have been identified from artefact scatters. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.1.12 The village of Adderbury is located within the shallow valley of Sor Brook which is characterised by small fields of pasture, wet pasture and semi-improved pasture. The area around Adderbury is also characterised locally by small mixed plantation associated with the parkland of Broughton Castle. The Green represents the historic core of the village, whilst in the south west off Mill Lane, St Mary's Church (the heart of the community) forms a prominent visual reference point within the village which can be glimpsed from many locations; views across land to the north and south of the church, west of the A4260 are particularly sensitive. A good public footpath network exists within the study area radiating out from the village with permissive access also at Adderbury Lakes and Gardens which is a Capability Brown landscape. Associated with Adderbury Lakes is a Local Nature Reserve which adjoins the eastern village boundary. The village centre is located within a Conservation Area which has a significant number of listed buildings and contains significant areas of green space; the majority of the buildings date to the 17th and 18th centuries. These buildings are primarily constructed of local ironstone with some retaining their thatched roofs. There are also a large number of non listed buildings which also add to the historic character of the village. The area of the village within the Conservation Area is therefore particularly sensitive and the protection



of the assets is of importance. Although the areas to the north and south west are less sensitive in heritage terms the intervisibility with the Conservation Area should be considered. In summary, the historic core of the village within the Conservation Area and its associated setting is of high sensitivity as it defines the character of the village. This includes the church of St Mary the Virgin located to the south of the village which has a close association with the open landscape and visual connections to the south of the village.

3.2 Ambrosden

Refer to Figures 2-1 to 2-6

Landscape

- 3.2.1 The village is located 1.75 km to the south east of Bicester and is located within NCA 108: Upper Thames Clay Vales. At a regional level OWLS identifies the village as being within the Upper Thames Vale character area. OWLS identifies two landscape types covering the village, Pasture Hills in the north west and Clay Vale in the south east. Other notable OWLS landscape types within the 2 km study area are Alluvial Lowland extending east to west to the south of the village and Wooded Hills comprising Graven Hill to the north west and Arccott Hill to the south east.
- 3.2.2 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands landscape character area. The typical characteristics of the character area identified within the 2 km study area are the isolated, wooded hills of Graven Hill and Arccott Hill which form distinct focal features within the otherwise relatively flat landscape. Both of these are surrounded by military land use which occupy a large proportion of the study area. Land use around the village is a combination of arable and pasture; although mostly pasture.
- 3.2.3 The village is primarily residential and is associated with the wider defence land uses around Graven Hill and Arccott Hill providing accommodation for military personnel. These residential areas are generally signposted as private with no public access. The style of housing in the east and west of the village varies. In the east there are a higher proportion of large detached properties with mature gardens, often associated with Officers' housing whilst in the west there is a larger proportion of terraced and semi detached properties set within more public amenity open space which is typical of service personnel provision. Within the west of the village, located north of Merton Road, is the church of St Mary The Virgin; the church tower forms a noticeable landmark feature of the roofscape within the historic core of the village. In the south of the village there is a



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large ongoing new build development wrapping around Springfield Farm with associated open space. This is located at the junction of Ploughley Road and the minor road leading to the B4011 to the east of the village. From the south of the village there are middle to long distance views over agricultural land in the direction of Arncott village and Arncott Hill, located immediately beyond the 2 km study area. To the north and north west of the village the land falls away to an area of lower lying land enabling middle distance views to Graven Hill and the southern edge of Bicester; there are however a number of visual barriers within the landscape in the middle distance although the slight elevation of the village on its northern extent enables views over them. On the northern edge of the village are the main village facilities including the Army Education Centre, gymnasium, medical centre and local shop. Within the centre of the village is Five Acres Primary School which although is not a high quality building, does form a cluster of focal buildings.

Ecology

- 3.2.4 No designated sites occur within or immediately adjacent to the village boundary. Arncott Bridge Meadows SSSI lies approximately 500 m south of the village to the east of Ploughley Road. The SSSI is designated for florally diverse unimproved grassland. 'Field South of Ambrosden' DWS (remnant lowland meadow) is situated to the north of the SSSI, 400 m from the village boundary. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, lowland meadow, woodland, hedgerows and priority river habitat. One field of possible priority grassland adjoins the village boundary to the south.

Heritage

- 3.2.5 The historic core of Ambrosden is focussed to the west of the village. Within this area is the Grade II* listed Church of St Mary the Virgin with key periods of construction dating to the 12th, 14th and 15th centuries and restored in the 19th century; associated with the church are a number of other designated heritage assets included a Scheduled and listed churchyard cross, a number of memorials and the churchyard boundary wall. Otmoor is an open landscape and as in other settlements the views of the church tower at Ambrosden should be protected. There was also a medieval manor house located within this historic core, which has since been demolished. There are a further six Grade II listed buildings within this historic core of the village, primarily comprising farmhouses built of coursed limestone with slate or plain tile roofs of 18th and 19th century date. The listed buildings are interspersed with more recent development, but this area of the village is recognisable as the historic core. The central and eastern parts of the village are primarily



composed of modern housing and services associated with the military. These buildings have negligible built heritage interest. The western end of the village is considered to have some sensitivity in relation to built heritage assets and historic character. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

- 3.2.6 There is potential for buried archaeological remains within the village of Ambrosden and the surrounding area. In the study area a number of Archaeological Constraint Priority Areas are identified, although it should be noted that archaeological remains are likely to extend beyond these constraint areas. These include several areas associated with Bronze Age ring ditches and linear features, including one area of ring ditches located to the immediate east of the village. There are also constraint areas associated with Roman remains including enclosures and artefacts. The village is located between the archaeological sites of the Roman town of Alchester to the north-west and Akeman Street Roman Road to the north of the village. There are two Archaeological Constraint Priority Areas within the west of the village. These reflect the medieval and early post-medieval core of the village, including the location of the church and former manor house. Neighbouring Ambrosden are the sites of a deserted medieval village at Wretchwick (a Scheduled Monument) and industrial archaeological remains associated with former mills at the Blackthorn Hill Farm junction with Akeman Street. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although evaluations within the historic village core have demonstrated that archaeological remains are also preserved within developed areas.

Village Summary

- 3.2.7 Ambrosden village is primarily residential and has developed in association with the surrounding land uses of Graven Hill and Arncott Hill which lie beyond the arable and pasture land use surrounding the village. The existing housing style within the village varies comprising larger properties with mature gardens in the east and a higher density of properties in the west. The south of the village is subject to ongoing residential development with views to the south beyond the development to Arncott. To the north, the topography falls beyond the village limits enabling slightly elevated long distance views over the top of vegetation barriers within the arable landscape towards Graven Hill. The historic core of the village is located in the west; the Church of St Mary the Virgin (Grade II listed) and its associated tower form a noticeable visual landmark within the



historic core. There are also a number of other designated heritage assets within the historic core associated with the church that are of importance. In the west of the village, infill development has taken place amongst listed buildings although the area is still recognisable as the historic core. The village is located to the south of Akeman Street Roman Road. The west of the village is considered to be of highest sensitivity due to its historical references and the integrity of this should be protected, with particular importance placed upon the church tower. There are two Archaeological Constraint Priority Areas also within this location which should be protected as they reflect the medieval core of the village in the west.

3.3 Arccott

Refer to Figures 3-1 to 3-6

Landscape

- 3.3.1 The village is located 4.3 km to the south east of Bicester and is located within NCA 108: Upper Thames Clay Vales. At a regional level OWLS identifies the village as being within the Upper Thames Vale character area with the Midvale Ridge also present within the south east of the 2 km study area. OWLS identifies two landscape types covering the village itself, Wooded Hills in the east of the village where it lies at the foot of Arccott Hill and Wooded Farmland which encircles Arccott Hill.
- 3.3.2 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands landscape character area. The typical characteristic of the character area identified within the 2 km study area is the prominent yet isolated Arccott Hill immediately east of the village which is visible throughout the 2 km study area with its wooded brow. The primary land use around Arccott Hill is military. This is a distinctive land use within the study area due to the presence of storage depots, barracks, and areas of inaccessible land used for training purposes. Within the wider 2 km study area to the north west of Arccott Hill the land use is primarily improved pasture with a strong and regular field pattern, intact hedgerows and many hedgerow trees. This land use extends to the north west to Ambrosden and Graven Hill military site.
- 3.3.3 Arccott village itself is constrained in its landscape context by the presence of Arccott Hill to the south east and the military storage depots associated with the railway lines to the west and north. The presence of Arccott Hill almost overshadows the village due to its presence in the relatively flat surrounding landscape. The village is primarily residential and comprises a diverse mix of housing



styles demonstrating the progressive development of the village. The public open space and village hall in the centre of the village to the north west of Murcott Road is the focus of the village when passing through; there is however a second area of public open space located to the west of Norris Road which has a First World War memorial associated with it. The primary road passing through the village is busy with vehicles going to and from St. Georges Barracks, located south of Arncott Hill. These vehicles greatly influence the overall tranquillity and subsequently the character of the village. Within the village, the presence of the defence storage buildings is a visually prominent detractor, although, within the eastern extent of the village as the land rises on the lower slopes of Arncott Hill, long distance views are available to the north west beyond the storage facility and a visual connection can be made with Graven Hill located approximately 3.7 km away.

Ecology

- 3.3.4 Adjoining the eastern boundary of the village, to the east of Buchanan Road lies Arncott Wood LWS which is designated for its ancient woodland habitat. Arncott Bridge Meadows SSSI lies approximately 900 m north of the village to the east of Ploughley Road and north of the River Ray. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, priority grassland, woodland, scrub and hedgerows. A parcel of woodland/scrub is located within the village boundary, north-east of Mill Lane. A parcel of possible priority grassland lies to the south of Orchard Close. Other parcels of possible priority habitat occur outside and adjacent to the village boundary to the north, north-east, west and south-east. Numerous veteran and notable trees are present on land approximately 400 m to the south of the village to the east of Murcott Road.

Heritage

- 3.3.5 The historic core of Arncott is focussed to the north of Upper Arncott. Within this are two Grade II listed buildings: a Methodist chapel, dating to 1834 and Miropa, a late 17th/early 18th century colour-washed limestone rubble building with a thatch roof. There are further unlisted, but historic buildings within the village, primarily comprising farmhouses of 18th and 19th century date built of limestone with slate or tile roofs. There is a small concentration of these buildings around the area of the village green which also coincides with the area identified as the historic core of the village, with the remainder of the historic buildings relatively isolated within the modern housing and the wider built environment of the military depot and storage areas. The modern housing has negligible heritage interest. The village is considered to have limited sensitivity in relation to built heritage



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assets and historic character with the exception of the area around the village green. The historic character and the layout of the village around the green contribute to the heritage sensitivity of the settlement, as do the statutory designations of the listed buildings. Appropriate weight should be given to the protection of these assets and their settings.

- 3.3.6 There is potential for buried archaeological remains within the village of Arncott and the surrounding area. There is one Archaeological Constraint Priority Area within Upper Arncott reflecting the historic core of the village, including the village green. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed. In the wider study area a number of additional Archaeological Constraint Priority Areas and recorded archaeological assets are identified. These include historic village cores for surrounding settlements such as Lower Arncott, Blackthorn and Ambrosden, Piddington and Muswell Hill (the latter two outside of the 2km buffer); medieval windmills, droveways, and evidence for agricultural exploitation of the area. The wider landscape also has notable archaeological remains of prehistoric and Roman date recorded. The military depot at Arncott is also identified as a heritage asset with a network of elements including railway lines and buildings which relate to its functional use.

Village Summary

- 3.3.7 Arncott village is located at the foot of Arncott Hill with the area surrounding the village greatly influenced by the military land use comprising barracks, storage depots and training land; the village is physically constrained by the surrounding military land use and the presence of Arncott Hill overshadowing the village to the south. The village is primarily residential with a mix of housing styles and the focus of the village comprising the public open space and village hall north west of Murcott Road. Murcott Road passing through the village is the primary road providing access to St Georges Barracks and the volume of traffic using the route impacts upon the tranquillity of the village. Bordering the village to the east and extending up the northern slope of Arncott Hill is a Local Wildlife Site, designated for its ancient woodland habitat. The historic core of the village is north of Upper Arncott, there are two Grade II listed buildings associated with this area. Other historic, but unlisted buildings are located in the area of the village green on Norris Road; the location of these are associated with the historic core of the village. Whilst there are a variety of development styles within the village, the highest sensitivity exists around the village green along



Norris Road where the existing character and remaining historic core are strongest. This area should be protected to ensure this character is retained.

3.4 Begbroke

Refer to Figures 4-1 to 4-6

Landscape

- 3.4.1 The village lies approximately 12 km to the south west of Bicester and 8 km to the north west of Oxford and is located within NCA 108: Upper Thames Clay Valley. At a regional level the village lies within the Upper Thames Vale in its western and eastern extents, and the Cotswolds landscape character area within its central portion. The village is covered by three landscape character types: Estate Farmlands in its central section; Wooded Estatelands to the west; and Lowland Village Farmlands to the east. Other landscape types also lie within the 2 km study area although these do not directly relate to the landscape setting of the village.
- 3.4.2 At a district level, the CDC LCA identifies the village as being within the Lower Cherwell Flood Plain. The area is characterised by fringe landscapes associated with Kidlington, the southern extent of which is a garden city development. There are also many major road corridors. The surrounding agricultural landscape is influenced by the surrounding urban, industrial and commercial elements, particularly those on the outskirts of Kidlington.
- 3.4.3 Ancient, semi-natural and replanted woodland lies to the west of the village at Bladon Heath and Begbroke Wood. Blenheim World Heritage Site lies approximately 2 km to the north west of the village. A network of PROWs extend from the east and west of the village, linking to Kidlington to the east and Yarnton to the south.
- 3.4.4 Begbroke village is situated within close proximity to Kidlington and Yarnton, with both settlements visible from the outskirts of the village. The landform is generally flat, rising gradually to the west of the study area at Bladon Heath and beyond. London Oxford Airport, associated business park and immigration detention centre are visible from the northern extent of the village through



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vegetation to the north. Begbroke Hill Science Park is a prominent feature on the horizon viewed from the southern extent of the village.

- 3.4.5 The A44 Woodstock Road creates a physical separation between the eastern and western extent of the village. Direct vehicular access is restricted between the two parts of the village, with access available to the eastern extent of the village from south of the central roundabout. This main road also discourages pedestrian access between the two sections of the village.
- 3.4.6 The western extent of Begbroke contains the village's historic core, which includes the church of Saint Michael (a 12th century building); and Begbroke Manor House (built in the 1700s), which is now a school. Properties along the single road through the western extent of Begbroke (which leads to a private track) are a mixture of styles and ages, with vegetation along the road a prominent feature. A large office building is located in this section of the village.
- 3.4.7 The eastern extent of the village contains mainly residential properties from 1930s onwards. Properties are generally bungalows, 2 storey detached, or semi-detached houses with generous garden plots. The streets run perpendicular to Woodstock Road, with Begbroke Crescent containing the one area of cul-de-sac style development.
- 3.4.8 The areas of open agricultural land between Begbroke, Kidlington and Yarnton provide an important division between the three settlements, restricting the coalescence of the villages. Visual intrusion between the villages is already evident as a result of village expansion and developments in the surrounding countryside.

Ecology

- 3.4.9 No designated sites occur within or immediately adjacent to the village boundary. Rushy Meadows SSSI (designated for its florally rich meadow and fen communities) lies 400 m to the east of the village on the west bank of the Oxford Canal at Langford Locks. Blenheim Park SSSI (ancient oak dominated pasture woodland) and CTA lies just beyond 2 km to the north-west of the village. Two LWS are present close to the village boundary. Begbroke Wood (semi-natural and old native plantation woodland) lies 150 m to the south-west of the village; Bladon Heath (flora, insects and birds) lies 380 m to the west. Cherwell Valley CTA encroaches to within 2 km of the village to the north-east from Shipton-on-Cherwell in the north as far as the eastern edge of Kidlington in the south. The CTA also extends along the corridor of the Oxford Canal passing the village approximately 0.5km to the east at its closest point on the west edge of Kidlington. Within the 2 km



buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present; these include unconfirmed priority grassland, woodland and hedgerows. Small parcels of woodland and traditional orchard occur within the village to the west of Woodstock Road and north of Spring Hill Road. Other parcels of woodland occur on the north-west and south-east boundaries of the village along Rowel Brook. A parcel of possible priority grassland is situated adjacent to the village boundary to the north of Begbroke Crescent.

Heritage

- 3.4.10 The village of Begbroke (to the west of the A44) has a Conservation Area which contains ten listed buildings, a further three listed buildings are located within the village but are located outside of the Conservation Area. The Norman and 12th century Church of St Michael is Grade II* listed, whilst the remainder are Grade II listed. The Conservation Area also includes three unlisted buildings which are identified within the Conservation Area Appraisal as making a positive contribution to the historic character of the Conservation Area. The historic core of the village to the west of the A44 is believed to have grown up around manorial estates, one of which was focussed on the former Begbroke House, now St Phillips Priory. An orchard associated with the Priory lies to the north of the Conservation Area and adds to the significance of the listed building. The buildings at Hall Farm are excluded from the Conservation Area but are Grade II listed, therefore they, and their settings, have heritage interest. There are a number of undesignated historic buildings within the west of the village that also make a contribution to character. The modern residential development to the east of the A44 is excluded from the Conservation Area and is not considered to have built heritage interest. The surrounding rural landscape forms the setting to the village and makes a contribution to its character. The western half of the village has heritage sensitivity arising from the listed buildings and the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.
- 3.4.11 Begbroke is located within an area which has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there is one Archaeological Constraint Priority Area associated with the historic core of the village although it should be noted archaeological remains could extend beyond this boundary. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological



remains, particularly to the east and south of the village. A number of the sites have been identified from cropmarks and represent a range of features including settlements, ring ditches and enclosures, but others have been identified from archaeological evaluations and excavations undertaken for the Science Park. The Iron Age hill fort of Round Castle, a Scheduled Monument, is located to the west of the village. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village, with the area to the west having greatest potential. Although the potential for buried archaeological remains to be preserved within developed areas is lower, it cannot be discounted.

Village Summary

3.4.12 Begbroke Village is located to the west of Kidlington, split either side of the A44 Woodstock Road and set within a landscape comprising urban, commercial and industrial elements. Intervisibility exists with the nearby settlements of Yarnton and Kidlington within the relatively flat landscape. London Oxford Airport and the immigration detention centre are visible from the north of the village whilst Begbroke Hill Science Park is visually prominent to the south. The village comprises two areas of distinctly different character; to the west is the historic core and to the east are mainly residential properties dating from the 1930's onwards. The flat agricultural landscape between Begbroke, Kidlington and Yarnton provides an important separation of the villages in maintaining their individual identity and character however this is already eroded by the larger scale developments previously mentioned. There are no designated ecological sites located within or immediately adjacent to the village; however, there are a number in the wider landscape associated in particular with Blenheim Park SSSI, part of the Blenheim Palace World Heritage Site to the north west. The area west of the A44 Woodstock Road is the historic core of the village and has a Conservation Area containing ten listed buildings with further listed buildings beyond the Conservation Area boundary. The historic core has developed around the manorial estates within this area which are of importance and their setting should be preserved. The land around the Conservation Area is also covered by an Archaeological Constraint Priority Area. The area to the



west of the A44 Woodstock Road is considered of highest sensitivity in terms of its character and historic sensitivity and as such should be protected with areas to the east of a lesser sensitivity.

