

SETTLEMENT AREA: BEGBROKE,  
GOSFORD, ISLIP, KIDLINGTON,  
SHIPTON-ON-CHERWELL AND  
YARNTON



## SETTLEMENT AREA: BEGBROKE, GOSFORD, ISLIP, KIDLINGTON, SHIPTON-ON-CHERWELL AND YARNTON

### Settlement Overview

#### Begbroke

Begbroke village lies approximately 1.6km west of Kidlington. The village is separated into two by the A44 trunk road with the larger part to the east of the A44 comprising 20th century residential development and the University of Oxford's Begbroke Science Park. The western part of the village is focussed on the historic core, which is a designated Conservation Area.

The village slopes down gently from west to east. An area of high ground known as Bladon Heath rises to 110m, approximately 0.5km west of the village. Much of the village lies on lower ground at approximately 65m AOD. The surrounding landscape to the west is largely agricultural, to the north, east and south the village has pedestrian links to the surrounding settlements of Kidlington and Yarnton. The Rowel Brook, a tributary of the River Cherwell flows west-east through the village.

#### Gosford

Gosford village lies to the immediate south-east of Kidlington. The village reads as part of Kidlington and there are no natural boundaries between the two settlements. The Gosford and Water Eaton Parish boundary is defined by Oxford Road (A4260) to the west and Bicester Road and Kingsway Drive to the north, extending east to the River Cherwell, south to Cutteslowe and south-west to encompass the areas between the A34 and Kingsbridge Brook.

The village has a semi-rural setting with open fields extending east to the River Cherwell. The majority of development in Gosford village is post-war, with some more recent development clusters to the east of Bicester Road. To the north and west the village has physical links to Kidlington.

#### Islip

Islip is located on the River Ray, just north of its confluence with the River Cherwell, approximately 3km east of Kidlington and 8km north of Oxford city centre.

## Settlement Overview Continued

Islip is a nucleated hillside village, which developed around the church of St. Nicholas, and is set in a rural agricultural landscape. The historic core of the village is a designated Conservation Area where many dwellings date back to the 17th and 18th centuries and reflect the village's history as a coach and wagon station. The most recent development is located to the north-west of the village.

The land falls away south and east of the village towards the Rivers Ray and Cherwell and their associated floodplains.

## Kidlington

Located approximately 8km north of Oxford and 12km south-west of Bicester, Kidlington is Cherwell's largest village. The village is located between the River Cherwell to the east and the Oxford Canal to the west.

Until the 20th Century, Kidlington was a rural community and the historic village core along High Street, Mill Street and Church Street is designated as a Conservation Area. In the 1920s and 1930s Kidlington was subject to ribbon development along the A4260 with further expansion in the 1940s and 1950s including the Garden City estate towards the southern edge of the village.

To the north-west of Kidlington development has now extended beyond the canal corridor to include London-Oxford Airport and commercial development along Langford Lane.

## Shipton-on-Cherwell

Shipton on Cherwell is a small village, located approximately 3km north of Kidlington. The village is divided into two distinct areas by Shipton Quarry, with Bunkers Hill to the north and the main part of the village centred on Jerome Way in the south.

Shipton Quarry comprises a largely exhausted limestone quarry with an aggregate recycling facility located in the centre. The quarry has been designated a Local Wildlife Site and parts of it are designated as a geological Site of Special Scientific Interest (SSSI).

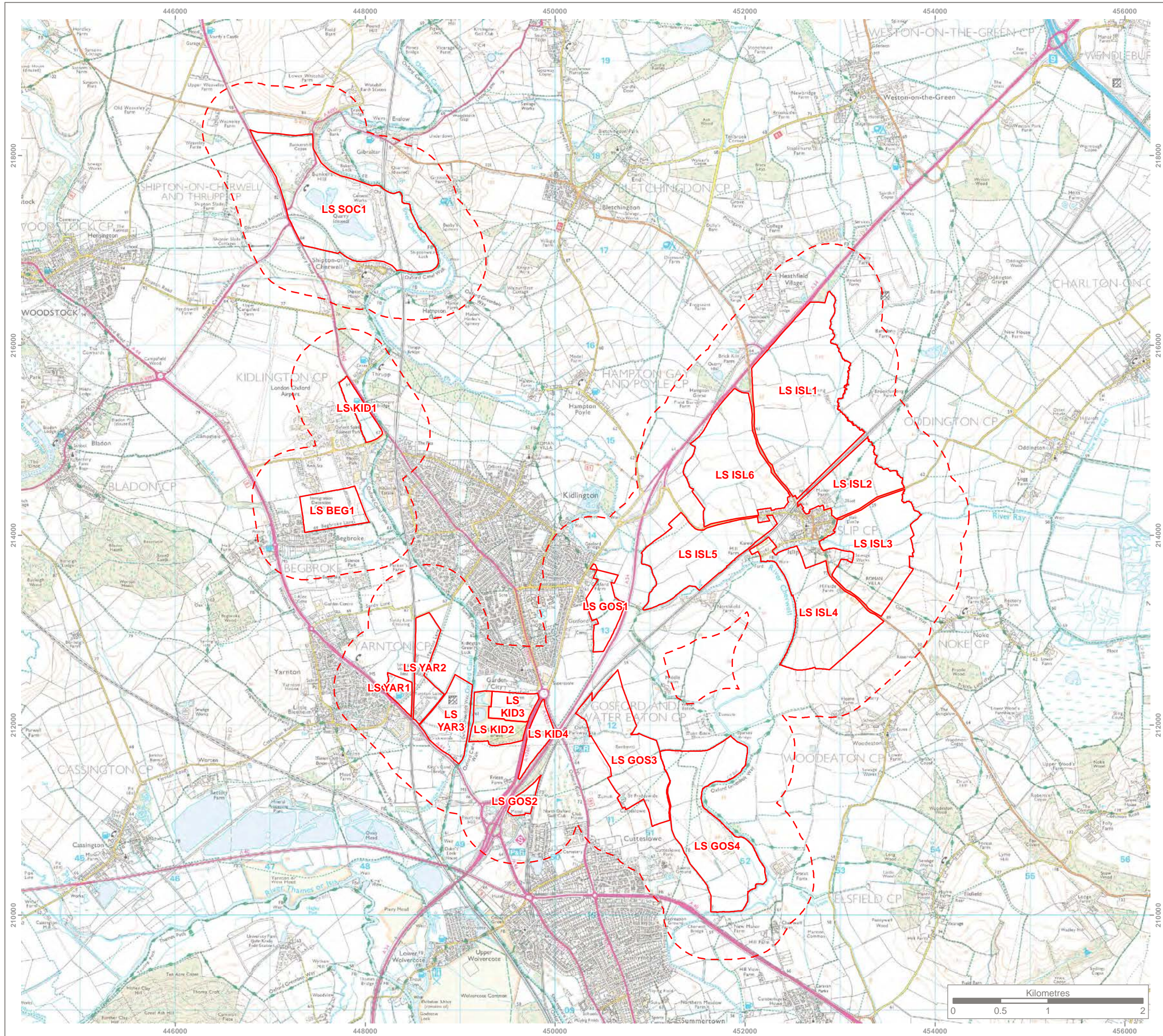
To the east of the village is the Birmingham to Oxford Railway Line, beyond which the land falls away to the River Cherwell.

## Settlement Overview Continued

### Yarnton

Yarnton is a large village located approximately 1.6km south-west of Kidlington and 6km north-west of Oxford city centre. The majority of the village is located to the south-west of the A44 trunk road, with a small area of residential development to the south of Sandy Lane, on the eastern side of the trunk road. Yarnton is separated from Kidlington and Begbroke by areas of agricultural land, most of which is Green Belt. The Oxford Canal runs north south separating Yarnton from Kidlington. The village is at approximately 60m AOD with the land rising steeply to the west.





**KEY**

- Sites to be assessed
- Sites to be assessed 500m buffer



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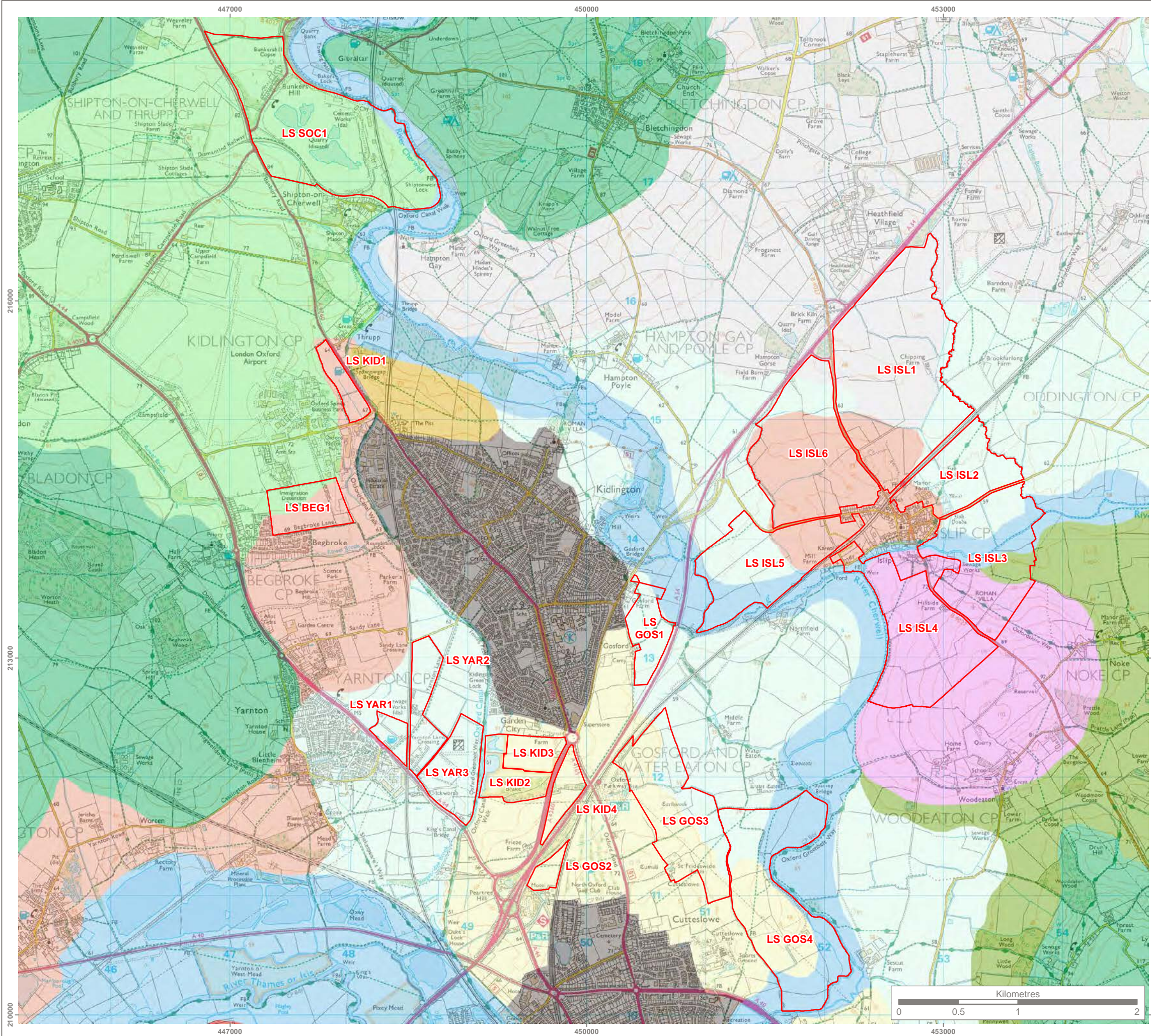
Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Site Location Plan - Kidlington**

Drawing Number  
**G9233.036**

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

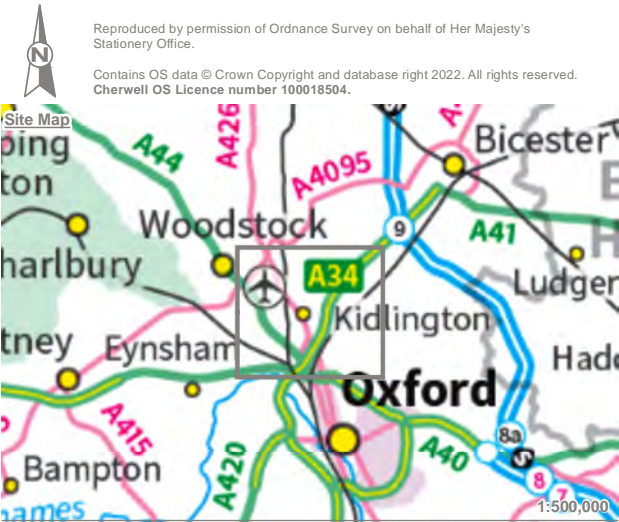




**KEY**

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

**Note:**  
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Project  
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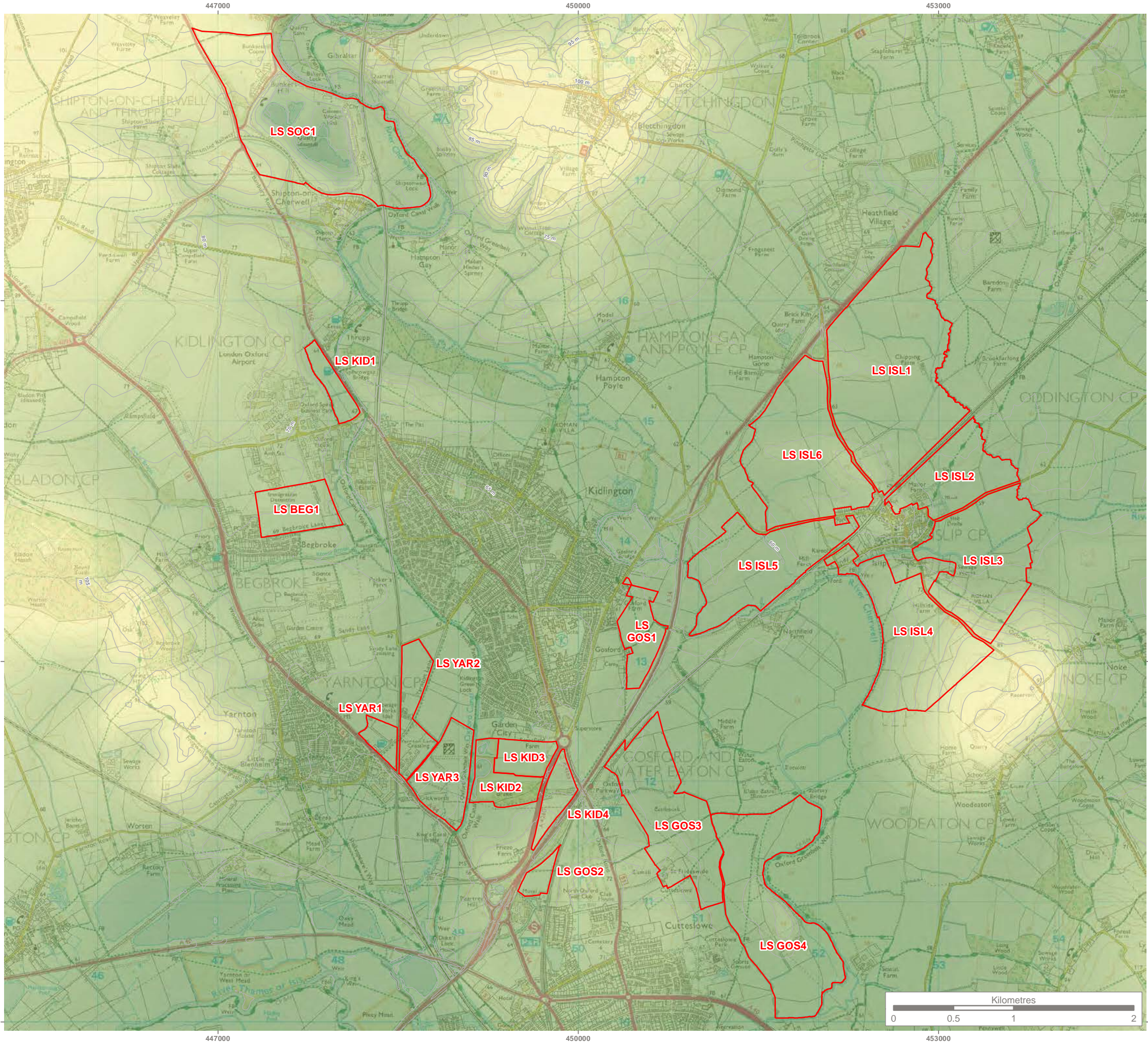
Title  
Landscape Character Types : Kidlington

Drawing Number  
G9233.004.4

Sheet 4 of 5

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:32,000 @ A3	23/08/2022



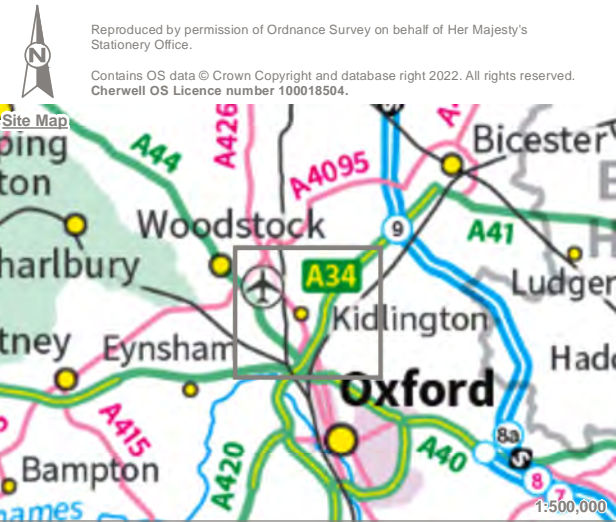
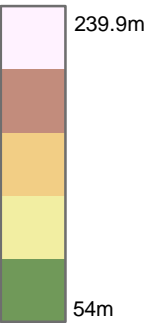


**KEY**

Sites to be assessed

— Contours 5m

Elevation in metres Above Ordnance Datum (AOD)



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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

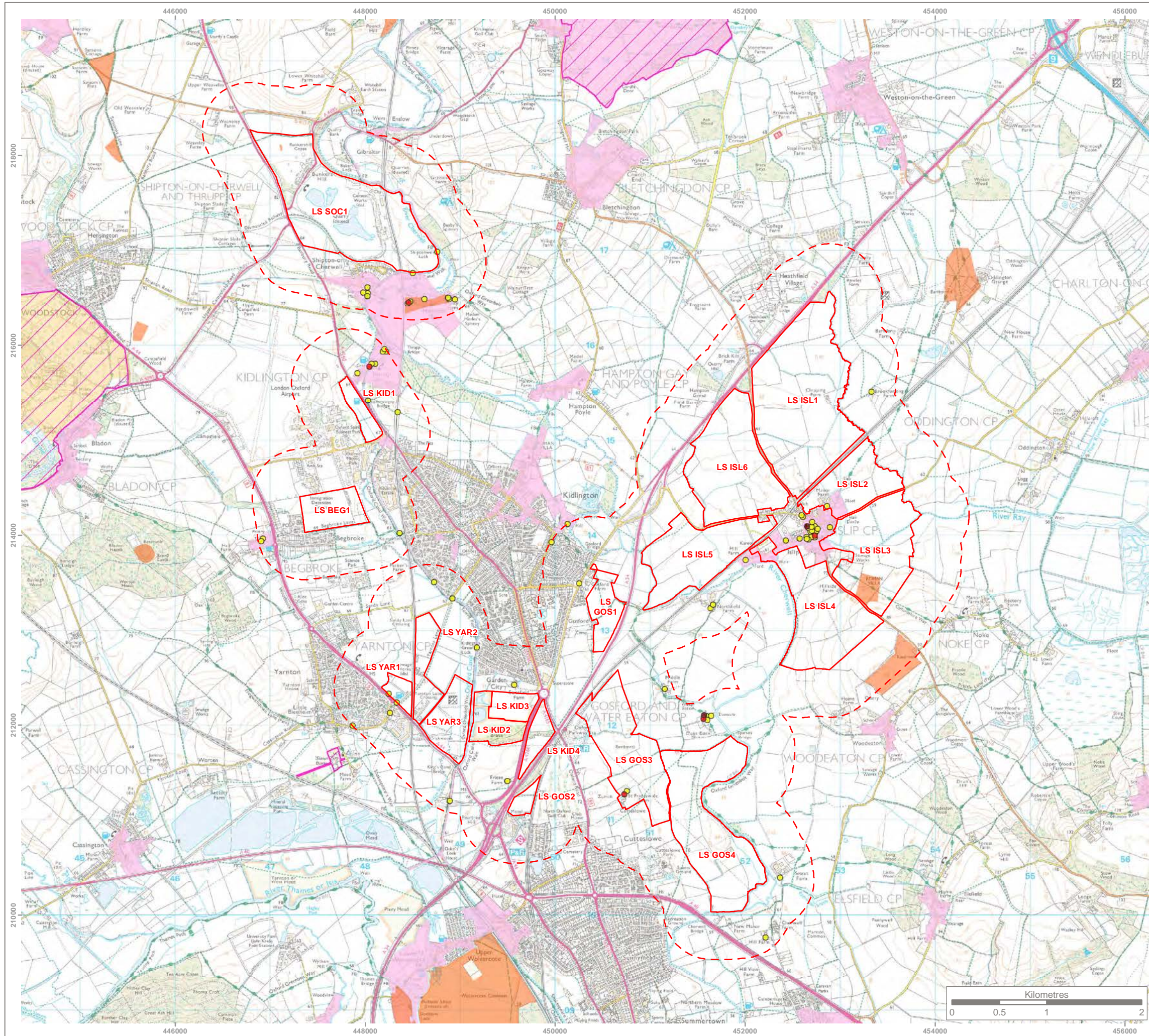
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Topography : **Kidlington**

Drawing Number  
G9233.001.4

Sheet 4 of 5

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:32,000 @ A3	23/08/2022





**KEY**

- Sites to be assessed
- Sites to be assessed 500m buffer
- World Heritage Site
- 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

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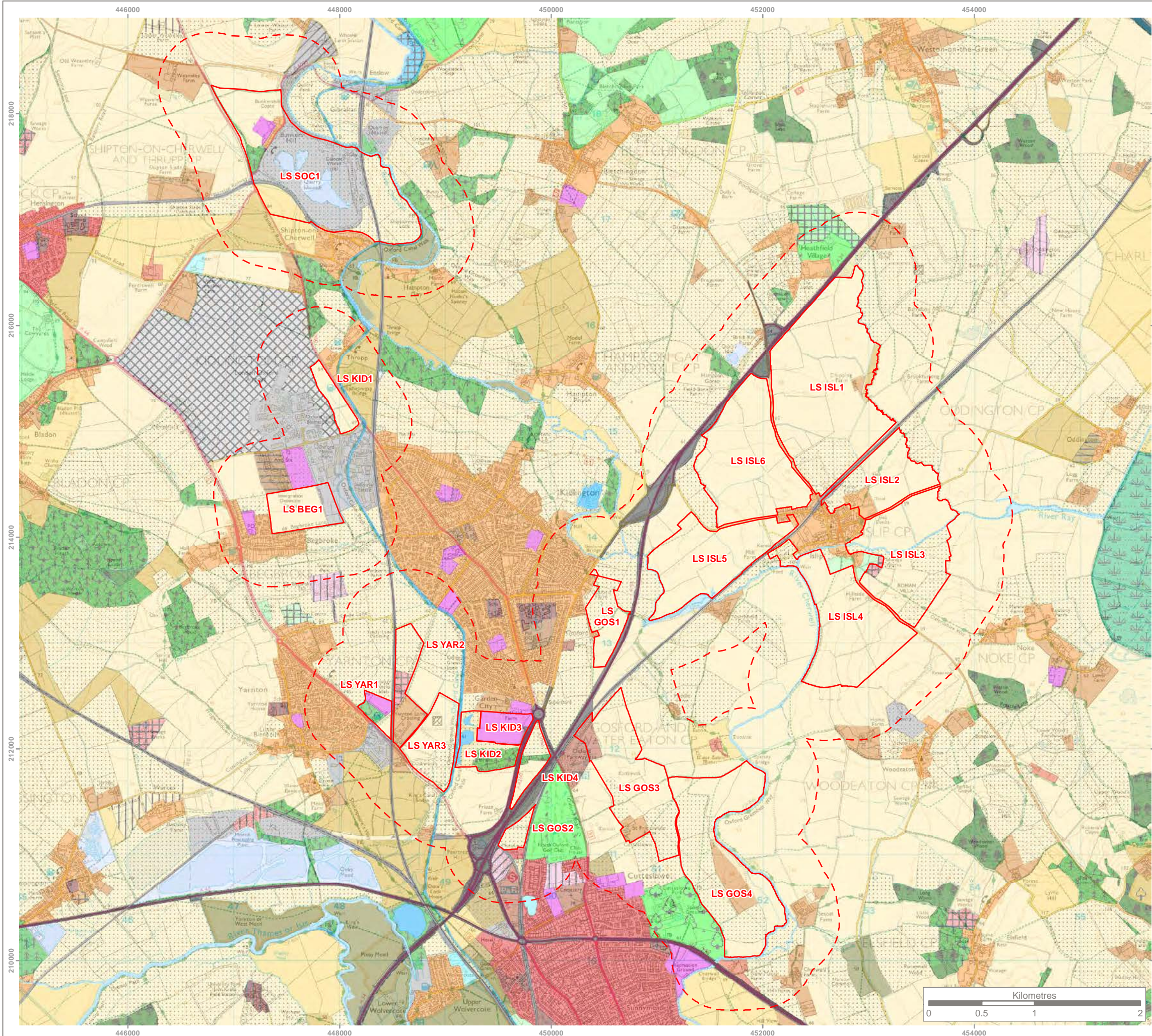
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Location of Known Heritage Assets - Kidlington

Drawing Number  
G9233.032

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





**KEY**

- Sites to be assessed
- Sites to be assessed 500m buffer

**Historic Landscape Character Type**

- Ancient Enclosure
- Assarted Enclosure
- Civic Amenities - Reservoir
- Civic Amenities - Sewerage Treatment Works
- Civic Amenities - Waste Disposal
- Civil Provision - Educational Facility
- Civil Provision - Gov Office and Civic Centre
- Civil Provision - Immigration Detention Centre
- Civil Provision - Park and Ride
- Civil Provision - Religious and Funerary
- Commercial - Business Park
- Commercial - Office/Commercial
- Communication - Airfield (Commercial)
- Communication - Main Road
- Communication - Telecommunications
- Communication - Canals and Locks
- Communication - Major Road Junction
- Communication - Motorways
- Communication - Rail transport sites
- Crofts (medieval & Post Medieval)
- Enclosure - Paddocks and Stables
- Enclosure - Reclaimed land
- Industry - Extractive Works
- Industry - Flooded Extractive pits
- Industry - Industrial Estate
- Orchard and Hort - Allotment
- Orchard and Hort - Nursery/ Garden Centre
- Orn - Domestic Garden
- Orn - Parkland / Designed Landscape
- Piecemeal Enclosure
- Planned Enclosure
- Prairie / Amalgamated Enclosure
- Recreation - Country Park
- Recreation - Golf Course
- Recreation - Nature Reserve
- Recreation - Other Leisure facilities
- Recreation - Public Park
- Recreation - Sports Facilities
- Reorganised Enclosures
- Rural - Caravan/Chalet/ Camping site
- Rural - Country House
- Rural - Dwelling
- Rural - Hamlet
- Rural - Village
- Rural - Farmstead
- Unenclosed - Rough Ground
- Urban - City
- Urban - Historic Urban Core
- Urban - Town
- Water - Fresh Water Body
- Water - River
- Water - Water Meadow
- Woodland - Ancient Woodland
- Woodland - Plantation
- Woodland - Secondary Woodland
- Woodland - Woodland Pasture

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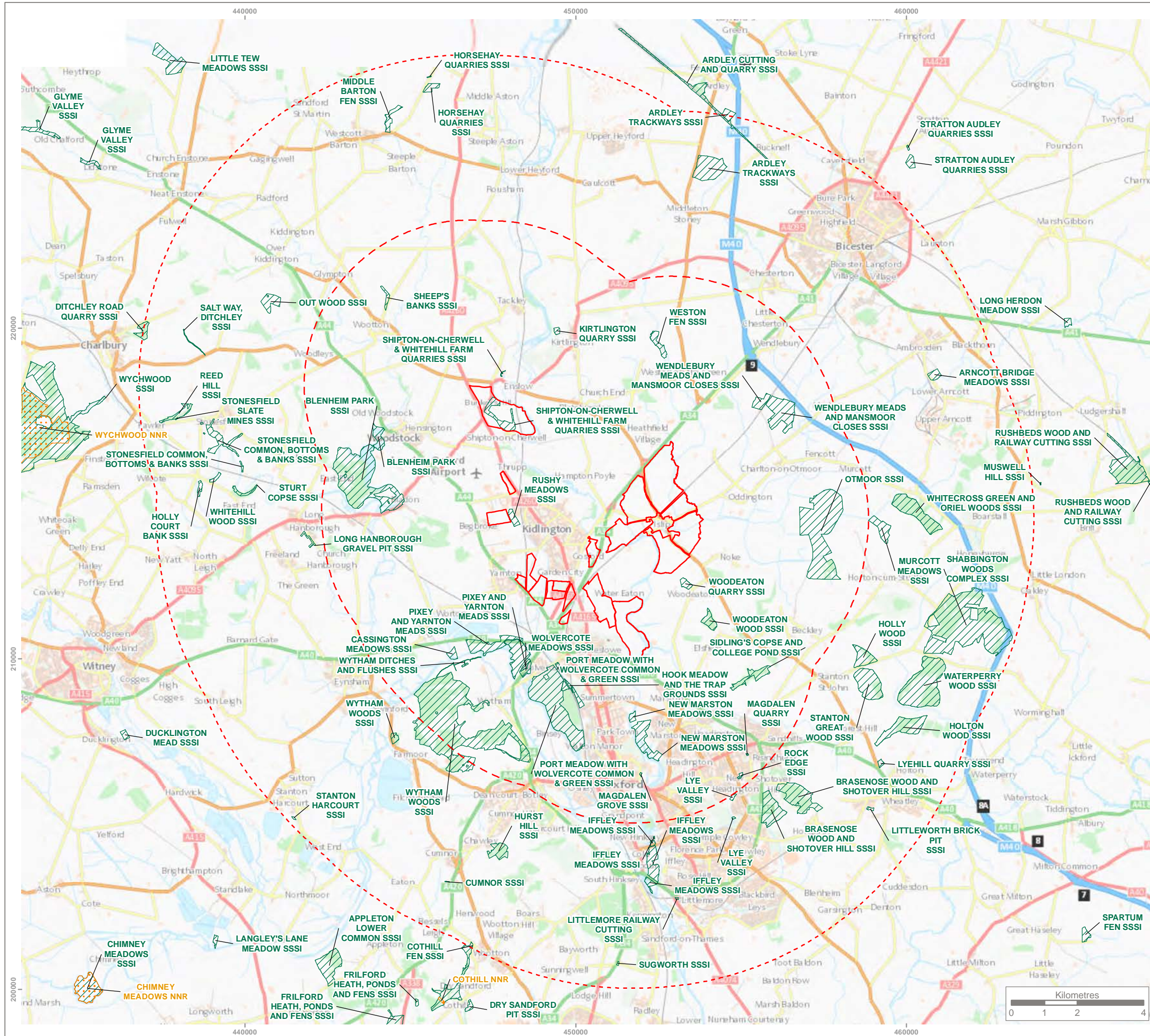
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Historic Landscape Character Type - Kidlington

Drawing Number  
G9233.033

Drawn	Checked	Approved	Scale	Date
SA	MH	SHB	1:36,000 @ 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)
- National Nature Reserve (NNR)

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)

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**Site Map**

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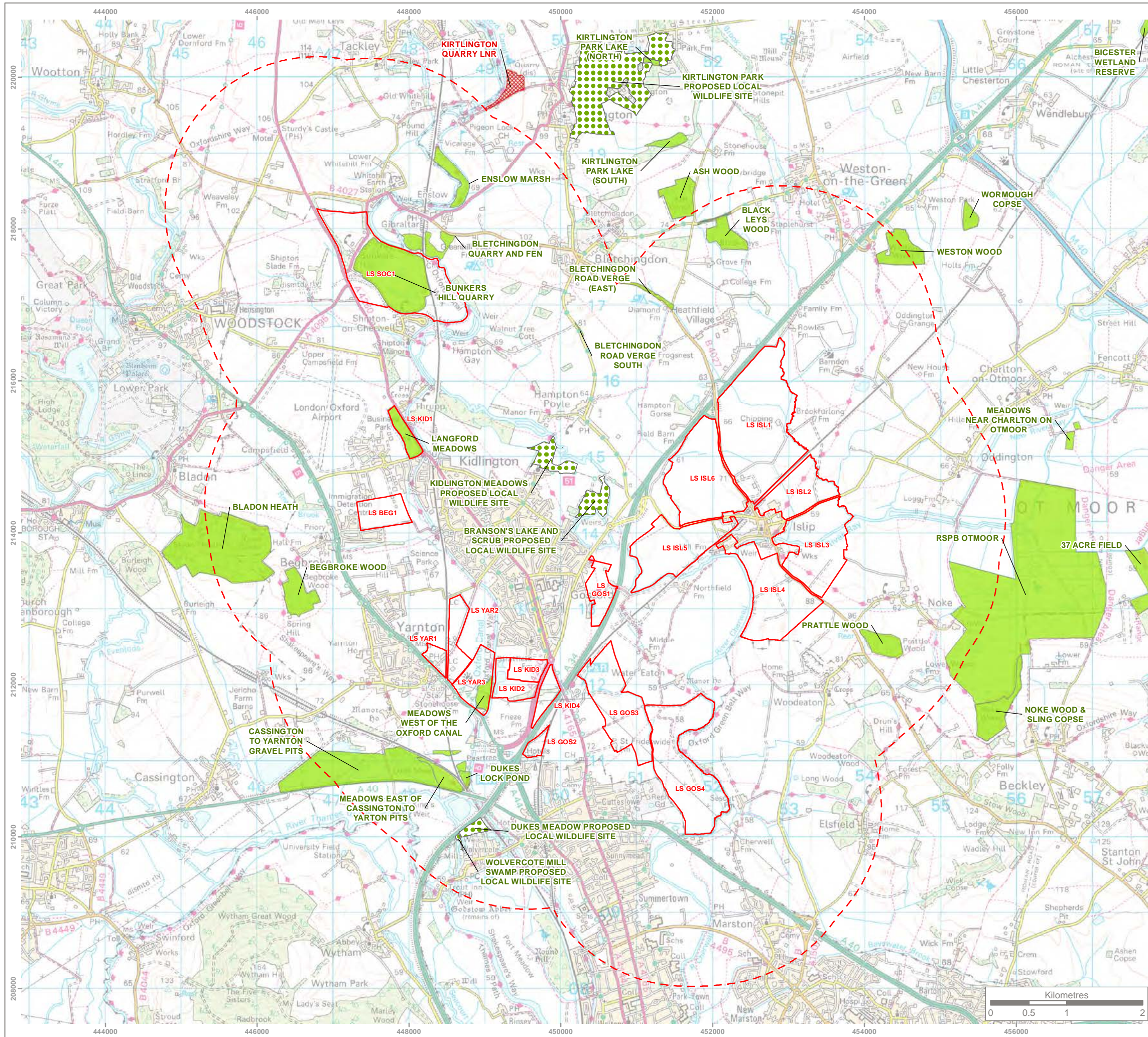
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

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

Drawing Number  
G9233.034

Drawn	Checked	Approved	Scale	Date
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### KEY

