

## SETTLEMENT AREA: BICESTER

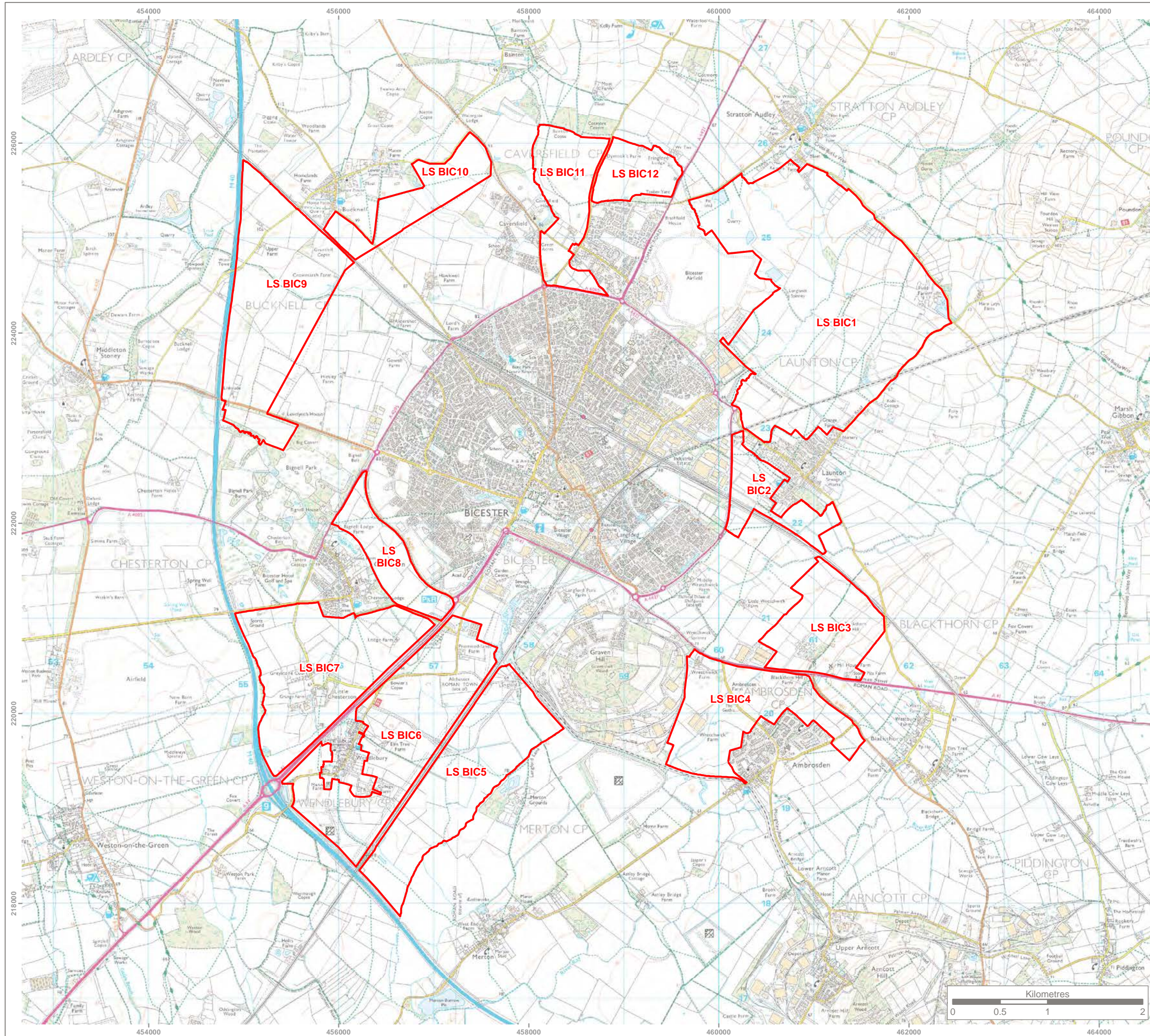


## SETTLEMENT AREA: BICESTER

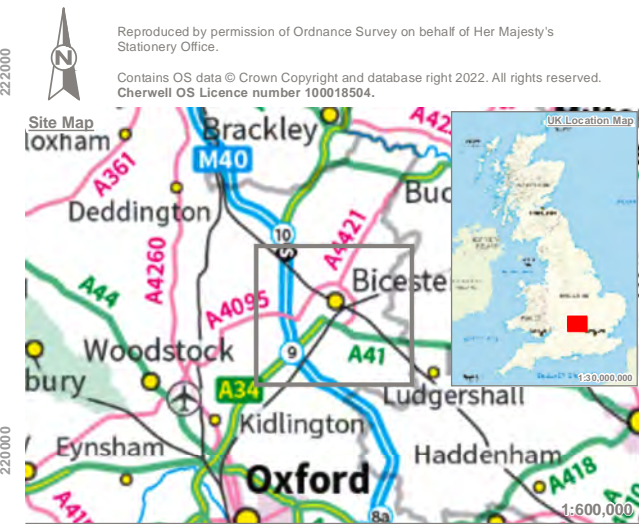
### Settlement Overview

Bicester is a historic market town with historic military associations. The M40 motorway is located to the south-west of the town with the Chiltern Main Line Railway bisecting the town. Bicester Airfield (formerly RAF Bicester) lies to the north-east of the town. Recent development around Bicester includes a new perimeter road, two strategic housing/mixed use sites at South West Bicester (Kingsmere) and at the North West Bicester eco-town (Elmsbrook), and the self build village at Graven Hill. The landscape surrounding Bicester is characterised by gently undulating arable farmland with two notable landscape features - Graven Hill woodland and Blackthorn Hill ridge.





**KEY**  
[Red Outline] Sites to be assessed



Rev	Description	Drawn	Approved	Date



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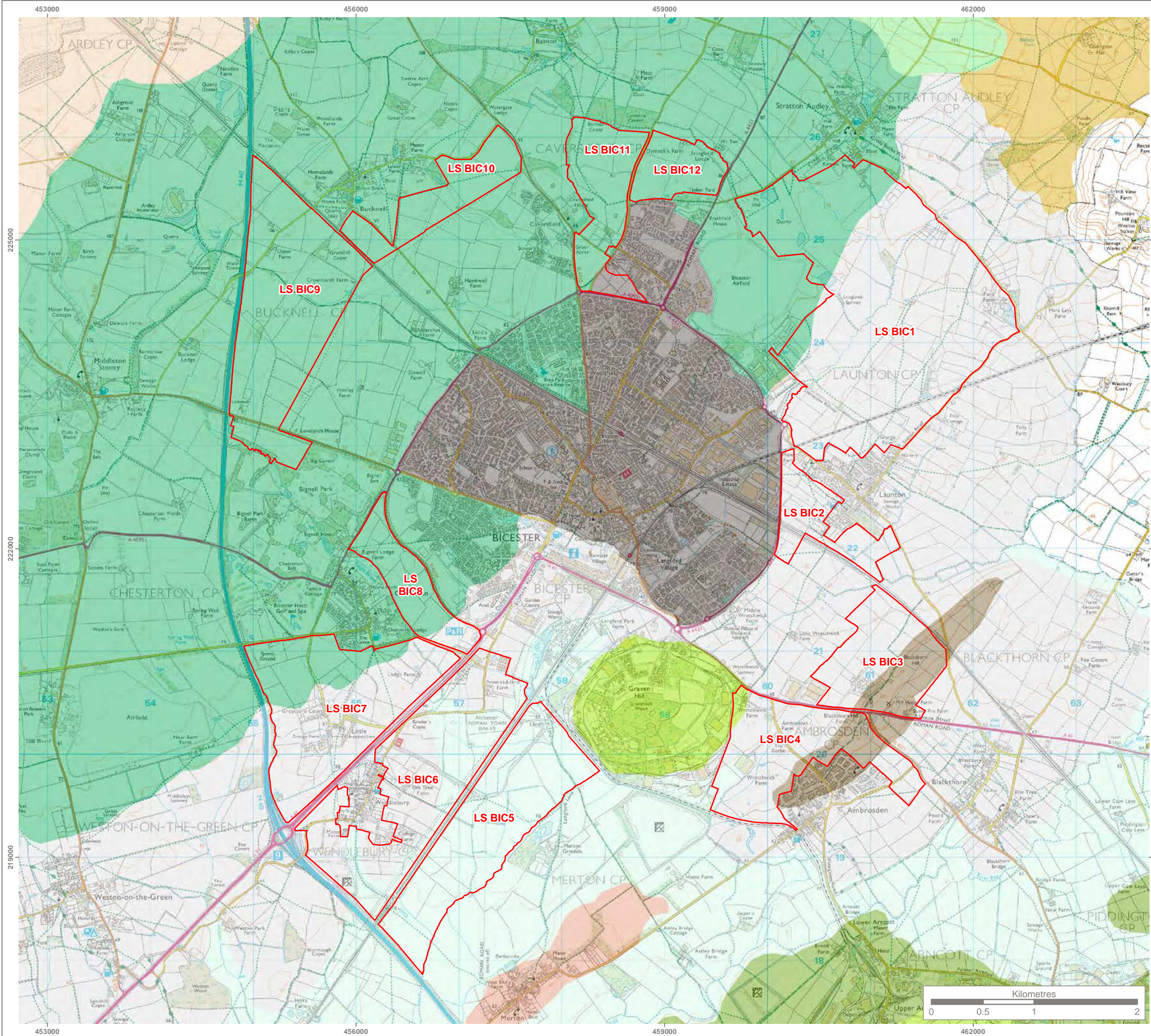
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Site Location Plan - Bicester

Drawing Number  
G9233.018

Drawn	Checked	Approved	Scale	Date
SA	MH	SHB	1:40,000 @ A3	30/05/2022





**KEY**

- Sites to be assessed
- Oxfordshire Wildlife and Landscape Study**  
**Landscape Character Types**
- Alluvial Lowland
  - Clay Vale
  - Estate Farmlands
  - Farmland Plateau
  - Lowland Village Farmlands
  - Pasture Hills
  - Rolling Farmland
  - Urban Areas
  - Wooded Estatelands
  - Wooded Farmland
  - Wooded Hills

**Note:**

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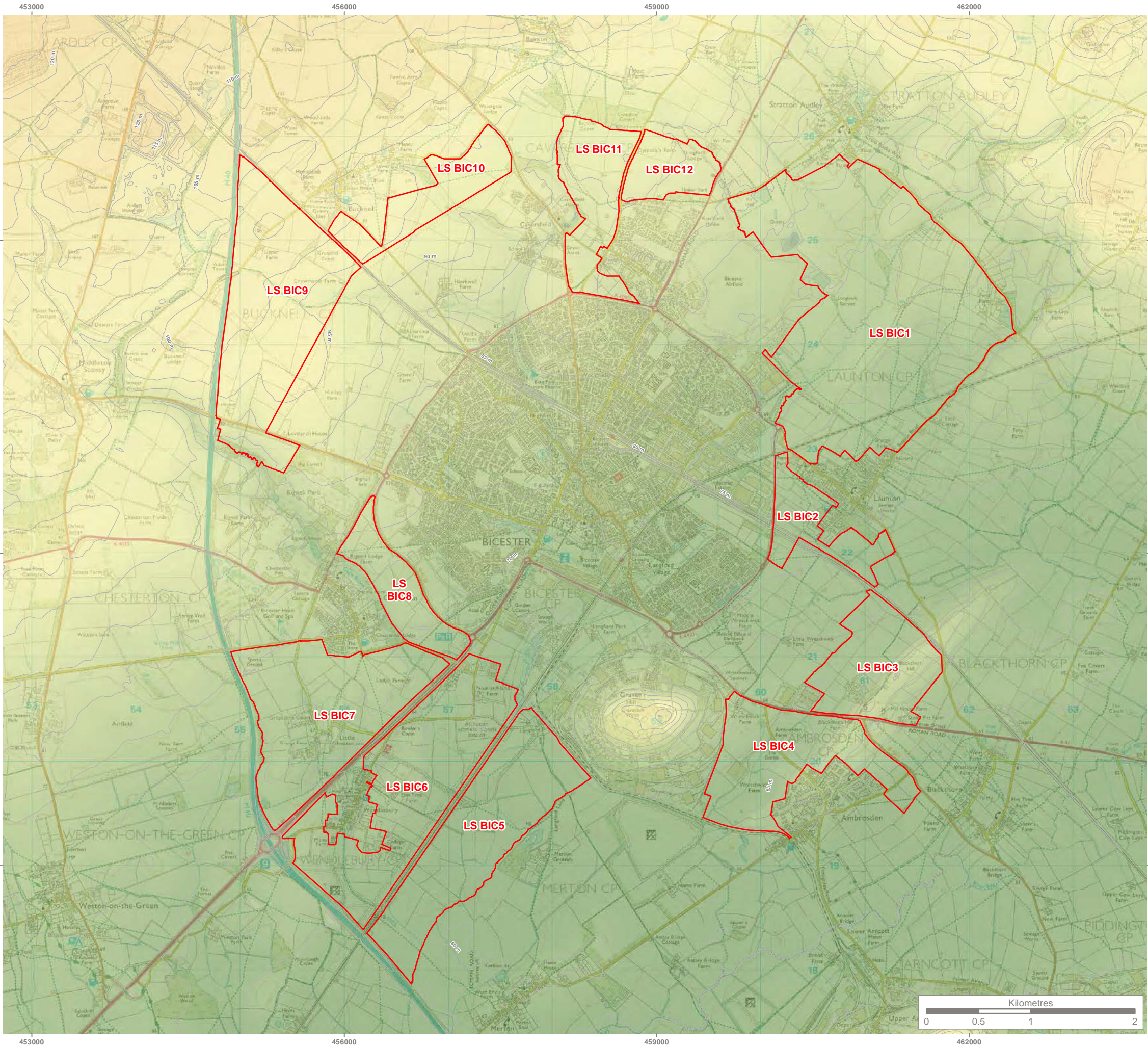
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Landscape Character Types : **Bicester**

Drawing Number <b>G9233.004.2</b>	Sheet 2 of 5
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Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:37,000 @ A3</b>	Date <b>23/08/2022</b>
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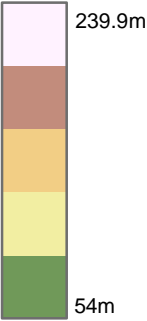




**KEY**

- Sites to be assessed
- Contours 5m

**Elevation in metres Above Ordnance Datum (AOD)**



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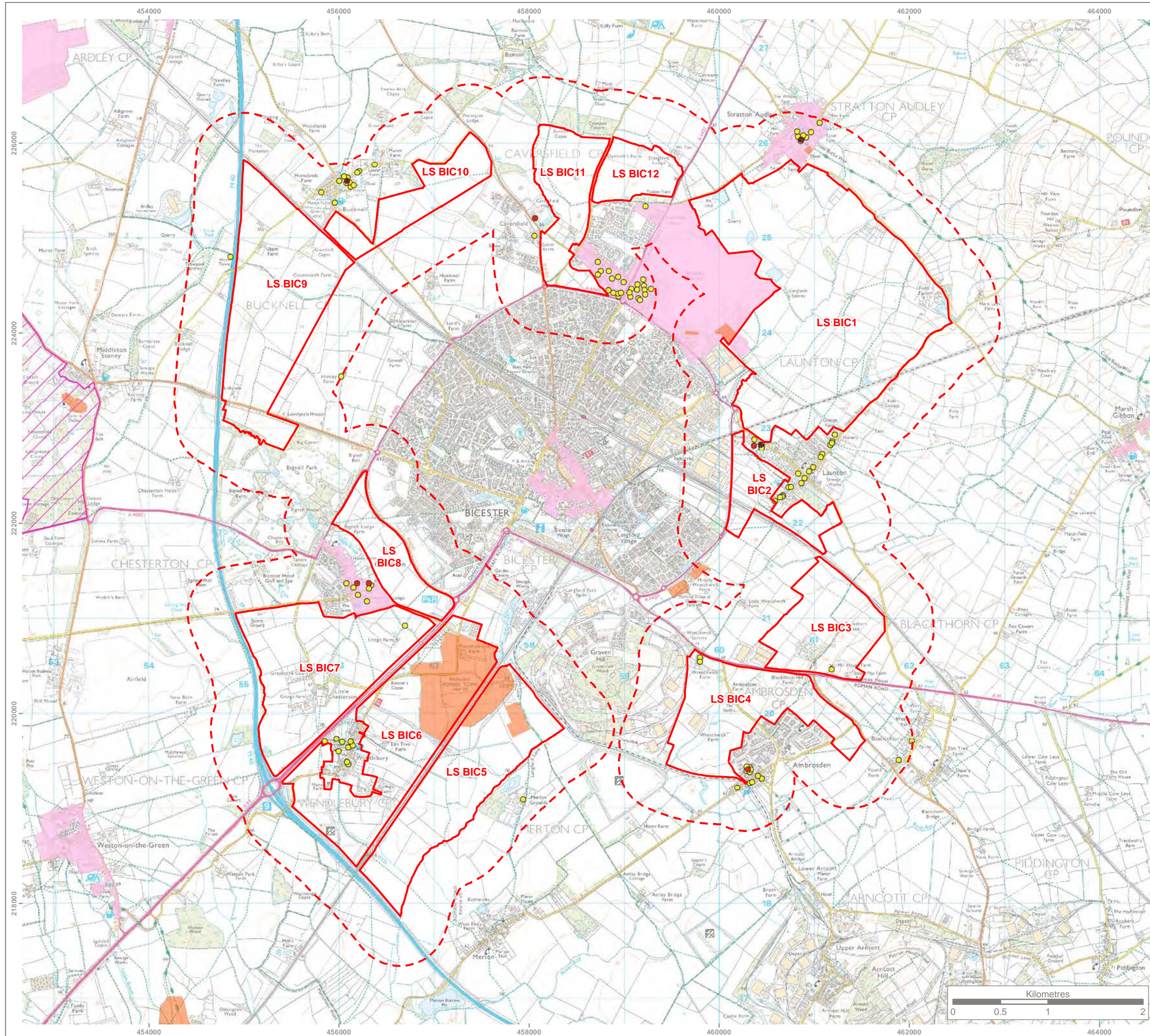
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
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Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Topography : Bicester**

Drawing Number <b>G9233.001.2</b>				Sheet 2 of 5	
Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:37,000 @ A3</b>	Date <b>23/08/2022</b>	





#### KEY

- Sites to be assessed
- Sites to be assessed 500m buffer
- Conservation Area
- Registered Park and Garden
- Scheduled Monument

Listed Buildings within 500m of sites to be assessed

- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building

#### Note

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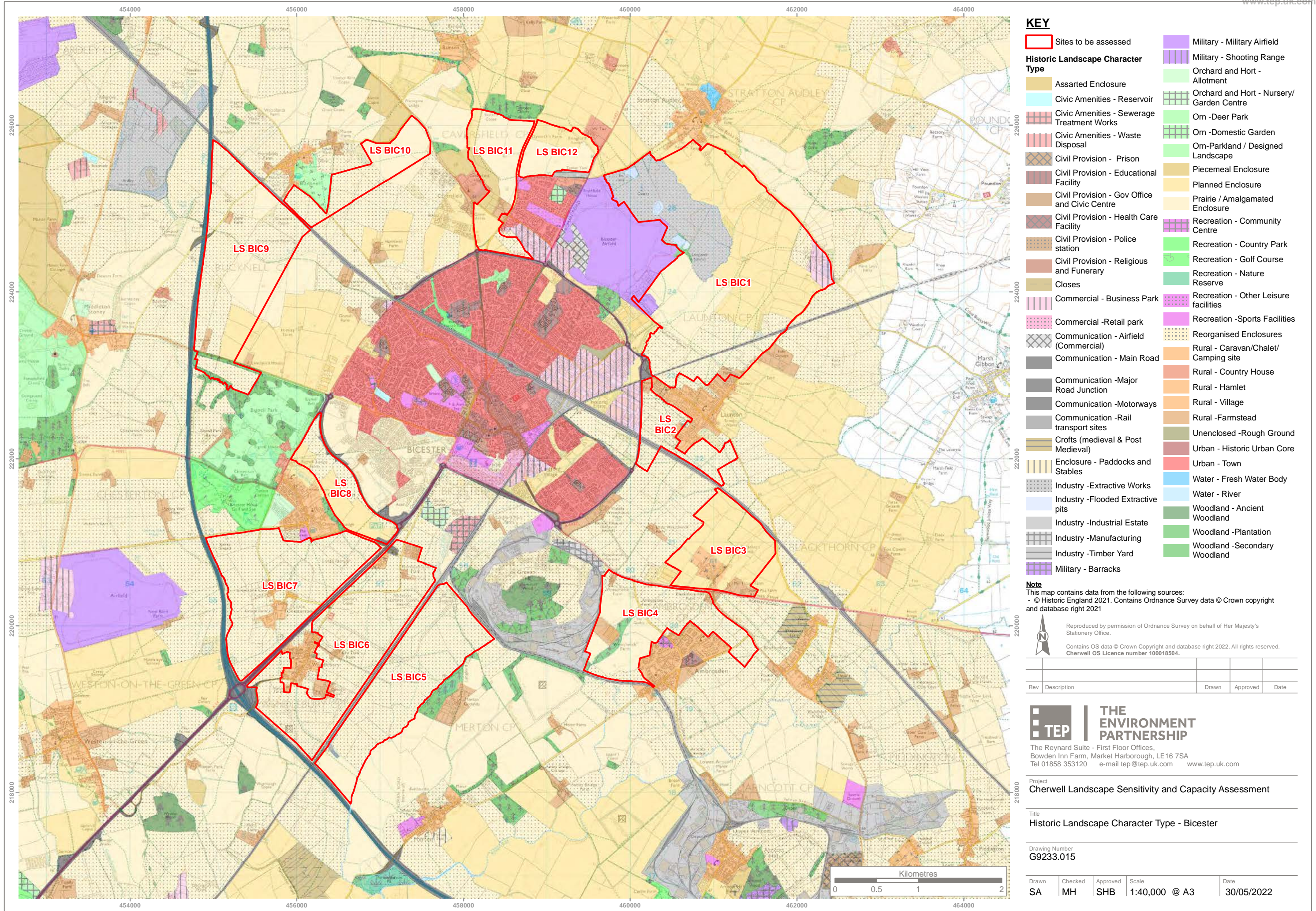
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Location of Known Heritage Assets - Bicester

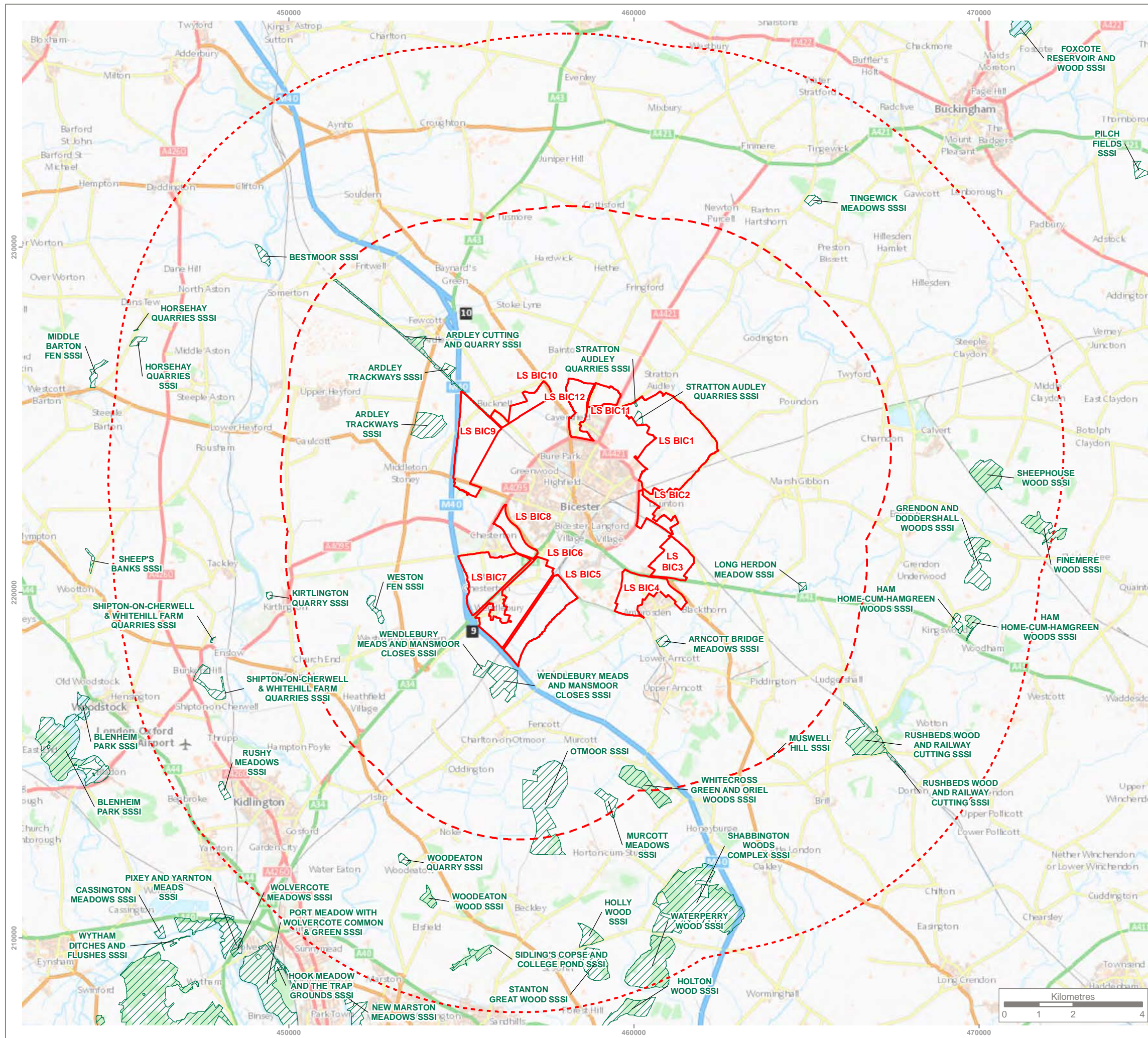
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G9233.014