3.5 Bletchingdon

Refer to Figures 5-1 to 5-6

Landscape

- 3.5.1 The village lies approximately 7 km to the south west of Bicester and is located within NCA 108: Upper Thames Clay Valley. At a regional level the village lies within the Upper Thames Vale with the Cotswolds landscape character area situated to the north and west of the 2km study area. The village lies within the Wooded Estatelands landscape character type; other landscape types within the surrounding area include the Clay Vale to the south and east; the River Meadowlands to the west; and the estate farmlands beyond to the west.
- 3.5.2 At a district level, the CDC LCA identifies the village as being within the Oxfordshire Estate Farmlands. This area is described as being 'characterised primarily by the extensive remains of eighteenth century parklands and estate farmland'. The area is notably better wooded than the rest of the Cherwell District, with extensive areas of parkland. The area is described as a 'typical English landscape scene of gently rolling hills clothed with a patchwork of fields punctuated by hedgerow trees and copses'. A distinct area of 18th century enclosed farmland survives within this character area at Bletchingdon, surrounded by limestone walls and containing 'a pastoral scene with scattered trees and small woods'. The estate village remains at Bletchingdon (to the north east of the village), which has 'a unity of design and detail, and planned layout' around a village green.
- 3.5.3 Ancient and semi natural woodland lies within Bletchingdon Park, immediately the north of the village. Within the 2 km study area lies Kirtlington Park, a Registered Park and Garden adjacent to the village of Kirtlington. A number of PROWs radiate out from all sides of the village, with the National Cycle Route 51 travelling along Oxford Road through the village and a link to it running along Springwell Hill from the north.
- 3.5.4 Bletchingdon is situated on a localised raised plateau surrounded by agricultural land and parkland associated with Bletchingdon Park. Its elevated location allows views from its outskirts out in all directions, where vegetation allows. The historic core of the village is situated to its north east where a footpath and road links the village to Church End, which contains the village church of



Saint Giles (dating from Norman times). The original village was built around a central village green, still present in the village, as are original estate houses in this area. The village has grown predominantly to the west and south, with infill housing present within the original historic core of the village and currently being constructed in other areas within the village. A new school has recently been constructed on the north western extent of the village, which is visible from within the surrounding landscape. Housing is to be built in the area around the new school which is likely to be visible from the village of Kirtlington to the north. The existing mature vegetation is a key characteristic of this village, particularly in the eastern extent of the village.

Ecology

- 3.5.5 No designated sites occur within or immediately adjacent to the village boundary. The closest designated site to the village is Bletchingdon Road Verge (East) LWS (verges and hedges) which lies 350 m to the south east of the village on Islip Road. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include woodland, woodland pasture and parkland, hedgerows and rivers (headwaters). Parcels of woodland occur within 200 m of the village boundary to the east, west and south west. Bletchingdon Park adjoins the village boundary to the north east. The park is designated as a CTA and contains a range of habitats including lakes, parkland and ancient woodland with the designated area extending from Akeman Street in the north to Black Leys wood and Walker's Copse in the south. The Cherwell Valley CTA also lies 1.2 km to the west of the village passing through the study area north-south.

Heritage

- 3.5.6 The village of Bletchingdon includes a Conservation Area which contains a significant number and density of listed buildings. The Conservation Area extends north east of the village to the adjacent hamlet of Church End and Bletchingdon Park. The Church of St Giles is Grade II* listed and dates to the 13th century. Although located away from the main village centre it is located close to the site of the medieval manor house, a site which is now occupied by the Grade II* listed Bletchingdon Park House. The parkland around the house has been sympathetically restored and provides an important area of open space within the Conservation Area. The majority of the listed buildings are Grade II listed and are located at the north end of Bletchingdon. The properties are primarily 17th and 18th century in date and are built of limestone rubble with slate or stone-slate roofs. There are several unlisted buildings within the Conservation Area that make a positive contribution to the character. There is a small area of modern infill residential development within



the Conservation Area and also a number of green space areas which are considered important in preserving a rural character. The Conservation Area does not extend to the south western extents of the village across the B4027 which is characterised by modern residential development which is not of heritage interest. The village has considerable heritage sensitivity arising from the density of listed buildings and the coherent character of the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings. The south-western area of the village is of lesser heritage sensitivity.

- 3.5.7 There is potential for buried archaeological remains within the village of Bletchington and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. These archaeological remains are most likely to be of medieval and early post-medieval date, although as the village was established in the early medieval period, the presence of earlier remains cannot be ruled out. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with findspots of early medieval and medieval artefacts and associated with the development of surrounding medieval villages. A cluster of sites associated with industry are recorded close to the Oxford canal in the west of the study area. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.5.8 Bletchington is located on a slightly raised plateau and surrounded by agricultural land and parkland associated with Bletchington Park. The elevation of the village enables intervisibility from the village outskirts in all directions. The area is notably better wooded than much of the Cherwell District as a result of the extensive areas of parkland including Bletchington Park. The village has grown over time extending in a south west direction from the original historic core located to the north east of the village. A new school along with new housing is being constructed to the west of the village which is visible from within the surrounding landscape and the settlement of Kirtlington. Newer areas of housing are primarily located in the west and south west; however, areas of infill development have taken place within the historic core. The historic core is characterised by mature



vegetation. There are no designated ecological sites located within the village or immediately bordering it although a number of designations exist to the north in particular associated with Kirtlington Park. The historic core in the north east of the village is covered by a Conservation Area containing a large number of listed buildings and an Archaeological Constraint Priority Area. The Conservation Area extends north from the village to Bletchington Park and comprises a number of important features including Bletchington Park House and the restored parkland surrounding it which provide an important contribution to the Conservation Area. The village is varied in its composition however the character of the village is strongest in the north east around the historic core and Conservation Area. This area is considered of higher sensitivity than the areas to the south and west due to the intrinsic characteristics of the village that have been preserved.

3.6 Bloxham

Refer to Figures 6-1 to 6-6

Landscape

- 3.6.1 The village is located approximately 4.85 km southwest of Banbury and is located within NCA 107: Cotswold. At a regional level OWLS identifies the villages as being within the Northamptonshire Uplands character area. OWLS identifies Upstanding Village Farmlands as the landscape type covering the village itself. Other notable OWLS landscape types within the 2 km study area are Pasture Hills to the north west, River Meadowlands to the north and south, and Rolling Village Pastures to the south west.
- 3.6.2 At a district level, the CDC LCA identifies the village as being within the Ironstone Hills and Valleys landscape character area. The typical characteristic of the character area identified within the 2 km study area is the complex topography comprising Hobb Hill and Fern Hill to the west and convoluted narrow valley bottoms with associated stream running through the village from west to east. Predominant land use of the surrounding area is a mixture of arable and pasture farmland.
- 3.6.3 Within the area to the north west lies the Registered Park and Garden associated with Broughton Castle. National Cycle Network Route 5 also passes through the centre of the village.
- 3.6.4 The nucleated village is mostly residential with a core of Ironstone buildings extending to the north and south along Banbury Road. The majority of the two storey terraced and detached houses face the street, often with no pavement, creating a sense of enclosure along narrow side streets. St



Mary's Church forms a noticeable landmark feature within the village core and is visible from the majority of the surrounding countryside. Within the historic core to the north, the gothic building of Bloxham 'All Saints' School forms another important visual landmark along the Banbury Road primary vehicle route through the village. The style of residential property to the north, west and south of the village core along Banbury Road, Cumberford Hill and Barford Hill is mixed, comprising mid 20th century to early 21st century housing with mature gardens, set back on wide streetscapes. To the south of the village is a new build residential development west of Bloxham Mill Business Centre.

- 3.6.5 To the north of the village the land rises up the valley side and presents middle distance views across the neighbouring valley towards Tudor Hall School on the brow of the hill adjacent to The Warriner School on Bloxham Grove Road. Views west are mostly restricted by Hobb Hill, except along its southern slope, where filtered mid distance views are offered north west along the shallow valley following Tadmarton Road. The landform begins to flatten towards the southern extent of the village across the valley floor which provides filtered views south west towards Milcombe and its church tower, through maintained field boundary hedgerows and intermittent hedgerow trees. To the south east, filtered long distance views are offered across maintained mixed farmland towards RAF Barford St John and beyond.

Ecology

- 3.6.6 Two District Wildlife Sites adjoin the village boundary. Warriner School Wood DWS (Community Woodland) is located to the north east of the site off School Fields Way. The Slade DWS (wet woodland, meadow and disused railway) is located to the south west of Brookside Way. The Slade is also a Berks, Bucks & Oxon Wildlife Trust reserve. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present. These include woodland, priority grassland, hedgerows and rivers (headwaters). Parcels of these habitats occur adjacent to the village boundary to the east (to the north of a brook of unknown name), to the west (along the dismantled railway, to the west of Bloxham Mill Business Centre and to the north of Collins Drive) and to the north at Wollen Hale, north of the playing fields.

Heritage

- 3.6.7 The village of Bloxham includes a Conservation Area which contains a significant number and density of listed buildings. The Conservation Area does not extend to the northern, western and southern extents of the village which are characterised by modern residential development which is



not of heritage interest. The historic core of the Conservation Area is focussed around the post-medieval ironstone buildings along Church Street and High Street, some of which have medieval elements. Other character areas surround the main street including features such as the narrow, steep lanes, residential areas, enclosed closes and the green space around Sor Brook. The village has considerable heritage sensitivity arising from the density of listed buildings and the coherent character of the historic core. There are also a significant number of unlisted buildings which make a positive contribution to the Conservation Area and will be considered undesignated heritage assets. The central and eastern edge of the village and adjacent land is therefore particularly sensitive in relation to effects on these heritage assets. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings. The northern, western and southern areas of the village are of lesser heritage sensitivity.

- 3.6.8 There is potential for buried archaeological remains within the village of Bloxham and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. These archaeological remains are most likely to be of medieval and early post-medieval date, although as the village was established in the early medieval period, the presence of earlier remains cannot be ruled out. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements and enclosures, but others have been identified from archaeological field work including a number of Romano-British cemeteries. One of these cemetery sites extends into the western edge of the village. A number of the surrounding villages with medieval origins are also highlighted as having archaeological potential. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.6.9 Bloxham is located to the south west of Banbury within a landscape of complex topography comprising local hills and convoluted narrow valley bottoms associated with water courses. The land use around the village comprises arable and pasture farmland. To the north of the village is



Broughton Castle Registered Park and Garden. The village is nucleated and comprised predominantly residential properties constructed from ironstone extending along Banbury Road. The form and character of properties facing on to the main street creates a narrow, channelled appearance. Within the village core is St Mary's Church which is a prominent visual landmark along Banbury Road and in the surrounding landscape. To the south of the village is an area of newer development to the west of Bloxham Mill Business Centre. To the south of the village the landform begins to flatten enabling intervisibility with the village of Milcombe and its church tower. There are two District Wildlife sites adjoining the village boundary to the north east and south west, The Slade District Wildlife Site to the south west is also a Berks, Bucks & Oxon Wildlife Trust Reserve. The village contains a Conservation Area containing a significant number of listed buildings; the Conservation Area is centred on the core of the village along High Street with the areas to the north, west and south characterised by modern development. The village core is considered to have considerable heritage sensitivity which is demonstrated by the visual character and cohesion which is not present within the more modern areas to the north, south and west of the Conservation Area which are of lower sensitivity. On the northern extent of the village, Bloxham Grove Road and Ell's Lane form an existing defined extent of development which coincides with the extent of the valley side of Sor Brook. It is considered development beyond this would encroach on the characteristics of the Sor Brook Valley.

3.7 Bodicote

Refer to Figures 7-1 to 7-6

Landscape

- 3.7.1 The village of Bodicote lies immediately to the south of Banbury and approximately 0.5km north of Twyford and is located in NCA 95: Northamptonshire Uplands. At a regional level the village lies within the Northamptonshire Uplands bordering the Urban Character area that encompasses Banbury. The village is covered by two landscape character types: Upstanding Village Farmlands in its northern and central section and Farmland Slopes and Valley Sides along its southern boundary. Other landscape types lie within the 2km study area including the River Meadowlands landscape type which follows the valleys of the River Cherwell and Sor Brook.
- 3.7.2 At a district level, the CDC LCA identifies the village as being within the Upstanding Village Farmlands. The area is 'characterised by large-sized fields dominated by arable farming, with some



smaller grass fields used for pony grazing. They are enclosed by low hawthorn hedges which are generally in good condition. Hedges bordering roadsides and old lanes are taller, well-maintained and more species-rich. There are a few young ash, field maple and oak trees in the hedges, and some small tree clumps close to farms'. The southern boundary of the village is identified as Farmland Slopes and Valley Sides. This area is 'dominated by a prominent, regular field pattern of medium-sized arable fields. To the north of the area there is some grassland interspersed with hawthorn scrub. In places, the hawthorn hedges are very low and gappy. Tree cover consists mainly of young ash trees scattered throughout the hedgerows, willows fringing a number of spring lines and a poplar plantation'

- 3.7.3 A network of PROWs extend from the north west along Salt Way, southwest and east of the village, linking via a bridleway to the Oxford Canal towpath, and on the western edge of the village, a National Cycle Route (NCR5) linking west to Bloxham and north via Salt Way to the southern edge of Banbury and Banbury town centre.
- 3.7.4 The eastern extent of the village is defined by Oxford Road. New residential development is occurring to the east of Oxford Road as part of the Bankside (Longford Park) development area.
- 3.7.5 Bodicote village is situated within very close proximity to Banbury with the southern edge of Banbury visible on the western approach to Bodicote along Wykham Lane. Views extend across Bodicote Cricket Ground on the north west edge of Bodicote with the southern edge of Banbury in the middle distance views.
- 3.7.6 The northern edge of Bodicote contains a number of established woodland blocks and open space with single specimen and veteran trees around the junction with White Post Road and Sycamore Drive. The central core and north south axis of the Conservation Area along High Street and Church Street leads through the historic built frontage and south to St John the Baptist Parish Church. Residential development to the east and south of the Conservation Area is general post war and late 20th Century with generous gardens and a mixture of bungalow and semi detached estate style housing. Views from the southern end of Church Street extend into the countryside with the land falling away to the south. The village boundary is generally dry stone walling at the rear of private dwellings. On the south east edge of the village the extent of the settlement is defined by



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Cotefield Nursery immediately west of Oxford Road and an area of open land with a driveway providing access to Cotefield Business Park.

- 3.7.7 The southern edge of the village affords attractive views across medium scale semi improved farmland pasture and arable with the field pattern influenced by the valley of Sor Brook. As the land falls away to the south the horizon in the middle distance is broken by intervening tree belts. Beyond views of St Marys Church at Adderbury are possible in a south easterly direction.

Ecology

- 3.7.8 No designated sites occur within or immediately adjacent to the village boundary. The only designated site falling within 2 km of the village is Adderbury Lakes LNR which is located 1.8 km south east of the village at Adderbury village. A proposed LWS, Salt Way, (a green lane) lies 500 m north-west of the village. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, priority grassland, woodland, hedgerows and priority river habitat (headwaters). Woodland is present around the rugby ground and to the west of Oxford Road to the south of the village. There is also a parcel of woodland north of Broad Gap Road near the Cherwell District Council offices. A parcel of priority grassland is located 100 m to the west of the village boundary. A possible traditional orchard lies to the north off Sycamore Drive, Banbury and a small parcel of woodland also lies to the north of the village boundary to the west of Oxford Road.

Heritage

- 3.7.9 The western part of Bodicote is located within a Conservation Area that contains a significant number of listed buildings. The Conservation Area does not extend to the northern, eastern and south eastern extents of the village or to the south west, which are characterised by modern residential development which is not of heritage interest. There is a high density of listed buildings within the Conservation Area with only two listed buildings located outside of the Conservation Area. The Church of St John the Baptist is Grade II* listed and dates from the 13th and 14th centuries. The majority of the listed buildings date to the 17th and 18th centuries. The buildings within the Conservation Area are primarily built of local ironstone, although there are also a significant number of brick built buildings. There are some unsympathetic buildings within the Conservation Area and the variation in building materials and styles reduces the coherence of the area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic



sensitivity. Appropriate weight should be given to the protection of these assets and their settings. The north, eastern and south eastern areas of the village outside of the Conservation Area are of lesser heritage sensitivity.

- 3.7.10 Bodicote is located within an area which has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements and enclosures, but others have been identified from archaeological evaluations and excavations. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village, although the potential for buried archaeological remains to be preserved within developed areas is lower, particularly within areas of modern housing, it cannot be dismissed.

Village Summary

- 3.7.11 Bodicote village is located immediately south of Banbury with the eastern extent of the village defined by the A4260 Oxford Road; there is however ongoing development to the east of Oxford Road (Longford Park). The close proximity of Banbury to the north results in intervisibility between the settlements, in particular when approaching Bodicote from the west along Wykham Lane. The northern extent of Bodicote contains a number of mature woodland blocks, specimen trees and veteran tree which contribute to the character of the village. The south and south west extent of the village is defined by the extent of the Sor Brook valley which is considered sensitive in forming the setting of the village. The west of the village contains a Conservation Area covering the historical core of the village centred on High Street; the historic core is also an Archaeological Constraint Priority Area. To the east of the Conservation Area the residential areas are post war and late 20th century. There are no designated ecology sites located within the village or adjacent to the village boundary however Adderbury Lakes Local Nature Reserve is located to the south east of the village. As identified, the west of the village contains a high number of listed buildings within the Conservation Area and two further listed buildings outside the designation boundary which also contribute to the historic core. The majority of listed buildings are 17th and 18th century however the Church of St John the Baptist is 13th and 14th century. There is evidence of less sympathetic



infill development within the Conservation Area which detracts from the overall cohesion of the historic core however it does remain highly sensitive. The western extent of the village in the historic core and land beyond the village boundary is considered highly sensitive in providing the setting for the village. The open nature of the south and west boundaries of the village should be preserved to maintain the characteristics of the landscape setting.

3.8 Chesterton

Refer to Figures 8-1 to 8-6

Landscape

- 3.8.1 The village lies approximately 0.5km to the south west of Bicester and is located within NCA 108: Upper Thames Clay Valley in the south and NCA 107: Cotswolds in the north. At a regional level the village lies within the Cotswolds landscape character area, with the Upper Thames Vale situated to the south east of the village outskirts.
- 3.8.2 The village lies within the Wooded Estatelands landscape character type; other landscape types within the surrounding area include Clay Vale to the south east, and Alluvial lowlands beyond.
- 3.8.3 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands. This is 'essentially a flat, low lying landscape' with much of the grassland now divided into fields with hedge and ditch boundaries with a substantial part now in arable cultivation. 'The countryside is crossed with water filled drainage ditches' and 'overgrown hawthorn hedges and lines of willow divide the fields and limit the views'. The spread of development from the adjacent urban edge of Bicester is dominant to the north east.
- 3.8.4 Within 2 km of the village there are some small areas of ancient and semi-natural woodland situated to the south west, but in general there are no other landscape designations. Just outside 2km to the north west lies Middleton Park, a Registered Park and Garden.
- 3.8.5 Situated just outside the edge of Bicester, this historic linear village is centred on the Alchester Road, with a large portion of the more recent residential part of the village located to the west of this main thoroughfare. With the central spine of the village being designated as a Conservation Area, the historic elements of the village, including St Mary's Church (dating from the 12th Century), the Old Vicarage, Bruern Abbey School (dating from early 19th Century) and its



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associated buildings and grounds, provide a historic context to the village setting. Thatched properties can be seen interspersed with newer properties along this main spine road and Bignell View (the A4095) to the north of the village. The residential housing within the village comprises a variety of housing styles and types from that within the Conservation Area including post war housing (70s and 80s bungalows), semi and detached houses in cul-de-sacs, to more recent constructions towards the south west of the village where a large area of housing is currently under construction. This new area of housing is a relatively large but compact housing estate, with little internal green space, atypical of the rest of the village, and situated behind the properties along The Green. The housing will expand the size of the village and dominate the views from the properties along The Green and is also visible from northern aspects of the village. Other properties within the village are generally set back from the road with front and rear gardens, and some with large areas of open space associated with them. Old and new properties are juxtaposed within the village centre although the busy road network through the village detracts from its setting as does the sound of traffic on the M40, heard in the background.