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

**DRAFT**

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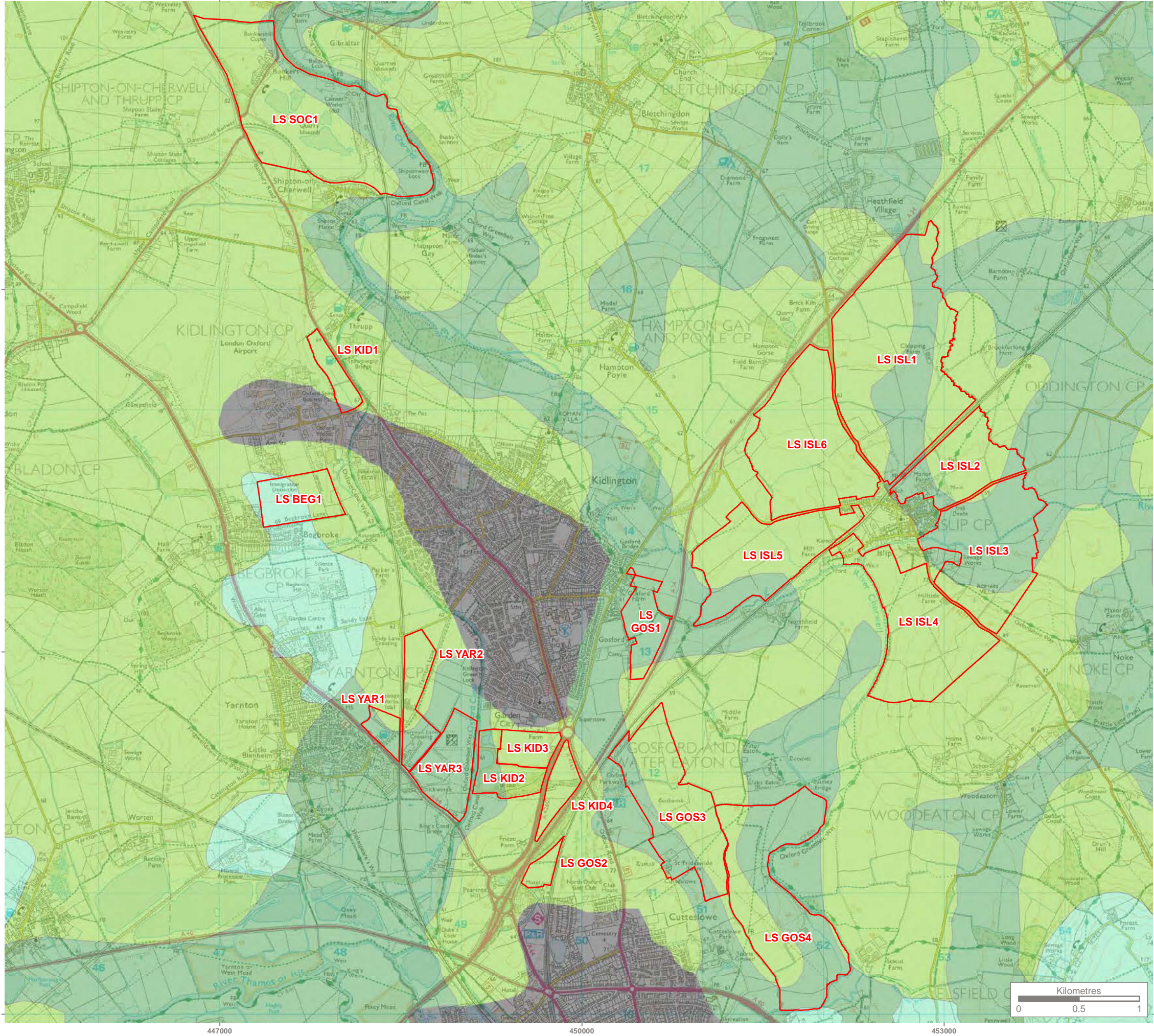
Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Local Nature Conservation Sites - Kidlington**

Drawing Number  
**G9233.035**

Drawn	Checked	Approved	Scale	Date
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KEY

Sites to be assessed

Agricultural Land Classification Grade

- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Urban



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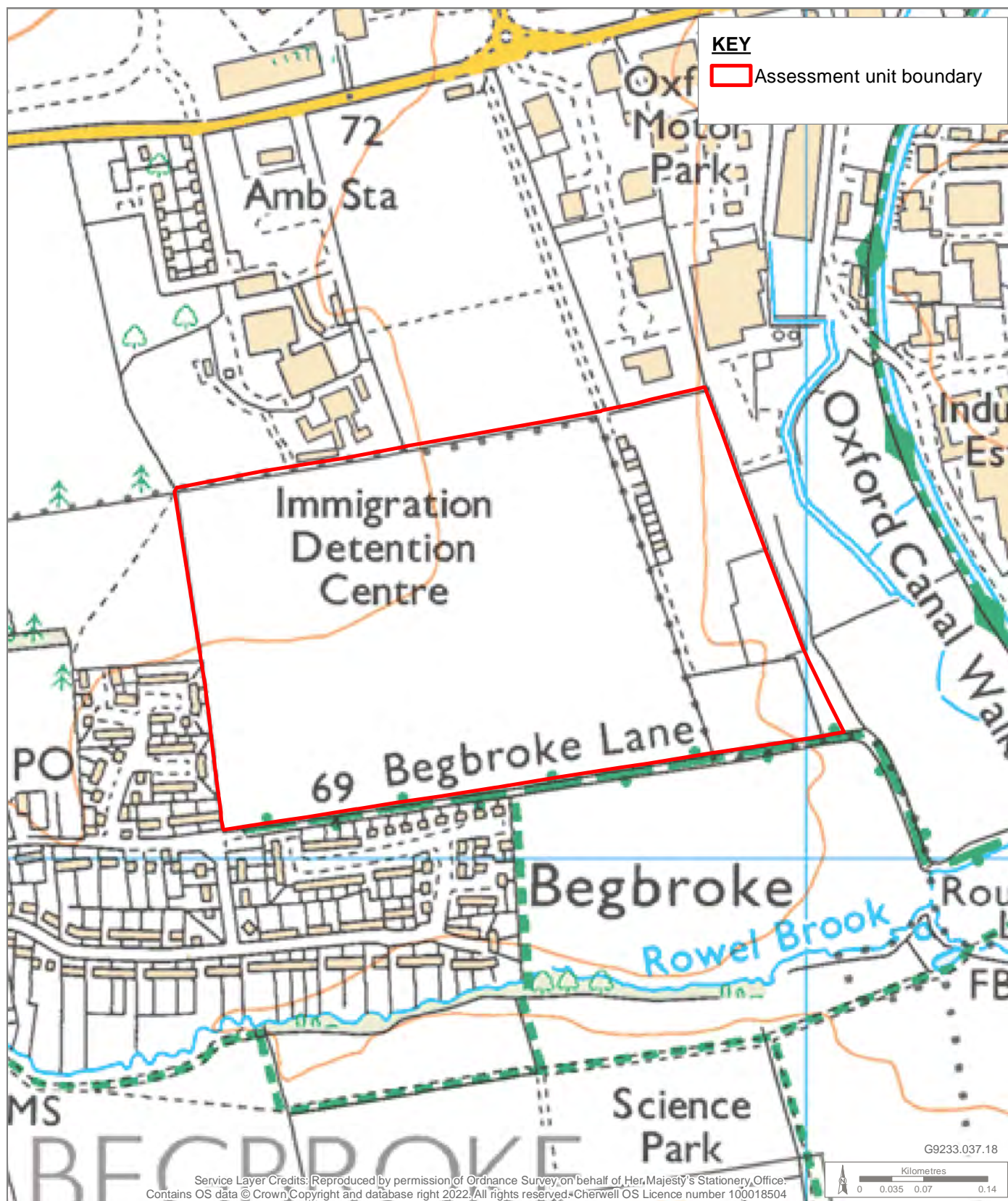
Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Agricultural Land Classification : Kidlington

Drawing Number G9233.013.4				Sheet 4 of 5	
Drawn SA	Checked CB	Approved TJ	Scale 1:32,000 @ A3	Date 23/08/2022	



## LS BEG1: LAND NORTH OF BEGBROKE LANE





## LS BEG1: LAND NORTH OF BEGBROKE LANE



## LS BEG1: LAND NORTH OF BEGBROKE LANE

### Summary

This assessment unit extends to 24.50 hectares of primarily arable land with a smaller section of grassland to the east. The assessment unit boundaries are defined by the built development to the north (including Campsfield House Immigration Detention Centre, Oxford Motor Park, Chancerygate Business Centre and the Oxford Technology Park which is under construction) To the east is Rushy Meadows Site of Special Scientific Interest (SSSI), Begbroke Lane byway is to the south and residential properties off Begbroke Crescent and an area of scrub to the west. The assessment unit spans across the Estate Farmlands LCT to the north and the Lowland Village Farmlands LCT to the south. Existing built development within the assessment unit includes a former piggery towards the north-western corner.

The existing development to the north and the northern tip of the of the assessment unit field lie within an indicative area for a small scale local review of the Green Belt to accommodate high value employment needs under Policy Kidlington 1A in the Adopted Cherwell Local Plan 2011-2031.

*Note – the aerial photo on page 2 pre-dates the Oxford Technology Park currently under construction to the north-east beyond the boundary of the assessment unit.*

### Representative Photograph



View north across LS BEG1 from PRow Begbroke Restricted Byway 124/6/10

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The landform is gently undulating, falling from approximately 72m AOD in the north-western corner to approximately 64m along the eastern boundary. Land cover comprises arable land in the western field, arranged in a rectilinear pattern. The eastern field comprises areas of grassland and scrub alongside the former piggery buildings. Field boundaries are formed by hedgerows and trees.	L
Natural Character	The assessment unit can be split into two distinct areas, the much larger western parcel is predominantly arable land whereas the smaller eastern parcel comprises areas of grassland, woodland and scrub. There are no ecological or nature conservation designations within the assessment unit, but the Rushy Meadows SSSI is immediately adjacent to the east. The Rushy Meadows SSSI is designated for the presence of unimproved alluvial grasslands. There is a small section of deciduous woodland priority habitat present in the most eastern section of the assessment unit. Two attenuation ponds associated with the Oxford Motor Park are also present in the eastern parcel.	M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The Oxford Canal Conservation Area lies to the east and the Begbroke Conservation Area to the south-west, but intervisibility is limited by existing vegetation to the east and residential development to the south-west. The HLC indicates that this area is primarily prairie/amalgamated enclosure with the land parcel to the east of the assessment unit classed as industry – industrial estate.	L



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	There is physical and visual intrusion from overhead lines and utility poles which run north to south through the centre of the unit. To the north, the tall palisade and barbed wired fencing surrounding the neighbouring Campsfield House Immigration Detention Centre amongst the trees forming the north-west section of the northern boundary reduces the scenic quality of the view from the south of the assessment unit and Begbroke Lane byway. The assessment unit provides a sense of separation as an area of arable and undeveloped land between residential development on Begbroke Lane and Begbroke Crescent and the commercial development in Kidlington. The connectivity with the wider countryside is reduced by containing roads, the A44 and Langford Lane.	M
Settlement Form and Edge	The assessment unit is influenced by the existing settlement edge of Begbroke to the south-west and the employment area and commercial development to the north-west. The land parcel plays a minor separation role between the settlement at Begbroke and the employment area of Kidlington. The unit provides a limited contribution to the setting and backdrop of Begbroke.	L-M
Views and Visual Character	The area for the most part is relatively well contained by tree belt, hedgerow and woodland structures. There are glimpsed views into the assessment unit from Begbroke Lane byway through gaps in the vegetation and from residential properties on Begbroke Lane (south) and Begbroke Crescent (west) which adjoin the assessment unit. There are views from within the assessment unit to the Campsfield House Immigration Detention Centre in the north and to the commercial development to the north-west. Woodland planting in the Rushy Meadows SSSI beyond the eastern assessment unit boundary limits visibility from the east.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character can be split into two distinct areas of arable land and grassland, woodland and scrub. There are no ecological or nature conservation designations or heritage assets within the assessment unit. There is a small section of deciduous woodland priority habitat present in the most eastern section of the assessment unit. The Rushy Meadows SSSI is immediately adjacent to the assessment unit to the east, but the landscape makes a limited contribution to this designation. 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 on Begbroke Lane adjacent to the south of the assessment unit provides some views across the area but is relatively well-screened by vegetation. These views are likely valued from within the community but for which 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 and commercial development as it has a similar scale and form to development in the vicinity. There is residential development to the south-west and south and commercial development to the north-east, so there is potential to accommodate these development scenarios without adverse effects on landscape sensitivity.

The assessment unit has a **moderate-high** sensitivity to logistics development due to the scale and pattern of the landscape and lack of any similar built form in the immediate vicinity.

The sensitivity to formal recreation is **moderate**. The landscape retains a semi-rural character, although 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.

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Rectilinear mixed plantations and linear tree belts are commonplace in the Estate Farmlands LCT with the OWLS providing recommendations to enhance the woodlands and hedgerow network. The assessment unit is surrounded by areas of woodland planting to the east and north-west and there is potential to extend this. The overall sensitivity to woodland planting is **low-moderate** as there is some potential for this to be accommodated in the assessment unit.

The Agricultural Land Classification for BEG1 is Grade 2 for the western section and Grade 3 for the eastern section of the assessment unit.

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



## Key Sensitivities

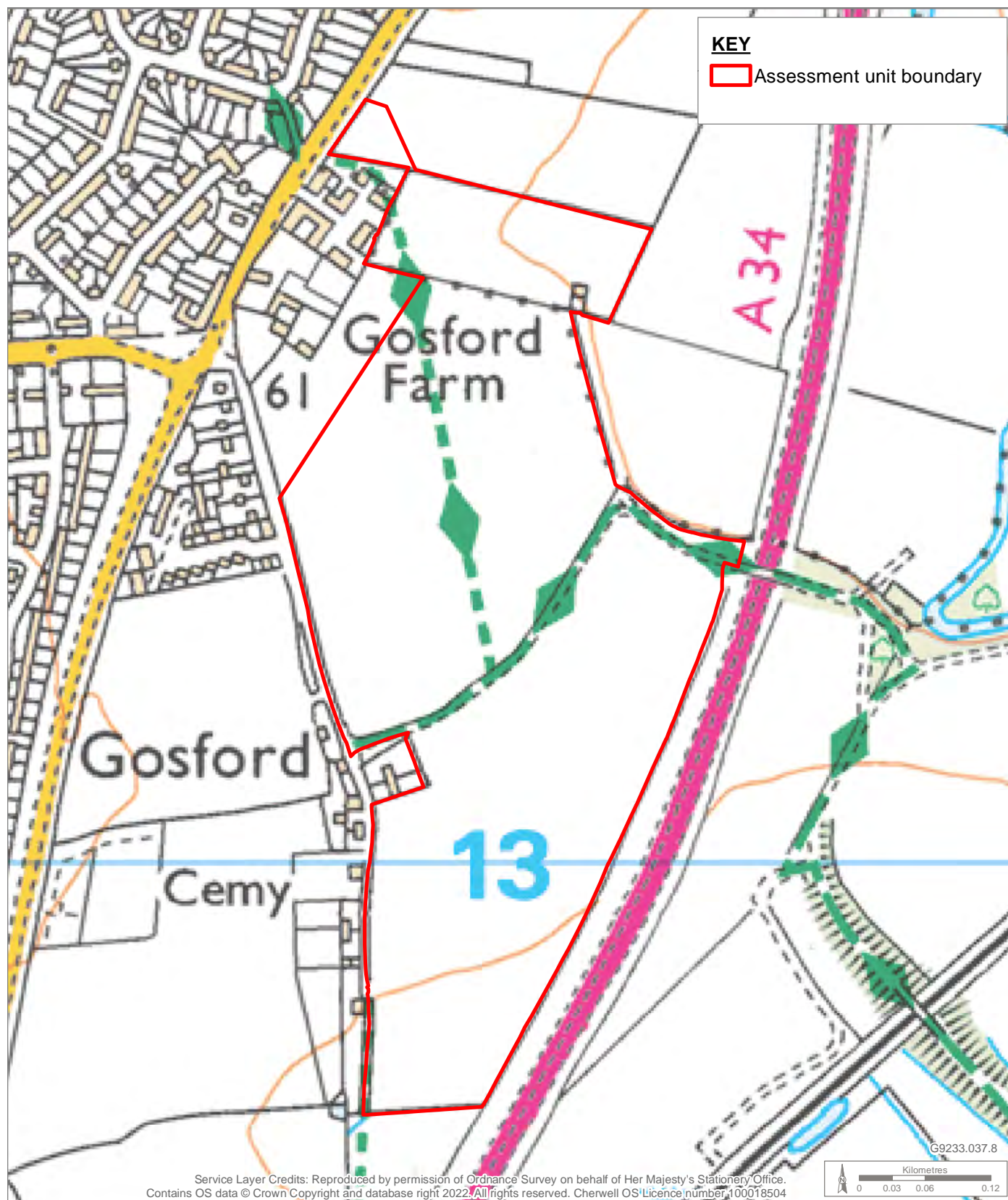
- The proximity to Rushy Meadows SSSI.
- The separation role the assessment unit plays between residential development at Begbroke and the commercial development to the north.

## Guidance and Recommendations

Any new development should:

- Protect the setting of the Rushy Meadows SSSI to the east.
- Retain the pattern of hedgerows and tree belts forming enclosure to fields.
- Avoid the coalescence of the settlement at Begbroke to the east and the employment area of Kidlington to the north-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.

## LS GOS1: LAND EAST OF GOSFORD





## LS GOS1: LAND EAST OF GOSFORD



## LS GOS1: LAND EAST OF GOSFORD

### Summary

This assessment unit extends to 20.69 hectares of arable land and grassland to the east of the settlement of Gosford. The unit is predominantly in the Alluvial Lowland LCT with a small section to the north-east in the River Meadowlands LCT. The assessment unit is enclosed by hedgerows, hedgerow trees and tree belts. The unit is bound to the west by residential development on Water Eaton Lane, to the east by the A34 and to the north and south by areas of grassland. The unit is bisected from west to north-east by the PRow Gosford and Water Eaton Bridleway 5, which is a paved track. There is no existing built development within the assessment unit.

32ha of agricultural land to the west of the assessment unit and Water Eaton Lane has been allocated for residential development.

### Representative Photographs



View south-east across LS GOS1 from PRow Gosford and Water Eaton Footpath 228/3/10



View north-west across LS GOS1 from PRow Gosford and Water Eaton Footpath 228/3/10



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	There is a small proportion of a field to the north on the eastern edge of Bicester Road included in the unit of which part of the boundary has no definition . South of this the assessment unit comprises one small-scale grassland field to the north and two medium-scale arable fields to the north and south which are bisected from west to north-east by Gosford and Water Eaton Bridleway 5. The landform gently slopes from approximately 63m AOD along the northern assessment unit boundary to approximately 61m AOD along the southern boundary.	L-M
Natural Character	The assessment unit comprises areas of arable land and grassland enclosed by intact hedgerows, with some hedgerow trees and tree belts. There are no ecological designations or priority habitats within the assessment unit.	L-M
Cultural and Historic Associations	There are no known designated heritage assets within this assessment unit. The HLC indicates that the assessment unit comprises areas of reorganised enclosure to the north of the bridleway with prairie/amalgamated enclosure to the south.	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 overhead lines and utility poles which run through the central parcel of the unit result in some visual intrusion. The proximity to the A34 to the east results in some audible intrusion, visual intrusion is limited by existing vegetation and the position of the A34 down a slight embankment.	L-M
Settlement Form and Edge	The assessment unit is located beyond the eastern edge of Gosford and development of this parcel would extend the existing settlement edge eastwards. The area does not play a separation role between settlements but provides open land and separation between the edge of Gosford and the A34.	L-M

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	This is a semi-enclosed landscape which has some intervisibility with its surroundings, including visual links to residential development on Water Eaton Lane, Beagles Close and Bramley Close to the west. There are also some glimpses of the A34 and the road bridge that goes over it. Gosford and Water Eaton Bridleway 5 and Gosford and Water Eaton Footpath 3 which are part of the Oxford Green Belt Way long distance route, run through the assessment unit allowing open views across the northern and southern sections of the assessment unit. There are wider views towards Islip from the Gosford and Water Eaton Bridleway 5 close to the bridge over the A34.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no ecological designations, priority habitats or heritage assets within the assessment unit. The Oxford Green Belt Way long distance route which is promoted at a county level runs through the site and offers some recreational value. The landscape is likely to be valued by residents and workers within the community, but for which 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, the Oxford Green Belt Way, within the assessment provides views across the northern and southern sections of the assessment unit. This route is promoted at a county level in recognition of its wider recreational use and the importance of views to the enjoyment and appreciation of the path.	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 relatively low susceptibility judgements for most of the indicators.

The assessment unit has a **moderate** sensitivity to commercial development as compared with residential it has more limited compatibility with the scale and pattern of the landscape and built form in the vicinity. The assessment unit has a **high** sensitivity to logistics development as it has very limited compatibility with the scale and pattern of the landscape and built form in the vicinity.

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 sensitivity to informal recreation is **low-moderate** and this could be accommodated within the pattern and scale of the existing development.

The Alluvial Lowlands and River Meadowland LCTs are characterised by tree cover along hydrology features. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **low-moderate** and there is potential for this to be accommodated in the assessment unit.

The Agricultural Land Classification for GOS1 is predominantly Grade 4 with a small section of land to the south of the unit classed as Grade 3.

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

### **Key Sensitivities**

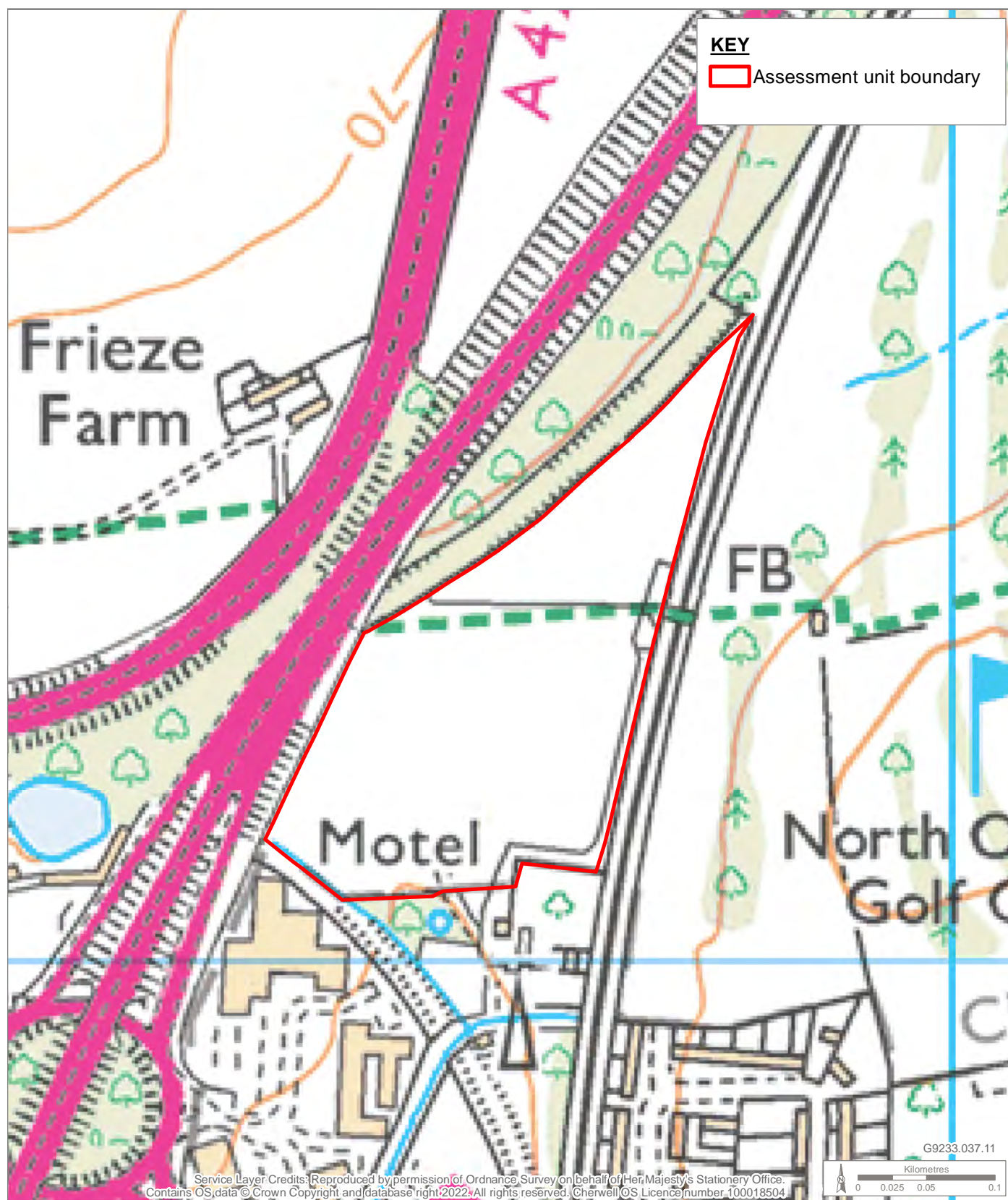
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Trees and hedgerows surrounding field boundaries which form part of habitat networks.

### **Guidance and Recommendations**

Any new development should:

- 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 GOS2: LAND BETWEEN THE A34 AND OXFORD-BICESTER RAILWAY





## LS GOS2: LAND BETWEEN THE A34 AND OXFORD-BICESTER RAILWAY



## LS GOS2: LAND BETWEEN THE A34 AND OXFORD-BICESTER RAILWAY

### Summary

This assessment unit is in the Vale Farmland LCT and comprises a field of improved grassland to south-west of Gosford. The parcel extends to 6.28 hectares of grassland with its boundaries defined by a mix of palisade fencing, woodland and scrub. The parcel is bound to the west by woodland and the A34, to the north by woodland, to the east by palisade fencing and the Oxford-Bicester railway line and to the south by scrub and commercial development including Holiday Inn Oxford and Travelodge Pear Tree. There is a public right of way Gosford and Water Eaton Footpath 10 crossing the site from east to west, however it becomes discontinuous on reaching the A34. There is no existing built development in the assessment unit.

32 ha of land east of the railway, currently occupied by North Oxford Golf Club, is allocated for residential development.

### Representative Photographs



View south-west across LS GOS2 from footbridge over the Oxford-Bicester railway line (PRoW Gosford and Water Eaton Footpath 229/10/30)



View west across LS GOS2 from footbridge over the Oxford-Bicester railway line (PRoW Gosford and Water Eaton Footpath 229/10/30)



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises a single field of improved grassland which is enclosed by woodland, scrub and palisade fencing. The assessment unit is relatively flat at approximately 70m AOD.	L-M
Natural Character	There are no ecological designations or priority habitats within the assessment unit, but it is bordered by two types of priority habitat. The woodland beyond the northern boundary of the unit is deciduous woodland priority habitat whilst a small section of land beyond the south-eastern boundary of the assessment unit is traditional orchards priority habitat.	L-M
Cultural and Historic Associations	There are no known designated heritage assets within this assessment unit. The HLC indicates that this area is wholly within reorganised enclosures.	L
Perceptual and Scenic Qualities	There is some visual and audible intrusion from the A34 to the west and the Oxford-Bicester railway line to the east of the assessment unit. This reduces the sense of tranquillity when walking along Gosford and Water Eaton Footpath 10 Public Right of Way.	L
Settlement Form and Edge	With the allocated land to the east, the assessment unit does play a separation role between settlements. The unit also contributes to the setting and settlement edge for the allocated land to the east.	L-M
Views and Visual Character	The area for the most part is relatively well contained by woodland, scrub and fencing structures. There are views into the assessment unit from parts of the North Oxford Golf Club, the railway footbridge and the Oxford-Bicester railway line. There are open views across the assessment unit from Gosford and Water Eaton Footpath 10 which runs east-west through the assessment unit. There are views from within the assessment unit to the A34 to the west and the area of commercial development to the south including the Holiday Inn Oxford and Travelodge Peartree Oxford hotels.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character and is strongly influenced by the surrounding A34, Oxford-Bicester railway line and commercial development to the south. There are no ecological designations, priority habitats or heritage assets within the assessment unit. The Gosford and Water Eaton Footpath 10 offers some recreational use. The landscape is likely to be valued by residents and workers within the community, but for which 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 Gosford and Water Eaton Footpath 10 Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long distance route but provides clear views across the land parcel. The views are likely to be valued at the community level, but for which there is no 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 and commercial development due to the relatively low susceptibility judgements for most of the indicators.

The assessment unit has a **moderate-high** sensitivity to logistics development as it has limited compatibility with the scale and pattern of the landscape and built form in the vicinity.

The sensitivity to formal recreation is **low-moderate** and there is potential for this to be accommodated in the assessment unit without adverse effects to landscape character or views due to the relatively low number of receptors and level of containment provided by existing vegetation.



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 sensitivity to informal recreation is **low-moderate** and this could be accommodated within the pattern and scale of the existing development.

Woodland is not a prominent feature of the Vale Farmland LCT except for a few small discrete plantations. Linear belts of crack willow, poplar and ash and watercourse trees are present throughout the landscape and hedgerow trees are a characteristic feature. Guidelines include to conserve and enhance the well-defined pattern of hedgerow trees and tree-lined watercourses. The overall sensitivity to woodland planting is **low** and this could be accommodated in the unit without adversely affecting landscape character.

GOS2 comprises 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**

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

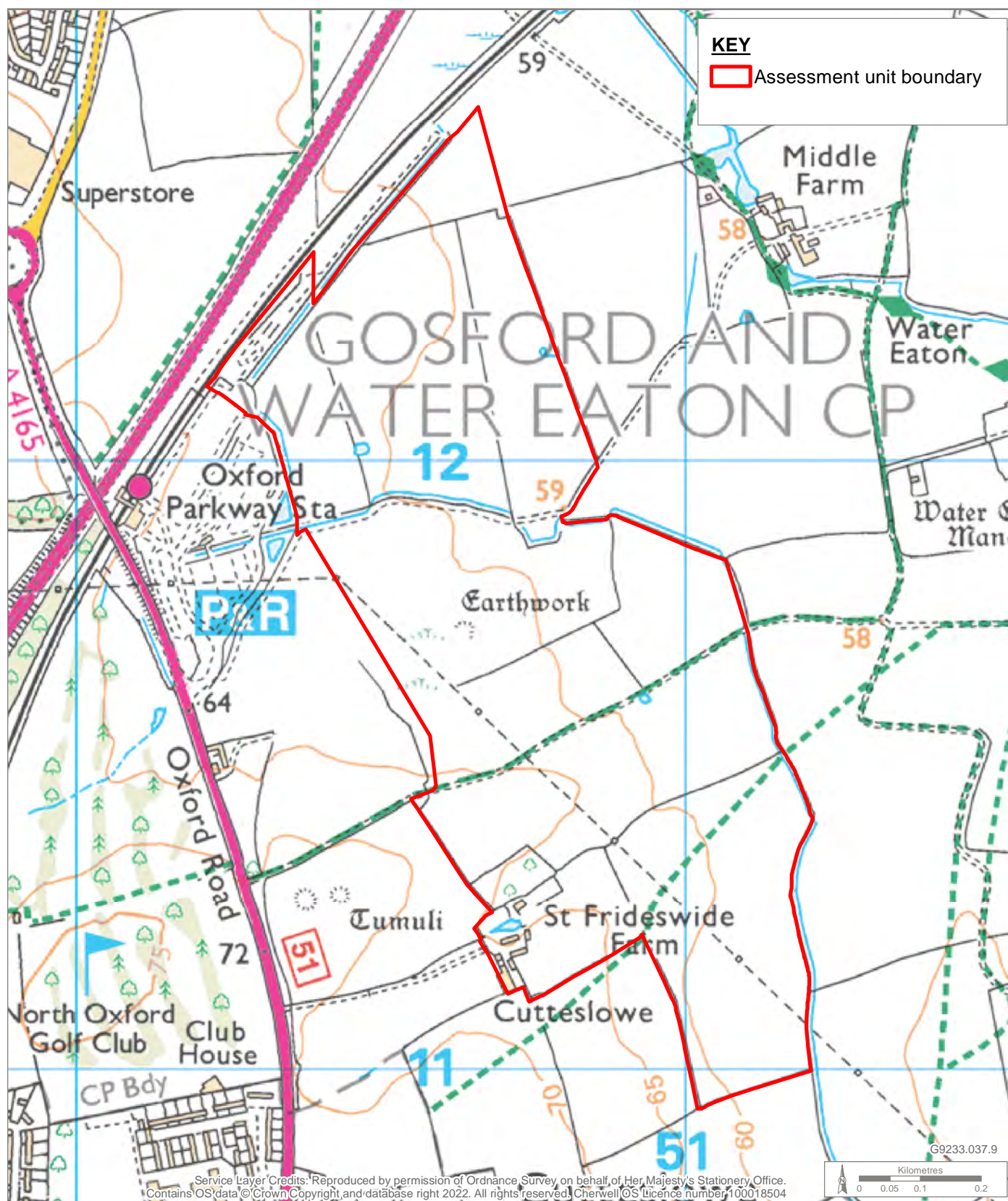
### **Guidance and Recommendations**

Any new development should:

- Retain existing woodland boundaries for their importance in providing structure to the landscape and their ecological value.
- 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 GOS3: LAND EAST AND SOUTH-EAST OF OXFORD PARKWAY





## LS GOS3: LAND EAST AND SOUTH-EAST OF OXFORD PARKWAY





## LS GOS3: LAND EAST AND SOUTH-EAST OF OXFORD PARKWAY

### Summary

This assessment unit extends to 72.42 hectares of arable land to the north of Cutteslowe. The assessment unit spans across the Vale Farmland and Alluvial Lowland LCTs and is characterised by medium-sized arable fields enclosed by hedgerows with frequent hedgerow trees in places. The assessment unit is bound to the north by the Oxford-Bicester railway line and north-west by the Oxford Parkway Station, to the east and south by agricultural fields and to the west by a tributary stream and further agricultural fields. There is existing built development in the south-western corner of the assessment unit at St Frideswide Farm.

48 ha of agricultural land immediately west of the unit (east of Oxford Road, A4165) has been allocated for residential development and supporting amenities.

