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HALLIDAY**

Planning, Landscape & Environment
an **RSK** company

WEST OXFORDSHIRE LANDSCAPE IMPACT ASSESSMENT – PART 2

Landscape Sensitivity Assessment

West Oxfordshire District Council

August 2026

Contents

1	Introduction	10
1.1	Study background	10
1.2	Policy background	14
2	Methodology	18
2.1	Overview	18
2.2	Step 1 - Define purpose and scope	18
2.3	Step 2 - Gather information	19
2.4	Step 3 - Assess landscape and visual sensitivity	27
3	Site WIT7: Land north of Burford Road Strategic Location for Growth (SLG)	29
3.1	Context	29
3.2	Individual site: CUR 003 - Land at Curbridge Downs Farm	29
3.3	Individual site: WIT 006 - Land north of Burford Road	35
4	Site WIT6: Land west of Witney Strategic Location for Growth (SLG)	41
4.1	Context	41
4.2	Individual site: CUR 008 - Land west of Downs Road	41
4.3	Individual site: MIN 006 - Land west of Witney, south of Downs Road	48
5	Site WIT5: Land south of Witney Strategic Location for Growth (SLG)	54
5.1	Context	54
5.2	Individual site: WIT 001 - Land at South Witney	54
6	Site CA6: Land north of Carterton Strategic Location for Growth (SLG)	61
6.1	Context	61
6.2	Individual site: BN 001 - Kilkenny Farm - Upper Norton	61
7	Site CA7: Land north of Carterton Strategic Location for Growth (SLG)	68
7.1	Context	68
7.2	Individual site: BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm	68
8	Site CA8: Land east of Brize Norton Strategic Location for Growth (SLG)	75
8.1	Context	75
8.2	Individual site: BN 002 - Land east of Brize Norton	75
9	Site CA5: Land west of Carterton Strategic Location for Growth (SLG)	82
9.1	Context	82
9.2	Individual site: ALV 002 - Land west of Carterton	82

10	Site CN3: Land east of Chipping Norton at London Road Strategic Location for Growth (SLG)	89
10.1	Context	89
10.2	Individual sites: CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm	89
11	Site LH1: Land at Hanborough Station	97
11.1	Context	97
11.2	Individual site: HAN 001 - Land at Hanborough Station	97
12	Site BA2: Land east of Bampton	104
12.1	Context	104
12.2	Individual site: BAM 005 - Land north of Aston Road	104
13	Site RA3: Land north of Aston	111
13.1	Context	111
13.2	Individual site: AST 004 - Land at North Street (Site C)	111
14	Site BU3: Land south of Sheep Street	117
14.1	Context	117
14.2	Individual site: BUR 002a - Land south of Sheep Street	117
15	Site CH2: Land at Jefferson's Piece	124
15.1	Context	124
15.2	Individual site: CHAR 004 - Land at Jefferson's Piece	124
16	Site CH3: Land south of Hydac	131
16.1	Context	131
16.2	Individual site: CHAR 006 - Land east of Fawler Road	131
17	Site RA4: Land at Kingham Station	138
17.1	Context	138
17.2	KING 005 - Land adjacent to Kingham Station	138
18	Site RA5: Land at The Downs	145
18.1	Context	145
18.2	Individual site: STAN 001 - Land at the Downs	145
19	Site RA6: Land west of Rousham Road, Tackley	151
19.1	Context	151
19.2	Individual site: TACK 003 - Land west of Rousham Road, Tackley	151
20	Site RA2: Enstone Airfield Area of Redevelopment Opportunity	158
20.1	Context	158
20.2	Individual site: ENS 001 - Enstone Business Park	158

21	Site WIT4: Land at Welch Way Area of Redevelopment	164
21.1	Individual site: WIT4 - Land At Welch Way	164
22	‘At a glance’ summary	169

Tables

Table 1.1 - Table of sites	11
Table 2.1 - Development scenarios for each Strategic Location for Growth	20
Table 2.2 - Criteria for establishing landscape value.....	22
Table 2.3 - Criteria for establishing landscape susceptibility for residential developments	25
Table 2.4 - Criteria for establishing landscape susceptibility for large mixed use and commercial developments...	26
Table 2.5 - Criteria for establishing landscape sensitivity	28
Table 3.1 - At a glance summary (CUR 003 - Land at Curbridge Downs Farm).....	29
Table 3.2 - Landscape value criteria (CUR 003 - Land at Curbridge Downs Farm)	31
Table 3.3 - Landscape susceptibility criteria (CUR 003 - Land at Curbridge Downs Farm).....	32
Table 3.4 - Overall landscape sensitivity (CUR 003 - Land at Curbridge Downs Farm).....	33
Table 3.5 - At a glance summary (WIT 006 - Land north of Burford Road)	35
Table 3.6 - Landscape value criteria (WIT 006 - Land north of Burford Road)	37
Table 3.7 - Landscape susceptibility criteria (WIT 006 - Land north of Burford Road)	38
Table 3.8 - Overall landscape sensitivity (WIT 006 - Land north of Burford Road).....	39
Table 4.1 - At a glance summary (CUR 008 - Land west of Downs Road).....	41
Table 4.2 - Landscape value criteria (CUR 008 - Land west of Downs Road).....	43
Table 4.3 - Landscape susceptibility criteria (CUR 008 - Land west of Downs Road).....	45
Table 4.4 - Overall landscape sensitivity (CUR 008 - Land west of Downs Road)	45
Table 4.5 - At a glance summary (MIN 006 - Land west of Witney, south of Downs Road)	48
Table 4.6 - Landscape value criteria (MIN 006 - Land west of Witney, south of Downs Road).....	50
Table 4.7 - Landscape susceptibility criteria (MIN 006 - Land west of Witney, south of Downs Road)	51
Table 4.8 - Overall landscape sensitivity (MIN 006 - Land west of Witney, south of Downs Road)	51
Table 5.1 - At a glance summary (WIT 001 - Land at South Witney).....	54
Table 5.2 - Landscape value criteria (WIT 001 - Land at South Witney).....	56
Table 5.3 - Landscape susceptibility criteria (WIT 001 - Land at South Witney).....	58
Table 5.4 - Overall landscape sensitivity (WIT 001 - Land at South Witney)	58
Table 6.1 - At a glance summary (BN 001 - Kilkenny Farm - Upper Norton).....	61
Table 6.2 - Landscape value criteria (BN 001 - Kilkenny Farm - Upper Norton).....	63
Table 6.3 - Landscape susceptibility criteria (BN 001 - Kilkenny Farm - Upper Norton).....	65
Table 6.4 - Overall landscape sensitivity (BN 001 - Kilkenny Farm - Upper Norton)	65
Table 7.1 - At a glance summary (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm).....	68
Table 7.2 - Landscape value criteria (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)	71

Table 7.3 - Landscape susceptibility criteria (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)	72
Table 7.4 - Overall landscape sensitivity (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm).....	73
Table 8.1 - At a glance summary (BN 002 - Land east of Brize Norton).....	75
Table 8.2 - Landscape value criteria (BN 002 - Land east of Brize Norton).....	77
Table 8.3 - Landscape susceptibility criteria (BN 002 - Land east of Brize Norton).....	79
Table 8.4 - Overall landscape sensitivity (BN 002 - Land east of Brize Norton)	80
Table 9.1 - At a glance summary (ALV 002 - Land west of Carterton).....	82
Table 9.2 - Landscape value criteria (ALV 002 - Land west of Carterton)	84
Table 9.3 - Landscape susceptibility criteria (ALV 002 - Land west of Carterton)	86
Table 9.4 - Overall landscape sensitivity (ALV 002 - Land west of Carterton).....	87
Table 10.1 - At a glance summary (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm).....	89
Table 10.2 - Landscape value criteria (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm).....	92
Table 10.3 - Landscape susceptibility criteria (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm).....	93
Table 10.4 - Overall landscape sensitivity (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)	94
Table 11.1 - At a glance summary (HAN 001 - Land at Hanborough Station).....	97
Table 11.2 - Landscape value criteria (HAN 001 - Land at Hanborough Station).....	99
Table 11.3 - Landscape susceptibility criteria (HAN 001 - Land at Hanborough Station).....	100
Table 11.4 - Overall landscape sensitivity (HAN 001 - Land at Hanborough Station)	101
Table 12.1 - At a glance summary (BAM 005 - Land north of Aston Road).....	104
Table 12.2 - Landscape value criteria (BAM 005 - Land north of Aston Road).....	106
Table 12.3 - Landscape susceptibility criteria (BAM 005 - Land north of Aston Road).....	108
Table 12.4 - Overall landscape sensitivity (BAM 005 - Land north of Aston Road)	108
Table 13.1 - At a glance summary (AST 004 - Land at North Street (Site C)).....	111
Table 13.2 - Landscape value criteria (AST 004 - Land at North Street (Site C)).....	113
Table 13.3 - Landscape susceptibility criteria (AST 004 - Land at North Street (Site C)).....	114
Table 13.4 - Overall landscape sensitivity (AST 004 - Land at North Street (Site C))	115
Table 14.1 - At a glance summary (BUR 002a - Land south of Sheep Street)	117
Table 14.2 - Landscape value criteria (BUR 002a - Land south of Sheep Street)	119
Table 14.3 - Landscape susceptibility criteria (BUR 002a - Land south of Sheep Street)	121
Table 14.4 - Overall landscape sensitivity (BUR 002a - Land south of Sheep Street).....	121
Table 15.1 - At a glance summary (CHAR 004 - Land at Jefferson's Piece)	124
Table 15.2 - Landscape value criteria (CHAR 004 - Land at Jefferson's Piece).....	126
Table 15.3 - Landscape susceptibility criteria (CHAR 004 - Land at Jefferson's Piece).....	128
Table 15.4 - Overall landscape sensitivity (CHAR 004 - Land at Jefferson's Piece)	128
Table 16.1 - At a glance summary (CHAR 006 - Land east of Fawler Road)	131
Table 16.2 - Landscape value criteria (CHAR 006 - Land east of Fawler Road)	133
Table 16.3 - Landscape susceptibility criteria (CHAR 006 - Land east of Fawler Road)	135
Table 16.4 - Overall landscape sensitivity (CHAR 006 - Land east of Fawler Road).....	135
Table 17.1 - At a glance summary (KING 005 - Land adjacent to Kingham Station).....	138

Table 17.2 - Landscape value criteria (KING 005 - Land adjacent to Kingham Station).....	140
Table 17.3 - Landscape susceptibility criteria (KING 005 - Land adjacent to Kingham Station).....	142
Table 17.4 - Overall landscape sensitivity (KING 005 - Land adjacent to Kingham Station).....	142
Table 18.1 - At a glance summary (STAN 001 - Land at the Downs)	145
Table 18.2 - Landscape value criteria (STAN 001 - Land at the Downs).....	147
Table 18.3 - Landscape susceptibility criteria (STAN 001 - Land at the Downs)	148
Table 18.4 - Overall landscape sensitivity (STAN 001 - Land at the Downs)	149
Table 19.1 - At a glance summary (TACK 003 - Land west of Rousham Road, Tackley)	151
Table 19.2 - Landscape value criteria (TACK 003 - Land west of Rousham Road, Tackley).....	153
Table 19.3 - Landscape susceptibility criteria (TACK 003 - Land west of Rousham Road, Tackley).....	155
Table 19.4 - Overall landscape sensitivity (TACK 003 - Land west of Rousham Road, Tackley)	156
Table 20.1 - At a glance summary (ENS 001 - Enstone Business Park)	158
Table 20.2 - Landscape value criteria (ENS 001 - Enstone Business Park).....	160
Table 20.3 - Landscape susceptibility criteria (ENS 001 - Enstone Business Park).....	161
Table 20.4 - Overall landscape sensitivity (ENS 001 - Enstone Business Park)	162
Table 21.1 - At a glance summary (WIT4 - Land at Welch Way).....	164
Table 21.2 - Landscape value criteria (WIT4 - Land at Welch Way).....	165
Table 21.3 - Landscape susceptibility criteria (WIT4 - Land at Welch Way).....	166
Table 21.4 - Overall landscape sensitivity (WIT4 - Land at Welch Way)	167
Table 22.1 - Overall 'At a glance' summary.....	169

Figures

Figure 1.1 - Map showing all proposed Reg 19 sites within this study.....	13
Figure 2.1 - Steps of Landscape Sensitivity Assessment	18
Figure 2.2 - Stages of Step 2 of the Landscape Sensitivity Assessment.....	19
Figure 2.3 - Stages of Step 3 of the Landscape Sensitivity Assessment.....	27
Figure 3.1 - View from Dry Lane showing the dense boundary vegetation with intervisibility of agricultural buildings	29
Figure 3.2 - Map showing landscape character and constraints (CUR 003 - Land at Curbridge Downs Farm)	31
Figure 3.3 - Landscape mitigation recommendations (CUR 003 - Land at Curbridge Downs Farm)	34
Figure 3.4 - View taken from Footpath 410/28/10 showing the River Windrush floodplain meadow	35
Figure 3.5 - Map showing landscape character and constraints (WIT 006 - Land north of Burford Road).....	36
Figure 3.6 - Landscape mitigation recommendations (WIT 006 - Land north of Burford Road)	40
Figure 4.1 - View from Downs Road at the Peashell Farm entrance showing the productive arable farmland landscape	41
Figure 4.2 - Map showing landscape character and constraints (CUR 008 - Land west of Downs Road)	43
Figure 4.3 - Landscape mitigation recommendations (CUR 008 - Land west of Downs Road).....	46
Figure 4.4 - View from Footpath 302/6/10 showing the productive farmland with dense boundary vegetation and intervisibility with the industrial park in the distance.	48