- 3.8.6 Woodland and farmland is prominent within the surrounding countryside view, except where views over the woodland, particularly from the north and central western edge of the village, are available towards new housing construction on the outskirts of Bicester to the north east. The remaining open countryside to the south west of Vendee Drive between Chesterton and Bicester creates an important buffer between the village and Bicester. To the north of the village the planting associated with the golf course and Bignell House and Park restricts views north and provides a wooded setting to the northern aspect of the village.

Ecology

- 3.8.7 No designated sites occur within or immediately adjacent to the village boundary. The closest designated site to the village is Promised Land Farm Meadows DWS (remnant lowland meadows) which lies 800 m south-east of the village, beyond Oxford Road. Bignell Park adjoins the north-west boundary of the village. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, priority grassland and hedgerows, with lowland wood pasture/parkland and woodland occurring predominantly within Bignell Park. Parcels of woodland occur within the village boundary to the south east near the Old Vicarage and within the grounds of Bruern Abbey School. Beyond the village boundary, woodland and possible



priority grassland occur to the east of Gagle Brook on/near the eastern village boundary and on the western boundary on the golf course.

Heritage

- 3.8.8 The village of Chesterton has a Conservation Area which contains eight listed buildings. Two of these buildings, the 13th century Church of St Mary and Manor Farmhouse are Grade II* listed, whilst the remainder are Grade II listed. The Conservation Area also includes numerous unlisted buildings which are identified within the Conservation Area Appraisal as making a positive contribution to the historic character of the Conservation Area. The historic core of the village is focussed around an area to the east of Alcester Road and reflects a village which grew from largely agricultural origins. Both Grade II* listed buildings are located in this area of the village. The village green at Bignell at the north end of the village forms a second focal point; Chesterton Lodge, now Bruern Abbey School, with its associated parkland, forms the third and final character area within the Conservation Area. The coherence and character of the Conservation Area is being gradually eroded by infill development, barn conversions and the use of inappropriate materials. The modern residential development to the west of Alcester Road and around The Green is excluded from the Conservation Area and is not considered to have built heritage interest. The surrounding rural landscape, including the fields to the east of the village toward Gagle Brook, forms the setting to the village and makes a contribution to its character. Bignell Park to the north of the village has a parkland, rather than agricultural character. The village has heritage sensitivity arising from the listed buildings and the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.
- 3.8.9 Chesterton is located within an area which has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there are two Archaeological Constraint Priority Areas associated with the historic core of the village and the deserted medieval village of Bignell to the north, although it should be noted archaeological remains could extend beyond this boundary. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements, ring ditches and enclosures, but others have been identified from archaeological evaluations and



excavations. The Roman town of Alchester, a Scheduled Monument, is located to the south-east of the village and Akeman Street Roman Road between Alchester and Cirencester passes through the parkland associated with Chesterton Lodge. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village. Although the potential for buried archaeological remains to be preserved within developed areas is lower, it cannot be discounted.

Village Summary

3.8.10 The linear settlement of Chesterton is centred upon Alchester Road passing north to south forming the spine of the village. The core of the village along Alchester Road is characterised by a mixture of historic and newer infill development although the thatched roofs of older properties are a key feature. To the south west of the village is an area of new build housing which was under construction at the time of survey; this area of new build housing varies in comparison to the older properties set back from the road within a mature landscape. The landscape surrounding the village is primarily woodland and farmland with views in most directions possible in particular towards the southern edge of Bicester with the remaining agricultural land to the south of Vendee Drive forming an important landscape buffer between the two settlements. The village is located on a valley side and the valley bottom in which Gagle Brook is located forms a natural boundary and setting for the Conservation Area into which development should not extend. There are no designated ecological sites within the village or on the boundary of the village. Bignell Park Ecologically Important Landscape and NERC Act S41 habitat does however border the village to the north west with further possible NERC Act S41 Grassland habitat to the north east of the village. The Chesterton Conservation Area follows the alignment of Alchester Road and includes the area of Bruern Abbey School in the south of the village. There are eight listed buildings within the Conservation Area including the 13th century Church of St Mary and Manor Farmhouse which are both Grade II* listed.

3.9 Cropredy

Refer to Figures 9-1 to 9-6

Landscape

3.9.1 The village lies approximately 4.11 km north of Banbury and is located within NCA 95: Northamptonshire Uplands. At a regional level OWLS identifies the village as being within the Northamptonshire Uplands character area. OWLS also identifies two landscape types covering the



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village itself, Clay Vale covering the majority of the village, and River Meadowlands covering the east of the village. Another notable OWLS landscape type within the 2km study area is Upstanding Village Farmlands to the west, north and east.

- 3.9.2 At a district level, the CDC LCA identifies the village as being within the Upper Cherwell Basin character area. The typical characteristics of the character area identified within the 2 km study area are the gently sloping valley sides which form a shallow windswept basin through which flows the River Cherwell and the Oxford Canal. The flat low lying open wet pasture of the shallow valley basin is punctuated by isolated trees along maintained and overgrown field boundary hedgerows. Tree cover is limited along the river and canal with small stands scattered around the village and elevated areas.
- 3.9.3 There is an area of Ancient and Semi-natural woodland 1.5km south east of the village near Williamscot.
- 3.9.4 The nucleated village is predominantly residential with a core of Ironstone buildings concentrated around the Church of St Mary The Virgin, which forms a prominent landmark feature within the village. Two storey terraced and detached houses face the streets with little pavement, creating a sense of enclosure along the narrow streets. Extending out from the village core there are Ironstone buildings interspersed throughout the village amongst residential buildings of differing styles providing an overall village character that lacks some cohesion. The lack of cohesion is softened by mature native and occasional ornamental tree species scattered throughout the village. The outer extents of the village, in particular to the south along Station Road and to the north on Kyetts Corner, Creampot Close and Creampot Crescent are larger mid to late 20th century residential properties set back from the roads with larger, mature gardens, occasionally behind maintained grass verges.
- 3.9.5 Cropredy village itself is constrained in its landscape context by the presence of the Oxford Canal and River Cherwell to the east and the active Chiltern Line railway to the west. Trains along the railway line occasionally interrupt an otherwise tranquil landscape setting. The village sits on the side of a valley slope with landform gradually rising to the North West from the flat landscape of the valley floor. Only in the northern extent of the village are long distance views possible across the valley basin to Cropredy Marina and Rectory Farm near Chipping Warden. To the south and east, filtered medium distance views are possible across the flood plain through field boundary hedgerows and trees to the outer edges of Wardington and Williamscot. Views to the west are



mostly restricted by the embankment vegetation of the Chiltern Line with occasional glimpses possible to Cropredy Hill on higher elevations along Station Road.

Ecology

- 3.9.6 No designated sites occur adjacent or near to the edge of the village. The only designated site falling within 2 km of the village is WilliamsScott DWS (community woodland) which lies 1.2 km to the south-east of the village. The Oxford Canal and River Cherwell lie adjacent to the eastern boundary of the village. Within the 2 km buffer, small areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present. These include floodplain grazing marsh, priority grassland, woodland and hedgerows. A parcel of possible floodplain grazing marsh lies 90 m from the south east edge of the village to the east of the River Cherwell.

Heritage

- 3.9.7 The village of Cropredy includes 32 listed buildings and two Conservation Areas. The listed buildings comprise a mix of building types, typical of a village including the 13th century Church of St Mary the Virgin, public house, residential properties and barns. The listed buildings are primarily located around the church, Red Lion Street and High Street and include a number of associated tombs and memorials. The other buildings include a number of thatched properties and are primarily built of ironstone. The listed buildings are interspersed with more recent development, but the historic character of the village can still be appreciated within the core area, largely correlating with the Conservation Area. The original figure of eight layout is being gradually eroded by the infill development, but the intimacy of the narrow lanes and closely developed properties remains. The Oxford Canal Conservation Area is a linear area which extends to the north and south of the village. Its historic setting and character relates strongly to the linear nature of the asset and its associated structures such as locks and bridges. The Registered Battlefield of Cropredy (1644) lies to the immediate east of the village and the boundary of the Conservation Area. The topography of the battlefield has changed little since 1644 and therefore the landscape of the battlefield is of high significance in understanding the progress of the battle. The village is considered to have sensitivity in relation to built heritage assets and historic character. The sensitivity is greatest within the boundaries of the Conservation Area and the historic landscape setting of the Registered Battlefield. The statutory designations of the Conservation Area and listed buildings form an important element



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of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

- 3.9.8 There is potential for buried archaeological remains within the village of Cropredy and the surrounding area. Within the village the Archaeological Constraint Priority Area includes the medieval and early post-medieval core of the village. In the area immediately surrounding the village there are a number of sites of medieval date, notably deserted medieval villages. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are associated with features of a range of archaeological days including some prehistoric artefacts, but also field systems and enclosures which are undated but could be prehistoric, Roman or medieval in origin. There is high potential for archaeological remains or artefact scatters associated with the Battle of Cropredy Bridge Registered Battlefield to the east and south-east of the village. This potential will extend beyond the boundaries of the Registered Battlefield. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although archaeological remains within developed locations cannot be ruled out.

Village Summary

- 3.9.9 The nucleated village of Cropredy predominantly residential with a core of Ironstone constructed buildings focusing around the church of St Mary the Virgin, properties within this core face the streets with little pavement. Towards the outer edges of the village there is a lack of cohesion as a result of development within later periods. The village sits on the valley side and is constrained by the Oxford Canal, River Cherwell and the Chiltern Line railway. To the north of the village long distance views are available whilst to the west, views are constrained by the embankment vegetation of the Chiltern Line railway. There are no ecological designations within the village although there are a number of designations in the wider landscape setting of the village. There is a concentration of listed buildings in the historic core of the village along with two Conservation Areas. The historic core of the village has been eroded by infill development however the intimacy of the narrow streets remains evident. Immediately east of the village is the Registered Battlefield of Cropredy (1664). The village is considered to be highly sensitive in relation to the historical



character, Conservation Areas, Listed Buildings and the presence of the Battlefield; all of these are areas that should receive the appropriate protection.

3.10 Deddington

Refer to Figures 10-1 to 10-6

Landscape

- 3.10.1 Deddington is located 6.8 km south of Banbury on the A4260 Oxford Road and Banbury Road and is located within NCA 107: Cotswolds. At a regional level OWLS identifies the village as being within the Northamptonshire Uplands character area. OWLS identifies the village as being covered by the Upstanding Village Farmland landscape type, which runs from east to west though the 2 km study area. Other notable OWLS landscape types within the 2 km study area are River Meadowlands to the north, Clay Vale and Farmland Slopes and Valley Sides to the south of the village.
- 3.10.2 At a district level, the CDC LCA identifies the village as being with the Cherwell Valley landscape character area. The typical characteristics of the character area identified within the 2 km study area identified are the rolling valley sides with large open fields that allow views across valleys which enclose tranquil water meadows. Settlements are sited just below the brow of the valley sides connected by roads which run along higher ground. Land use around the village is a combination of arable and pasture farmland with occasional ridge and furrow fields located just north of Earls Lane.
- 3.10.3 0.4km east of the village lays the bank and ditch enclosure, and remnant earthworks of Deddington Castle which is now a public recreation area.
- 3.10.4 The nucleated village is set on the south facing valley slope and is predominantly residential. The main A4260 Banbury Road and Oxford Road passes through the village which is lined with densely located two storey terrace Hornton stone buildings set back a short distance from the road behind grass verges. This gives a distinctive character when passing through the village. However, the main part of the village is located east of the main street where the village is centred on Market



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Place, Church Street and Chapel Square, where the majority of the village facilities are located. The health centre and primary school are located north of the central core, accessible from Earls Lane.

- 3.10.5 The style of housing varies throughout the village beyond the original village core around the visually prominent Church of St. Peter and St. Paul. 20th Century developments of terraced, semi-detached and detached properties with gardens are located north west along Hempton Road, and north along Earls Lane. Residential development of 95 dwellings is proposed off Banbury Road opposite Deddington Fire Station, contained within the triangular field on land north of Gaveston Gardens and rear of Manor Farm. To the south, the housing styles become more mixed demonstrating the progressive development of the village.
- 3.10.6 To the north, the valley brow prevents most long distance views, however long distance views are possible towards Bloxham and Milton on the extreme north western outskirts of the village. Owing to the position of the village on a south facing slope, long distance views are possible to the south west towards Duns Tew, and middle distance views to the south east across the valley. Views of Deddington Castle to the east of the village are prevented by residential properties, local variations in landform, and woodland.

Ecology

- 3.10.7 No designated sites occur immediately adjacent to the village. Deddington Mill LWS (woodland) lies 750 m north west and Daeda's Wood DWS (woodland) lies 1 km to the north. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present. These include wood pasture/parkland, priority grassland, woodland, hedgerows and priority river habitat (headwaters). Parcels of woodland occur within the village boundary to the north (east of High Street).

Heritage

- 3.10.8 The village of Deddington includes a Conservation Area that contains a significant number of listed buildings. The Conservation Area does not extend to the northern and western extents of the village which are characterised by modern residential development which is not of heritage interest. The historic core of the Conservation Area is focussed around the former market place, the linear plots along High Street and New Street, and the smaller, more intimate development of the lanes to the east of the built up area. There is a high degree of consistency and coherence within the architectural character of the Conservation Area which adds to its heritage significance. The areas



of green space surrounding the built heritage elements of the Conservation Area contribute to the setting of the historic core. The village has considerable heritage sensitivity arising from the number of listed buildings, the extent of the Conservation Area and Deddington Castle Scheduled Ancient Monument. The central and eastern edge of the village and adjacent land is therefore particularly sensitive in relation to effects on both these heritage assets. The statutory designations of the Conservation Area, Scheduled Monument and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. The open space between the Scheduled Monument and historic core of the village makes a contribution to its historic character. Appropriate weight should be given to the protection of these assets and their settings.

- 3.10.9 There is potential for buried archaeological remains within the village of Deddington and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. These archaeological remains are most likely to be of medieval and early post-medieval date and could be associated with the remains of Deddington Castle or the associated settlement around it. In the wider study area a number of Archaeological Constraint Priority Areas are identified. These are primarily associated with Roman and medieval period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements and enclosures, but others have been identified from earthwork remains or from archaeological excavations. In particular a number of buildings, including potential villas of Roman date have been recorded to the south and east of the village. A number of the surrounding villages with medieval origins are also highlighted as having archaeological potential. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.10.10 The predominantly residential village of Deddington is located on a south facing slope with the A4260 Banbury Road passing through the village. The historical core and main part of the village is centred on the Market Place, Church Street and Chapel Square with housing types varying within the surrounding areas. Within the south of the village the housing style becomes more mixed. Due to the southerly aspect of the village, long distance views are available towards Duns Tew and across the valley. No designated ecological sites are present within or immediately adjacent to the



village although Deddington Mill LWS and Daeda's Wood DWS are both within 1 km. The Conservation Area in the core of the village contains many listed buildings and is focused around the historic core of the village and does not extend to the north or west; the cohesion and consistency of the architecture adds to its sensitivity. In general, the central and eastern parts of the village are most sensitive in heritage terms with the historic open space between the castle site and market town core of high sensitivity; the area to the north is considered of lower sensitivity due to the existing modern development within the general area.

3.11 Finmere

Refer to Figures 11-1 to 11-6

Landscape

- 3.11.1 The village is located 5.5 km to the south east of Brackley; the eastern extent of the village crosses the district boundary with Aylesbury Vale District Council. The village is located within NCA 88: Bedfordshire and Cambridgeshire Claylands. At a regional level OWLS identifies the village as being within the Northamptonshire Vales landscape character area and the Wooded Estatelands landscape type. As the village straddles the district boundary the Aylesbury Vale District Council Landscape Character Assessment (May 2008) has also been reviewed. This identifies the eastern extent of the village as within the Undulating Clay Plateau landscape character type and Area 4.1 Tingewick Plateau landscape character area. Immediately to the south east is Area 4.2 Preston Bissett Plateau Edge landscape character area.
- 3.11.2 At a district level, the CDC LCA identifies the village as being within the Oxfordshire Estate Farmlands landscape character area. The typical characteristics of the character area identified within the 2 km study area include the gentle undulations of the topography; a higher quantity of woodland than in much of the district with numerous plantations; much of the land in arable cultivation; and, a patchwork of fields punctuated by hedgerows and hedgerow trees.
- 3.11.3 There are areas of Ancient and Semi-Natural Woodland, and Ancient Replanted Woodland primarily located 1 km to the south east of the village.
- 3.11.4 The village is set within a shallow valley with properties extending up the valley sides to the north and south. Land use around the village is primarily improved pasture however as the field pattern becomes larger moving away from the village, a transition to arable land use becomes evident



within the study area. Field boundaries around the village are generally strong comprising mature and outgrown hedges with numerous hedgerow trees. To the south west of the village, beyond the A421 there is evidence of former open cast quarrying resulting in an area of scattered water bodies and rough ground. Vehicles passing along the A421 are audible from within the village and impede upon the tranquillity. The village comprises a diverse mix of old and new residential properties located primarily along Fulwell Road, Valley Road and Mere Road; modern development is scattered throughout the village as infill development in the form of isolated properties and small estates such as Stable Close and Chinalls Close. Older properties within the village generally front directly on to the road passing through the village however new build properties are set back with front gardens which creates a weaker building frontage and varying character. There are a number of focal buildings within the village; most notable are the church of Saint Michael and All Angels, and the large residential property at the junction of Valley Road and Mere Road. Just beyond the northern edge of the village, as a PROW exits the village from Water Stratford Road at Rosethorp, panoramic views across the Great Ouse river become available. These views have been emphasised by the formation of an avenue of trees extending north along the PROW alignment. The edges of the village are relatively well contained as a result of mature planting on field boundaries and property boundaries. This mature vegetation limits the visual connection with the surrounding landscape enabling short distance views in most directions.

Ecology

- 3.11.5 No designated sites are located immediately adjacent to the village boundary. Tingewick Meadows SSSI (old meadowland) is located 1.5 km to the south east of the village. Sections of the Old LNER Railway have been designated as DWS which is located 1 km to the north-west and 1.6 km to the south of the village. Both are designated for calcareous grassland and scrub habitats. Areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present within 2 km of the village. These include priority grassland, woodland/scrub, hedgerows, standing water and open mosaic habitat. One parcel of woodland occurs within the village boundary to the north of Fulwell Road. A parcel of woodland and a parcel of possible priority grassland are adjacent to the eastern boundary of the village north of Mere Road.