### Representative Photographs



View north-east across LS GOS3 from PRow Gosford and Water Eaton Bridleway 229/9/30



View south-west across LS GOS3 from PRow Gosford and Water Eaton Bridleway 229/9/30

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium to large scale arable fields enclosed by hedgerows with some hedgerow trees. There is built development in the south-western corner of the unit at St Frideswide Farm. Beyond the north-western corner of the assessment unit is the Oxford Parkway station and park and ride facility. The landscape is gently undulating sloping from approximately 70m AOD on the western boundary to approximately 60m AOD on the eastern boundary.	M
Natural Character	The assessment unit comprises arable farmland with some small sections of scrub and grassland divided by mature hedgerows with some hedgerow trees. A stream runs east to west in the northern section of the assessment unit and north to south along the eastern edge. To the centre of the unit near St Frideswide Farm and to the north-east boundary there is an area of traditional orchards priority habitat. There are no nature conservation designations within the assessment unit.	L-M
Cultural and Historic Associations	There are two Listed buildings within the assessment unit. The Grade II* Listed 'St Frideswide's Farmhouse' and Grade II Listed 'Wall approximately 10 metres to northeast of St. Frideswide's Farmhouse' lie to the south-west of the assessment unit. The HLC indicates that this area is predominantly prairie/amalgamated enclosure, with reorganised enclosures to the north, south and west; rural farmstead to the south-west; and civil provision – Park and Ride to the north-west.	L



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows/trees create a rural character and a sense of isolation. The proximity to the railway station, park and ride and railway line to the north results in minor audible and visual intrusion. There is physical and visual intrusion from several pylons, overhead lines and utility poles which run through and beyond the assessment unit across the local landscape.	M
Settlement Form and Edge	The unit contributes to the rural setting and backdrop to the allocated residential site immediately to the west.	L-M
Views and Visual Character	Gosford and Water Eaton Bridleway 9 and Gosford and Water Eaton Footpath 8 run west to east through the assessment unit and provide some views across the landscape, but there is visual containment in the unit by field boundary vegetation. The assessment unit has visual links to the Oxford Parkway station and park and ride to the north-west and to St Nicholas Church within Islip to the north-east on higher ground. Despite its proximity to Oxford Road the visual links are limited due to vegetation on the unit's western boundary. There are views towards the floodlighting at Cutteslowe and Sunnymead Park to the south-west.	M



## Value

Criteria	Description and indication of value	
Landscape Value	The landscape has a rural and agricultural character and is not largely influenced from existing built form. There are no ecological designations within the assessment unit but two small areas of traditional orchards priority habitat. The Grade II* Listed 'St Frideswide's Farmhouse' and Grade II Listed Wall in the south-west of the assessment unit have a localised influence on its landscape character. The Public Rights of Way within the assessment unit offer some recreational value. The landscape is likely to be valued by residents and workers within the community, but for which 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 Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long-distance route and provide open views across sections of the area. There are views towards Islip with St Nicholas Church forming part of the skyline to the north-east. These views are likely to be valued at the community and local level.	L-M



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

The assessment unit has a **moderate** sensitivity to residential development due to the physical attributes in the unit including its sense of remoteness and rural character, gently undulating landform, large scale arable fields enclosed by hedgerows and area of traditional orchards priority habitat.

The assessment unit has a **high** sensitivity to commercial and logistics development as it has very limited compatibility with the scale and pattern of the landscape and built form in the vicinity.

The sensitivity to formal recreation is **moderate-high**. 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 sensitivity to informal recreation is **low-moderate** and this could be accommodated within the pattern and scale of the existing landscape.

Woodland is not a prominent feature of the Vale Farmland LCT except for a few small discrete plantations, some linear tree belts, hedgerow trees and watercourse trees. 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. The overall sensitivity to woodland planting is **low-moderate** and there is potential to accommodate this in certain locations.

The Agricultural Land Classification for GOS3 is Grade 4 for the western section of the unit and Grade 3 for the rest of the unit from the centre to the east.

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.
- Trees and hedgerows surrounding field boundaries which form part of habitat networks.
- Existing watercourses near to the assessment unit including the River Cherwell.
- The setting the landscape provides to heritage features including the Grade II\* Listed St Frideswide's Farmhouse and Grade II Listed Wall approximately 10 metres to northeast of St. Frideswide's Farmhouse.
- Long views across the landscape towards Islip with St Nicholas Church visible on the skyline.

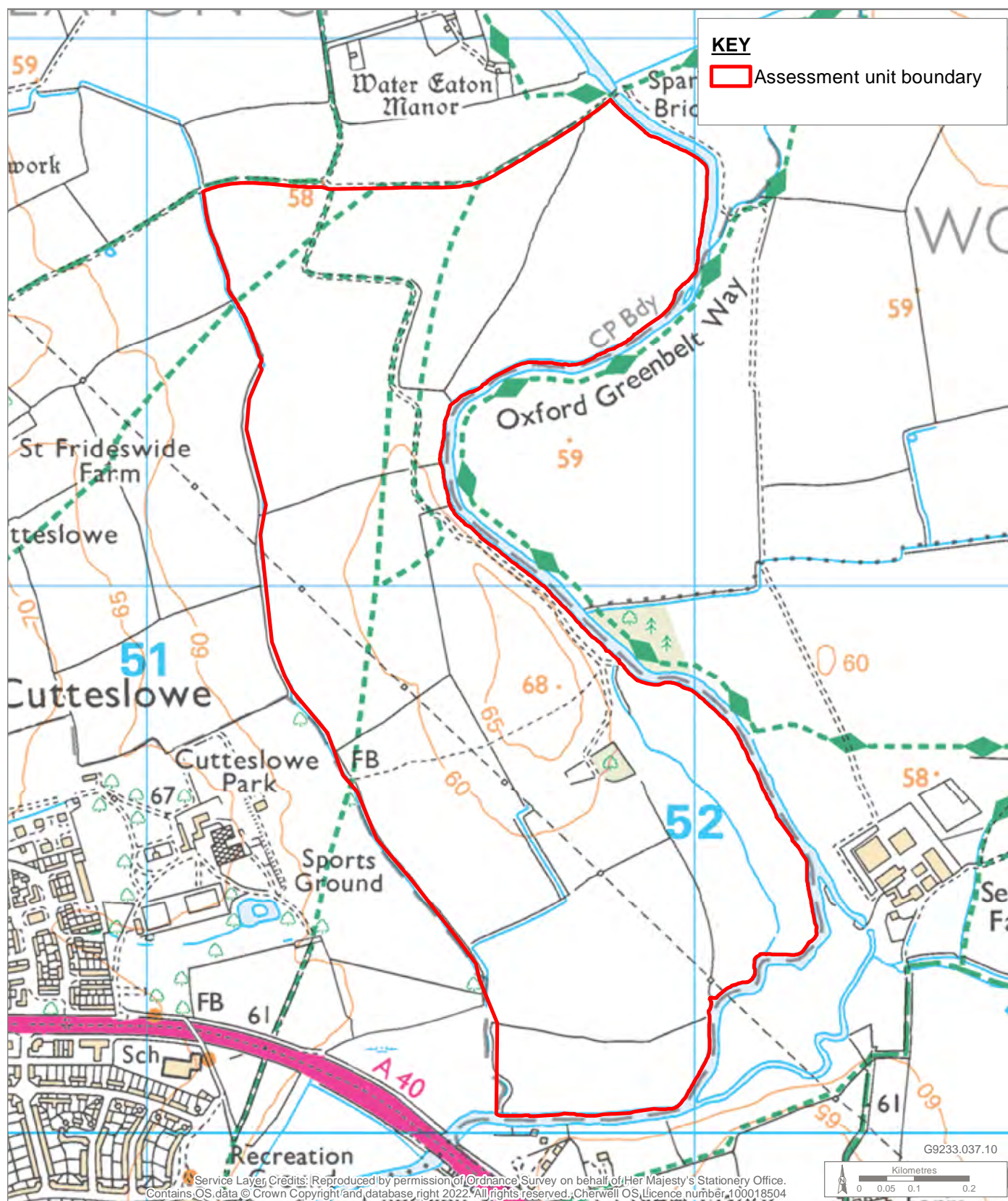
## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows forming enclosure to fields to help integrate any future development into the landscape.
- Protect the Grade II\* and Grade II Listed buildings in the south-west section of the assessment unit and ensure the placement of new development does not negatively influence these heritage assets.
- 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 GOS4: LAND EAST AND NORTH-EAST OF CUTTESLOWE PARK





## LS GOS4: LAND EAST AND NORTH-EAST OF CUTTESLOWE PARK





## LS GOS4: LAND EAST AND NORTH-EAST OF CUTTESLOWE PARK

### Summary

This assessment unit extends to 103.69 hectares of agricultural land, extending across the Vale Farmland, Alluvial Lowland and River Meadowland LCTs to the east of Cutteslowe. The assessment unit comprises medium to large-scale arable fields enclosed by mature hedgerows and frequent trees, with increasing tree cover along the route of the River Cherwell on the eastern boundary. There is no built development in the assessment unit. The unit is bound to the west, north and south by agricultural fields and to the east by the River Cherwell. To the south-west of the assessment unit is the public Cutteslowe and Sunnymead Park which comprises woodland and nature areas and recreational facilities including a play area and sport pitches.

North of Cutteslowe Park, the unit forms a short boundary with land allocated for strategic development.

### Representative Photographs



View south across LS GOS4 from PRoW Gosford and Water Eaton Bridleway 229/9/30



View west towards LS GOS4 from Cutteslowe Park

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is gently undulating and slopes gently from approximately 58m AOD on the northern boundary to approximately 60m AOD on the southern boundary. To the central eastern section of the unit the landform rises to a localised high point at 68m AOD. The unit predominantly comprises arable land with some areas of meadow grassland on the eastern boundary where it borders the River Cherwell. There is no existing built development in the unit.	M
Natural Character	Hedgerow boundaries to the arable fields provide some semi-natural habitat. Trees along the River Cherwell form part of a wider ecological corridor. There are no nature conservation sites or areas of priority habitat within the assessment unit.	L-M
Cultural and Historic Associations	There are no known designated heritage assets within this assessment unit. The HLC indicates that this area is reorganised enclosures to the west and prairie/amalgamated enclosure to the north, east and south, with a smaller central section of rural farmstead.	L
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows/trees create a rural character and a sense of remoteness and tranquillity in the assessment unit. There is physical and visual intrusion from several pylons, overhead lines and utility poles which run through the assessment unit.	M
Settlement Form and Edge	The unit is not directly connected to the settlements in Kidlington, Gosford or Cutteslowe. The unit contributes to the rural setting and backdrop to the allocated residential site immediately to the west. However, North of Cutteslowe Park, the unit forms a short boundary with land allocated for strategic development.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	This is a semi-enclosed landscape with some intervisibility with its surroundings including Cutteslowe and Sunnymead Park to the south-west. Gosford and Water Eaton Footpaths 6,7 and 8 run through the assessment unit and the Oxford Green Belt Way runs along the eastern edge of the River Cherwell which provide open views across the assessment unit. There are glimpsed views towards St Nicholas Church in Islip amongst the trees on the skyline to the north-east.	M

## Value

Criteria	Description and indication of value	
Landscape Value	The landscape has a strong rural and agricultural character and is not largely influenced from existing surrounding built form. There are no ecological designations, priority habitats or heritage assets within the assessment unit. The Public Rights of Way within the assessment unit and the Green Belt Way long distance route along its eastern boundary offer some recreational value. The landscape is likely to be valued by residents and workers within the community, but for which 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 Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long-distance route. The Oxford Green Belt Way along eastern boundary is promoted at a county level in recognition of its wider recreational use and the importance of views to the enjoyment and appreciation of the path. These views are likely to be valued at the community and local level.	L-M

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

The assessment unit has a **moderate-high** sensitivity to residential development due its physical attributes including its gently undulating topography and proximity to the River Cherwell, but also its sense of remoteness and tranquillity and available views from the extensive network of PRoWs.

The assessment unit has a **high** sensitivity to commercial and logistics development as it has very limited compatibility with the scale and pattern of the landscape and built form in the vicinity.

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 sensitivity to informal recreation is **low** due to its proximity to the publicly accessible Cutteslowe and Sunnymead Park; this assessment scenario could be accommodated within the pattern and scale of the existing development.

Woodland is not a prominent feature of the Vale Farmland LCT except for a few small discrete plantations, some linear tree belts, hedgerow trees and watercourse trees. The Alluvial Lowlands and River Meadowland LCTs are characterised by tree cover along hydrology features. The overall sensitivity to woodland planting is **low-moderate** and there is potential to accommodate this in certain locations.

The Agricultural Land Classification for GOS1 is predominantly Grade 4 with a smaller section of land to the east of the unit classed as Grade 3.

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.
- Trees and hedgerows surrounding field boundaries which form part of habitat networks.
- Existing watercourses adjacent to the assessment unit including the River Cherwell.
- Long views across the landscape towards Islip with St Nicholas Church visible in the skyline.
- Physical attributes including its gently undulating topography and proximity to the River Cherwell.
- Sense of remoteness and tranquillity and available views from the extensive network of PROWs, including its wider views to Islip.

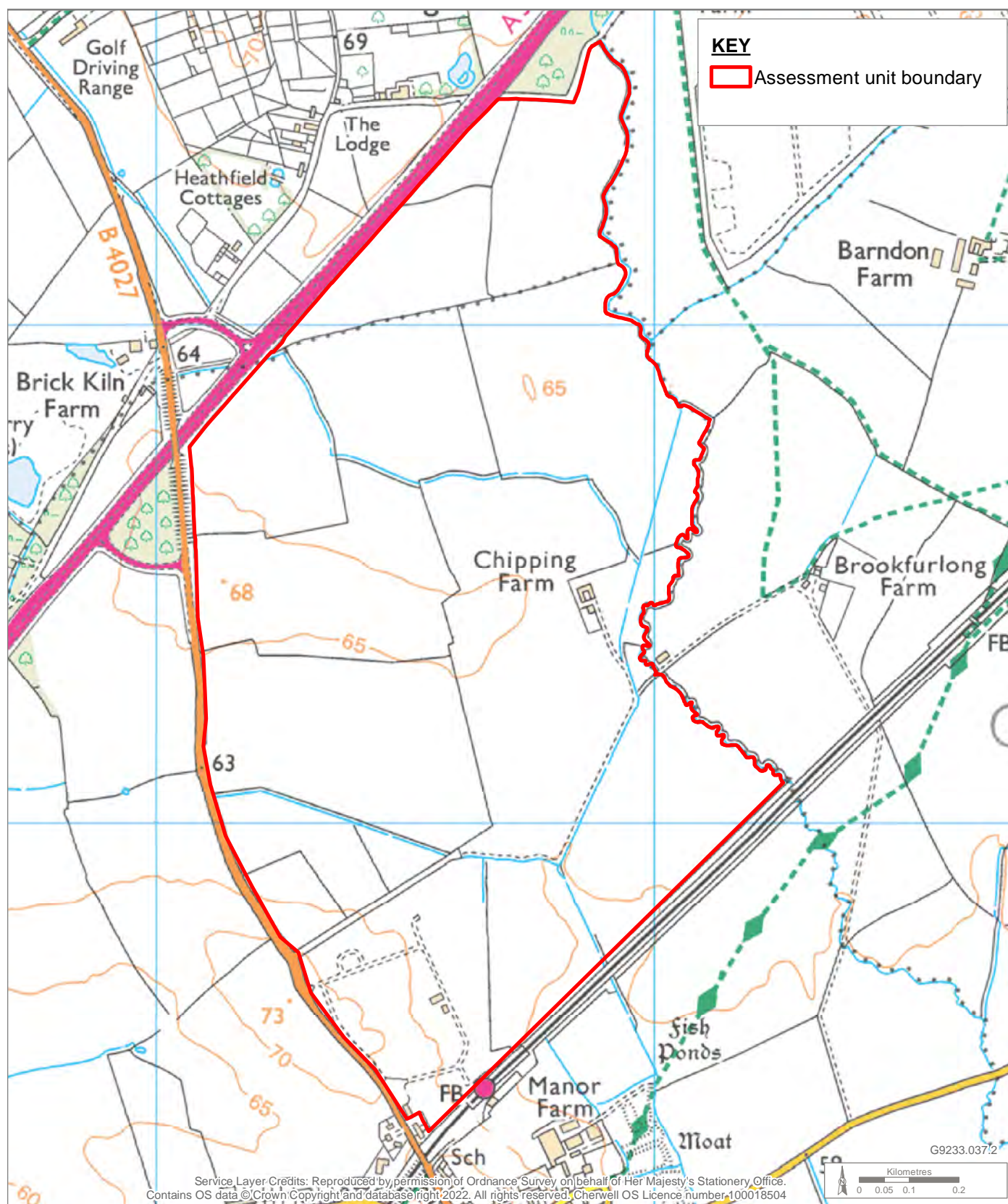
## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows forming enclosure to fields to help integrate any future development into the landscape.
- 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 ISL1: LAND EAST OF BLETCHINGDON ROAD



## LS ISL1: LAND EAST OF BLETCHINGDON ROAD





## LS ISL1: LAND EAST OF BLETCHINGDON ROAD

### Summary

This assessment unit extends to 151.23ha of predominantly agricultural land to the north-east of Islip. The assessment unit extends across the Clay Vale, Alluvial Lowland and Lowland Village Farmlands LCTs and is characterised by medium scale arable fields. In the south-western corner of the assessment unit is the former Islip Fuel Depot where several structures remain, but in poor condition, and grass covering the depot is grazed by sheep. The assessment unit is bound to the north by the A34, to the east by the Gallos Brook, to the south by the Oxford-Bicester Railway Line and to the west by Bletchington Road.

### Representative Photographs



View north-east across LS ISL1 from Bletchington Road (B4027)



View east towards the fuel depot within LS ISL1 from Bletchington Road

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The majority of the assessment unit comprises medium scale arable fields in a rectilinear pattern. Internal boundaries are generally formed by hedgerows with occasional hedgerow trees. The eastern boundary to the Gallos Brook and northern boundary to the railway line are formed by tree belts. The assessment unit is gently undulating at between 60m and 65m AOD. The land rises more steeply in the former fuel depot in the south-western corner of the assessment unit to a localised high point at approximately 72m AOD along Bletchington Road. There has been some localised alterations to landform within the former fuel depot where some areas have been artificially altered to accommodate underground structures.	L-M
Natural Character	In the south-eastern corner of the assessment unit is an area of coastal and floodplain grazing marsh priority habitat. There is no other priority habitat or ecological designations within the assessment unit. Existing hedgerows and the tree belt adjacent to the Gallos Brook provide some semi-natural habitat. The former fuel depot site comprises areas of rough grassland.	L
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. Islip Conservation Area lies beyond the Oxford-Bicester Railway Line to the south and has limited intervisibility with the assessment unit. The HLC indicates that this assessment unit is primarily prairie/amalgamated enclosure with some reorganised enclosure around the former fuel depot	L-M
Perceptual and Scenic Qualities	The assessment unit has a rural character but perceptual qualities of the parcel are influenced by the proximity to the A34 to the north and Oxford-Bicester Mainline Railway to the south which result in audible and visual intrusion.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	The assessment unit has limited physical and visual links to the existing settlement, with just a small cluster of dwellings along Bletchington Road visible from within the assessment unit. Development within Islip is generally to the south of the Oxford-Bicester Railway Line, which forms the defined settlement edge, with development to the north developing in a linear fashion along Kidlington Road. Development of large areas of land to the north of the railway corridor would adversely affect the existing settlement pattern.	M-H
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary hedgerows. Visibility is largely confined to Bletchington Road.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit which has little relationship to Islip Conservation Area. There is some semi-natural habitat present within the assessment unit but no ecological designations. There are no Public Rights of Way within this assessment unit and it provides 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. Views across the assessment unit are likely to be valued at the community level.	L

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

The assessment unit has **moderate** sensitivity to residential development, with **moderate-high** sensitivity to commercial and **high** sensitivity to logistics development due to the potential scale and massing of the development scenario. The sensitivity arises from the existing settlement form and edge to Islip, which is formed by the Oxford-Bicester Railway Line. Any development beyond this is likely to adversely affect the wider landscape.

The sensitivity to formal recreation is **moderate-high**, and there is very limited potential to accommodate this development scenario without adverse effects on the local 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-moderate** and this could be accommodated within the existing field pattern without adverse impacts on the wider landscape.

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Woodland is more characteristic of the Clay Vale LCT, although it is not particularly well wooded in this location. 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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **moderate** and this could only be accommodated in limited locations.

LS ISL2 comprises 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 Gallos Brook beyond the eastern assessment unit boundary
- Trees and hedgerows surrounding field boundaries which form part of habitat networks.

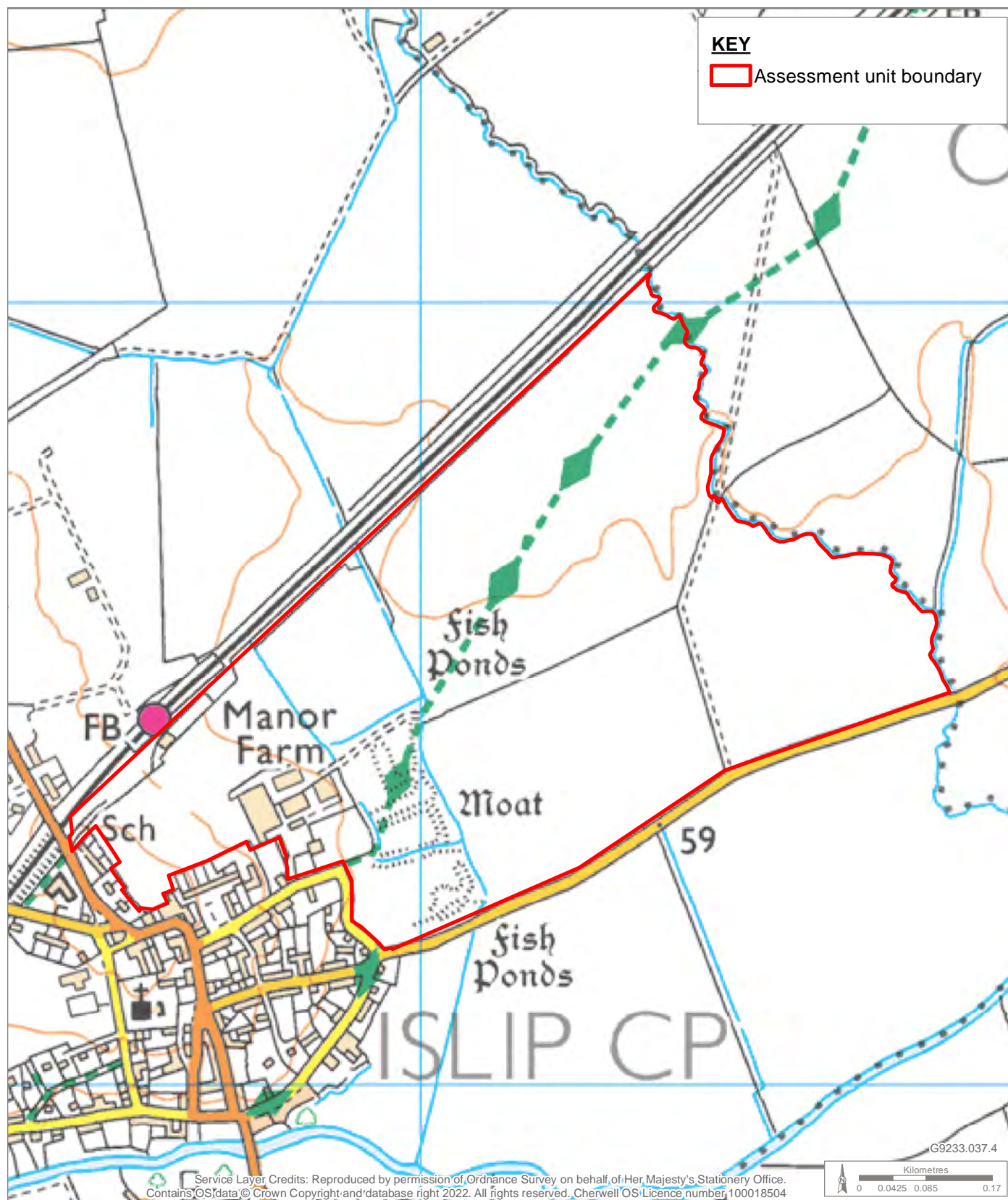
### **Guidance and Recommendations**

Any new development should:

- 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 ISL2: LAND NORTH OF MIDDLE STREET



## LS ISL2: LAND NORTH OF MIDDLE STREET





## LS ISL2: LAND NORTH OF MIDDLE STREET

### Summary

This assessment unit is in the Lowland Village Farmlands and Alluvial Lowland LCTs and comprises Manor Farm and surrounding agricultural land to the north-east of Islip. The parcel extends to 43.36 hectares and comprises small to medium scale rectilinear fields with a mix of pastoral and arable uses, enclosed by hedgerows and mature hedgerow trees. Manor Farm is a Grade II Listed Building and some of the surrounding land was the site of a medieval moated house and associated fishponds. The south-western corner of the assessment unit, comprising the moated fields around Manor Farm is locally known as the 'moatfield'. Landform to the east of Manor Farm is generally flat, with the area to the west gently undulating.

### Representative Photographs



View south-west across LS ISL2 from PRow Islip Footpath 260/3/10



View south-east across LS ISL2 from North Street

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by small to medium scale fields in a predominantly rectilinear pattern, enclosed by hedgerows and mature trees, which often follow the line of ditches. Land cover includes areas of pasture land and arable fields. The landform slopes from west to east, falling from approximately 72m AOD along the western site boundary to approximately 60m AOD in the area to the west of Manor Farm, which is broadly flat. The eastern assessment unit boundary is formed by the Gallos Brook with internal field drains flowing into the River Ray. The fishponds are still evident.	L-M
Natural Character	The assessment unit comprises areas of arable and pastoral land enclosed by intact hedgerows, with some hedgerow trees. A large proportion of the assessment unit is coastal and floodplain grazing marsh priority habitat.	L-M
Cultural and Historic Associations	Manor Farmhouse is Grade II Listed but is well enclosed by existing garden vegetation. The western part of the assessment unit comprising the former fishponds and Manor Farmhouse is within the Islip Conservation Area. The Conservation Area Appraisal identifies the view across the moatfield as 'one of the few truly open views in the village'. The HLC indicates that the assessment unit is predominantly prairie/amalgamated enclosure, with areas of reorganised enclosure north of Manor Farm and rural village on the former fishponds.	M
Perceptual and Scenic Qualities	The assessment unit retains a rural character and some sense of isolation because of vegetated boundaries. There are very few detractors. The railway line to the north is not particularly intrusive and is screened by existing vegetation for the most part.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	Settlement within this assessment unit is restricted to Manor Farm. Outside of the assessment unit to the south-west is the village of Islip which is characterised by a range of building styles and materials including well-preserved 17th and 18th century houses built using natural local grey limestone with stone-slate roofing and 20th century development in a vernacular style. The existing settlement edge is generally defined by stone wall boundaries and is well-integrated into the surrounding landscape by tree and hedgerow cover along the minor lanes. The surrounding area, including the assessment unit, provides a rural setting and backdrop to Islip.	M
Views and Visual Character	The visual character of this area is variable, with both intimate and open parts, largely influenced by the degree of enclosure provided by existing vegetation. Looking across the moatfields views are generally open, although punctuated by vegetation along field boundaries. The Oxford Green Belt Way long-distance footpath passes through the assessment unit, allowing clear views of the wider area.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	Part of the assessment unit is in Islip Conservation Area and has historic links to the Manor Farmhouse's moat and fishponds, evidence of which is still visible in the landscape today. The western part of the assessment unit contributes to the character of the Conservation Area. The assessment unit retains a rural character and some sense of isolation and provides a rural backdrop to Islip.	L-M
Visual Value	There are views across the assessment unit from Islip Conservation Area. The Oxford Green Belt Way, which passes through the assessment unit, is a promoted long-distance footpath.	M

## 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 due to the potential scale and mass of this development scenario. This sensitivity arises from the character of the landscape, including its importance to the rural setting of Islip.

The sensitivity to formal recreation is **moderate-high**. There are very few 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

Sensitivity to informal recreation is **low-moderate** and this could be accommodated within the existing field pattern without adverse impacts on a large area.

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. 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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **moderate** and this could be accommodated along the Gallos Brook.

The assessment unit comprises areas of Grade 3 and 4 agricultural land, with the Grade 4 land located to the west of Manor Farm.

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 important habitat networks.
- The former fishponds and moated area which is still visible.
- The setting the landscape provides to heritage features including Manor Farmhouse and Islip Conservation Area.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Areas that may be particularly sensitive include the west of the assessment unit which is influenced by the Islip Conservation Area.

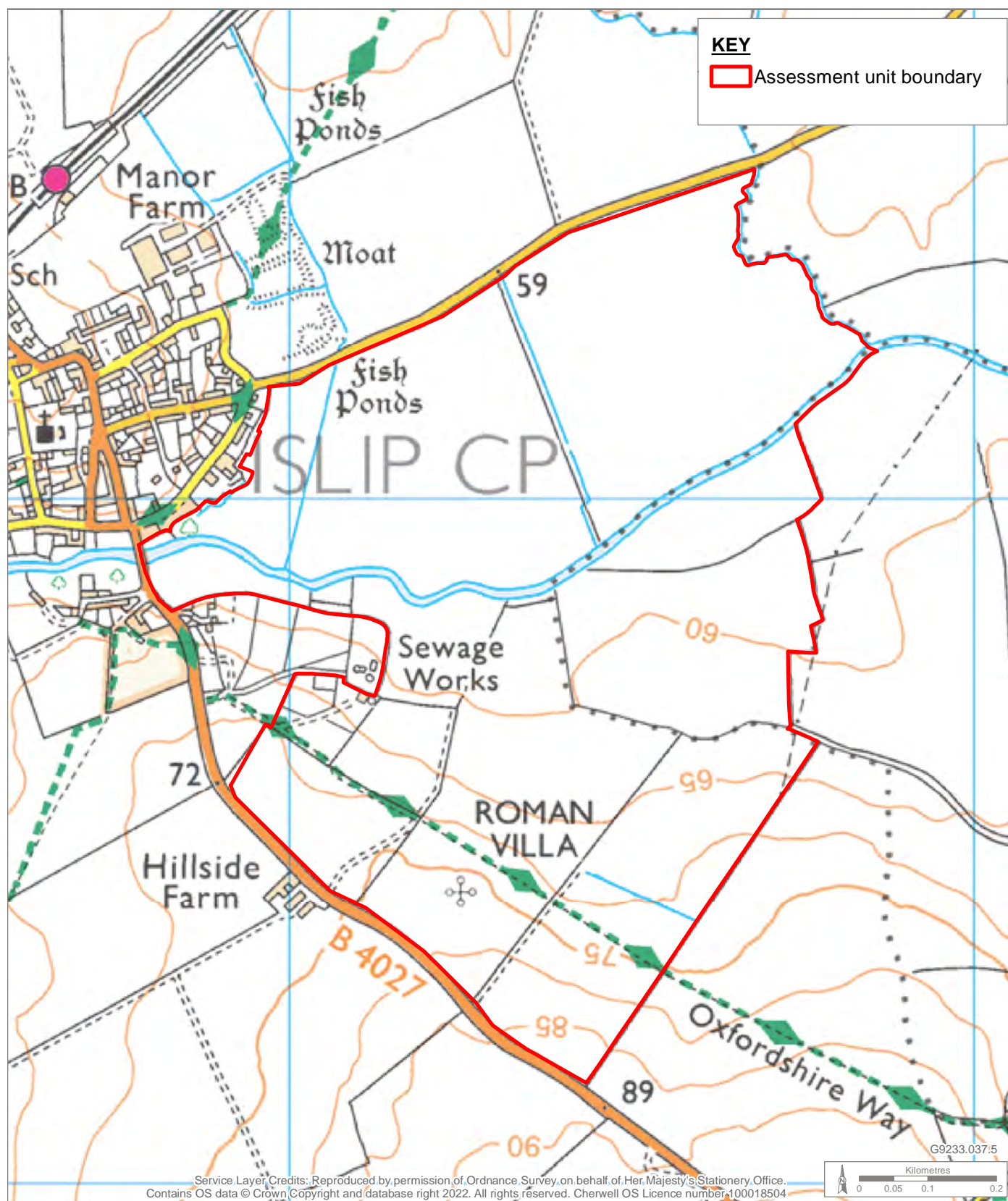
## Guidance and Recommendations

Any new development should:

- Protect the setting of heritage features including Islip 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.
- Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.



## LS ISL3: LAND NORTH OF THE B4027 AND SOUTH OF MIDDLE STREET



## LS ISL3: LAND NORTH OF THE B4027 AND SOUTH OF MIDDLE STREET





## LS ISL3: LAND NORTH OF THE B4027 AND SOUTH OF MIDDLE STREET

### Summary

This assessment unit extends to 79.02 hectares of agricultural land to the south-east of Islip. The unit extends across the Farmland Hills, River Meadowlands, Wooded Farmland and Alluvial Lowland LCTs and is characterised by medium sized arable fields, bound by hedgerows with trees lining the route of the River Ray. The assessment unit is bound to the north by Middle Street, to the east by further agricultural land, to the south and south-west by the B4027 and to the west for the most part by the existing settlement edge of Islip along Lower Street. An overhead electricity line runs east-west through the assessment unit. The landform is undulating, rising more steeply to the south of the River Ray.

### Representative Photographs



*View south across LS ISL3 from Middle Street*



*View east across LS ISL3 from PRow Islip Footpath 260/6/10*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	This is an undulating landscape falling from a high point of approximately 86m AOD along the southern boundary with the B4207 to approximately 59m AOD along the northern boundary with Middle Street. Land use is predominantly arable farmland arranged into medium scale rectilinear fields.	M
Natural Character	Intact field boundary hedgerows with frequent hedgerow trees provide some semi-natural habitat. Trees along the course of the River Ray creates a continuous wildlife corridor through the assessment unit and provides connectivity beyond its boundaries. Land to the north of the River Ray is coastal and floodplain grazing marsh priority habitat.	L-M
Cultural and Historic Associations	Islip Roman villa, 300m east of Hillside Farm is a Scheduled Monument and occupies land in the southern central section of the assessment unit. The Scheduled Monument makes a limited contribution to landscape character as it is below ground. A small part of the assessment unit along the western boundary, near Islip Bridge, is within Islip Conservation Area and is identified as an important area of green space in the Conservation Area Appraisal. The Conservation Area Appraisal also identified positive vistas across the assessment unit to the north of the River Ray. The HLC indicates that this assessment unit comprises areas of prairie/reorganised enclosure to the north and around the Roman Villa with areas of reorganised enclosure around the River Ray.	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. The overhead line results in some minor visual intrusion.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	The assessment unit has a limited physical and visual relationship with the surrounding settlement with strong containment provided by the existing field boundaries. Existing built development within this assessment unit is limited to a single residential property at Ambergate Barn. The assessment unit forms part of the rural setting and backdrop to Islip.	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 surrounding roads and residential properties. A Public Right of Way passes through the assessment unit, providing clear views across most of the assessment unit and across the wider landscape.	M

## Value

Criteria	Description and indication of value	
Landscape Value	The landscape is generally intact and of good condition. Part of the assessment unit is within Islip Conservation Area and is identified in the Conservation Area Appraisal as an important green space. The assessment unit offers some recreational value in the form of the Oxford Green Belt Way long distance footpath.	L-M
Visual Value	The Oxford Green Belt Way passes through the assessment unit and is publicised at a county level, in recognition of its wider recreational use. The Islip Conservation Area Appraisal identifies a key vista across the assessment unit to the landscape north of the River Ray.	M

## 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, which is strongly influenced by the River Ray and its importance to the rural setting of Islip.

The sensitivity to formal recreation is **moderate-high**. There are very few 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

Sensitivity to informal recreation is **low-moderate** and this could be accommodated within the existing field pattern without adverse impacts on a large area.

The Alluvial Lowlands and River Meadowland LCTs are characterised by tree cover along hydrology features. The Farmland Hills LCT is dominated by arable farming and interspersed with small to medium-sized woodlands and plantations. The Wooded Farmland LCT is similarly characterised by a mosaic of woodland. Small-scale woodland planting could be accommodated in most parts of this assessment unit and the overall sensitivity to woodland planting is **low-moderate**.

The assessment unit comprises areas of Grade 3 and 4 agricultural land, with the Grade 3 land generally located to the south of the Oxford Green Belt Way.

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 important habitat networks.
- The setting the landscape provides to the village of Islip, including Islip Conservation Area.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Areas that may be particularly sensitive include the west of the assessment unit which is influenced by the Islip Conservation Area.