Figure 4.5 - Map showing landscape character and constraints (MIN 006 - Land west of Witney, south of Downs Road)	49
Figure 4.6 - Landscape mitigation recommendations (MIN 006 - Land west of Witney, south of Downs Road)	52
Figure 5.1 - View from Curbridge Road showing the mature hedgerow boundaries and tree belts scattered across the west of the site	54
Figure 5.2 - Map showing landscape character and constraints (WIT 001 - Land at South Witney)	56
Figure 5.3 - Landscape mitigation recommendations (WIT 001 - Land at South Witney)	59
Figure 6.1 - View from Burford Road showing the productive farmland and sparse hedgerow along field boundaries	61
Figure 6.2 - Map showing landscape character and constraints (BN 001 - Kilkenny Farm - Upper Norton)	63
Figure 6.3 - Landscape mitigation recommendations (BN 001 - Kilkenny Farm - Upper Norton)	66
Figure 7.1 - View from Burford Road looking east across the site showing intervisibility with the wider landscape.	68
Figure 7.2 - Map showing landscape character and constraints (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)	70
Figure 7.3 - Landscape mitigation recommendations (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)	74
Figure 8.1 - View from the A4095 showing intervisibility with the RAF Brize Norton airfield	75
Figure 8.2 - Map showing landscape character and constraints (BN 002 - Land east of Brize Norton)	77
Figure 8.3 - Landscape mitigation recommendations (BN 002 - Land east of Brize Norton)	81
Figure 9.1 - View from Ford Road showing the permanent pasture landscape	82
Figure 9.2 - Map showing landscape character and constraints (ALV 002 - Land west of Carterton)	84
Figure 9.3 - Landscape mitigation recommendations (ALV 002 - Land west of Carterton)	88
Figure 10.1 - View from Restricted Byway 166/5/10 showing limited visibility into the site due to the dense, mature boundary vegetation	89
Figure 10.2 - Map showing landscape character and constraints (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)	91
Figure 10.3 - Landscape mitigation recommendations (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)	95
Figure 11.1 - View from Footpath 238/1/10 looking towards the block of ancient woodland at Pinsley Wood	97
Figure 11.2 - Map showing landscape character and constraints (HAN 001 - Land at Hanborough Station)	98
Figure 11.3 - Landscape mitigation recommendations (HAN 001 - Land at Hanborough Station)	102
Figure 12.1 - View from road B4449 looking north across the site and showing its agricultural character	104
Figure 12.2 - Map showing landscape character and constraints (BAM 005 - Land north of Aston Road)	106
Figure 12.3 - Landscape mitigation recommendations (BAM 005 - Land north of Aston Road)	110
Figure 13.1 - View from North Street showing the dense mature boundary vegetation that surrounds the site	111
Figure 13.2 - Map showing landscape character and constraints (AST 004 - Land at North Street (Site C))	113
Figure 13.3 - Landscape mitigation recommendations (AST 004 - Land at North Street (Site C))	116
Figure 14.1 - View from Sheep Street showing the sloping topography of the site	117
Figure 14.2 - Map showing landscape character and constraints (BUR 002a - Land south of Sheep Street)	119
Figure 14.3 - Landscape mitigation recommendations (BUR 002a - Land south of Sheep Street)	123
Figure 15.1 - View from Jeffersons Piece showing the dense boundary vegetation that surrounds the site boundary	124

Figure 15.2 - Map showing landscape character and constraints (CHAR 004 - Land at Jefferson's Piece)	126
Figure 15.3 - Landscape mitigation recommendations (CHAR 004 - Land at Jefferson's Piece)	129
Figure 16.1 - View from Fawler Road showing the view of residential properties directly north of the site	131
Figure 16.2 - Map showing landscape character and constraints (CHAR 006 - Land east of Fawler Road)	133
Figure 16.3 - Landscape mitigation recommendations (CHAR 006 - Land east of Fawler Road)	136
Figure 17.1 - View from the B4450 road showing the permanent pasture landscape that covers the site	138
Figure 17.2 - Map showing landscape character and constraints (KING 005 - Land adjacent to Kingham Station)	140
Figure 17.3 - Landscape mitigation recommendations (KING 005 - Land adjacent to Kingham Station)	143
Figure 18.1 - View from The Downs showing the riparian corridor along the eastern boundary of the site	145
Figure 18.2 - Map showing landscape character and constraints (STAN 001 – Land at the Downs)	147
Figure 18.3 - Landscape mitigation recommendations (STAN 001 - Land at the Downs)	150
Figure 19.1 - View from Footpath 379/6/10 showing intervisibility between the site and the modern residential development along the eastern edge of Tackley	151
Figure 19.2 - Map showing landscape character and constraints (TACK 003 - Land west of Rousham Road, Tackley)	153
Figure 19.3 - Landscape mitigation recommendations (TACK 003 - Land west of Rousham Road, Tackley)	157
Figure 20.1 - View from Bridleway 202/28/10 looking west towards the site showing the existing infrastructure on Enstone Airfield	158
Figure 20.2 - Map showing landscape character and constraints (ENS 001 - Enstone Business Park)	160
Figure 20.3 - Landscape mitigation recommendations (ENS 001 - Enstone Business Park)	163
Figure 21.1 - View from the junction of Welch Way and Woodford Way showing the buildings and streetscape associated with Abingdon & Witney College	164
Figure 21.2 - Map showing landscape character and constraints (WIT4 - Land at Welch Way)	165
Figure 21.3 - Landscape mitigation recommendations (WIT4 - Land at Welch Way)	168

Document history

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1 INTRODUCTION

1.1 Study background

- 1.1.1 West Oxfordshire District Council (the Council) is in the process of preparing a new Local Plan to guide development in the District up to 2043. The new Local Plan is currently at Regulation 18 stage, with the Regulation Draft Local Plan due to be published later this year. As part of the evidence base to the Draft Local Plan, the Council have commissioned Stephenson Halliday, an RSK company, to carry out a Landscape Impact Assessment, to understand and consider the potential impacts of proposed growth on the District's landscape.
- 1.1.2 As part of the Landscape Impact Assessment the Council have requested a review of the existing landscape evidence base, which forms Part 1 of the study. Part 2 of the study is a Landscape Sensitivity Assessment (this report), which considers the landscape sensitivity of sites within Preferred Strategic Site Options, with the potential for new residential, mixed use and commercial development, within West Oxfordshire.
- 1.1.3 This report has been informed by the existing landscape character evidence base for West Oxfordshire, namely:
- West Oxfordshire Landscape Character Assessment (Atlantic Consultants, 1998)¹
 - Settlement Landscape Assessments (Amanda Hopwood Landscape Consultancy (AHLIC), 2007-2009):
 - Witney Landscape Assessment (2007)²;
 - Chipping Norton Landscape Assessment (2009)³; and
 - Carterton Landscape Assessment (2009)⁴.
- 1.1.4 The Landscape Sensitivity Assessment has been informed by the existing landscape evidence base but is a separate study and does not seek to update previous assessments

¹ Atlantic Consultants (1998). West Oxfordshire Landscape Assessment. Available online at: <https://www.westoxon.gov.uk/media/cpqn2fj0/west-oxfordshire-landscape-assessment-1998.pdf>

² Amanda Hopwood Landscape Consultancy (2007). Witney Landscape Assessment. Available online at: <https://www.westoxon.gov.uk/media/2mdjjkg4/witney-landscape-assessment-2007-full-report.pdf>

³ Amanda Hopwood Landscape Consultancy (2009). Chipping Norton Landscape Assessment. Available online at: <https://www.westoxon.gov.uk/media/qwrkoffm/chipping-norton-landscape-assessment-2009-full-report.pdf>

⁴ Amanda Hopwood Landscape Consultancy (2009). Carterton Landscape Assessment. Available online at: <https://www.westoxon.gov.uk/media/gykgnexu/carterton-landscape-assessment-2009-full-report.pdf>

(carried out by AHLC in 2007-2009 and Kirkham Landscape Planning Ltd in 2012-2015). It is based on current landscape sensitivity guidance and sets out a clear methodology for the steps and processes followed in carrying out the assessment. This methodology can be easily replicated for any additional site allocations or strategic locations for growth brought forward in line with the current landscape sensitivity guidance. It forms part of the Local Plan evidence base to assist policy making but does not bind the Council to any particular course of action.

- 1.1.5 This study focuses on the landscape and visual sensitivity of potential new sites (Regulation 19 (Reg 19) areas) to residential, mixed-use and commercial development based on scenarios (described in further detail in Table 2.1). Each site is located within a 'Preferred Strategic Site Option' (Regulation 18 (Reg 18) areas), which is a broad area containing one or more potential preferred development sites. These Reg 19 sites have been identified by West Oxfordshire District Council and are shown in Table 1.1 and mapped in Figure 1.1.

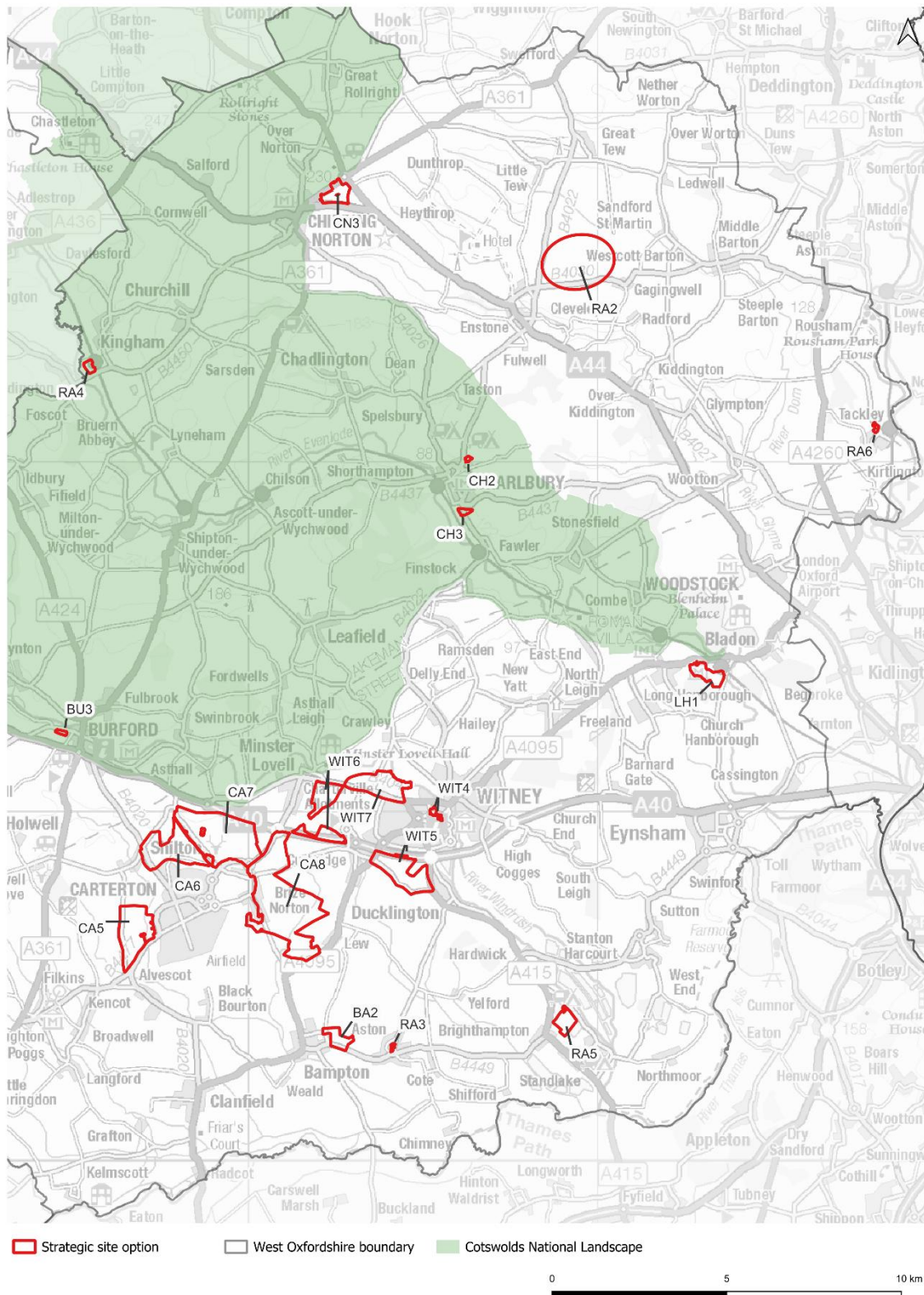
Table 1.1 - Table of sites

Site (Reg 19 area)	Preferred Strategic Site Option (Reg 18 area)	Preferred development site(s)
WIT7: Land north of Burford Road Strategic Location for Growth (SLG)	A - Land north of Burford Road, Witney	CUR 003 - Land at Curbridge Downs Farm WIT 006 - Land north of Burford Road
WIT6: Land west of Witney Strategic Location for Growth (SLG)	B - Land west of Downs Road, Witney (Peashell Farm) D - Land West of Witney	CUR 008 - Land west of Downs Road MIN 006 - Land west of Witney, south of Downs Road
WIT5: Land south of Witney Strategic Location for Growth (SLG)	C - Land south of Witney	WIT 001 - Land at South Witney
CA6: Land north of Carterton Strategic Location for Growth (SLG)	E - North of Carterton (Brize Norton and Shilton)	BN 001 - Kilkenny Farm - Upper Norton
CA7: Land north east of Carterton Strategic Location for Growth (SLG)	F - North east of Carterton (Brize Norton)	BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm
CA8: Land east of Brize Norton Strategic Location for Growth (SLG)	G - North east of Carterton (Brize Norton) H - East of Brize Norton	BN 002 - Land east of Brize Norton

⁵ Landscape and Visual Review of Submissions for Carterton and Witney and Chipping Norton Strategic Development Options (October 2012 / May 2014/January 2015). Available online at: <https://www.westoxon.gov.uk/media/1jihezps/kirkham-landscape-and-visual-review-of-strategic-site-options-2012.pdf> / <https://www.westoxon.gov.uk/media/oj5ll2x0/landscape-and-visual-review-of-chipping-norton-strategic-site-option.pdf> / <https://www.westoxon.gov.uk/media/ayznfzld/landscape-and-visual-review-of-two-additional-submissions-for-witney-strategic-development-options-kirkham-landscape-planning-january-2015.pdf>

Site (Reg 19 area)	Preferred Strategic Site Option (Reg 18 area)	Preferred development site(s)
CA5: Land west of Carterton Strategic Location for Growth (SLG)	I - Land at west Carterton (Alvescot)	ALV 002 - Land west of Carterton
CN3: Land east of Chipping Norton at London Road Strategic Location for Growth (SLG)	J - East Chipping Norton	CHIP 005 - Land at Rockhill Farm CHIP 018 - Rockhill Farm
LH1: Land at Hanborough Station	K - Land south west of Hanborough Station	HAN 001 - Land at Hanborough Station
BA2: Land east of Bampton	L – East of Bampton	BAM 005 - Land north of Aston Road
RA3: Land north of Aston	M - North of Aston	AST 004 - Land at North Street (Site C)
BU3: Land south of Sheep Street	N - South of Sheep Street, Burford	BUR 002a - Land south of Sheep Street
CH2: Land at Jefferson's Piece	O - Jeffersons Piece	CHAR 004 - Land at Jefferson's Piece
CH3: Land south of Hydac	P - Land south of Hydac, Charlbury	CHAR 006 - Land east of Fawler Road
RA4: Land at Kingham Station	R - Kingham Station	KING 005 - Land adjacent to Kingham Station
RA5: Land at the Downs	T - The Downs Standlake	STAN 001 - Land at the Downs
RA6: Land west of Rousham Road, Tackley	U - Rousham Road, Tackley	TACK 003 - Land west of Rousham Road, Tackley
RA2: Enstone Airfield Area of Redevelopment Opportunity	V - Enstone Airfield	ENS 001 - Enstone Business Park
WIT4: Land at Welch Way Area of Redevelopment Opportunity	W – Welch Way, Witney'	WIT010 BT Depot and Clarkes Timber Yard WIT011 Welch Way Civic Buildings WIT3 Woodford Way Car Park (Local Plan 2031 allocation)