Heritage

- 3.11.6 There are eleven Grade II listed buildings within Finmere. These are concentrated in two clusters to the north and east of the village. The Church of St Michael dates to the 14th century and is a key



asset within the northern cluster; associated with the church are a number of other designated heritage assets included listed tombs, memorials and the churchyard boundary wall. Glebe House, Thatched House and Stone House are all located in close proximity to the church and they form an area of increased sensitivity with regard to built heritage. Finmere House and the Tudor House are located on a prominent corner junction in the centre of the village and at the Red Lion public house, barn and Meere House are located at the east of the village. The listed buildings are interspersed and surrounded by more recent development, which has limited built heritage interest. The northern area of the village is considered to have the higher sensitivity in relation to built heritage assets and historic character, although elements of the historic layout and plan of the village are also still recognisable in other areas. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

- 3.11.7 There is potential for buried archaeological remains within the village of Finmere and the surrounding area. In the study area, a number of Archaeological Constraint Priority Areas are identified, although it should be noted that archaeological remains are likely to extend beyond these constraint areas. These include several areas with archaeological remains dating to the prehistoric period including Bronze Age round barrows to the north-west of the village, an enclosure to the north and extensive records of Bronze Age cremation cemetery, Iron Age settlement and lithic scatters recorded during archaeological fieldwork to the south west of the village. There are also constraint areas associated with the Roman road between Towcester and Alchester which passes through the eastern extent of the village. Further evidence of Roman remains is recorded in another road along the southern edge of the village and a findspot of Roman coins to the east of the village. The main road through the village is identified as the focal point of an Archaeological Constraint Priority Area which reflects the medieval and early post-medieval core of the village, including the location of the church. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, particularly to the south-west and north-west of the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.11.8 The village of Finmere is set within a shallow valley with properties extending up both valley sides. Land use around the village is primarily improved pasture with strong field boundaries; to the



south-west of the village there is evidence of former quarrying with scattered water bodies. To the south of the village is the A421; the high volume of passing vehicles are audible in the background from within the village. There is a diverse mix of properties within the village with newer development comprising infill isolated properties and small estates. Focal properties include the Church of Saint Michael and All Angels and large properties at the junction of Fullwell Road, Valley Road and Mere Road. Beyond the northern edge of the village is an avenue of trees which direct views across the Great Ouse river valley. There are no designated ecological sites located within or adjacent to the village however there are a number of sites located beyond 1 km from the village boundary including Tingewick Meadows SSSI and District Wildlife Sites. There are also a number of NERC Act S41 Habitats, the closest being woodland to the north of Fullwell Road. There are two clusters of listed buildings in the north and east of the village; of prominence in the north is the church of Saint Michael and All Saints. Finmere House and Tudor House are prominent within the centre of the village; the northern area of the village is of highest sensitivity although the east is also sensitive in terms of listed buildings. Archaeological remains relating to the Bronze Age are recorded to the north west of the village and a Bronze Age cremation cemetery to the south west; these areas are of high importance in heritage terms with significant potential for further archaeological remains to be identified.

3.12 Fringford

Refer to Figures 12-1 to 12-6

Landscape

- 3.12.1 The village is located 4.5 km to the north of Bicester and is located within NCA 88: Bedfordshire and Cambridgeshire Claylands and immediately adjacent to NCA 108: Upper Thames Clay Vales. At a regional level OWLS identifies the village as being within the Northamptonshire Vales regional character area and the Estate Farmlands landscape type. The River Meadowlands and Wooded Estatelands landscape types are also present to the north and west respectively.
- 3.12.2 At a district level, the CDC LCA identifies the village as being within the Estate Farmlands. The typical characteristics of the character area identified within the 2 km study area are the relatively high presence of woodland and plantations especially along watercourses and roads; streams draining eastwards towards the Wash; the prominence of arable land; and, woodlands dividing and enclosing the landscape with longer views available where cover breaks. Immediately north of the



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village is the River Meadowlands landscape type and beyond this to the north and encircling the village to the west and south also is the Wooded Estatelands landscape type.

- 3.12.3 There are a number of areas of Ancient and Semi-Natural Woodland and Ancient Replanted Woodland within the study area although most of these are approximately 2 km from the village.
- 3.12.4 The village itself is focused along Main Street/The Green which passes the village green, village hall, Fringford Church of England Primary School and St Michael and All Angels Church. Properties fronting on to Main Street vary in character from traditional thatched cottages, a number of which are Listed Buildings, to more modern residential infill, resulting in varying character, although the traditional character of the village remains evident. Leading from Main Street, a number of side roads comprise residential development of a variety of ages; this development has taken place as a result of infill over many years which is evident in the varying styles. The main public spaces within the village are the village green opposite the village hall and the recreational/cricket ground immediately south east of the village hall. Although the village green is bound on all sides by built development there is an element of exposure as the landform falls northwards towards a wooded stream valley enabling a visual connection with the site of the Medieval Village of Willaston on the opposite upper valley side. Land use surrounding the village varies with agriculture dominating to the north, east and south whilst to the west there are a number of fields on the edge of the village used for grazing horses.

Ecology

- 3.12.5 No designated sites occur immediately adjacent to the village boundary. Three LWSs lie within 500 m of the village to the north-east; Pool Spinney (rare wetland), Meadow East of Fringford (wet meadow) and Hopyard Spinney (woodland). Significant areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present within 2 km of the village. These include priority grassland, woodland, hedgerows, standing water and river headwaters. Possible traditional woodland lies to the east of Stratton Audley Road, within the village boundary. A parcel of woodland adjoins the northern boundary of the village north of Church Lane. Woodland and possible priority grassland are situated 50m to 200 m to the north of the village beyond Padbury Brook. Shelswell Park (800 m to the north of the village) encompasses areas of lowland wood



pasture/parkland and woodland and is designated as a CTA; this designation extends south beyond the park to the medieval village of Willaston approximately 150m north of the village.

Heritage

- 3.12.6 The village of Fringford includes 11 Grade II Listed Buildings. They comprise a mix of building types, typical of a village including a church, public house, residential properties and barns. The listed buildings are primarily located along the eastern side of Main Street and include a number of thatched properties. The listed buildings are interspersed with more recent development, but the historic character of the village can still be appreciated and many of the modern buildings have reflected the architectural vernacular in their design details. The village green in the south of the village provides a focal point and the intersection between routes into and out of the village. The green verges along Main Street add to the character. The village is considered to have sensitivity in relation to built heritage assets and historic character. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.
- 3.12.7 There is potential for buried archaeological remains within the village of Fringford and the surrounding area. Within the village evidence of a Romano-British settlement has been recorded during evaluation and excavation works at Crosslands, demonstrating that even within areas which have been developed there is potential for archaeological remains to be recorded. Further remains of Roman date may be anticipated as the line of the Roman road between Towcester and Alchester runs to the east of the village. The Archaeological Constraint Priority Area at Fringford includes not just the immediate alignment of development along the village main street but a wider area which reflects the surrounding land associated with the village, manor and fishponds. In the wider study area a number of Archaeological Constraint Priority Areas are identified. These are primarily associated with deserted medieval villages, including Willaston, water mills and fishponds to the north and east of the village and prehistoric enclosures, linear features and artefacts to the west and south of the village. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although archaeological



investigations within the historic village core have demonstrated that archaeological remains are also preserved within developed areas.

Village Summary

3.12.8 The village of Fringford is focused along Main Street and The Green with many properties primarily along the southern side of Main Street comprising thatched cottages interspersed with infill development of properties demonstrating characteristics of the historic core. Along this section of Main Street in the east of the village there are also several Listed Buildings which add to the character of the narrow street. As the section of Main Street in the east of the village has not experienced the same degree of development as other parts of the village, for example to the north, it is considered more highly sensitive than areas that have experienced development. Behind Main Street and The Green there is a higher proportion of infill development of varying styles. The main public spaces within the village are the village green and cricket/recreation ground; although the village green is bound by properties on all sides there are views across the wooded valley to the north towards the abandoned medieval settlement of Willaston. Land use around the village is primarily arable although there are areas used for grazing horses to the west of the village. There are no designated ecological sites within the village or immediately adjacent to it; there are however three Local Wildlife Sites within 300m of the village and a number of NERC Act S41 Habitats of Principal Importance within 2km. Eleven Grade II listed buildings are located within the village including a church, public house, residential properties and a barn. The listed buildings are considered to be sensitivity in contributing towards the historic character of the village. Within the village there is evidence of a Romano-British settlement and the area along Main Street is an Archaeological Constraint Priority Area.

3.13 Fritwell

Refer to Figures 13-1 to 13-6

Landscape

3.13.1 The village is located 7.2 km to the north west of Bicester and is located within NCA 107: Cotswolds. At a regional level OWLS identifies the village as being within the Cotswolds regional character area and Farmland Plateau landscape type. The Wooded Estatelands landscape type is



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also present in the south east of the 2 km study area; and the Farmland Slopes and Valley Sides and Vale Farmland Landscape Types in the north west of the study area.

- 3.13.2 At a district level, the CDC LCA identifies the village as being within the Upper Heyford Plateau. The typical characteristics of the character area identified within the 2 km study area are the relatively exposed, level nature of the topography; the presence of Upper Heyford airfield in the southern extent of the area; the presence of intensive arable cultivation in gently rolling, large open fields; and smaller enclosed grazing fields closer to villages, as is experienced around Fritwell.
- 3.13.3 There are areas of Ancient and Semi-Natural Woodland located south of the village however these are over 1.5 km from the village and do not add to the landscape context of the village.
- 3.13.4 The village itself has developed since the 1950's along East Street and North Street in a distinctive 'V' shape resulting in a notable isolated area of land separating residential properties along the two streets. Development has primarily taken place through infilling along the street frontages with the geographical extent of the village similar to the present day. There is a varied appearance and character to properties within the village ranging from traditional rendered and stone buildings with thatched roofs to modern brick built dwellings. More modern buildings are particularly evident along East Street where there are a number of small residential infill developments. Immediately surrounding the village there is a smaller field pattern than that associated with the wider agricultural landscape of the area which is characteristic of the Upper Heyford Plateau landscape character type. There are three primary areas of open space within the village associated with the recreation ground to the north of Fewcott Road; the village hall to the south of Fewcott Road; and the area of open space/fields between residential properties located on North Street and East Street. The open space between North Street and East Street is accessed and used via a network of well used informal footpaths primarily around the perimeter of the space.
- 3.13.5 Manor House to the north of North Street is visually prominent when passing through the village. This is a large property with associated grounds enclosed by mature deciduous tree belts. Within the formal gardens is a folly which is visible in glimpsed views north from North Street between residential properties.

Ecology

- 3.13.6 No designated sites are situated immediately adjacent to the village. Ardley Cutting SSSI (grassland, scrub, ancient woodland and wetland) lies 600m to the south-west of the village. Areas



of potential or confirmed NERC Act S41 Habitats of Principal Importance are present within 2 km of the village. These include priority woodland, grassland, hedgerows and river headwaters. Possible traditional orchards occur within the village boundary north of Town Well End and to the south east of East Street. River habitat occurs within the village boundary to the south (south of Lodge Farm) and on the western boundary to the south-west of lodge farm. Linear sections of woodland are present adjacent to the northern edge of the village and river habitat (headwaters) is present just outside of the village extent between North Street and East Street.

Heritage

3.13.7 The village of Fritwell is a Conservation Area which contains 17 listed buildings. Two of these buildings, the Church of St Olave and Fritwell Manor are Grade II* listed, whilst the remainder are Grade II listed. The Conservation Area also includes numerous unlisted buildings which are identified within the Conservation Area Appraisal as making a positive contribution to the historic character of the Conservation Area. The village is focussed around North Street and East Street, the original historic cores of which are separated by an area of informal open space and modern infill development. The village originated from two former manors located on each street around which settlements grew and then subsequently coalesced in the 1950s as a result of post-war infill development. The Conservation Area has many positive heritage attributes arising from its architectural interest and from the retention of its unusual layout reinforced by the village fields green space between North Street and East Street. The bi-focal origin of the settlement is fundamental to the character and significance of the village and on no account should the land between North Street and East Street be considered suitable for infill housing. Development should respect the two manor origin of the village. A number of farm buildings which retain their character within an area, largely residential in nature, also add to the heritage interest. The village has considerable heritage sensitivity arising from the number of listed buildings and the extent of the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement, along with the open land between North Street and East Street, and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings and development should respect the two manor origin of the village.

3.13.8 There is potential for buried archaeological remains within the village of Fritwell and the surrounding area. Within the village the line of a Roman road between Kirtlington and Fritwell broadly follows the line of East Street. Further remains of Roman date may be anticipated as the



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line of the Roman road between Hanwell and Oxford runs to the west of the village. The Archaeological Constraint Priority Area at Fritwell includes not just the immediate alignment of development along the village main streets but a wider area which reflects the surrounding land associated with the village, the medieval manors, the church and surrounding farms. In the wider study area a number of Archaeological Constraint Priority Areas are identified. These are primarily associated with prehistoric and Roman period archaeological remains. The sites have primarily been identified from cropmarks and represent a range of features including settlements, enclosures and evidence for agricultural exploitation. A number of the surrounding villages with medieval origins are also highlighted as having archaeological potential. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the presence of archaeological remains within developed areas cannot be discounted.

Village Summary

3.13.9 The village of Fritwell has developed along East Street and North Street resulting in an area of open land in the centre of the village which is of importance to the historical setting of the village. Infilling has taken place along the main streets resulting in a varied character; however, the historical context of the village remains. Manor House to the north of North Street is visually prominent with its enclosed grounds and mature deciduous tree belts. There are no designated ecological sites within the village although Ardley Cutting is located 600m to the south west and there are a number of NERC Act S41 Habitats of Principal Importance within 2km of the village. As above, the historical development of the village is of importance and relates to the close proximity of two manor houses on East Street and North Street around which the settlement grew. The remaining open space within the centre of the village between the residential properties is of key historical importance to the development of the village. This open space is considered highly sensitivity to any type of development and should be protected accordingly. The combination of the



Conservation Area and quantity of listed buildings contributes to the overall historical sensitivity of the village which should also be protected.

3.14 Hook Norton

Refer to Figures 14-1 to 14-6

Landscape

- 3.14.1 The village is located approximately 12.3 km south west of Banbury, 7.6 km north east of Chipping Norton and is located within NCA 107: Cotswolds. At a regional level OWLS identifies the village as being within the Northamptonshire Uplands character area. OWLS identifies Rolling Village Pastures as the landscape type covering the village. Other notable landscape types within the 2 km study area are Wooded Pasture Valleys and Slopes to the north and south, Farmland Slopes and Valley Sides also to the south, and River Meadowlands to the east.
- 3.14.2 At a district level, the CDC LCA identifies the village as being within the Ironstone Hills and Valleys character area. The typical characteristics of the character area identified within the 2 km study area is the complex topography resulting from the steeply sided, convoluted valleys with narrow bottoms and rolling rounded hills. The surrounding land use is closely related to the topography comprising farmland with varying field sizes. Most have hedgerows that are unmanaged and growing out with mature hedgerow trees. Steep banks rise on either side of lanes and minor roads as they dip down the valley sides, many of which are overgrown by hedgerow vegetation.
- 3.14.3 The Cotswolds Area of Outstanding Natural Beauty (AONB) also lies within the 2km study area to the west of the village although this is at a distance of approximately 1.75 km to the south west at its closest.
- 3.14.4 The nucleated village is set within a shallow valley with buildings mostly extending up the valley side to the north and south. The buildings within the village are primarily residential with a core of Ironstone buildings centred on the visually prominent St. Peters Church and High Street. Outside and around the immediate village core the style of housing varies as more modern residential properties infill amongst scattered Ironstone buildings often with varying orientations relative to the narrow streets and lanes. Older properties within the village generally front directly on the narrow streets and lanes creating a sense of enclosure at times. However, newer properties are set back with front gardens creating a village character that lacks cohesion in some areas. There is evidence



of the ongoing development of the village with 20th and 21st century properties located to the north along Sibford Road and Bourne Lane, east of Station Road, south on Beanacre Road, and west of The Bourne. New residential development is currently underway to the west of Bourne Lane and north east of Hook Norton Sports & Social Club.

3.14.5 The primary vehicle route twisting and turning through the village is fairly busy with a noticeable pinch point near the village dental practice on High Street. However this does not detract from the overall tranquillity of the village.

3.14.6 Due to the local complex topography, views are mostly limited to the surrounding ridges across adjacent valleys. Views to the east are further restricted by vegetation running along a disused railway line, the remains of which are still evident from the bridge support columns.

Ecology

3.14.7 No designated sites occur immediately adjacent to the village boundary. Hook Norton cutting and Banks SSSI (a species rich calcareous grassland) is situated 600 m to the south of the village. Hook Norton Railway Cutting (north section) DWS extends to within 200 m of the village's southern boundary. Cradle and Grounds Farm Banks LWS (rare marshy vegetation) lies 200 m to the south-east of the village. Areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present within 2 km of the village. These include woodland, priority grassland, hedgerows and priority river habitat (headwaters). Two parcels of woodland fall within the village at Hook Norton Primary School off Sibford Road and to the east of Watery Lane. Areas of woodland also occur adjacent or near to the village boundary to the east and south west of Brewery Lane and Netting Street. Priority river habitat is present on the western and southern boundaries with grassland and woodland parcels often occurring next to the water courses. An extensive hedgerow network surrounds the village.

Heritage

3.14.8 The southern and western extents of Hook Norton are located within a Conservation Area that contains a significant number of listed buildings. The Conservation Area does not extend to the northern and north eastern extents of the village which are characterised by modern residential development which is not of heritage interest. The listed buildings within the Conservation Area are primarily built of local ironstone with a number retaining their thatched roofs. The architectural language of the village displays a relatively high level of consistency and this gives the Conservation



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Area a strong coherence. There are several character areas defined within the Conservation Area with differing emphases of design and layout. The Conservation Area includes significant areas of green space on the eastern edge of the village and along its south western boundary which aid in retaining a rural context to the village and a setting for the views across to the viaduct piers of the disused railway. The village has considerable heritage sensitivity arising from the number of listed buildings and the extent of the Conservation Area. The area of the village within the Conservation Area is therefore particularly sensitive in relation to effects on these heritage assets. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings. The north and eastern areas of the village outside of the Conservation Area are of lesser heritage sensitivity.

- 3.14.9 There is potential for buried archaeological remains within the village of Hook Norton and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. This area is located in the south of the village where the original village core is anticipated to have grown up around the church and manor house; these archaeological remains are most likely to be of medieval and early post-medieval date. In the wider study area a number of Archaeological Constraint Priority Areas are identified. These are primarily associated with prehistoric, Roman and medieval period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements and enclosures, but others have been identified from artefact scatters. Crossing the village are the projected alignments of the Jurassic Way, a prehistoric routeway and a Roman road; further archaeological remains associated with these sites may therefore be expected. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

- 3.14.10 This primarily residential, nucleated village of Hook Norton is located in a shallow valley with properties extending up the north and south valley sides. The village core is primarily of Ironstone construction and centred on St Peters Church and High Street. Extending out from the centre, the housing style varies and becomes more modern, especially to the north and north east. Older properties within the village are set against the roadside and contribute to the overall character of



the village. As a result of the locally complex topography there is limited intervisibility of the village with the surrounding area. There are no designated ecological sites within the village or immediately adjacent to it; however, within 1 km of the village are Hook Norton Bank and Cutting SSSI, Hook Norton Railway Cutting DWS and Cradel and Grounds Farm Banks LWS. There are also a number of NERC Act S41 Habitats of Principal Importance within the village and wider study area. A Conservation Area covers the south and west of the village and contains a significant number of listed buildings resulting in this area of the village being particularly sensitive. There are a number of character areas within the conservation area including significant areas of green open space which aid in the setting of views. There is an Archaeological Constraint Priority Area associated with the historic core of the village and potential for buried archaeological remains exists within the village. Overall, the south and west of the village are most sensitive historically and should be protected accordingly whilst the area in the north and north east are of lesser sensitivity as a result of the past and ongoing residential development.