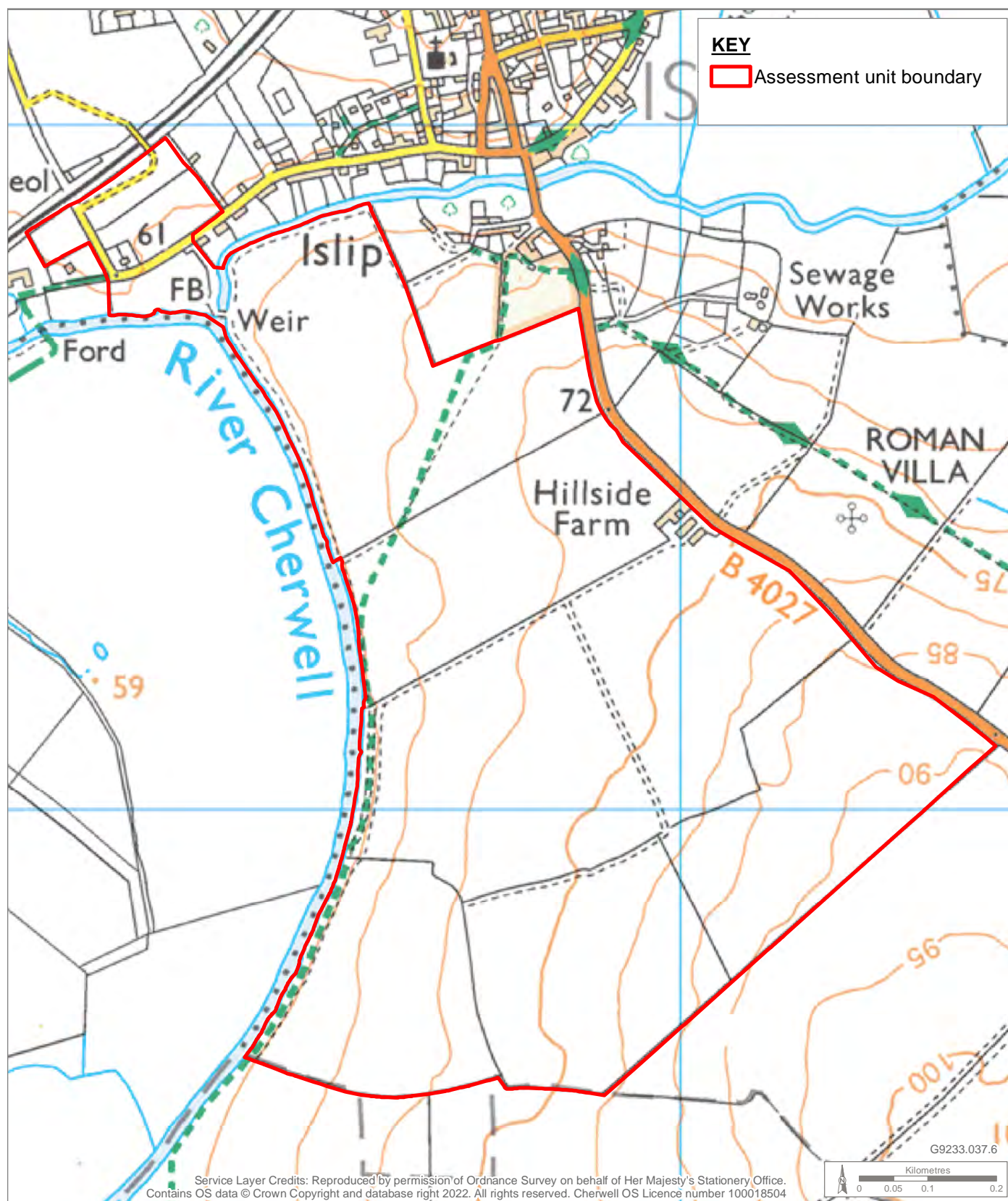
## Guidance and Recommendations

Any new development should:

- Protect the setting of heritage features including Islip Conservation Area and the Scheduled Monument to ensure the siting of any new development does not negatively influence these heritage assets.
- 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.
- Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.



## LS ISL4: LAND EAST OF THE RIVER CHERWELL AND WEST OF THE B4027



## LS ISL4: LAND EAST OF THE RIVER CHERWELL AND WEST OF THE B4027





## LS ISL4: LAND EAST OF THE RIVER CHERWELL AND WEST OF THE B4027

### Summary

This assessment unit, located to the south of Islip, is predominantly within the Farmland Hills LCT, with some small areas to the north and south of Mill Street (in Islip) in the River Meadowland and Lowland Village Farmlands LCTs. Extending to 81.91 hectares, this assessment unit comprises agricultural land characterised by medium to large scale agricultural fields. The northern assessment unit boundary is defined in part by the River Ray and the Oxford to Bicester Railway Line, to the east for the most part by Wheatley Road (B4027), to the south-east and south by further agricultural land and to the west by the River Cherwell. The landform is undulating, rising from the River Cherwell to a hill beyond the south-eastern assessment unit boundary. The only built form within this assessment unit is the residential properties at No. 1 and No. 2 Mill Street and Hillside Farm.

### Representative Photographs



*View south-east across LS ISL4 from Mill Street*



*View north across LS ISL4 from PRow Islip Footpath 260/7/10*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Landform is gently undulating, rising from approximately 60m AOD along the western boundary with the River Cherwell to approximately 83m AOD in the south-eastern corner of the assessment unit. Beyond the assessment unit boundaries to the south-east the landform continues to rise to a high point of 102m AOD near the village of Woodeaton. Land cover is predominantly arable, with some areas of grassland towards the north-west of the assessment unit around Mill Street.	M
Natural Character	The assessment unit is predominantly arable land. Internal field boundaries are formed by hedgerows and tree belts which are generally intact. Around Mill Street landcover comprises areas of managed grassland. There are no ecological designations or any priority habitat within the assessment unit. The River Ray and River Cherwell are tree-lined and provide ecological connectivity to the wider landscape.	L-M
Cultural and Historic Associations	A small part of the assessment unit to the south and west of Mill Street is within Islip Conservation Area. The Conservation Area Appraisal identifies a positive vista looking north across the assessment unit from Mill Street. There are clear views towards Islip Conservation Area from most of the assessment unit, including views towards the tower of St Nicholas Church. The HLC indicates that the majority of the assessment unit comprises prairie/amalgamated enclosure with a small area of reorganised enclosure around Mill Street.	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. Views towards Islip have some scenic quality and include the tower of St Nicholas Church.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	The assessment unit has physical and visual links to the existing settlement edge of Islip along Mill Street. Existing development along Mill Street is linear in nature with back gardens abutting the River Ray. The level of existing tree cover along the River Ray means that views towards the existing settlement edge along Mill Street are glimpsed. The assessment unit and its surroundings provide a rural setting and backdrop to Islip.	M
Views and Visual Character	The visual character of this area is variable, with both intimate and open parts, largely influenced by the degree of enclosure provided by existing vegetation. A Public Right of Way passes through the assessment unit, allowing clear views across the assessment unit and the wider landscape to the west.	M

## Value

Criteria	Description and indication of value	
Landscape Value	A small part of this assessment unit forms part of Islip Conservation Area and positive vistas are identified looking north across the assessment unit within the Conservation Area Appraisal. There are no other heritage assets within the assessment unit, although it does provide a rural setting to Islip. There are no ecological designations or areas of priority habitat within the assessment unit. Recreational value is limited to the single public footpath which passes through the assessment unit.	L-M
Visual Value	There are some attractive views looking back towards Islip Conservation Area, but such views are not recognised in any published literature. Some facilities are provided for the enjoyment of views as there is a bench along the Public Right of Way providing views towards the River Cherwell. Views are likely to be appreciated at a community or local level.	L-M

## 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 due to the potential scale and mass of this development scenario. This sensitivity arises from the character of the landscape, which is strongly influenced by the River Cherwell. The assessment unit forms part of the rural setting to Islip with areas of higher ground within the assessment unit forming a local skyline.

The sensitivity to formal recreation is **moderate-high**. There are very few 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

Sensitivity to informal recreation is **low-moderate** and this could be accommodated within the existing field pattern without adverse impacts on a large area.

The River Meadowland LCT is characterised by tree cover along hydrology features. The Farmland Hills LCT is dominated by arable farming and interspersed with small to medium-sized woodlands and plantations. Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Small-scale woodland planting could be accommodated in some parts of this assessment unit and the overall sensitivity to woodland planting is **moderate**.

The assessment unit comprises 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 important habitat networks.
- The setting the landscape provides to the village of Islip, including Islip Conservation Area.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

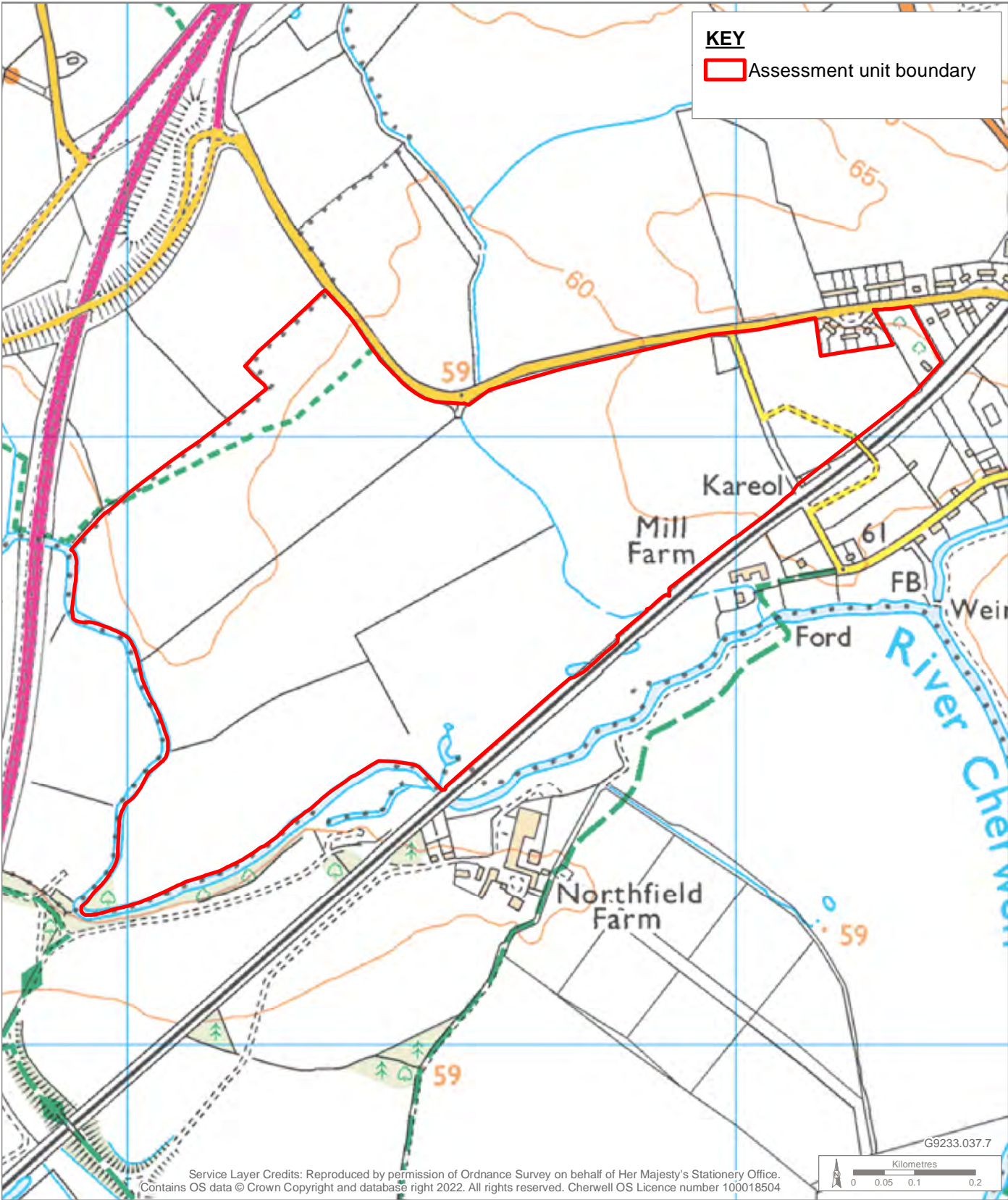
## Guidance and Recommendations

Any new development should:

- Protect the setting of heritage features including Islip Conservation Area.
- Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.
- 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 development on areas of higher ground.



LS ISL5: LAND SOUTH OF KIDLINGTON ROAD



## LS ISL5: LAND SOUTH OF KIDLINGTON ROAD





## LS ISL5: LAND SOUTH OF KIDLINGTON ROAD

### Summary

This assessment unit extends to 69.02 hectares of agricultural land to the west of Islip. The assessment unit extends across the Lowland Village Farmlands, River Meadowlands and Alluvial Lowland LCTs and is characterised by medium sized arable fields, bound by hedgerows with increasing tree cover along the route of existing watercourses. The assessment unit is bound to the north by Kidlington Road, to the east by the existing settlement edge off Kidlington Road, to the south by the River Cherwell and the Oxford-Bicester Railway Line and to the west by the River Cherwell. A Public Right of Way is located in the north-western corner of the assessment unit, providing a connection between Kidlington Road and the wider countryside to the west of the A34. Towards the eastern edge of the assessment unit PRoW Islip Bridleway 260/19/10 crosses over a railway bridge, providing links to the area south of the railway corridor.

### Representative Photographs



View east across LS ISL5 from PRoW Hampton Gay and Poyle Footpath 237/9/10



View east across LS ISL5 from Mill Lane

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit slopes gently from west to east, falling from approximately 65m AOD along the eastern boundary to approximately 60m AOD along the western boundary with the River Cherwell. The assessment unit predominantly comprises arable land, with some grassland in the south-western corner.	L-M
Natural Character	Hedgerow field boundaries provide some semi-natural habitat. Tree belts along the River Cherwell form part of a wider ecological corridor network. There are two small areas of broadleaf woodland priority habitat along the southern boundary to the River Cherwell. A tributary watercourse runs in a north-west south-east alignment through the assessment unit. Whilst the assessment unit is predominantly arable land, the south-western corner appears to be permanent grassland.	L
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The Islip Conservation Area is located to the south of the Oxford-Bicester Railway Line and the Conservation Area Appraisal identifies a positive vista towards the assessment unit from Mill Street (Islip). Most hedgerows within the assessment unit appear to follow historic field boundaries. The HLC indicates that this is an area of prairie/amalgamated enclosure.	L-M
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows/trees create a rural character. The proximity to the railway line to the south results in some audible and visual intrusion.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	The assessment unit has visual links to the existing settlement edge along Kidlington Road. Development within Islip is generally to the south of the Oxford-Bicester Railway Line, which forms the defined settlement edge, with development to the north developing in a linear fashion along Kidlington Road. Development of large areas of land to the north of the railway corridor would adversely affect the existing settlement pattern. The assessment unit forms part of the rural setting to Islip.	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 surroundings roads and residential properties. Public Rights of Way pass through the site, providing clear views across the whole assessment unit. There are also clear views across the assessment unit from the bridge over the railway line.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit. There is some semi-natural habitat present within the assessment unit but no ecological designations. There is a Public Right of Way near the northern assessment unit boundary, which offers limited 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 Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long distance route but views are likely to be valued at the community level.	L

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

The assessment unit has a **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 key sensitivity is the existing settlement form and edge, which is generally to the south of the Oxford-Bicester Railway Line, with any development to the north adopting a linear form. The assessment unit has a **moderate-high** sensitivity to commercial development and a **high** sensitivity to logistics development due to the scale and pattern of the landscape and lack of any similar built form in the vicinity.

The sensitivity to formal recreation is moderate-high. The area retains a strong rural character and there are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the surrounding 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-moderate** and this could be accommodated within the existing field pattern without adverse impacts on a large area.

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Woodland is more characteristic of the Clay Vale LCT, although it is not particularly well wooded in this location. 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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **moderate** and this could only be accommodated in limited locations.

LS ISL5 includes areas of Grade 3 and Grade 4 agricultural land, with the Grade 4 land located towards the south-western corner.

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 part of habitat networks.
- Existing watercourses within and adjacent to the assessment unit.

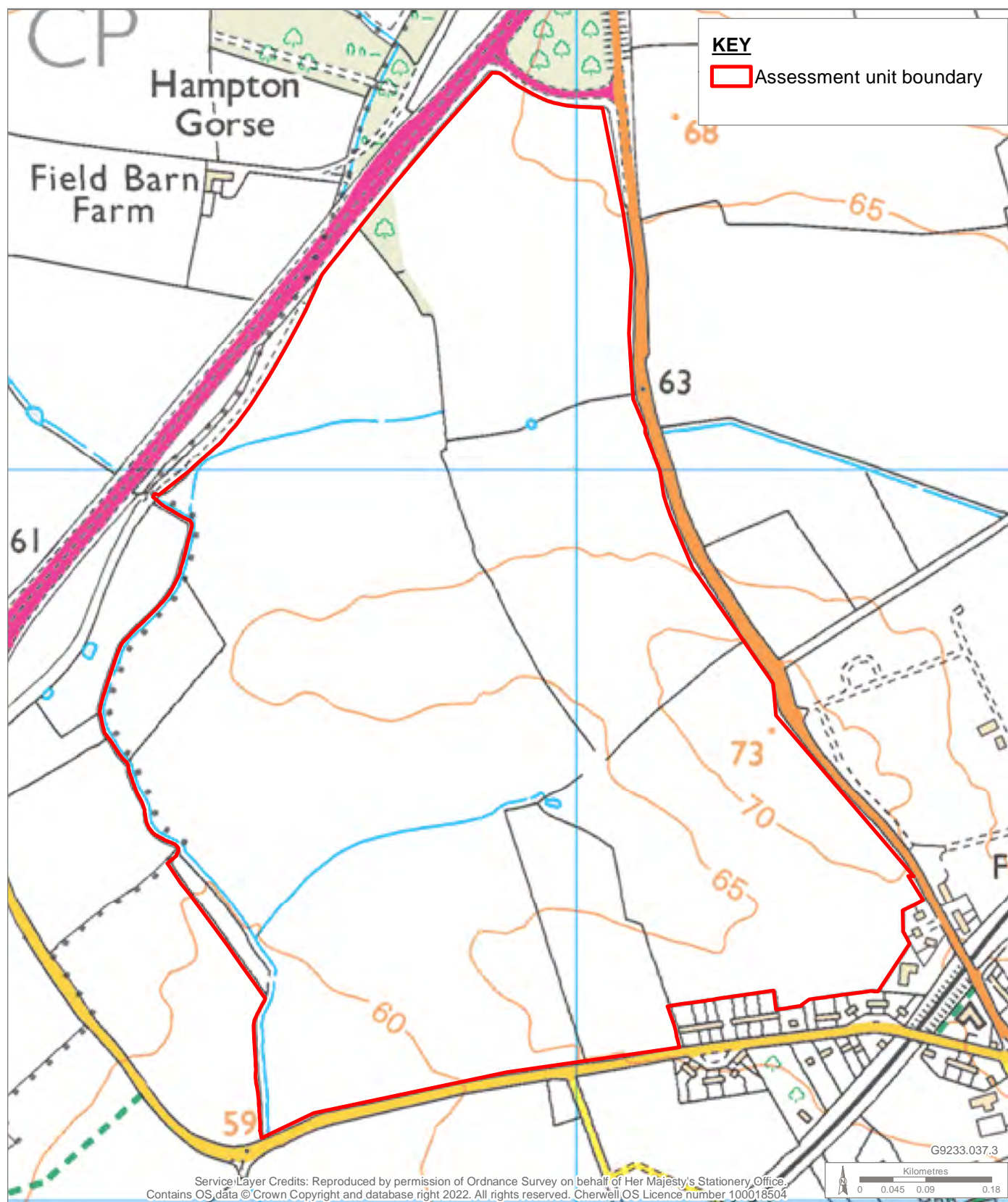
## Guidance and Recommendations

Any new development should:

- Seek to avoid development near to the River Cherwell, allowing the watercourse corridor to remain legible in views and to function as a floodplain.
- Enhance and strengthen tree planting along the river's edge
- 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 ISL6: LAND WEST OF BLETCHINGDON ROAD



## LS ISL6: LAND WEST OF BLETCHINGDON ROAD





## LS ISL6: LAND WEST OF BLETCHINGDON ROAD

### Summary

The assessment unit extends across the Lowland Village Farmlands, Clay Vale and Alluvial Lowland LCTs and is north-west of Islip. Extending to 90.48 hectares, the unit's eastern boundary is formed by Bletchington Road, the southern boundary by the existing settlement edge at Kidlington Road, the western boundary by a tributary stream and the northern boundary by existing tree belts and the A34. The assessment unit comprises agricultural land which is primarily under arable cultivation. This is a gently undulating landscape.

### Representative Photographs



*View south-west across LS ISL6 from Bletchington Road*



*View east towards ISL6 from the unnamed road between the A34 and Kidlington Road*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium scale agricultural fields, the majority of which are arranged in a rectilinear pattern. Boundaries are generally formed by hedgerows with occasional hedgerow trees. The assessment unit is gently undulating, rising from a low point of 60m AOD along the western boundary with the existing watercourse to a localised high point of 73m AOD towards the south-eastern boundary with Bletchingdon Road.	L-M
Natural Character	Hedgerow field boundaries and short stretches of woodland tree belt provide some semi-natural habitat. There is no recorded priority habitat within this assessment unit, areas of deciduous woodland lie beyond the northern, western and southern assessment unit boundaries. Several small watercourses run east-west within the assessment unit, with a minor watercourse forming the western assessment unit boundary. Whilst the assessment unit is predominantly arable land, there is one field in the north which appears to be permanent grassland.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The Islip Conservation Area lies to the south, but intervisibility is limited by existing vegetation and built development. The HLC indicates that this is an area of prairie/ amalgamated enclosure.	L
Perceptual and Scenic Qualities	The assessment unit has a semi-rural character but is influenced by the A34 to the north which introduces audible and visual intrusion.	M
Settlement Form and Edge	The assessment unit has visual links to the existing settlement edge along Kidlington Road. Development within Islip is generally to the south of the Oxford-Bicester Railway Line, which forms a defined settlement edge, with development to the north developing in a linear form along Kidlington Road. The assessment unit contributes to the rural setting of Islip.	M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary hedgerows. Visibility towards the assessment unit is generally confined to surrounding roads and residential properties. There are expansive views across the assessment unit from high points along Bletchington Road.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit and it has a limited relationship to Islip Conservation Area. There is some semi-natural habitat present within the assessment unit and no ecological designations. There are no Public Rights of Way within this assessment unit and it provides 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. Views across the assessment unit are likely to be valued at the community level.	L

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

The assessment unit has a **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 key sensitivity is the existing settlement form and edge, which is generally to the south of the Oxford-Bicester Railway Line, with any development to the north adopting a linear form. The assessment unit has a **moderate-high** sensitivity to commercial development and a **high** sensitivity to logistics development due to the scale and pattern of the landscape and lack of any similar built form in the vicinity.

The sensitivity to formal recreation is **moderate-high**. The area retains a strong rural character and there are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the surrounding 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-moderate** and this could be accommodated within the existing field pattern without adverse impacts on a large area.

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Woodland is more characteristic of the Clay Vale LCT, although it is not particularly well wooded in this location. 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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **moderate** and this could only be accommodated in limited locations.

The whole of LS ISL6 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**

- Existing watercourses within the assessment unit and along the western boundary
- Open and extensive views across the assessment unit from Bletchington Road and Kidlington Road

### **Guidance and Recommendations**

Any new development should:

- 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 KID1: LAND EAST OF OXFORD SPIRES BUSINESS PARK





## LS KID1: LAND EAST OF OXFORD SPIRES BUSINESS PARK





## LS KID1: LAND EAST OF OXFORD SPIRES BUSINESS PARK

### Summary

This assessment unit is located to the north-west of Kidlington at the fringes of the village/ It is north of Langford Lane, east of London Oxford Airport and the Oxford Spires Business Park and west of Banbury Road (A4260). The assessment unit comprises 10.94 hectares of meadow grassland with fields enclosed by mature hedgerows, hedgerow trees and taller trees along a section of the eastern boundary. The assessment unit is in the Lowland Village Farmlands LCT. There is no built development within the assessment unit and it is designated as the Langford Meadows Local Wildlife Site (LWS). The neighbouring field to the west lies within an indicative area for a small scale local review of the Green Belt to accommodate high value employment needs under Policy Kidlington 1A in the Adopted Cherwell Local Plan 2011-2031.

### Representative Photographs



View west towards LS KID1 from Banbury Road, outside the Jolly Boatman Public House



View south-west across LS KID1 from PRoW Kidlington Footpath 265/35/10



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is relatively flat grassland at 65m AOD. The unit is characterised by several fields of meadow grassland which are enclosed by mature hedgerows and hedgerow trees. There are occasional individual trees in the fields and small groups of trees towards the south-west of the unit. Taller trees mark a section of the boundary with Banbury Road and Langford Lane.	L-M
Natural Character	The assessment unit is designated as the Langford Meadows Local Wildlife Site. The key features of interest are areas of marshy grassland, species-rich grassland, mature hedgerows and rough grassland. These features all appear to be in good condition. There are no other nature conservation designations or areas of priority habitat within the assessment unit.	H
Cultural and Historic Associations	There are no designated heritage assets in the assessment unit. The HLC indicates that this area is prairie/amalgamated enclosure. To the immediate north-east is the Hampton Gay, Shipton on Cherwell and Thrupp Conservation Area and to the immediate east and south-east of Banbury Road is the Oxford Canal Conservation Area. There are glimpsed views toward the assessment unit from Canal Lane in the Thrupp section of the Conservation Area and from the canal in the Oxford Canal Conservation Area and further north-east from Banbury Road, but generally views are well-screened by existing vegetation.	L

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The landscape has some scenic and rural qualities, particularly to the north where intervisibility with commercial and residential development is limited. There is a sense of separation and isolation as the assessment unit is not directly connected with the commercial or residential development in Kidlington, but there are visual and physical links to commercial development on Langford Lane and London Oxford Airport. There is intrusion through the assessment unit from overhead lines and utility poles and audible and visible intrusion overhead from the aircrafts landing and taking off at London Oxford Airport.	M
Settlement Form and Edge	The assessment unit plays a minor separation role between the north-west residential area of Kidlington and the settlements further to the north. The wooded edges to the unit and wooded internal field boundaries contribute to the setting and backdrop to Kidlington.	M
Views and Visual Character	The assessment unit has a semi-enclosed character because of the hedgerow and wooded boundaries. Visibility is generally confined to the surrounding roads and commercial buildings, with views generally only available over or through gaps in vegetation. This assessment unit has some visual links to the existing commercial development at Oxford Spires Business Park and at Langford Locks (including the Oxford Motor Park) and to the buildings along Banbury Road to the east.	L-M



## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit is wholly within the local wildlife site (Langford Meadows LWS) which contributes to the landscape's natural value. The assessment unit has no other ecological designations, areas of priority habitat or heritage assets which contribute to landscape character. The landscape is likely to be valued by residents and workers within the community but offers no 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 Oxford Canal Conservation Area identifies southward views from Sparrow Gap Bridge along the canal towards Kidlington as a positive vista, but there is no indication that this view features the assessment unit. Views from Public Right of Ways adjacent to the site are likely to be valued at the community level but are well-screened by vegetation on the site's boundaries.	L

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

In terms of landscape sensitivity, the assessment unit has a **moderate** sensitivity to residential and commercial development due to some of the moderate and high judgements for the landscape sensitivity criteria.

The assessment unit has a **moderate-high** sensitivity to logistics development due to the potential harm to landscape elements on site and the more moderate scale and pattern of the existing built form in the vicinity.

The sensitivity to formal recreation is **moderate**. The assessment unit retains a semi-rural character and areas of formal recreation and flood lighting would only be suitable in certain locations.

(Use of the land for built development may have adverse effects on ecology; however considering those effects are not in the scope of this assessment).

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. (Use of the land for informal recreation may have adverse effects on ecology; considering those effects are not in the scope of this assessment).

Woodland is generally not a characteristic feature of the Lowland Village Farmlands LCT except for occasional small deciduous and mixed plantations. Any woodland planting within the assessment unit would alter its character and appearance. However, some smaller areas of new woodland planting would be in keeping with character and the overall sensitivity to woodland planting is moderate. (Use of the land for woodland may have adverse effects on ecology; considering those effects are not in the scope of this assessment).

The Agricultural Land Classification for KID1 is predominantly Grade 3 with a very small section to the south-western corner of the assessment unit classed as Urban.

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

## Key Sensitivities

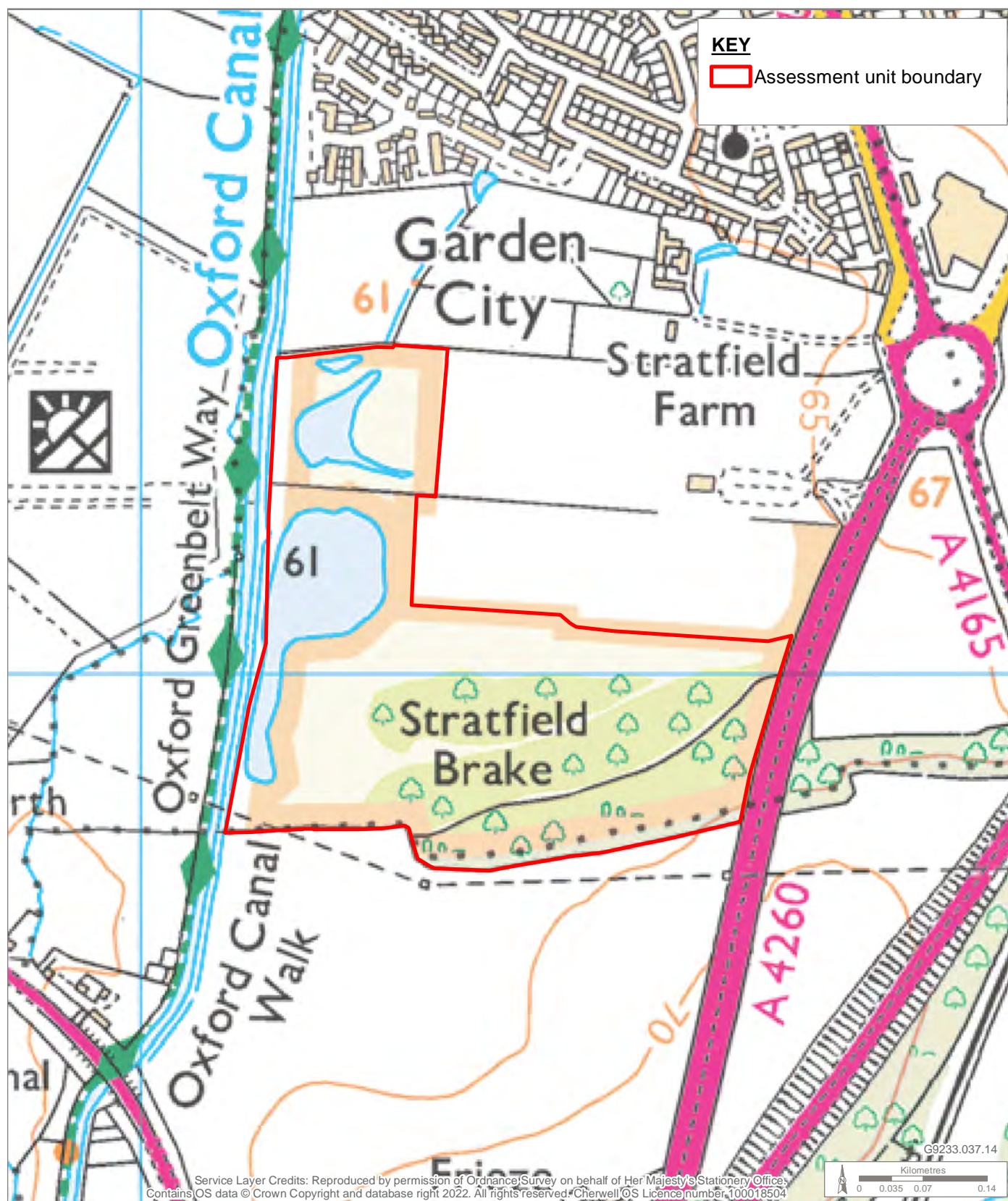
- The proximity to heritage features including the Hampton Gay, Shipton on Cherwell and Thrupp Conservation Area to the north-east, the Oxford Canal Conservation Area to the east and south-east.
- The Langford Meadows Local Wildlife Site, which comprises the whole assessment unit.

## Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows, hedgerow trees and taller trees which provide a sense of enclosure and would help integrate any future development into the landscape.
- Have regard for the proximity of heritage features including the Hampton Gay, Shipton on Cherwell and Thrupp Conservation Area to the north-east and the Oxford Canal Conservation Area to the east and south-east.
- 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 KID2: STRATFIELD BRAKE





## LS KID2: STRATFIELD BRAKE





## LS KID2: STRATFIELD BRAKE

### Summary

This assessment unit extends to 18.86 hectares of woodland and wetland at Stratfield Brake. The whole area is managed by the Woodland Trust and is accessible for informal recreation. The assessment unit extends across the Vale Farmland and Alluvial Lowland LCT and is characterised by grassland, scrub, woodland and wetland and bound by tree belts and wooded areas. The unit is bound to the north by an area of improved grassland, scrub and wooded areas (this land is part of a strategic development site, see below), to the north-east by the Stratfield Brake Sports Ground, to the east by Frieze Way (A4260), to the south by arable land and to the west by the Oxford Canal.

The land to the north of the unit is allocated as part of a strategic development site.

### Representative Photographs



*View east across LS KID2 from the permissive path off the bridge over the Oxford Canal*



*View south towards LS KID2 from Stratfield Brake Sports Ground*

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit slopes gently from east to west, falling from approximately 67m AOD along the eastern boundary to approximately 61m AOD along the western boundary with the Oxford Canal. It comprises a mix of scrub, improved grassland, acid, calcareous and neutral grassland with broadleaved, mixed and yew woodland to the south and coniferous woodland along the western boundary. There is a wetland area to the northern and western sections of the assessment unit which includes a mosaic of lakes, ditches, shallows and islands.	M
Natural Character	Tree belts, woodland and wetland areas within the assessment unit provide some semi-natural habitat. The mature woodland (known as Stratfield Brake) to the south of the track which runs through the southern section of the assessment unit is recorded as an area of deciduous woodland priority habitat. However, there are no designated nature conservations within the assessment unit.	M-H
Cultural and Historic Associations	There are no known designated heritage assets within the assessment unit. The Oxford Canal Conservation Area lies immediately to the west. The Oxford Canal Conservation Area Appraisal identifies a positive vista from the canal towards the Stratfield Brake Woodland Trust area and important areas of trees along the unit's western boundary where it adjoins the canal. The HLC indicates that this area is reorganised enclosure in the western and central sections.	L
Perceptual and Scenic Qualities	The assessment unit has a semi-rural character but is influenced by Frieze Way (the A4260) to the east which introduces audible and visual intrusion in places. Surfaced and unsurfaced paths run through Stratfield Brake for informal recreation purposes, and there is a sense of tranquillity and remoteness along the paths. The assessment unit has some scenic qualities due to its woodland and wetland character.	M-H



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Settlement Form and Edge	The unit is not directly connected to the Kidlington settlement and built development would have a poor relationship with the existing settlement form and pattern and adversely affect the southern edge of Kidlington. The unit also plays an important part in the perception of a gap between settlements.	H
Views and Visual Character	The landscape of the assessment unit is confined due to its dense wooded boundaries which limits intervisibility with few inward or outward views.	L

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit has an area of deciduous woodland priority habitat to the south. The trees along the western boundary where they adjoin the Oxford Canal have been identified as important areas of trees in the Oxford Canal Conservation Area Appraisal. However, there are no designated nature conservations or heritage assets within the assessment unit. The landscape provides recreational value through the Stratfield Brake Woodland Trust site which is likely to be valued by residents and workers within the community.	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. There are clear views across the assessment unit from the public informal recreational space and tracks of the Stratfield Brake Woodland Trust site. The site is likely to attract local visitors and be appreciated at the community and local level.	L-M

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

The assessment unit has a **high** sensitivity to residential, commercial and logistics development due to the undeveloped nature of the landscape and the range of habitats, including areas of woodland and wetland.