Figure 1.1 - Map showing all proposed Reg 19 sites within this study



1.2 Policy background

National Planning Policy Framework (NPPF), December 2024, amended February 2025

1.2.1 This report sits within the following national policy context from the National Planning Policy Framework (NPPF)⁶:

- Paragraph 135
 - *Development should be sympathetic to local character and landscape setting, while maintaining a strong sense of place.*
- Paragraph 187
 - *Planning decisions should contribute to and enhance the natural and local environment.*
- Paragraph 193
 - *Planning decisions should protect and enhance valued landscapes, recognising the intrinsic character and beauty of the countryside.*
- Paragraph 194
 - *Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, National Parks and the Broads.*
- Paragraph 198
 - *Planning decisions should support the protection, restoration and enhancement of biodiversity and wider ecological networks.*

West Oxfordshire Local Plan 2031

1.2.2 Within the West Oxfordshire Local Plan 2031⁷, the following policies are of relevance (including a summary of the policy itself):

- Policy OS2: Locating Development in the Right Places
 - *Development should respect – and as far as reasonably possible protect or enhance – the character, distinctiveness and landscape setting of settlements.*

⁶ Ministry of Housing, Communities and Local Government (Dec 2024, amended Feb 2025) National Planning Policy Framework. Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

⁷ West Oxfordshire District Council (2018) West Oxfordshire Local Plan 2031. Available online at: <https://www.westoxon.gov.uk/media/feyjopen/local-plan.pdf>

- *Within the Cotswolds National Landscape, development needs to give great weight to conserving landscape and scenic beauty and comply with national policy.*
- Policy OS4: High Quality Design
 - *Development should respond positively to site context and contribute to local character and sense of place.*
 - *This includes conserving and enhancing areas, buildings and features of historic, architectural and environmental note; as well as enhancing local green infrastructure and its biodiversity.*
 - *Proposals should have regard for specific design advice contained in supplementary planning guidance covering the District. This includes (but is not limited to) the West Oxfordshire Design Guide, Oxfordshire Historic Landscape Appraisal, Landscape Assessments, Conservation Area Appraisals and Cotswolds National Landscape guidance documents.*
- Policy EH1: Cotswolds National Landscape
 - *Development should conserve and enhance the natural beauty, special qualities, landscape character and setting of the Cotswolds National Landscape, ensuring that development respects its distinctive character and important views, as well as being compatible with the aims of the Cotswold National Landscape Management Plan.*
- Policy EH2: Landscape Character
 - *Development should conserve and, where possible, enhance the landscape quality, landscape character and local distinctiveness.*
 - *Proposals should respond positively to landscape character and protect important landscape features, views and settlement settings.*
 - *Proposals should incorporate measures to maintain or improve levels of tranquillity and quality of dark skies.*
 - *Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.*
- Policy EH4: Public Realm and Green Infrastructure
 - *Development should protect and enhance green infrastructure networks and landscape structure.*
 - *Opportunities should be maximised for active travel, connecting settlements, improving the multi-functional green infrastructure network and urban greening.*

Cotswolds National Landscape Management Plan (2025-2030)

- 1.2.3 The Cotswolds National Landscape Management Plan (2025-2030) provides the long-term vision and strategy for conserving and enhancing the natural beauty, special qualities and

landscape character of the Cotswolds National Landscape. It identifies the special qualities of the Cotswolds landscape as:

- *The unifying character of the limestone geology – its visible presence in the landscape and use as a building material;*
- *The Cotswold escarpment, including views from and to the National Landscape;*
- *The high wolds – a large open, elevated predominately farmed landscape with commons, ‘big’ skies and long-distance views;*
- *River valleys, the majority forming the headwaters of the Thames; and an important water resource;*
- *Distinctive dry stone walls;*
- *Flower-rich grasslands including floodplain meadows and neutral grasslands and particularly limestone grasslands;*
- *Ancient broadleaved woodland particularly along the crest of the escarpment.*
- *Variations in the colour of the stone from one part of the National Landscape to another which add a vital element of local distinctiveness;*
- *The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution;*
- *Extensive dark sky areas;*
- *Distinctive settlements, developed in the Cotswold vernacular with high architectural quality and integrity;*
- *An accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswold Way National Trail;*
- *Significant archaeological, prehistoric and historic associations dating back 6,000 years, including Neolithic stone monuments, ancient drove roads, Iron Age forts, Roman villas, ridge and furrow fields, medieval wool churches and country estates and parks; and*
- *A vibrant heritage of cultural associations, including the Arts and Crafts Movement of the 19th and 20th centuries, famous composers, and authors and traditional events such as the Cotswolds Olympics, Levellers Day and woolsack races.*

1.2.4 Key policies from the management plan with respect to landscape are:

- CC1: Climate change – mitigation
 - *Land management practices should be undertaken to increase canopy cover and help sequester carbon.*

- *The Cotswolds National Landscape Partnership will support climate change mitigation and adaptation measures that conserve and enhance the natural beauty of the National Landscape.*
- CE1: Landscape
 - *Proposals should conserve and enhance the character, scenic quality and natural beauty of the Cotswolds National Landscape. This includes a presumption against the loss of key characteristics, as well as the conservation and enhancement of views and the setting of the National Landscape.*
 - *Rural skills such as dry stone walling and hedge laying should be utilised to support the retention, creation and management of key features within the landscape.*
- CE4: Local distinctiveness
 - *Proposals likely to impact on the distinctiveness of the National Landscape should be delivered in a way that it compatible with and furthers the conservation and enhancement of this distinctiveness, including being compatible with the Landscape Character Assessment and other landscape guidance, respecting local settlement patterns, styles, scale and materials and using an appropriate colour of Cotswold limestone.*
 - *Innovative designs are welcomed, as is the development of design guidance.*
- CE5: Tranquillity
 - *Proposals should be delivered to be compatible with the tranquillity of the National Landscape, including avoiding and minimising disturbance through noise or visual disturbance.*
- CE6: Dark skies
 - *Proposals should be delivered to be compatible with the dark skies of the National Landscape, including avoiding and minimising lighting.*
- Policy CE13: Development and infrastructure – principles
 - *Proposals should comply with relevant guidance and policies regarding landscape character, natural beauty and special qualities of the National Landscape.*
 - *A landscape-led approach should be applied to planning, design and implementation of proposed development.*

2 METHODOLOGY

2.1 Overview

- 2.1.1 This Landscape Sensitivity Assessment has been undertaken following methodology based on industry guidance in 'An Approach to Landscape Sensitivity Assessment'⁸. The steps for this process are set out within Figure 2.1. The guidance endorses a clearly reasoned professional judgement rather than over-reliance on tables/matrices.

Figure 2.1 - Steps of Landscape Sensitivity Assessment



2.2 Step 1 - Define purpose and scope

- 2.2.1 As per Section 1.1, the purpose of this Landscape Sensitivity Assessment is to establish the landscape and visual sensitivity of 19 potential sites within West Oxfordshire to residential, mixed use and commercial development. This sensitivity is recorded with respect to defined development scenarios as set out within the assessments for each site.
- 2.2.2 This report is intended as a broad assessment of landscape and visual sensitivity across relatively large areas of land. It is undertaken at a broad, strategic scale, rather than a site specific scale and is therefore appropriate for decision making at that scale.
- 2.2.3 Landscape sensitivity will vary within the potential sites themselves. Therefore, further and more detailed and nuanced study of landscape and visual sensitivity would be required when dealing with specific sites with defined site boundaries and specific proposals for development. This would ensure an appropriate level of assessment.

Cotswolds National Landscape

- 2.2.4 As per paragraphs 189 and 190 of the National Planning Policy Framework⁹ *'great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues. ... The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*. In addition, *'when considering applications for development within ... National Landscapes, permission should be refused for major development other than in exceptional circumstances and where it can be*

⁸ Natural England (2019). An Approach to Landscape Sensitivity Assessment (NE724). Available online at: <https://assets.publishing.service.gov.uk/media/5d2f005aed915d2fe684675b/landscape-sensitivity-assessment-2019.pdf>

⁹ Ministry of Housing, Communities and Local Government (2025). National Planning Policy Framework. Available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

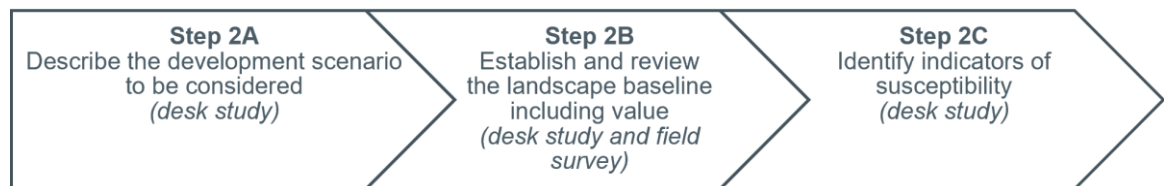
demonstrated that the development is in the public interest.... Major development is defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015¹⁰.

- 2.2.5 The location of sites within National Landscapes or their settings does not wholly preclude any residential, mixed use or commercial development and thus locations within the Cotswolds National Landscape are considered within this study. However, the presence of a National Landscape does greatly elevate landscape sensitivity due in part to its National landscape value and thus restricts the opportunity for development.

2.3 Step 2 - Gather information

- 2.3.1 The information on which this assessment has been based has been gathered through a combination of desk study and field survey. Sources of desk study information are set out within the references in footnotes. The field survey was undertaken over several dates by two qualified and experienced landscape architects (one of whom is a Chartered Member of the Landscape Institute or CMLI) from the 29th June to the 1st July 2026.
- 2.3.2 The process of gathering the information for this assessment is shown in Figure 2.2, with further details set out below.

Figure 2.2 - Stages of Step 2 of the Landscape Sensitivity Assessment



Step 2A: Describe the development scenario to be considered

- 2.3.3 The Local Plan identifies and allocates land for residential and employment development to 2043. The proposed mix of uses for each site and quantum of development are indicated in the table below. Site allocations and Strategic Locations for Growth have been identified through the plan making process, following submissions of sites by site promoters and assessment of site suitability and availability through the Housing and Economic Land

¹⁰ UK Government (2015). The Town and Country Planning (Development Management Procedure) (England) Order 2015
Available online at: <https://www.legislation.gov.uk/uksi/2015/595/contents>

Availability Assessment. The quantum of development and extent of sites are indicative at this stage.

2.3.4 The development scenarios for the purposes of assessment are:

Table 2.1 - Development scenarios for each Strategic Location for Growth

Local Plan Reference (Reg 19)	Local Plan Broad Area (Reg 18)	Proposed land use	Proposed quantum up to 31/03/2043
WIT7 – Land north of Burford Road SLG	A - Land North of Burford Road, Witney	Residential	700 dwellings
WIT6 – Land west of Witney SLG	B - Land west of Downs Road, Witney (Peashell Farm) / D - Land West of Witney	Employment / Residential	10 hectares / 700 dwellings
WIT5 – Land south of Witney SLG	C - Land South of Witney	Residential	700 dwellings
CA6 – North of Carterton SLG	E - North of Carterton (Brize Norton and Shilton)	Residential	700 dwellings
CA7 – Land north east of Carterton SLG	F - North East of Carterton (Brize Norton)	Residential	2,000 dwellings
CA8 – Land east of Brize Norton SLG	G - North East of Carterton (Brize Norton) / H - East of Brize Norton	Employment / Residential	10 hectares / 2,000 dwellings
CA5 - Land west of Carterton SLG	I - Land at West Carterton (Alvescot)	Employment / Residential	10 hectares / 800 dwellings
CN3 Land east of Chipping Norton at London Road SLG	J - East Chipping Norton	Residential	750 dwellings
LH1 – Land west of Hanborough Station	K - Land South West of Hanborough Station	Residential	300 dwellings
BA2 – Land east of Bampton	L – East of Bampton	Residential	150 dwellings
RA3 – Land North of Bampton	M - North of Aston	Residential	25 dwellings
BU3 – Land south of Sheep Street	N - South of Sheep Street, Burford	Residential	30 dwellings
CH2 – Land at Jeffersons Piece	O - Jeffersons Piece	Residential	30 dwellings
CH3 – Land South of Hydac	P - Land south of Hydac, Charlbury	Residential	40 dwellings
RA4 – Land at Kingham Station	R – Kingham Station	Residential	70 dwellings
RA5 – Land at the Downs, Standlake	T – The Downs Standlake	Residential	200 dwellings

Local Plan Reference (Reg 19)	Local Plan Broad Area (Reg 18)	Proposed land use	Proposed quantum up to 31/03/2043
RA6 – Rousham Road, Tackley	U – Rousham Road, Tackley	Residential	70 dwellings
RA2 – Enstone Airfield Area of Regeneration Opportunity	V – Enstone Airfield	Employment	10 hectares
WIT4 – Land at Welch Way Area of Regeneration Opportunity	W – Welch Way, Witney	Residential / mixed use	Minimum of 50 dwellings. There is a framework for mixed use development in this site, but this is not quantified

Step 2B: Establish and review landscape baseline including landscape values

- 2.3.5 The baseline landscape character within the Preferred Strategic Site Options / potential sites is established within West Oxfordshire's Landscape Character Assessment¹¹. This baseline includes the recognition of the valued attributes within each Landscape Character Area (LCA).
- 2.3.6 For each Preferred Strategic Site Option / potential site, the relevant LCA is recorded within the proformas in sections 3-21. The representativeness of the potential sites to the key characteristics and valued attributes is recorded within the landscape value table for each site.
- 2.3.7 In addition, the landscape value of each potential site is set out in each proforma with the following categories:
- Designated scenic quality;
 - Natural Heritage;
 - Cultural Heritage;
 - Landscape condition;
 - Cultural associations;
 - Distinctiveness;

¹¹ Atlantic Consultants (1998). West Oxfordshire Landscape Assessment. Available online at: <https://www.westoxon.gov.uk/media/cpqn2fj0/west-oxfordshire-landscape-assessment-1998.pdf>

- Amenity and recreation;
- Perceptual (scenic);
- Perceptual (other); and
- Function.

Value criteria

2.3.8

The criteria for value of each category are set out in Table 2.2, including indicators of higher and lower landscape value. These have been established using a combination of professional experience and guidance from 'An Approach to Landscape Sensitivity Assessment'¹² and the Landscape Institute publication 'Technical Guidance Note 02-21: Assessing landscape value outside national designations'¹³. Landscape value is recorded as National / Regional / Community, and the definitions for each of these terms are also set out below.

Table 2.2 - Criteria for establishing landscape value

Landscape value	Indicators of higher landscape value	Indicators of lower landscape value
Designated scenic quality ¹⁴	Landscape within a national landscape designation such as the Cotswolds National Landscape, where the CRoW Act (2000) imposes a duty to have regard to the purpose of conserving and enhancing natural beauty. Areas within the setting of a national landscape designation with a strong representation of the Special Qualities underpinning the designation.	No specific designation.
Natural Heritage	High presence of ecological or geological / geomorphological interest. Strong nature pathways and network.	Low presence of ecological or geological / geomorphological interest. Weak or no nature pathways and network.
Cultural Heritage	High presence of archaeology or historical interests, as well as strong sense of time-depth ¹⁵ .	Low presence of archaeology or historical interests; weak to no time-depth.