3.15 Kidlington

Refer to Figures 15-1 to 15-6

Landscape

- 3.15.1 The village lies approximately 2.31 km north of Oxford and 10 km to the south west of Bicester, and is located within NCA 108: Upper Thames Clay Valley. At a regional level the village lies within an Urban Area with the surrounding landscape within the Upper Thames Vale landscape character area. Within 2km of the village, to the northwest, lies the Cotswolds landscape character. The village is covered predominantly by the urban landscape character type, with its periphery juxtaposed against Rolling Farmland (to the north); Alluvial Lowland (to the north east, south east and south west); River Meadowlands (to the east); Vale Farmland (to the south); and Lowland Village Farmlands (to the north west). A number of other landscape types are present within the wider study area.
- 3.15.2 At a district level, the CDC LCA identifies the village as being within the Lower Cherwell Flood Plain. This describes the area as being 'characterised by fringe landscapes associated with Kidlington, a garden city development and with the many major road corridors that converge at Peartree hill, between Oxford and Kidlington'. It describes how 'around Kidlington much of the farmland is crossed with visually dominant electricity pylons. Owing to the level landform around the town, the



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visual influence of the urban edge extends over considerable distances and has an urbanising effect on otherwise rural areas'. 'Around Kidlington, the influence of the major road network and the trunk road corridors has a profound influence on landscape character. Substantial parcels of land are taken up by embankments and roundabouts, and roads tend to be raised on embankment above the floodplain which increases their visual impact'.

- 3.15.3 A number of PROW extend from the edge of the village into the surrounding countryside and National Cycle Route 51 runs through the centre of Kidlington.
- 3.15.4 Kidlington is a large village, which includes the areas of Gosford and Garden City. Its historic core is situated to the north east of the village, where the church spire of the church of St Mary the Virgin is prominent in the surrounding landscape (the spire is known as 'Our Lady's Needle'). The settlement has grown significantly from its historic core, with the interwar housing development of the Garden City being developed at the southern extent of the village, defining the village's southern boundary. To the west, the village is clearly defined by the Oxford Canal and railway line, and to the south east by the Bicester Road, although development has begun to encroach along the eastern boundary of the road. Beyond this boundary, the A34 is a prominent feature in the landscape.
- 3.15.5 The village is a combination of housing types and styles from the historic core, which includes thatched roof properties; the 1920s and 30s ribbon development along the A4260 (a prominent road through the village, which is a dual carriageway in parts); and a number of housing estates which have been built post war onwards. These include cul de sac developments, predominantly to the west of the village; and more recent housing interspersed throughout the village. Development abuts the canal and railway line in the west of the village, with a large industrial area and car showrooms abutting the western side of the rail line on the north west edge of the village. Due to the size of the village it hosts a number of facilities including the Thames Valley Police Headquarters, secondary school, and a number of supermarkets.
- 3.15.6 The surrounding land use is predominantly agriculture, although London Oxford Airport lies adjacent to the industrial/business area to the north west of the village and extends beyond the 2 km study area. The flat landscape allows views out over the surrounding countryside to the adjacent villages and road network.
- 3.15.7 The areas of open agricultural land between Begbroke, Kidlington and Yarnton provide an important division between the three settlements, restricting the coalescence of the villages. Visual



intrusion between the villages is already evident as a result of village expansion and developments in the surrounding countryside.

Ecology

3.15.8 Rushy Meadows SSSI (unimproved grassland) is located within 100 m to the west of the village. Langford Meadows LWS is situated 150 m north west of the village(this is also a possible NERC Act S41 Grassland Habitat), west of Oxford Canal and to the north of Langford Lane. Kidlington Copse (woodland) DWS is located within the village north of Benmead Road. St. Mary's Field DWS (woodland/scrub) adjoins the village to the north east off Church Street which lies within a pLWS (Kidlington Meadows). Branson's Lake and Scrub pLWS also adjoins the north east of the village, off Mill End and a further pLWS is located on the edge of the village to the north of Church Street. Following the route of the Cherwell Valley is a CTA which encompasses these pLWS. The CTA also extends around the west edge of the village extending south along the Oxford Canal connecting to Stratfield Brake on the south edge of Kidlington and beyond to the south. Stratfield Brake DWS and Woodland Trust site is located 150 m south of the village on the east bank of the Oxford Canal. Areas of potential or confirmed NERC Act S41 Habitats of Principal Importance are present within 2 km of the village. These include woodland, priority grassland, floodplain grazing marsh, lowland fen and hedgerows. A parcel of woodland is located within the village between White Way and Honor Close. Other priority habitat parcels adjoin the village boundary to the west to either side of Oxford Canal (woodland, grassland and lowland fen), surrounding Branson's Lake to the east and to the south, surrounding the recreation ground between Frieze Way and Oxford Canal (woodland, grassland and standing water) and between Freize Way and Oxford Road (woodland).

Heritage

3.15.9 The village of Kidlington includes five Conservation Areas: Church Street and High Street in the north-west of the village which are focussed on the extent of the church and the historic core of the village until the end of the 19th century; and within the western part of the village, west of the A4260 are the Rookery, an area of 19th century housing and Crown Road, and an area of 18th and 19th century housing focussed on the location of the former manor. Langford Lane Wharf is located to the west alongside the Oxford Canal Conservation Area. The Church Street area includes important foci such as the Grade I Listed Church of St Mary and the mill buildings in the south east of the area. This Conservation Area also includes a significant area of open green fields to the north and east of the Conservation Area that form an important part of the setting of this area and



contains a number of archaeological sites that contribute to the time depth of the area. The High Street Conservation Area includes a number of large residential houses which reflected the higher status of these buildings which formerly overlooked the village green. The Rookery comprises eleven 19th century workers cottages, now surrounded by 20th century development and Crown Road, a small enclave of 18th and 19th century properties that once overlooked the green. Both these areas are now surrounded by 20th century development. The Oxford Canal and Langford Lane Wharf Conservation Areas extends along the western boundary of Kidlington. Its historic setting and character relates strongly to the linear nature of the asset and its associated structures such as locks and bridges. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Areas of remaining green space, particularly around Church Street add to the historic character and sensitivity. Appropriate weight should be given to the protection of these assets and their settings. The majority of the village comprises 20th century ribbon and estate development along the A4260 and extending to the east and west of this major route. There are also services associated with a village of this size including schools, police headquarters and commercial properties. These wider areas have occasional isolated listed buildings, but generally have little or no built heritage interest.

3.15.10 Kidlington is located within an area that has a high density of archaeological remains within the surrounding landscape. There is potential for buried archaeological remains within the village and the surrounding area. Within the north west of the village there is an Archaeological Constraint Priority Area associated with the historic core of the village and a Roman villa, although it should be noted that archaeological remains could extend beyond this boundary. There are also constraint areas associated with a potential medieval moated site in the west of the village and a potential shrunken medieval village and nunnery at Gosford in the east of the village. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. These include barrow cemeteries to the north and east of the site, Iron Age field systems and settlements to the south east of Kidlington and records of field systems, enclosures and artefacts of prehistoric and Roman date to the west of the village. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding the village. The potential for buried archaeological remains to be preserved within developed areas is higher within the Archaeological Constraint priority Area to the north east of Kidlington. The potential for remains to



be recorded within areas of 20th century and later housing is considered to be lower due to the density of development although it cannot be dismissed.

Village Summary

3.15.11 Kidlington is a large village with its historic core located in the north around Church Street where the spire of the church of St Mary the Virgin is prominent within the surrounding landscape. The village has grown significantly from its historic core and now extends south towards the A34 including Gosford and Garden City. Due to the gradual development there are a wide variety of styles of property within the village and a large number of associated services. The surrounding landscape is predominantly agricultural with the relatively flat landscape enabling views towards surrounding countryside and settlements. The open agricultural land between Kidlington, Begbroke and Yarnton provides an important separation to the settlements, preventing coalescence of the villages. The agricultural land also provides a setting to the conservation area associated with the Oxford Canal, which passes along the west edge of the village. There are no designated ecological sites located within the village however within close proximity are Langford Meadows LWS, Kidlington Copse DWS, St. Mary's Field DWS, Stratfield Lake DWS, and the potential LWS of Kidlington Meadows, Branson's Lake. There are also a number of NERC Act S41 Habitats of Principal Importance within and surrounding the village. Kidlington includes five Conservation Areas each of which are important in their own right. The listed buildings within these Conservation Areas add to the historic significance and sensitivity and appropriate weight should be given to their setting. The village is located within an area of high density archaeological remains and in the north of the village is an Archaeological Constraints Priority Area associated with the historic core of the village. Each of the Conservation Areas is of importance within the village along with the open space associated with them, which should be retained. In particular, the land associated with the Church Street Conservation Area on the north/north-east of the village is of importance in forming the setting of the Conservation Area and should be retained and protected. Of similar importance is the open space located to the south-west/west of the village which provides both the setting of the



Oxford Canal Conservation Area and maintains the separation of Kidlington from Begbroke and Yarnton.

3.16 Kirtlington

Refer to Figures .16-1 to 16-6

Landscape

- 3.16.1 The village lies approximately 8 km to the south west of Bicester and is located within NCA 107: Cotswolds. At a regional level the village lies within the Cotswolds landscape character area, with the Upper Thames Vale lying to the south of the study area. The village lies within the Wooded Estatelands landscape character type and other landscape types within the surrounding area include the Clay Vale to the south east; the River Meadowlands to the west; and the estate farmlands beyond to the west.
- 3.16.2 At a district level, the CDC LCA identifies the village as being within the Oxfordshire Estate Farmlands. This area is described as being 'characterised primarily by the extensive remains of eighteenth century parklands and estate farmland'. The area is notably better wooded than the rest of the Cherwell District, with extensive areas of parkland. The area is described as a 'typical English landscape scene of gently rolling hills clothed with a patchwork of fields punctuated by hedgerow trees and copses'. A distinct area of 18th century enclosed farmland survives within this character area at Kirtlington, 'a pastoral scene with scattered trees and small woods. The parkland incorporates many fine specimens of single trees, notably beech, oak, and horse chestnut'. The estate village remains at Kirtlington (the main centre of the village and its eastern edge), which has 'a unity of design and detail, and planned layout' around a village green.
- 3.16.3 The boundary of Kirtlington Park Registered Park and Garden borders the village to the east. Areas of ancient and semi ancient and replanted woodland lie within the study area, particularly a block of woodland at the southern extent of the village, Gossway Copse. PROWs extend to the east and west out of the village and a link to the National Cycle Network runs through the southern portion of the village, entering it from the west and leading south towards Bletchingdon.
- 3.16.4 Kirtlington is a historic linear village, developed around the A4095 Heyford Road/Oxford Road. The adjacent historic parkland, designed by Capability Brown, to the east of the village includes some isolated properties within its boundary and comprises extensive parklands with isolated mature



trees and copses of woodland. The associated house of Kirtlington Park is not visible from the publicly accessible outskirts of the village although a PROW runs from the village past the house. The original estate village is present mainly to the central east of the village, around the southern village green, although historic buildings are also present to the west of the A4095, with some recent infill housing adjacent to them. Areas of more recent housing have been developed behind the original estate housing on the west of the village and extending to the south. The village church of St Mary the Virgin (dating from the 12th century) lies towards the centre of the village, although relatively well hidden from view with a number of large property grounds backing onto the church grounds. A number of small village greens are located throughout Kirtlington including North Green and South Green.

- 3.16.5 Long views are available out from the periphery of the village in all directions; east over parkland towards distant hills; west towards woodland; north across undulating fields to wooded hills, and to the south across undulating fields to the outskirts of Bletchingdon. The surrounding land use consists of agriculture and parkland with an unusual field pattern created to the north of the village where the landscape has evolved to cater for a stud farm, creating a number of small enclosed fields.

Ecology

- 3.16.6 Kirtlington Park pLWS (wood pasture and parkland) adjoins the village along much of the eastern boundary. Kirtlington Quarry (both SSSI and LNR) is located 200 m west of the village to the north of Mill Lane. A broad swathe of land to the east of the village and incorporating Kirtlington Park is designated as CTA, this area extends from Akeman Street Roman road in the north to Bletchingdon Park in the south. The River Cherwell CTA lies 500 m to the west passing north-south through the study area. Possible and confirmed NERC Section 41 Habitats of Principal Importance present within 2 km of the village include woodland, wood pasture/parkland and floodplain grazing marsh. Within the village there are four parcels of woodland to the east of Heyford Road. Priority habitats adjoining the village are largely confined to Kirtlington Park with additional parcels of woodland to the north, between Home Farm and Roman Road, to the South (ancient woodland) and to the west of Bletchingdon Road (Gossway Copse).

Heritage

- 3.16.7 The village of Kirtlington includes a Conservation Area which contains a significant number of listed buildings. These are primarily located through the central historic core of the village which is



aligned north-south. The Conservation Area extends for a significant distance to the east to encompass the entirety of the Grade II Registered Kirtlington Park. With the exception of the Grade II* listed Church of St Mary dating to the 12th and 13th centuries, the buildings within the village are all Grade II listed. Kirtlington Park is Grade I listed within the Registered Park and Garden. A moated medieval site is located to the east of the school; this has been designated as a Scheduled Monument. The majority of the buildings within the village date to the 18th and 19th centuries. The architectural style is fairly homogeneous with the use of limestone rubble and originally thatched roofs, now largely replaced with slate. The overall layout of the village has changed little since the 18th century. There are two village greens, the North Green and South Greens, which add to the historic character of the village. The Conservation Area does not extend to the western extent of the village which is characterised by modern residential development not of heritage interest. The village has considerable heritage sensitivity arising from the listed buildings and the Conservation Area. The statutory designations of the Conservation Area, Scheduled Monument and listed buildings and non-statutory designation of the Registered Park and Garden form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. The linear settlement is fundamental to its significance, as is the park which the Dashwood family created alongside large scale enclosing and landscape reorganisation resulting in the loss of the north green as common land and the constraining of the villages' eastern edge so that it appears to cling to the western edge of the park. Appropriate weight should be given to the protection of these assets and their settings. Development within the Registered Park and Garden or Scheduled Monument sites would be inappropriate.

- 3.16.8 There is potential for buried archaeological remains within the village of Kirtlington and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. These archaeological remains are most likely to be of medieval and early post-medieval date, although as the village was established in the early medieval period, the presence of earlier remains cannot be ruled out. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. To the north and north west of the village there is a distinct cluster of archaeological sites of Iron Age and Roman date including settlements, enclosures, roads and findspots of artefacts. The Roma Road of Akeman Street runs to the north of the village through Kirtlington Park. There are also a number of burials of Anglo-Saxon date. Within the remainder of the study area archaeological assets of medieval date are a significant proportion. The potential to identify buried archaeological remains is heightened



within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

3.16.9 Kirtlington village borders the west edge of Kirtlington Park Registered Park and Garden with areas of ancient and semi-ancient replanted woodland. The linear village has developed along the Heyford/Oxford Road adjacent to the historic park designed by Capability Brown; however, the parkland is visually separated from the centre of the village. The historic estate village centres around the southern village green and on the west of the village, areas of more recent housing have been developed. As a result of this more recent development located west of the village and the presence of Kirtlington Park Registered Park and Garden to the east it is considered that land to the east of the village is of higher sensitivity. Kirtlington Park potential LWS adjoins the village along its east boundary and Kirtlington Quarry SSSI and LNR is located 200m west of the village. Land within Kirtlington Park is also designated as an CTA, as is the River Cherwell valley located to the west of the village. Kirtlington Conservation Area also includes a large number of listed buildings primarily within its historic core; the Conservation Area also extends to the east to include the Registered Park and Garden. The general layout of the village has changes little since the 18th century comprising its linear form around the two primary village greens; its expansion eastwards was constrained by Kirtlington Park which is considered a sensitive landscape. The modern development within the west of the village is of little heritage interest however the Conservation Area and listed buildings adjoining the Registered Park and Garden are particularly sensitive and contribute to the historic setting of the village. Development affecting these areas of the historic core and the associated Registered Park and Garden is considered inappropriate due to its sensitivity however there are fewer constraints to the west of the village. The potential for buried archaeological remains exists within the village and there is an Archaeological Constraint Priority Area associated with the Conservation Area and historic core of the village.

3.17 Launton

Refer to Figures 17-1 to 17-6

Landscape

3.17.1 The centre of the village is located 0.65 km directly east of the edge of Bicester and is located within NCA 108: Upper Thames Clay Vales. At a regional level OWLS identifies the village as being



in the Upper Thames Vale regional character area with the Urban area of Bicester immediately west and the Cotswolds beyond. The village is within the Clay Vale OWLS landscape type with Urban Area, Wooded Estatelands, Wooded Hills and Pasture Hills also present.

- 3.17.2 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands landscape character area. Typical characteristics of the character area identified within the 2 km study area are the prominence of hedgerows with mature hedgerow trees enclosing grazing land. Fields are generally smaller on the periphery of villages, becoming larger further away owing to the amalgamation of fields resulting in an open, and a generally exposed landscape.
- 3.17.3 There are no landscape designations within the village. National Cycle Network Route 51 passes through the centre of the village leading eastwards from the edge of Bicester along Bicester Road and Station Road.
- 3.17.4 The village is focused around the crossroad junction of Bicester Road, Blackthorn Road, West End and Station Road; the junction of which is visually strengthened by the presence of the traditional stone and rendered buildings and thatched roof of The Bull Inn public house. There are numerous side roads leading off the four main roads which have developed over a significant duration resulting in progressive infill residential development; there are also many individual infill residential developments varying in size and style. The village is relatively busy with Bicester Road connecting directly with Bicester outer ring road (Charbridge Lane) and providing an access to the villages to the east beyond Launton. The field pattern around the village is very distinct comprising a series of rectilinear fields in a north west to south east orientation, divided by well established, mature, but partially broken hedgerows with numerous hedgerow trees; this is visually prominent when on the perimeter of the village; especially to the west. Passing through the village there are a number of focal buildings of varying ages and styles; each one being prominent in their own right. These include the church of Saint Mary, Launton School, The Bull Inn, Bethel Congregational Church, and a single residential infill development at the north end of Station Road. Views from the village to the north, south and west are effectively screened and/or filtered by mature vegetation located along the railway lines to the north and south and Charbridge Lane to the west; although the large



industrial and warehousing units to the west of Charbridge Road are visible rising above the tree cover to the west.

Ecology

3.17.5 Island Pond Wood DWS and Woodland Trust site (community woodland) lies immediately adjacent to the village boundary to the south, between West End and Blackthorn Road. Gavray Drive Meadows Local Wildlife Site (lowland meadow) is situated 120 m to the south west of Launton and to the south of the railway line. NERC Section 41 Habitats of Principal Importance present within 2 km of the village include woodland, lowland meadow and priority grassland. Parcels of woodland occur within the village boundary to the north west at Manor farm and to the south, off Chestnut Close. Two parcels of possible priority grassland are located in the south west of the village, north west of West End. Immediately adjoining the village three parcels of woodland are situated to the north east, south and south west. Scrub habitat is found along the railway line, 60 m south west of the village.

Heritage

3.17.6 The historic core of Launton is focussed along Station Road, West Road and Bicester Road. At the north end of Bicester Road is the Grade I listed Church of St Mary with key periods of construction dating to the 12th to 15th centuries and restored in the 19th century; associated with the church are a number of other designated heritage assets including a listed churchyard cross, a number of memorials and the churchyard boundary wall. A barn to the south of Manor Farm to the west of the church is Grade II* Listed. There are a further 21 Grade II listed buildings within this historic core of the village, primarily comprising farmhouses and residential buildings, with a number of other buildings such as public houses. These are primarily built of coursed limestone with slate or plain tile roofs of 17th and 18th century date, with a number of brick built buildings and thatched roofs. The listed buildings are interspersed with more recent development, particularly along Bicester Road. The historic character of the village is strongest along the north east to south west aligned Station Road and West Road and at the north end of Bicester Road. The linear nature of Launton is fundamental to the character and significance of the village as is the arrangement of wealthy farmhouses each within its own plot along Station Road. The significance of the built heritage is enhanced by the historic landscape character surrounding the village. The fields surrounding the village retain a strong linear layout indicative of former tofts behind building plots, although their length has been curtailed by the A4421 to the west of the village. The historic character is



reinforced by strong hedgerow boundaries, some of which may be considered Important under the Hedgerow Regulations. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Building within the farmhouse curtilages should be avoided to limit the harm to the significance of the listed buildings. Appropriate weight should be given to the protection of these assets and their settings.