The sensitivity to formal recreation is **moderate-high**. There are very limited opportunities to accommodate areas of formal recreation and flood lighting without significantly adverse effects on 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 unit is already accommodating informal recreation within a mosaic of habitats and therefore it is not considered necessary to provide a judgement on sensitivity for informal recreation.

The unit already has a sizeable component of woodland, with a mosaic of other habitats all under the management of the Woodland Trust. It is therefore not considered necessary to provide a judgement on sensitivity for woodland.

### **Key Sensitivities**

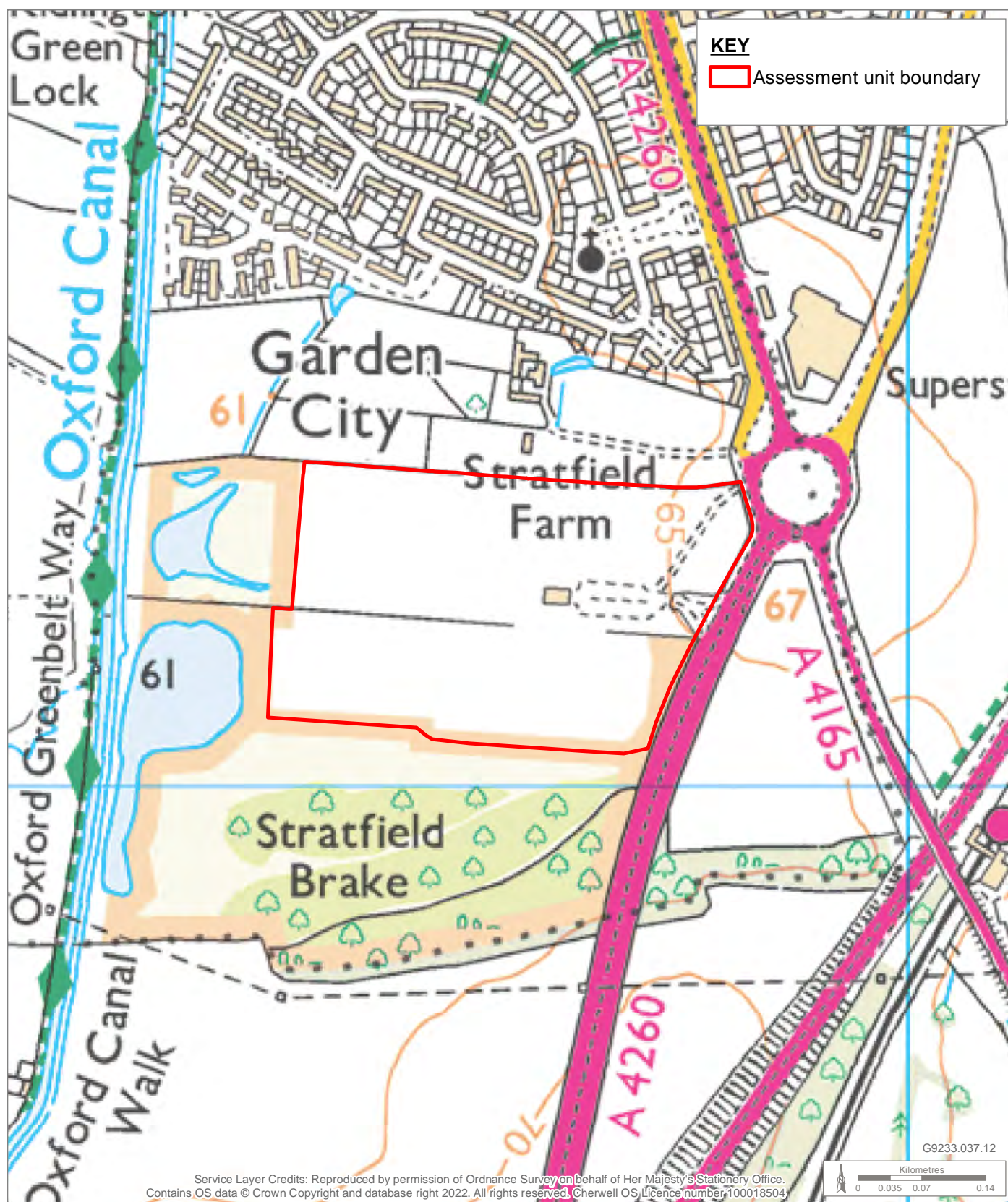
- Existing habitats within the assessment unit including areas of mature woodland and wetland features.
- Provision of informal recreation.
- The setting the landscape provides to heritage features including the Oxford Canal Conservation Area.

### **Guidance and Recommendations**

The assessment unit is judged to have high sensitivity for the residential, commercial and logistics development scenarios and therefore guidance and recommendations for development are not applicable.



## LS KID3: STRATFIELD BRAKE SPORTS GROUND





## LS KID3: STRATFIELD BRAKE SPORTS GROUND



## LS KID3: STRATFIELD BRAKE SPORTS GROUND

### Summary

The assessment unit is in the Vale Farmland LCT and comprises the Council run sports fields, pavilion and car parking associated with Stratfield Brake Sports Ground to the south of Kidlington. The parcel extends to 13.32 hectares of improved grassland, divided by a central hedgerow running west to east. The assessment unit is bound by the Stratfield Brake Woodland Trust semi-natural open space to the west and south, by Frieze Way (A4260) to the east and an area of improved grassland, grassland, scrub and wooded areas to the north (this land is part of a strategic development site, see below), beyond which lies the Garden City estate on the southern edge of Kidlington. The unit includes a car parking area for Stratfield Brake and a connecting footpath leading to the semi-natural open space along the unit's eastern boundary.

Land to the north of the unit is part of an allocated strategic development site.

### Representative Photographs



*View north across existing sports pitches within LS KID3*



*View south across amenity grassland within LS KID3*



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is characterised by two medium-scale rectilinear sports fields, separated by a mature hedgerow. The sport pitches include two cricket pitches, three rugby pitches and a football pitch. Peripheral boundaries are defined by hedgerows, tree belts and woodland. The eastern fringes of the unit have a semi-natural character (see Natural Character below) and includes a small network of footpaths providing access the Sports Ground and Stratfield Brake. Existing built form within the assessment unit includes a sports pavilion and car parking facilities The landform slopes from east to west falling from approximately 65m AOD along the eastern boundary to 61m AOD along the western boundary, near the wetland area at Stratfield Brake.	L-M
Natural Character	The assessment unit mainly comprises improved grassland (which forms the sport pitches), with a small area of acid, calcareous and neutral grassland to the east surrounding the pavilion, parking and access road into the unit. The assessment unit is divided by a central hedgerow and enclosed by hedgerows, tree belts and woodland. There are no nature conservation sites and no recorded priority habitat within this assessment unit. The assessment unit adjoins the Stratfield Brake Woodland Trust site to the west and south.	L-M
Cultural and Historic Associations	There are no designated heritage assets within this assessment unit. The Grade II Listed building Stratfield Farmhouse lies approximately 85m to the north of the unit but intervisibility is limited due to the assessment unit's wooded northern boundary.	L

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The landscape of the unit has some scenic qualities due to its enclosure from tree belts and wooded areas of the Stratfield Brake and separation from the settlement at Garden City to the south of Kidlington. There is some visual intrusion from overhead lines and utility poles running through the unit. The sports fields have flood lighting, football and rugby posts and cricket site screens.	L-M
Settlement Form and Edge	The assessment unit, including the wooded northern unit boundary contributes to the landscape setting and backdrop to the southern edge of Kidlington. The unit also contributes to the separation role between Kidlington and other settlements. The wooded northern unit boundary allows some glimpsed views towards the Garden City estate forming the southern edge of the village.	M
Views and Visual Character	The views into and out of the assessment unit are limited due to its enclosure by existing vegetation on its boundaries and by areas of woodland to the west and south and scrub to the north. There are some glimpsed views to the north and open views to the Stratfield Brake Woodland Trust area to the west and south.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	xxx The assessment unit comprises Stratfield Sports Ground which offers publicly accessible formal and informal recreational use, which is valued by residents and workers. The assessment unit contributes to the settlement edge which would be susceptible to change if developed. It also links to the Stratfield Brake Woodland Trust site which provides informal recreational value. There are no nature conservation sites, areas of priority habitat and heritage assets within this assessment unit.	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. Views from the Sport Ground are likely valued from within the community but for which 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-high** sensitivity to residential and commercial development, with a **high** sensitivity to logistics. The sensitivity arises from the character of the landscape, including its contribution to the settlement edge in south Kidlington. The assessment unit is also valued by its users for formal and informal recreation. (If the site were to be redeveloped this would be likely to impact on the Open Space Standards for the Kidlington area, however consideration of this is not within the scope of this assessment).

The unit is already accommodating formal recreation and therefore no judgement on sensitivity is needed.



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

### 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.

Woodland is not a prominent feature of the Vale Farmland LCT except for a few small discrete plantations. Linear belts of crack willow, poplar and ash and watercourse trees are present throughout the landscape and hedgerow trees are a characteristic feature. Guidelines include to conserve and enhance the well-defined pattern of hedgerow trees and tree-lined watercourses. The overall sensitivity to woodland planting is **moderate** and this could be accommodated to the south and west of the assessment unit where it adjoins Stratfield Brake. (Use of the Sports Ground for woodland may have adverse effects on the Open Space Standards for the Kidlington area, however this is not within the scope of this assessment).

The Agricultural Land Classification for KID3 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

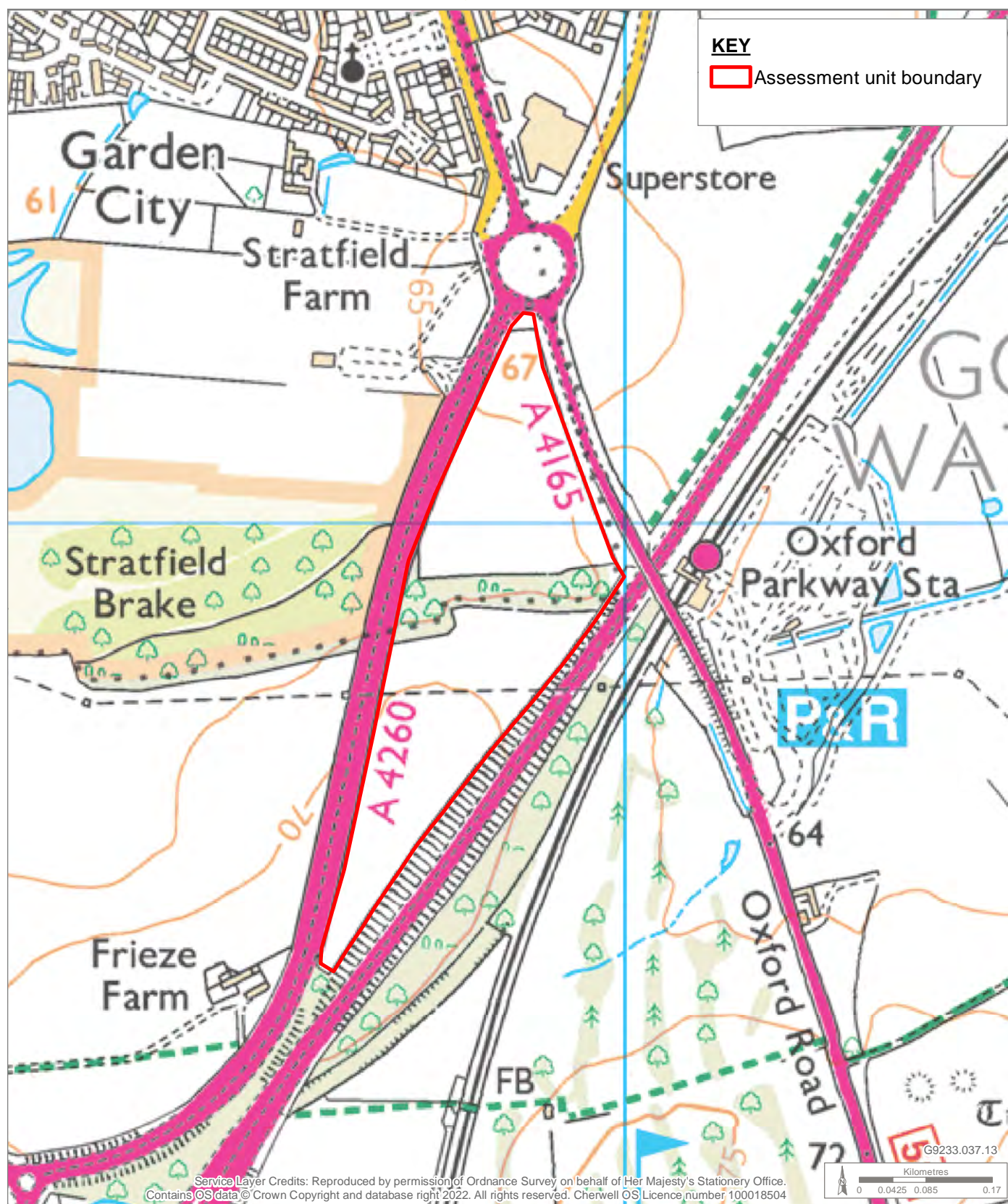
- The unit contributes to Kidlington's settlement edge and separation between the village and other settlements.
- Trees and hedgerows surrounding field boundaries which form important habitat networks.
- The unit is valued by its users for formal and informal recreation.

## Guidance and Recommendations

Any new development should:

- Retain existing hedgerow, tree belt and woodland boundaries for their importance in providing structure to the landscape and their ecological value.
- Provide a suitable buffer to existing woodland areas at Stratfield Brake.
- 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 KID4: LAND BETWEEN THE A34, A4260 AND A4165





## LS KID4: LAND BETWEEN THE A34, A4260 AND A4165



## LS KID4: LAND BETWEEN THE A34, A4260 AND A4165

### Summary

This assessment unit extends to 12.15 hectares and is to the south of Kidlington and west of Oxford Parkway train station. The unit is in the Vale Farmland LCT and is characterised by two small to medium-scale fields bisected by an area of woodland, bound by hedgerow, hedgerow trees and tree belts. The assessment unit is bound to the east by Frieze Way (A4260), to the north by Kidlington Roundabout, to the north-east by Oxford Road, to south-east by the A34 and to the south by grassland and trees in-between the A4260 and A34. There is no built development within the unit.

### Representative Photographs



View north-west across LS KID4 from the bridge over the A34



View south-west across LS KID4 from field gate along the A4165



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The unit slopes gently from south to north falling from approximately 70m AOD in the southern section of the unit to 65m AOD on northern boundary near Kidlington Roundabout. The assessment unit is divided into two distinct parcels by a woodland tree belt. The northern parcel comprises an area of woodland plantation (or tree nursery) with arable land to the south.	L-M
Natural Character	Hedgerow and tree belt field boundaries along with the scrub and woodland provide some semi-natural habitat within the assessment unit. The woodland belt bisecting the unit is an area of deciduous woodland priority habitat. There are no nature conservation sites within the assessment unit.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The HLC indicates that this area is reorganised enclosure to the north, with a central band of secondary woodland and prairie/amalgamated enclosure to the south.	L
Perceptual and Scenic Qualities	The undeveloped character of the land and the surrounding hedgerows/trees creates a sense of separation and isolation. However, the assessment unit's proximity to several major roads on all boundaries results in audible intrusion. Overhead lines between pylons intrude visually on the southern part of the assessment unit.	L-M
Settlement Form and Edge	The assessment unit plays a separation role between Kidlington and the northern edge of Oxford.	L-M



## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The landscape is well-enclosed with limited inward and outward views due to the dense hedgerow and treed boundaries. There are glimpsed views into the north section of the assessment unit along the existing agricultural access point along Oxford Road and into the southern section from Water Eaton Bridge. Visual links to the settlements of Kidlington and Cutteslowe are limited by the dense tree cover on the assessment unit boundaries.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit is judged relatively low for the susceptibility and is strongly influenced by the existing surrounding road networks of the A4260, A34 and Oxford Road. There is little semi-natural habitat present apart from a parcel of woodland belt bisecting the assessment unit, which is an area of deciduous woodland priority habitat. There are no nature conservation sites or heritage assets within the assessment unit. The landscape is likely to be valued by residents and workers within the community using the roads bordering the unit, but for which 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. There are limited inward and outwards views of the assessment unit due its well-enclosed landscape from dense boundary vegetation and its enclosure from the existing road networks. Views are likely to be valued from within the community using the roads bordering the unit but there is no particular indication of a higher value.	L

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

The assessment unit has **moderate** sensitivity to residential development, with **moderate-high** sensitivity to commercial and **high** sensitivity to logistics development. The sensitivity arises from the location of the assessment unit between Kidlington and Cutteslowe, its relative containment, and the lack of existing built form in the immediate vicinity of the assessment unit. The sensitivity to formal recreation is **moderate**. Flood lighting and fencing would adversely affect 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 within the pattern and scale of the existing landscape without detrimental effects on character.

Woodland is not a prominent feature of the Vale Farmland LCT except for a few small discrete plantations. Linear belts of crack willow, poplar and ash and watercourse trees are present throughout the landscape and hedgerow trees are a characteristic feature. Guidelines include to conserve and enhance the well-defined pattern of hedgerow trees and tree-lined watercourses. The overall sensitivity to woodland planting is low-moderate and there is potential to accommodate this in the assessment unit, particularly near the existing woodland.

The Agricultural Land Classification for KID4 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**

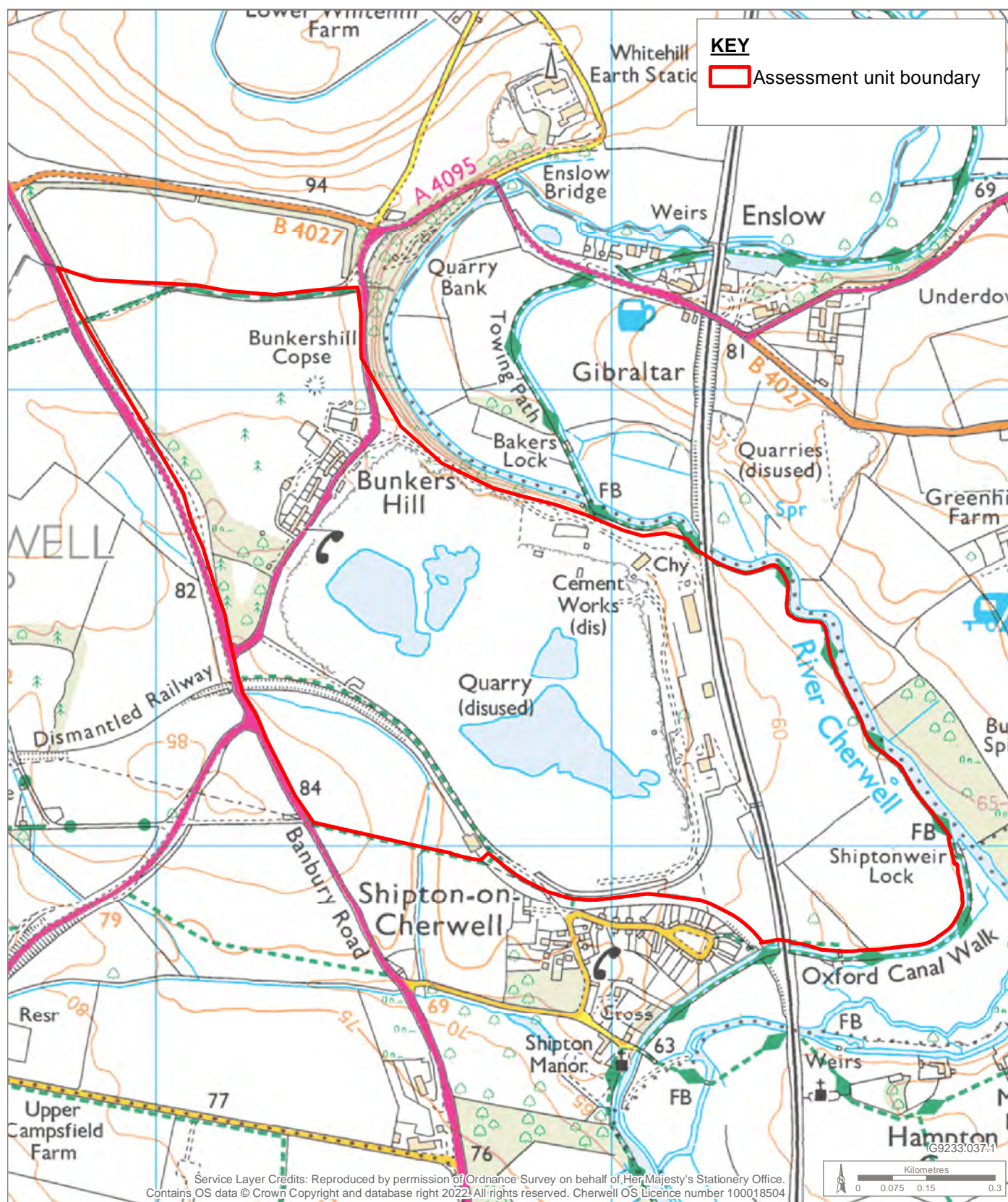
- Trees and hedgerows surrounding field boundaries which form part of habitat networks.
- Small area of deciduous woodland priority habitat.

### **Guidance and Recommendations**

Any new development should:

- Retain existing hedgerow and tree belt boundaries for their importance in providing structure to the landscape and their ecological value.
- Protect the area of deciduous woodland priority habitat.
- 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 SOC1: SHIPTON QUARRY AND SURROUNDINGS





## LS SOC1: SHIPTON QUARRY AND SURROUNDINGS





## LS SOC1: SHIPTON QUARRY AND SURROUNDINGS

### Summary

This assessment unit, located to the north of Shipton-on-Cherwell village, comprises 139.15 hectares of mixed-use land including areas of agricultural land, the Bunkers Hill hamlet and Shipton Quarry (much of which is designated as a Local Wildlife site). The northern boundary is defined by a tree belt, with PRow Tackley Bridleway 379/20/10 and further agricultural land to the north, the eastern boundary by the River Cherwell, the southern boundary by the River Cherwell, the northern settlement edge of Shipton-on-Cherwell and agricultural land, and the western boundary by Banbury Road (A4260). The Cherwell to Oxford Railway Line runs on a north-south alignment through the assessment unit. The majority of the assessment unit is within the Estate Farmlands LCT, with a small area along the eastern boundary in the River Meadowlands LCT. Landform has been artificially modified by quarrying activity, but there is a gentle slope from west to east, towards the River Cherwell. A dismantled railway line is located in the south-western corner along the edge of the quarry.

### Representative Photographs



View north towards existing quarry working area in LS SOC1 from PRow Shipton-on-Cherwell and Thrupp Footpath 342/9/10



View south-west across existing arable fields in LS SOC1 from PRow Shipton-on-Cherwell and Thrupp Footpath 342/9/10

## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit has a variable landform as a result of quarrying activity. The assessment unit is moderately sloping, falling from a high point of 95m AOD in the north-western corner to 65m AOD along the eastern boundary with the River Cherwell. Shipton Quarry historically was extracted for limestone and has been worked to a depth of approximately 56m AOD.	L-M
Natural Character	The Shipton-on-Cherwell and Whitehill Farm Quarries SSSI is designated for its geological importance. The Bunkers Hill Quarry Local Wildlife Site covers a large proportion of the quarry area. Areas of deciduous woodland priority habitat are located around Bunkers Hill and Shipton Quarry. The north-western portion of the assessment unit, comprising arable fields, is enclosed by woodland tree belts. Shipton Quarry is also well enclosed by existing vegetation. The eastern part of the assessment unit comprises further arable land with hedgerow field boundaries and infrequent hedgerow trees.	H
Cultural and Historic Associations	The Oxford Canal Conservation Area follows the eastern assessment unit boundary. The Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area lies to the south. A Scheduled Monument – the Long barrow 730m south west of Enslow Bridge is within the north-western part of the assessment unit, this comprises below ground remains and exerts little influence on the surrounding landscape The HLC indicates that this area comprises a number of HLC types, including prairie/amalgamated enclosure, recreation, rural hamlet and secondary woodland in the north-western corner of the assessment unit; industry- extractive works, flooded extractive pits and reorganised enclosure in the quarry and reorganised enclosure to the east of the Cherwell to Oxford Railway Line.	L-M

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The presence of Shipton Quarry significantly impacts on the sense of rurality and tranquillity and noise and traffic associated with the quarry is a detracting feature. Areas to the north-west of Bunkers Hill and east of the railway line have greater scenic value and a sense of tranquillity. The railway line runs on an embankment and results in audible intrusion.	L-M
Settlement Form and Edge	Settlement within this assessment unit is limited to the hamlet of Bunkers Hill, which evolved as a linear development along the A4095. In recent years, the settlement has expanded with new residential development to the rear of properties along the A4095. The existing settlement edge is generally well integrated into its surroundings by existing woodland planting. Existing residential development within Shipton-on-Cherwell to the south comprises two storey dwellings set within large gardens. The central part of the assessment unit around Shipton Quarry has a physical link with these dwellings, but intervisibility is limited by existing planting. The eastern part of the assessment unit, to the east of the Chiltern Valley Railway Line has a limited visual connection to either settlement due to the railway line embankment and intervening vegetation.	M
Views and Visual Character	The area is for the most part relatively well contained by the existing vegetation structure, with few views in or out. Public Rights of Way cross the assessment unit, but views are often foreshortened by existing vegetation. The exception to this is the south-western corner of the assessment unit, which is clearly visible from Banbury Road and views from the Oxford Canal Walk along the eastern boundary. The Claude Duval Way promoted path runs along the northern assessment boundary, allowing some views across the north-western part of the assessment unit.	L



## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit is of ecological value and contains the Shipton-on-Cherwell and Whitehill Farm Quarries SSSI and Bunkers Hill Quarry LWS. The diverse quarry landscape contributes to these designations.	L-M
Visual Value	The Claude Duval Way passes through the assessment unit and is publicised at a county level, in recognition of its wider recreational use. The Oxford Canal Path, also a promoted footpath runs along the eastern boundary of the assessment unit. These views are likely to be valued at the local level.	L-M

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

Overall, this area has **low-moderate** landscape sensitivity to residential and commercial development. Sensitivity is reduced by the simple topography, use of part of the area as a quarry and sense of enclosure within the wider landscape. The habitats within the quarry area are particularly sensitive to change and sensitivity from an ecological perspective is likely to be higher (considering effects on ecology are not in the scope of this assessment). The sensitivity to logistics development is **moderate-high** due to the lack of existing development of similar scale and massing in the local area.

The sensitivity to formal recreation is **low-moderate** and this could be accommodated within the quarry area without adverse effects on views and landscape character across a wide area.

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-moderate** and this could be accommodated in most parts of the assessment unit within the existing scale and pattern of the landscape (use of the land for informal recreation may have some adverse effects on the ecology designations; considering those effects are not in the scope of this assessment).

Rectilinear mixed plantations and linear tree belts are commonplace in the Estate Farmlands LCT with the OWLS providing recommendations to enhance the woodlands and hedgerow network. The assessment unit is surrounded by areas of woodland planting and there is good potential to extend this. The overall sensitivity to woodland planting is **low** (use of the land for woodland may have some adverse effects on the ecology designations; considering those effects are not in the scope of this assessment).

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

## Key Sensitivities

- Shipton-on-Cherwell and Whitehill Farm Quarries SSSI and Bunkers Hill Quarry LWS
- Views along the Oxford Canal Corridor
- The setting the landscape provides to the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area
- Long barrow Scheduled Monument
- The rural setting the landscape provides to the existing settlements.

## Guidance and Recommendations

Any new development should:

- Protect the Scheduled Monument in the north-west of the assessment unit and ensure the siting of any new development does not negatively influence this heritage asset.
- Protect Shipton-on-Cherwell and Whitehill Farm Quarries SSSI and Bunkers Hill Quarry LWS.
- Retain wooded belts to the peripheries of the assessment unit.
- Plan for successful integration of development in the landscape through sensitive design and siting, particularly near to the Oxford Canal. Any development should be set back from the canal to enable views across the floodplain and wider countryside.
- Seek to manage the visual impact of development in the wider landscape through building height, colour, scale, massing and provision of appropriate screening.



## LS YAR1: THE TURNPIKE, LITTLEMARSH PLAYING FIELD AND SURROUNDS





## LS YAR1: THE TURNPIKE, LITTLEMARSH PLAYING FIELD AND SURROUNDS





## LS YAR1: THE TURNPIKE, LITTELMARSH PLAYING FIELD AND SURROUNDS

### Summary

The assessment unit, located to the west of Woodstock Road (A44) and Yarnton village, extends to 7.78 hectares of land in the Alluvial Lowlands LCT. It comprises the Littlemarsh Playing Fields with associated car parking and club house to the north (available for public hire), an unmanaged grassland field to the east, and Rose Cottage and the Turnpike Yarnton Country Pub to the south. The assessment unit is bound to the north and north-west by agricultural fields, to the east by the Cherwell Valley railway line and to the west and south by the A44 Woodstock Road. Green Lane runs in a north-east to south-west direction through the assessment unit where it passes over the Yarnton Lane Level Crossing.

Land to the north of the assessment unit is allocated for strategic development.

### Representative Photographs



View east across south-eastern parcel of LS YAR1 from Yarnton Lane (PRoW Yarnton Footpath 420/4/10)



View north-west across Littlemarsh Playing Field (LS YAR1) from Yarnton Lane (PRoW Yarnton Footpath 420/4/10)



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit can be divided into four distinct parcels of land. To the north is close mown grassland associated with Littlemarsh Playing Fields with some built form and car parking in the northernmost corner. To the south-east is a small field of unmanaged grassland. To the south-west, to the rear of Rose Cottage, is grassland with some dense areas of tree planting, and to the east of this is the Turnpike Yarnton Country Pub with associated car parking. The field boundaries are defined by tree belts, hedgerows and occasional woodland blocks, which occur most frequently alongside Green Lane. Immediately to the east of the assessment unit is the Cherwell Valley railway line. The topography of the land is broadly flat at 61m AOD.	L-M
Natural Character	Field boundaries are formed by hedgerows and tree belts with occasional woodland blocks. The south-western parcel, to the rear of Rose Cottage, comprises areas of scrub and improved grassland. There are no areas of recorded priority habitat or nature conservation sites within this assessment unit.	L-M
Cultural and Historic Associations	Rose Cottage and attached cottage and the Turnpike Yarnton Country Pub (listed as The Grapes Inn') are both Grade II Listed. The setting of the Turnpike Pub is largely separate from the wider unit and is influenced by the road environment of Woodstock Road to its west. The wooded area of grassland and scrub to the west of the unit and rear of Rose Cottage contributes more to the unit's landscape setting. The HLC indicates that this area is recreation – sports facilities to the north, secondary woodland to the north-west and west and prairie/amalgamated enclosure to the south/south-east.	L

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	The assessment unit is influenced by its proximity to Woodstock Road (A44), but areas of woodland, hedgerows and hedgerow trees provide visual screening and therefore a degree of separation from the existing settlement edge of Yarnton. There is minor physical intrusion from overhead powerlines and utility cables running through the southernmost land parcel. There is some floodlighting at Littlemarsh Playing Field, although this has a limited influence on the wider landscape beyond layers of existing vegetation.	L-M
Settlement Form and Edge	The assessment unit is at the current eastern edge of Yarnton while at the southern edge of the allocated strategic development site. The woodland and wooded edges are characteristic elements of a settlement edge.	L-M
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility of the assessment unit is generally confined to Woodstock Road (including Rose Cottage which is located within the assessment unit), Green Lane (including the route of PRow Yarnton Footpath 420/4/10) Cherwell Valley railway line and the Turnpike Yarnton Country Pub there are only glimpsed views into the unit due to boundary vegetation. Green Lane and PRow Yarnton Footpath 420/4/10 pass through the site, providing clear views across parts of the of the assessment unit. Views are also available of the northernmost section of the unit at the Littlemarsh Playing Fields.	L

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character due to its fragmentation of three differing land parcels. The land parcel to the north comprises Littlemarsh Playing Fields with associated car parking and club house which offers formal recreational use. There are no areas of recorded priority habitat or nature conservation sites within this assessment unit, but two Grade II Listed Buildings. The landscape and its features including the Littlemarsh Playing Fields and the Turnpike Yarnton Country Pub, are 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 provides some views into its different parcels of land, but these are well screened by vegetation on the parcel's boundaries with the footpath. The Public Right of Way 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 due to the relatively low susceptibility judgements for most of the indicators.

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 unit already accommodates the existing sports pitches of Little Marsh Playing Fields. The other parcels of land in the unit are unlikely to be able to accommodate formal sports without major changes to their physical characteristics, and therefore the sensitivity for these would be **moderate-high**.

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-moderate, which could be accommodated within the pattern and scale of the existing landscape without detrimental effects on character.

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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is low-moderate and there is potential for this to be accommodated in the assessment unit.

The Agricultural Land Classification for YAR1 is predominantly Grade 5 with a section to the north and north-west of the unit classified 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

- Public access routes and sports facilities available for public hire which are valued for formal and informal recreation and provide a link to the wider countryside.
- The setting the landscape provides to heritage features including Rose Cottages and The Turnpike on the western boundary of the assessment unit.

## Guidance and Recommendations

Any new development should:

- Protect the setting of Listed Buildings assessment unit and ensure the placement of new development does not negatively influence these heritage assets.
- Retain existing tree groups to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Accommodate the Public Rights of Way network in a network of green infrastructure.
- 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 YAR2: LAND SURROUNDING YARNTON LANE





## LS YAR2: LAND SURROUNDING YARNTON LANE



## LS YAR2: LAND SURROUNDING YARNTON LANE

### Summary

This assessment unit extends across the Alluvial Lowlands LCT and is located to the east of the village of Yarnton. Extending to 22.21 hectares, this assessment unit comprises a mixture of improved and neutral grassland, arable fields and areas of scrub. Built development within the assessment unit includes the disused sewage treatment works and the Sheehan Haulage and Plant Hire Recycling Centre. The unit's boundaries are formed by continuous tree belts and hedgerows. To the west is the railway line, to the north is Sandy Lane, to the south-east is the Flit Solar Farm and to the east and north-east is Barnton Lane (marked as Kidlington Lane on some maps) and agricultural fields beyond. Land to the north-west, north and east is allocated as part of a strategic development site.