¹² Natural England (2019). An Approach to Landscape Sensitivity Assessment (NE724). Accessed at: <https://assets.publishing.service.gov.uk/media/5d2f005aed915d2fe684675b/landscape-sensitivity-assessment-2019.pdf>

¹³ Landscape Institute (2021). Technical Guidance Note 02/21: Assessing landscape value outside national designations. Accessed at: <https://www.landscapeinstitute.org/technical-resource/assessing-landscape-value-outside-national-designations/>

¹⁴ Local landscape designations are likely to be an indicator of at least medium landscape value

¹⁵ Time depth is defined as the extent to which the landscape in the present day reflects the historic layering of landscape elements as a result of past human activity and/or natural processes.

Landscape value	Indicators of higher landscape value	Indicators of lower landscape value
Landscape condition	Landscape fully intact in good condition with few or no incongruous elements.	Landscape in a poor state of repair with many incongruous elements.
Cultural associations	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No strong associations with notable people, events or the arts.
Distinctiveness	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character.	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character.
Amenity and recreation	Well-used for recreation where experience of the landscape is important, or forms part of a view that is important to a recreational experience. May contain National Trails or other promoted routes.	Limited amenity / recreational function where experience of the landscape is important.
Perceptual (scenic)	Landscape with strong appeal to the senses, particularly visual appeal.	Landscape with no particular scenic / visual appeal.
Perceptual (other)	Remote, tranquil, peaceful or with a sense of wildness. Dark skies.	Busy with evidence of human activity, little to no tranquillity, well-lit.
Function	Landscape with important blue / green infrastructure function; function in relation to nature connectivity / nature pathways; and/or strong relationship that is important to a national landscape designation. Good provision of ecosystem services and high natural capital value and /or potential.	No important blue / green infrastructure function; function in relation to nature connectivity / nature pathways; or important relationship with national landscape designation. Poor provision of ecosystem services and low natural capital value and / or potential.

National value

- 2.3.9 This is defined as a landscape that is recognised as being valued at a national level, typically through national designation (such as a National Landscape or National Park) or because it possesses exceptional landscape qualities, special qualities, scenic beauty, cultural or ecological importance that are valued beyond the regional area.

Landscape value in the Cotswolds National Landscape

- 2.3.10 Within the proformas, sites which lie wholly within the Cotswolds National Landscape are assigned a 'National' landscape value by default given their designated status. The judgements against the other landscape value criteria are then set out for information only. For areas lying partially within the Cotswolds National Landscape, professional judgement is used to determine their landscape value.

Regional value

- 2.3.11 This is defined as a landscape that is valued across a district, county or region because of attributes such as its distinctive character, scenic qualities, recreational role or contribution to regional identity. Whilst not necessarily designated, it is recognised as having value that extends beyond the local community.

Community value

- 2.3.12 This is defined as a landscape that is primarily valued at a local level by nearby communities. It may contribute to local character, provide everyday recreational opportunities, support local identity or contain features that are important to residents, but its importance is generally limited to the immediate locality.

Step 2C: Identify indicators of susceptibility

- 2.3.13 The indicators of landscape susceptibility to change arising from residential, mixed use and / or commercial development are as follows:
- Scale
 - Landform
 - Openness / enclosure
 - Land cover
 - Built environment
 - Views / intervisibility
 - Setting / skyline / backdrop
 - Perceptual qualities
 - Historic Landscape Character (HLC)
 - Scenic and special qualities
- 2.3.14 The criteria for susceptibility of each category are set out in Table 2.3 (for residential development) and Table 2.4 (for large mixed-use and commercial development), including indicators of higher and lower landscape susceptibility. These have been established through combining professional experience and judgement with guidance from 'An Approach to Landscape Sensitivity Assessment'¹⁶. Susceptibility is defined as High / Medium / Low in accordance with Table 2.3 and Table 2.4.

¹⁶ Natural England (2019). An Approach to Landscape Sensitivity Assessment (NE724). Accessed at: <https://assets.publishing.service.gov.uk/media/5d2f005aed915d2fe684675b/landscape-sensitivity-assessment-2019.pdf>

Table 2.3 - Criteria for establishing landscape susceptibility for residential developments

Landscape susceptibility	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Scale	Landscapes where the scale of development is larger than the scale of the receiving landscape.	Landscapes where the scale of development is similar to or smaller than the scale of receiving landscape.
Landform	Dramatic, rugged and complex landscapes.	Smooth regular flowing, flat or uniform landscapes.
Openness/enclosure	Open and exposed landscapes.	Enclosed and sheltered landscapes.
Land cover	Complex, intimate or mosaic cover or complex or irregular patterns, typically of historic origin.	Extensive areas of simple or regular land cover or simple and sweeping lines, linear features and patterns, typically of modern origin.
Built environment	Established, traditional or historic built character, or open countryside. Historic settlement edges / defined by traditional buildings and materials / well integrated in their landscape context.	Within the urban area or urban fringe.
Views/intervisibility	Extensive views within or of the area from key viewpoints.	Visually contained and have limited inward or outward views.
Setting/skyline/backdrop	Areas with strong features, focal points or prominent 'landmark' features that define the skyline; or that form the landscape setting to historic towns or other valued townscapes or landscapes. Naturalistic or undeveloped skylines.	Generally low-lying landscapes without a strong visual relationship or association with adjacent areas. Developed skylines with a strong human influence.
Perceptual qualities	Remote or 'wild' landscape with little or no signs of current human activity and development, as well as dark skies.	A landscape with much human activity and development such as industrial areas, as well as light pollution.
Historic Landscape Character (HLC)	The majority of the landscape is covered by higher sensitivity Historic Landscape Types (HLTs) and / or rare or significant HLC areas where this is documented.	Majority of the landscape is covered by least sensitive Historic Landscape Types (HLTs).
Scenic and special qualities	Area has a high scenic quality (likely to be recognised as National Park / National Landscape) and the scenic qualities will be affected by residential or commercial development.	Landscape has low scenic quality such as an industrial area or despoiled land - scenic qualities will not be affected by residential or commercial development.

Table 2.4 - Criteria for establishing landscape susceptibility for large mixed use and commercial developments

Landscape susceptibility	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Scale	Landscapes where the scale of development is larger than the scale of the receiving landscape. Human-scale and intimate landscapes.	Landscapes where the scale of development is similar to or smaller than the scale of receiving landscape. Large scale landscapes with low perception of human-scale.
Landform	Dramatic, rugged and complex landscapes.	Smooth regular flowing, flat or uniform landscapes.
Openness/enclosure	Open and exposed landscapes.	Enclosed and sheltered landscapes.
Land cover	Complex, intimate or mosaic cover or complex or irregular patterns, typically of historic origin.	Extensive areas of simple or regular land cover or simple and sweeping lines, linear features and patterns, typically of modern origin.
Built environment	Established, traditional or historic built character, or open countryside. Historic settlement edges / defined by traditional buildings and materials / well integrated in their landscape context. The massing of built form has a fine-grain texture.	Within the urban area or urban fringe. The massing of built form has a coarse or block-like texture.
Views/intervisibility	Extensive views within or of the area from key viewpoints.	Visually contained and have limited inward or outward views.
Setting/skyline/backdrop	Areas with strong features, focal points or prominent 'landmark' features such as church spires that define the skyline; or that form the landscape setting to historic towns or other valued townscape or landscapes. Naturalistic or undeveloped skylines.	Generally low-lying landscapes without a strong visual relationship or association with adjacent areas. Developed skylines with large-scale, modern built form and a strong human influence.
Perceptual qualities	Remote or 'wild' landscape with little or no signs of current human activity and development, as well as dark skies.	A landscape with much human activity and development such as commercial and industrial areas, as well as light pollution.
Historic Landscape Character (HLC)	The majority of the landscape is covered by higher sensitivity Historic Landscape Types (HLTs) and / or rare or significant HLC areas where this is documented.	Majority of the landscape is covered by least sensitive Historic Landscape Types (HLTs).

Landscape susceptibility	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Scenic and special qualities	Area has a high scenic quality (likely to be recognised as National Park / National Landscape) and the scenic qualities will be affected by mixed use or commercial development.	Landscape has low scenic quality such as an industrial area or despoiled land - scenic qualities will not be affected by mixed use or commercial development.

Susceptibility in the Cotswolds National Landscape

- 2.3.15 Land within the Cotswolds National Landscape has been designated for its natural beauty, in line with the methodology in the published Guidance for Assessing Landscapes for Designation from Natural England¹⁷. This includes consideration of factors in Table 3 of the guidance (landscape quality, scenic quality, relative wildness, relative tranquillity, natural heritage features, and cultural heritage).
- 2.3.16 The location of a site within the Cotswolds National Landscape or its setting does not necessarily mean that it is of high susceptibility to changes within it. This is because (Natural England guidance: section 5.3) *‘there is no requirement that every parcel of land must meet ... the criteria’* and *‘a designation can “wash over” (i.e. include) ... land [which] does not itself meet the designation criteria’*. In addition, as per section 6.10 of the guidance, *‘not all factors or indicators have to be present across a designation. Different parts of a designation can satisfy the natural beauty criterion for different reasons, provided that overall, the area is of sufficient natural beauty to be designated as [a National Landscape]...’*.
- 2.3.17 Therefore, any sites which do not meet the natural beauty criteria or where the special qualities would not be affected by the development scenario would not necessarily have a high susceptibility to change, despite their location with the Cotswolds National Landscape or its setting.

2.4 Step 3 - Assess landscape and visual sensitivity

- 2.4.1 Step 3 assimilates all of the information gathered in Step 2 to be able to produce a judgement on overall landscape and visual sensitivity to the given development scenario.
- 2.4.2 For each potential site, this is achieved by combining the landscape value and landscape susceptibility to give the overall landscape sensitivity to residential, mixed use / commercial development. This process is set out in Figure 2.3.

Figure 2.3 - Stages of Step 3 of the Landscape Sensitivity Assessment

¹⁷ Natural England (2021). Guidance for Assessing Landscapes for Designation. Accessed at: https://www.cotswolds-nl.org.uk/wp/wp-content/uploads/2025/02/NE_Guidance-on-Assessing-Landscapes-for-Designation_June21-1.pdf



- 2.4.3 The judgements for landscape and visual susceptibility are made using professional judgement (as recommended by published guidance) as per the criteria in Table 2.5. The professional judgements are fully justified within the proformas in sections 3-21.

Table 2.5 - Criteria for establishing landscape sensitivity

Landscape sensitivity	Criteria
High	The key characteristics and qualities of the landscape are highly sensitive to change from residential, mixed use and/or commercial development.
High / Medium	The key characteristics and qualities of the landscape are sensitive to change from residential, mixed use and/or commercial development.
Medium	Some of the key characteristics and qualities of the landscape are sensitive to change from residential, mixed use and/or commercial development.
Medium / Low	Few of the key characteristics and qualities of the landscape are sensitive to change from residential, mixed use and/or commercial development.
Low	The key characteristics and qualities of the landscape are less likely to be adversely affected by residential, mixed use and/or commercial development. Greater potential for landscape mitigation.

Sensitivity across potential sites

- 2.4.4 It should be noted that the sensitivity recorded in the proformas will, naturally, vary across the different parts of the assessed potential site. There will be component parts of the assessed potential sites with a higher or lower sensitivity than that assessed for the overall potential site.

3 SITE WIT7: LAND NORTH OF BURFORD ROAD STRATEGIC LOCATION FOR GROWTH (SLG)

3.1 Context

3.1.1 Preferred Strategic Site Option: A - Land North of Burford Road, Witney

3.2 Individual site: CUR 003 - Land at Curbridge Downs Farm

3.2.1 Link to CUR 003 - Land at Curbridge Downs Farm – Summary

At a glance

Table 3.1 - At a glance summary (CUR 003 - Land at Curbridge Downs Farm)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

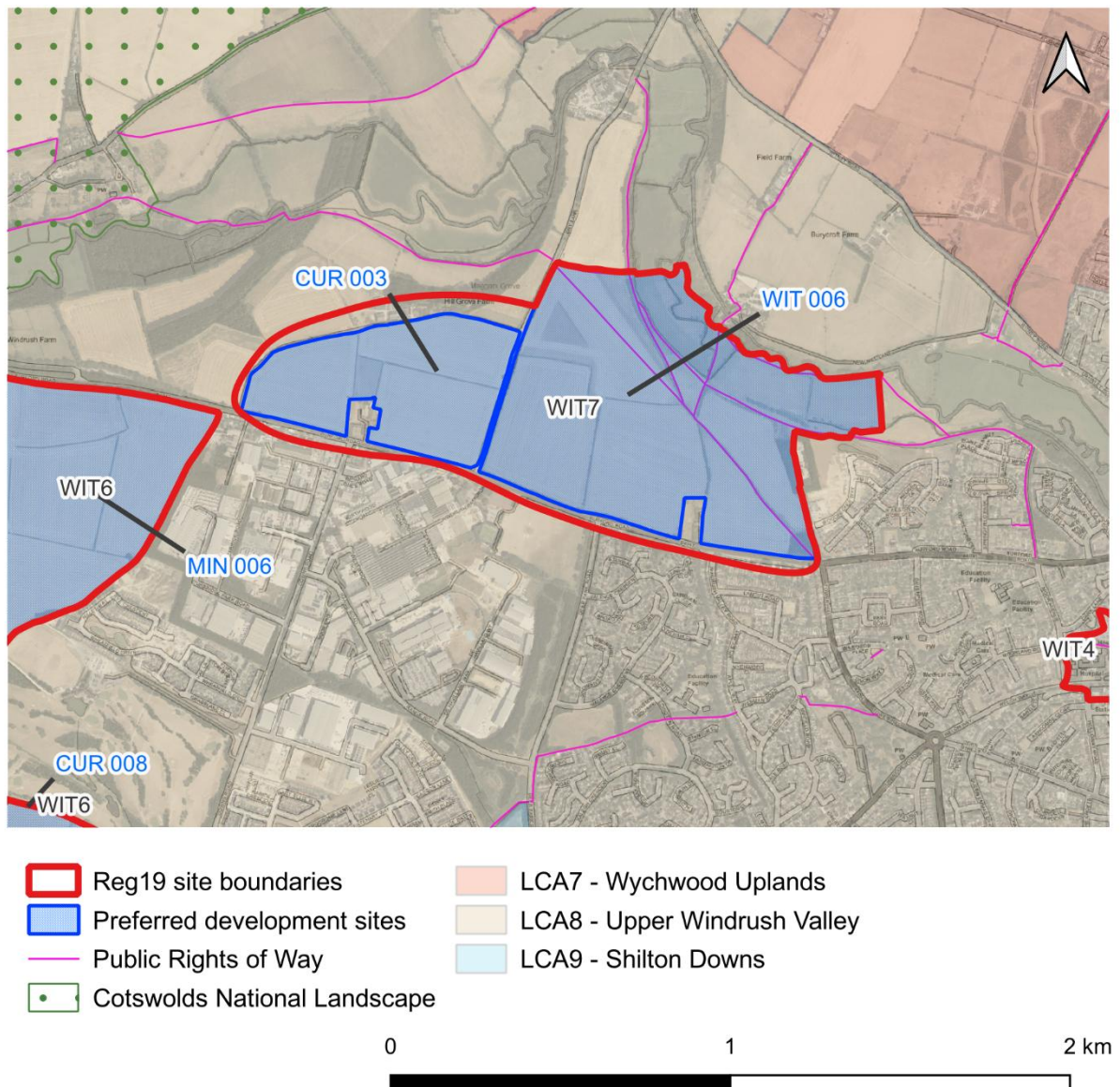
Figure 3.1 - View from Dry Lane showing the dense boundary vegetation with intervisibility of agricultural buildings