3.17.7 There is potential for buried archaeological remains within the village of Launton and the surrounding area. In the study area a number of Archaeological Constraint Priority Areas are identified, although it should be noted that archaeological remains are likely to extend beyond these constraint areas. These include several areas, and also individual heritage assets, associated with Bronze Age ring ditches, linear features and a round barrow cemetery located to the north and south of the village. Findspots of Roman artefacts have been recorded to the east and west of the village. There are also archaeological remains of medieval date including a potential windmill, enclosures and ancient hedgerows. There is one Archaeological Constraint Priority Area within the village itself reflecting the medieval and early post-medieval core, including the location of the church and cross roads. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although archaeological remains within developed areas cannot be discounted.

Village Summary

3.17.8 The village of Launton is focused around the crossroads at the centre of the village with the junction strengthened by the traditional stone and rendered buildings. There has been considerable infill development over time although the historic references of the village have remained. Views from the edges of the village to the north, east and south are effectively screened by the mature field vegetation and vegetation along the railway lines; whilst there is also mature vegetation along Charbridge Lane, views of the large industrial units beyond rising above the vegetation are available. Island Pond Wood DWS is located immediately south of the village and Gavray Drive Meadows LWS is located 120m to the south west. There are also a number of NERC Act S41 Habitats of Principal Importance located within the study area. The historic core of the village focuses around Station Road, West Road and Bicester Road; at the north end of Bicester Road is the Grade I listed Church of St Mary. There are a further 21 Grade II listed buildings in the historic core of the village. The strength of the historic core is enhanced by the historic landscape character of wealthy farmhouses along Station Road with their own rear plots characterised by the strong



linear layout indicative of former tofts behind building plots bound by strong hedgerows. The concentration of listed buildings in the historic core is strengthened by the historic references within the surrounding landscape and contributes to the historic sensitivity and should be protected accordingly.

3.18 Milcombe

Refer to Figures 18-1 to 18-6

Landscape

- 3.18.1 The village is located 8 km south west of Banbury and is located within NCA107: Cotswolds. At a regional level OWLS identifies the villages as being within the Northamptonshire Uplands character area. OWLS identifies Rolling Village Pastures as the landscape type covering the village itself. Other notable OWLS landscape types within the 2km study area are Upstanding Village Farmlands to the east, Pasture Hills to the north west, and Wooded Pasture Valleys and Slopes also to the west. A band of River Meadowlands runs in an east west direction south of the village.
- 3.18.2 At a district level, the CDC LCA identifies the village as being within the ironstone Hills and Valleys character area. The typical characteristics of the character area identified within the 2 km study area are the complex topography, comprising Hobb Hill and Fern Hill to the north east and north west respectively, and convoluted narrow valley bottoms with associated streams running through the village from west to east. Predominant land use of the area surrounding the village is a mixture of arable and pasture farmland comprising medium and large fields surrounded by hedges and hedgerow trees.
- 3.18.3 On a green near the village centre is an early 18th century dovecote, constructed of ironstone with a stone slate roof.
- 3.18.4 The linear nucleated village is mostly residential with ironstone buildings dispersed along Bloxham Road or set back on narrow lanes. Properties fronting Bloxham Road vary in character from traditional cottages, a number of which are listed, to more modern residential infill providing a village character that lacks cohesion. Leading from Bloxham Road, a number of narrow lanes comprising residential properties of varying ages and styles are present; however the enclosed lanes provide a village character more in keeping with other villages within Cherwell District. Some expansion has taken place with residential development located to the east on Portland Road and



'Category A' Village Analysis

Newcombe Avenue, and to the west on and opposite Heath Close. These residential properties with gardens are of a more modern style set back on atypical streetscapes.

- 3.18.5 Views into the surrounding countryside are limited by elevated land to the south east towards the A361, South Newington Road, north west by the prominent Fern Hill and vegetation along the now dismantled railway line. Some filtered views are possible to the north east towards the spire of St. Mary's Church in Bloxham through field boundary hedgerows and trees. There are also some views east towards RAF Barford St. John at the eastern edge of the village.

Ecology

- 3.18.6 No designated sites are situated within or immediately adjacent to the village boundary. South Newington Valley LWS (grassland) is located 550 m south west of the village. NERC Act S41 HPI's present within 2 km of the village include woodland, lowland meadow, priority grassland and hedgerows. Within the village boundary there is one parcel of woodland/scrub and one parcel of possible priority grassland both to the north of Dovecote Close. Immediately adjacent to the village there are linear parcels of woodland/scrub which follow the route of a former railway line. Beyond the linear woodland to the north are parcels of possible priority grassland and woodland.

Heritage

- 3.18.7 The historic core of Milcombe is focussed in the centre of the village. Within this area are nine Grade II listed buildings. These include the 13th century Church of St Lawrence, a number of former farmhouses and a dovecote which is also a Scheduled Ancient Monument. The dovecote is located within an area of open space within the village. There was also a medieval manor house located within this historic core. The majority of the listed buildings are located to the north of Bloxham Road and Main Road on a loop road around an area of green space in the centre of the village. Although not presented as a classic historic village green, the open space does give the village the sense of a centre. The listed buildings are interspersed with more recent development, but this area of the village is recognisable as the historic core, although there is also a cluster towards the church at the west end of the village. To the south of the Church of Saint Laurence is an excellent example of ridge and furrow which provides an understanding of the relationship of the village to the surrounding landscape. The southern part of the village along New Road is primarily composed of modern housing of negligible built heritage interest. The central area and western end of the village is considered to have some sensitivity in relation to built heritage assets and historic character, particularly within the open spaces. The field containing ridge and furrow



remains to the south of the church should be protected from development. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.18.8 There is potential for buried archaeological remains within the village of Milcombe and the surrounding area. In the study area a number of Archaeological Constraint Priority Areas are identified, although it should be noted that archaeological remains are likely to extend beyond these constraint areas. These include several areas associated with Roman remains including villa, settlements, cemetery and corn drying ovens in the wider area. The Roman road between Wootton and Hanwell runs to the east of the village therefore further archaeological remains of Roman date are anticipated. There is an Archaeological Constraint Priority Area within the centre of the village. This reflects the medieval and early post-medieval core of the village, including the location of the church and former manor house. Evidence for other sites of early medieval and medieval date within the wider study area has also been identified. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although evaluations within the historic village core have demonstrated that archaeological remains are also preserved within developed areas.

Village Summary

3.18.9 Historic buildings of the linear village of Milcombe are primarily constructed of Ironstone and comprise traditional cottages and more modern residential infill which lacks the traditional character and cohesion. Expansion of the settlement has taken place to the south east of the village with new development south of Main Road, adjacent to the area of ridge and furrow which should be protected from future development. Due to topography, views into the surrounding landscape are limited to filtered views to the north east and the east. There are no designated ecological sites located within the village however the Newington Valley LWS is located 550m south west and there are a number of NERC Act S41 Habitats of Potential Importance within the area. The historic core, within which there are nine listed buildings, is located in the centre of the village, there is also a dovecote which is a Scheduled Ancient Monument associated with an open space. The south eastern part of the village along New Road is modern development and of negligible built heritage interest; however the central and west end of the village is of interest and should be protected



accordingly along with the good example of ridge and furrow to the south of Main Road and west of New Road.

3.19 Sibford Ferris & Sibford Gower

Refer to Figures 19-1 to 19-6

Landscape

- 3.19.1 The villages are located 10.5 km west of Banbury and are located within NCA 107: Cotswolds. At a regional level OWLS identifies the villages as being within the Northamptonshire Uplands character area. OWLS identifies two landscape types covering the villages; Rolling Village Pastures which predominantly cover both villages, and Wooded Pasture Valleys and Slopes, to the north of Sibford Ferris and south of Sibford Gower extending between the two areas of settlement.
- 3.19.2 At a district level, the CDC LCA identifies the village as being within the ironstone Hills and Valleys landscape character area. The typical characteristics of the character area identified within the 2 km study area are the complex topography and convoluted narrow valley with narrow valley bottoms. Streams in valley bottoms are often tree lined and surrounded by wet pasture. Predominant land use of the surrounding area is a mixture of arable and pasture farmland with medium and large fields on higher land and gentle valley slopes. Field boundaries are marked by maintained hedges and occasional mature hedgerow trees.
- 3.19.3 Beyond the District boundary but within the 2 km study area, the landscape is covered by the Cotswolds AONB designation. National Cycle Route 5 runs through Sibford Ferris along Woodway Road and Main Street before turning north on to Grange Lane and heading east.
- 3.19.4 Sibford Ferris is a nucleated linear village with a notable core of period two storey ironstone buildings fronting Main Street, some of which are listed. Like most villages within the Ironstone Hills and Valleys character area, the ironstone buildings fronting Main Street have little or no pavement, but are set back from the road behind grass verges providing some sense of enclosure. Leading from Main Street are a number of roads off which residential development has taken place of varying styles and character including Cotswold Close and Stewarts Court. These contain a mixture of terrace and detached residential properties and gardens. The Manor House, built in the 17th century is a prominent building along Main Street in the centre of the village. Also of note, more due to its size rather than its contribution to village character is Sibford School, which sits behind



properties along Main Street in the south of Sibford Ferris and is visible from the surrounding countryside further to the south.

3.19.5 Sibford Gower and Burdrop are a nucleated village and a hamlet that centres on Acre Ditch, Main Street and Colony Road. The centre of Sibford Gower and its historic core is concentrated around the intersection of Main Street and Colony Road where listed ironstone buildings with tile and thatch roofs face on to narrow enclosed lanes. Village facilities extend along Main Street and Acre Ditch towards Burdrop which include the Sibford Gower Endowed Primary School, village hall and Holy Trinity Church. Outside of the village core there is a diverse mix of old and new residential properties located primarily to the north along Pound Lane and Backside Lane; to the south along Colony Road and interspersed throughout Burdrop along Hawk's Lane to the east of Sibford Gower.

3.19.6 Both villages sit atop hills just below the ridgeline on opposite sides of a steep valley. This provides views across the central valley that can visually link the villages together and also provides views down the valley to the west towards the distant hills of the Cotswolds AONB. At the very north western edge of Sibford Gower on a PROW skirting the village, there are medium distance views towards Gallows Hill and Sibford Heath. Long distance views west are again possible past Ryehill Farm towards the Cotswolds AONB. There are also views south of Sibford Ferris towards Nil Cottages and Lodge Farm across the valley floor. Views north and east from the villages are restricted by surrounding local landform and small pockets of woodland.

Ecology

3.19.7 No designated sites are located within or immediately adjacent to the village edges. The closest designated site to the village is Lamb's Pool DWS (woodland with uncommon species), 800 m south east of the village. NERC Act S41 HPI's present within 2 km of the village boundaries include woodland, priority grassland, lowland calcareous grassland and hedgerows. Within the villages are parcels of woodland east of Bonds End Lane and north of Main Street; west of Mawles Farm (Sibford Gower) and south of Back Lane (Sibford Ferris). Possible priority grassland is found to the south of Sibford Gower east of Colony Road and to the north of Sibford Gower, north of Acre Ditch. Immediately adjacent to the village boundaries are parcels of possible priority grassland and



woodland between the two villages, either side of Hawk's Lane and to the south west of Sibford Gower, north of Colony Road.

Heritage

3.19.8 Sibford Ferris and Sibford Gower include two Conservation Areas which cover the majority of the residential areas of the villages, the hamlet of Burdrop to the east and the intervening agricultural land within the Sib Brook valley. The Conservation Area does not extend to areas to the north of Sibford Gower and south of Sibford Ferris which are characterised by modern residential development and the school which are not of heritage interest. The majority of listed buildings are focussed along each of the principal streets of the three locations. The Conservation Area also includes numerous unlisted buildings that make a positive contribution to the historic character of the Conservation Area. The built environment of the villages is considered to have a high degree of coherence and this adds to the significance of the historic character. The primary building material is ironstone, with a number of buildings retaining thatched roofs. There are a number of exceptions to the architectural character within the village including the church and Burdrop, and the manor houses at Sibford Ferris and Sibford Gower. The central valley forms an important character area for the two Conservation Areas which reinforces the rural character and the separation between the settlements. It is considered to have value in its own right, not just as providing a setting to the village centres. This area has suffered relatively little from the encroachment of modern features or more intensive farming practice. The retention of field boundaries and sub-divisions within this area and to the south west at the Colony adds to the significance of this area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.19.9 There is potential for buried archaeological remains within the villages and the surrounding area. Within the study area there is an Archaeological Constraint Priority Area associated with the historic core of the villages, although it should be noted archaeological remains could extend beyond this boundary. This area extends across all three settlements; these archaeological remains are most likely to be of medieval and early post-medieval date. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and medieval period archaeological remains. The remains include those associated with monastic orders including the Templars, Hospitallars and Cistercians who all held land within and surrounding the villages. Roman roads are also recorded to the east and north of



the study area and remains associated with these may be expected. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, particularly in the fields between Sibford Ferris and Sibford Gower. The potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

3.19.10 Sibford Ferris and Sibford Gower, including Burdrop, are focused around the main streets passing through them with the historic cores focusing on these routes. The historic and often listed buildings located along the main roads are intermixed with infill development of new residential properties however the historic cohesion of the villages remain. Both villages are located on ridge lines providing connecting views between the villages and west along the valley towards the Cotswolds AONB. There are no designated ecological sites within the villages and the closest DWS is Lamb's Pool woodland located 800m to the south east; there are also a number of NERC Act S41 Habitats of Potential Importance within the study area. There are Conservation Areas associated with Sibford Ferris and Sibford Gower which also cover the intervening agricultural land within the Sib Brook Valley. The valley also forms an integral part of the local character for the character areas reinforcing the rural character and separation of the villages. Whilst the listed buildings make an important contribution to the Conservation Area, there are numerous unlisted buildings which also contribute; all of these are important elements in contributing towards the historic character and its historic sensitivity which should be protected.

3.20 Steeple Aston

Refer to Figures 20-1 to 20-6

Landscape

3.20.1 The village is located approximately 9.6 km to the north west of Bicester and is located within NCA 107: Cotswolds. At a regional level the whole of the 2 km study area is covered by the Cotswolds landscape character area; there are however a number of landscape types present including Wooded Estatelands, and Farmland Slopes and Valley Sides which cover the village itself. Within



'Category A' Village Analysis

the wider 2 km study area, River Meadowlands, Clay Vale and Wooded Pasture Valleys and Slopes are present.

- 3.20.2 At a district level, the CDC LCA identifies the village as being with the Cherwell Valley landscape character area. Typical characteristics of the character area identified within the 2 km study area are the seasonal flooding of the River Cherwell valley to the east of the village which was evidenced during the site visit; a smaller field pattern than the surrounding landscape with many mature, and outgrown hedgerows which typically comprises a mix of farming.
- 3.20.3 Two large areas of land south and south west of the village are characterised by designed parkland landscapes associated with Rousham Park Registered Park and Garden and Barton Abbey. The characteristics of these landscapes of improved pasture with numerous mature isolated trees and copses vary greatly from the surrounding agricultural land use.
- 3.20.4 The village has developed along two parallel roads (North Side and South Side) either side of a tributary valley flowing east in to the River Cherwell valley which passes through the east extent of the 2 km study area in a north to south direction. Apart from limited development along the roadside of Walter Lane and Paines Hill which connect North Side and South Side, no development is present within the valley bottom maintaining a green wedge through the village. The character of North Side and South Side vary when passing along the roads. North Side has an older character and feeling with the presence of tall dry stone walls, stone and render building materials, and thatch roofs on some buildings. This differs from South Side which is characterised by a larger quantity of infill development resulting in a more varied character. There are a number of notable buildings within the village including the Church of St Peter and St Paul, the village hall and village recreation centre, and the local shop facilities at the corner of South Side and Paines Hill. There is a further key view to a focal residential dwelling located at the junction of North Side and Water Lane which is prominent on the village skyline. From within the valley, views out of the village are constrained by the localised valley topography however from the east extent of the village key long distance panoramic views are available into and across the River Cherwell valley. To the west of the village there is a localised visual horizon just beyond the village extent which prevents views beyond the A4260 Oxford Road to the west.

Ecology

- 3.20.5 There are no designated sites within or immediately adjacent to the village. The designated site closest to the village is Rush Spinney LWS (rare marsh habitat) 1.3 km to the east. NERC Act S41



HPI's present within 2 km of the village include woodland, wood pasture/parkland, priority grassland and floodplain grazing marsh. Within the village extent there are parcels of woodland to the north; west of Fir Lane and to the south west; and either side of the water course passing through the centre of the village. A parcel of possible priority grassland is located to the east of the village south of Fenway. Immediately adjacent to the edge of the village to the north and north-east are parcels of woodland and wood pasture/parkland. On the west of the village, west of Grange Park, is a parcel of possible priority grassland. Possible priority grassland also occurs on a parcel of land to the east of the village south of South Side. Four notable trees are located within the vicinity of the Church of St Peter and St Paul on Fir Lane. The Cherwell Valley CTA passes through the study area to the east of the village and passes to the east of Rousham Park. To the west of the village, a CTA covers land at Steeple Barton and extends north along the valley towards Duns Tew and south along the valley of the River Dorn.

Heritage

3.20.6 The village of Steeple Aston includes a Conservation Area which contains 39 listed buildings. The Conservation Area does not extend to the northern and southern extents of the village which are characterised by modern residential and light industrial development which is not of heritage interest. The 13th century Church of St Peter and St Paul is Grade II* listed, whilst the remainder are Grade II listed. The Conservation Area also includes numerous unlisted buildings that make a positive contribution to the historic character of the Conservation Area. The village is focussed around North Street and South Street, with North Street having the greater concentration of old buildings. The streets are located either side of the central valley, an area of green space along the stream which formed a series of closes and early enclosures within the village. The central valley forms an important character area within the village which reinforces the rural character and supports trees and vegetation through the remainder of the Conservation Area. The Conservation Area has many positive heritage attributes arising from its architectural interest and from the retention of its unusual layout reinforced by the village fields green space between North Street and South Street. The village has considerable heritage sensitivity arising from the number of listed buildings and the extent of the Conservation Area. To the east of the village is the extensive Rousham, Upper Heyford and Lower Heyford Conservation Area. The eastern edge of the village and adjacent land is therefore particularly sensitive in relation to effects on both these heritage assets and the detached portions of the Rousham Registered Park and Garden which lie to the east and south-east of the village. The statutory designations of the Conservation Areas, and listed buildings and non-statutory designation of the Registered Park and Garden and the presence of the



green space at the centre of Steeple Aston, form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.20.7 There is potential for buried archaeological remains within the village of Steeple Aston and the surrounding area. Within the village there are Archaeological Constraint Priority Areas and archaeological assets associated with Iron Age settlement, Roman villa, Roman burials, Anglo-Saxon cemetery and the medieval and early post-medieval historic core of the village. In the wider study area a number of Archaeological Constraint Priority Areas are identified. These are primarily associated with prehistoric, Roman and early medieval period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements, enclosures and evidence for agricultural exploitation. A number of the surrounding villages with medieval origins are also highlighted as having archaeological potential. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although excavations within the village itself have recorded archaeological remains demonstrating the potential for remains to survive within areas which have been developed.