### Representative Photographs



View north-east from the A44 across the existing haulage yard within LS YAR2



View north-east across LS YAR2 from Yarnton Lane Crossing



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit is broadly flat, with a very gentle slope from north to south, falling from approximately 62m AOD along the northern boundary with Sandy Lane to approximately 61m AOD along the southern boundary with Woodstock Road. The assessment unit comprises areas of arable land to the north, with areas of scrub in the central section surrounding the disused sewage treatment works and a mixture of natural and improved grassland to the southernmost section of the unit. The Sheehan Haulage and Plant Hire Recycling Centre comprises areas of hardstanding with some storage units and areas of plant storage.	L-M
Natural Character	The assessment unit comprises small to medium-scale fields comprising a mixture of improved and neutral grassland and arable land with some areas of woodland planting and scrub. The field boundaries are defined by tree belts and hedgerows, with frequent hedgerow trees. The area around the disused sewage treatment works is of particular interest in the assessment unit, comprising a mixture of improved grassland, scrub, and tree planting. There are no nature conservation designations or areas of priority habitat within the assessment unit.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The HLC indicates that this area is reorganised enclosure to the north, civic amenities – Sewage Treatment Works in the central section to the north and west of Yarnton Lane and is rural farmstead in the southernmost fields of the unit.	L-M

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Perceptual and Scenic Qualities	To the north of the assessment unit there are some scenic and rural qualities due to the surrounding agricultural landscape with little built development. Yarnton Lane and PRoW Yarnton Footpath 420/4/10) pass through the assessment unit and generally have a well-wooded character. The railway line on the eastern boundary results in some audible and visual intrusion and there is physical and visual intrusion from overhead lines and utility poles running through the unit.	M
Settlement Form and Edge	The unit plays a separation role between the settlements at Yarnton and Kidlington, with the Cherwell Valley railway line providing physical containment to Yarnton. The unit is at the current north eastern edge of Yarnton and is surrounded to the north-west, north and east by an allocated strategic development site. The woodland and wooded edges in the unit are characteristic elements of a settlement edge.	L-M
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. There are only views into the unit from the railway line, surrounding roads, Public Rights of Way and the single residential property at Yarnton Lane Crossing due to dense boundary vegetation. Views of the unit are more open from the elevated position of Woodstock Road on the bridge passing over the railway line.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character as it comprises a mixture of grassland and scrub, arable fields and existing built form. There are no nature conservation designations, areas of priority habitat or heritage assets within the assessment unit. The assessment unit provides no recreational use apart from the small section of the PRoW Yarnton Footpath 420/4/10 which intersects its southern fields. 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. Visibility of the assessment unit is limited by vegetation on its boundaries and confined to glimpsed views from the railway line, surrounding roads, the single property at Yarnton Lane Crossing and the small section of Public Right of Way. This Public Right of Way 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 due to the relatively low susceptibility judgements for most of the landscape sensitivity criteria.

The assessment unit has a **moderate** sensitivity to commercial development. There is potential to accommodate this type of development in certain locations with suitability including closer to Woodstock Road (A44). The northern part of the unit is more sensitive to commercial development. The assessment unit has a **moderate-high** sensitivity to logistics development due to the limited compatibility with the scale and pattern of the landscape and 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, such as to the south-east where the existing formal recreation area of Littlemarsh Playing Fields are nearby.

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 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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas. The overall sensitivity to woodland planting is **low-moderate** and there is potential for this to be accommodated in the assessment unit.

The Agricultural Land Classification for YAR2 is Grade 3 to the northern and central sections of the unit, and Grade 4 to the southernmost sections, south of the Yarnton Lane level crossing.

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 landscape setting provided between the existing settlements at Yarnton and Kidlington.

## Guidance and Recommendations

Any new development should:

- Retain pattern of wooded belts and hedgerows to the peripheries of the assessment unit forming enclosure to fields to help integrate any future development into the landscape.
- Retain some sense of separation between Yarnton and Kidlington.
- 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 YAR3: LAND NORTH OF THE A44 AND WEST OF THE OXFORD CANAL





## LS YAR3: LAND NORTH OF THE A44 AND WEST OF THE OXFORD CANAL



## LS YAR3: LAND NORTH OF THE A44 AND WEST OF THE OXFORD CANAL

### Summary

This assessment unit extends to 29.01 hectares of grassland and scrub to the east and south-east of Yarnton. The assessment unit extends across the Alluvial Lowlands LCT and is characterised by small and medium sized grassland fields with areas of scrub and are bound by hedgerows and tree belts. The Flit Solar Farm extends across the majority of fields to the west of Knightsbridge Brook (approximately 60% of the unit's footprint). The Meadows West of the Oxford Canal Local Wildlife Site (LWS) is within the south-eastern section of the assessment unit. The assessment unit is bounded by Woodstock Road (the A44) to the south and south-west, agricultural fields to the west, north-west and north and the Oxford Canal to the east. Existing built development in the unit includes Knightsbridge Farm on Woodstock Road (A44) to the south-west and residential properties on the A44 and Couling Close in the south-eastern corner of the assessment unit.

Land to the north of the unit is allocated for strategic development.

Solar farms are temporary installations, although it is assumed in this case that the installation would be present for a further 20 years. The assessment below considers the scenario where the solar farm is present.

*Note – the aerial photo on page 2 pre-dates the installation of the solar farm and the residential properties in the south-eastern corner of the assessment unit.*

### Representative Photograph



View north-west across LS YAR3 from the A44 (Woodstock Road)



## Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	<p>The assessment unit is broadly flat grassland at approximately 60m AOD. The unit is characterised by several fields enclosed by hedgerows and tree belts. There is frequent shrubbery and woodland planting in and across the fields. The wooded Knightsbridge Brook runs through the south-eastern section of the unit and the unit's eastern boundary provides a wooded edge to the canal. Existing built form comprises residential properties to the south-east and the farmstead to the south-west of the unit. The assessment unit is influenced by the existing Flit Solar Farm which comprises the majority of the fields to the west of Knightsbridge Brook. The solar farm infrastructure has been inserted into the field pattern and is surrounded and is largely visually contained by retained strong field boundaries and tree belts.</p>	L-M
Natural Character	<p>The Knightsbridge Brook runs through the south-eastern section of the unit and is lined by trees.</p> <p>The Meadows West of the Oxford Canal LWS is within the south-eastern section of the unit. The key features of interest are areas of lowland meadow and species rich hedgerows.</p> <p>An area of lowland meadows priority habitat is present in the southern section and a smaller area of coastal and floodplain grazing marsh priority habitat is present in the southernmost corner of the assessment unit. There are no other nature conservation designations or areas of priority habitat within the assessment unit.</p>	M

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The Oxford Canal Conservation Area is located immediately to the east of the assessment unit. The Oxford Canal Conservation Area Appraisal identifies the area to the east of the Knightsbridge Brook as an important area of open space with some positive vistas looking south down the canal. The trees along the Knightsbridge Brook are identified in the Conservation Area as an important area of trees and provide a visual stop. The HLC indicates this area is prairie/amalgamated enclosure to the north and west and is reorganised enclosure in the southernmost section of the unit.	L-M
Perceptual and Scenic Qualities	There is a minor physical intrusion from overhead powerlines and pylons. To the east of the unit along the Oxford Canal there is a sense of tranquillity due to the dense vegetation forming its edges and the surrounding grassland in the assessment unit to the west. The presence of the Flit Solar farm within this assessment unit detracts from the sense of scenic value and naturalness.	L-M
Settlement Form and Edge	The land parcel plays a separation role between the settlement at Kidlington to the north-east and Yarnton to west. The assessment unit has a limited physical and visual relationship with surrounding settlements with strong containment provided by the existing field boundaries. The wooded edges to the unit and wooded internal field boundaries contribute to the setting and backdrop to Yarnton.	M

## Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The assessment unit has a well-enclosed character because of existing boundary tree belts and hedgerows. There are only glimpsed views into the unit from Woodstock Road and the Oxford Canal towpath, which forms part of the long-distance route Oxford Greenbelt Way. Views from these locations into the assessment unit are glimpsed due to the dense vegetation forming the unit's boundaries, especially along the Oxford Canal towpath.	L-M

## Value

Criteria	Description and indication of value	
Landscape Value	The south-east section of assessment unit contains the local wildlife conservation designation Meadows West of the Oxford Canal LWS. The LWS is valued for the presence of lowland meadow and species rich hedgerows which contributes to the landscape's natural value. There are no known heritage assets in the assessment unit, but the Oxford Canal Conservation Area is adjacent to the eastern boundary. The landscape is likely to be valued by residents and workers within the community.	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 visibility of the assessment unit is largely limited due to its well-enclosed character from dense vegetation on its boundaries. There are glimpsed views of the assessment unit from Woodstock Road and the Oxford Canal Towpath, which is publicised as part of the Oxford Greenbelt Way long distance route. 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 and commercial development due to some of the key characteristics and qualities of the landscape being sensitive to change. It may have some potential to accommodate the development scenarios in certain locations.

The assessment unit has a **moderate-high** sensitivity to logistics development due to the key characteristics and qualities of the landscape being sensitive to change and to the limited compatibility with the scale and pattern of the landscape and 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. (Use of the land for informal recreation may have adverse effects on ecology; considering those effects are not in the scope of this assessment).

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. Small-scale woodland planting could be accommodated in association with hydrology features and poorly drained areas.

The overall sensitivity to woodland planting is **moderate** as some of the key characteristics and qualities of the landscape are sensitive to change. It may have some potential to accommodate the development scenario in certain locations. (Use of the land for woodland may have adverse effects on ecology; considering those effects are not in the scope of this assessment).

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

## Key Sensitivities

- The Meadows West of the Oxford Canal LWS which comprises the south-eastern section of the assessment unit.
- The setting the landscape provides to heritage features including the Oxford Canal Conservation Area to the east.
- The land parcel plays a separation role between the settlement at Kidlington to the north-east and Yarnton to the west.

## Guidance and Recommendations

Any new development should:

- Avoid the Local Wildlife Site designation.
- Protect the setting of the Oxford Canal Conservation Area to the east.
- Retain the pattern of hedgerows and tree belts forming enclosure to fields to help integrate any future development into the landscape.
- 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.



## 4.0 NATURAL CAPITAL AND NATURE RECOVERY NETWORK REPORTING

### Introduction

- 4.1 The client's brief requires reference to the Cherwell District: Natural Capital Assets report and the Natural Capital in Oxfordshire Short Report (2021) prepared by Environmental Change Institute (ECI) and the University of Oxford. This is to present some of the Natural Capital mapping relevant to the Cherwell Landscape Sensitivity and Capacity Study and to better understand the ecosystem services the landscape provides. The emerging Nature Recovery Network mapping prepared by Wild Oxfordshire is also referred to as this is also highly relevant.

### Cherwell District: Natural Capital Assets (2021)

- 4.2 This report presents evidence on the natural capital assets present in Cherwell District. The preliminary register of natural capital assets supports the evidence-gathering stages of applying a natural capital approach in the development of planning policy for Cherwell.

### Natural Capital in Oxfordshire Short Report (2021)

- 4.3 This is a short report of the method used to generate preliminary Natural Capital maps for Oxfordshire. The work was undertaken under an Oxford Policy Exchange Network fellowship, funded by the University of Oxford. This fellowship enabled a researcher to work with Oxfordshire County Council, with support from Cherwell District Council, developing evidence on natural capital to feed into development of the Oxfordshire Plan to 2050.
- 4.4 Natural capital maps were developed using a habitat scoring system and have been adapted from work being carried out by Natural England to develop an eco-metric scoring tool for assessing net gains or losses in natural capital due to land use change.

### Draft Nature Recovery Network (2021)

- 4.5 In the Environment Bill (now the Environment Act), HM Government introduced new duties to support better spatial planning for nature through the creation of Local Nature Recovery Strategies (LNRs). The intention is that the whole of England will be covered by

LNRSs. Each will include a statement of biodiversity priorities for the area covered by the strategy and a local habitat map that identifies opportunities for recovering or enhancing biodiversity.

- 4.6 In response to the Environment Bill, the development of a draft Nature Recovery Network map (LNRS) has been carried out collaboratively by a partnership of local nature conservation organisations, led by Thames Valley Environmental Records Centre (TVERC), Wild Oxfordshire and The Berks, Bucks and Oxon Wildlife Trust (BBOWT) and overseen by Oxfordshire's Biodiversity Advisory Group (BAG) and adopted by the Oxfordshire Environment Board (OxEB). Extensive consultation with a wide group of stakeholders has enabled scrutiny of the draft NRN map.

### Scope of this Reporting

- 4.7 The aim of this reporting is to present selected findings of the Cherwell District: Natural Capital Assets report, along with supporting information from the Natural Capital in Oxfordshire Short Report. Key findings of the draft Nature Recovery Network are also described. The reporting focusses on the areas covered by the landscape sensitivity assessments in the following locations:

- Banbury;
- M40 Junction 10;

- Bicester;
- Heyford Park; and
- Kidlington.

- 4.8 In terms of natural capital and ecosystem services, this reporting focusses on the method and mapping for:

- Public Access;
- Recreation; and
- Combined ecosystem services.

- 4.9 The reporting focusses on public access and recreation as they are the most relevant to the landscape sensitivity assessment and the six criteria assessed can be perceived from publicly accessible land.

- 4.10 The combined ecosystem services mapping has been selected as it shows the aggregated score across the 18 ecosystem services and this is one of the key findings of the Natural Capital in Oxfordshire Short Report.

- 4.11 The assessment units from the Cherwell Landscape Sensitivity and Capacity Study have been inserted into the natural capital mapping and this allows an initial indication of potential losses to natural capital due to land use change.

### Public Access

- 4.12 Accessible land provides opportunities for sport and other recreational activities such as walking, cycling, running and

relaxing. There is considerable literature evidence that exercise in green space has additional benefits for health and wellbeing compared to exercise in manmade settings.

4.13 Any habitats that are accessible could deliver a recreational ecosystem service, including urban green space and the wider countryside, as well as lakes, rivers and canals for boating. Allotments and sports facilities have a high value though these are not necessarily open to all. Accessibility is critical, but there is a difference between restricted access e.g. a path through farmland, and unlimited access, e.g. open parkland.

4.14 For paths, the ecosystem service of recreation is delivered not from the path itself (which could even be a sealed surface which scores zero) but from the way in which the path enables the user to experience a green space setting. The report assumes that the service of recreation in green space is delivered by the area within a 50m buffer zone on each side of the path. Habitats within this 50m buffer receive a 'public access' multiplier of 0.75, reflecting that although they are not actually accessible to the path user, they contribute to the experience of recreation in green space.

4.15 The Public Access figure (Figure 18) shows (with scores in brackets):

- Open – open access land such as parks, publicly accessible wood or common land
- Path – 50m zone either side of footpaths (including public rights of way and Sustrans routes)
- Restricted – includes golf courses, where membership is expensive
- School – accessible to school pupils during school hours
- Semi-restricted – areas restricted to members (e.g. Allotments or bowling greens)

## Recreation

4.16 The Recreation figure (Figure 19) shows opportunities for recreation in green and blue spaces, based on habitat type and public accessibility. The scores in the matrix reflect the 'usability' of different types of habitat and land use for recreation, and then applies a multiplier to reflect the degree of public access. Habitats such as amenity grassland, which can be used for a wide variety of recreational activities such as walking, picnicking or playing games, score the maximum 10 points. Habitats which are less usable for some activities, such as marshy land or dense scrub, have lower scores, and those which are normally not usable for recreation, such as arable fields, have the lowest scores.



4.17 The Natural Capital in Oxfordshire Short Report uses a five-point score (with accessibility):

- Zero
- 0 to 1.0
- 1.01 to 5.0
- 5.01 to 7.5
- 7.51 to 10.0

### Combined ecosystem services (regulating, cultural, water supply and food production)

4.18 The maps for each of the 18 ecosystem services identify the assets that deliver each of these services. To simplify the outputs, the services can be grouped into bundles that all depend on similar characteristics of the environment. These groups are:

1. Food production
2. Wood production
3. Fish production
4. Water supply
5. Soil-water regulating services
6. Carbon storage, air quality regulation, cooling/shading and noise regulation
7. Pollination and pest control
8. Recreation
9. Other cultural services (aesthetic value, education, interaction with nature and sense of place)

4.19 The mapping (Figure 26) shows the maximum score from the full range of all 18 ecosystem services. This shows that although certain high value natural assets stand out, almost all land in Oxfordshire is delivering one or more services at a medium to high level, scoring over 5 out of 10. Woodlands, semi-natural grasslands, wetlands and freshwater all score highly for most of the provisioning, cultural and regulating services, while grade 1 and 2 farmland scores highly for food provision. Following feedback from the stakeholder workshop, the high scoring farmland is shown in orange, to distinguish land that is good for food provision from land that is good for all the other services.

4.20 The figure shows the relative scores for the full range of ecosystem services. Most areas score over 5, woodlands, semi-natural grasslands, wetlands and freshwater score over 7.51. Grade 1 and grade 2 agricultural land scores over 7.51.

### Draft Nature Recovery Network (2021)

4.21 Using the principles from Making Space for Nature, the draft Oxfordshire Nature Recovery Network consists of three zones:

1. Core zone -the most important sites for biodiversity in Oxfordshire –

including all nationally and locally designated sites, nature reserves, priority habitats and ancient woodland.

2. Recovery zone – comprising the Conservation Target Areas (CTAs)\*, Important Freshwater Areas and additional areas added to provide better habitat connectivity.
3. Wider Landscape zone – covering the rest of the county, recognising the important contribution that agricultural and urban landscapes beyond the Recovery zone can make to nature's recovery.

\* CTAs - identify some of the most important areas for wildlife conservation in Oxfordshire, where targeted conservation action will have the greatest benefit.

- 4.22 The assessment units from the Cherwell Landscape Sensitivity Assessment have been inserted into the Draft Nature Recovery Network mapping and this allows some initial indication of potential conflicts with nature recovery due to land use change.



**SETTLEMENT AREA: BANBURY**





## Public Access

### Accessible Land

- 4.23 The assessment units with some areas of accessible land (AL) include:
- LS BAN 11 – there is an area of AL along part of the southern boundary of the site including a parking area and network of footpaths at the Bretch.
  - LS BAN 12 – there is an area of AL next to the bridleway and water body.
  - LS BAN 14 – there is an area of AL in the south eastern corner of the site. It accommodates an area for sports pitches and Hanwell Brook wetland which is managed by Wild Banbury (a joint project between Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust, Cherwell District Council and Banbury Town Council).
  - LS BAN 15 - Banbury Crematorium forms part of the site and it is accessible land.
  - LS BAN 16 – the footpath to the perimeter of Grimsbury Reservoir is accessible land.

### Path

- 4.24 All assessment units, with exception of LS BAN 1 include public rights of way (PRoW). Units with a more extensive network of PRoW intersecting the site

comprise: LS BAN 2, 8, 9, 10, 11, 12 and 14.

## Recreation

- 4.25 Assessment units with higher scoring denoted by accessible land and/or a more extensive network of PRoW intersecting the site comprise:
- LS BAN 2 – there is an extensive network of PRoW, linking Banbury in the west with Overthorpe in the east and Nethercote in the north.
  - LS BAN 6 – there is a PRoW along the western unit boundary that leads to accessible land (in the Sor Brook valley) south of the unit. There are two PRoW near to the eastern boundary of the unit, including a bridleway that extends into the Sor valley.
  - LS BAN 7 – a PRoW passes across the northern and western fringes of the unit. It connects with Salt Way in the north and extends into the Sor valley in the south.
  - LS BAN 8 – Salts Way runs along the southern edge of the unit and there is a network of PRoW around Crouch Hill in the south east of the unit.
  - LS BAN 9 – there is a network of PRoW along the northern edge of the unit connecting with Banbury in the east and the Sor Brook valley in

the west.

- LS BAN 10 – there is a network of PRoW along the western edge of the unit connecting with countryside west of Banbury.
- LS BAN 11 – there is a network of PRoW crossing the unit and connecting with Sor Brook valley in the west.
- LS BAN 12 – there is a PRoW following the edge of the Sor Brook and PRoW linking Drayton and the western edge of Banbury.
- LS BAN 14 – there is a network of PRoW crossing the unit and linking Hanwell with the northern edge of Banbury.
- LS BAN 15 – Banbury Crematorium is centrally located to the unit.
- LS BAN 16 – the footpath to the perimeter of and towpath to the Oxford Canal, along the western and northern edge of the unit, provide relatively high scores.

### **Combined Ecosystem Services (maximum regulating, cultural and water supply)**

High scoring assessment units (not high scoring farmland) comprise: LS BAN 3, 14, 15 and 16.

- LS BAN 3 includes pockets of highest scoring land (top of the

five-point scale (7.51-10.0) in areas near to the River Cherwell, providing water supply, soil-water regulating services, carbon storage, air quality regulation, noise regulation, recreation and aesthetic value.

- LS BAN 14 – includes the highest scoring land around the south eastern part of the unit. Much of this is grassland intersected by informal footpaths. Further to the east is a sports pitch area and the Hanwell Brook wetland. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, pollination, recreation and aesthetic.
- LS BAN 15 – includes the highest scoring land for Banbury Crematorium (partly wooded) and grassland on the slopes leading to Hanwell Brook. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, air quality regulation, cooling/shading, noise regulation, pollination, recreation and aesthetic.
- LS BAN 16 – includes the highest scoring land for the Grimsbury Reservoir and footpath to the perimeter of the reservoir. In terms of ecosystem services it provides for: water supply, cooling/shading, recreation and aesthetic.

- 4.26 All other units score (5.01-7.5) which places second on the five-point scale.
- 4.27 Assessment units including some high scoring farmland comprise: LS BAN 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14. The high scoring farmland corresponds to Grade 2 agricultural land.

### **Draft Nature Recovery Network (2021)**

- 4.28 The core zone and recovery zone network in Banbury includes areas of priority habitat next to the River Cherwell to the south east and north east of the town. These areas are connected by a recovery zone following land next to the River Cherwell that passes to the east of the town centre and heads to the north east along the course of the river and also towards Chacombe in Northamptonshire.
- 4.29 There is also a core zone and recovery zone network following the Sor Brook south of Banbury westwards towards Broughton and then north along the brook towards Drayton and Horley.

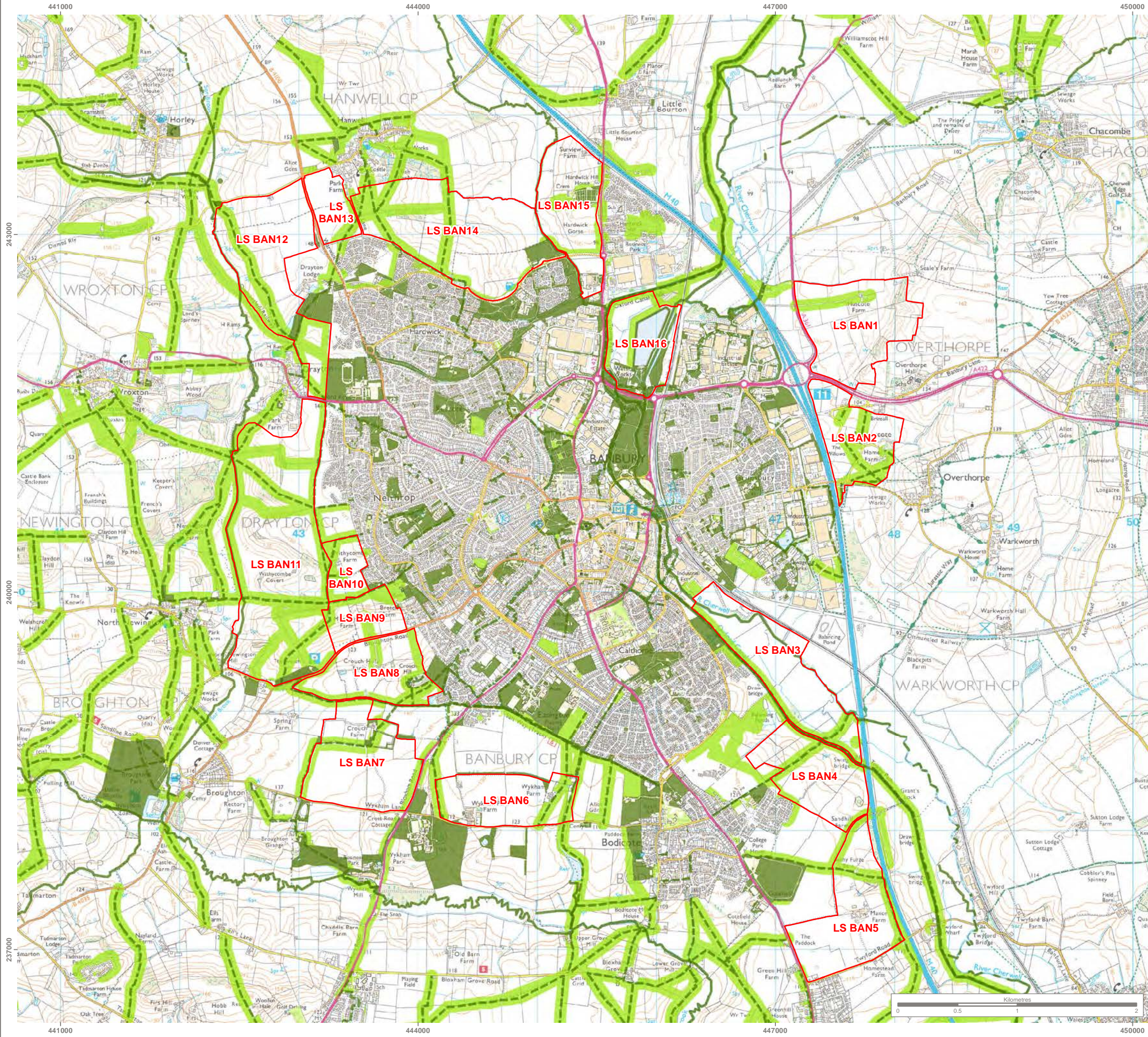
### **Unit assessments**

- 4.30 The core zone and recovery zone network washes over LS BAN3 and LS BAN16 along the River Cherwell corridor.
- 4.31 The western part of LS BAN12 includes the recovery zone network associated

with Sor Brook.

- 4.32 All other units form part of the wider landscape zone, although some include smaller areas of core zone (priority habitat)





**KEY**

Assessment unit boundary

**Natural Capital in Oxfordshire Study**

**Recreation (with accessibility)**

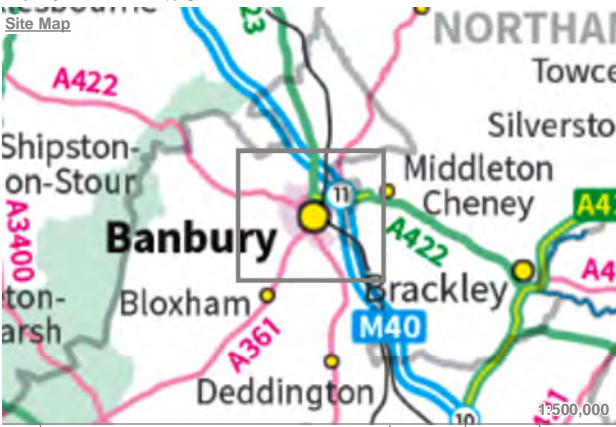
- 0 - 1.0
- 1.01 - 2.5
- 2.51 - 5.0
- 5.01 - 7.5
- 7.51 - 10.0

Public right of way, national trail or offroad  
Sustrans route

Cherwell rivers

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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

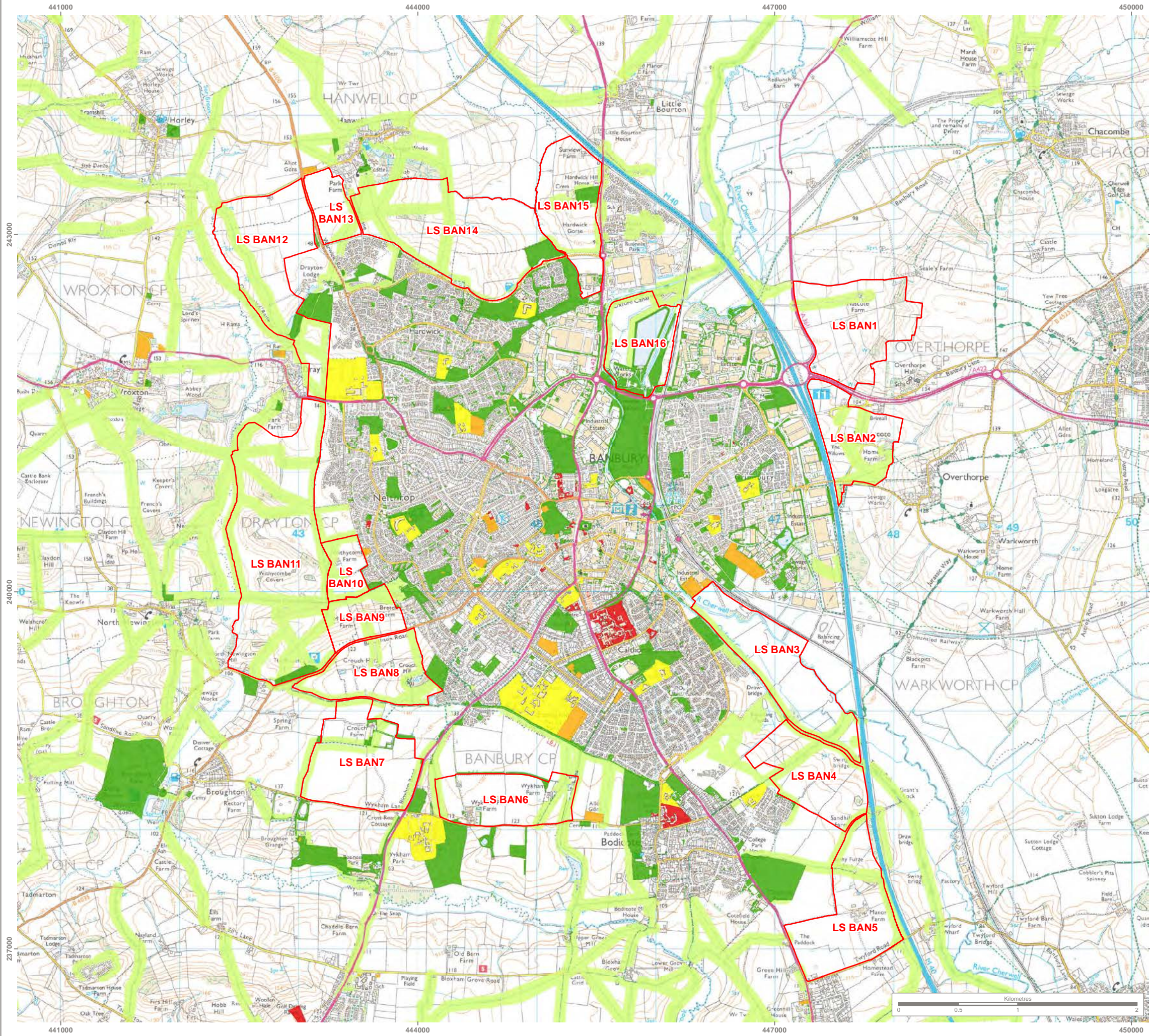
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Natural Capital - Recreation: **Banbury**

Drawing Number  
G9233.021.1

Sheet 1 of 5

Drawn SA	Checked CB	Approved TJ	Scale 1:32,000 @ A3	Date 23/08/2022
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**KEY**

- Assessment unit boundary
- Natural Capital in Oxfordshire Study
- Public Accessibility
  - None
  - Open
  - Path
  - Restricted
  - School
  - Semi-restricted

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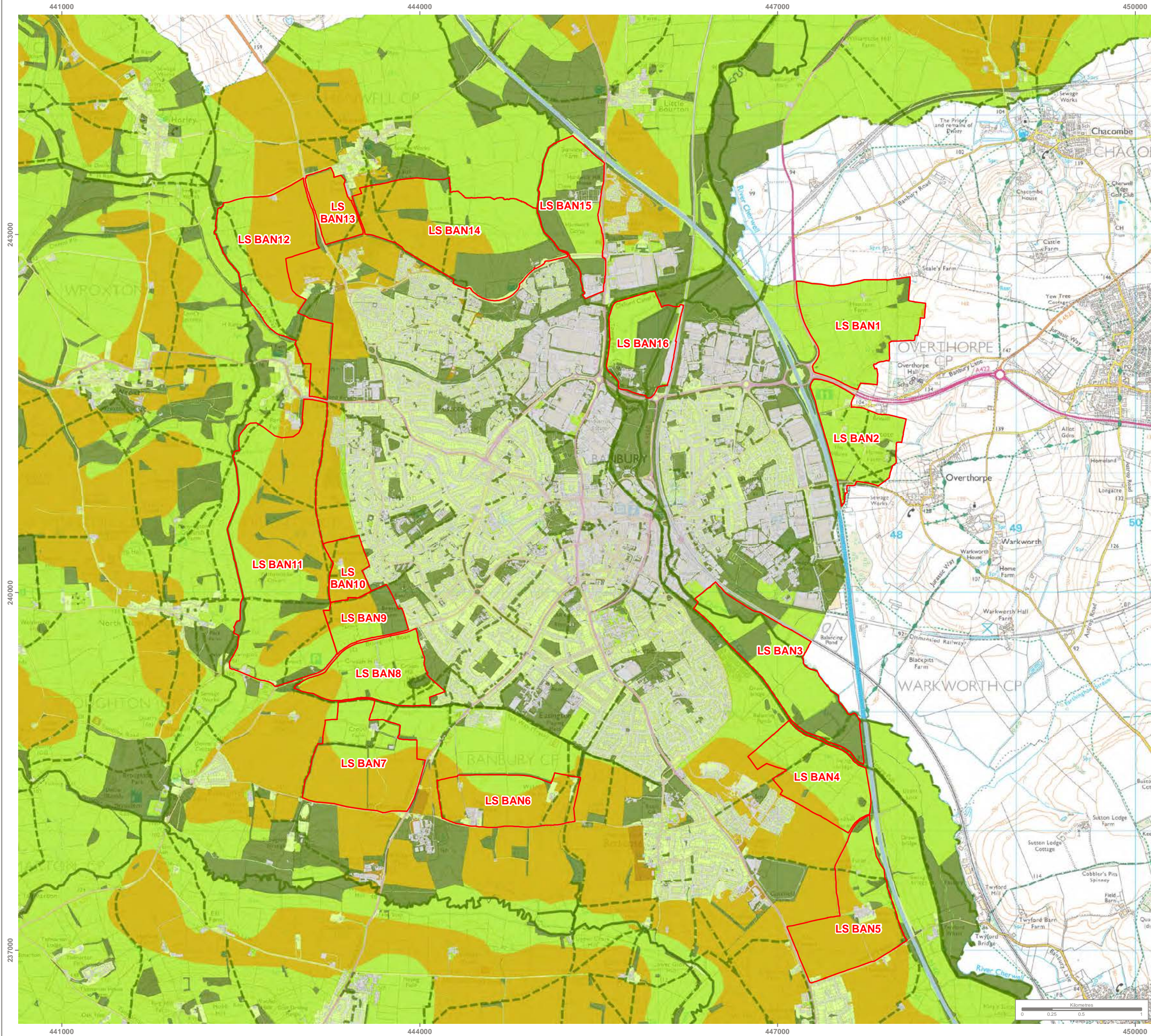
Title  
Natural Capital - Public Accessibility: Banbury

Drawing Number  
G9233.041.1

Sheet 1 of 5

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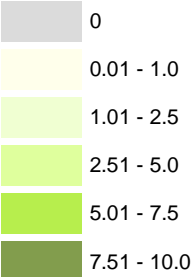


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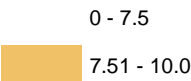
**Natural Capital in Oxfordshire Study**

**Maximum Regulating, Cultural and Water Supply**



Public right of way, national trail or offroad Sustrans route

**Food with Agricultural Land Classification - High**



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Project  
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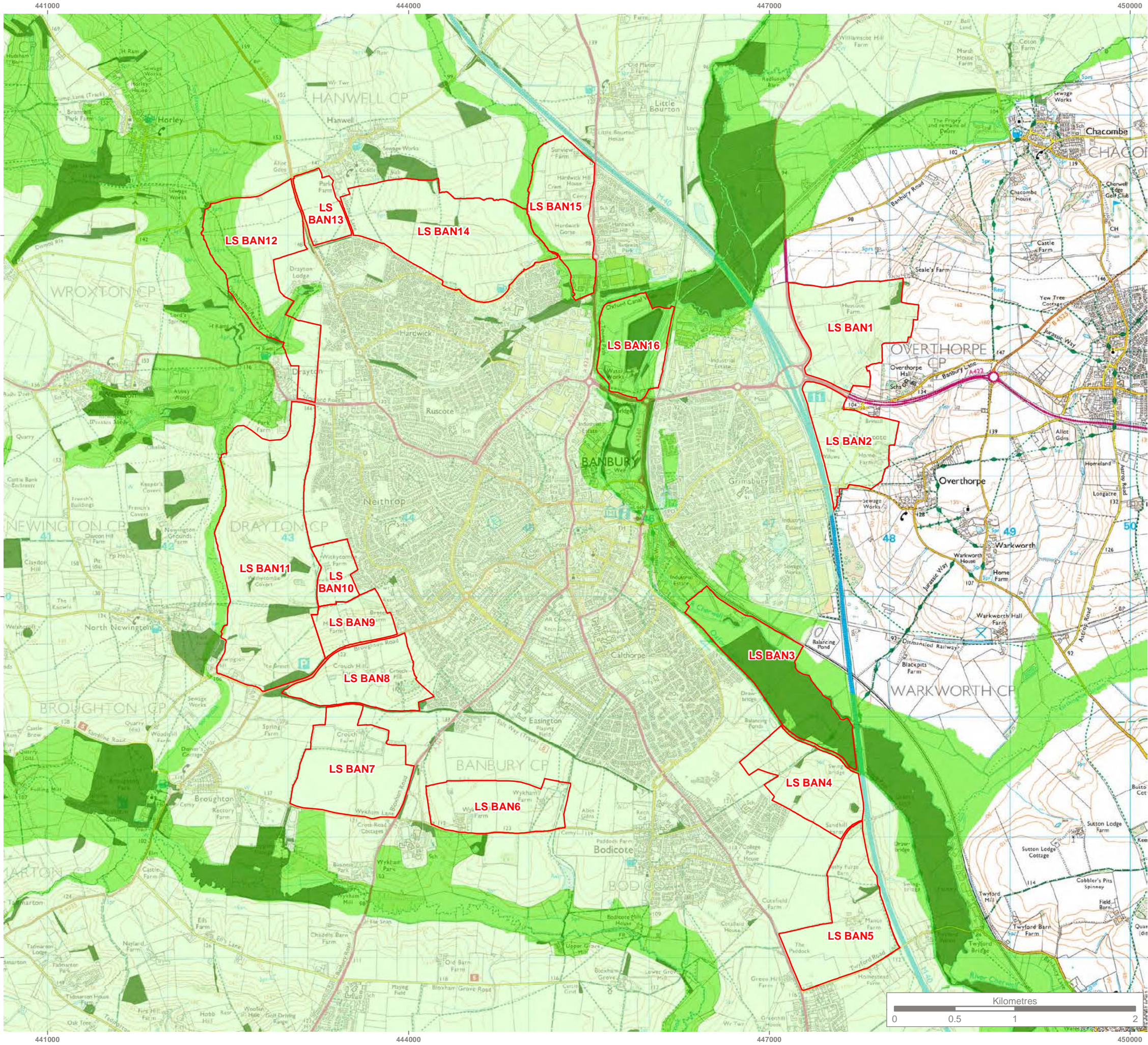
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Drawing Number  
**G9233.042.1**

Sheet 1 of 5

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KEY

Sites to be assessed

Nature Recovery Network

Core zone

Recovery zone

Wider landscape zone

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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Nature Recovery Networks : Banbury

Drawing Number G9233.044.1	Sheet 1 of 5
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**M40 JUNCTION 10**



## Public Access

### Accessible Land

- 4.33 None of the assessment units include accessible land.