Drawn	Checked	Approved	Scale	Date
SA	MH	SHB	1:40,000 @ A3	30/05/2022









**KEY**

- Sites to be assessed
- Sites to be assessed 5km buffer
- Sites to be assessed 10km buffer
- Sites of Special Scientific Interest (SSSI)

There are none of the following within 10km of the assessment sites:

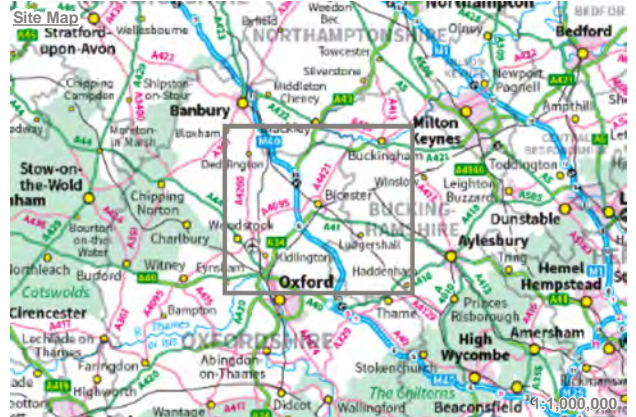
- Ramsars
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- National Nature Reserves (NNR)

**Note**

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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
**Internationally and Nationally Designated Nature Conservation Sites - Bicester**

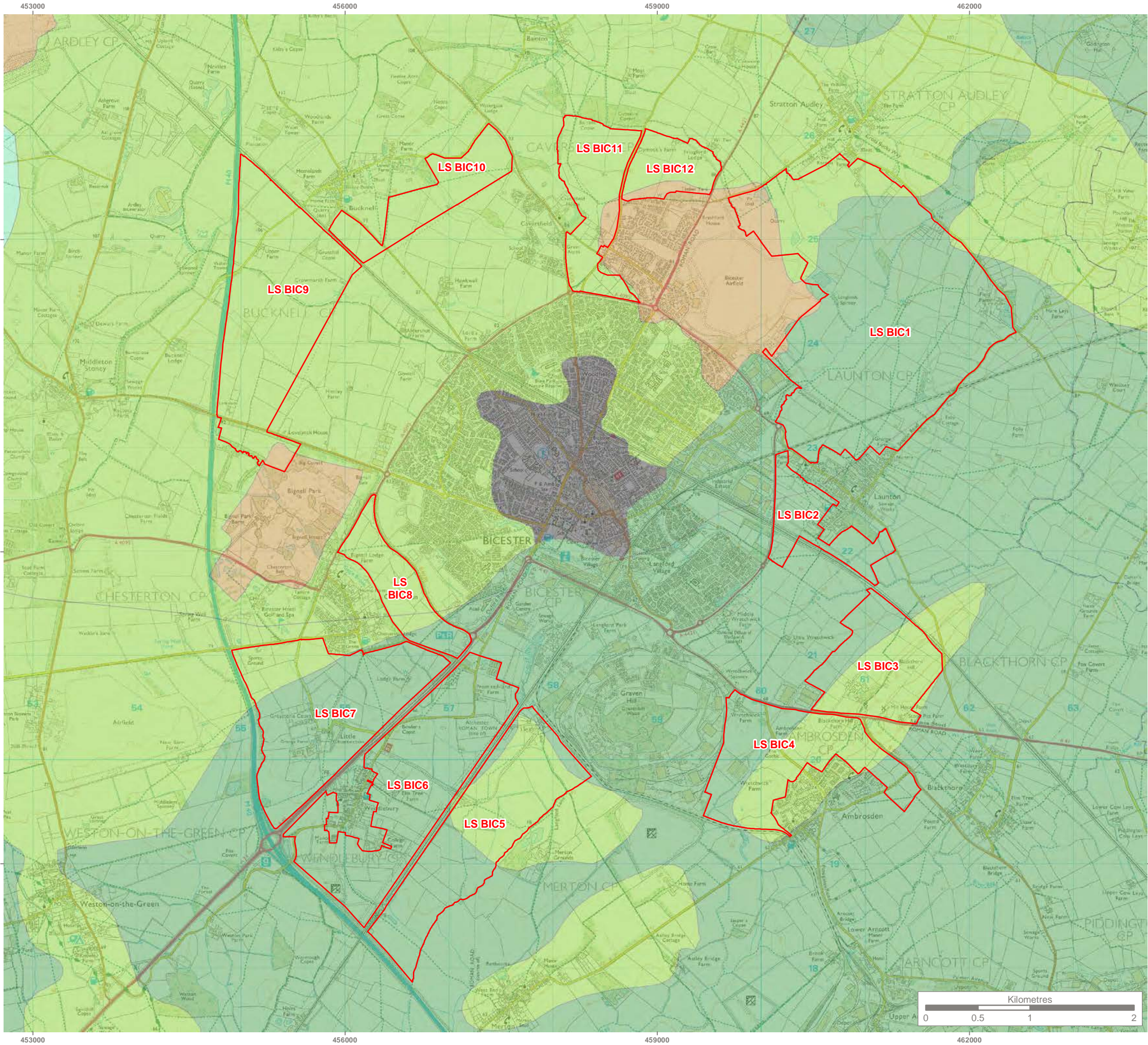
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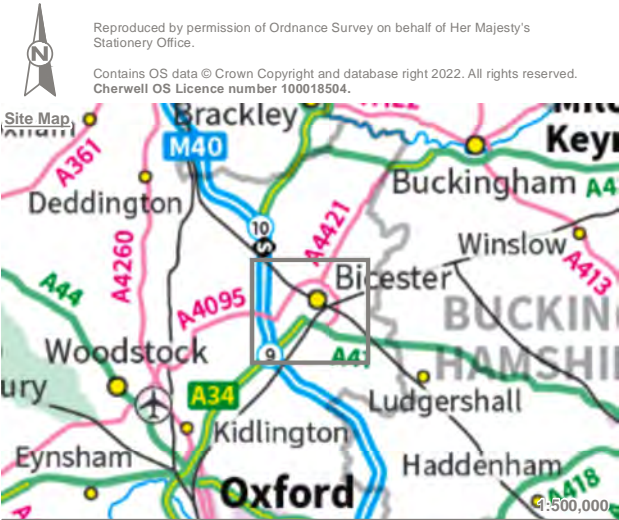






**KEY**

- Sites to be assessed
- Agricultural Land Classification Grade**
  - Grade 2
  - Grade 3
  - Grade 4
  - Non Agricultural
  - Urban



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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Agricultural Land Classification : **Bicester**

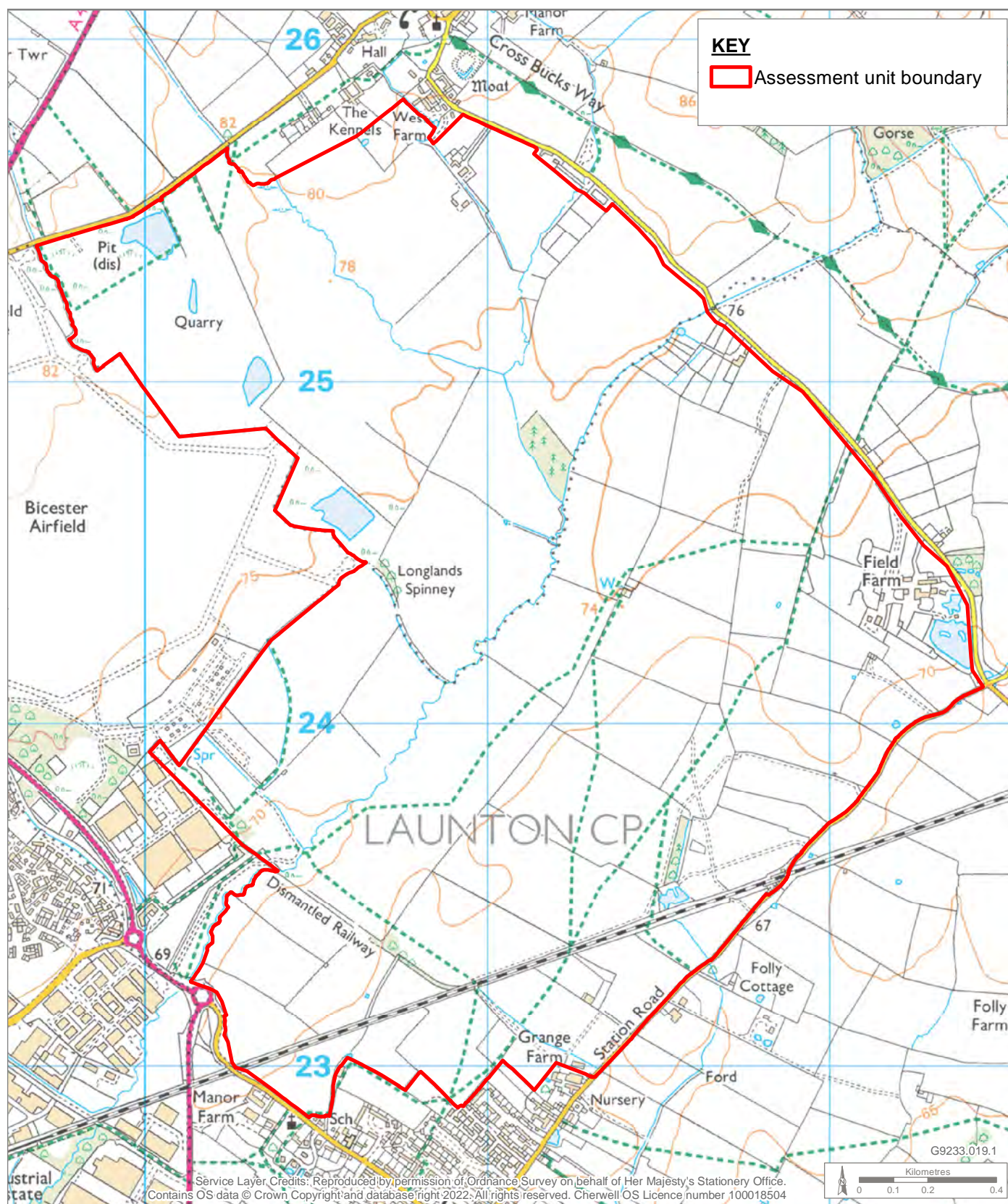
Drawing Number  
G9233.013.2

Sheet 2 of 5

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## LS BIC1: LAND EAST OF BICESTER AIRFIELD





## LS BIC1: LAND EAST OF BICESTER AIRFIELD





## LS BIC1: LAND EAST OF BICESTER AIRFIELD

### Summary

This assessment unit, located to the east of Bicester Airfield, north of Launton and south of Stratton Audley, comprises 466.38ha of predominantly arable land. The north-eastern boundary is defined by Launton Road, the south-eastern boundary by Station Road and field boundaries to the north of Launton, the south-western boundary by Bicester Road and the north-western boundary by existing field boundary tree belts. The northern boundary is defined by Bicester Road. There is some built development present within this assessment unit, including Stratton Audley Barn (Café/Shop), West Farm Barns and Field Farm. The route of the new East West Rail Line passes through the assessment unit and existing railway infrastructure is being upgraded. The south-western part of the assessment unit, adjacent to Bicester Road, Cambridge Lane and A4421 roundabout is currently being used as a construction compound. Beyond the western boundary, between the assessment unit and Skimmingdish Lane are a number of recently constructed logistics sheds and warehousing. In the north-western corner of the assessment unit is Stratton Audley Quarry, a former limestone quarry. The assessment unit straddles the Wooded Estatelands and Clay Vale LCTs and is gently undulating.

### Representative Photograph



*View north-west across LS BIC1 from PRow Launton Footpath 272/15/10*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Landform is gently sloping, rising from 67m along the south-eastern assessment unit boundary to 86m AOD at the former quarry. There are some large spoil mounds around the former quarry. Agricultural fields within the assessment unit vary in size, with smaller fields generally located to the south-east. Field boundaries are generally defined by hedgerows with frequent hedgerow trees. There are occasional small areas of woodland. The landscape pattern is largely intact.	M
Natural Character	The Stratton Audley Quarries SSSI is in the north-western corner of the assessment unit and is designated for its geological interest. There is limited public access to this area, but the citation record indicates that there is an 'excellent opportunity to study the sediments and faunas'. The Stratton Audley Quarry Local Wildlife Site comprises a range of habitats including wetlands and grasslands of ecological value. Scattered areas of broadleaved woodland, generally located to the unit peripheries, is priority habitat.	M
Cultural and Historic Associations	A small part of the assessment unit is within the RAF Bicester Conservation Area and this area was historically used as bomb stores. The RAF Bicester Conservation Area Appraisal identifies positive vistas towards the bomb stores, just beyond the western boundary. The former bomb stores within the airfield, just beyond the western assessment unit boundary, which are still visible today, are a Scheduled Monument. The Stratton Audley Conservation Area lies beyond the northern assessment unit boundary and there are some views towards the tower of the Church of St Mary and St Egburda in Stratton Audley from within the assessment unit. The HLC indicates that the assessment unit comprises areas of planned and reorganised enclosure, with industry and extractive works associated with the former quarry.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	This assessment unit has a largely intact, rural character although construction works associated with East West Rail are locally detracting. Existing built development within the parcel is at Field Farm and West Farm is agricultural in character. Towards the southern edge of the assessment unit the existing development edge exerts some urban influence.	M
Settlement Form and Edge	Towards the southern edge of the assessment unit there are strong visual links to the new warehousing and logistics sheds off Skimmingdish Lane and the settlement edge of Launton. Both edges have the potential to be improved. The assessment unit provides a separation role between Bicester and Stratton Audley.	L-M
Views and Visual Character	The area is for the most part relatively well contained by the existing hedgerow structure, with few views in or out. There are some views across the assessment unit from the Cross-Bucks Way long-distance footpath to the north-east. Public Rights of Way cross the assessment unit, providing some views across most of the assessment unit, although these are often foreshortened by the existing hedgerow structure. The Bicester Gold Cycle Route runs along Station Road to the south-east, allowing some glimpsed views across the assessment unit.	M



## Value

Criteria	Description and indication of value	
Landscape Value	A small part of the assessment unit is within the RAF Bicester Conservation Area and there is intervisibility with buildings in the former airfield. The assessment unit has a largely intact rural character. The Stratton Audley Quarry is valued for its wildlife habitats and geological features.	L-M
Visual Value	Views from walks, cycle routes, or public open spaces publicised at a local or borough level. The Bicester Gold Cycle Route runs along Station Road to the south-east and is promoted at a local level.	L-M

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

Despite the proximity to Bicester, the assessment unit retains a strong agricultural character, albeit with some human influence to the south of the assessment unit, particularly from the new East West Main Line Railway. Conservation and Ecological designations contribute to the landscape character of the assessment unit which has a **moderate** overall sensitivity to future change from residential and commercial development.

The sensitivity to logistics development is **moderate-high**, although the south-western corner of the assessment unit, adjacent to the new warehousing and commercial units off Skimmingdish Lane is slightly less sensitive in this respect.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. The scale and pattern of the landscape is generally able to accommodate informal recreation.

Woodland is a key characteristic of the Wooded Estate lands LCT and there are some small blocks of woodland within the Clay Vale LCT in this location. Small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

Most of the assessment unit is Grade 4 agricultural land, with some Grade 3 areas to the south of Stratton Audley. The former quarry site is in non-agricultural use.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- The largely rural character of the area and its role as the landscape hinterland to Bicester.
- Stratton Audley Quarry which is designated as a SSSI and LWS.

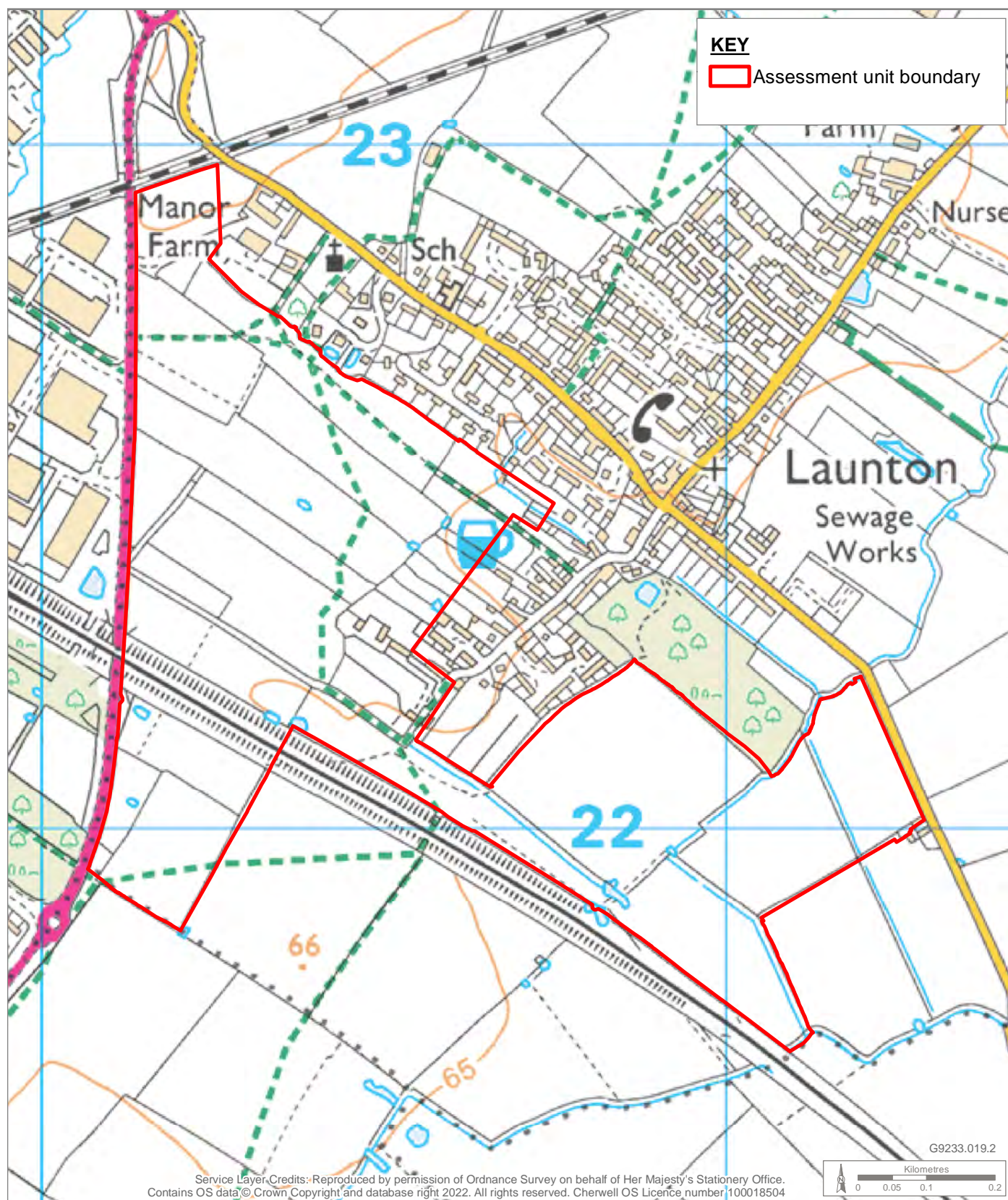
## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees as far as possible and incorporate landscape buffers of trees and shrubs to the East West Railway corridor.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Maintain the sense of separation between settlements.
- Protect the setting of heritage features including the RAF Bicester and Stratton Audley Conservation Areas.
- Protect the features of ecological interest within and associated with Stratton Audley Quarry.
- Avoid formation of a hard edge to the adjoining landscape through appropriate design of any new settlement edge.
- Seek opportunities to enhance public access to the site of the former Stratton Audley Quarry.
- The assessment unit has strong visual links to the new warehousing and logistics sheds off Skimmingdish Lane and the settlement edge of Launton. Both edges have the potential to be improved.

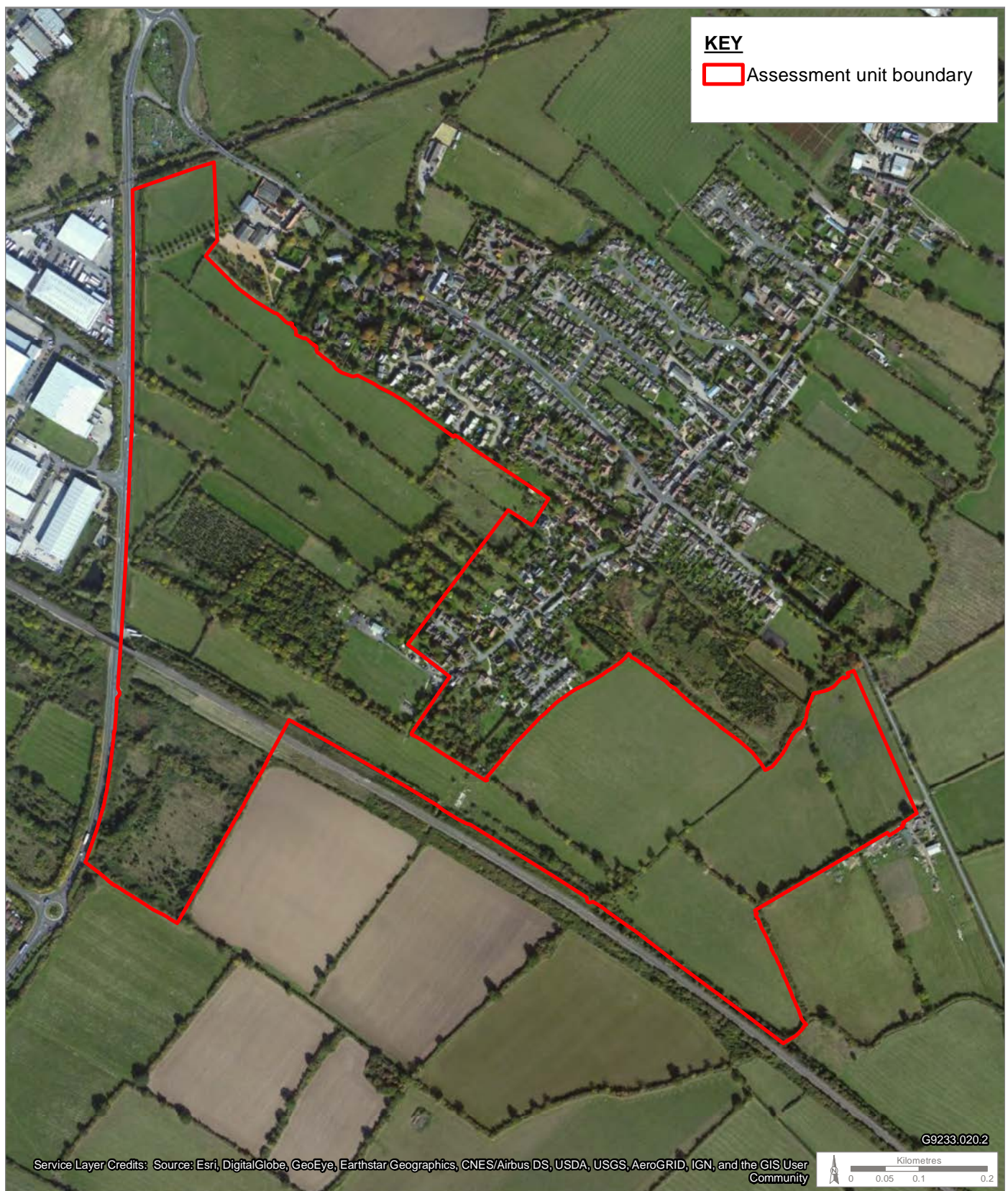


## LS BIC2: LAND SOUTH OF LAUNTON





## LS BIC2: LAND SOUTH OF LAUNTON





## LS BIC2: LAND SOUTH OF LAUNTON

### Summary

This assessment unit, which extends to 55.01ha of agricultural land, is located to the east of Bicester, south of the village of Launton. The northern boundary is defined by the existing settlement edge of Launton, the eastern boundary by existing field boundary hedgerows, the majority of the southern boundary by the Chiltern Main Line Railway and the western boundary by Charbridge Lane. The assessment unit is within the Clay Vale LCT, which is characterised by small pasture fields, many watercourses and hedgerow trees and well-defined nucleated villages. The landform is gently undulating.

### Representative Photographs



View east across LS BIC2 from PRoW Launton Footpath 272/3/20



View south-west across LS BIC2 from PRoW Launton Footpath 272/8/20



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Landform is gently sloping, rising from 65m AOD in the south-eastern corner of the assessment unit to 71m AOD at the northern boundary of the assessment unit, north of the East West Main Line Railway. Land cover includes pastoral farmland, meadowland and woodland.	M
Natural Character	A small part of the existing woodland and the good quality semi-improved grassland to the south of railway line are priority habitats. The southern part of the assessment unit forms part of the Gavray Drive Meadows Local Wildlife Site, which form a mosaic of small damp fields with ponds, divided by thick hedges with old trees. Field boundary hedgerows are generally intact and in good condition.	M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. There are a number of Listed Buildings in Launton to the north, but these have limited intervisibility with the assessment unit. The historic 'toft and croft' field pattern remains largely intact and there is some evidence of ridge and furrow. The HLC indicates that this is an area of reorganised enclosure.	M
Perceptual and Scenic Qualities	There are some urban influences associated with the Charbridge Way Business Park, which is clearly visible from northern parts of the assessment unit. The Chiltern Main Line Railway lies on an embankment and introduces some audible intrusion. Otherwise this assessment unit has a secluded rural character due to the small-scale field pattern and presence of hedgerow boundaries.	L-M
Settlement Form and Edge	The assessment unit has physical and visual links to both Bicester and Launton and provides a separation role between Launton and the Bicester Ring Road. The existing settlement edge at Launton is well integrated by tree and hedgerow planting.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	Visually the assessment unit is quite contained, with local views limited to Public Rights of Way and surrounding roads. Tree cover has a strong screening impact in this gently undulating landscape.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The historic 'croft and toft' field pattern is largely intact and contributes to a secluded, rural character. The southern part of the assessment unit forms part of the Gavray Drive Meadows Local Wildlife Site The assessment unit offers some recreational value in the form of public footpaths, which are likely to be valued at the community level.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L



## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity to residential and commercial, with **high** sensitivity to logistics. This sensitivity arises from the character of the landscape, including the small-scale ‘croft and toft field’ pattern and intact field boundary hedgerows. The eastern part of the assessment unit is slightly less sensitive due to the larger scale field pattern.