Village Summary

3.20.8 Steeple Aston village has developed along two parallel roads, North Side and South Side, which follow the upper valley sides of a River Cherwell tributary. The roads and village is separated by a green wedge passing along the valley which remains undeveloped forming an important characteristic of the village which should be protected from development. The characteristics of North Side and South Side contrast with North Side comprising a greater density of stone and render building materials and tall stone walls in comparison to South Side which has experienced more infill development resulting in greater variation in character. There are no designated ecological sites within or immediately adjacent to the village and the nearest site of interest is Rush Spinney LWS located 1.3 km to the east. The Steeple Aston Conservation Area which is concentrated around the core of the village along North Side and South Side (including the areas of valley between) contains 39 listed buildings, all of which are Grade II listed apart from the Church of St Peter and St Paul which is Grade II* listed. The village has considerable heritage sensitivity resulting from the combination of the Conservation Area, listed buildings, open space within the valley and contribution the non listed 'character' buildings make to the village. Whilst the central core of the village is of high sensitivity, the eastern edge of the village adjacent to the Rousham,



Upper Heyford and Lower Heyford Conservation Areas is also particularly sensitive and should be protected.

3.21 Weston-on-the-Green

Refer to Figures 21-1 to 21-6

Landscape

- 3.21.1 The village lies approximately 4.5 km to the south west of Bicester and is located within NCA 108 Upper Thames Clay Valley. At a regional level the village lies within the Upper Thames Vale with the Cotswolds landscape character area situated to the north of the 2km study area.
- 3.21.2 The village lies within the Clay Vale landscape character type and other landscape types within the surrounding area include Wooded Estatelands to the north; and Alluvial lowlands to the south.
- 3.21.3 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands. This is 'essentially a flat, low lying landscape' with traditional land cover consisting of wet meadows. Much of the grassland is now divided into fields with hedge and ditch boundaries with a substantial part now in arable cultivation. 'The countryside is crossed with water filled drainage ditches' and 'overgrown hawthorn hedges and lines of willow divide the fields and limit the views'.
- 3.21.4 To the north west of the study area lies the Registered Park and Garden of Kirtlington Park. A number of areas of ancient, semi ancient and replanted woodland lie within the 2km study area. A network of PROW radiate from all sides of the village linking to the surrounding countryside, including the Oxfordshire Way. National Cycle Route 51 runs through the village along Church Lane and Northampton Road towards the A34.
- 3.21.5 Weston on the Green lies in a relatively flat landscape surrounded by agricultural land. The A34 and M40 are significant road corridors within the surrounding area. To the north of the village lies an airfield used as a parachute training station. Small blocks of woodland are present within the surrounding landscape, particularly to the west of the village.
- 3.21.6 Weston on the Green is a linear village aligned along the B430 (Northampton Road) with the majority of the village situated to the west of the road. With a large part of the village designated as a conservation area, it has a strong historic core, with a number of stone buildings and some thatched roof properties. The Norman church, the church of the Blessed Virgin Mary, is well hidden



within the centre of the village and located adjacent to a more recent village hall. Surrounding the church are several large properties with extensive gardens, both historic properties and more recent constructions. Some small infill streets are located around the village with more recently constructed properties. A recent housing development has been constructed on the western extent of the village, extending the village in a westerly direction along Church Lane. Beyond this housing lies a playing field and a band of woodland, marking the edge of the village, although some isolated properties set within large landscaped grounds are present beyond the woodland.

- 3.21.7 The historic character of the village is evident through a field containing the remnants of ridge and furrow noted to the north west of the village, and period properties including the large Weston Manor House, towards the centre of the village, now a hotel, set within extensive grounds. Some properties are present to the east of the B430; these comprise farm buildings, B&Bs, and some isolated properties. The PROW network around the village allows good access into the surrounding countryside, passing through both fields and woodland.

Ecology

- 3.21.8 No designated sites are located within or immediately adjacent to the village. Weston Fen SSSI (species rich valley fen) lies 300 m to the north west of the village. Weston Wood LWS (woodland) lies 400 m to the south east of the village. Black Leys Wood LWS (woodland) lies 450 m to the south west of the village. NERC Act S41 HPI's include woodland, lowland calcareous grassland, possible priority grassland and hedgerows. Within the village boundary there are parcels of woodland to the east of the village, to both north and south of Church Lane and in the centre of the village, south of Church Road. Immediately adjacent to the village edge parcels of possible priority grassland lie on either side of Gallos Brook to the north west and east of the B430 to the north east. Small parcels of woodland are located to the south off Brooklyn Gardens and around the B340/A34 junction. Kirtlington Park and Bletchingdon Park CTA's are located to the west, approximately 1 km from the site at their closest points.

Heritage

- 3.21.9 The village of Weston on the Green includes a Conservation Area which contains a significant number of listed buildings. These are primarily located to the north and central areas of the village. The Church of St Mary and Holme Farmhouse are Grade II* listed, whilst the remaining buildings are Grade II listed. The Conservation Area does not extend east beyond the B430, however, this land was originally occupied by the village green and adds to the heritage sensitivity and historic



character of the settlement. Although there are several businesses partially occupying this area there are still remnants of the green as open space that are considered to add to the historic character within a local landscape context. The central green to the west of the B430 which also includes the site of the village stocks is a small remnant of this once much larger green. There are a number of areas of modern infill residential development within the Conservation Area. Weston Green and Church Close are specifically excluded from the Conservation Area and have little heritage interest, whilst other developments are dispersed within the Conservation Area. The Conservation Area does not extend to the south western extents of the village across the B4027 which is characterised by modern residential development which is not of heritage interest. The village has heritage sensitivity arising from the listed buildings and the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.21.10 There is potential for buried archaeological remains within the village of Weston on the Green and the surrounding area. Within the village there is an Archaeological Constraint Priority Area associated with the historic core of the village, although it should be noted archaeological remains could extend beyond this boundary. These archaeological remains are most likely to be of medieval and early post-medieval date, although as the village was established in the early medieval period, the presence of earlier remains cannot be ruled out. This constraint area extends to include the former green and fields to the east of the village across the B460. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with remains of the medieval period, notably the development of surrounding villages, Oddington Grange to the south of the village which is also a Scheduled Monument and a mill mound to the north of the site close to the former airfield. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although the potential for buried archaeological remains to be preserved within developed areas cannot be dismissed.

Village Summary

3.21.11 The linear village of Weston on the Green lies in a localised depression in a relatively flat landscape and is surrounded by agricultural land with small blocks of woodland; the setting of the village within the local landscape context is relatively unique in its composition and should be protected. There is a strong historic core to the village with numerous stone buildings and thatched roof



properties although between these there are areas of infill properties and smaller developments. There is also a more recent housing development south of Church Lane to the west of the village. Prominent within the historic core are the Weston Manor House, and areas of ridge and furrow to the north west of the core. There are no designated ecological sites within the village. However, to the north west is Eston Fen SSSI; to the south east Weston Wood LWS and to the south west Black Leys Wood LWS. There are a number of NERC Act S41 Habitats of Potential Importance within the study area. The Conservation Area covering the historic core contains a large number of listed buildings which are Grade II listed apart from the Church of St Mary and Holme Farmhouse which are Grade II* listed. Modern areas of infill found within the village are of little heritage interest. The heritage sensitivity of the village arises from the listed building and Conservation Area within which these elements form an important element of the historic character.

3.22 Wroxton

Refer to Figures 22-1 to 22-6

Landscape

- 3.22.1 Wroxton is located 4.82 km west of Banbury and is located within LCA 95: Northamptonshire Uplands. At a regional level OWLS identifies the village as being with the Northamptonshire Uplands character area. OWLS identifies the village as being covered primarily by the Farmland Plateau landscape character type and also by the Wooded Pasture Valleys and Slopes landscape character type in the south east of the village.
- 3.22.2 At a district level, the CDC LCA identifies the village as being within the Incised Ironstone Plateau character area. The typical characteristics of the character area identified within the 2 km study area are the simple landscape of ridges and valleys with gentle slopes that fall eastwards towards Banbury. Within the wider 2 km study area, the land use is a mixture of pasture and arable farmland, with a weak field pattern, intact hedgerows and intermittent hedgerow trees.
- 3.22.3 0.7 km north east of the village is Lord's Spinney, and area of ancient replanted woodland. Within the village itself and extending south and east outside the village is the grade II listed registered park and garden associated with Wroxton College, formerly Wroxton Abbey.
- 3.22.4 The nucleated village is primarily residential and is located on the A422 Stratford Road. The style of housing varies throughout the village and is broken up by the scattered nature of open space



throughout the village which adds to its individual character landscape and historic setting. In the east and centre are 17th and 18th century ironstone cottages, many of them thatched, centred around the prominent All Saints Church on Church Street, Main Street and Mills Lane. These dwellings front directly on the street with little or no pavement, creating a sense of enclosure. In the centre of the village at the junction of Church Lane, Main Street and Mills Lane is a small green with duck pond. To the west along Main Street, Lampitts Green and the A422, housing becomes more mixed and modern in style with varying orientations along wider lanes and roads. Within the village there are several buildings of note. The Best Western Hotel on A422 Silver Street provides a visual focus when travelling along the road before the road turns south to provide views towards the prominent tower of All Saints Church and thatched cottages along Church Street. These visual cues provide a definitive sense of arrival at the village before the road turns west along Stratford Road. Wroxton College is located on the south east edge of the village and lies within a picturesque Capability Brown style grade II listed Registered Park and Garden .

3.22.5 To the east, the land gradually falls away to provide some views towards the eastern edge of Banbury. To the south and south east, the landform forms a number of shallow valleys and filtered middle distance views are possible where woodland and hedgerow trees allow. To the north the land forms gently slopes, however field boundary vegetation and woodland blocks only allow short to middle distance views across the valley. To the west of the village, views are restricted by early mature woodland shelter belt planting that also acts as an informal visual village boundary along the A422 Stratford Road and minor road leading to the south.

Ecology

3.22.6 No designated sites are situated within or immediately adjacent to the village boundary. NERC Act S41 HPI's present within 2 km of the village include woodland, lowland wood pasture/parkland. Parcels of woodland and wood pasture/parkland occur both within and adjacent to the village boundary in the area around Wroxton College, south of Church Street and continuing to the west towards Sor Brook. Other linear parcels of woodland are present either side of the A422 to the west of the village. There are two CTA's located within the study area, one following the deep sided east-west valley and its tributaries immediately south of Horley located north of Wroxton. The



second is located to the south west following the valley of Padsdon Bottom and extending to the north and south beyond the study area.

Heritage

3.22.7 The village of Wroxton includes over 60 listed buildings and is located within a Conservation Area. The listed buildings comprise a mix of building types, typical of a village including the Church of All Saints, public house, former farmhouses and monuments. Wroxton College is Grade I listed and the gateway, lodge and icehouse associated with the College are Grade II* listed, as is the Church. The remaining listed buildings are Grade II listed. The listed buildings within the residential core of the village are primarily located around the Silver Street, Church Street and Main Street. The buildings are primarily built of ironstone and include a high proportion of thatched properties. Although there are fewer listed buildings along Stratford Road there are buildings with heritage interest and character. There is a strong historic character and coherence to the residential core of the village which also retains significant green open spaces. There is a further cluster of listed buildings around Wroxton College, which is also located within the Grade II* Registered Park and Garden. The Registered Park and Garden extends around the south and east of the village and into the adjacent Drayton Conservation Area and there are further listed buildings within the parkland which have relationships back to the main complex of buildings at the College. Wroxton is considered to have high sensitivity in relation to built heritage assets and historic character. The loose-knit settlement pattern and presence of green spaces within the village is considered to be particularly vulnerable to infill development and should be resisted. The statutory designations of the Conservation Areas, and listed buildings and non-statutory designation of the Registered Park and Garden form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.22.8 There is potential for buried archaeological remains within the village of Wroxton and the surrounding area. Within the village the Archaeological Constraint Priority Areas include the medieval and early post-medieval core of the village and land associated with Wroxton Abbey. The archaeological remains within Wroxton Park are not restricted to those of medieval and post-medieval date, but include a probable Roman villa and prehistoric flint artefacts. Within the study area surrounding the village there are a number of sites of medieval date, notably deserted medieval villages and fishponds. There are also sites associated with prehistoric and Roman remains; the Roman road between Hanwell and Wroxton runs through the Registered Park and



Garden to the east of the village. The potential to identify buried archaeological remains is heightened within areas of undeveloped land within and surrounding the village, although archaeological remains within developed locations cannot be discounted.

Village Summary

3.22.9 Wroxton is primarily residential with varying house styles through the village. Ironstone cottages front directly on to the streets with little or no pavement creating a sense of enclosure in some locations. At the centre of the village is a small village green and pond which provides a focus to the village. The loose-knit settlement pattern along with the numerous pockets of open space throughout the village are an important feature which provide a unique character that should be protected. Wroxton College is located on the south east edge of the village and is located within a Capability Brown style Grade II listed Registered Park and Garden. East of the village the land falls away to the edge of Banbury as it begins to rise again. There are no designated ecological sites located within the village however there are a number of NERC Act S41 Habitats of Potential Importance within the study area. Wroxton comprises over 60 nr listed buildings of a mix of types, and a Conservation Area. The majority of the listed buildings are Grade II; however, Wroxton College is Grade I listed and the gateway, lodge and ice house associated with the college are Grade II*listed. Listed buildings within the historic core are concentrated around Church Street, Main Street and Silver Street. The Registered Park and Garden extends around the south and east of the village and adjoins Drayton Conservation Area. Due to the built heritage assets and historic character the village has a high sensitivity and appropriate protection should be given to the Conservation Area, listed buildings and Registered Park and Garden.

3.23 Yarnton

Refer to Figures 23-1 to 23-6

Landscape

3.23.1 The village lies approximately 15 km to the south west of Bicester and around 3 km north west of Oxford, and is located within NCA 108 Upper Thames Clay Valley. At a regional level the village lies within the Upper Thames Vale landscape character area, with areas within 2 km of the village lying within the Cotswolds landscape character area to the north. The village is covered by a number of landscape character types , which includes Lowland Village Farmlands to the north and south west;



wooded Estatelands to the north west, and Alluvial Lowland to the village centre and south east. A number of other landscape types are present within the wider study area.

- 3.23.2 At a district level, the CDC LCA identifies the village as being within the Lower Cherwell Flood Plain. Typical characteristics of the character area within the village and surrounding area include the pylons and overhead cables which 'radiate outwards from a large electricity substation at Yarnton, dominating the skyline'; and major roads as a dominant landscape features with the 'A40, A44, and A4260, and the A34 trunk roads converging at Pear Tree Hill', which lies south east of the village. The character assessment picks out a building of interest at Yarnton, Yarnton Manor, which is a 'Grade II* listed building, originally dating from the early seventeenth century. The present garden at the Manor was recreated in the late 19th Century following the lines of a much earlier seventeenth century layout, and part of the 10 hectare park was once an extensive deer park'. This is designated as a Registered Park and Garden.
- 3.23.3 Other landscape designations within Yarnton and the surrounding landscape include semi-natural and replanted woodland approximately 0.6 km to the north west of the village. Over 3 km north west of the village lies Blenheim Palace World Heritage Site.
- 3.23.4 The village of Yarnton is divided by the A44 Woodstock Road which runs in a northwest southeast direction through the village with the main area of the village situated to the west of the road. The eastern side of the village, north of Sandy Lane, is dominated by a large single storey garden centre and associated builders yard, and housing areas (post war and 2000s onwards). The areas of housing extend off Sandy Lane, the main link road into the adjacent village of Kidlington. An area of open space, including a pond and walkways, is associated with the housing off Broad Field Road, and extensive private grounds are associated with the Ley Community Residential Area (for Drugs and Alcohol rehabilitation). Begbroke Science Park contains prominent building units within the landscape to the north of the village, within the surrounding agricultural landscape. Other land uses to the east of the Woodstock Road include farms, a service station and a public house. Cherry trees line the Woodstock Road in places.
- 3.23.5 The main body of the village lies to the west of the Woodstock Road and consists of a mixture of housing styles and ages dating from interwar housing onwards, although earlier properties are located to the south west extent of the village where Yarnton Manor (dating from the 1600s – designated as a Registered Park and Garden) and St Bartholemew's Church (dating from the 13th Century, with a number of subsequent additions), as well as a number of other properties, create a



picturesque aspect to the south western extent of the village. This historic area of the village is predominately isolated to the south west corner of the village with the area around the church and manor visually separated from the main residential area of the village.

- 3.23.6 Recently constructed housing estates are present to the south east of the village. Although some have areas of green space incorporated within the layout, others are dense, compact, 3 storey developments with little vegetation or connection in character to the main area of the village (particularly Creswell Close). Oxford Industrial Park dominates to the south of the village, which includes an electricity substation, with pylons dominating the landscape extending south and east from here.
- 3.23.7 The surrounding landscape is predominantly agricultural with views available from the west of the village over rolling fields towards a localised ridgeline, and views to the east available across agricultural land towards Kidlington.
- 3.23.8 The areas of open agricultural land between Begbroke, Kidlington and Yarnton provide an important division between the three settlements, restricting the coalescence of the villages. Visual intrusion between the villages is already evident as a result of village expansion and developments in the surrounding countryside.

Ecology

- 3.23.9 No designated sites are located within or immediately adjacent to the village edge. There are 5 SSSI located within 2 km of the village, the closest being Pixey and Yarnton Meadows, located 700 m from the village to the south. Oxford Meadows SAC (incorporating Cassington Meadows, Pixey and Yarnton Meadows, Wytham Ditches and Flushes and Wolvercote Meadows SSSI's), designated for lowland hay meadows, is located 700 m to the south of the village (south of the Oxford Northern Bypass). There are twelve LWS located within 2km of the village, of which three are located within 300 m of the village. Cassington to Yarnton Gravel Pits LWS lies 250 m to the south of the village and Meadows West of the Oxford Canal LWS (lowland meadow and fen) lies 200 m to the south east. Frogwelldown Lane (wooded green lane) is located 100 m to the west of the village, north of Cassington Road. NERC Act S41 HPI's within 2 km of the village include woodland, floodplain grazing marsh and possible priority grassland. Within the village boundary is a parcel of probable traditional orchard of Pixey Close. Two parcels of woodland are present within the village, one to the west off Rutten Lane and a second to the north east of Broad Field Road. Immediately adjacent to the village edge to the south there is a parcel of possible priority grassland with



woodland to the west. A parcel of woodland lies to the east of Woodstock Road near the recreation ground. Floodplain grazing marsh is present to the south-east, east of Woodstock Road.

Heritage

3.23.10 The village of Yarnton contains 28 listed buildings. The majority of these are located in the south-western historic core of the village around Little Blenheim and to the south of the village around Yarnton Manor. The historic core of the village is focussed to the west of the A44 in the south western extent of the village. These include a typical mix of former farmhouses which are now residential properties. These listed buildings are interspersed with more recent houses, so although this part of the village can be identified as the historic core, it does not have a uniform character. To the south of the village is Yarnton Manor, a Grade II* listed building which has an associated Grade II Registered Park and Garden associated with it. This forms a focal area within which is also the 13th century Grade I listed Church of St Bartholomew and Grade II* listed churchyard cross. There are a number of individually listed former farm buildings and a public house along the A44. The modern residential development to the east of the A44 and to the north and east of the historic core is not considered to have built heritage interest. The south-western part of the village has heritage sensitivity arising from the listed buildings. The statutory designations of the listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of the assets of heritage importance and their settings located in the historic core in the south and south west of the village on the lower slopes of the rising land to the west., To the east, the modern development is of lesser sensitivity however the open arable land is particularly important in preventing coalescence of Yarnton, Kidlington and Begbroke.

3.23.11 Yarnton is located within an area that has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there is one Archaeological Constraint Priority Area associated with the historic core of the village although it should be noted archaeological remains could extend beyond this boundary. A further two Archaeological Constraint Priority Areas are partially located within the village: evidence for prehistoric and Roman field systems and settlement to the north of the village associated with the development of the Science Park and a Roman inhumation in the far south of the village. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains, particularly to the east and north of the village. A number of the sites have been identified



from cropmarks and represent a range of features including settlements, ring ditches and enclosures, but others have been identified from archaeological evaluations and excavations undertaken for the Science Park. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village. Although the potential for buried archaeological remains to be preserved within developed areas is lower it cannot be discounted.