### Path

- 4.34 All assessment units include at least one public right of way (PRoW) within the assessment unit or along a site boundary.

## Recreation

- 4.35 Assessment units with higher scoring denoted by a more extensive network of PRoW intersecting the site comprise:
- LS M40 J10\_3 – the network of PRoW follow the western and eastern edges and intersects the central part of the site,
  - LS M40 J10\_4 – the network of PRoW follow the western and eastern edges and intersects the central part of the site,

## Combined Ecosystem Services (maximum regulating, cultural and water supply)

- 4.36 All units score (5.01-7.5) placing second on the five-point scale. Wooded areas to the perimeter of the sites score (7.51-10.0) scoring top of the five-point scale.

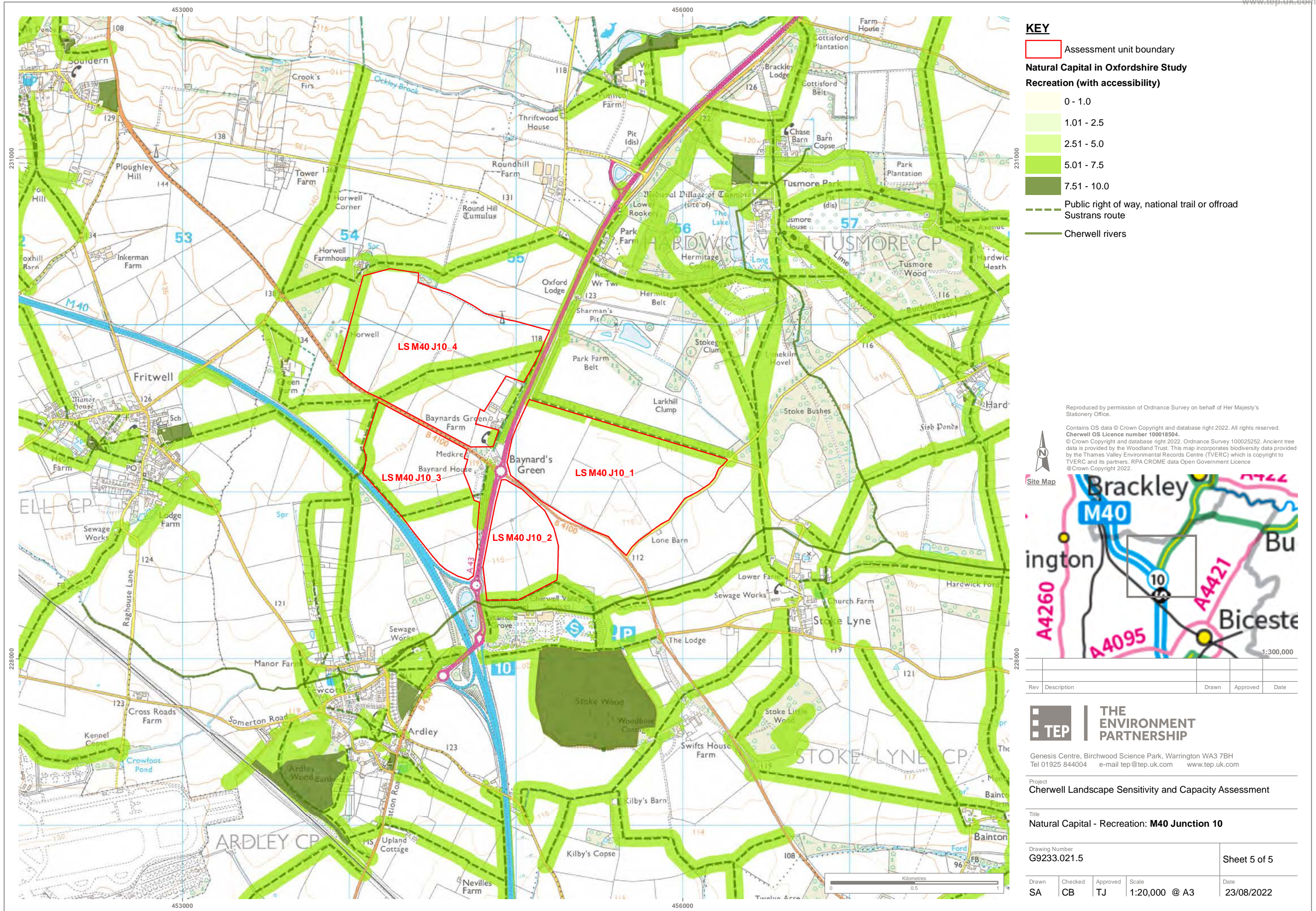
## Draft Nature Recovery Network (2021)

- 4.37 The core zone in the vicinity of M40 Junction 10 includes areas of priority habitat in Tusmore Park and wooded areas near to the village of Stoke Lyne. These areas are connected by a recovery zone in the parkland of Tusmore House and agricultural land around Stoke Lyne.

### Unit assessments

- 4.38 All units form part of the wider landscape zone and the core zone and recovery zone network pass to the north and east of LS M40 J10\_1 and LS M40 J10\_2.





**KEY**

Assessment unit boundary

**Natural Capital in Oxfordshire Study**

**Recreation (with accessibility)**

- 0 - 1.0
- 1.01 - 2.5
- 2.51 - 5.0
- 5.01 - 7.5
- 7.51 - 10.0

Public right of way, national trail or offroad  
Sustrans route

Cherwell rivers

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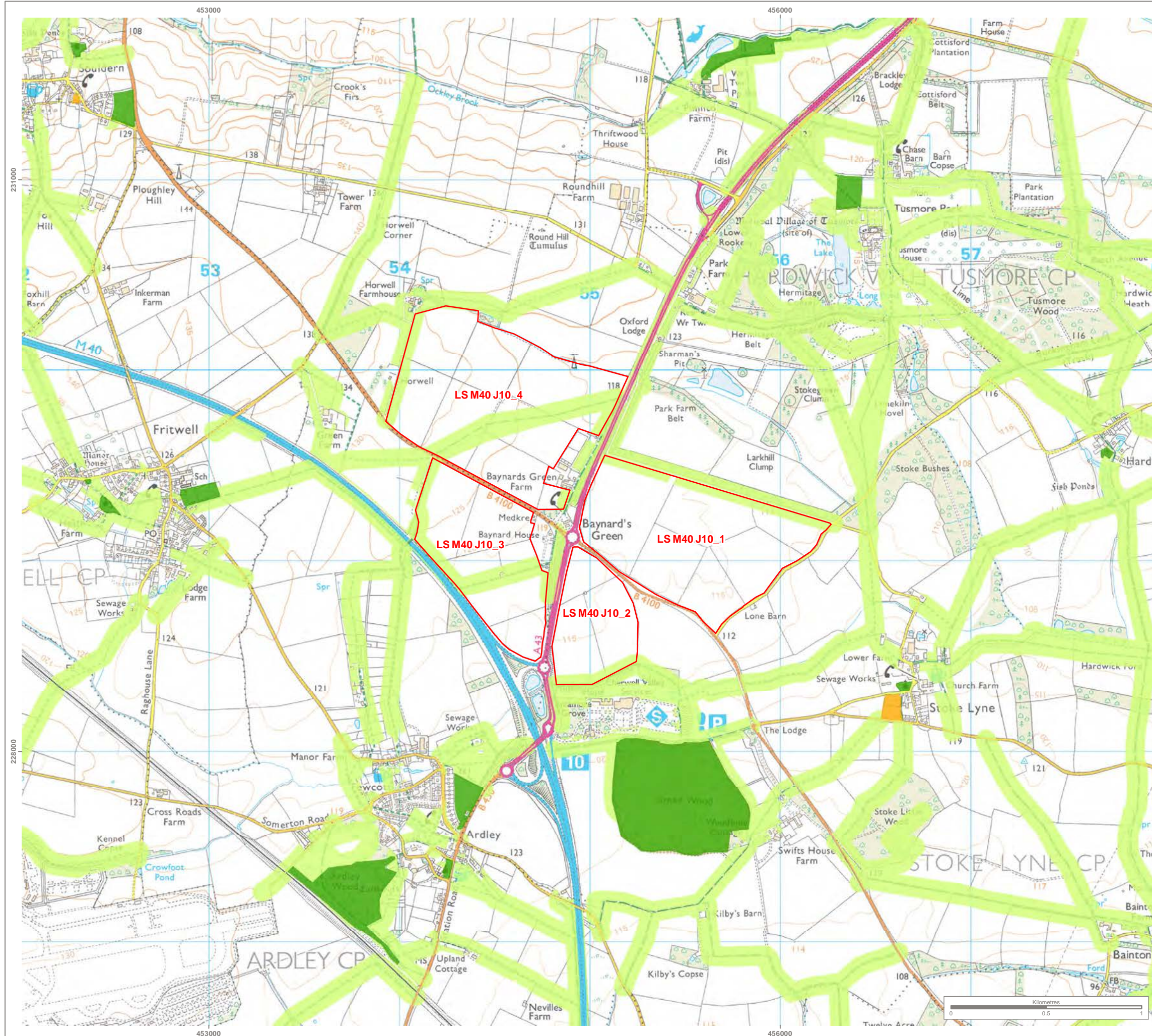
Title  
Natural Capital - Recreation: **M40 Junction 10**

Drawing Number  
G9233.021.5

Sheet 5 of 5

Drawn SA	Checked CB	Approved TJ	Scale 1:20,000 @ A3	Date 23/08/2022
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**KEY**

- Assessment unit boundary
- Natural Capital in Oxfordshire Study
- Public Accessibility
  - None
  - Open
  - Path
  - Semi-restricted

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Title  
**Natural Capital - Public Accessibility: M40 Junction 10**

Drawing Number  
**G9233.041.5**

Sheet 5 of 5

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**KEY**

- Assessment unit boundary
- Natural Capital in Oxfordshire Study**
- Maximum Regulating, Cultural and Water Supply**
- 0
- 0.01 - 1.0
- 1.01 - 2.5
- 2.51 - 5.0
- 5.01 - 7.5
- 7.51 - 10.0
- Public right of way, national trail or offroad Sustrans route
- Food with Agricultural Land Classification - High**
- 0 - 7.5
- 7.51 - 10.0

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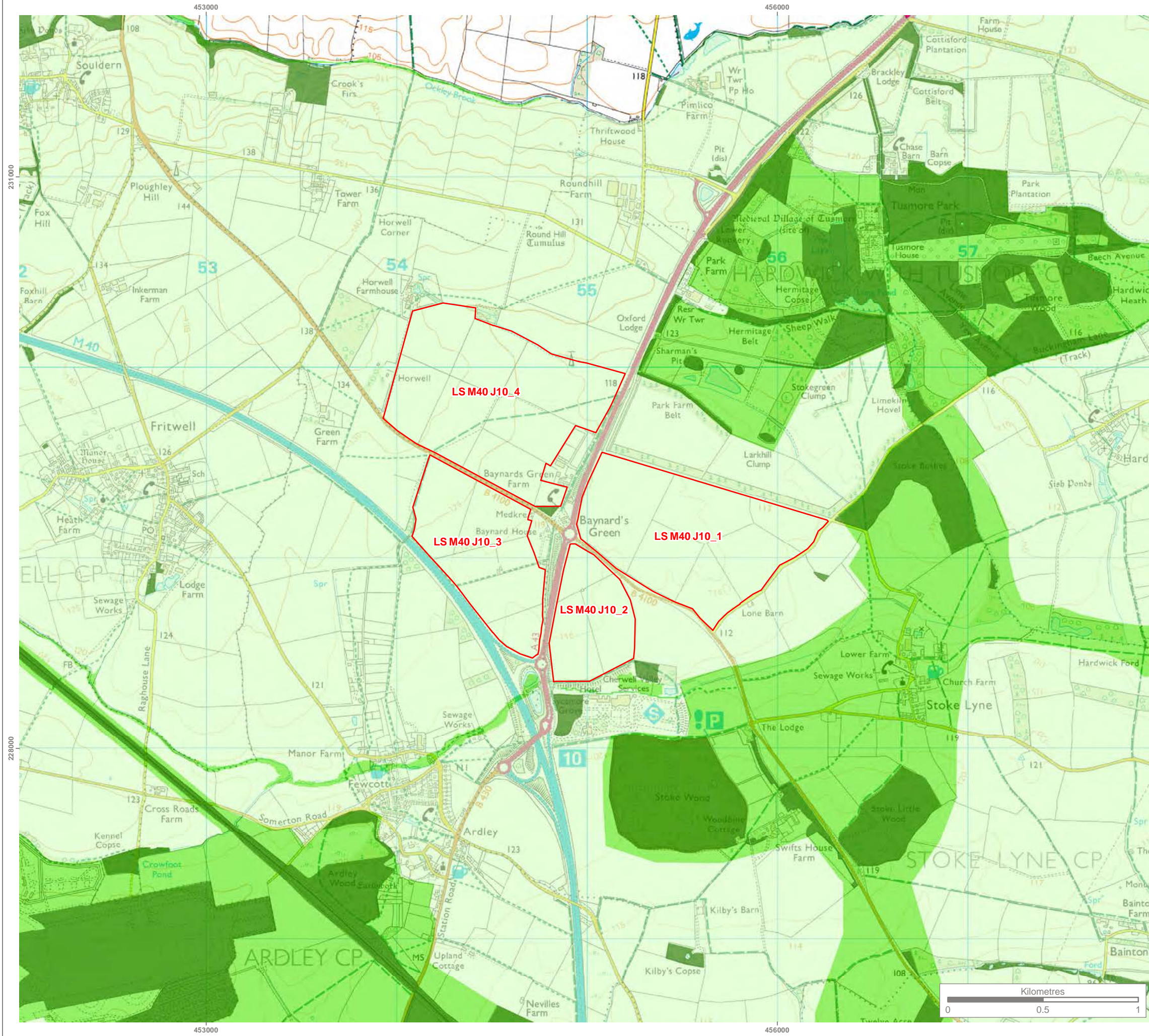
Title  
Natural Capital - Maximum Regulating, Cultural and Water Supply and Food Production: **M40 Junction 10**

Drawing Number  
G9233.042.5

Sheet 5 of 5

Drawn	Checked	Approved	Scale	Date
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**KEY**

- Sites to be assessed
- Nature Recovery Network**
  - Core zone
  - Recovery zone
  - Wider landscape zone

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Project  
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Title  
**Nature Recovery Networks : M40 Junction 10**

Drawing Number <b>G9233.044.5</b>	Sheet 5 of 5
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Drawn	Checked	Approved	Scale	Date
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SETTLEMENT AREA: BICESTER





## Public Access

### Accessible Land

4.39 The assessment units with some areas of accessible land (AL) comprise:

- LS BIC 2 – there are areas of AL in the western part of the assessment unit.
- LS BIC 7 – there is an area of AL in the north western part of the assessment unit. It accommodates an area of sports pitches and includes the Bicester and North Oxford Cricket Club.
- LS BIC 11 – there is an area of AL in the southern part of the assessment unit.
- LS BIC 12 – the southern part of the assessment unit is AL.

### Path

4.40 All assessment units include at least one public right of way (PRoW) within the assessment unit or along a boundary. Units with a more extensive network of PRoW intersecting the site comprise: LS BIC1, LS BIC2, LS BIC5, LS BIC6 and LS BIC7.

### Recreation

4.41 Assessment units with higher scoring denoted by accessible land and/or a more extensive network of PRoW

intersecting the site comprise:

- LS BIC 1 – there is an extensive network of PRoW linking the north eastern edge of Bicester with the wider countryside.
- LS BIC 2 – there is an extensive network of PRoW linking to the southern edge of the Launton, accessible land in the assessment unit and the countryside to the south of the Chilterns railway line.
- LS BIC 5 – there are two PRoW that intersect the unit and connect with the wider PRoW network south of Bicester.
- LS BIC 6 – the two PRoW that intersect LS BIC 5 extend into LS BIC 6 and the village of Wendlebury. There are also connections to the PRoW network south of the M40 and across the A34.
- LS BIC 7 – there are two PRoW linking with Chesterton in the north.
- LS BIC 8 – there are two PRoW intersecting the unit. The more northerly PRoW connects the south western edge of Bicester with Bignell Park.
- LS BIC 10 – there is a network of PRoW linking the north western edge of Bicester with Bucknell village.
- LS BIC 11 – a PRoW links the accessible land in the south of the



unit with the countryside to the north.

- LS BIC 12 – a PRoW along the southern edge of the unit links to accessible land in the site.

### **Combined Ecosystem Services (maximum regulating, cultural and water supply)**

4.42 Assessment units with high scoring areas comprise: LS BIC 1, 2, 3 and 5.

- LS BIC 1 includes pockets of the highest scoring land (top of the five-point scale (7.51-10.0) with the Stratton Audley Quarry local wildlife site. The watercourse passing through the unit also scores the highest.
- LS BIC 2 includes the highest scoring land on the footprint of the accessible land. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, pollination, recreation and aesthetic.
- LS BIC 3 includes the highest scoring land on the footprint of Meadows North West of Blackthorn Hill. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage and pollination.
- LS BIC 5 includes the highest scoring land in the northern part of the unit. In terms of ecosystem

services it provides for: water supply, soil-water regulating services, carbon storage, pollination, recreation and aesthetic.

4.43 All other units score (5.01-7.5) which places second on the five-point scale.

4.44 There is no high scoring farmland around the edges of Bicester.

### **Draft Nature Recovery Network (2021)**

4.45 There is a recovery zone washing over an extensive area of countryside to the east of Bicester. This includes some smaller areas of core zone: site of special scientific interest (SSSI), Local Wildlife Site (LWS) and priority habitat. A tract of land south of the Chiltern railway meets a north to south orientated recovery corridor near to Langford Village. The corridor heads north along a watercourse towards Stratton Audley and south of the town towards a large core zone (priority habitat) and recovery zone network (east of the Bicester to Oxford railway). This network continues south west towards Oxford.

4.46 There is also a large recovery zone to the north west of Bicester (west of the M40), including some smaller areas of core zone: SSSI, LWS and priority habitat.

### Unit assessments

- 4.47 The extensive recovery zones, east of Bicester, washes over LS BIC 3 and parts of LS BIC2 and LS BIC4.
- 4.48 The core zone and recovery network to the south west of the town washes over LS BIC5 and a small part of LS BIC6.
- 4.49 The recovery network following the watercourse towards Stratton Audley passes over part of LS BIC1. An area of core zone (SSSI and LWS) also washes over the north west part of LS BIC1.
- 4.50 All other units form part of the wider landscape zone, although some include smaller areas of core zone (priority habitat).



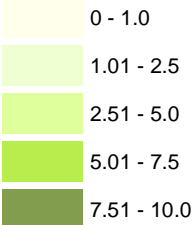


**KEY**

Assessment unit boundary

**Natural Capital in Oxfordshire Study**

**Recreation (with accessibility)**



Public right of way, national trail or offroad  
Sustrans route

Cherwell rivers

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Project  
Cherwell Landscape Sensitivity and Capacity Assessment

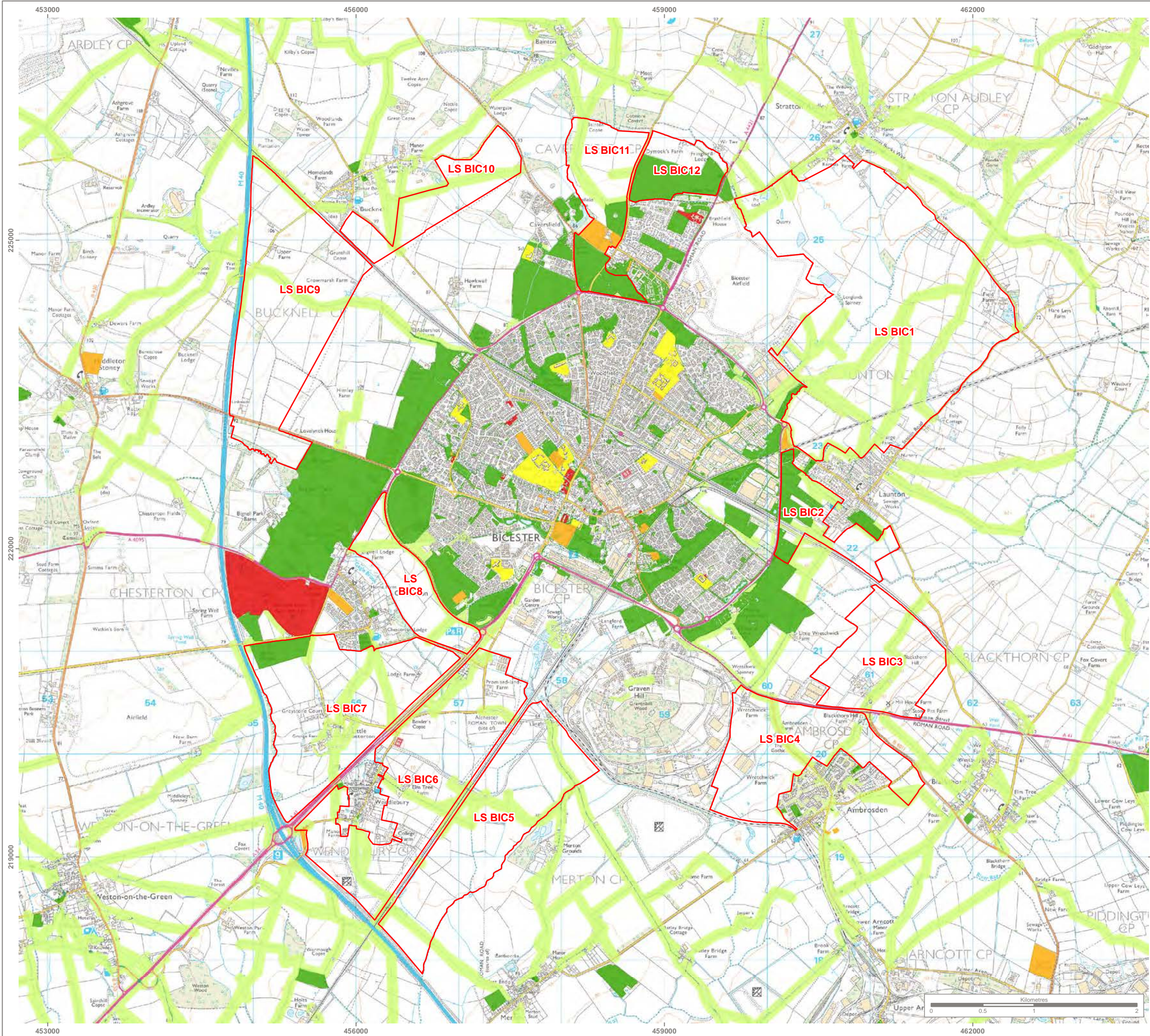
Title  
Natural Capital - Recreation: **Bicester**

Drawing Number  
G9233.021.2

Sheet 2 of 5

Drawn SA	Checked CB	Approved TJ	Scale 1:37,000 @ A3	Date 23/08/2022
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**KEY**

- Assessment unit boundary
- Natural Capital in Oxfordshire Study**
- Public Accessibility**
- None
  - Open
  - Path
  - Restricted
  - School
  - Semi-restricted

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Title  
Natural Capital - Public Accessibility: **Bicester**

Drawing Number  
G9233.041.2

Sheet 2 of 5

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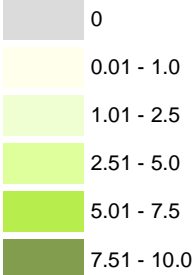


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Assessment unit boundary

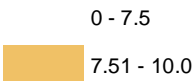
#### Natural Capital in Oxfordshire Study

##### Maximum Regulating, Cultural and Water Supply



Public right of way, national trail or offroad Sustrans route

##### Food with Agricultural Land Classification - High



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Project  
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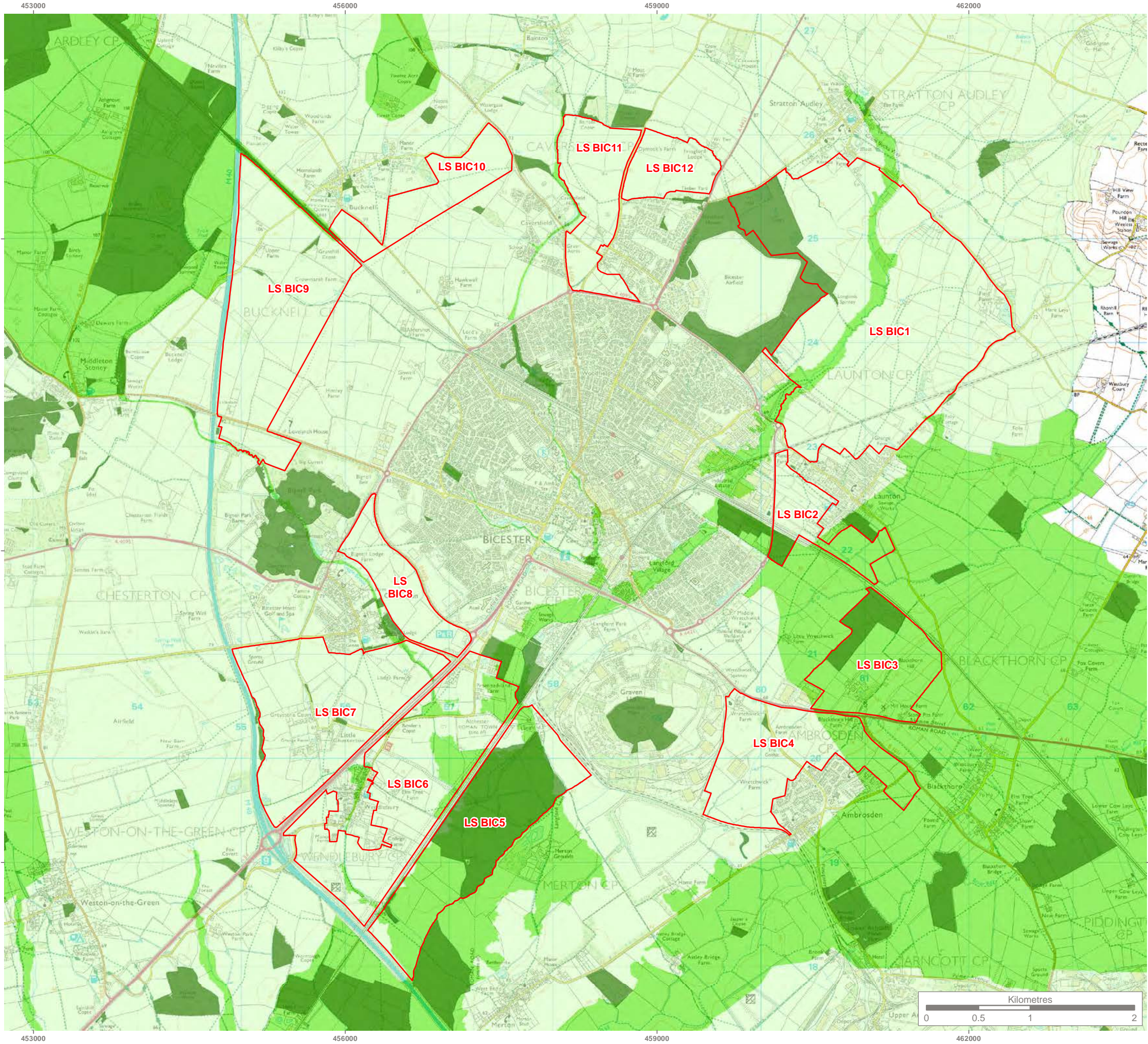
Title  
**Natural Capital - Maximum Regulating, Cultural and Water Supply and Food Production: Bicester**

Drawing Number  
**G9233.042.2**

Sheet 2 of 5

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**KEY**

- Sites to be assessed
- Nature Recovery Network**
  - Core zone
  - Recovery zone
  - Wider landscape zone



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Title  
**Nature Recovery Networks : Bicester**

Drawing Number  
**G9233.044.2**

Sheet 2 of 5

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:37,000 @ A3	23/08/2022



SETTLEMENT AREA: HEYFORD PARK





## Public Access

### Accessible Land

- 4.51 The assessment units do not include accessible land.

### Path

- 4.52 All assessment units include at least one of public right of way (PRoW) that intersects the site, and in addition all include a PRoW that follows at least one of the respective unit's boundaries.

## Recreation

- 4.53 All assessment units include at least one public right of way (PRoW) that intersects the site, and in addition all include a PRoW that follows at least one of the respective unit's boundaries.

- LS HEY1 – a PRoW follows the southern boundary of the unit and forms part of a wider PRoW network linking with Fritwell in the north and Somerton in the west.
- LS HEY2 – a PRoW follows the eastern edge of the unit providing links to the countryside to the south and to Middleton Park to the south east.
- LS HEY3 – a PRoW follows the northern boundary of the unit linking Heyford Park with the PRoW network to the west, including the Oxford

Canal towpath. Another PRoW follows the southern unit boundary and provides links to Middleton Park in the east and the PRoW network to the west.

- LS HEY4 – this unit is immediately south of LS HEY 3 and the PRoW following the southern unit boundary (of LS HEY 3) correspondingly follows the northern boundary of LS HEY 4 and the wider connections also apply. There is also a north to south running PRoW linking Caulcott in the south to the PRoW network to the west.

## Combined Ecosystem Services

- 4.54 Assessment units score medium (5.01-7.5), except for HEY 1 and HEY 2 which have small areas of woodland which also corresponds to areas of high scoring land (7.51-10.0).
- 4.55 Assessment units including some high scoring farmland include: LS HEY 1 and 2. LS HEY 1 includes a large proportion of high scoring farmland, whereas LS HEY 2 has a small area.

## Draft Nature Recovery Network (2021)

- 4.56 There is an extensive recovery zone and core zone washing over the northern part of the Heyford Airfield and rural land to the east of the airfield towards the M40.



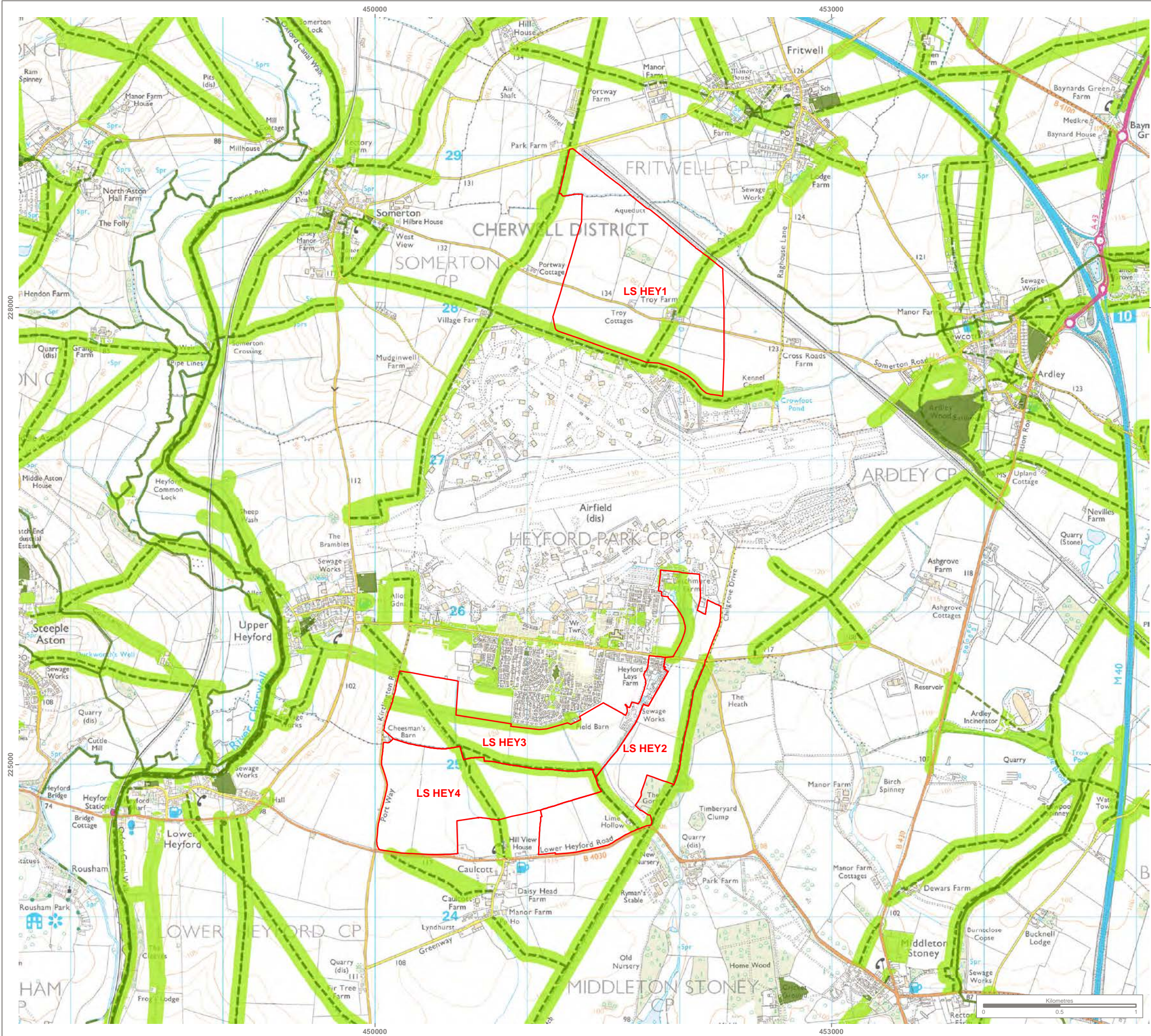
The core zone includes areas of SSSI, LWS and priority habitat.