The sensitivity to formal recreation is **moderate-high**. There are limited opportunities to accommodate areas of formal recreation and flood lighting within the existing field pattern without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High



## Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **moderate** sensitivity to informal recreation. The field pattern of this assessment unit is characteristic of the Clay Vale LCT and there are limited opportunities to accommodate areas of informal recreation within the existing field pattern.

The creation of large blocks of woodland within the assessment unit would alter the existing landscape character and visual qualities of the area, although there is potential for some smaller blocks in certain locations. Overall, the assessment unit has a **moderate** sensitivity to woodland planting.

The whole assessment unit is Grade 4 agricultural land.

Development scenario	Sensitivity				
	Low	Low - Moderate	Moderate	Moderate - High	High
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### Key Sensitivities

- The semi-rural character of the area and its role as the landscape hinterland to Bicester.
- Sense of separation between Bicester and Launton.
- The presence of the Gavray Drive Meadows Local Wildlife Site designation and mosaic of habitats associated with this.

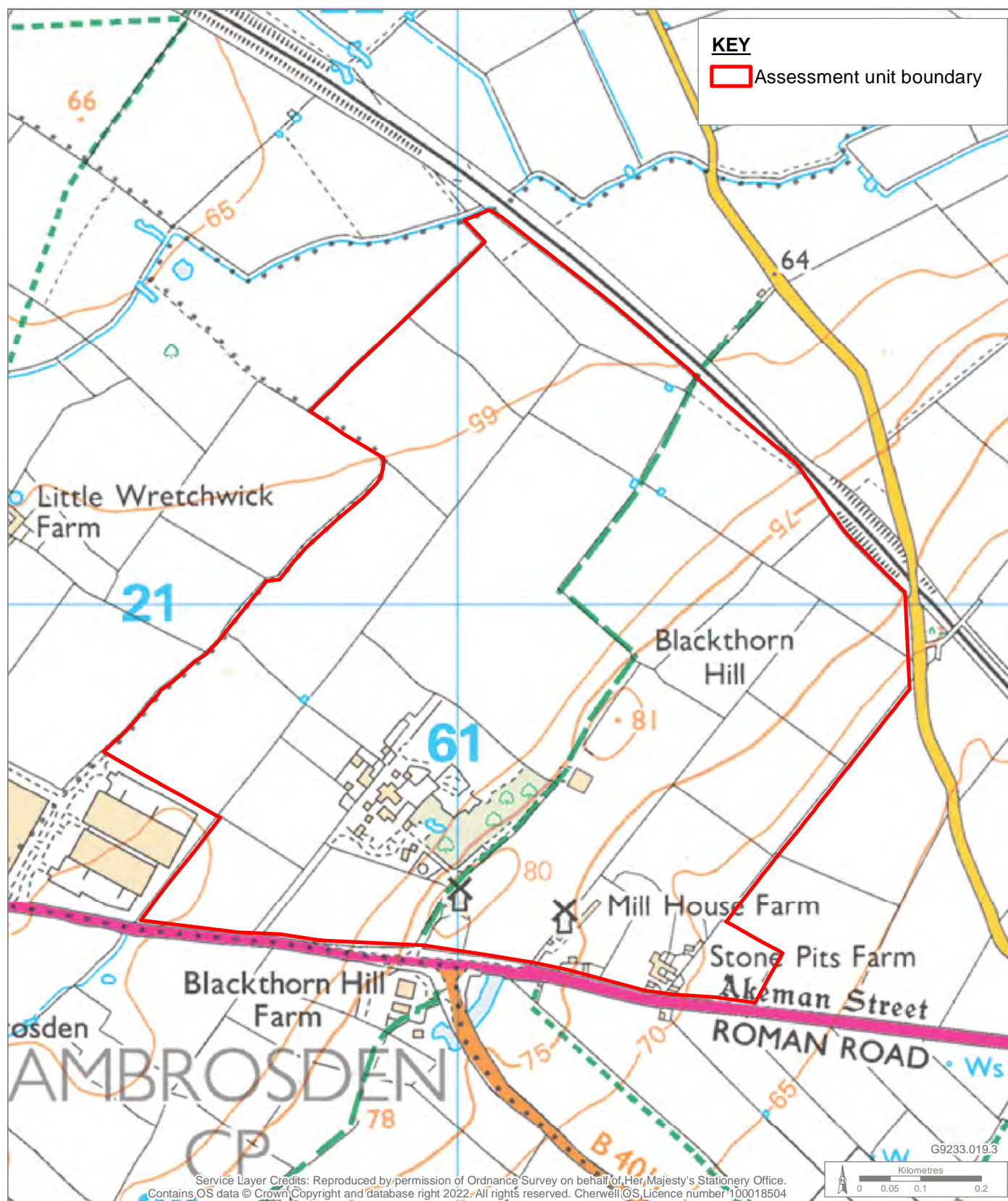
### Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees.
- Protect the Gavray Drive Meadows Local Wildlife Site.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.



## LS BIC3: BLACKTHORN HILL AND SURROUNDINGS





## LS BIC3: BLACKTHORN HILL AND SURROUNDINGS





## LS BIC3: BLACKTHORN HILL AND SURROUNDINGS

### Summary

This assessment unit is located to the south-east of Bicester and comprises 100.54ha of primarily agricultural land. Existing built development within the assessment unit includes the Bicester Caravan and Leisure Sales Area, LC Hughes Metal Recycling, Mill House Farm and Stone Pits Farm. The northern boundary is defined by the Chiltern Main Line Railway, southern boundary by Aylesbury Road (A41) and the eastern and western boundaries by existing field boundaries. Logistics warehousing at Symmetry Park is to the immediate south-west. The assessment unit extends across two LCTs: Clay Vale and Pasture Hills. The assessment unit is undulating, reaching a high point of 81m AOD at Blackthorn Hill, which is a distinctive feature in the local landscape. The meadows in the north-west of the assessment unit are designated as a Local Wildlife Site.

### Representative Photographs



View north-west towards Blackthorn Hill (LS BIC3) from the junction of Lower Road and the A41



View west across LS BIC3 from PRow Blackthorn Bridleway 131/9/10 , north-east of Hughes Metal Recycling



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit predominantly comprises medium scale arable fields in a rectilinear pattern. Boundaries are generally formed by hedgerows and tree belts with occasional hedgerow trees. The assessment unit forms part of a localised ridge, reaching a high point of 81m AOD at Blackthorn Hill	M-H
Natural Character	The assessment unit includes areas of deciduous woodland, lowland meadows and good quality semi-improved grassland which are priority habitats. Meadows in the north-west of the assessment unit are designated as a Local Wildlife Site (Meadows north west of Blackthorn Hill).	M
Cultural and Historic Associations	Blackthorn Hill Windmill is Grade II Listed and is visible from the ridgeline. The HLC indicates that this is an area of planned enclosure with some rural settlement at the existing farmsteads, caravan sales area and metal recycling.	L-M
Perceptual and Scenic Qualities	The predominantly agricultural land use and the surrounding hedgerows and trees create a rural character. Blackthorn Hill is a distinctive landform feature and is visible from the local landscape. Despite the existing development in the assessment unit, it is characterised by relatively high levels of tranquillity.	M
Settlement Form and Edge	The distinctive form of Blackthorn Hill provides a strong sense of separation between Bicester and the countryside to the east	M-H
Views and Visual Character	Blackthorn Hill is a distinctive feature within the unit and the local landscape, providing views over Bicester and the surrounding countryside. PRoW Blackthorn Bridleway 131/9/10 follows part of the crest of Blackthorn Hill.	M



## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit has a distinct landform which provides a strong sense of separation between Bicester and the countryside to the east. There is some semi-natural habitat present within the assessment unit and meadows in the north-west of the assessment unit are designated as a Local Wildlife Site (Meadows north west of Blackthorn Hill. The assessment unit provides some recreational value in the form of the public bridleway which runs through it.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate-high** sensitivity to residential and a **high** sensitivity to commercial and logistics development. Sensitivities include the sloping landform of Blackthorn Hill, open and rural setting of the landscape and the presence of Blackthorn Hill as a distinctive feature. The exception to this are the fields in the south-western corner of the assessment unit, adjacent to Symmetry Park where a limited amount of logistics development of a similar scale, bulk and mass could be accommodated.

The sensitivity to formal recreation is **high**. There are limited opportunities to accommodate areas of formal recreation due to sloping topography and flood lighting without significantly adverse effects on the character and appearance of the rural landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in some parts of this assessment unit.

Small woodland copses are characteristic of the Pasture Hills LCT and occur less frequently within the Clay Vale LCT. There is currently no woodland within the assessment unit. Overall, the assessment unit has a **moderate** sensitivity to woodland planting due to the presence of Blackthorn Hill. Extensive planting would obscure views of this distinctive feature.

The assessment unit includes land in Agricultural Land Classification Grades 3 and 4.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

- Blackthorn Hill is a distinctive feature in views in the locality.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Existing field boundary hedgerows and trees.
- Meadows in the north-west of the assessment unit, which are designated as a Local Wildlife Site (Meadows north west of Blackthorn Hill)

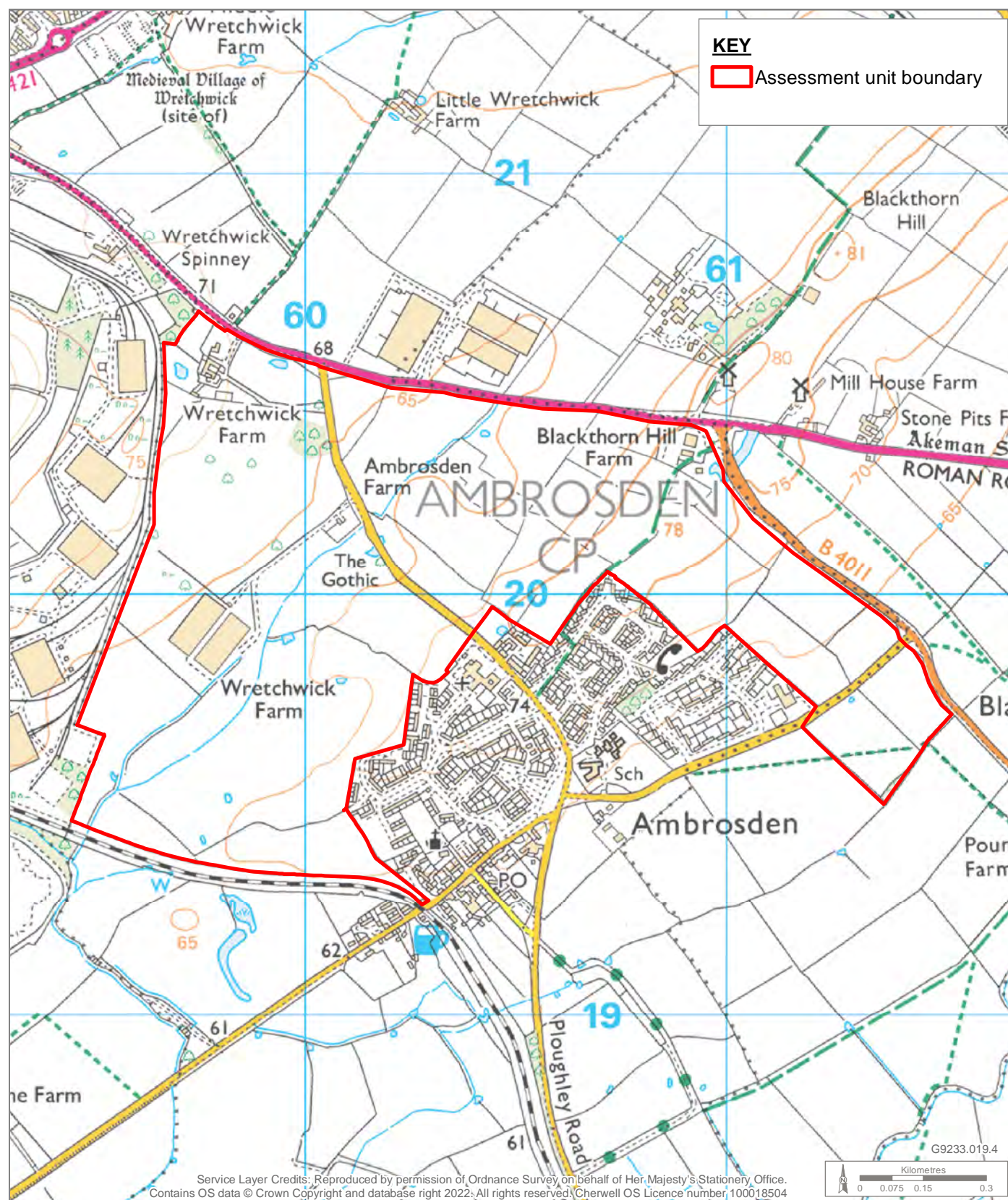
## Guidance and Recommendations

Any new development should:

- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Protect the Local Wildlife Site.
- Woodland planting should not detract from Blackthorn Hill as a landmark feature.
- Use existing boundary vegetation to help integrate any future development into the landscape.
- There is opportunity to enhance green corridors and green infrastructure associated with existing footpaths and cycle routes which have high recreational value for local residents.



## LS BIC4: LAND NORTH OF AMBROSDEN





## LS BIC4: LAND NORTH OF AMBROSDEN





## LS BIC4: LAND NORTH OF AMBROSDEN

### Summary

This assessment unit, located to the south-east of Bicester, stretches across the Clay Vale, Pasture Hills and Alluvial Lowland LCTs, with the Pasture Hills LCT following the area of higher ground associated with Blackthorn Hill. Extending to 135ha, this assessment unit comprises agricultural land characterised by medium to large scale agricultural fields. The northern assessment unit boundary is formed by the A41, the eastern boundary by the B4011, the southern boundary by the existing settlement edge of Ambrosden and the Bicester Military Railway, and the western boundary by the Bicester Military Railway at Graven Hill. Ploughley Road bisects the parcel. The landform is gently undulating.

### Representative Photographs



*View north across LS BIC4 from Ploughley Road, near Bicester Garrison*



*View north-west across LS BIC4 from PRow Ambrosden Bridleway 105/6/20, near Blackthorn Hill Farmhouse*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The landform is gently undulating, falling from 78m AOD around Blackthorn Hill Farm, which forms a continuation to Blackthorn Hill, to a low point of 65m AOD along the existing watercourse before rising to again to 72m AOD in the north-western corner at the base of Graven Hill. Land cover is generally arable, with some built form at Blackthorn Hill Farm (now an MOT test centre), Ambrosden Farm, The Gothic and Wretchwick Farm, including two large poultry sheds.	M
Natural Character	The assessment unit is predominantly arable land. Deciduous woodland around the existing poultry sheds is priority habitat. A large area of Woodpasture and Parkland Biodiversity Action Plan (BAP) Priority Habitat is present in the south-western corner of the assessment unit. Internal field boundaries are formed by hedgerows and tree belts which are fragmented in places.	L-M
Cultural and Historic Associations	Wretchwick Farmhouse and the barn south of Wretchwick Farmhouse are both Grade II Listed. The HLC indicates that areas to the east of Ploughley Road are reorganised enclosure, to the west of Ploughley Road are areas of prairie/ amalgamated enclosure.	L-M
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows and trees create a rural character. Symmetry Park logistics complex exerts a human influence across the eastern and northern parts of the assessment unit.	M
Settlement Form and Edge	The assessment unit is influenced by the existing settlement edge of Ambrosden to the south and provides a separation role between Ambrosden and Bicester. Despite its proximity to Graven Hill, there is a limited visual relationship with existing development to the perimeter of Graven Hill due to intervening woodland.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The poultry farm sheds associated with Wretchwick Farm are well screened by woodland planting. There are clear visual links to Graven Hill, which is a local landmark. Land to the east of Ploughley Road is generally more visible from surrounding roads and Public Rights of Way than the land to the west and forms attractive countryside on the edge of Bicester. PRoW Ambrosden Bridleway 105/6/20 extends along the ridge of Blackthorn Hill, through the assessment unit.	M

## Value

Criteria	Description and indication of value	
Landscape Value	There is some semi-natural habitat present within the assessment unit including areas of woodland which are designated as priority habitat, but otherwise this is an extensively farmed landscape with no ecological designations present. The assessment unit provides some recreational value in the form of the public bridleway which runs through it. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L



## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate** sensitivity for residential and commercial, with **moderate-high** sensitivity for logistics development. The sensitivity arises from the physical character of the assessment unit and scale of existing built form in the immediate vicinity of the assessment unit.

The sensitivity to formal recreation is **moderate-high**, the physical character of the landscape is sensitive to change and there are limited situations/locations where formal recreation and lighting could be accommodated without adverse effects on the landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High



## Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **moderate** sensitivity to informal recreation. There are some opportunities to accommodate areas of informal recreation within the existing field pattern.

The creation of large blocks of woodland within the assessment unit would alter the existing landscape character and visual qualities of the area, but this would not be incongruous in the context of existing woodland planting in the western part of the assessment unit. Eastern parts of the assessment unit are more sensitive to woodland planting which has the potential to mask the underlying landform. Overall, the assessment unit has a **moderate** sensitivity to woodland planting.

The assessment unit includes areas of Grade 3 and 4 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### Key Sensitivities

- The semi-rural character of the area and its role as the landscape hinterland to Bicester.
- Areas of higher ground associated with Blackthorn Hill.

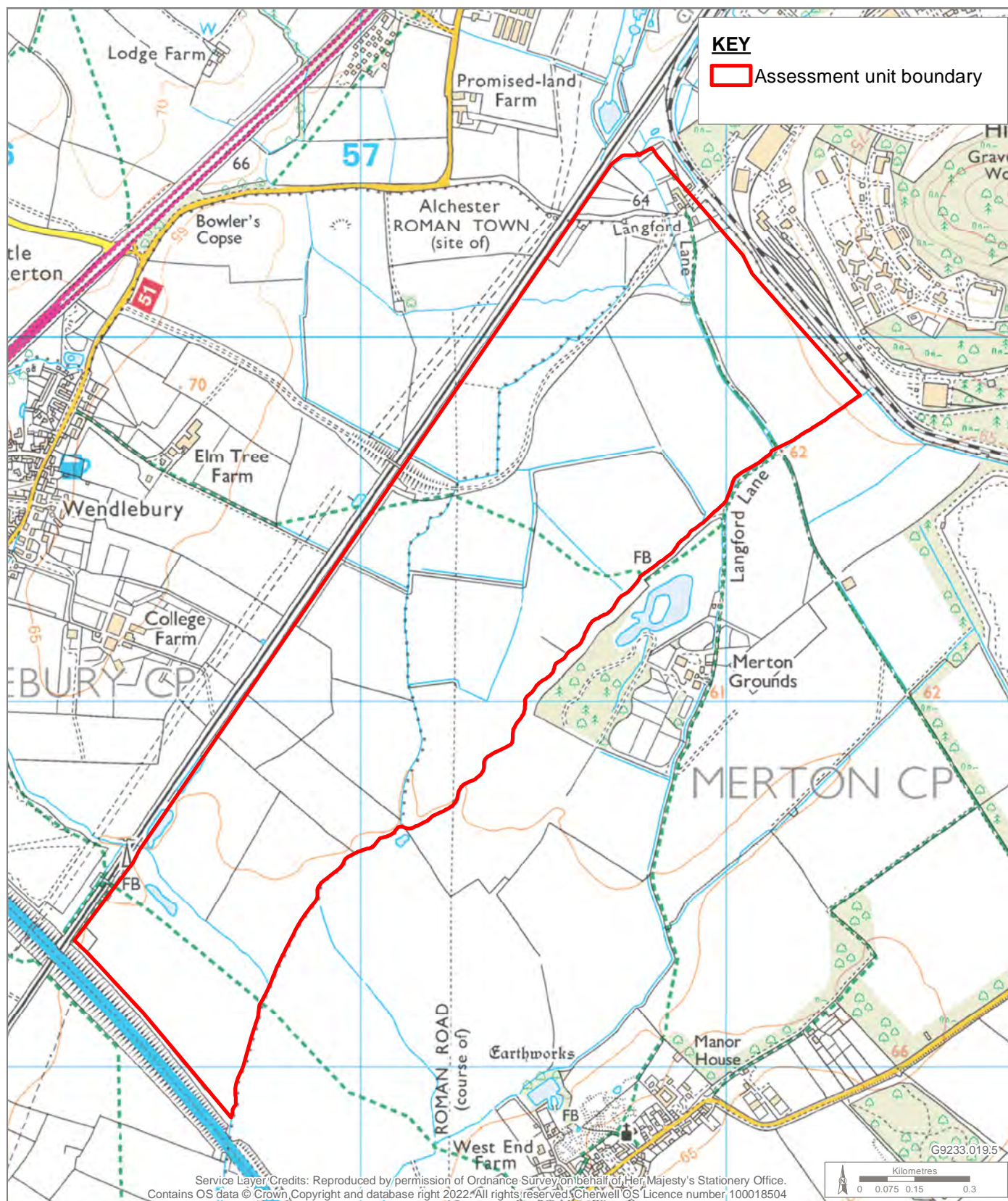
### Guidance and Recommendations

Any new development should:

- Retain hedgerows and replace hedgerow trees where possible.
- Avoid development on higher ground, including the ridge which forms a continuation of Blackthorn Hill to the north.
- Maintain the sense of separation between Ambrosden and Bicester.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.



## LS BIC5: LAND TO THE EAST OF THE OXFORD-BICESTER RAILWAY





## LS BIC5: LAND TO THE EAST OF THE OXFORD-BICESTER RAILWAY





## LS BIC5: LAND TO THE EAST OF THE OXFORD-BICESTER RAILWAY

### Summary

This assessment unit, located to the south-west of Bicester, extends to 174.11ha of agricultural land. Located within the Alluvial Lowland LCT, the assessment unit is characterised by medium sized fields under arable cultivation, with some areas of semi-improved grassland. The north-eastern boundary is formed by the Bicester Military Railway, the eastern and south-eastern boundary by a tributary of the River Ray, the southern boundary by the M40 and the south-western and western boundary by the Oxford to Bicester Railway. North-eastern and north-western parts of the assessment unit include parts of the Alchester Roman camp and the parade ground associated with the Roman camp (Scheduled Monuments).

### Representative Photograph



View south-east across LS BIC5 from Langford Lane, on the bridge over the Oxford-Bedford Railway Line



View north across LS BIC5 from Langford Lane, on the bridge over the Oxford-Bedford Railway Line



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by medium scale agricultural fields in a rectilinear pattern and enclosed by hedgerows. The landform is broadly flat, rising gently from 61m AOD along the southern boundary to 64m AOD in the north-western corner of the assessment unit.	L-M
Natural Character	Approximately half of this assessment unit is Coastal and Floodplain Grazing Marsh priority habitat. Field boundary hedgerows comprise native species and are largely intact. Trees line the tributary of the River Ray along the eastern and south-eastern assessment unit boundaries.	L-M
Cultural and Historic Associations	Alchester Roman Camp and Alchester Roman Parade Ground, Access Road and Marching Camp are Scheduled Monuments, although these make a limited contribution to landscape character as they are below-ground remains. The HLC indicates that the assessment unit is primarily reorganised enclosure, with some prairie/amalgamated enclosure in the south-western corner.	L-M
Perceptual and Scenic Qualities	There is some sense of separation and isolation because of the wooded edges to the infrastructure network. The M40 is a strong urbanising influence and results in audible intrusion in the southern part of the unit.	L-M
Settlement Form and Edge	This assessment unit is physically and visually separated from Wendlebury by the Oxford to Bicester Railway Line. The assessment unit has physical and visual links to Graven Hill, but otherwise feels quite separate to Bicester.	M
Views and Visual Character	This assessment unit is relatively isolated with views only possible from Langford Lane and the Public Rights of Way Network. Views from the M40 to the south are prevented by exiting woodland planting. There are strong visual links to Graven Hill.	M



## Value

Criteria	Description and indication of value	
Landscape Value	Nationally valued cultural heritage features are present within the assessment unit, but make a limited positive contribution to landscape character. There are no ecological designations within the assessment unit and only small areas of priority habitat. The assessment unit offers some recreational value in the form of Public Rights of Way, which are likely to be valued at the community level.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential and commercial development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats, limited contribution of heritage assets to landscape character and lack of surrounding built development. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the existing scale and pattern of the current built form in the vicinity.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, few of the key characteristics and qualities of the landscape are sensitive to change. There is potential to accommodate the development scenario.