Village Summary

3.23.12 The village of Yarnton is located primarily to the south west of the A44 Woodstock Road with a small area of the village to the north east of the A44 in the north of the village. The main part of the village contains a mixture of housing styles with the historic core of the village located in the area of Yarnton Manor with its associated Registered Park and Garden in the south west of the village. In the south east of the village there is a higher quantity of recently constructed housing comprising dense and compact layouts which contrast with the historic core. The landscape setting around the village varies to the east and west of the village. Land to the west is very rural in appearance and characteristics in comparison to the agricultural land to the east providing separation between Yarnton and Kidlington which is influenced by the urban fringe character. To the east of the A44, there is an urban fringe character which is influenced by the presence of Begbroke Science Park. The agricultural land between Yarnton and the Science Park prevents coalescence. There are no designated ecological sites within the village or immediately adjacent to it. There is however five SSSI and twelve LWS located within 2 km of the village; there are also a number of NERC Act S41 Habitats of Potential Importance within the study area. The historic core of the village contains 28 listed buildings in the area of Little Blenheim and around Yarnton Manor. As the listed buildings are interspersed with more recent houses the core does not contain a uniform character. Of particular importance within the historic core are the Grade II* listed Yarnton Manor with its associated Grade II listed Registered Park and Garden; the Grade I listed Church of St Bartholomew and Grade II* listed churchyard cross. Modern development east of the A44 is of little heritage interest. The south west of the village has the highest heritage sensitivity arising from the listed buildings and Registered Park and Garden and this area should receive the appropriate weight to protect these heritage assets.



4.0 References

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- Cherwell District Council Landscape Character Assessment, Cobham Resource Consultants, November 1995;
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- Multi Agency Geographic Information for the Countryside (MAGIC), www.magic.gov.uk;
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- Banbury Landscape Sensitivity and Capacity Assessment, Assessment Addendum, WYG, August 2014.



Appendices



Appendix A – Report Conditions



Village Analysis, Cherwell District Council 'Category A' Villages

This report is produced solely for the benefit of Cherwell District Council and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model



and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd



Appendix B – Ecology Designations



Table App B-1: Adderbury

Adderbury					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (25 km South)	UK9020296 Upper Nene Valley Gravel Pits (40 km Northeast)			Adderbury Lakes (Adjoining the village)
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	43L02 Deddington Mill (2 km SW)			43R02 Daeda's Wood (1.6 km SW)	
Other	Woodland Trust Site – Daeda's Wood				

Table App B-2: Ambrosden

Ambrosden					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (14 km Southwest)	UK9020296 Upper Nene Valley Gravel Pits (44 km Northeast)	Arcott Bridge Meadows (500 m SE)		



	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	61E08 Meadows south of River Ray (900 m SE)			51Y04 Merton community Woodland (1.9 km SW)	
	61E07 Field by River Ray (800 m SE)			61E14 Field south of Ambrosden (400 m S)	
	61J05-7 Meadow farm, Blackthorn (1.5 km SE)				
	61E16 Blackthorn Meadow (400 m E)				
	62A02 Meadows NW of Blackthorn Hill (800 m N)				
	62A03 Cutter's Brook Meadows (1.9 km NE)				



	52W01 Gavray Drive Meadows (1.9 km N 52V01 Graven Hill) (1.3 km NW)				
Other	Woodland Trust Site – Piddington Wood				

Table App B-3: Arccott

Arccott					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (13 km SW)	UK9020296 Upper Nene Valley Gravel Pits (45 km Northeast)	Arccott Bridge Meadows (950 m N) Whitecross Green and Oriel Woods (2 km SW)		
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
	61101 Piddington		61101 Piddington	51Y01 Rough land north end	



	<p>Wood (1.5 km SE)</p> <p>61H02 Little Wood (1.2 km SE)</p> <p>61D03 Arccott Wood (Adjoining the village SE)</p> <p>61E08 Meadows south of River Ray (1 km NE)</p> <p>61E07 Field by River Ray (1.4 km NE)</p> <p>61J05-7 Meadow farm, Blackthorn (1.9 km NE)</p>		<p>Wood (1.7 km SE)</p>	<p>of Field Road (1 km W)</p> <p>61E14 Field south of Ambrosden (1.2 km N)</p> <p>61I01/2 Piddington Wood (1.4 km SE)</p> <p>61I02 Piddington training area (1.6 km SE)</p>	
Other	<p>Berks, Bucks & Oxon Wildlife Trust Reserve - Whitecross Green and Oriel Woods (SP600147)</p> <p>Woodland Trust Site – Piddlington Wood</p>				

Table App B-4: Begbroke



Begbroke					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (3 km S)	UK9020296 Upper Nene Valley Gravel Pits (55 km NE)	Rushy Meadows (400 m W) Blenheim Park (2 km NW)		
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	41S02 Langford Meadows (1.1 km NE) 41L02 Bladon Heath (380 m W) 41R03 Begbroke Wood (150 m SW) 41L01 Burleigh Wood (1.8 km W)			41X03/2 Thrupp community Woodland (1.8 km NE) 41X06 Kidlington Copse (1.4 km W) 41R02 Frogwelldown Lane (1.2 km SW)	
Other	-				



Table App B-5: Bletchingdon

Bletchingdon					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (7 km SW)	UK9020296 Upper Nene Valley Gravel Pits (51 km NE)	Kirtlington Quarry (1.9 km NW) Shipton-on-Cherwell & Whitehill Farm Quarries (1.8 km W)		Kirtlington Quarry (1.9 km NW)
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	51D06 Bletchingdon Road Verge (east) (350 m SE)	41X02 Kidlington Meadows (1.9 km S)	41Y01 Marsh west of Blechingdon Quarry (1.7 km W)	41X03/2 Thrupp Community Woodland (1.9 km SW)	
	51102 Black Leys Wood (1.4 km E)	52A01 Kirtlington Park (1.2 km N)		51D08 Frogneest Farm Field (1.2 km SE)	
	51E04/2 Ash Wood (1 km NE)				



	<p>Kirtlington Park Lake (South) (1.5 km NE)</p> <p>41Z02 Enslow Marsh (1.2 km NW)</p> <p>41Y03 Bletchingdon Quarry (S1.2 km W)</p> <p>41T06 Bunkers Hill Quarry (1.7 km W)</p>			<p>51D05 Walkers Copse (650 m E)</p> <p>41Z01 Lincelane Copse (1.2 km NW)</p> <p>41Y07 Riverside Meadow (1.4 km W)</p>	
Other	-				

Table App B-6: Bloxham

Bloxham					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (24 km S)	UK9020296 Upper Nene Valley Gravel Pits (41 km NE)			



	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	43G04 Barford Marsh (1 km S)			43E07 Broughton Park (2 km N) 43I03 Warriner School Wood (Adjoining the village to the NE) 43H01 The Slade (Adjoining the village to the W)	
	Other	Berks, Bucks & Oxon Wildlife Trust Reserve – The Slade (SP422355)			

Table App B-7: Bodicote

Bodicote					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford	UK9020296 Upper Nene Valley Gravel			Adderbury Lakes (1.8km S)



	Meadows (26 km S)	Pits (45 km NE)			
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
		43P01 The Saltway, Banbury (500m NW)			
Other	-				

Table App B-8: Chesterton

Chesterton					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (12 km SW)	UK9020296 Upper Nene Valley Gravel Pits (44 km NEt)			
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
	52Q16 Bicester Wetland Reserve (1.2 km SE)			52Q01 Promised Land Farm Meadows (800 m SE)	



				52R02 Shakespeare Drive (1.2 km NE)	
Other	Banbury Ornithological Society Reserve – Bicester Wetland Reserve (SP578211)				

Table App B-9: Cropredy

Cropredy					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (36 km South)	UK9020296 Upper Nene Valley Gravel Pits (34 km NE)			
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites				44S02 Williamscott (1.2 km SE)	
Other	-				

Table App B-10: Deddington

Deddington



	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (20 km S)	UK9020296 Upper Nene Valley Gravel Pits (42 km NE)			
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	43L02 Deddington Mill (750m NW)			43R02 Daeda's Wood (1 km N) 43V02 Cherwell Valley Somerton to Nell Bridge (2 km S)	
Other					

Table App B-11: Finmere

Finmere					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford	UK9020296 Upper Nene Valley Gravel	Tingewick Meadows (1.5 km SE)		



	Meadows (27 km Southwest)	Pits (30 km Northeast)			
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
				LIN2/1 Old LNER Railway (1 km NW) LIN2/3 Old LNER Railway (1.6 km S)	
Other					

Table App B-12: Fringford

Fringford					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (21 km SW)	UK9020296 Upper Nene Valley Gravel Pits (34 km NE)			
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
	62E04 Pool Spinney (180 m NE)			62J02 Oldfields Copse (1.8 km SE)	



	62E06 Meadow east of Fringford (300 m NE)				
	62E05 Hopyard Spinney (380 m E)				
	63A01 Spilsmere Woods (1.7 km NE)				
Other	-				

Table App B-13: Fritwell

Fritwell					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (18 km S)	UK9020296 Upper Nene Valley Gravel Pits (39 km NE)	Ardley Cutting and Quarry (600 m SW)		
	LWS	pLWS	peLWS	DWS	RVNR



Non-statutory Designated Sites	52105 Upper Heyford Airfield (1.5 km S)			52104 Kennel Copse (1.5 km S) 53A01 Nancy Bowles Wood (1.2 km N)	
Other	-				

Table App B -14: Hook Norton

Hook Norton					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (26 km SE)	UK9020296 Upper Nene Valley Gravel Pits (50 km NE)	Hook Norton Cutting and Banks (600m S)		
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	33K01 Swere Bank (1.6 km S) 33Q03/3 Wood west of			33L01 Hook Norton Railway Cutting (north section) (200m S)	



	Swereford Park (1.6 km S)				
	33Q10 Church Marsh (1.8 km SE)				
	33R01 Cradle and Grounds Farm Banks (200m SE)				
	33G02 Baerryfields Farm (1.2 km W)				
Other	The Hook Norton Cutting and Banks SSSI and the Hook Norton Railway Cutting (north section) DWS comprise a Berks, bucks and Oxon Wildlife Trust Reserve (Hook Norton)				

Table App B-15: Kidlington

Kidlington					
	SAC	SPA	SSSI	NNR	LNR



<p>Statutory Designated Site</p>	<p>UK0012845 Oxford Meadows (2 km SW)</p>	<p>UK9020296 Upper Nene Valley Gravel Pits (53 km NE)</p>	<p>Rushy Meadows (100 m W) Shipton-on-Cherwell & Whitehill Farm Quarries (1.7 km N)</p>		
<p>Non-statutory Designated Sites</p>	<p>LWS</p> <p>41Q11 Cassington to Yarnton Gravel Pits (1.7 km SW)</p> <p>41V13 Dukes Lock Pond (1.7 km SW)</p> <p>41V02 Loop Farm Flood Meadows (1.6 km SW)</p> <p>41V08 Wet wood and swamp near yarnton (1.5 km SW)</p>	<p>pLWS</p> <p>51C03 Branson's Lake and scrub (Adjoining the village)</p>	<p>peLWS</p> <p>41Q11 Cassington to Yarnton Pits East Extention (1.8 km SW)</p>	<p>DWS</p> <p>41V18/3 North Meadow west of canal (450 m S)</p> <p>41V21 Stratfield Brake (170 m S)</p> <p>41X02 Kidlington Meadows (SP488818)</p> <p>41X03/2 Thrupp Community Woodland (400 m N)</p>	<p>RVNR</p>



	<p>41V18 Meadows west of Oxford Canal (450 m S)</p> <p>41S02 Langford Meadows (160 m NW)</p> <p>41R03 Begbroke Wood (1.9 km W)</p> <p>41T06 Bunker's hill Quarry (1.8 km N)</p>			<p>41X06 Kidlington Copse (within the village)</p> <p>51D08 Frognest Farm Field (1.9 km NW)</p> <p>41X02/3 St Mary's field (Adjacent to the village)</p>	
Other	Woodland Trust Site – Stratfield Brake				

Table App B-16: Kirtlington

Kirtlington					
	SAC	SPA	SSSI	NNR	LNR



<p>Statutory Designated Site</p>	<p>UK0012845 Oxford Meadows (8 km SW)</p>	<p>UK9020296 Upper Nene Valley Gravel Pits (48 km NE)</p>	<p>Sipton-on-Cherwell & Whitehill Farm Quarries (1.9 km SW) Kirtlington Quarry (260 m W)</p>		<p>Kirtlington Quarry (240 m W) Crecy Hill (1.7 km NW)</p>
<p>Non-statutory Designated Sites</p>	<p>LWS</p> <p>41Y03 Bletchingdon Quarry (1.7 km SW)</p> <p>51D06 Bletchingdon road verge east (1.8 km SE)</p> <p>51E04/2 Ash Wood (1.4 km SE)</p> <p>52A01/4 Kirtlington Park Lake (south) (950 m E)</p>	<p>pLWS</p> <p>52A01 Kirtlington Park (Adjoining the village)</p>	<p>peLWS</p>	<p>DWS</p> <p>41Z01 Lincelane Copse (1.4 km SW)</p> <p>51D05 Walkers Copse (1.6 km SE)</p>	<p>RVNR</p>



	41Z02 Enslow Marsh (SP487186)				
	52A01/3 Kirtlington Park Lake (870 m E)				
	42V07 Tackley Railway Cutting (1.4 km NW)				
	42V01 Northbrook Marsh (1.6 km NW)				
Other	-				

Table App B-17: Launton

Launton					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (17 km SW)	UK9020296 Upper Nene Valley Gravel Pits (40 km NE)	Stratton Audley Quarries (1.8 km N)		



	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	52X10 Bicester Airfield (900 m NW)	62G01 Field by Beacon Hill Ditch (1 km W)	52X10 Bicester Airfield (700 m NW)	62B03 Island Pond Wood (Adjoining the village)	
	62C01 Stratton and Audley Quarries (1.5 km N)			52X01 Skimingdish Lane balancing Pond (1.5 km NW)	
	52w01 Gavray Drive Meadows (120m SW)				
	62A03 Cutter's brook Meadows (750 m SE)				
	62A01 Meadow NW of Blackthorn Hill (560 m S)				
Other	Woodland trust Sites – Island Wood Pond				

Table App B-18: Milcombe

Milcombe



	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (24 km SE)	UK9020296 Upper Nene Valley Gravel Pits (44 km NE)			
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	33W03 Ribbon Marsh (SP389329) 33W16 The Meanders and Peat Marsh (1.2 km SW) 43B03 South Newington Valley (550m SW) 43B06 South Newington Meadow (1.5 km S) 43G04 Barford meadow (1.1 km SE)	43D03 Tadmarton Orchid Field (1.9 km NW) 33X02 Tadmarton Heath Reserve (1.3 km NW)		43H01 The Slade (640 m NE) 33X02 Tadmarton Golf Course (S1.4 km NW)	



Other	Banbury Ornithological Society – Tadmarton Heath Reserve (SP396356)
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Table App B-19: Sibford Ferris & Sibford Gower

Sibford Ferris & Sibford Gower					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (28 km SE)	UK9020296 Upper Nene Valley Gravel Pits (47 km NE)			
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	33N02 Temple Mills Quarries (1 km SW)			33N09 Lamb's Pool (800 m S) 33T01 Swalcliffe Common (850 m SE)	
Other	-				

Table App B-20: Steeple Aston

Steeple Aston



	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (14 km S)	UK9020296 Upper Nene Valley Gravel Pits (45 km NE)	Horsehay Quarries (1.4 km NW)		
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	42N01 Horsehay Quarry (west) (1.7 km NW) 42R03 Home Farm Ponds (1.8 km S) 42X02 Rush Spinney (1.3 km E)				
Other	-				

Table App B-21: Weston on the Green

Weston on the Green					
	SAC	SPA	SSSI	NNR	LNR



<p>Statutory Designated Site</p>	<p>UK0012845 Oxford Meadows (8 km SW)</p>	<p>UK9020296 Upper Nene Valley Gravel Pits (47 km NE)</p>	<p>Wendlebury Meads and Mansmoor Close (1.5 km SE) Weston Fen (300m NW)</p>		
<p>Non-statutory Designated Sites</p>	<p>LWS</p> <p>51D06 Bletchington Road Verge (east) (1.8 km SW)</p> <p>51I02 Black Leys Wood (450 SW)</p> <p>51N04 Weston Wood (400m SE)</p> <p>51P03 Warmough Copse (1.5 km E)</p>	<p>pLWS</p> <p>52A01 Kirtlington Park (1.8 km NW)</p>	<p>peLWS</p>	<p>DWS</p> <p>51D05 Walkers Copse (950 m SW)</p> <p>51D08 Frognest Farm Field (1.8 km SW)</p> <p>51P01 Fox Covert (1.3 km E)</p>	<p>RVNR</p>



	51E04/2 Ash Wood (880 m W)				
	52A01/4 Kirtlington Park Lake (South) (1.2 km NW)				
Other	Berks, Bucks and Oxon Wildlife Trust Reserve – Woodside Meadow (within Wendlebury Meads and Mansmoor SSSI)				

Table App B-22: Wroxton

Wroxton					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (31 km S)	UK9020296 Upper Nene Valley Gravel Pits (40 km NE)	Neithrop Fields Cutting (1.8 km E)		
	LWS	pLWS	peLWS	DWS	RVNR
Non-statutory Designated Sites	34V01 Wroxton and Balscote Mills (1 km SW)			44B04 Horley Scout Camp (800 m N)	



	44B01 Horley (900 m N)				
Other	Banbury Ornithological Society – Balscote Quarry (SP391426)				

Table App B-23: Yarnton

Yarnton					
	SAC	SPA	SSSI	NNR	LNR
Statutory Designated Site	UK0012845 Oxford Meadows (700 m S)	UK9020296 Upper Nene Valley Gravel Pits (55 km NE)	Wytham Ditches and Flushes (1.5 km SE) Rushy Meadows (770 m NE) Cassington Meadows (1.7 km SE)* Pixey and Yarnton Meadows (700 m S)*		



			Wolvercote Meadows (1.8 km S)*		
Non-statutory Designated Sites	LWS	pLWS	peLWS	DWS	RVNR
	40Z13 West Cowleys (1.8 km S) 41V24 Meadow north of goose Green (1.8 km SE) 41V14 Canalside Meadow/Oxford Canal Marsh 1.5 km SE) 41Q11 Cassington and Yarnton Gravel Pits (230 m S 41K07 Acrey Pits (1.7 km SW)			Cassington to yarnton Pits east Extention (400 m S)	41V18/3 NorthMeadow West of Canal (300 m E) 41V21 Stratfield Brake (430 m E) 41X06 Kidlington Copse (1.6 km NE) LIN1/11 Yarnton Sidings (130 m SW) 41R02 Frogwelldown Lane (100 m W)

'Category A' Village Analysis



	<p>41V13 Dukes Lock Pond (900 m S)</p> <p>41V02 Loop Farm Flood Meadows (870 m S)</p> <p>41V08 Wet Wood and Swamp near Yarnton (670 m S)</p> <p>41R03 Begbroke Wood (500 m NW)</p> <p>41L02 Bladon Heath (1.2 km NW)</p> <p>41V18 Meadows west of Oxford Canal (220 m SE)</p> <p>41S02 Langford Meadows (1.6 km N)</p>				
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'Category A' Village Analysis



Other	-
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* SSSI comprises part of Oxford Meadows SAC



Appendix C – Figures



Appendix D – Historic Landscape Characterisation