Landscape character baseline

- 3.2.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.
- 3.2.3 The key characteristics of the Upper Windrush Valley LCA relevant to this site are as follows:
- *'Flat valley floor, predominantly used for pasture or productive farmland;*
 - *Riparian character with a pattern of ditches lined by Willow;*
 - *Landscape structure provided by lines and groups of mature trees; and*
 - *Moderate intervisibility'.*
- 3.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands

Figure 3.2 - Map showing landscape character and constraints (CUR 003 - Land at Curbridge Downs Farm)



Landscape value

Table 3.2 - Landscape value criteria (CUR 003 - Land at Curbridge Downs Farm)

Factor	Notes	Value
Designated scenic quality	Cotswolds National Landscape is near the site boundary (approximately 500m west).	Regional

Factor	Notes	Value
Natural Heritage	No ecological designations within the site. Part of a moderate network of green infrastructure with dense, mature hedgerow boundaries. This is particularly evident on the northwestern boundary which connects to wider woodland blocks.	Community
Cultural Heritage	Low presence of historical interests but moderate time-depth representation through retained historic field boundaries.	Community
Landscape condition	Landscape largely intact and in moderate-good condition, detractors to the south of Windrush Industrial Park.	Community
Cultural associations	No strong cultural associations.	Community
Distinctiveness	Commonplace elements and features, lacking distinctive character,	Community
Amenity and recreation	Limited amenity/recreational function within the site, however some PRow in the surrounding area. National Cycle Route 57 runs along the southern site boundary.	Community
Perceptual (scenic)	No particular scenic or visual appeal, particularly due to the influence of the adjacent urban edge.	Community
Perceptual (other)	Tranquil perception away from the urban edge. The southern part of the area is busy with human activity, traffic and industrial influences from Windrush Industrial Park.	Community
Function	Landscape functions as productive farmland with moderate green infrastructure function through links to wider ancient woodland and woodland blocks. Limited relationship to Cotswolds National Landscape.	Community

Landscape susceptibility

Table 3.3 - Landscape susceptibility criteria (CUR 003 - Land at Curbridge Downs Farm)

Factor	Notes	Susceptibility
Scale	Scale of development is similar to the prevailing landscape scale.	Low
Landform	Landform of the site is relatively flat, land to the north becomes more sloping/undulating.	Low
Openness / enclosure	Relatively open landscape, with some sense of enclosure from hedgerows.	Medium
Land cover	Partially intact historic field pattern, particularly within the site itself. Fields are largely regular or sub-regular.	Medium
Built environment	Site is adjacent to an industrial part of the urban fringe.	Low

Factor	Notes	Susceptibility
Views / intervisibility	The flat plateau topography combined with hedgerow boundaries limits inwards/outwards views to the site fringes and immediate vicinity.	● Low
Setting / skyline / backdrop	No particularly strong visual association with adjacent area, the skylines in the surrounding area are developed and subject to human influence.	● Low
Perceptual qualities	Landscape influenced by adjacent human activity and industrial area, little sense of tranquillity or remoteness.	● Low
Historic Landscape Character	The site comprises piecemeal enclosure within the HLC.	● Low
Scenic and special qualities	Site itself and land to the south has a low scenic quality, Cotswolds National Landscape lies close to the north.	● Medium

CUR 003 - Land at Curbridge Downs Farm – Summary

Landscape sensitivity

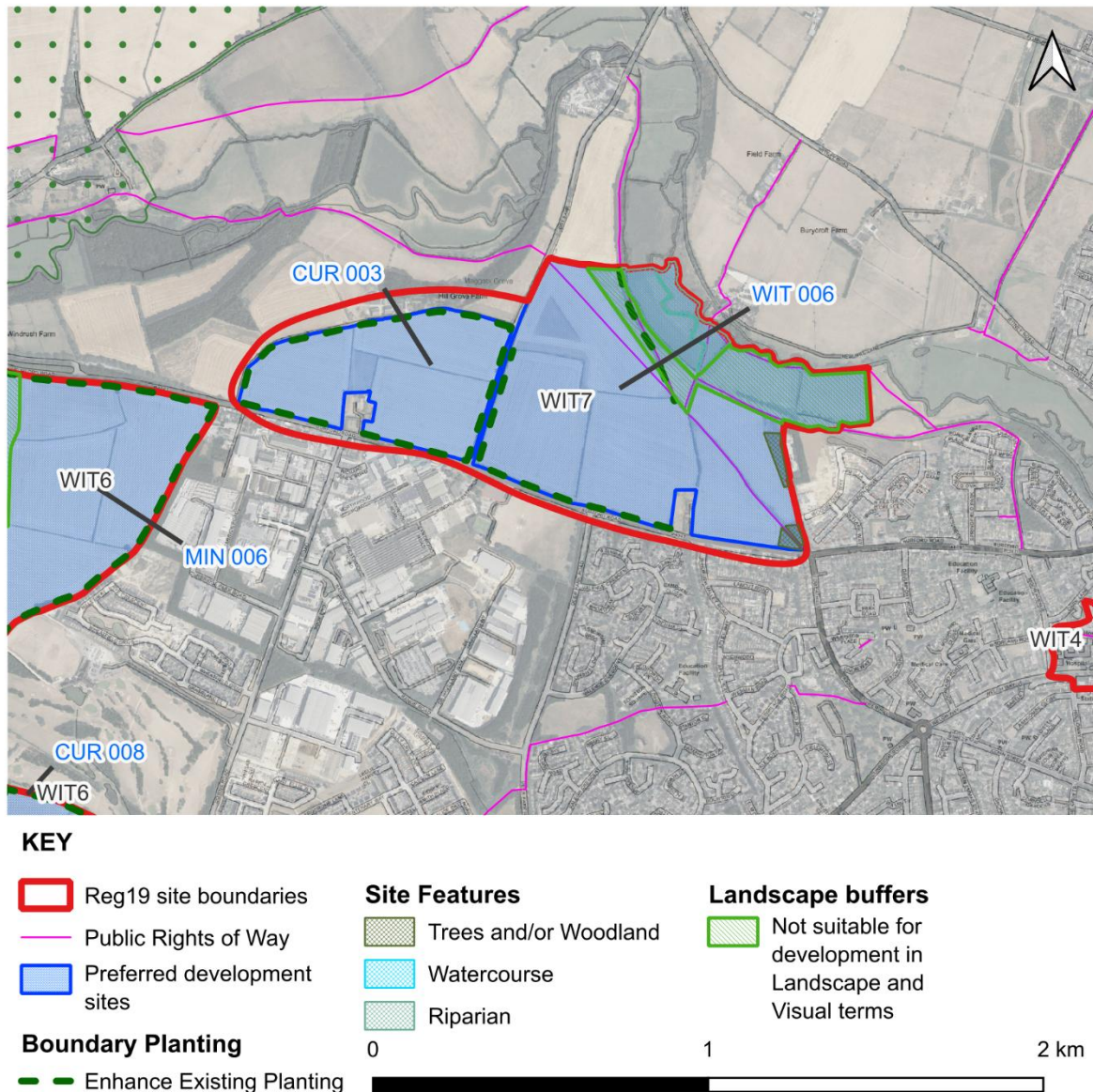
Table 3.4 - Overall landscape sensitivity (CUR 003 - Land at Curbridge Downs Farm)

Factor	Rating
Landscape value	● Community
Landscape susceptibility	● Low
Landscape sensitivity	● Low

Mitigation recommendations

- Retain mature hedgerow boundaries.

Figure 3.3 - Landscape mitigation recommendations (CUR 003 - Land at Curbridge Downs Farm)



Conclusion

3.2.5

This site is located on the northern edge of Witney, within 500m of the Cotswolds National Landscape. It has a Community landscape value, with valued elements including the moderate green infrastructure function and landscape quality; as well as the sense of tranquillity away from the urban edge. Aspects of the landscape which are more susceptible to residential development include the relatively open landscape, historic field boundaries, and the proximity of the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain mature hedgerow boundaries.

3.3 Individual site: WIT 006 - Land north of Burford Road

3.3.1 [Link to WIT 006 - Land north of Burford Road – Summary](#)

At a glance

Table 3.5 - At a glance summary (WIT 006 - Land north of Burford Road)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Medium	Medium

Figure 3.4 - View taken from Footpath 410/28/10 showing the River Windrush floodplain meadow



Landscape character baseline

3.3.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.

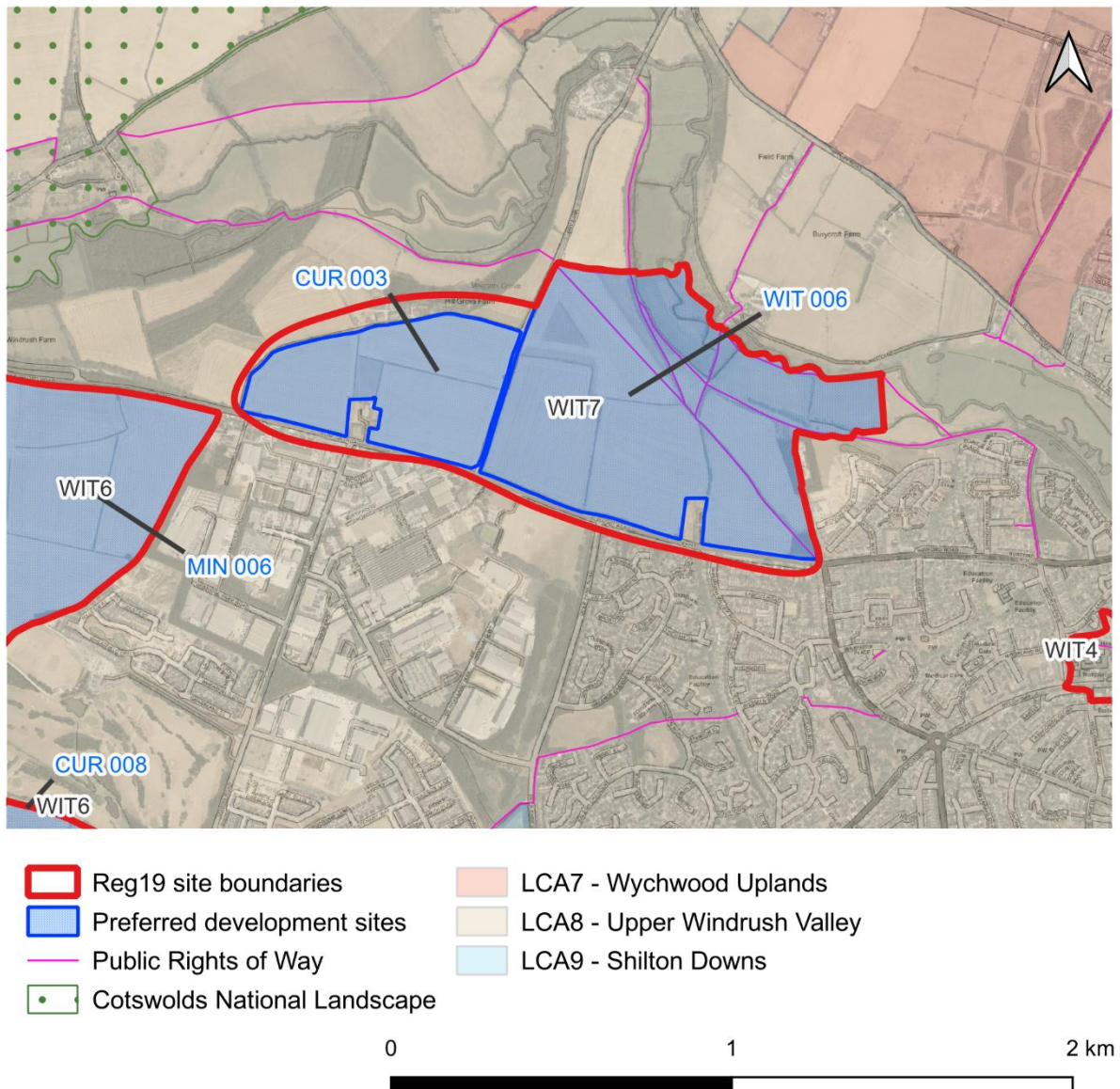
3.3.3 The key characteristics of the Upper Windrush Valley LCA relevant to this site are as follows:

- *'Flat valley floor, predominantly used for pasture or productive farmland;*
- *Riparian character with a pattern of ditches lined by Willow;*
- *Landscape structure provided by lines and groups of mature trees; and*

- *Moderate intervisibility.*

3.3.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands and 10. River Meadowlands.