The Alluvial Lowlands LCT is characterised by tree cover along hydrology features, with small scale deciduous woods and hedgerow trees forming part of the enclosure to fields. There are opportunities to reinforce this pattern in LS BIC5. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The Agricultural Land Classification for BIC5 is Grade 3 in the northern part and Grade 4 in the southern part.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

- The semi-rural character of the area and its role as the landscape hinterland to Bicester.
- Alchester Roman Camp and Parade Ground Scheduled Monuments.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

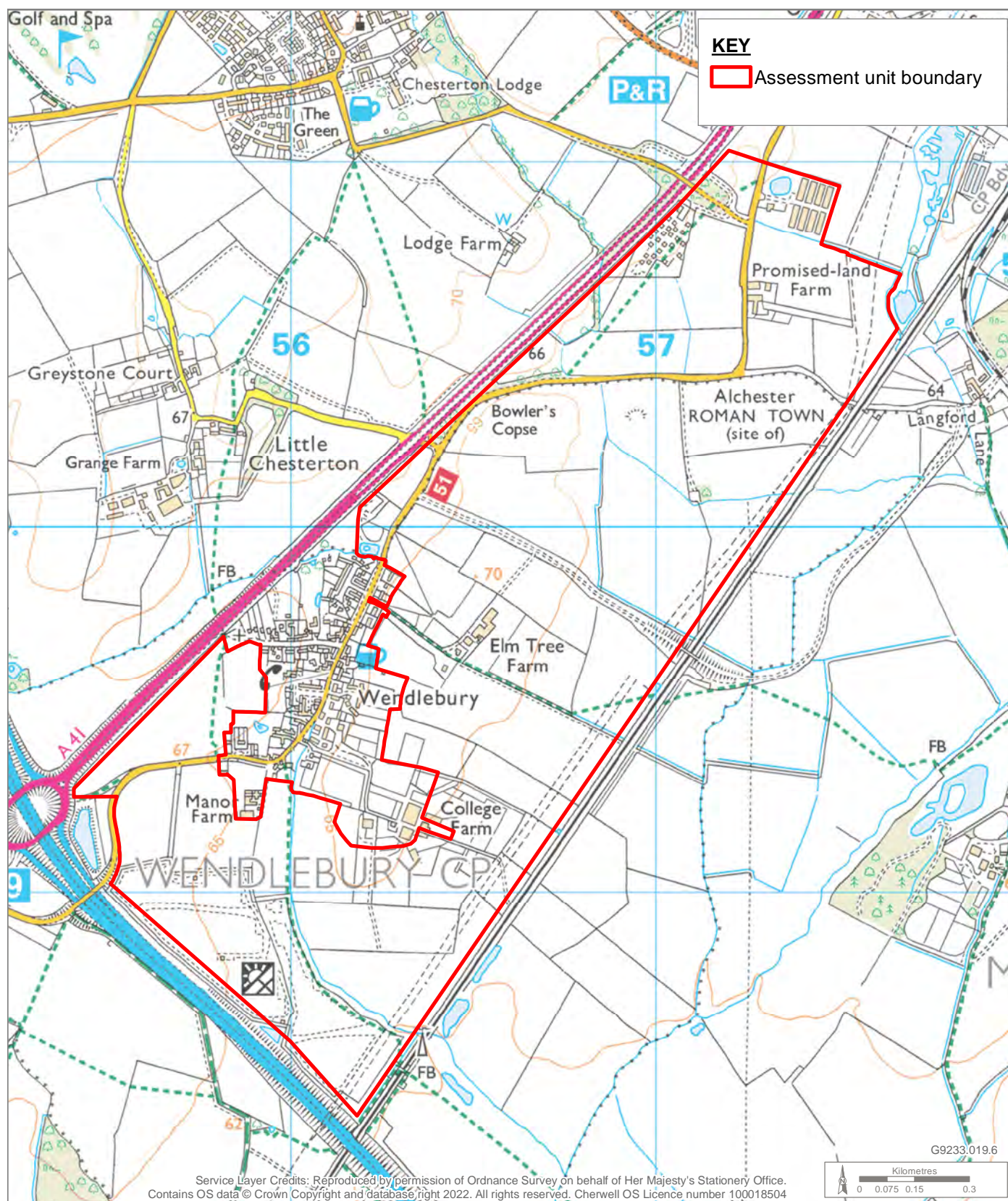
## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Retain wooded belts to road and rail infrastructure corridors associated with the assessment unit.
- Protect the Scheduled Monument in the north-east of the assessment unit and ensure the placement of new development does not negatively influence this heritage asset.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation in keeping with landscape character.
- Maintain inter-visibility with Graven Hill to the north-east.

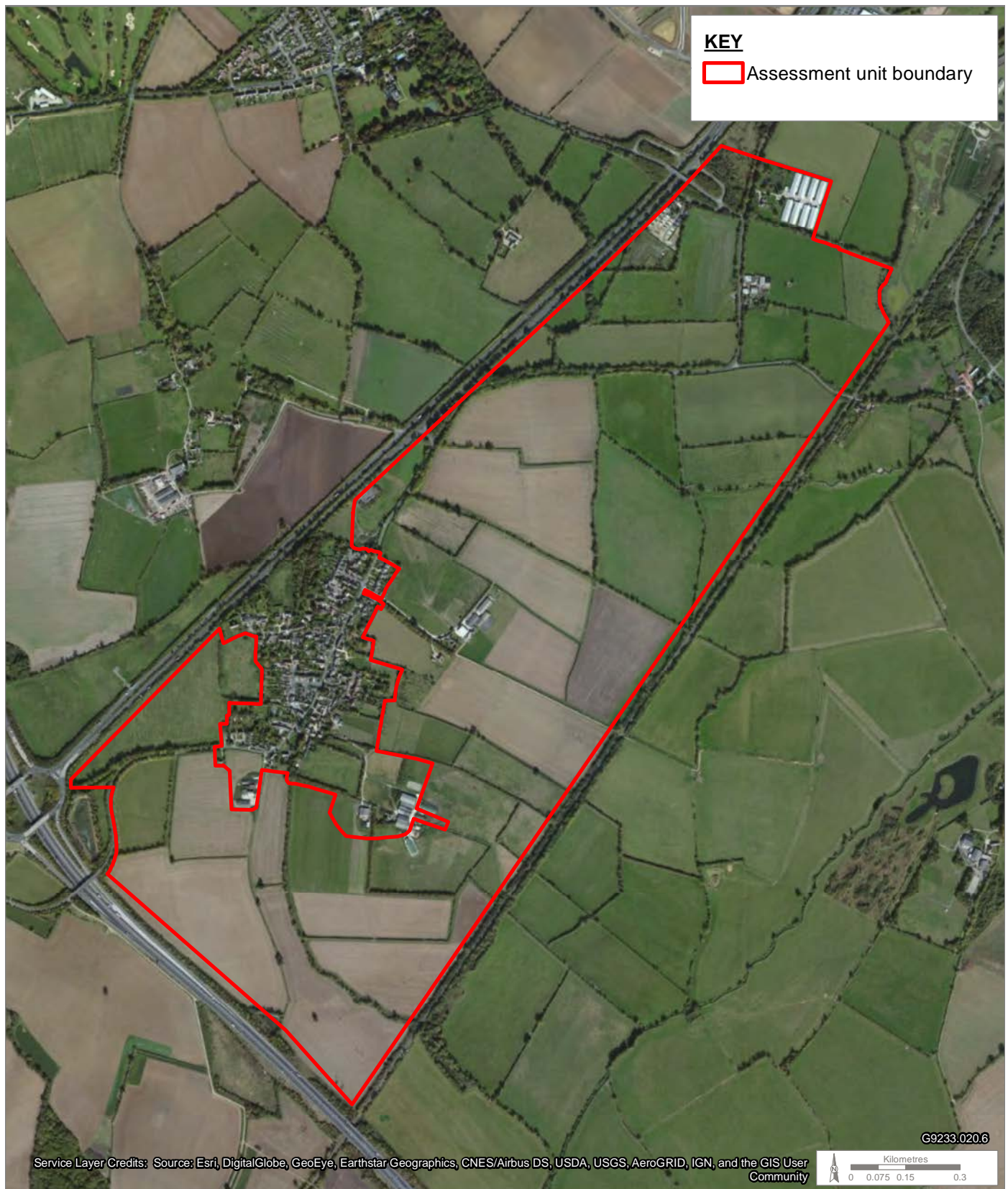


## LS BIC6: LAND EAST OF WENDLEBURY





## LS BIC6: LAND EAST OF WENDLEBURY





## LS BIC6: LAND EAST OF WENDLEBURY

### Summary

The assessment unit extends across the Clay Vale and Alluvial Lowland LCTs and is south-west of the built up edge of Bicester. Extending to 211.46 hectares, the unit's eastern boundary is formed by the Bicester to Oxford railway, the southern boundary by the M40 and most of its western boundary by the A41. The northern part of the assessment unit is the site of Alchester Roman Town (Scheduled Monument), the village of Wendlebury is to the south-west, although excluded from the assessment unit's boundary. In terms of topography it is broadly flat, gently rising up to Wendlebury in the south-west.

### Representative Photographs



*View west across LS BIC6 from the junction of Wendlebury Road and Langford Lane (Roman Road)*



*View south across LS BIC6 from PRow Wendlebury Footpath 398/2/10, near Manor Farm*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by medium scale agricultural fields in a rectilinear pattern and enclosed by hedgerows. There are wooded edges to the hamlet of Wendlebury, the A41, railway, M40 and to Wendlebury Road, that runs through the unit. Langford Lane meets Wendlebury Road just to the north of Wendlebury and then heads in eastward direction, forming a bridge over the railway and then into LS BIC5. A solar farm occupies several fields next to the M40. The landform is broadly flat, rising gently from 65m AOD in the east, to 70m AOD in Wendlebury in the south- west.	L-M
Natural Character	Intact hedgerows, with occasional hedgerow trees and wooded edges to the road network provide some semi-natural habitat in the landscape. There is no recorded priority habitat.	L-M
Cultural and Historic Associations	Alchester Roman Town is a Scheduled Monument and occupies the north eastern part of the assessment unit, although makes a limited contribution to landscape character as it is below ground. The HLC indicates that the area is characterised by reorganised enclosures.	L-M
Perceptual and Scenic Qualities	There is some sense of separation and isolation because of the wooded edges to the infrastructure network. The M40 is a strong urbanising influence and results in audible intrusion in the southern part of the unit. Audible and visual connections to the A41 dual carriageway to the western boundary introduce additional human influences.	L-M
Settlement Form and Edge	This assessment unit has physical and visual links to the hamlet of Wendlebury and performs a separation role between Wendlebury and Bicester.	L-M
Views and Visual Character	The wooded edges to the road network limit public views across the unit and wider landscape. However, there are more open views from the Public Right of Way near Elm Tree Farm and this includes inter-visibility with Graven Hill in the east.	L-M



## Value

Criteria	Description and indication of value	
Landscape Value	Nationally valued cultural heritage features are present within the assessment unit, but make a limited positive contribution to landscape character. There are no ecological designations within the assessment unit and only small areas of priority habitat. The assessment unit offers some recreational value in the form of public footpaths, which are likely to be valued at the community level.	L-M
Visual Value	National Cycle Route 51 runs along Wendlebury Road and is publicised at national level. Other views are from within the community, but for which there is no particular indication of a higher value.	L-M

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats and limited contribution of heritage assets to landscape character. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the existing scale and pattern of the current built form in the vicinity.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in some parts of this assessment unit.

The Clay Vale LCT in this location is well-wooded along the main infrastructure network and to fringes of the hamlet. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. There are also opportunities for the creation of copses in field corners and the more limited use of woodland belts along field boundaries. Hedgerow trees are also characteristic and should be encouraged. The Alluvial Lowlands LCT is characterised by tree cover along hydrology features, with small scale deciduous woods and hedgerow trees forming part of the enclosure to fields. There are opportunities to reinforce this pattern in LS BIC6. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The agricultural land classification for LS BIC6 is Grade 4.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### Key Sensitivities

- The semi-rural character of the area and its role as the landscape hinterland to Bicester.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

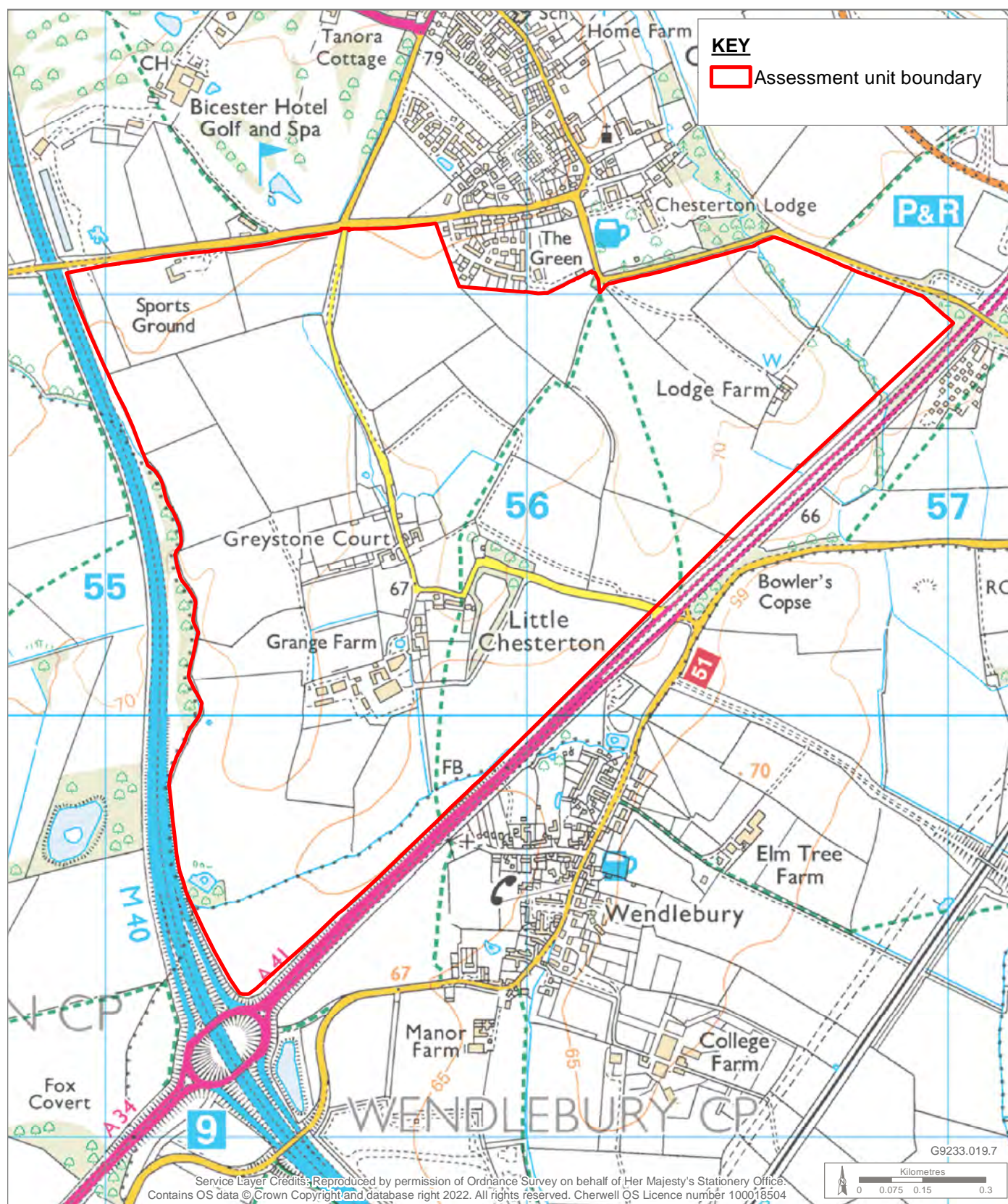
### Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Retain wooded belts to road and rail infrastructure corridors associated with the assessment unit.
- Retain the sense of separation between settlements to protect their distinct identities.
- Protect the Scheduled Monument in the north-east of the assessment unit and ensure the siting of any new development does not negatively influence this heritage asset.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation in keeping with landscape character.
- Maintain inter-visibility with Graven Hill in the east.



## LS BIC7: LITTLE CHESTERTON AND SURROUNDINGS





## LS BIC7: LITTLE CHESTERTON AND SURROUNDINGS





## LS BIC7: LITTLE CHESTERTON AND SURROUNDINGS

### Summary

This assessment unit is in the Clay Vale and Wooded Estatelands LCTs and comprises the hamlet of Little Chesterton; the Bicester Sports Association football, cricket, rugby pitches and car park; and surrounding agricultural fields. The parcel extends to 193.23 hectares and comprises small to medium scale rectilinear fields in a mix of pastoral and arable uses, divided by hedgerows and mature hedgerow trees. To the north is the village of Chesterton, to the south-east is the A41 dual carriageway and to the west is the M40. The landform is gently rolling.

### Representative Photographs



View north-west across LS BIC7 from the southern extent of PRow Chesterton Footpath 161/4/10



View north-east across LS BIC7 from PRow Chesterton Footpath 161/4/10

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by medium scale fields in a predominantly rectilinear pattern, enclosed by hedgerows and mature trees. The landform is gently undulating, rising from 65m AOD along the eastern boundary with the A41 to 78m AOD in the sports ground to the north-west. There are some remnant areas of ridge and furrow to the north-east of Grange Farm.	L-M
Natural Character	The unit predominantly comprises areas of arable and pastoral land enclosed by intact hedgerows, with some hedgerow trees and wooded areas provide some semi-natural habitat. Small areas of deciduous woodland near to the south-western boundary and to north-east of Grange Farm are priority habitat.	L-M
Cultural and Historic Associations	The bridge 200m north-east of Lodge Farm is Grade II Listed. There are no other known heritage assets within this assessment unit, although the north eastern part of the assessment unit forms a boundary with the Chesterton Conservation Area. The HLC indicates that this is an area of reorganised enclosure.	L-M
Perceptual and Scenic Qualities	Some sense of separation and isolation because of vegetated boundaries. The M40 is a strong urbanising influence and results in audible intrusion. Audible and visual connections to the A41 dual carriageway to the south introduce additional human influences.	L-M
Settlement Form and Edge	This assessment unit has physical and visual links to the hamlet of Little Chesterton and performs a separation role between Wendlebury and Little Chesterton and between Little Chesterton and Chesterton.	M
Views and Visual Character	The hedgerows and tree belts defining the field boundaries limits inter-visibility with the wider landscape. There are clear views towards Graven Hill to the south-east.	L-M



## Value

Criteria	Description and indication of value	
Landscape Value	Despite the presence of listed structures, the landscape makes a limited contribution to the setting of heritage assets. There are no ecological designations within the assessment unit and only small areas of priority habitat. The assessment unit offers some recreational value in the form of public footpaths. The landscape is likely to be valued by residents and workers within the community but there is no indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats and semi-enclosed character. The assessment unit has a **moderate** sensitivity to commercial development and a moderate-high sensitivity to logistics development due to the existing scale and pattern of the current built form.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in some parts of this assessment unit.

The Clay Vale LCT in this location is comparatively well-wooded in relation to the rest of the LCT and woodland is a key characteristic of the Wooded Estate lands LCT. Small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The majority of LS BIC7 is Agricultural Land Classification Grade 4, with just the north-western corner in Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

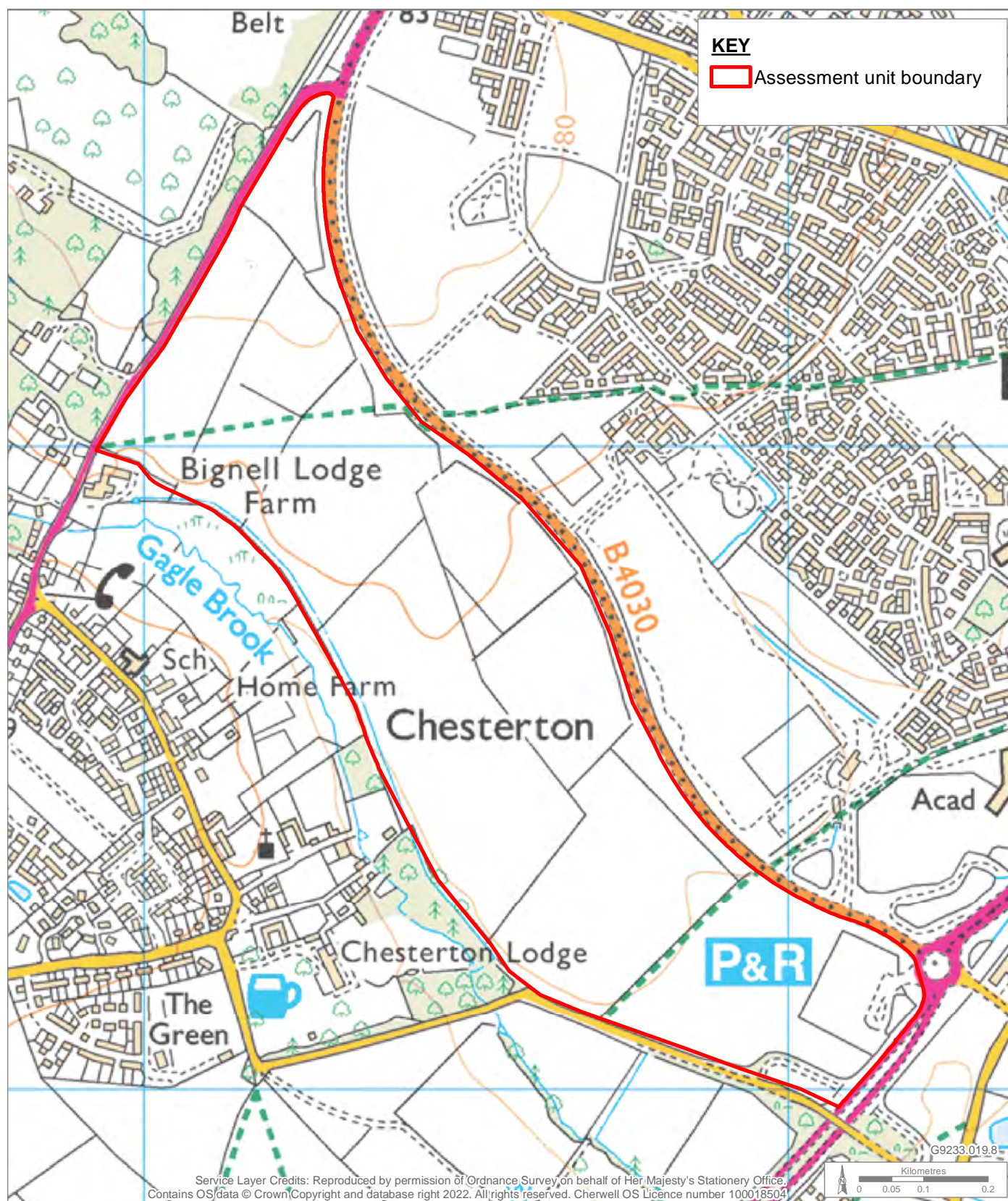
- The semi-rural character of the area and its role as the landscape hinterland to Bicester.
- The separation role between Bicester and Chesterton.

## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees and incorporate landscape buffers of trees and shrubs to the major road corridors.
- Retain the sense of separation between settlements to protect their distinct identities.
- Maintain a suitable buffer to the Chesterton Conservation Area.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

## LS BIC8: LAND EAST OF CHESTERTON





## LS BIC8: LAND EAST OF CHESTERTON



## LS BIC8: LAND EAST OF CHESTERTON

### Summary

The assessment unit is in the Clay Vale and Wooded Estatelands LCT and is located south-west of Bicester's built-up edge. Extending to 59.53 hectares, this assessment unit comprises the Bicester Park and Ride and medium scale agricultural fields. To the north and north-east is the B4030 (Vendree Drive), to the east is the A41, to the south and south-west is Gagle Brook with residential dwellings in Chesterton beyond, and to the west is the A4095. Beyond the B4030 to the east is the Whitelands Farm Sports Ground with 3G and grass pitches and floodlighting. The assessment unit is broadly flat.

### Representative Photographs



*View west towards LS BIC8 from the B4030 (Vendree Drive), near Heaton Road*



*View south across LS BIC8 from PRow Chesterton Footpath 161/1/20*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by medium scale fields in a predominantly rectilinear pattern, enclosed by hedgerows and mature trees. The landform is gently sloping, falling from 82m AOD along the western boundary to 67m AOD at the Park and Ride boundary with the A41.	L-M
Natural Character	Intact hedgerows, with some hedgerow trees provide some semi-natural habitat and create structural interest in the landscape. There is no recorded priority habitat within this assessment unit.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The Chesterton Conservation Area lies to the west and the Conservation Area Appraisal identifies views across the north-eastern part of the assessment unit. The HLC indicates that this is an area of Planned Enclosure and Reorganised Enclosure.	L-M
Perceptual and Scenic Qualities	The assessment unit has a semi-rural character but is influenced by the A41 to the east and the existing settlement edge to the north. The Park and Ride facility in the south-eastern part of the assessment unit includes street lighting with floodlighting at the Whitelands Farm Sports Ground to the east.	L-M
Settlement Form and Edge	The assessment unit has visual links to the existing settlement edges at Chesterton and Kingsmere and provides physical separation between Bicester and Chesterton.	L-M
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary hedgerows. Visibility is generally confined to surroundings roads and residential properties. Public footpaths pass through the unit, providing clear views across the assessment unit. The Bicester Silver Cycle Route and Oxygen Cycle Route run along the B4030 to the east of the assessment unit, but with only glimpsed views in.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within this assessment unit, nor are there any ecological designations or areas of priority habitat. The assessment unit offers some recreational value in the form of public footpaths. The landscape is likely to be valued by residents and workers within the community but there is no indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

### Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a low-moderate sensitivity to residential development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats and largely enclosed character. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the scale and pattern of the current built form in the vicinity. Any development of this parcel would need to retain the sense of separation between Bicester and Chesterton.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

Sensitivity to informal recreation is **low** and this could be accommodated forming an extension to Whitelands Farm Sports Ground to the east. This would also maintain the physical separation between Bicester and Chesterton. Most of the assessment unit has planning consent for informal recreational use, including for the creation of a community woodland. Tree planting in association with the new Burnehyll Community woodland is now underway.

