

Table 10.10 Assessment of Operation Effects: Landscape Character

Receptor	Location	Phase	Predicted impact	Magnitude of Effect – No mitigation	Significance of Effect – No mitigation	Mitigation	Residual Effect
Landscape Character Area: Cotswolds (NCA 107) Medium sensitivity	Application site located on eastern edge of this extensive character area.	Operation	Extension of settlement of Woodstock to the east Direct; Permanent	Negligible	Minor / Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Retention of key landscape features and vegetation cover. Implementation of comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape framework.	Minor / Negligible Neutral
Landscape Character Area: Thames Clay Vales (NCA 108) Medium sensitivity	Application site located on western edge of this extensive character area.	Operation	Extension of settlement of Woodstock to the east Direct; Permanent	Negligible	Minor / Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. Retention of key landscape features and vegetation cover. Implementation of comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape framework.	Minor / Negligible Neutral

<p>Landscape Character Area: Semi Enclosed Limestone Wolds (West Oxfordshire)</p> <p>Medium sensitivity</p>	<p>Application site is located on the eastern edge of this character area which wraps around the eastern edge of Woodstock.</p>	<p>Operation</p>	<p>Extension of settlement of Woodstock to the east</p> <p>Direct; Permanent</p>	<p>Negligible/ No Change</p>	<p>Minor Neutral</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock and assist in containing views of the proposed built form. The retention of vegetation associated with the internal boundaries of the site further assists the integration of the proposals, ensuring the field structure is maintained.</p>	<p>Minor Neutral</p>
<p>Landscape Character Area: Lower Cherwell Floodplain (Cherwell)</p> <p>Medium sensitivity</p>	<p>Application site is located on the western edge of this character area, which is focussed on Kidlington.</p>	<p>Operation</p>	<p>Extension of settlement of Woodstock to the east</p> <p>Direct; Permanent</p>	<p>Negligible / No Change</p>	<p>Minor Neutral</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to</p>	<p>Minor Neutral</p>

						Woodstock and assist in containing views of the proposed built form. The retention of the established tree belt on the northern and eastern boundaries creates a degree of separation between the urban fringe of Woodstock and the wider setting to the east. The retention of vegetation associated with the internal boundaries of the site further assists the integration of the proposals, ensuring the field structure is maintained.	
Landscape Character Area: Estate Farmlands – Woodstock (OWLS) Medium sensitivity	Application site is located within the southern part of this character area which extends north beyond Shipton On Cherwell	Operation	Extension of settlement of Woodstock to the east Direct; Permanent	Negligible/ No Change	Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock and assist in containing views of the proposed built form. The retention of the	Minor Neutral

						<p>established tree belt on the northern and eastern boundaries creates a degree of separation between the urban fringe of Woodstock and the wider setting to the east. The retention of vegetation associated with the internal boundaries of the site further assists the integration of the proposals, ensuring the field structure is maintained.</p>	
<p>Landscape Character Area: Woodstock Urban Fringe Medium sensitivity</p>	<p>This area extends east from the existing urban edge up to Upper Campsfield Road. The A44 forms the southern boundary while Shipton Road defines the northern edge. The application site lies within this landscape.</p>	<p>Operation</p>	<p>Extension of settlement of Woodstock to the east Direct; Permanent</p>	<p>High</p>	<p>Moderate Adverse</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock along the A44 and assist in containing views of the proposed built form. The establishment of a tree avenue on the northern side of the road corridor will enhance the setting of the parkland to</p>	<p>Moderate / Minor Neutral</p>

						<p>the west and the approaches to Woodstock from the south east. The retention of the established tree belt on the northern and eastern boundaries creates a degree of separation between the urban fringe of Woodstock and the wider setting to the east. The retention of vegetation associated with the internal boundaries of the site further assists the integration of the proposals, ensuring the field structure is maintained. The use of local stone in wall details and within the built form further integrates the proposals into their setting.</p>	
<p>Landscape Character Area: Woodstock Urban Area Medium sensitivity</p>	<p>This area covers the existing settlement of Woodstock. The south eastern edge of this area abuts the north western boundary of the</p>	<p>Operation</p>	<p>Extension of urban area to the east Indirect; Permanent</p>	<p>Negligible / No Change</p>	<p>Minor Neutral</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The proposed layout adopts an appropriate offset from the existing urban edge to ensure that residents are not overlooked. The implementation of a comprehensive landscape</p>	<p>Minor / Negligible Neutral</p>

	application site.					scheme will also assist in creating a degree of separation between existing and proposed properties. The use of local stone in wall details and within the built form reflects the higher quality built form of Woodstock and further integrates the proposals into their setting.	
Landscape Character Area: Blenheim Estate Parkland Very High sensitivity	This area extends to the west of Woodstock and the A44. The established woodland forms a defensible edge separating the parkland from the urban and urban fringe landscapes.	Operation	Extension of settlement of Woodstock to the east, but not into Parkland character area Indirect; Permanent	Negligible/No Change	Minor Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock along the A44 and assist in containing views of the proposed built form. The establishment of a tree avenue on the northern side of the road corridor will enhance the setting of the parkland to the west and the approaches to Woodstock from the south east. The use of local stone in wall	Minor Neutral

						details and within the built form further integrates the proposals into their setting, reflecting the estate boundary wall which defines the south western side of the A44.	
Landscape Character Area: Oxford Airport Medium / Low sensitivity	This area extends east from Upper Campsfield Road. The road corridor separates this landscape from the urban fringe landscape to the west.	Operation	Extension of settlement of Woodstock to the east, closer to this landscape character area Indirect; Permanent	Negligible	Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention of the established tree belt on the northern and eastern boundaries creates a degree of separation between the urban fringe of Woodstock and the wider setting to the east.	Negligible Neutral
Landscape Character Area: Woodstock – Enslow Farmlands High / Medium sensitivity	This area extends north from Shipton Road, towards Enslow.	Operation	Extension of urban area to the east Indirect; Permanent	Medium	Minor/Negligible Neutral	High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The existing tree belt which characterises much of the northern boundary of the site will be extended	Minor to Negligible Neutral

						so as to create a robust and defensible green edge between the application site and the wider rural setting to the north.	
<p>Cotswolds AONB</p> <p>Very High Sensitivity</p>	<p>This designation lies to the south and west of the Blenheim estate approximately 2.5km to the south west of the application site.</p>	<p>Operation</p>	<p>Introduction of built form to the east of Woodstock.</p> <p>Indirect; Permanent</p>	<p>Negligible / No Change</p>	<p>Minor Neutral</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock along the A44 and assist in containing views of the proposed built form. The establishment of a tree avenue on the northern side of the road corridor will enhance the setting of the parkland to the west.</p>	<p>Minor Neutral</p>
<p>Wychwood Forest Project Area</p> <p>High Sensitivity</p>	<p>This area covers the Blenheim estate and landscape to the west. The A44 forms the eastern</p>	<p>Operation</p>	<p>Introduction of built form to the east of Woodstock.</p> <p>Indirect; Permanent</p>	<p>Negligible / No Change</p>	<p>Minor Neutral</p>	<p>High quality, appropriate layout that has been informed by detailed site surveys. The layout seeks to incorporate broad landscape buffers to the sensitive boundaries of the</p>	<p>Minor Neutral</p>

	boundary and as such the application site lies outside of this area.					site. The retention and reinforcement of the planting associated with the southern boundary will enhance approaches to Woodstock along the A44 and assist in containing views of the proposed built form. The establishment of a tree avenue on the northern side of the road corridor will enhance the setting of the parkland to the west.	
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