Figure 3.5 - Map showing landscape character and constraints (WIT 006 - Land north of Burford Road)



Landscape value

Table 3.6 - Landscape value criteria (WIT 006 - Land north of Burford Road)

Factor	Notes	Value
Designated scenic quality	Cotswolds National Landscape is near the site boundary (approximately 800m west).	Regional
Natural Heritage	The River Windrush is directly adjacent to the north eastern boundary of the site and some tributaries run into the site itself. Priority Habitat 'Good quality semi-improved grassland' is present across the north east of the site. These features create a strong network of green infrastructure between the site and the wider landscape.	Regional
Cultural Heritage	Moderate sense of time depth through retained and existing field boundaries in the south west and riparian flood plains to the north east. Low presence of historical interest.	Community
Landscape condition	Landscape is largely intact and in a moderate condition with influence from a handful of incongruous elements. Encroachment from the residential settlements to the south and east and some industrial influence from Windrush Industrial Park to the south west.	Community
Cultural associations	No strong cultural associations.	Community
Distinctiveness	The riparian character of the northern edge of the site is distinctive to the LCA. However, the south of the site and the wider area to the south is more commonplace and lacks distinctive character. It is made up of irregular, historic field boundaries, with an adjacent urban edge.	Community
Amenity and recreation	There are 6 Public Rights of Way (PRoW) that run through the north and east of the site, which are connected to the wider PRoW network. National Cycle Route 57 runs along the southern site boundary.	Regional
Perceptual (scenic)	No particular visual appeal within the south of the area, however the riparian landscape to the north is more visually appealing.	Community
Perceptual (other)	Burford Road and Windrush Industrial Estate affect tranquillity, as does the urban edge to the south. The riparian corridor has a tranquil character and a sense of detachment from the urban edge.	Community

Factor	Notes	Value
Function	The landscape has an important blue and green infrastructure function with the River Windrush being an upper tributary of the River Thames. The riparian corridor that surrounds the river is part of a strong connection to the wider natural ecosystem and the PRowWs act as recreational assets that link the site to the wider landscape. The agricultural landscape in the site and wider area functions as productive landscape.	Regional

Landscape susceptibility

Table 3.7 - Landscape susceptibility criteria (WIT 006 - Land north of Burford Road)

Factor	Notes	Susceptibility
Scale	Scale of development is similar to the prevailing landscape scale, however scale decreases towards the north of the site and beyond.	Low
Landform	Site slopes gently down from south-west towards the watercourse in the north-east. More undulating landscape to the north around Crawley.	Medium
Openness / enclosure	Relatively open landscape, particularly due to the sloping landform, which gives open views towards the east.	Medium
Land cover	Partly intact historic field pattern, particularly within the site itself. Fields are largely regular or sub-regular.	Medium
Built environment	Site is adjacent to the urban fringe which comprises modern development.	Low
Views / intervisibility	The flat plateau topography limits inwards/outwards views to the site fringes to the south and west, however the topography opens out to the east with some wider views available.	Medium
Setting / skyline / backdrop	Undulating landscape but with few landmark features or strong focal points.	Low
Perceptual qualities	Landscape influenced by adjacent human activity, some sense of tranquillity away from the urban edge.	Medium
Historic Landscape Character	The site comprises piecemeal enclosure within the HLC.	Low
Scenic and special qualities	Site itself and land to the south has a low scenic quality, Cotswolds National Landscape lies close to the north-west and there are some pleasant rural views towards the north-east and east.	Medium

WIT 006 - Land north of Burford Road – Summary

Landscape sensitivity

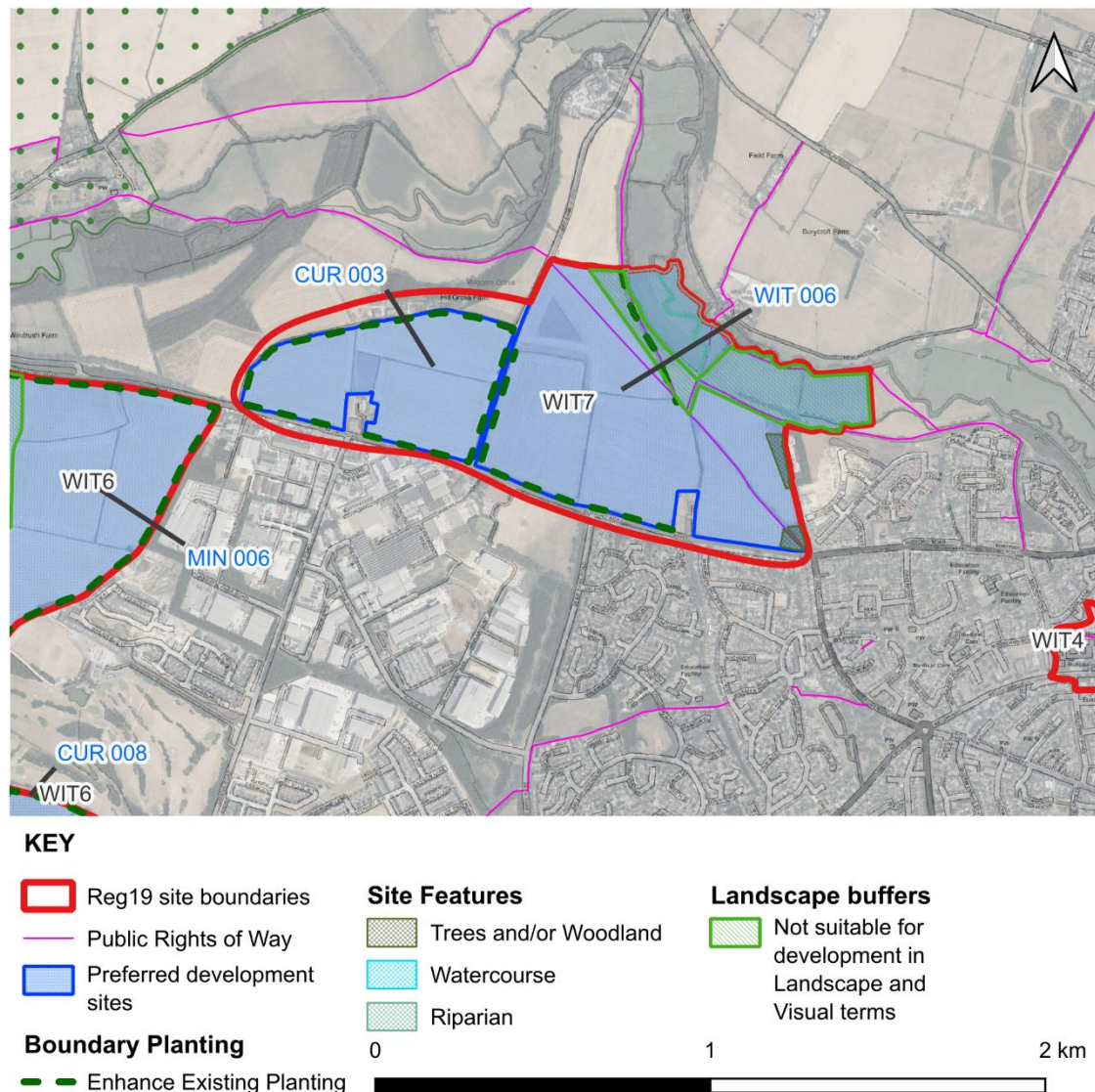
Table 3.8 - Overall landscape sensitivity (WIT 006 - Land north of Burford Road)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Medium
Landscape sensitivity	Medium

Mitigation recommendations

- Landscape buffer along riparian floodplain in the far north-east of the site.
- Create well-integrated development edges, particularly to the south and east.
- Retain mature hedgerow boundaries.
- Masterplan layout taking into account PRow network and sloping topography.

Figure 3.6 - Landscape mitigation recommendations (WIT 006 - Land north of Burford Road)



Conclusion

3.3.5

This site is located on the northern edge of Witney, within 800m of the Cotswolds National Landscape. It has a Community landscape value, with valued elements including the moderate green infrastructure function and landscape quality; as well as the sense of tranquillity within the riparian floodplain away from the urban edge. Aspects of the landscape which are more susceptible to residential development include the undulating landform, relatively open landscape alongside views to the east, historic field boundaries, sense of tranquillity away from the urban edge and the proximity of the Cotswolds National Landscape. Overall, the site has a Medium landscape susceptibility to change. When combined with the Community value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to keep a landscape buffer within the riparian floodplain to the north and to retain mature hedgerow boundaries.

4 SITE WIT6: LAND WEST OF WITNEY STRATEGIC LOCATION FOR GROWTH (SLG)

4.1 Context

4.1.1 Preferred Strategic Site Option: B - Land west of Downs Road, Witney (Peashell Farm) / D - Land West of Witney

4.2 Individual site: CUR 008 - Land west of Downs Road

4.2.1 Link to CUR 008 - Land west of Downs Road – Summary

At a glance

Table 4.1 - At a glance summary (CUR 008 - Land west of Downs Road)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

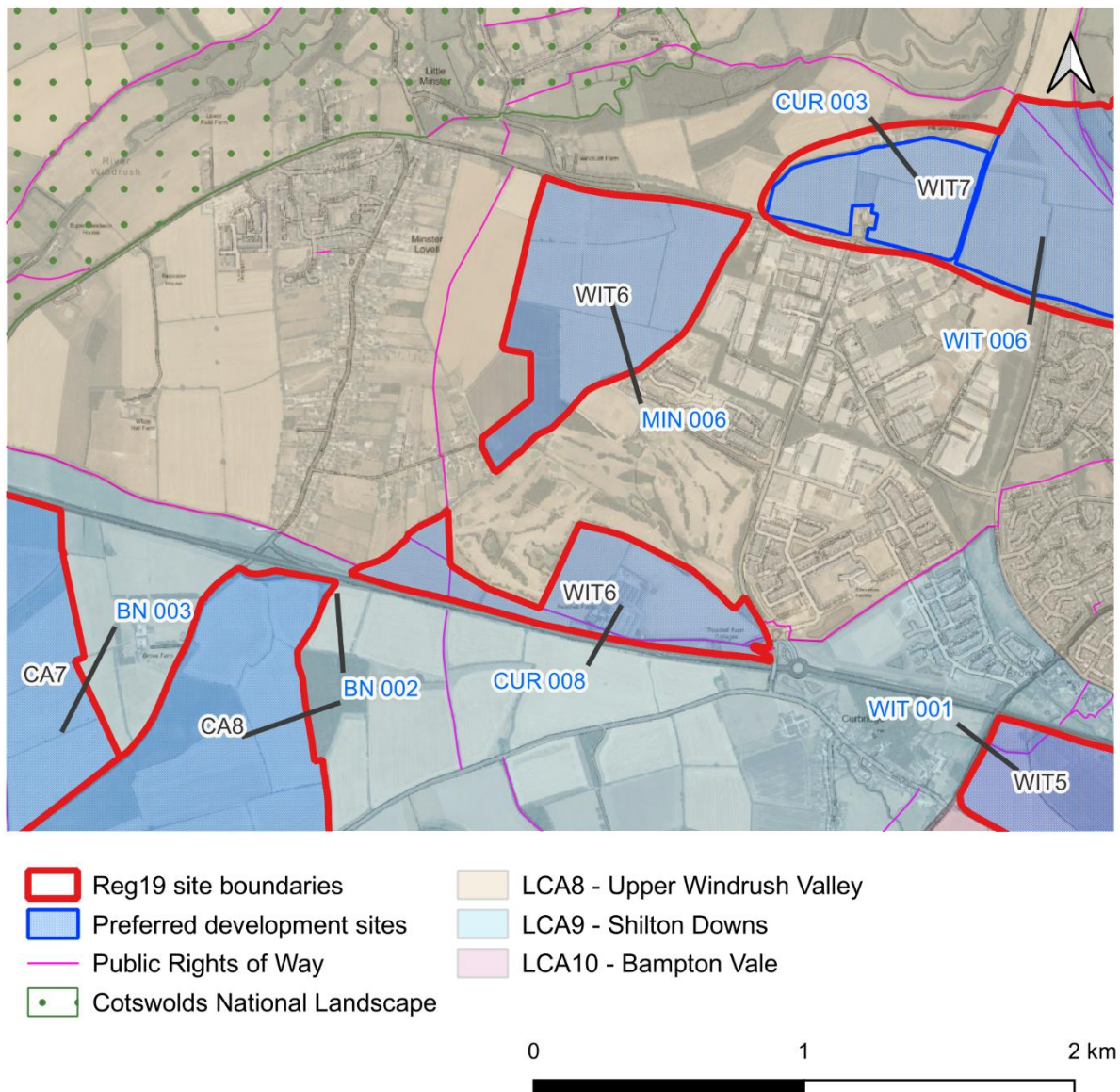
Figure 4.1 - View from Downs Road at the Peashell Farm entrance showing the productive arable farmland landscape



Landscape character baseline

- 4.2.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.
- 4.2.3 The key characteristics of the Upper Windrush Valley LCA relevant to this site are as follows:
- *‘Flat valley floor, predominantly used for pasture or productive farmland;*
 - *Riparian character with a pattern of ditches lined by Willow;*
 - *Manicured or intensively managed land under amenity use (e.g. golf courses);*
 - *Landscape structure provided by lines and groups of mature trees; and*
 - *Moderate intervisibility.’*
- 4.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands

Figure 4.2 - Map showing landscape character and constraints (CUR 008 - Land west of Downs Road)



Landscape value

Table 4.2 - Landscape value criteria (CUR 008 - Land west of Downs Road)

Factor	Notes	Value
Designated scenic quality	No national or regional designations within the site. Cotswolds National Landscape lies approximately 1.5km north.	Community

Factor	Notes	Value
Natural Heritage	No presence of ecological designations or other natural heritage interest within the site, however the Worsham Lane SSSI lies approximately 350m west of the site's western boundary. There are dense mature hedgerow boundaries, particularly to the south and east of the site, that form part of a wider biodiversity network.	Community
Cultural Heritage	Limited sense of time-depth and no historical features within the site itself. However, the adjacent settlement of Minster Lovell has a distinctive historic Chartist settlement pattern and a number of listed buildings, including some immediately north of the western part of the site.	Community
Landscape condition	Landscape is typically in moderate condition with dense, mature hedgerow boundaries however, some historic field boundaries have been lost to agricultural intensification. Some incongruous elements, such as large modern agricultural sheds within the centre of the site and telephone wires crossing throughout the site.	Community
Cultural associations	No strong cultural associations.	Community
Distinctiveness	The landscape within the site itself is commonplace and lacks distinctive character. However, Minster Lovell is near the western site boundary and the Charterville area has a distinctive Chartist settlement pattern and vernacular.	Community
Amenity and recreation	2 PRoWs run throughout the site and connect into the wider network. Witney Golf Centre and Golf Course borders the site directly to the north.	Community
Perceptual (scenic)	Limited visual appeal due to adjacent urban edge to the east, presence of detracting features, and enclosed nature of the site.	Community
Perceptual (other)	Some limited sense of tranquillity within the site and along the PRoW, however the A40 directly to the south and urban edge to the east both reduce the sense of tranquillity.	Community
Function	The site functions as productive farmland. Within the wider area, the site has some connection to wider ecosystems through a network of dense hedgerow along the field boundaries.	Community

Landscape susceptibility

Table 4.3 - Landscape susceptibility criteria (CUR 008 - Land west of Downs Road)

Factor	Notes	Susceptibility
Scale	Landscape has a medium-large scale, which is similar to the proposed scale of development.	Low
Landform	Flat to gently undulating landscape with gentle slopes.	Low
Openness / enclosure	The flatness of the site and surrounding area, as well as presence of dense and mature hedgerow boundaries and tree belts gives a sense of enclosure.	Low
Land cover	Relatively simple land cover pattern of agricultural fields and settlement. Regular and sub-regular field pattern.	Low
Built environment	Distinctive historic settlement pattern in the Charterville area of Minster Lovell. Witney has a more modern vernacular and settlement pattern.	Medium
Views / intervisibility	The mature vegetation limits views inwards and outwards of the site.	Low
Setting / skyline / backdrop	Flat to undulating landscape with few landmark features or strong focal points.	Low
Perceptual qualities	Little sense of tranquillity due to the presence of the busy A40 and the adjacent urban edge of Witney.	Low
Historic Landscape Character	The site comprises pre-18 th century enclosure within the HLC.	Low
Scenic and special qualities	No particular relationship with the Cotswolds National Landscape. Low scenic quality due to nearby detractors.	Low