The majority of the assessment unit is within the Wooded Estatelands LCT and the Gagle Brook to the west has a wooded character. Small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. It also has the potential to reinforce the sense of separation between Bicester and Chesterton. Overall, the assessment unit has a **low** sensitivity to woodland planting.

The majority of LS BIC8 is Grade 3 agricultural land, with the Park and Ride area Grade 4.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### Key Sensitivities

- Public access routes which are valued for informal recreation.
- The setting the landscape provides to Chesterton Conservation Area.
- Trees and hedgerows along field boundaries which form important habitat networks.

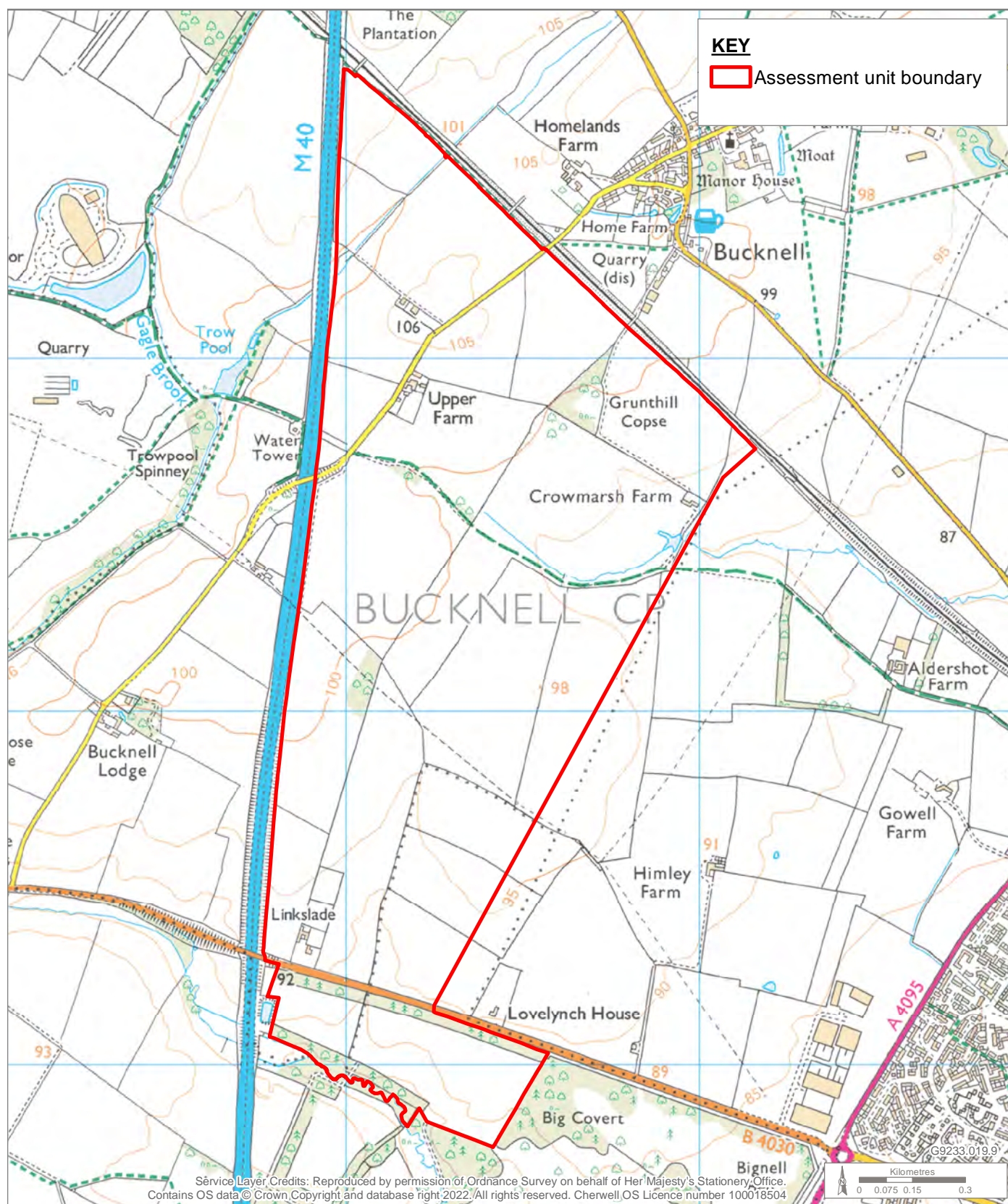
### Guidance and Recommendations

Any new development should:

- Retain the sense of separation between settlements to protect their distinct identities.
- Maintain a suitable buffer to the Chesterton Conservation Area.
- Retain existing hedgerows to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.



## LS BIC 9: LAND EAST OF THE M40





## LS BIC 9: LAND EAST OF THE M40





## LS BIC 9: LAND EAST OF THE M40

### Summary

This assessment unit extends to 219.21 hectares of agricultural land to the west and north-west of Bicester. The unit is in the Wooded Estate lands LCT and is characterised by medium sized arable fields, bound by hedgerows with frequent hedgerow trees. The southernmost part of this parcel, to the south of the B4030 is surrounded by woodland planting. To the north is the Chiltern Main Line Railway, to the east is an area of consented development, to the south is the wooded grounds of Bignell Park, and to the west is the M40. An overhead electricity line runs east-west through the assessment unit. The landform is gently undulating, falling towards the Gagle Brook.

### Representative Photographs



*View north across LS BIC9 from agricultural access point along the B4030, near Linkslade*



*View south across LS BIC9 from Ardley Road, on the bridge over the M40*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	This is an undulating landscape falling from a high point of 109m AOD at the northernmost point to 81m AOD along the southern site boundary where the landform falls more steeply into the Gagle Brook. Land use is predominantly arable farmland arranged into medium scale rectilinear fields.	L-M
Natural Character	Intact field boundary hedgerows with frequent hedgerow trees provide some semi-natural habitat. There are some small areas of deciduous woodland priority habitat including Grunthill copse and the woodland tree belt on the southern side of the B4030.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The HLC indicates that this the assessment unit includes areas of planned, reorganised and prairie/amalgamated enclosure.	L
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows and trees create a rural character. The M40, Chiltern Main Line Railway and overhead electricity lines are all intrusive elements.	L-M
Settlement Form and Edge	Any development within this assessment unit would be physically contained by the M40 to the west. However, development of this parcel could influence potential coalescence between Bicester and Bucknell.	L
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to surrounding roads and residential properties. A Public Right of Way passes through the site, providing clear views across the majority of the assessment unit.	L-M



## Value

Criteria	Description and indication of value	
Landscape Value	There are no nature conservation designations or heritage assets within the assessment unit. There some areas of deciduous woodland priority habitat. The assessment unit provides some recreational value in the form of an existing Public Right of Way. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the site does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development and **moderate** sensitivity to commercial development. The sensitivity to logistics is **moderate-high** due to the medium scale of the landscape and domestic nature of existing built form.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation, flood lighting and fencing without adversely affecting the character and appearance of the landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation and this could be accommodated within the pattern and scale of the existing landscape.

The Wooded Estate lands LCT is characterised by large blocks of ancient woodland and mixed plantations of variable sizes. Landscape strategy guidelines for the area include promoting the establishment and management of medium to large-scale deciduous and mixed plantations in areas where the landscape structure is particularly weak. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The majority of LS BIC9 is Grade 3 agricultural land, with the south-eastern corner classified as non-agricultural use.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

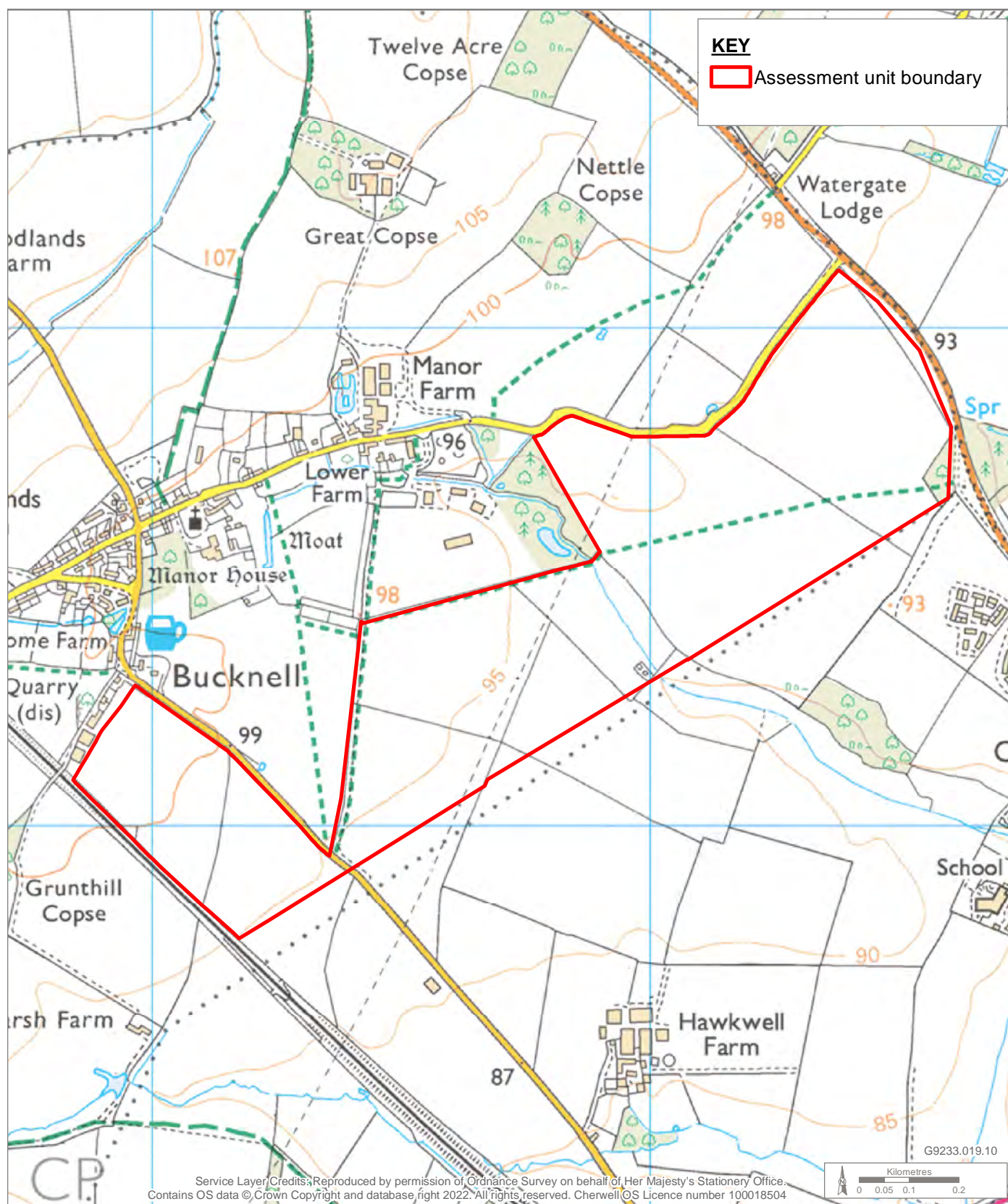
- Delineation of field boundaries with intact hedgerows and frequent hedgerow trees which contribute to the rural character.
- Small areas of woodland which are characteristic of the Wooded Estate lands LCT.

## Guidance and Recommendations

Any new development should:

- Conserve existing trees and hedgerows which form part of the wider habitat network. Where appropriate, utilise these to screen and integrate new development into the landscape.
- Incorporate landscape buffers of trees and shrubs to the major road corridors.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Avoid geometric plantations which would appear incongruous in the wider landscape.

## LS BIC10: LAND SOUTH-EAST OF BUCKNELL





## LS BIC10: LAND SOUTH-EAST OF BUCKNELL



## LS BIC10: LAND SOUTH-EAST OF BUCKNELL

### Summary

This assessment unit is located to the north-west of Bicester and comprises 68.10ha of agricultural land. The assessment unit is within the Wooded Estate lands LCT and is characterised by a mix of pastoral and arable fields. The unit's northern boundary is formed by existing field boundary hedgerows and trees, the eastern boundary by the B4100 and the western boundary by the Chiltern Main Line Railway. The southern boundary is not marked on the ground, but is the outer boundary of the North-West Bicester Eco-Town allocation. The assessment unit is gently undulating, rising to a high point in the north-western corner.

The central part of the of the assessment unit is proposed for residential development and green infrastructure, the north-eastern part for ground-mounted solar photovoltaics and the western part as a burial ground as part of outline application 21/04275/OUT (to be determined).

### Representative Photographs



View south-east across LS BIC10 from PRow Bucknell Footpath 148/7/20



View north-west across the western extent of LS BIC10 from Bicester Road



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by medium scale agricultural fields in a rectilinear pattern and enclosed by hedgerows. The landform is gently undulating, rising from 91m AOD at the south-western boundary to 101m AOD in the north-western corner of the assessment unit.	L-M
Natural Character	Intact hedgerows and tree belts along field boundaries and the railway line provide semi-natural habitat. A small area of deciduous woodland along the eastern boundary is priority habitat. Beyond the western site boundary is the Ardley Cutting and Quarry SSSI which is of geological interest for its exposures of Jurassic rocks and biological interest associated with limestone grassland, scrub, ancient woodland and wetland habitats.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. There are some Listed Buildings within Bucknell, but there is limited intervisibility with the assessment unit. The HLC indicates that this is an area of reorganised enclosure, with some prairie/amalgamated enclosure to the east.	L-M
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows and trees create a rural character and feeling of separation.	M
Settlement Form and Edge	The existing settlement edge of Bucknell is well-integrated into the landscape through tree and woodland planting. In the context of the North-West Bicester Eco-Town allocation the assessment unit provides a separation role between Bicester and Bucknell.	M
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to views along existing agricultural access points and Public Rights of Way which pass through the assessment unit.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no nature conservation designations or heritage assets within the assessment unit. There some areas of deciduous woodland priority habitat. The assessment unit provides some recreational value in the form of existing Public Right of Way. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the site does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate** sensitivity for residential, with **moderate-high** sensitivity for commercial and logistics development. The sensitivity arises from the separation role that the assessment unit provides between the North-West Bicester Eco-Town allocation and Bucknell and the scale of existing built form in the immediate vicinity of the assessment unit.

The sensitivity to formal recreation is **moderate**, the assessment unit may have some potential to accommodate the development scenario in certain locations.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

Sensitivity to informal recreation is **low** and this could be accommodated within the existing field pattern.

Woodland is a key characteristic of the Wooded Estatelands LCT and small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low** sensitivity to woodland planting.

The Agricultural Land Classification for LS BIC10 is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### Key Sensitivities

- The separation role of the assessment unit between Bicester and Bucknell.
- Rural character with presence of some hedgerows and blocks of woodland.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

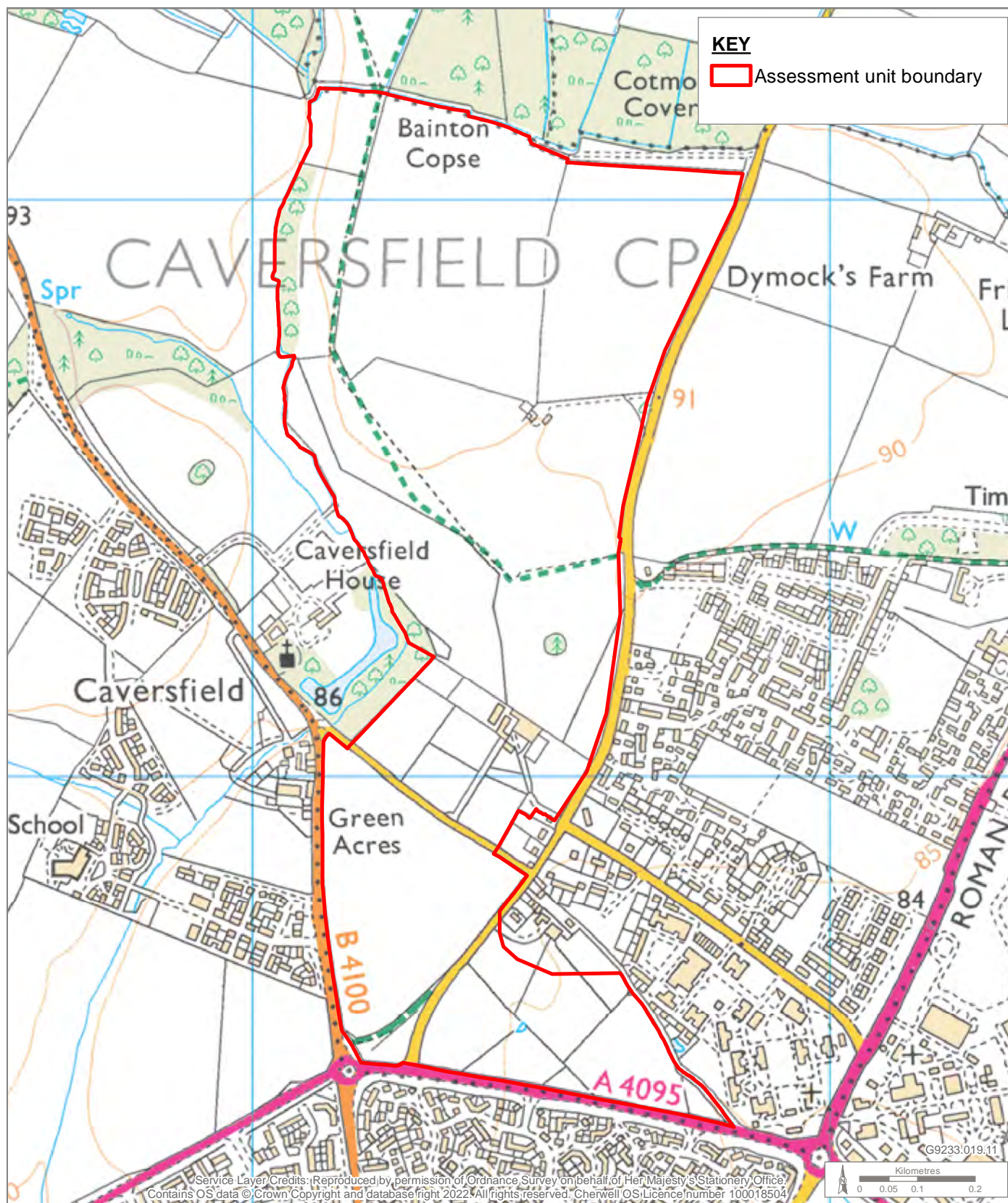
### Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Retain the sense of separation between settlements to protect their distinct identities.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation in keeping with landscape character.
- Consider enhancing the railway line as a wildlife corridor, providing ecological connectivity to Bicester and surroundings.



## LS BIC11: LAND WEST OF CAVERSFIELD





## LS BIC11: LAND WEST OF CAVERSFIELD





## LS BIC11: LAND WEST OF CAVERSFIELD

### Summary

The assessment unit extends across the Wooded Estate lands LCT, with the south-eastern corner of the assessment unit, to the east of Fringford Road within the urban area of Bicester. Extending to 85.50 hectares, the majority of the unit's eastern boundary is formed by Fringford Road, the southern boundary by the A4095, western boundary by the B4100 and a watercourse and the northern boundary by Bainton Copse and Cotmore Covert. The assessment unit is primarily agricultural land, but also includes the South Lodge farmstead. In terms of topography it is gently undulating.

### Representative Photographs



*View south-west across LS BIC11 from PRow Caversfield Footpath 153/1/10*



*View north-west across LS BIC11 from PRow Caversfield Footpath 153/1/10*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium to large scale arable fields in a rectilinear pattern. Landform is gently undulating, falling from 91m AOD along the northern site boundary to 81m AOD in the south-eastern corner.	L-M
Natural Character	This is an intensively farmed landscape. Field boundaries are formed by hedgerows and tree belts with occasional woodland blocks. There is a small area of deciduous woodland priority habitat along the western assessment unit boundary.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The RAF Bicester Conservation Area is to the immediate south-east with some intervisibility with the south-eastern corner of the assessment unit. The HLC indicates that the assessment unit comprises areas of planned enclosure, reorganised enclosure, prairie/amalgamated enclosure and rural/farmstead.	L-M
Perceptual and Scenic Qualities	This is a rural landscape with some scenic quality but is influenced by the existing settlement edge. Areas of woodland, hedgerows and hedgerow trees create a sense of separation from the existing settlement edges and contribute to the semi-rural character.	M
Settlement Form and Edge	This assessment unit has physical and visual links to the existing built-up area of Bicester, which is generally well-integrated into the wider landscape by tree and woodland planting. The triangle of land to the north of the A4095 provides some physical separation between Caversfield and Bicester, but there is still some visual coalescence between the two settlements.	L
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to surrounding roads and residential properties. Public Rights of Way pass through the site, providing clear views across the whole assessment unit.	L-M



## Value

Criteria	Description and indication of value	
Landscape Value	There are no nature conservation designations or heritage assets within the assessment unit. There is a small area of deciduous woodland priority habitat along the western boundary. The assessment unit provides some recreational value in the form of an existing Public Right of Way. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Bicester Gold Cycle Route runs beyond the eastern boundary and is promoted at a local level and there are some views towards the assessment unit from RAF Bicester Conservation Area.	L-M

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential and commercial development as a result of its medium-scale landscape pattern, enclosure and presence of existing agricultural buildings within the assessment unit and its immediate surroundings. The sensitivity to commercial and logistics development is **moderate** due to the existing scale and pattern of the current built form.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape. Land to the immediate north of the A4095 and land between the B4100 and Fringford Road are slightly less sensitive due to their proximity to areas of existing built form, which includes street lighting.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low** sensitivity to informal recreation, which could be accommodated within the existing scale and pattern of the landscape.

Woodland is a key characteristic of the Wooded Estatelands LCT and small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low** sensitivity to woodland planting.

The assessment unit comprises Grade 3 agricultural land, with parts of the eastern boundary (including existing woodland) designated as non-agricultural use.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



### **Key Sensitivities**

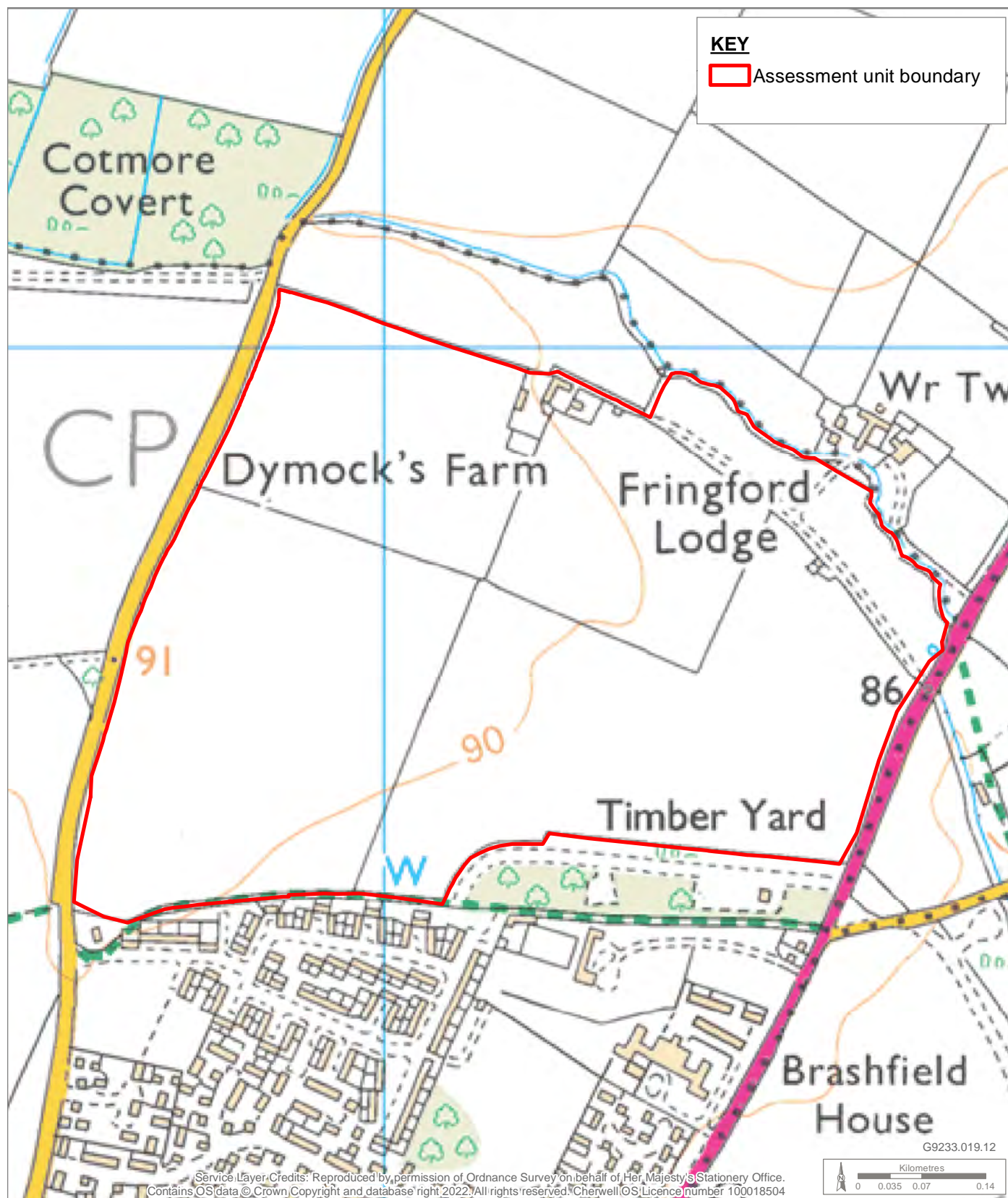
- Semi-rural character with presence of some hedgerows and blocks of woodland.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- The southernmost fields, which form physical separation between Bicester and Caversfield.

### **Guidance and Recommendations**

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation in keeping with landscape character.