- 4.57 To the west of Heyford Airfield, there is an extensive recovery zone and core zone network running in a north to south direction along the River Cherwell. The core zone includes areas of priority habitat.

### Unit assessments

- 4.58 LS HEY1 is part of the wider landscape zone, although its northern edge is next to a core zone that connects with the extensive recovery zone east of Heyford Airfield.
- 4.59 LS HEY2 is part of the wider landscape zone, although its eastern edge is next to the extensive recovery zone east of Heyford Airfield.
- 4.60 LS HEY3 and LS HEY4 form part of the wider landscape zone.



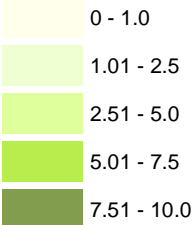


**KEY**

Assessment unit boundary

**Natural Capital in Oxfordshire Study**

**Recreation (with accessibility)**



Public right of way, national trail or offroad  
Sustrans route

Cherwell rivers

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Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

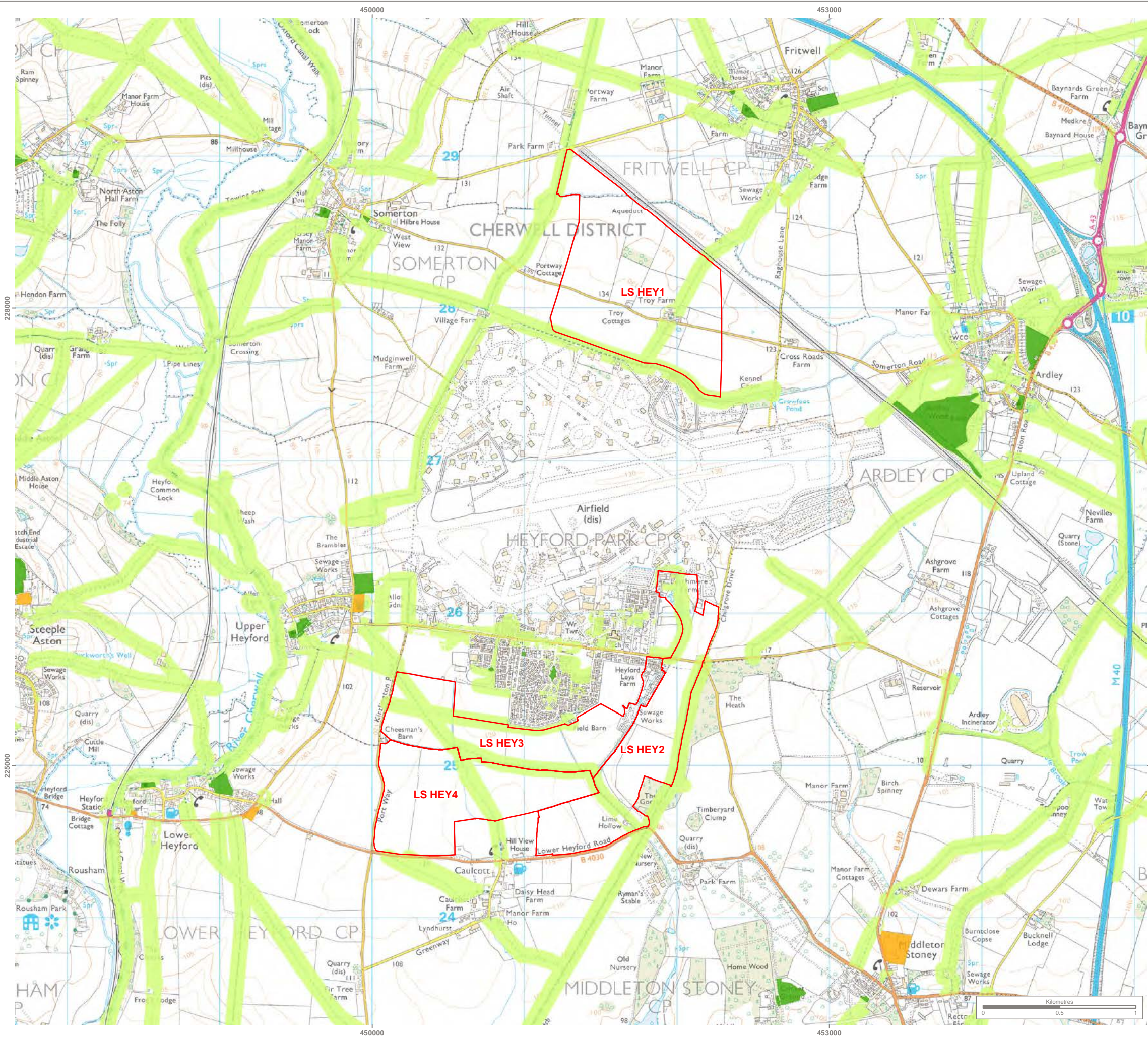
Title  
**Natural Capital - Recreation: RAF Heyford**

Drawing Number  
**G9233.021.3**

Sheet 3 of 5

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**KEY**

Assessment unit boundary

**Natural Capital in Oxfordshire Study**

**Public Accessibility**

- None
- Open
- Path
- Semi-restricted

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Site Map



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Project  
**Cherwell Landscape Sensitivity and Capacity Assessment**

Title  
**Natural Capital - Public Accessibility: RAF Heyford**

Drawing Number <b>G9233.041.3</b>	Sheet 3 of 5
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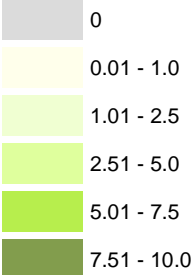


### KEY

Assessment unit boundary

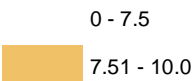
#### Natural Capital in Oxfordshire Study

##### Maximum Regulating, Cultural and Water Supply



Public right of way, national trail or offroad Sustrans route

##### Food with Agricultural Land Classification - High



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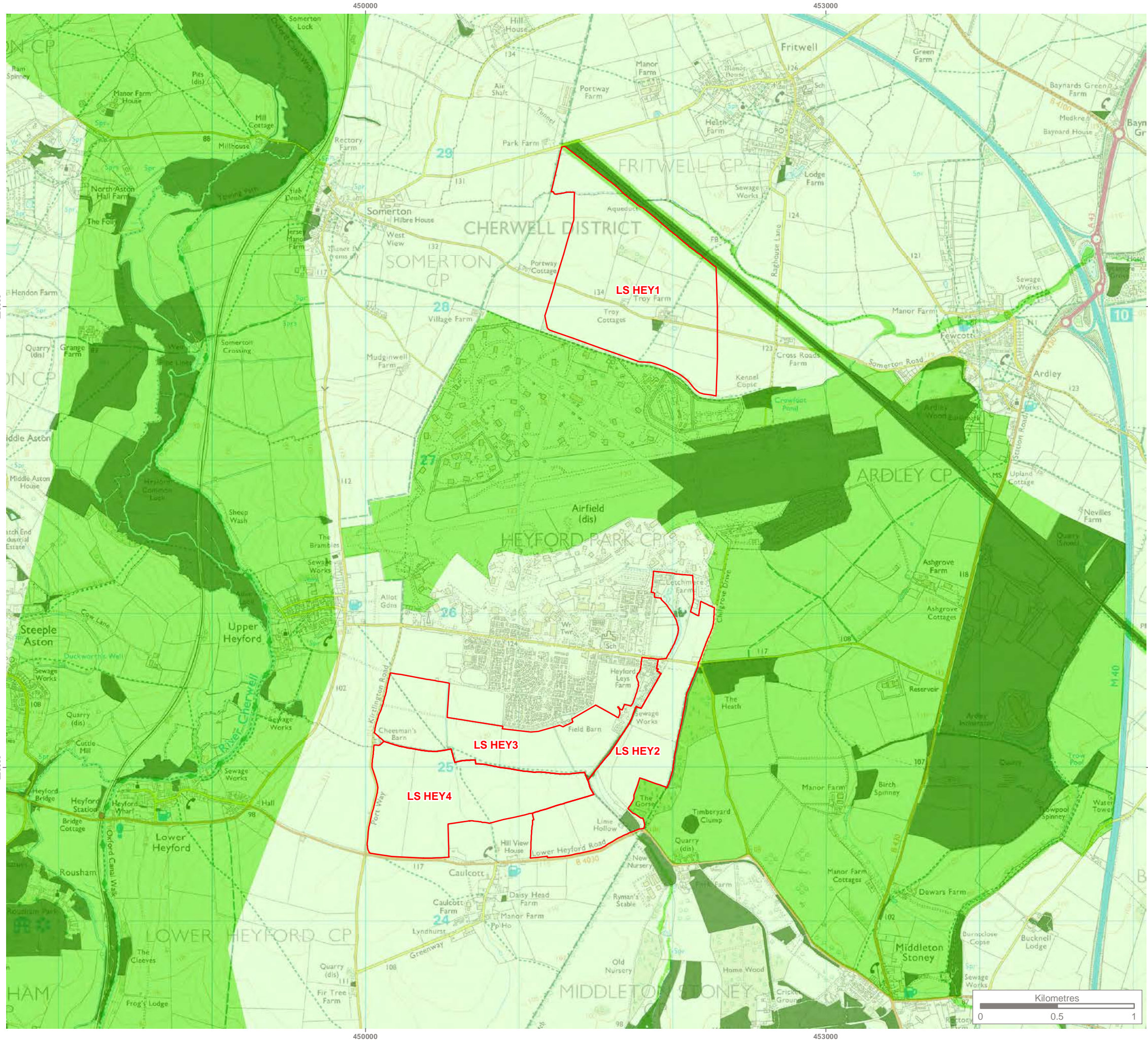
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Natural Capital - Maximum Regulating, Cultural and Water Supply and Food Production: **RAF Heyford**

Drawing Number  
G9233.042.3

Sheet 3 of 5

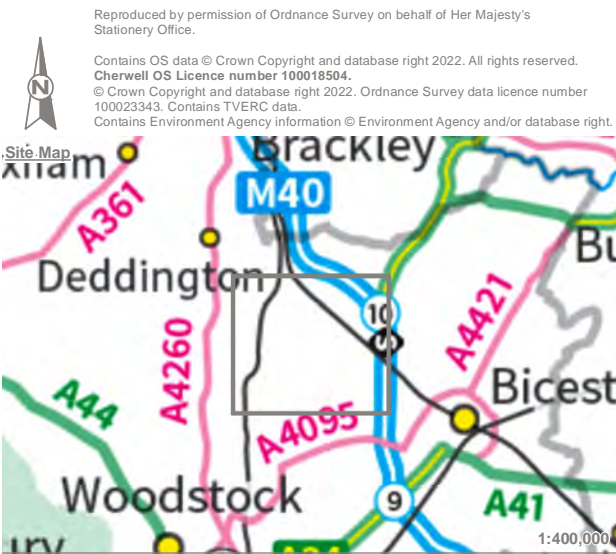
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**KEY**

- Sites to be assessed
- Nature Recovery Network**
  - Core zone
  - Recovery zone
  - Wider landscape zone



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Project  
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Title  
Nature Recovery Networks : RAF Heyford

Drawing Number G9233.044.3	Sheet 3 of 5
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Drawn	Checked	Approved	Scale	Date
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A wide-angle photograph of a rural landscape. In the foreground, a grassy field is partially covered with brown, dry vegetation. A wire fence with wooden posts runs diagonally across the frame. In the middle ground, there are several bare trees and a line of dark, leafless bushes. The background shows a flat expanse of land under a cloudy sky. The text "SETTLEMENT AREA: SHIPTON-ON-CHERWELL, BEGBROKE, KIDLINGTON, YARNTON, GOSFORD AND ISLIP" is overlaid in white, bold, sans-serif font in the center-right of the image.

**SETTLEMENT AREA: SHIPTON-ON-CHERWELL, BEGBROKE, KIDLINGTON, YARNTON, GOSFORD AND ISLIP**



## Public Access

### Accessible Land

4.61 The assessment units with some areas accessible land (AL) comprise:

- LS YAR1 – there are some sports pitches in the northern part of the unit.
- LS KID2 – Stratfield Brake is a woodland and wetland area accessible for informal recreation and managed by the Woodland Trust.
- LS KID3 – is Stratfield Brake Sports Ground which accommodates several sports pitches and has semi-restricted access.
- LS ISL5 – has a small area of accessible open space.

### Path

4.62 All assessment units include either a public right of way (PRoW) or undesignated footpath. Units with a more extensive network of PRoW intersecting the site comprise: LS SOC1, LS GOS1, LS GOS3, LS GOS4, LS ISL2 and LS ISL4.

### Recreation

4.63 Assessment units with higher scoring denoted by accessible land and/or a more extensive network of PRoW

intersecting the site comprise:

- LS YAR1 - the sports pitches and a PRoW linking Yarnton and Kidlington.
- LS KID2 – the Stratfield Brake semi-natural area of land managed by the Woodland Trust.
- LS KID3 – the Stratfield Brake Sports Ground accommodates several sports pitches.
- LS SOC1 – there is PRoW following the River Cherwell and Oxford Canal along the eastern edge of the unit. A second PRoW runs in the southern part of the unit.
- LS GOS1 – a PRoW runs through the unit and connects with the PRoW network to the south east of Kidlington and east of the A34.
- LS GOS3 – there are two east to west running PRoW linking Oxford Road (A4165) to the wider PRoW network to the east.
- LS GOS4 – there is a network of PRoW linking Cutteslowe Park with the PRoW network to the north east.
- LS ISL2 – there is a PRoW linking Islip with the wider PRoW network to the north east of the village.
- LS ISL4 – there is a PRoW linking Islip to the banks of the River Cherwell to the south west of the village.

## Combined Ecosystem Services

4.64 High scoring assessment units (not high scoring farmland) comprise: LS YAR1, LS YAR3, LS KID2, LS KID4 and LS ISL3.

- LS YAR1 - includes pockets of highest scoring land (top of the five-point scale (7.51-10.0) through the sports pitches in the unit.
- LS YAR3 - includes the Meadows West of the Oxford Canal local wildlife site (LWS) in the south eastern part of the unit. The footprint of the LWS corresponds to highest scoring land. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, air quality regulation, cooling/shading, noise regulation, pollination and aesthetic.
- LS KID2 - is the Stratfield Brake semi-natural area of land managed by the Woodland Trust. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, air quality regulation, cooling/shading, noise regulation, pollination, recreation and aesthetic.
- LS KID4 – the central part of the unit is a tree plantation and is the highest scoring land. In terms of ecosystem services it provides for: soil-water regulating services, carbon storage,

air quality regulation, cooling/shading, noise regulation, pollination and aesthetic.

- LS ISL3 – the north eastern part of the unit includes the River Way, some riparian trees and pastoral land enclosed by hedgerows. In terms of ecosystem services it provides for: water supply, soil-water regulating services, carbon storage, air quality regulation, cooling/shading, noise regulation, pollination and aesthetic.

4.65 All other units score (5.01-7.5) which places second on the five-point scale.

4.66 Assessment units including some high scoring farmland include: LS BEG1.

## Draft Nature Recovery Network (2021)

4.67 There is an extensive core zone and recovery zone network following the River Thames to the south west of Kidlington. There is a spur from that network that follows the Oxford Canal northwards and washes over land to the west of Kidlington. The core zone includes areas of SSSI, LWS and priority habitat.

4.68 A second recovery zone and core zone network follows the River Cherwell and washes over rural land to the east of Kidlington. The core zone includes areas of SSSI, LWS and priority habitat.



- 4.69 A third recovery zone and core zone network washes over rural land east of Islip. The core zone includes areas of priority habitat.

### Unit assessments

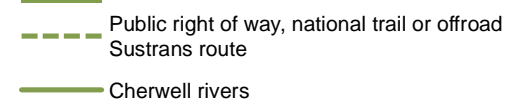
- 4.70 The recovery zone and core zone 'spur' (north of the River Thames) that follows the Oxford Canal washes over LS YAR3 and parts of LS YAR1 and LS YAR2. LS KID2 (core zone – priority habitat) is located next to the spur. LS KID1 (core zone – LWS) is at the northern end of the spur and forms a link with the recovery zone and core zone network that follows the River Cherwell, east of Kidlington.
- 4.71 The recovery zone and core zone network that follows the River Cherwell washes over LS GOS4, LS GOS1, LS ISL5 and large parts of LS GOS3, LS ISL4, LS ISL6 and LS SOC1.
- 4.72 The recovery zone and core zone network over rural land east of Islip washes most of LS ISL1, LS ISL2 and LS ISL3.
- 4.73 All other unit assessments form part of the wider landscape zone.



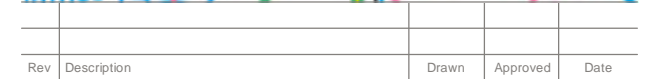


 Assessment unit boundary

Recreation (with accessibility)



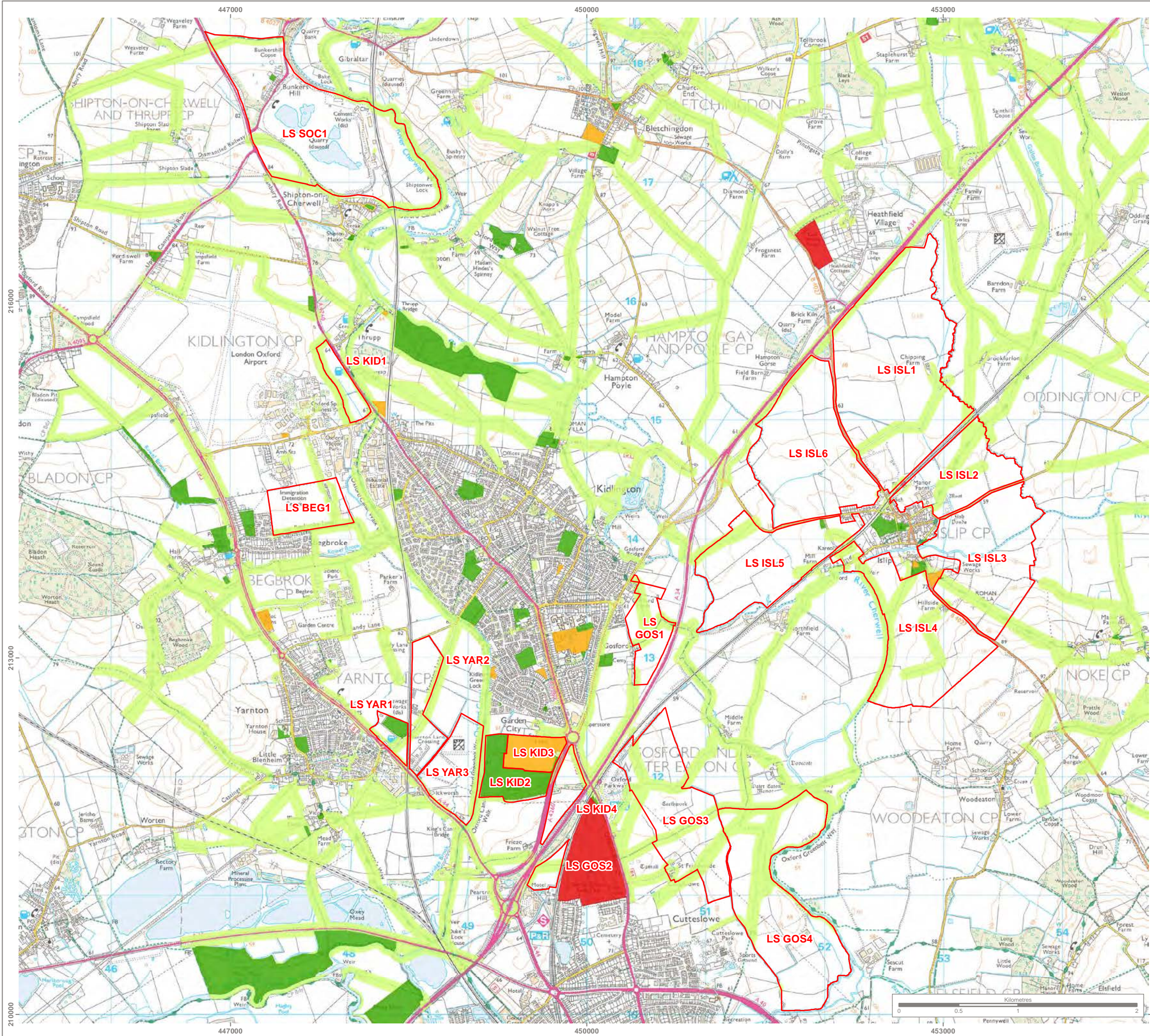
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Title  
Natural Capital - Recreation: **Kidlington**

Drawing Number <b>G9233.021.4</b>				Sheet 4 of 5
Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:32,000 @ A3</b>	Date <b>23/08/2022</b>





### KEY

- Assessment unit boundary
- Natural Capital in Oxfordshire Study
- Public Accessibility
  - None
  - Open
  - Path
  - Restricted
  - Semi-restricted

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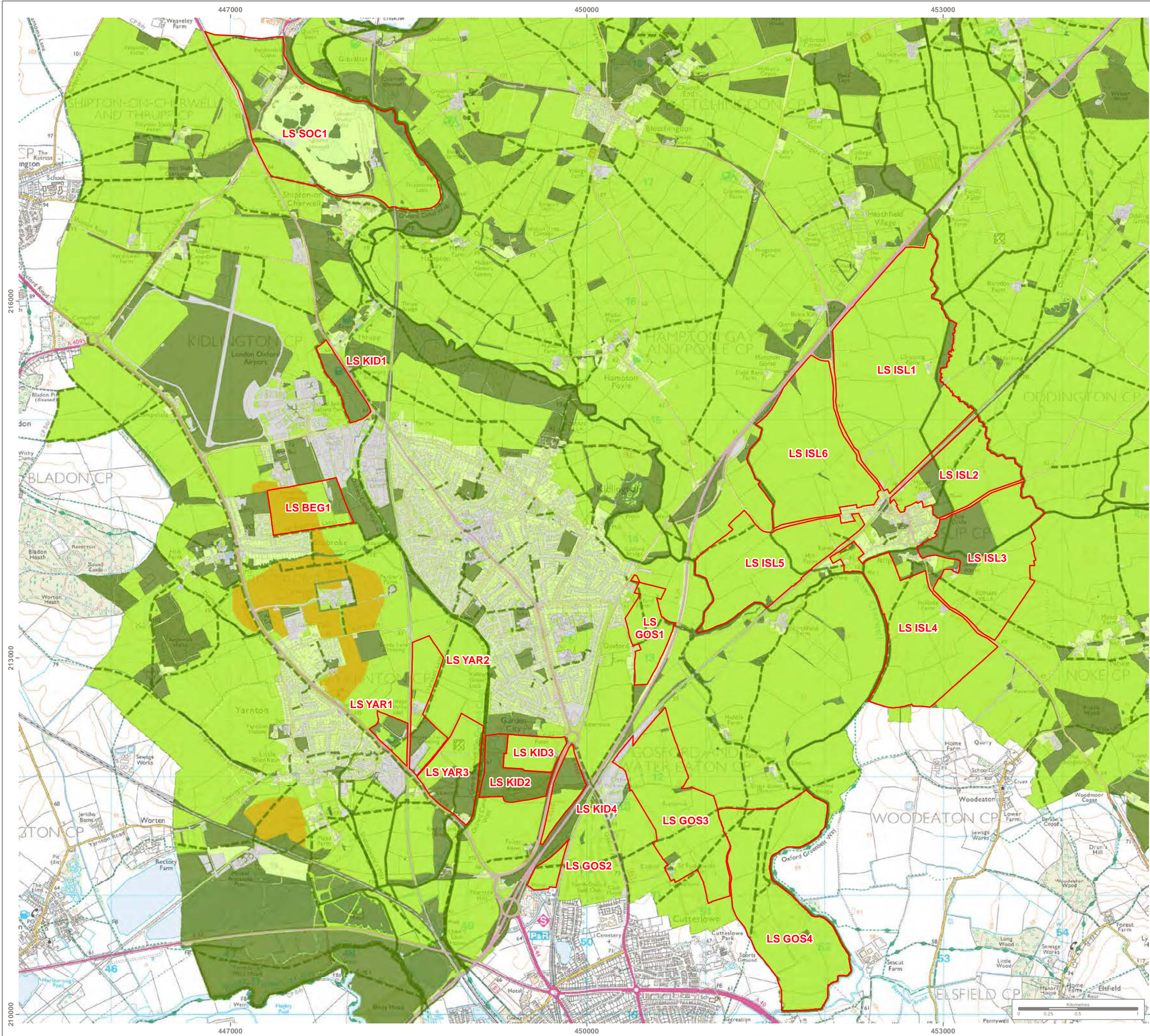
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Natural Capital - Public Accessibility: Kidlington

Drawing Number  
G9233.041.4

Sheet 4 of 5

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SA	CB	TJ	1:32,000 @ A3	23/08/2022



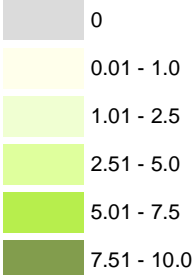


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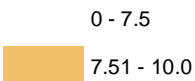
**Natural Capital in Oxfordshire Study**

**Maximum Regulating, Cultural and Water Supply**



Public right of way, national trail or offroad Sustrans route

**Food with Agricultural Land Classification - High**



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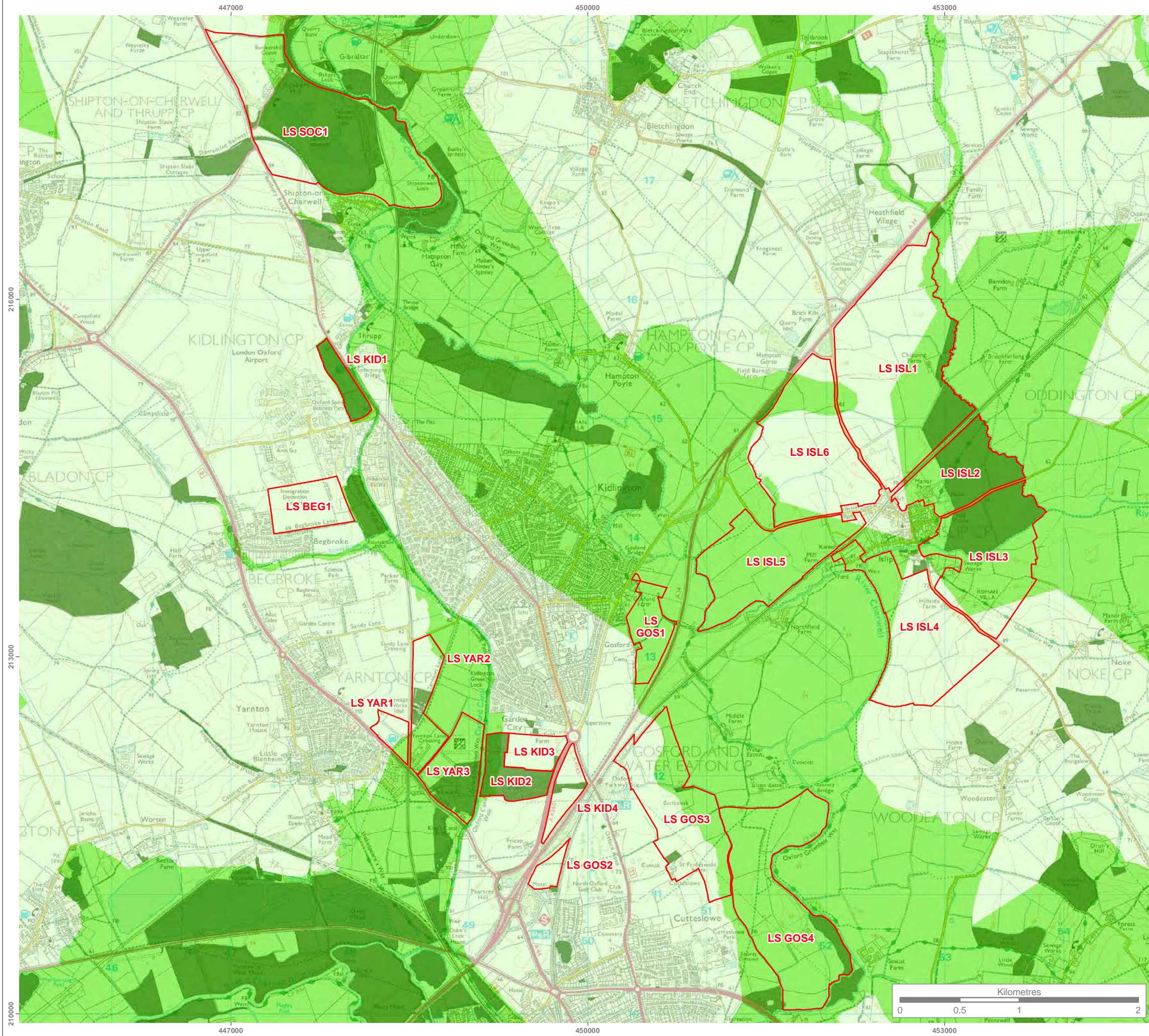
Title  
Natural Capital - Maximum Regulating, Cultural and Water Supply and Food Production: **Kidlington**

Drawing Number  
G9233.042.4

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Wider landscape zone

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Cherwell Landscape Sensitivity and Capacity Assessment

Title  
Nature Recovery Networks : **Kidlington**

00000	Drawing Number <b>G9233.044.4</b>				Sheet 4 of 5
	Drawn <b>SA</b>	Checked <b>CB</b>	Approved <b>TJ</b>	Scale <b>1:32,000 @ A3</b>	Date <b>23/08/2022</b>



## APPENDIX A - DATA SOURCES

The following documents were used to inform the Landscape Sensitivity Assessment:

- A Guide to Planning New Woodland in England, Forestry Commission, 2021.
- An approach to landscape sensitivity assessment - to inform spatial planning and land management, Natural England, 2019.
- Cherwell District: Natural Capital Assets, Environmental Change Institute and the University of Oxford, 2021.
- Cherwell Landscape Character Assessment, 1995.
- The Cherwell Local Plan 2011 - 2031, adopted 2015.
- Chesterton Conservation Area Appraisal, 2008.
- Drayton Conservation Area Appraisal, 2008.
- European Landscape Convention, 2007.
- Hanwell Conservation Area Appraisal, 2007.
- Mid Cherwell Neighbourhood Plan 2018 - 2031, 2019.
- National Planning Policy Framework, Ministry of Housing, Communities and Local Government, 2021.
- Natural Capital in Oxfordshire Short Report, Environmental Change Institute and the University of Oxford, 2021.
- Oxford Canal Conservation Area Appraisal, 2012.
- Oxfordshire Historic Landscape Characterisation Project (HLC), n.d.
- Oxfordshire Wildlife and Landscape Study (OWLS), n.d.
- Planning Practice Guidance: Natural Environment, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019.
- RAF Bicester Conservation Area Appraisal, 2008.
- RAF Upper Heyford Conservation Area Appraisal, 2006.
- Stratton Audley Conservation Area Appraisal, 2022.
- Wroxton Conservation Area Appraisal, 2017.



## APPENDIX B - GLOSSARY

AOD - Above Ordnance Datum

Assessment Unit - Reporting units. These have been informed by desk and field study and are areas of broadly similar character.

BAP Priority Habitat - UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. See <https://jncc.gov.uk/our-work/uk-bap-priority-habitats/> for further information.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location.

Heritage - The historic environment and valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) - The identification and interpretation of the historic dimension of the present day landscape or townscape.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it.

Land use - What land is used for, based on broad categories of functional land cover, such as urban, industrial or agriculture.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape the makes one landscape different from another, rather than better or worse.

Landscape Character Type (LCT) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

**Landscape Value** - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

**Listed Building** - A building of special architectural or historic interest considered to be of national importance included on the National Heritage List for England.

**Mitigation Measures** - Measures that are applied to avoid, reduce, remedy or compensate for identified adverse impacts.

**Overall Sensitivity** - A term applied when landscape sensitivity reporting is generalised across the assessment unit (even though it must be accepted that such sensitivity to particular developments is likely to vary within the assessment unit).

**PPG** - Planning Practice Guidance.

**Priority Habitat** - Habitats of principal importance for the conservation of biodiversity in England as identified by Section 41 of the Natural Environment and Rural Communities Act (2006).

**PRoW** - Public Right of Way.

**Semi-natural habitat** - An ecosystem with most of its processes and biodiversity intact, though altered by human activity in strength or

abundance relative to the natural state.

**Sense of Place** - The unique experience that arises as a result of being in or walking through a particular locality, generally as a response to the specific characteristics and quality of the area.

**Sensitivity** - Combines judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

**Susceptibility** - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

**Scheduled Monument (SM)** - Nationally important sites and monuments given legal protection by being placed on a list, or 'schedule'.

**Tranquillity** - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.



## APPENDIX C - PREVIOUS CHERWELL LANDSCAPE SENSITIVITY ASSESSMENTS

The Council considered it was not necessary for the following land parcels assessed in previous Landscape Sensitivity and Capacity Assessments commissioned by the Council to be included in this Landscape Sensitivity Assessment due to sites being allocated in adopted plans/committed/completed or there being no change in circumstances indicating a landscape reassessment was required.

### ENV05 Banbury Landscape Sensitivity and Capacity Assessment (Sept 2013)

Sites D (Banbury 6), E (Banbury 1), F (Banbury 4 and 12), J (Banbury 5), Banbury 3, Banbury 7, Banbury 8, Banbury 9, Banbury 12, Banbury 14

### ENV08 Bicester Landscape Sensitivity and Capacity Assessment (Sept 2013)

Bicester 1, 2, 3, 4, 5, 6, 8, 10, 11, 12

### ENV18PM Banbury Landscape Sensitivity and Capacity Assessment Addendum (Aug 2014)

Sites 103, 104, 108, 109, 110, 111

### ENV19PM Bicester Landscape Sensitivity and Capacity Assessment Addendum (Aug 2014)

Sites 105, 108, 114 (part), 115 (extended

Bicester 10), 116 (extended Bicester 11), 117 (extended Bicester 12), and 118.

### ENV20PM Upper Heyford Landscape Sensitivity and Capacity Assessment Addendum (Aug 2014)

Former RAF Upper Heyford

### PR51 Cherwell Local Plan Part 1 Partial Review Landscape Sensitivity and Capacity Assessment (June 2017)

Sites LSCA14, LSCA 20, LSCA 22, LSCA 23, LSCA 25, LSCA 27, LSCA 32, LSCA 38, LSCA 39A, LSCA 41, LSCA 48, LSCA 49, LSCA 51, LSCA 74, LSCA 118, LSCA 122, LSCA 124, LSCA 126, LSCA 167, LSCA 177, LSCA 178, LSCA 195, LSCA 200, LSCA 210.

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