CUR 008 - Land west of Downs Road – Summary

Landscape sensitivity

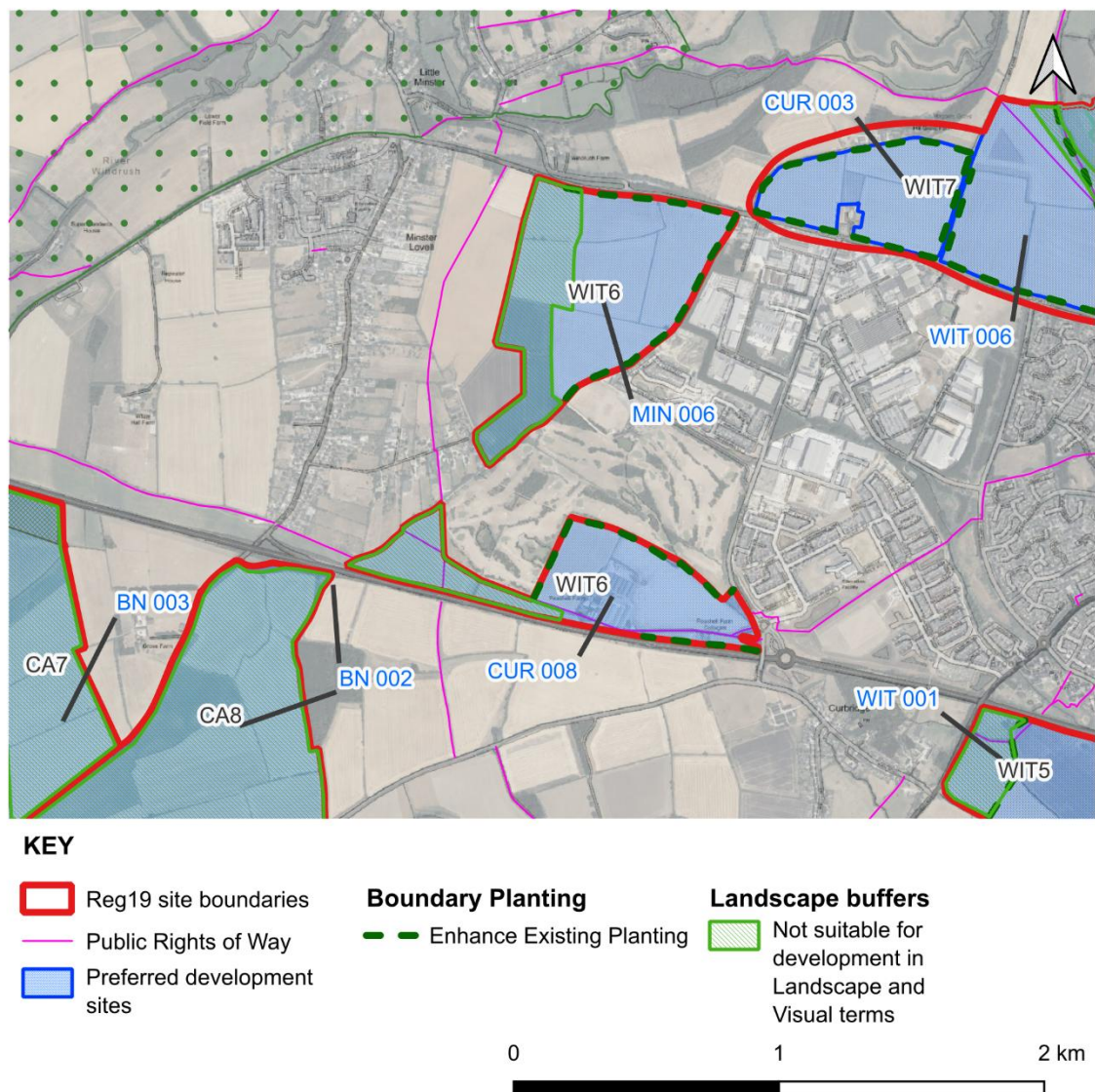
Table 4.4 - Overall landscape sensitivity (CUR 008 - Land west of Downs Road)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Landscape buffer to the western half of the site to provide offset from sensitive Chartist historic settlement pattern at Minster Lovell.
- Retain and enhance mature hedgerow boundaries where possible.

Figure 4.3 - Landscape mitigation recommendations (CUR 008 - Land west of Downs



Road)

Conclusion

4.2.5

This site is located between the western edge of Witney and the eastern edge of Minster Lovell, 1.5km south of the Cotswolds National Landscape. The site has a Community landscape value, with valued elements including the distinctive historic Chartist settlement pattern of Minster Lovell and the various recreational interests. Aspects of the landscape

which are more susceptible to development include the undulating landform, relatively open landscape alongside views to the east, historic field boundaries, sense of tranquillity away from the urban edge and the proximity of the Cotswolds National Landscape. Overall, the site has a Medium landscape susceptibility to change. When combined with the Community value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to keep a landscape buffer within the riparian floodplain to the north and to retain mature hedgerow boundaries.

4.3 Individual site: MIN 006 - Land west of Witney, south of Downs Road

4.3.1 Link to MIN 006 - Land west of Witney, south of Downs Road – Summary.

At a glance

Table 4.5 - At a glance summary (MIN 006 - Land west of Witney, south of Downs Road)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 4.4 - View from Footpath 302/6/10 showing the productive farmland with dense boundary vegetation and intervisibility with the industrial park in the distance.



Landscape character baseline

4.3.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.

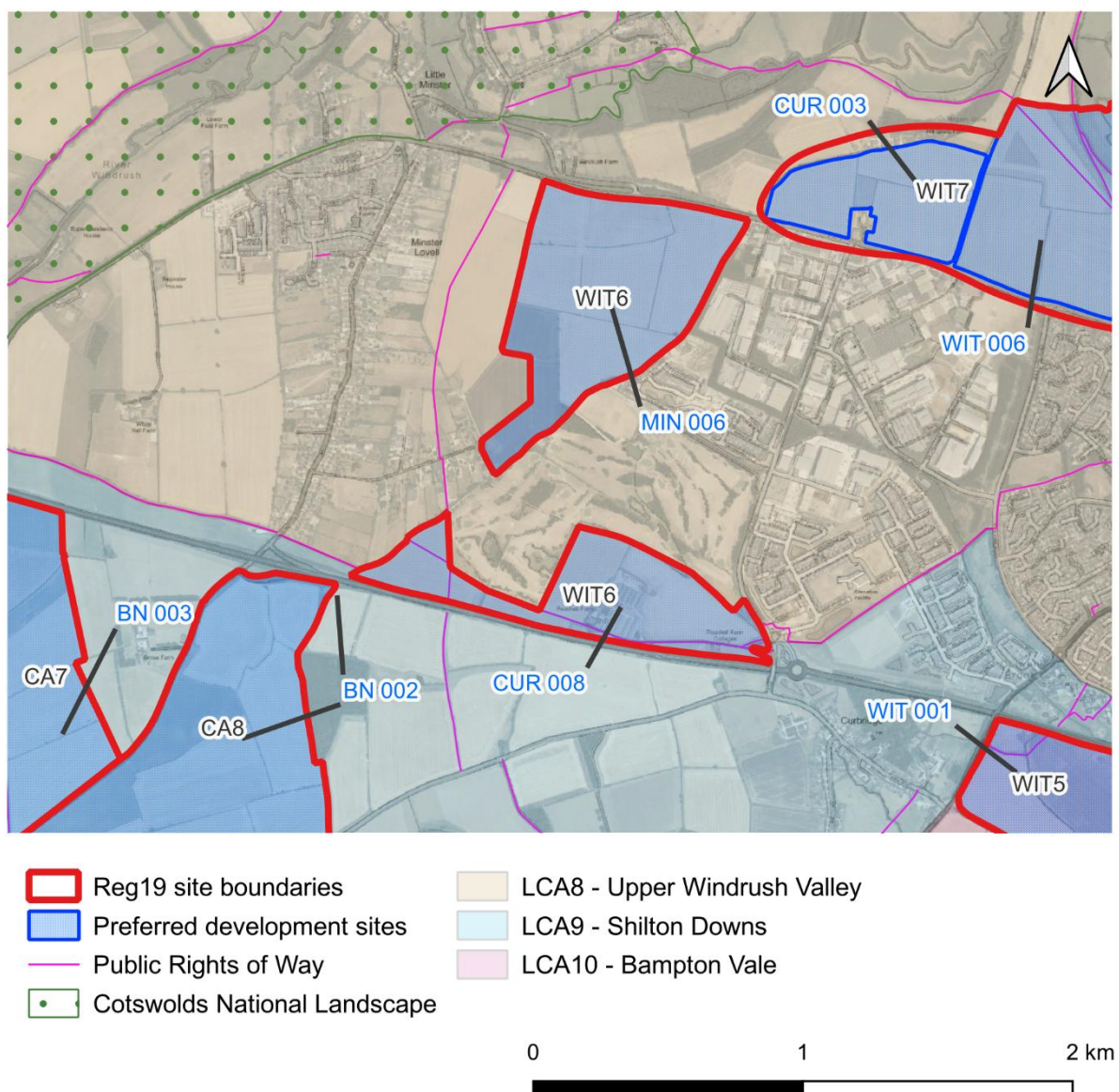
4.3.3 The key characteristics of the Upper Windrush Valley LCA relevant to this site are as follows:

- *'Flat valley floor, predominantly used for pasture or productive farmland;*
- *Riparian character with a pattern of ditches lined by Willow;*

- Landscape structure provided by lines and groups of mature trees; and
- Moderate intervisibility.'

4.3.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands

Figure 4.5 - Map showing landscape character and constraints (MIN 006 - Land west of Witney, south of Downs Road)



Landscape value

Table 4.6 - Landscape value criteria (MIN 006 - Land west of Witney, south of Downs Road)

Factor	Notes	Value
Designated scenic quality	The Cotswolds National Landscape is near to the site (approximately 250m north west).	Regional
Natural Heritage	No ecological or geological designations. Some ecological interest through the dense vegetation boundaries.	Community
Cultural Heritage	The site is adjacent to Minster Lovell Conservation Area which is directly north of the site boundary. There is some sense of time-depth within the surrounding through the historic Chartist settlement pattern in Minster Lovell, as well as the field pattern that has been retained.	Regional
Landscape condition	Landscape is in moderate condition but there are multiple incongruous elements associated with the urban edge of Witney, including Windrush Industrial Park.	Community
Cultural associations	No strong cultural associations.	Community
Distinctiveness	Commonplace elements and lack of distinctive features within the site, however the Chartist settlement pattern of the Charterville area of Minster Lovell is both historic and distinctive. Many of the landscape characteristics are relevant within LCA description.	Regional
Amenity and recreation	There is no amenity or recreational function within the site itself, but a PRoW lies on the western site boundary and connects into the wider PRoW network. National Cycle Route 57 runs along the northern site boundary.	Regional
Perceptual (scenic)	Landscape within the site has no particular scenic or visual interest, however the site lies very closely to the boundary of the Cotswolds National Landscape.	Community
Perceptual (other)	The landscape has a sense of tranquillity to the west. However, industrial and human influences located to the east reduce this perception.	Community
Function	The landscape has some green infrastructure function through connections with dense woodland blocks to the eastern boundary of the site, as well as the riparian corridor in the north of the area. Gappy hedgerows act as field boundaries and the main function of the landscape is productive farmland.	Community

Landscape susceptibility

Table 4.7 - Landscape susceptibility criteria (MIN 006 - Land west of Witney, south of Downs Road)

Factor	Notes	Susceptibility
Scale	Medium-large scale landscape, in which the scale of proposed development would be similar.	Low
Landform	Gently undulating topography within the landscape, falling towards the riparian corridor in the north.	Low
Openness / enclosure	Mixture of openness and enclosure within the landscape. Some open views where vegetation allows, but other views are restricted by dense vegetation.	Medium
Land cover	Simple land cover comprising farmland and urban edge. Field boundaries are a mixture of regular and sub-regular shapes.	Low
Built environment	Minster Lovell is a historic settlement with a distinctive Chartist settlement pattern. Witney is more modern and built-up in terms of its urban form.	Medium
Views / intervisibility	Views and intervisibility are typically limited by intervening vegetation and/or built form.	Low
Setting / skyline / backdrop	There are no particular focal points or landmarks visible from the site or its surroundings.	Low
Perceptual qualities	Some limited sense of tranquillity in the west, but this is interrupted by the urban edge in the east.	Low
Historic Landscape Character	The site comprises ancient enclosure within the HLC.	Low
Scenic and special qualities	The Cotswolds National Landscape lies close to the northern site boundary, with some limited intervisibility.	Medium

MIN 006 - Land west of Witney, south of Downs Road – Summary

Landscape sensitivity

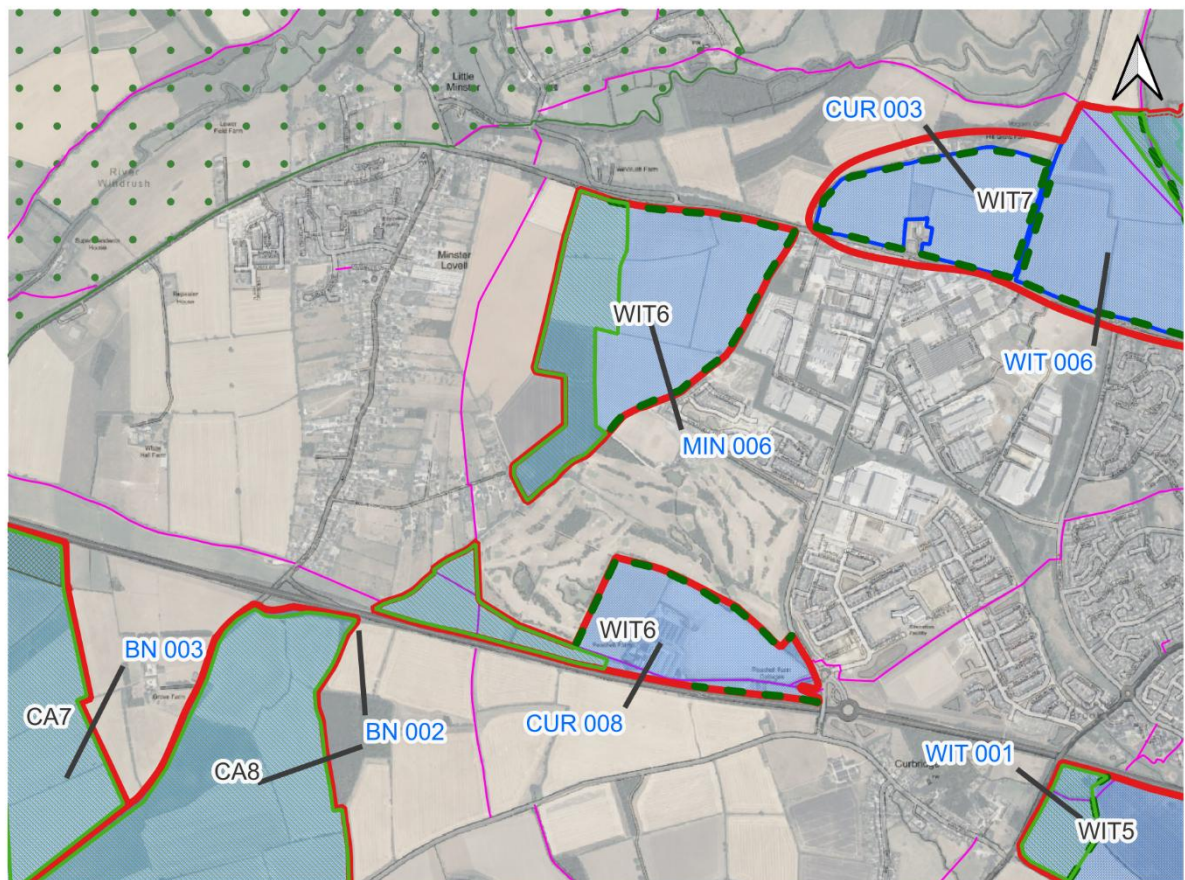
Table 4.8 - Overall landscape sensitivity (MIN 006 - Land west of Witney, south of Downs Road)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Landscape buffer to the western half of the site to provide offset from the sensitive historic Chartist settlement pattern at Minster Lovell.
- Create well-integrated development edges, particularly to the west and north.
- Retain mature hedgerow boundaries where possible.