## LS BIC12: LAND NORTH OF CAVERSFIELD





## LS BIC12: LAND NORTH OF CAVERSFIELD





## LS BIC12: LAND NORTH OF CAVERSFIELD

### Summary

This assessment unit is located to the north of Bicester and comprises 44.65ha of arable farmland. The assessment unit is within the Wooded Estate lands LCT and is bound to the north by an existing field boundary hedgerow and small watercourse, to the east by the A4421, to the south by the northern residential edge of Caversfield and to the west by Fringford Road. The assessment unit is gently undulating. The only built development within the assessment unit is a cluster of cottages and small agricultural buildings at Fringford Lodge, near the northern assessment unit boundary.

### Representative Photographs



*View east across LS BIC12 from agricultural access point along Fringford Road*



*View north across LS BIC12 from PRow Caversfield Footpath 153/1/20*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium to large scale arable fields in a rectilinear pattern. Internal boundaries are generally formed by hedgerows with occasional hedgerow trees. The parcel boundaries are formed by tree belts. The assessment unit is gently undulating, rising from 87m AOD along the eastern site boundary to 91m AOD at the western boundary with Fringford Road.	L-M
Natural Character	There is no recorded priority habitat within this assessment unit. The existing hedgerows and tree belts provide some semi-natural habitat. A watercourse forms the north-eastern assessment unit boundary.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. RAF Bicester Conservation Area lies to the south-east but is screened from view by the small parcel of woodland beyond the south-eastern corner of the assessment unit. The HLC indicates that this assessment unit includes areas of planned enclosure and prairie/amalgamated enclosure.	L
Perceptual and Scenic Qualities	This is a rural landscape with some scenic quality but is influenced by the existing settlement edge. Areas of woodland, hedgerows and hedgerow trees create a sense of separation from the existing settlement edge and contribute to the semi-rural character. Beyond the south-eastern assessment unit boundary is a small timber yard.	M
Settlement Form and Edge	This assessment unit has physical and visual links to Caversfield, which is generally well-integrated into the wider landscape by tree and woodland planting.	L-M
Views and Visual Character	The unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to surroundings roads and residential properties. A Public Footpath runs along the southern boundary of the assessment unit, allowing glimpsed views across the assessment unit through gaps in the existing tree belt.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	This is a rural landscape with some scenic quality but is influenced by the existing settlement edge. There are no ecological or heritage designations within this assessment unit, nor are there any areas of priority habitat. There are no Public Rights of Way within the assessment unit and it has no recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Bicester Gold Cycle Route runs beyond the western boundary and is promoted at a local level.	L-M

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats and largely enclosed character. The sensitivity to commercial and logistics development is **moderate** due to the existing scale and pattern of the built form.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation, flood lighting and fencing without adversely affecting the character and appearance of the rural landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low** sensitivity to informal recreation, which could be accommodated within the existing scale and pattern of the landscape.

Woodland is a key characteristic of the Wooded Estate lands LCT and small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low** sensitivity to woodland planting.

The whole assessment unit is Grade 3 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

### **Key Sensitivities**

- Trees and hedgerows surrounding field boundaries which form habitat networks.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

### **Guidance and Recommendations**

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Avoid formation of a hard edge to the adjoining landscape through appropriate design of any new settlement edge.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation in keeping with landscape character.



SETTLEMENT AREA: HEYFORD PARK



## SETTLEMENT AREA: HEYFORD PARK

### Settlement Overview

Heyford Park is located on the former RAF Upper Heyford airbase, which was vacated by the US Air Force in 1994. The former airbase is a Conservation Area and includes a number of Scheduled Monuments, Listed Buildings, and non-designated heritage assets, reflecting the key role that the Airbase played in the Cold War years. Much of the airfield is of ecological importance including a Conservation Target Area, and a Local Wildlife Site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins Heyford Park to the west.

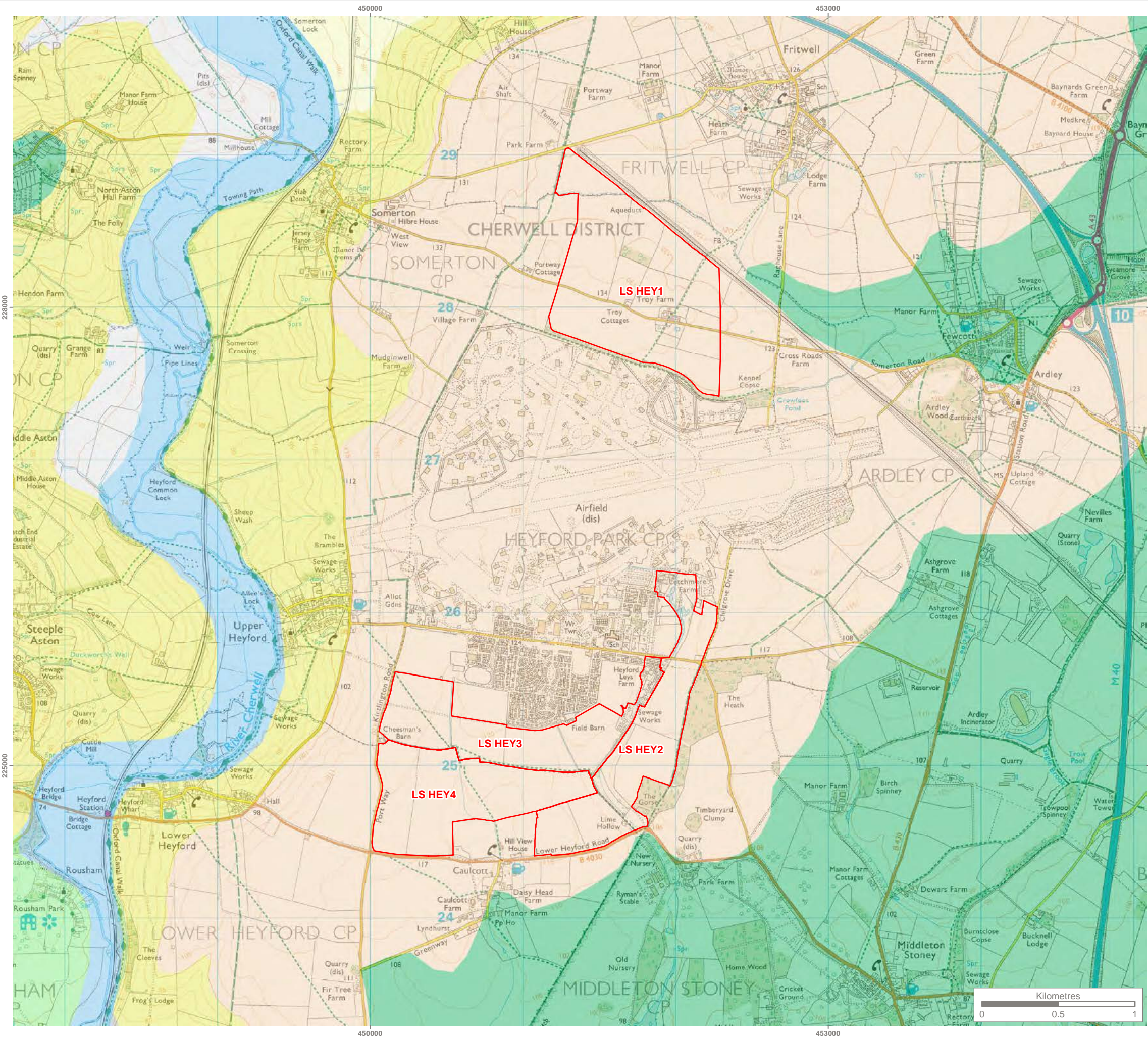
Heyford Park is identified as an area for growth and the current Local Plan provides for the development of a community of approximately 2,300 new homes. Some of this has already been built out with construction works ongoing.

Heyford Park is located at the top of a plateau and is set within open countryside and the wider area is characterised by distinctive ironstone and limestone villages, several of which are also designated as Conservation Areas. The landform falls steeply to the west into the Cherwell Valley. The landscape to the east of Heyford Park is subtly different to the plateau landscape and is characterised by a series of remnant woodlands and copses, including The Gorse and The Heath, with smaller field patterns and remnants of 18th Century parklands and estate farmland. The land is gently undulating, creating a more intimate and enclosed character.









**KEY**

Sites to be assessed

**Oxfordshire Wildlife and Landscape Study  
Landscape Character Types**

- Clay Vale
- Estate Farmlands
- Farmland Plateau
- Farmland Slopes and Valley Sides
- River Meadowlands
- Rolling Clayland
- Vale Farmland
- Wooded Estatelands

**Note:**

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Rev	Description	Drawn	Approved	Date



**THE ENVIRONMENT  
PARTNERSHIP**

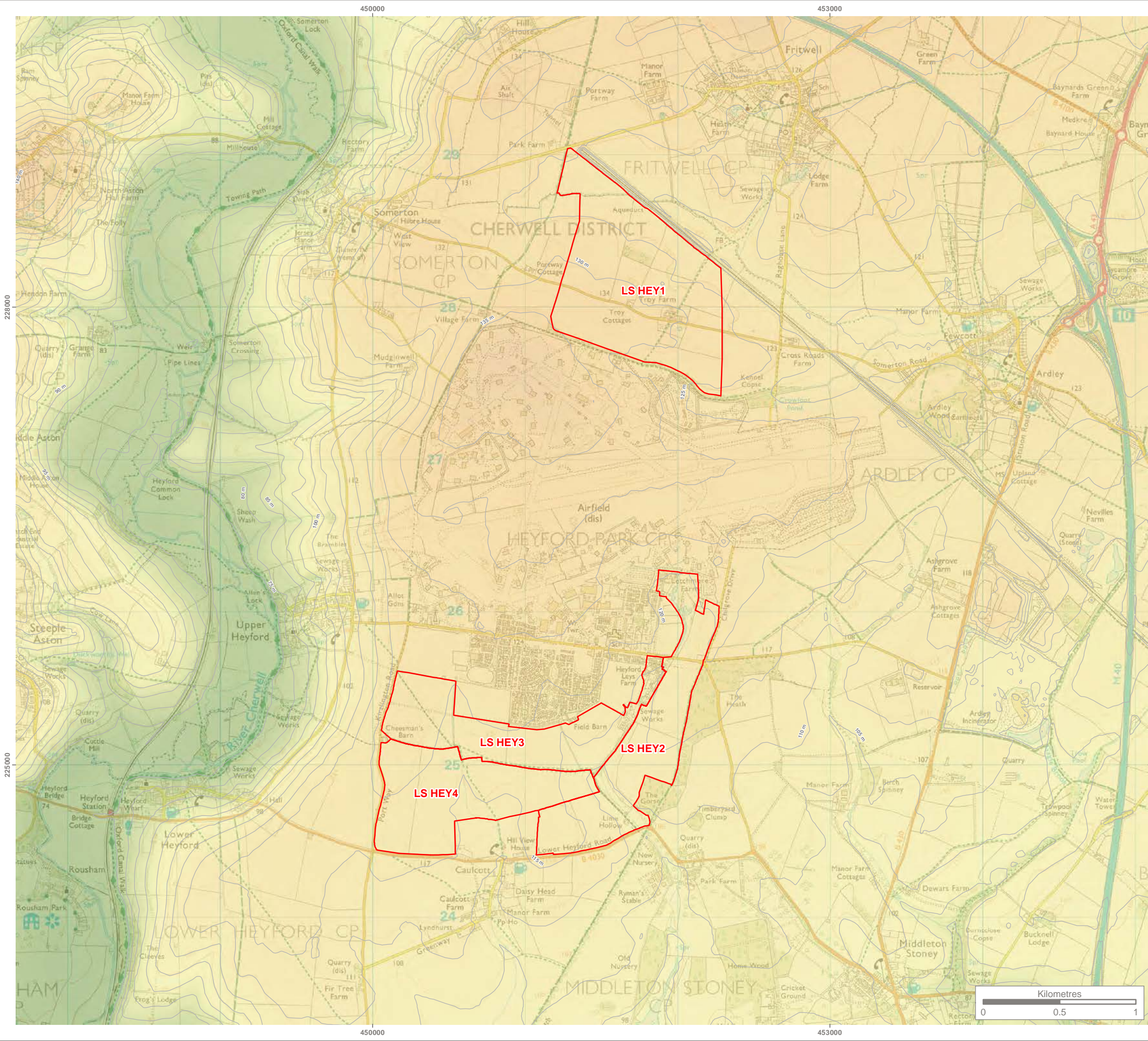
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
Tel 01925 844004 e-mail [tep@tep.uk.com](mailto:tep@tep.uk.com) [www.tep.uk.com](http://www.tep.uk.com)

Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Landscape Character Types : **RAF Heyford**

Drawing Number <b>G9233.004.3</b>				Sheet 3 of 5
Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:25,000 @ A3</b>	Date <b>23/08/2022</b>

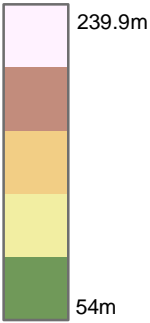




KEY

- Sites to be assessed
- Contours 5m

Elevation in metres Above Ordnance Datum (AOD)



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THE ENVIRONMENT PARTNERSHIP

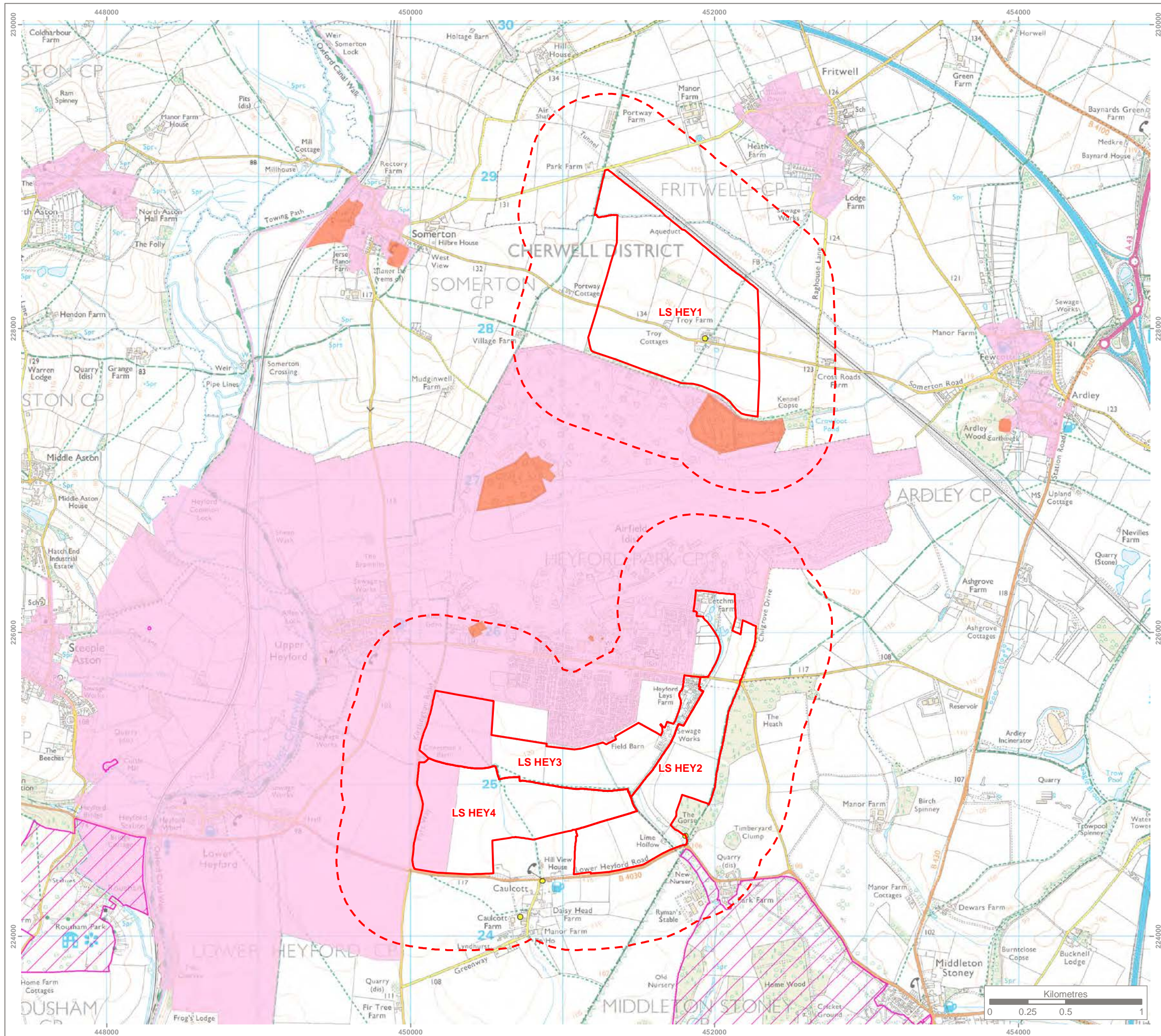
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Topography : RAF Heyford

Drawing Number G9233.001.3				Sheet 3 of 5
Drawn SA	Checked CB	Approved TJ	Scale 1:25,000 @ A3	Date 23/08/2022





#### KEY

- Sites to be assessed
- Sites to be assessed 500m buffer
- Conservation Area
- Registered Park and Garden
- Scheduled Monument

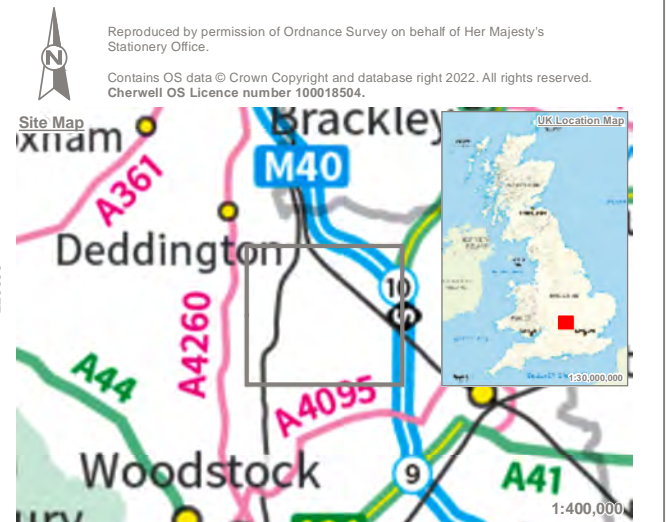
Listed Buildings within 500m of sites to be assessed

- Grade II Listed Building

#### Note

This map contains data from the following sources:  
- Historic England © Historic England copyright 2022

The Historic England GIS Data contained in this material was obtained on 25/01/2022.  
The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.



Rev	Description	Drawn	Approved	Date



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Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

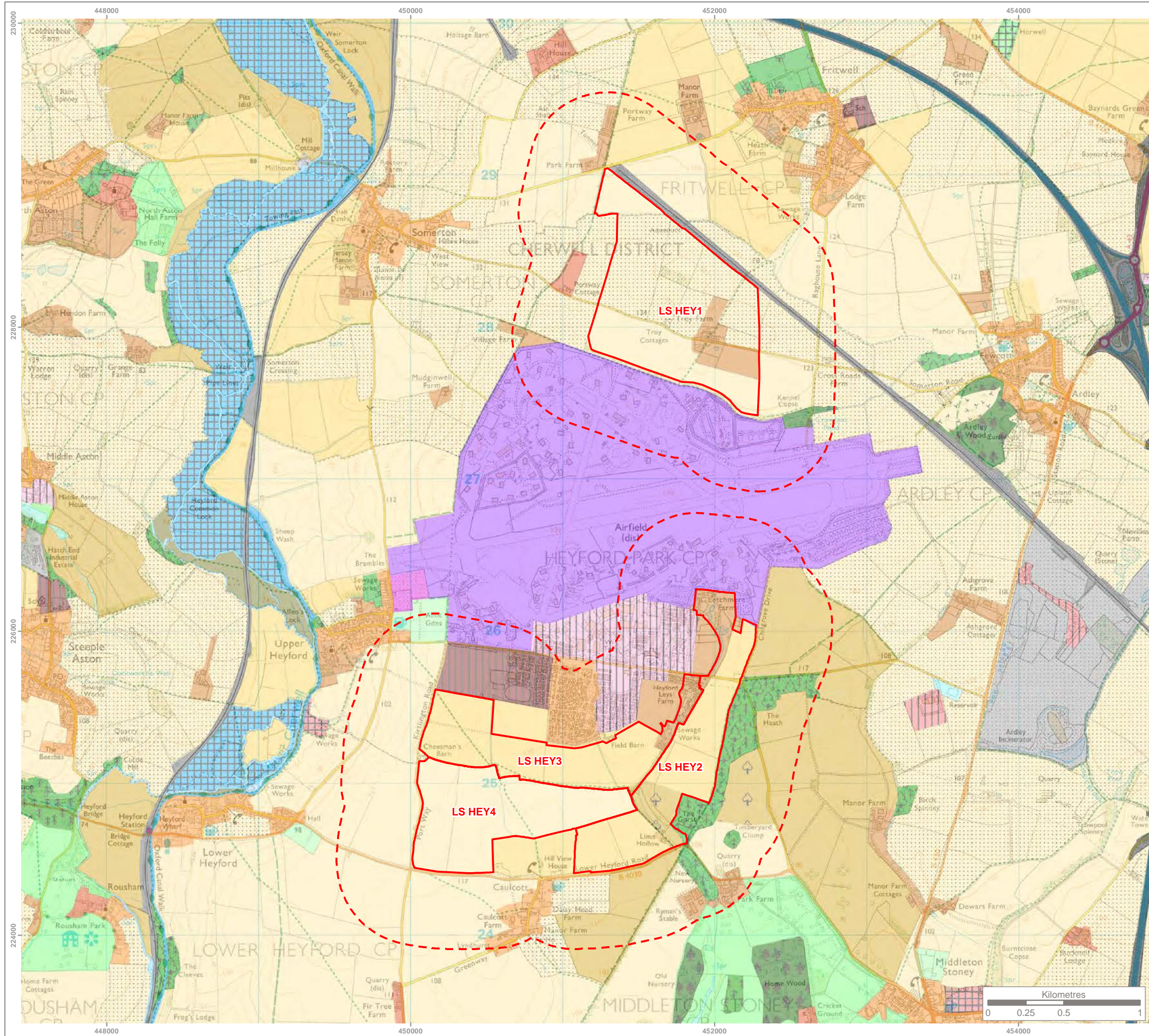
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Location of Known Heritage Assets - RAF Heyford

Drawing Number  
G9233.025

Drawn	Checked	Approved	Scale	Date
SA	MH	SHB	1:25,000 @ A3	30/05/2022





**KEY**

Solid red line

Sites to be assessed

Dashed red line

Sites to be assessed 500m buffer

**Historic Landscape Character Type**

Assarted Enclosure

Civic Amenities - Reservoir

Civic Amenities - Sewerage Treatment Works

Civic Amenities - Waste Disposal

Civil Provision - Educational Facility

Commercial - Business Park

Commercial- Road Side Service Centre

Communication - Main Road

Communication -Canals and Locks

Communication -Major Road Junction

Communication -Motorways

Communication -Rail transport sites

Enclosure - Reclaimed land

Industry -Extractive Works

Industry -Industrial Estate

Industry -Mill / Mill Complex

Military - Military Airfield

Orchard and Hort - Allotment

Orn -Domestic Garden

Orn -Ornamental water body

Orn-Parkland / Designed Landscape

Piecemal Enclosure

Planned Enclosure

Prairie / Amalgamated Enclosure

Recreation - Other Leisure facilities

Reorganised Enclosures

Rural - Country House

Rural - Hamlet

Rural - Village

Rural -Farmstead

Unenclosed -Rough Ground

Water - River

Water - Water Meadow

Woodland - Ancient Woodland

Woodland -Plantation

Woodland -Secondary Woodland

Woodland -Woodland Pasture

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Rev	Description	Drawn	Approved	Date

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Project

Cherwell Landscape Sensitivity and Capacity Assessment

Title

Historic Landscape Character Type - RAF Heyford

Drawing Number

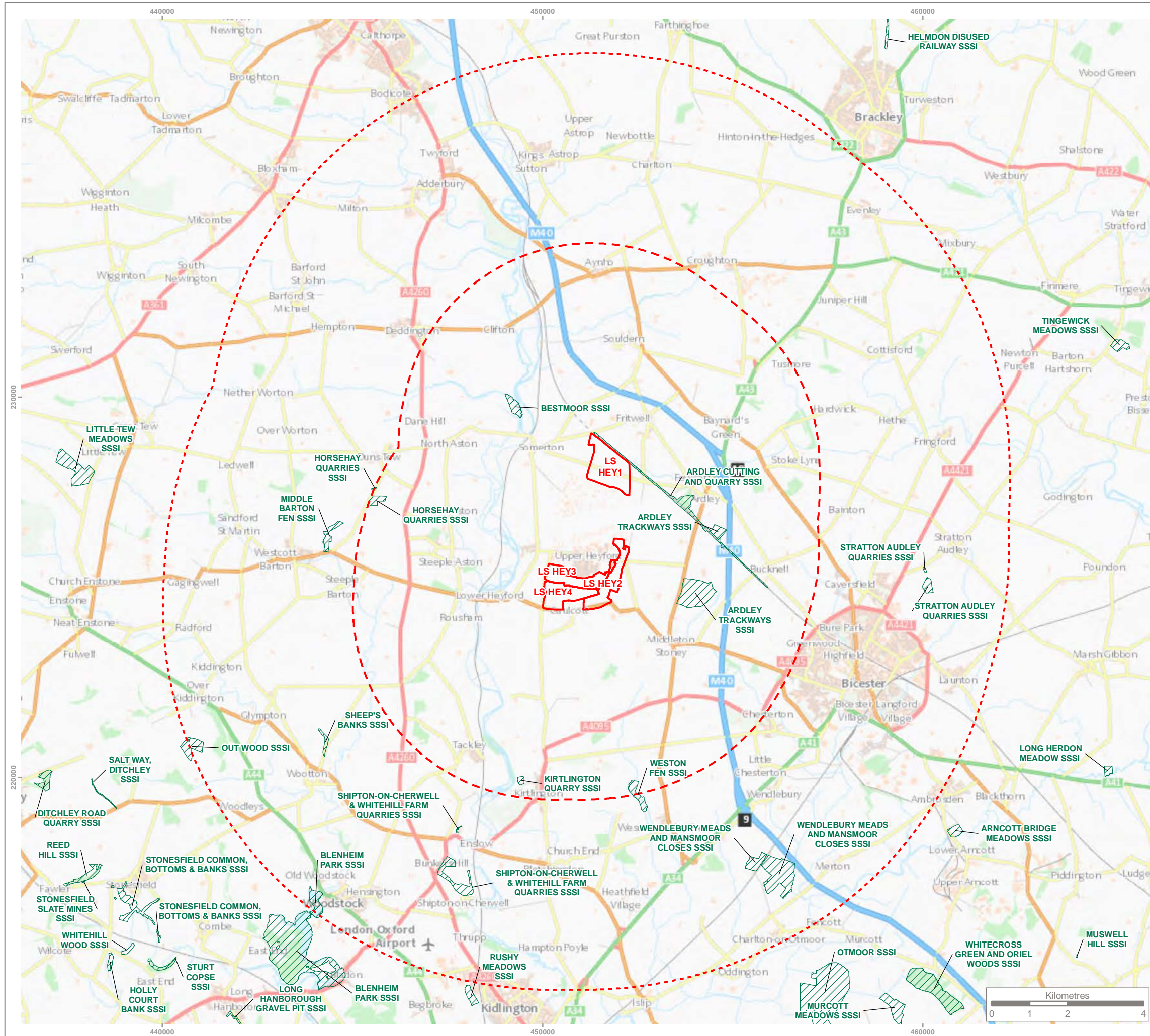
G9233.026

Drawn	Checked	Approved	Scale	Date
SA	MH	SHB	1:25,000 @ A3	30/05/2022

288

CHERWELL LANDSCAPE SENSITIVITY STUDY





**KEY**

- Sites to be assessed
- Sites to be assessed 5km buffer
- Sites to be assessed 10km buffer
- Sites of Special Scientific Interest (SSSI)

There are none of the following within 10km of the assessment sites:

- Ramsars
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- National Nature Reserves (NNR)

**Note**

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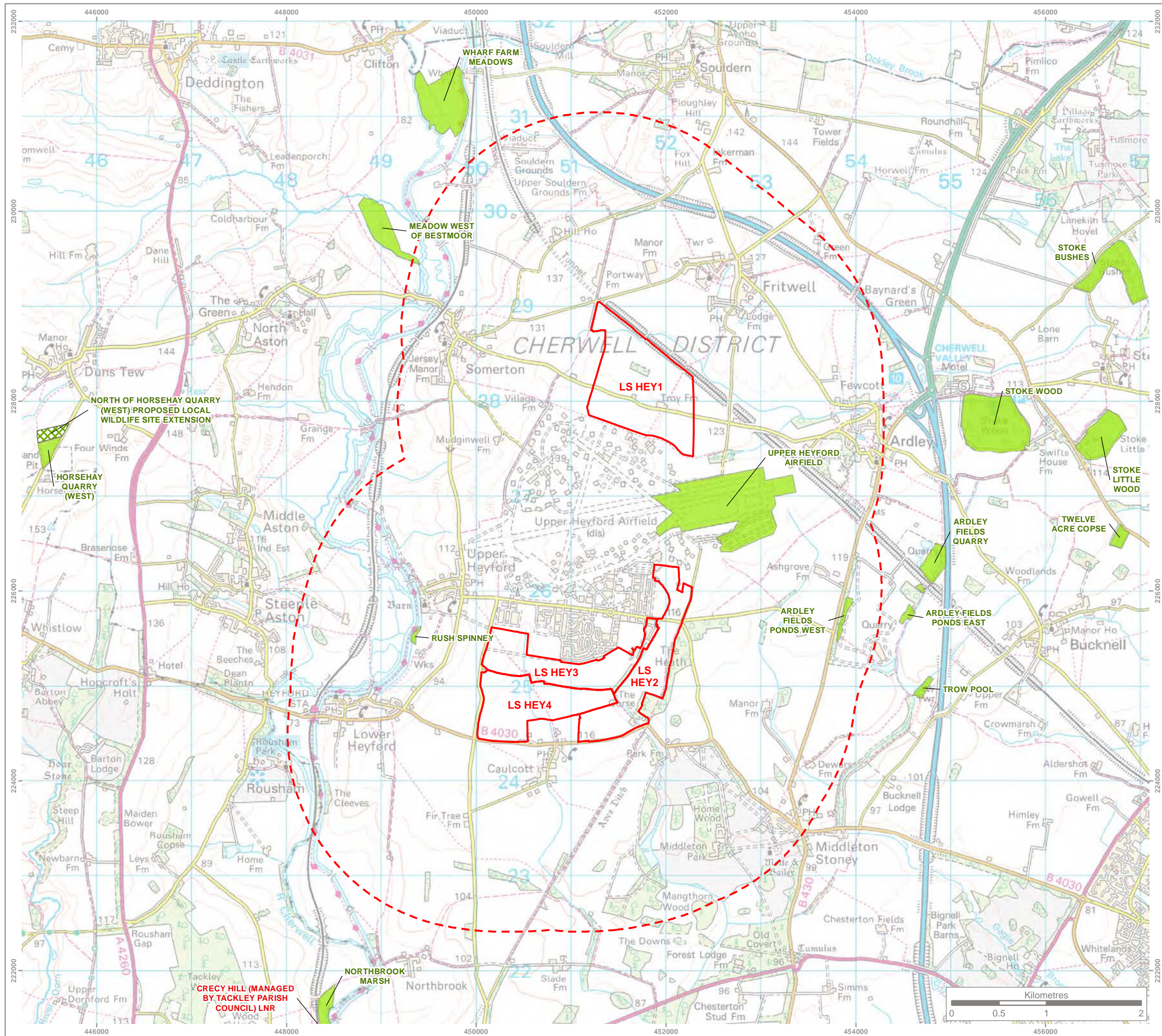
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Internationally and Nationally Designated Nature Conservation Sites - RAF Heyford

Drawing Number  
G9233.027

Drawn	Checked	Approved	Scale	Date
SA	MH	AP	1:100,000 @ A3	30/05/2022

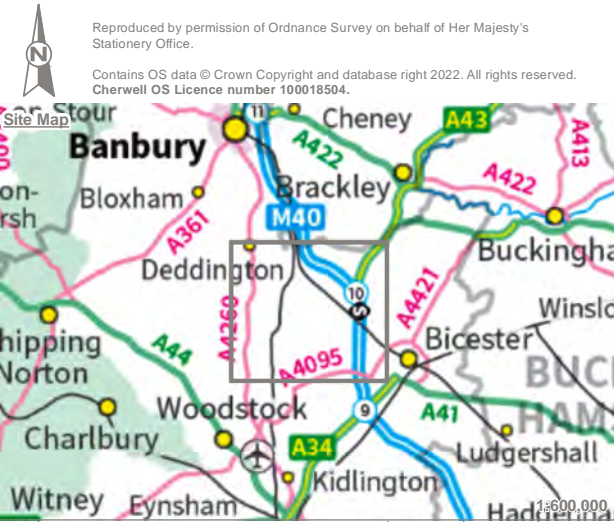




**KEY**

- Sites to be assessed
- Sites to be assessed 2km buffer
- Local Nature Reserve (LNR)
- Local Wildlife Site (LWS)
- Proposed Local Wildlife Site Extension

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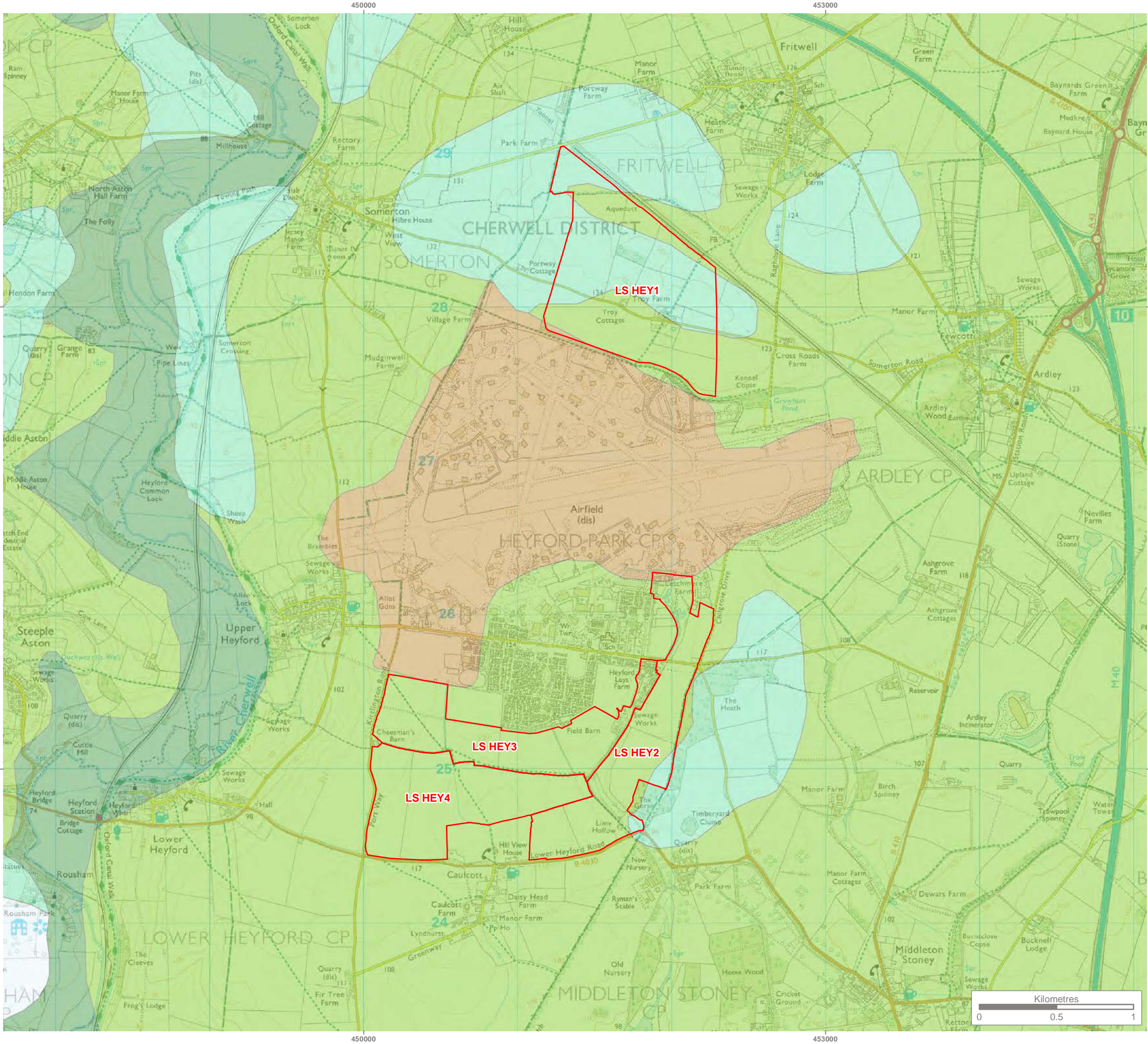
Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Local Nature Conservation Sites - RAF Heyford**

Drawing Number  
**G9233.028**

Drawn	Checked	Approved	Scale	Date
SA	MH	AP	1:40,000 @ A3	30/05/2022





**KEY**

Sites to be assessed

**Agricultural Land Classification Grade**

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Non Agricultural



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Rev	Description	Drawn	Approved	Date



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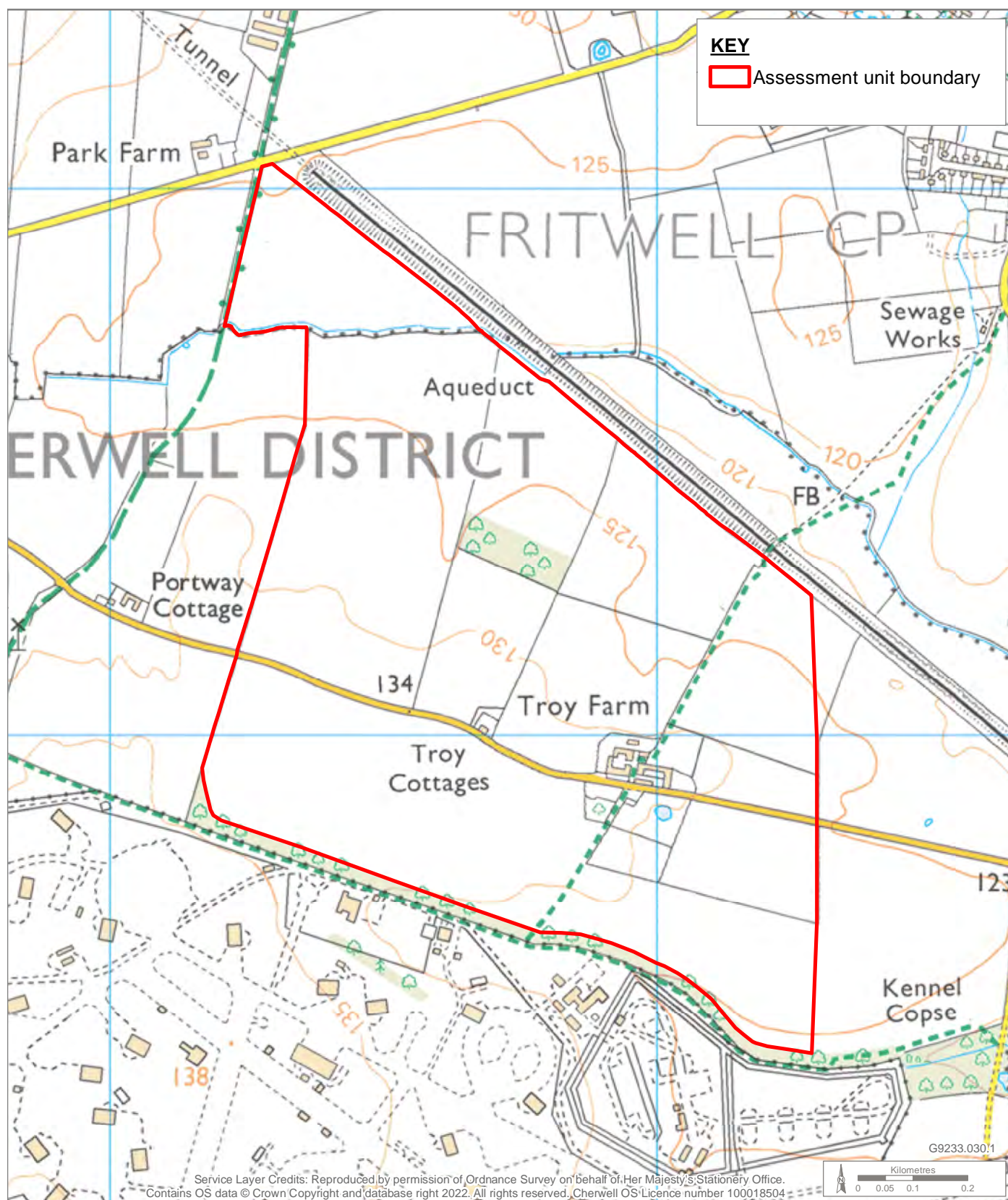
Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Agricultural Land Classification : RAF Heyford**

Drawing Number <b>G9233.013.3</b>				Sheet 3 of 5	
Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:25,000 @ A3</b>	Date <b>23/08/2022</b>	



## LS HEY1: TROY FARM AND SURROUNDINGS





## LS HEY1: TROY FARM AND SURROUNDINGS





## LS HEY1: TROY FARM AND SURROUNDINGS

### Summary

This assessment unit extends to 104.91 hectares of agricultural land to the north of the former RAF Upper Heyford airfield. The assessment unit is in the Farmland Plateau LCT and is characterised by medium sized arable fields, bound by hedgerows with frequent hedgerow trees. The assessment unit is bound to the north by the Chiltern Main Line Railway, to the south by the former RAF Upper Heyford airfield and to the east and west by further agricultural land. The assessment unit is bisected by Ardley Road which runs on a broadly east-west axis. A Public Right of Way runs from the north east corner to the unit's southern boundary, intersecting Ardley Road at Troy Farm.

### Representative Photographs



View south across LS HEY1 from PRow Somerton Footpath 349/14/20. Cold War Structures within the former RAF Heyford airfield are just visible through the tree belt



View south-east across LS HEY1 from Fritwell Road

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	This is a gently undulating landscape between 121m and 135m AOD, sloping gently from south to north with the highest point on the southern boundary with the former RAF Upper Heyford site. Landcover is predominantly arable with a small area of woodland internal to the assessment unit.	L-M
Natural Character	Field boundary hedgerows and tree belts along field boundaries and the railway line provide semi-natural habitat. The assessment unit includes three areas of priority habitat – traditional orchard to the south of Troy Farm, deciduous woodland along part of south-eastern boundary and an area of lowland calcareous grassland near the north-western assessment unit boundary. There are no nature conservation sites within the assessment unit.	L-M
Cultural and Historic Associations	Troy Farmhouse is Grade II Listed, but intervisibility with the surrounding landscape is limited by tree planting around the farmhouse. The Turf Maze at Troy Farm is a Scheduled Monument, but this is only visible from its immediate surroundings. The RAF Upper Heyford Conservation Area lies to the immediate south and existing hangars within the Conservation Area are visible from within the assessment unit. The Cold War structures at the former Upper Heyford Airbase are also a Scheduled Monument and are visible beyond the tree line from the south of the assessment unit. The HLC indicates that most of the assessment unit is reorganised enclosure with areas of prairie/amalgamated enclosure along parts of the southern boundary and in the north-western corner.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The area has a strong rural character, although it is slightly influenced by the Chiltern Main Line Railway to the north. Existing structures within the former RAF Upper Heyford airfield to the south are glimpsed through existing tree belts and as such do not represent a strong urbanising influence. Woodland and strong hedgerows provide containment that increases seclusion but also limits the scenic qualities provided by longer views.	M-H
Settlement Form and Edge	The assessment unit makes a positive contribution to the wider rural setting of Heyford Park, but the containment by hedgerows and woodland limits the relationship with the village.	M
Views and Visual Character	The assessment unit is well contained, with limited views in or out beyond existing field boundary hedgerows. A Public Right of Way passes through the assessment unit, allowing some views across the parcel, although these are foreshortened by hedgerow planting. Views from the Byway in the north-western corner are filtered by existing tree belts.	M

## Value

Criteria	Description and indication of value	
Landscape Value	The landscape has a strong rural character comprising predominately arable fields. The assessment unit includes three areas of priority habitat but there are no nature conservation sites within the assessment unit. The Grade II Listed building Troy Farmhouse and Scheduled Monument the Turf Maze are both in the assessment unit but their intervisibility with the surrounding landscape is limited by tree planting. A Public Right of Way passes through the assessment unit which offers some recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long-distance route. The RAF Upper Heyford Conservation Area lies to the immediate south and there is intervisibility with the existing hangars and the scheduled monument Cold War Structures at the former Upper Heyford Airbase. These views are likely to be valued at the community level, but there is no particular indication of a higher value. The RAF Upper Heyford Conservation Area Appraisal contains mapped information on the relative landscape and visual impact of the airfield, and views out from the Conservation Area across the assessment unit.	L



## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit retains a strongly agricultural character. The farmstead, together with wooded features, has the impression of being quite isolated within the wider modern agricultural landscape and road network. These attributes indicate a **moderate** overall sensitivity to future change from residential and commercial development. The sensitivity to logistics development is **moderate-high** and this sensitivity arises from the attributes of the surrounding landscape and low height and scale of existing built form in the immediate vicinity of the assessment unit.

The sensitivity to formal recreation is **moderate-high**, the perceptual and scenic qualities of the landscape is sensitive to change are there are limited situations/locations where formal recreation and lighting could be accommodated without adverse effects on the landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

## Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation which could be accommodated within the scale and pattern of the landscape without significant adverse effects on character.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape to retain the open character of the landscape. Woodland planting in this location would enclose the landscape, but some small woodland blocks could be accommodated in certain locations. The overall sensitivity to woodland planting is **low-moderate**.

The assessment unit comprises areas of Grade 2 and Grade 3 agricultural land, with the Grade 2 land generally located to the north of Ardley Road.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

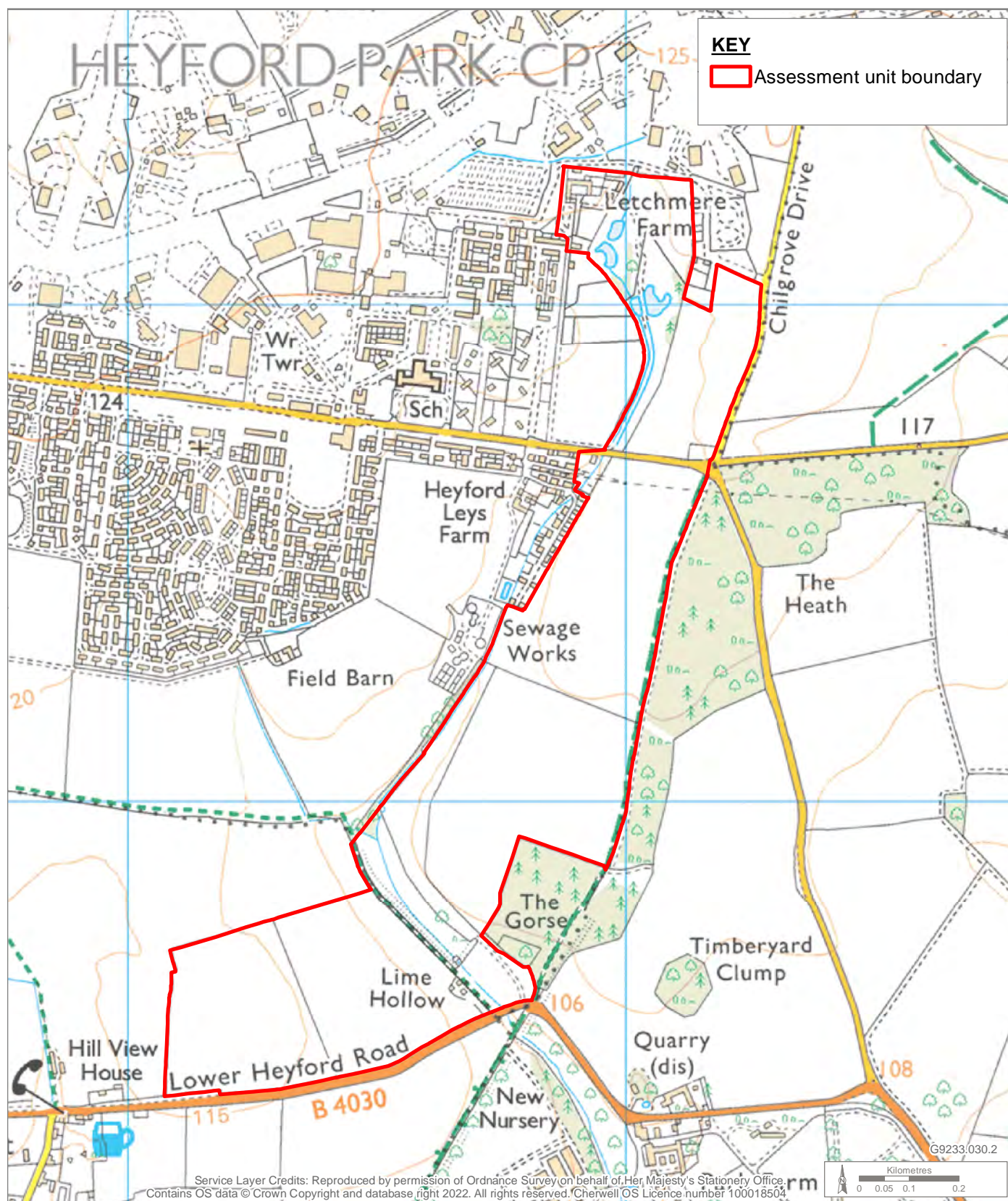
- Views to and from the Cold War Structures Scheduled Monument within the former RAF Upper Heyford airfield.
- Trees and hedgerows surrounding field boundaries which form important habitat networks.
- The setting the landscape provides to the RAF Upper Heyford Conservation Area.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

## Guidance and Recommendations

Any new development should:

- Retain hedgerows and wooded areas to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Protect the setting of heritage features including the Cold War Structures Scheduled Monument and RAF Upper Heyford Conservation Area.
- Ensure that any development is in keeping with the scale and form of the existing settlement.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

## LS HEY2: LAND EAST AND SOUTH-EAST OF HEYFORD PARK





## LS HEY2: LAND EAST AND SOUTH-EAST OF HEYFORD PARK



## LS HEY2: LAND EAST AND SOUTH-EAST OF HEYFORD PARK

### Summary

This assessment unit is located to the east and south-east of Heyford Park and south of the former RAF Upper Heyford airfield and extends to 65.11 hectares of agricultural land. The assessment unit is in the Farmland Plateau LCT and is characterised by medium-sized arable fields, with off-site woodland to the east. The assessment unit boundaries are defined by the former RAF Upper Heyford airfield to the north, by The Gorse woodland planting to the east, Lower Heyford Road to the south and by agricultural fields to the south-west, west and north-east. Existing built development within this assessment unit includes Letchmere Farm, near the northern assessment unit boundary and Lime Hollow near the south-eastern boundary. Existing residential development at Duvall Park and a water treatment works are beyond the western assessment unit boundary. A bridleway runs north-south along the eastern boundary with a public footpath running north-east south-west to the south of The Gorse.

### Representative Photographs



View north-east across LS HEY2 from PRow Heyford Park Footpath 422/2/10. Recent tree planting is clearly visible in the foreground



View south-west across LS HEY2 from PRow Heyford Park Bridleway 422/3/10.



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is gently undulating farmland falling from a high point of 120m AOD along the northern assessment unit boundary to 107m AOD at Lime Hollow. Medium-scale arable fields are enclosed by hedgerows and tree belts. The eastern boundary is generally well enclosed by existing woodland planting and there has been recent woodland planting around Lime Hollow.	L-M
Natural Character	There are no ecological designations or priority habitats within the assessment unit. There is new woodland planting around Lime Hollow to the south-east and the Gallos Brook flows through the south-east area of the assessment unit.	L
Cultural and Historic Associations	The HLC indicates that this area is primarily planned enclosure, with some rural farmstead in the north-west corner and some assorted enclosure to the south-east around The Gorse and adjacent to the Public Right of Way (Bridleway) 7. To the immediate north of the assessment unit is the RAF Upper Heyford Conservation Area and the disused hangars can be seen from the area to the north of Camp Road, which has a localised influence on landscape character. There is a Grade II listed building 'Lime Kiln approximately 150 metres east of Lime Hollow, Lower Heyford' on the south eastern corner and boundary, which is clearly visible from Lower Heyford Road, but can only be seen from a small part of the assessment unit. Middleton Park Grade II Registered Park and Garden lies to the immediate south-east which comprises pleasure grounds based on a medieval park. The landscape contributes strongly to this designation.	M

### Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The assessment unit has visual links to the new residential development in Heyford Park and to the former RAF Upper Heyford airfield and base (and Conservation Area). There is visual and audible intrusion from Camp Road which runs through the assessment unit to the north, and from Lower Heyford Road which is adjoins the southern boundary.	M
Settlement Form and Edge	The assessment unit is influenced by the existing settlement edge of Heyford Park to the west. From the central and southern parts of the assessment unit there are clear views east towards Duvall Park with residential dwellings along Raven Close, Wellesley Close and Wellington Road visible on higher ground beyond. From the northern part of the assessment unit, to the north of Camp Road there are visual links to the RAF Upper Heyford base, but its influence on the remainder of the assessment unit is limited by vegetation screening.	L-M
Views and Visual Character	The area for the most part is relatively well contained by woodland and hedgerow structures. There are views into the southern section of the assessment unit from Lower Heyford Road, and glimpses of the area to the north and south from Camp Road. There are some views across the assessment unit from the Public Rights of Way (PRoW) to the south and south-west and from PRoW (Bridleway) 422/3/10 (the Claude Duval Way promoted path) along the eastern boundary. There are views from within the assessment unit to the new residential development in Heyford Park to the west and north-west and of the RAF Upper Heyford hangars in the Conservation Area to the north. Woodland planting in The Gorse, beyond the eastern assessment unit boundary limits visibility from the east.	M



## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit is influenced by cultural and historic associations including the RAF Upper Heyford Conservation Area to the north and the Grade II Listed Lime Kiln to the south-east within the assessment unit which have a localised influence on its landscape character. The landscape setting contributes to Grade II Registered Park and Garden Middleton Park to the immediate southeast. There are no ecological designations or priority habitats within the assessment unit. The Public Rights of Way within the assessment unit offer some recreational value.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way along the eastern boundary is promoted at a local level as part of the Claude Duval Way. There is intervisibility with the RAF Upper Heyford Conservation Area with views of the hangars to the north and localised views of Grade II Listed Lime Kiln and Middleton Park Registered Park and Garden to the south-east. The RAF Upper Heyford Conservation Area Appraisal provides mapped information on the relative landscape and visual impact of the airfield.	L-M

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the medium scale arable fields, limited contribution of heritage assets to landscape character and its proximity to the built development in Heyford Park, including residential and water treatment developments. Land north of Camp Road is less sensitive to due to the proximity to existing built development. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the scale and pattern of the existing built form in the vicinity.

The sensitivity to formal recreation is **moderate-high**. There are very limited locations of where areas of formal recreation and flood lighting could be accommodated without adversely affecting the character and appearance of the landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High



## Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, and this could be accommodated within the pattern and scale of the existing landscape.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape to retain the open character of the landscape. There is potential to extend areas e.g. The Gorse, or introduce new woodland planting along the Gallos Brook to the south of the Gorse. The overall sensitivity to woodland planting is **low**.

The Agricultural Land Classification for HEY2 is Grade 3, with a very small area around Letchmere Farm classed as non-agricultural and two small sections to the southeast near Lime Hollow and The Gorse classed as Grade 2.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

## Key Sensitivities

- The setting the landscape provides to heritage features including RAF Upper Heyford Conservation Area, Middleton Park Registered Park and Garden and the Grade II Listed Lime Kiln.
- The existing watercourse which passes through the assessment unit.
- Public Rights of Way which are valued for informal recreation and provide a link to the wider countryside.

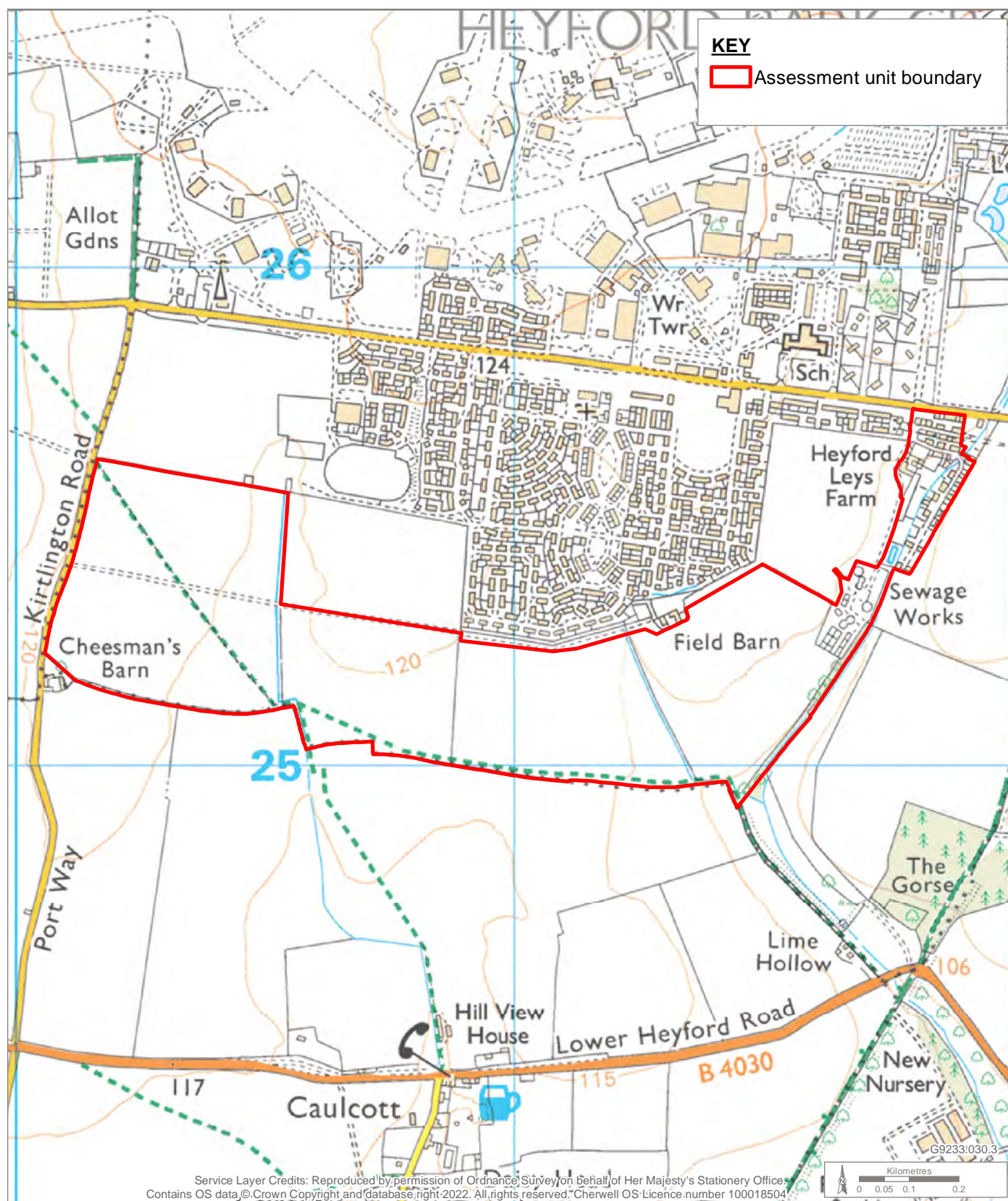
## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Maintain an open space buffer along the woodland next to the unit assessment's eastern boundary
- Protect the Grade II listed building on the southeast boundary of the assessment area and ensure the placement of new development does not negatively influence this heritage asset.
- Protect the setting of heritage features including the RAF Upper Heyford airfield and Conservation Area to the north.
- Protect the setting of the tree avenue to the Middleton Park Registered Park and Garden.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

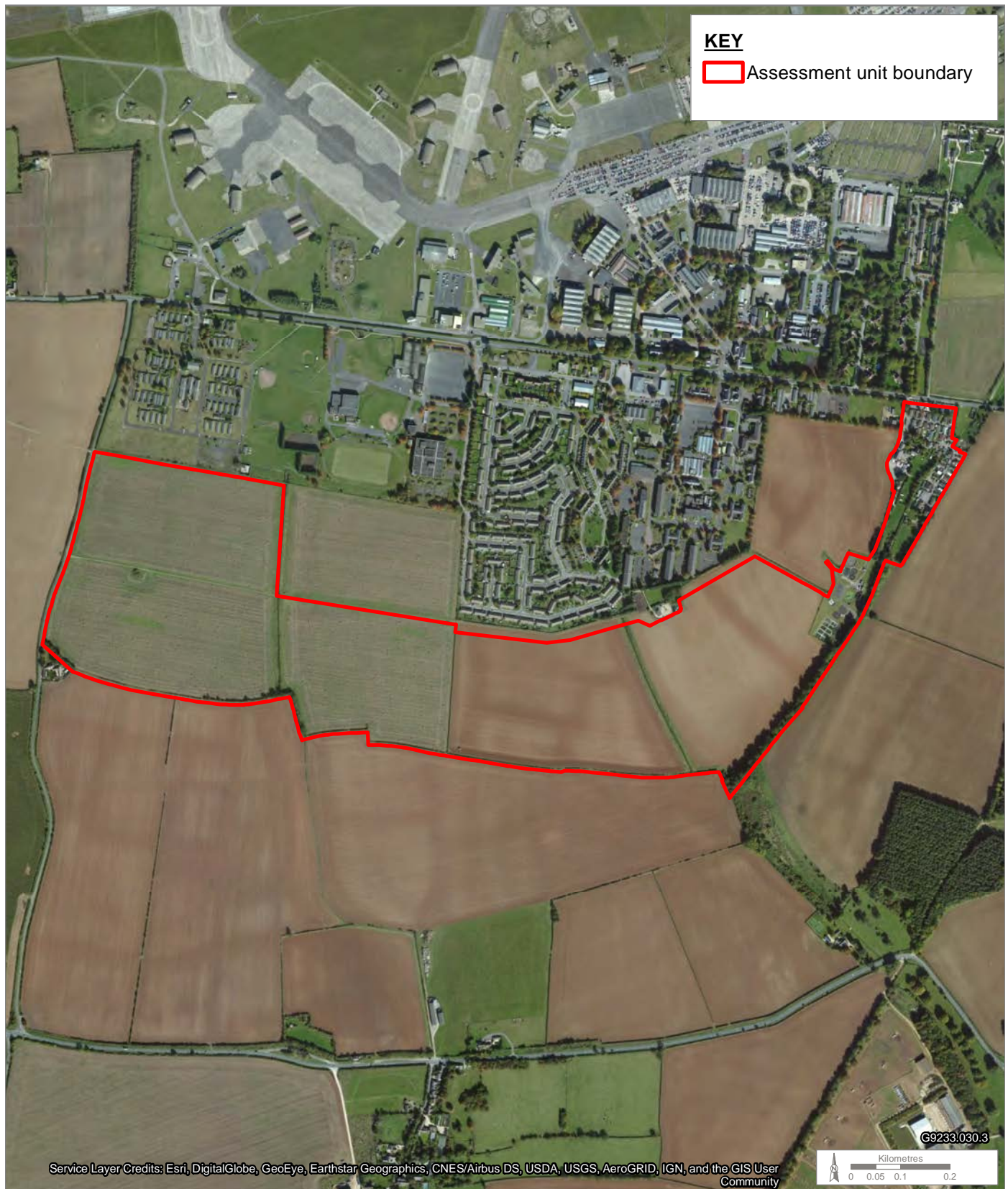


## LS HEY3: LAND SOUTH OF HEYFORD PARK





## LS HEY3: LAND SOUTH OF HEYFORD PARK





## LS HEY3: LAND SOUTH OF HEYFORD PARK

### Summary

The assessment unit is located to the south of the former RAF Upper Heyford airbase and to the east of Kirtlington Road. The assessment unit extends to 56.90 hectares of agricultural land and is in the Farmland Plateau LCT. The area is characterised by medium-sized arable fields bound by hedgerows. Existing built development within the assessment unit includes a water treatment works and Duvall Park, a mobile home park complex. Public Rights of Way cross the assessment unit, linking Heyford Park to Caulcott. The assessment is bound by agricultural land to the south, by Kirtlington Road to the west and by residential development to the north.

Land to the north, either side of the existing residential area is committed or allocated land.

### Representative Photographs



*View south-east across LS HEY3 from PRoW Heyford Park Footpath 422/1/10*



*View north across LS HEY3 from PRoW Heyford Park Footpath 422/2/10. The existing settlement edge is clearly visible*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium to large scale arable fields, often enclosed by hedgerows. The landform is gently undulating between 115m and 120m AOD. The topography of the surrounding landscape is influenced by the river Cherwell with a well-defined valley bottom and steep slopes to either side. Land falls more steeply to the west. Heyford Park residential development and the water treatment works occupies the smaller fields to the northeast corner of the unit.	L-M
Natural Character	Arable farmland divided by mature hedgerows with some hedgerow trees. The Gallos Brook runs north-south through the assessment unit. There are no nature conservation designations or areas of priority habitat within the assessment unit.	L
Cultural and Historic Associations	The most western land parcel in the assessment unit is within the Rousham Conservation Area. The Conservation Area Appraisal describes the open and aesthetic quality of the Cherwell Valley as being fundamental to the character and appearance of the designed landscape of Rousham Conservation Area. The RAF Upper Heyford Conservation Area lies to the immediate north and there are some views towards existing structures within the former airfield from within the assessment unit. The HLC indicates that this area is primarily planned enclosure, with some rural farmsteads in the north-east section of the assessment unit around Heyford Leys Farm.	M
Perceptual and Scenic Qualities	The landscape is predominantly in agricultural use and has a rural sense of character but is influenced by residential and other built development to the north and north-east. Long distance views extend westwards across the valley bottom to the settlement at Steeple Aston on higher ground on the western valley slope.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	This assessment unit has physical and visual links to the existing settlement edge at Heyford Park to the north. Land to the north, either side of the existing residential area, is committed or allocated land. Development in the assessment unit (outside of the Rousham Conservation Area) could be accommodated within the existing settlement form/pattern and could provide the opportunity to improve the existing settlement edge.	L
Views and Visual Character	From the central land parcels in the assessment unit there are views across the parcel to the north of residential development and the school in Heyford Park. A Public Right of Way crosses the most western field and continues along a section of the assessment unit's southern boundary. Views are relatively well-contained by the existing hedgerow and hedgerow tree field boundary structure.	M

## Value

Criteria	Description and indication of value	
Landscape Value	The landscape contributes to the setting of heritage designations including the Rousham Conservation Area within the western section of the assessment unit within the Conservation Area designation. To the north there is some relationship to the RAF Upper Heyford Conservation Area. There are no ecological designations or areas of priority habitat within the assessment unit. The assessment unit offers some recreational value in the form of public footpaths.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long-distance route and provide views across the western and southern sections of the assessment unit. From the assessment unit there is intervisibility with the existing structures within the former airfield in the RAF Upper Heyford Conservation area to the north. The RAF Upper Heyford Conservation Area Appraisal provides mapped information on the relative landscape and visual impact of the airfield. There is some intervisibility with the open character of the Cherwell Valley from the western edge of the assessment unit. These views are likely to be valued at the community level, but there is no particular indication of a higher value.	L



## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the medium scale arable fields, more limited landscape sensitivities and proximity to existing built development at Heyford Park.

The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the lower height and scale and pattern of the existing built form in the vicinity.

The sensitivity to formal recreation is **moderate**. The assessment unit may have some potential to accommodate areas of formal recreation and flood lighting in certain locations.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

## Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated within the pattern and scale of the existing landscape without detrimental effects on character.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the 'dips and folds' of the landscape to retain the open character of the landscape. In terms of this unit, the watercourse corridors could be considered the 'dips and folds'. The overall sensitivity to woodland planting is **low-moderate**. There is potential to include new areas of woodland planting to better integrate the existing and any new settlement edge into the wider landscape. There is also potential for suitable woodland planting and other habitats near to the watercourses in the unit.

The Agricultural Land Classification for HEY3 is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High



## Key Sensitivities

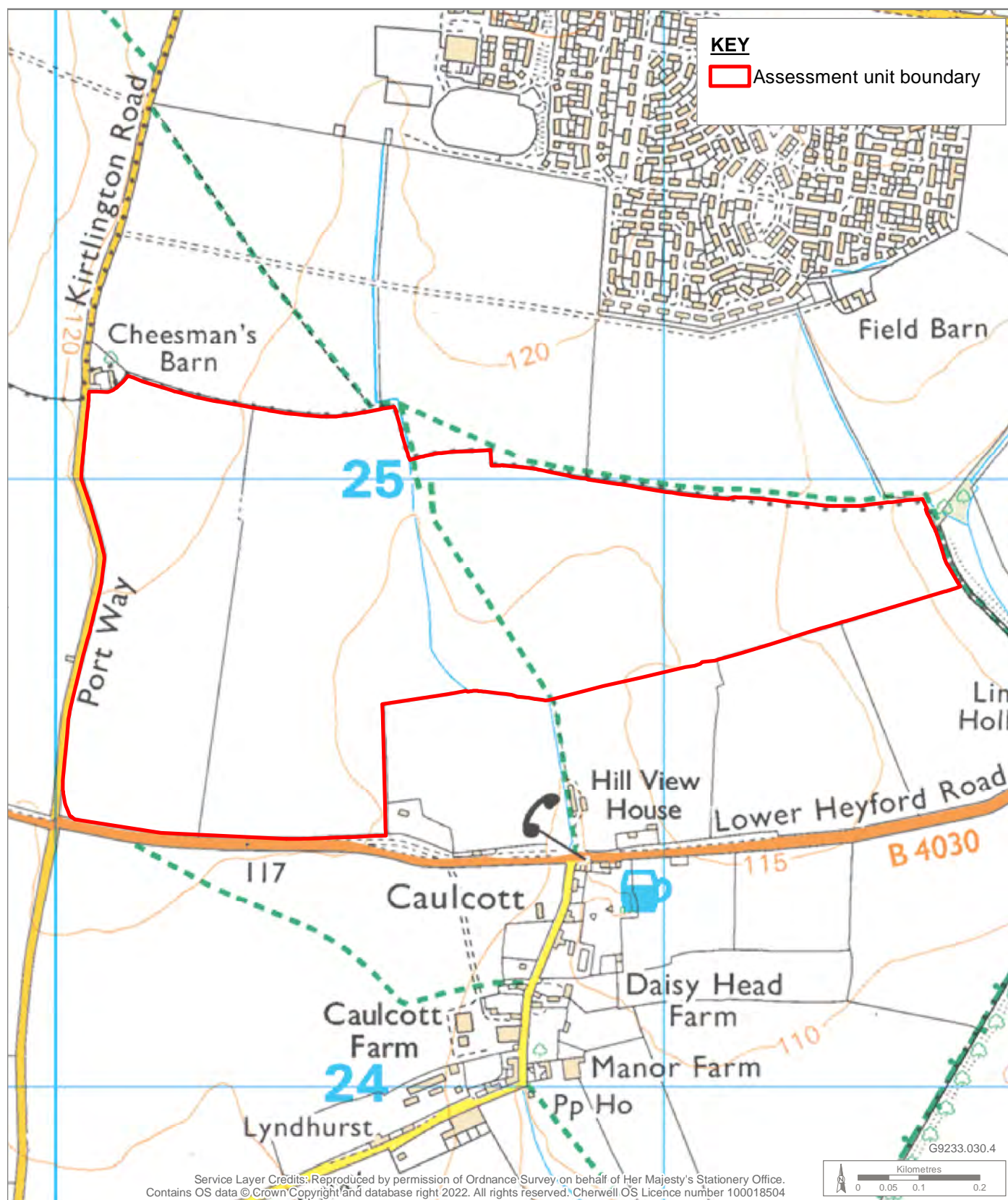
- The setting the landscape provides to heritage features including Rousham Conservation Area to the west and the RAF Heyford Conservation Area to the north.
- Long views across the Cherwell Valley to the west.
- Public Rights of Way which are valued for informal recreation and provide a link to the wider countryside.

## Guidance and Recommendations

Any new development should:

- Retain and enhance the pattern of hedgerows with hedgerow trees, forming enclosure to fields to help integrate any future development into the landscape.
- Protect the setting of heritage features including the RAF Upper Heyford airfield to the north and the Rousham Conservation Area to the west (western land parcel of the assessment unit is in the Conservation Area).
- Avoid development within the Rousham Conservation Area where it would be visually prominent.
- Provide a suitable open space buffer to Gallos Brook, with appropriate tree planting and other habitats.
- Avoid formation of a hard edge to the adjoining landscape through appropriate design of the settlement edge.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

## LS HEY4: LAND EAST OF PORT WAY





## LS HEY4: LAND EAST OF PORT WAY



## LS HEY4: LAND EAST OF PORT WAY

### Summary

This assessment unit is located to the east of Port Way and comprises 62.45 hectares of arable land. It is in the Farmland Plateau LCT and is characterised by three medium scale arable fields enclosed by hedgerows and the Gallos Brook. The assessment unit is bounded to the north, east and south-east by agricultural fields, by Port Way to the west and Lower Heyford Road to the south-west. There is no built development within the assessment unit. A Public Right of Way (PRoW) runs north-south through the Site with another PRoW beyond the northern assessment unit boundary.

### Representative Photographs



*View south across LS HEY4 from PRoW Heyford Park Footpath 422/2/10*



*View north-east across LS HEY4 from field access gate along Port Way. The existing settlement edge of Heyford Park is visible in the distance*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises three medium scale arable fields in a rectilinear pattern, enclosed by hedgerows which are fragmented in places. The Gallos Brook flows through the central part of the assessment unit, following existing hedgerows for the most part. The landform is gently undulating, rising from 110m AOD along the eastern boundary to 120m AOD in the north-western corner.	L-M
Natural Character	This is a farmed landscape with few natural features. Hedgerows along the field boundaries provide some semi-natural habitat, although these are fragmented in places. There are no nature conservation designations or areas of priority habitat within the assessment unit.	L
Cultural and Historic Associations	The most western land parcel in the assessment unit is in the Rousham Conservation Area. The Conservation Area Appraisal describes the open and aesthetic quality of the Cherwell Valley as being fundamental to the character and appearance of the designed landscape of Rousham Conservation Area. The HLC indicates that this is an area of prairie/amalgamated enclosure.	M
Perceptual and Scenic Qualities	The unit has an agricultural and largely undeveloped character. It has a limited relationship with the adjacent settlement at Heyford Park due to the buffering effect of the agricultural fields and their hedgerow boundaries to the north.	L-M
Settlement Form and Edge	The assessment unit is separated from the existing settlement edge at Heyford Park by agricultural fields to the north. The area does not play a separation role and provides the opportunity to improve the existing settlement edge	L-M
Views and Visual Character	The area for the most part is relatively well contained by hedgerows on field boundaries. There are clear views to and from Lower Heyford Road to the south of the assessment unit. A Public Right of Way passes through the assessment unit, providing clear views across the area.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit has an agricultural and largely undeveloped character. There are no nature conservation designations or areas of priority habitat within the assessment unit. Part of the assessment unit is within Rousham Conservation Area and the landscape contributes to the designation. The assessment unit provides some recreational value in the form of the public footpath which runs through it.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long-distance route. There is some intervisibility with the open character of the Cherwell Valley to the west. These views are likely to be valued at the community level, but there is no particular indication of a higher value.	L

## Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate** sensitivity to residential development, a **moderate-high** sensitivity to commercial development and a **high** sensitivity to logistics development due to the scale and pattern of the existing built form in the vicinity.

The sensitivity to formal recreation is **moderate-high**. There are very limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the landscape.



Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

### Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in this assessment unit without substantial effects on character and views.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape in order to retain the open character of the landscape. The overall sensitivity to woodland planting is **low-moderate**.

The Agricultural Land Classification for HEY4 is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

## Key Sensitivities

- The setting the landscape provides to heritage features including Rousham Conservation Area.
- Public Rights of Way which are valued for informal recreation and provide a link to the wider countryside.
- Gallos Brook watercourse which runs north-south through the assessment unit.

## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows, and incorporate hedgerow trees, to help integrate any future development into the landscape.
- Provide a suitable landscape buffer to Gallos Brook.
- Avoid development within the Rousham Conservation Area where it would be visually prominent.
- Protect the setting of heritage features including the Rousham Conservation Area to the west.
- Avoid formation of a hard edge to the adjoining landscape through appropriate design of the settlement edge.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.