Figure 4.6 - Landscape mitigation recommendations (MIN 006 - Land west of Witney, south of Downs Road)



KEY

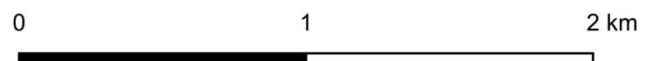
- Reg19 site boundaries
- Public Rights of Way
- Preferred development sites

Boundary Planting

- - - Enhance Existing Planting

Landscape buffers

- Not suitable for development in Landscape and Visual terms



Conclusion

- 4.3.5 This site is located on the northern edge of Witney, within 250m of the Cotswolds National Landscape. It has a Community landscape value, with valued elements including the proximity to the Cotswolds National Landscape, the presence of recreational amenity and the distinctive settlement pattern. Aspects of the landscape which are more susceptible to residential development include the relatively open landscape, the proximity of the Cotswolds National Landscape and the distinctive adjacent settlement pattern in Minster Lovell. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain mature hedgerow boundaries and to avoid development in the west of the site.

5 SITE WIT5: LAND SOUTH OF WITNEY STRATEGIC LOCATION FOR GROWTH (SLG)

5.1 Context

5.1.1 Preferred Strategic Site Option: C - Land South of Witney

5.2 Individual site: WIT 001 - Land at South Witney

5.2.1 Link to WIT 001 - Land at South Witney – Summary

At a glance

Table 5.1 - At a glance summary (WIT 001 - Land at South Witney)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 5.1 - View from Curbridge Road showing the mature hedgerow boundaries and tree belts scattered across the west of the site



Landscape character baseline

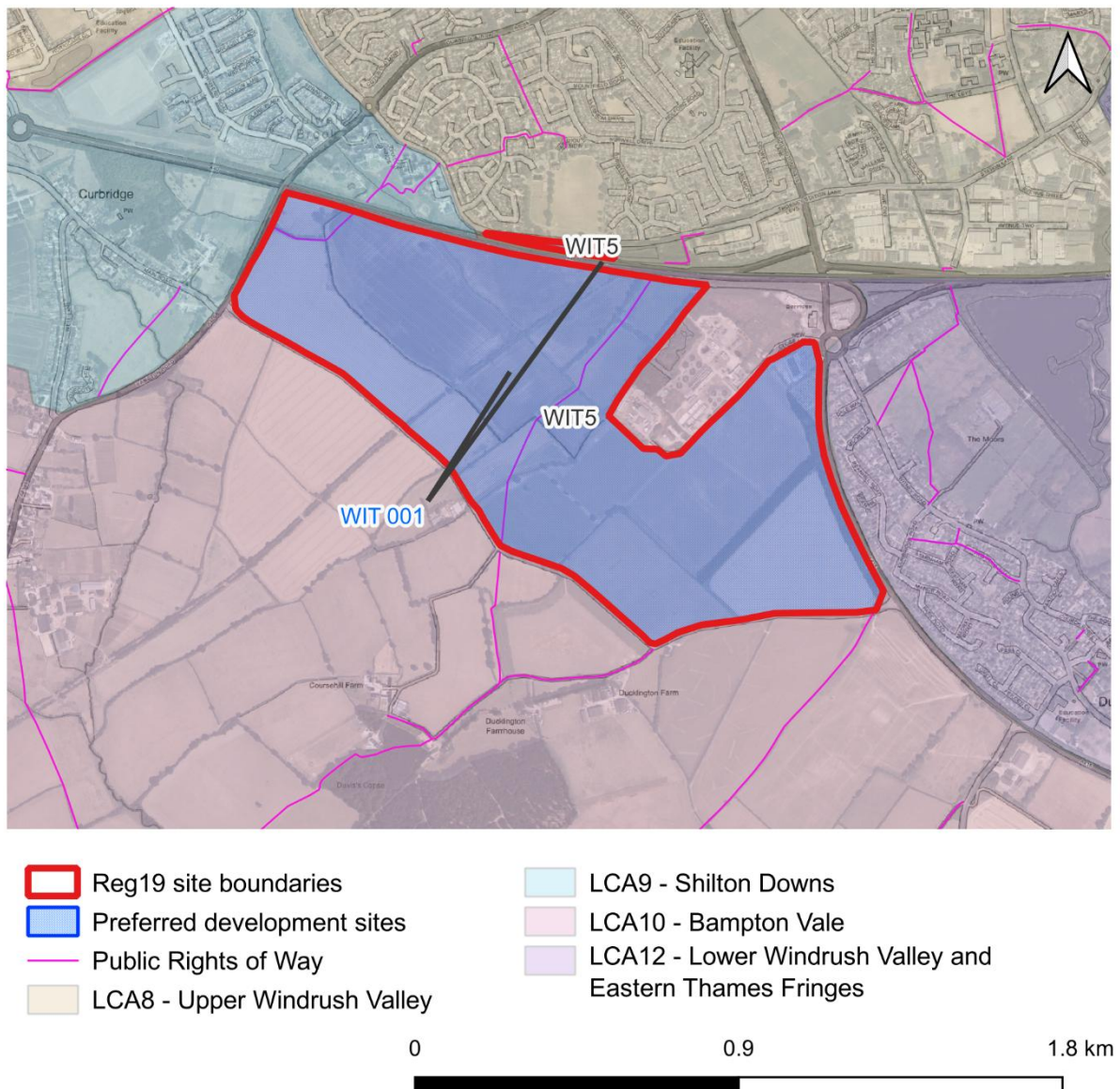
5.2.2 West Oxfordshire Landscape Character Areas within the Site: 10. Bampton Vale and 8. Upper Windrush Valley.

5.2.3 The key characteristics of the Bampton Vale LCA relevant to this site are as follows:

- *‘Gently rolling clay vale landscape;*
- *Large, regularly shaped fields with a strong structure of hedgerows and trees;*
- *Typically permanent pasture or grassland with willow-lined ditches and a pastoral, riparian character; and*
- *Expansive landscape with dominant sky.’*

5.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 8. Lowland Village Farmlands.

Figure 5.2 - Map showing landscape character and constraints (WIT 001 - Land at South Witney)



Landscape value

Table 5.2 - Landscape value criteria (WIT 001 - Land at South Witney)

Factor	Notes	Value
Designated scenic quality	No national or regional designations within the site or in close proximity. Within 3km of the Cotswold National Landscape.	Community

Factor	Notes	Value
Natural Heritage	Nature pathways comprising linear woodland blocks in the east of the site, the former railway line that cuts through the centre of the site from north to south and Colwell Brook that runs through the north and west of the site. There are no ecological designations in the site or its surrounding area.	Community
Cultural Heritage	The site is 120m west of the Ducklington Conservation Area, and there are listed buildings in both Ducklington and Curbridge but there are no historical interests within the site itself. There is a limited sense of time depth within the site and surroundings through the retained historic field pattern.	Community
Landscape condition	Parts of the landscape are in moderate condition with some incongruous elements. However, there are detractors in the landscape such as the A40, the urban edge of Witney and a sewage treatment plant.	Community
Cultural associations	No strong cultural associations.	Community
Distinctiveness	The LCA character is distinctive throughout the site and surrounding area, comprising rolling, large scale fields of permanent pasture and riparian features. However, the commonplace features within the east of the site and the surrounding landscape reduce the overall distinctiveness.	Community
Amenity and recreation	Two PRoWs run through the site and link to a wider network. National Cycle Route 57 lies within the wider landscape.	Regional
Perceptual (scenic)	For much of the site views are limited, although views to the west have greater scenic value.	Community
Perceptual (other)	The area to the west has a sense of tranquillity. However, the close proximity of the A40 to the north and the prevalent human activity from the urban edges of Witney and Ducklington, as well as the sewage treatment plant locally disrupt this.	Community
Function	The landscape contains green and blue infrastructure networks which function as a connection to the wider ecosystem services. There is no link to the National Landscape.	Community

Landscape susceptibility

Table 5.3 - Landscape susceptibility criteria (WIT 001 - Land at South Witney)

Factor	Notes	Susceptibility
Scale	When considering the surrounding context, the site is of a large scale, however it is in keeping with the scale of the settlement of Witney which is directly adjacent to the northern border of the site.	Medium
Landform	Flat and smooth topography within the site and its surroundings.	Low
Openness / enclosure	Flat landform and presence of tall hedges with hedgerow trees gives a sense of enclosure.	Low
Land cover	Largely simple land cover with some limited historic boundary loss.	Low
Built environment	Curbridge is a historic settlement with some limited modern expansion; Ducklington and Witney both have a larger degree of modern expansion.	Medium
Views / intervisibility	Limited views in/out of the site due to tall, vegetated boundaries.	Low
Setting / skyline / backdrop	None of note due to limited intervisibility.	Low
Perceptual qualities	Noise and movement from the A40 and influence from adjacent settlements in the north/east, slightly more tranquillity in the south/west.	Low
Historic Landscape Character	The site comprises late 18 th century enclosure on a previous open field system from the HLC.	Low
Scenic and special qualities	No relation to the Cotswolds National Landscape, rural character but few scenic qualities.	Low

WIT 001 - Land at South Witney – Summary

Landscape sensitivity

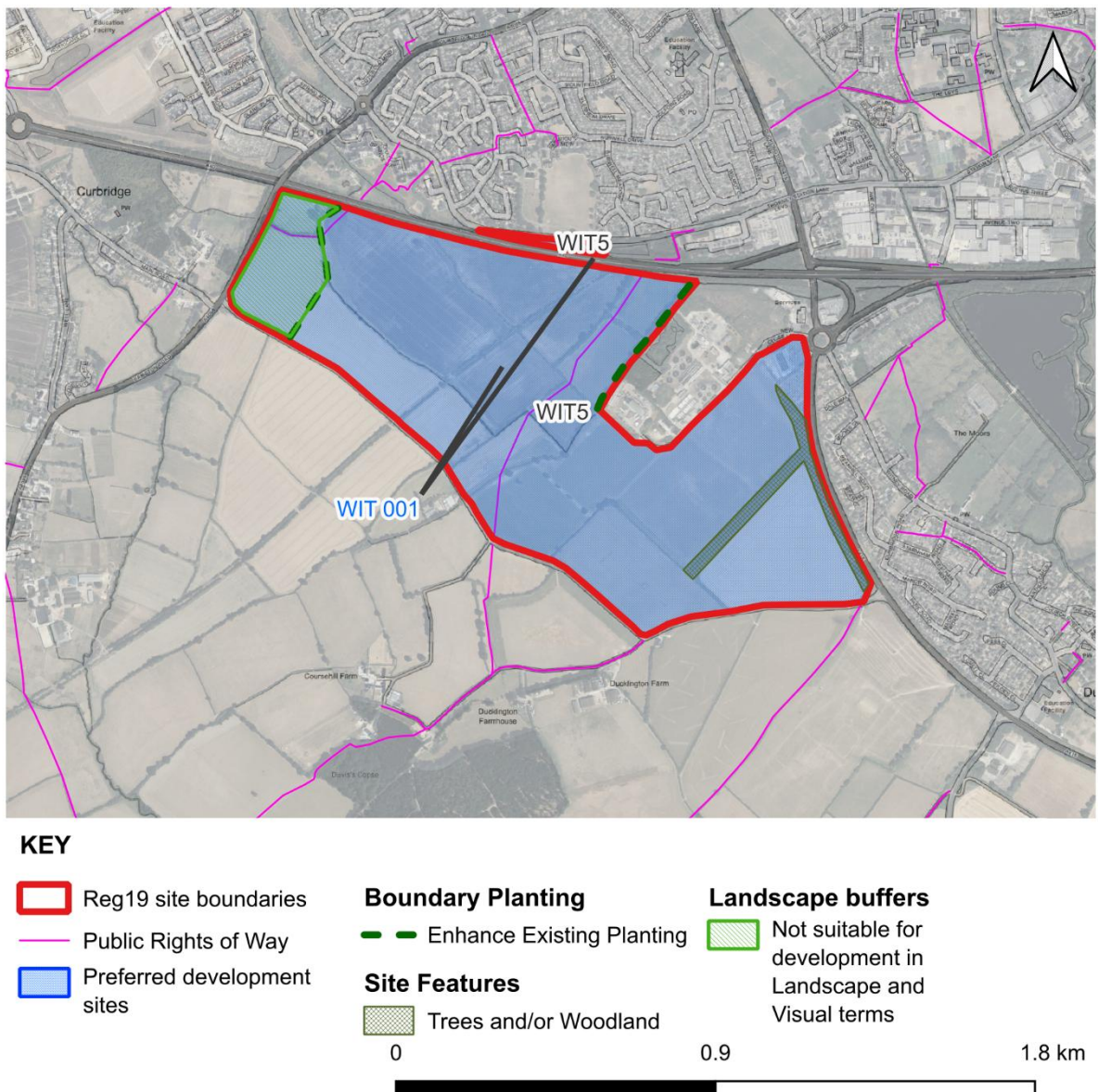
Table 5.4 - Overall landscape sensitivity (WIT 001 - Land at South Witney)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Landscape buffer to the north east with defensive edge to protect Curbridge from encroachment.
- Create well-integrated development edges, particularly to the south and west.
- Retain mature hedgerow boundaries and woodland blocks where possible.

Figure 5.3 - Landscape mitigation recommendations (WIT 001 - Land at South Witney)



Conclusion

- 5.2.5 This site is located on the southern edge of Witney and the A40, between the villages of Ducklington and Curbridge. It has a Community landscape value, with valued elements

including the recreational amenity connecting to a wider PRow network. Aspects of the landscape which are more susceptible to residential development include the large scale of the site in comparison to nearby Curbridge and the historic character of Curbridge itself. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to have a landscape buffer to the west and to retain mature hedgerow boundaries.

6 SITE CA6: LAND NORTH OF CARTERTON STRATEGIC LOCATION FOR GROWTH (SLG)

6.1 Context

6.1.1 Preferred Strategic Site Option: E - North of Carterton (Brize Norton and Shilton)

6.2 Individual site: BN 001 - Kilkenny Farm - Upper Norton

6.2.1 Link to BN 001 - Kilkenny Farm - Upper Norton – Summary

At a glance

Table 6.1 - At a glance summary (BN 001 - Kilkenny Farm - Upper Norton)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 6.1 - View from Burford Road showing the productive farmland and sparse hedgerow along field boundaries



Landscape character baseline

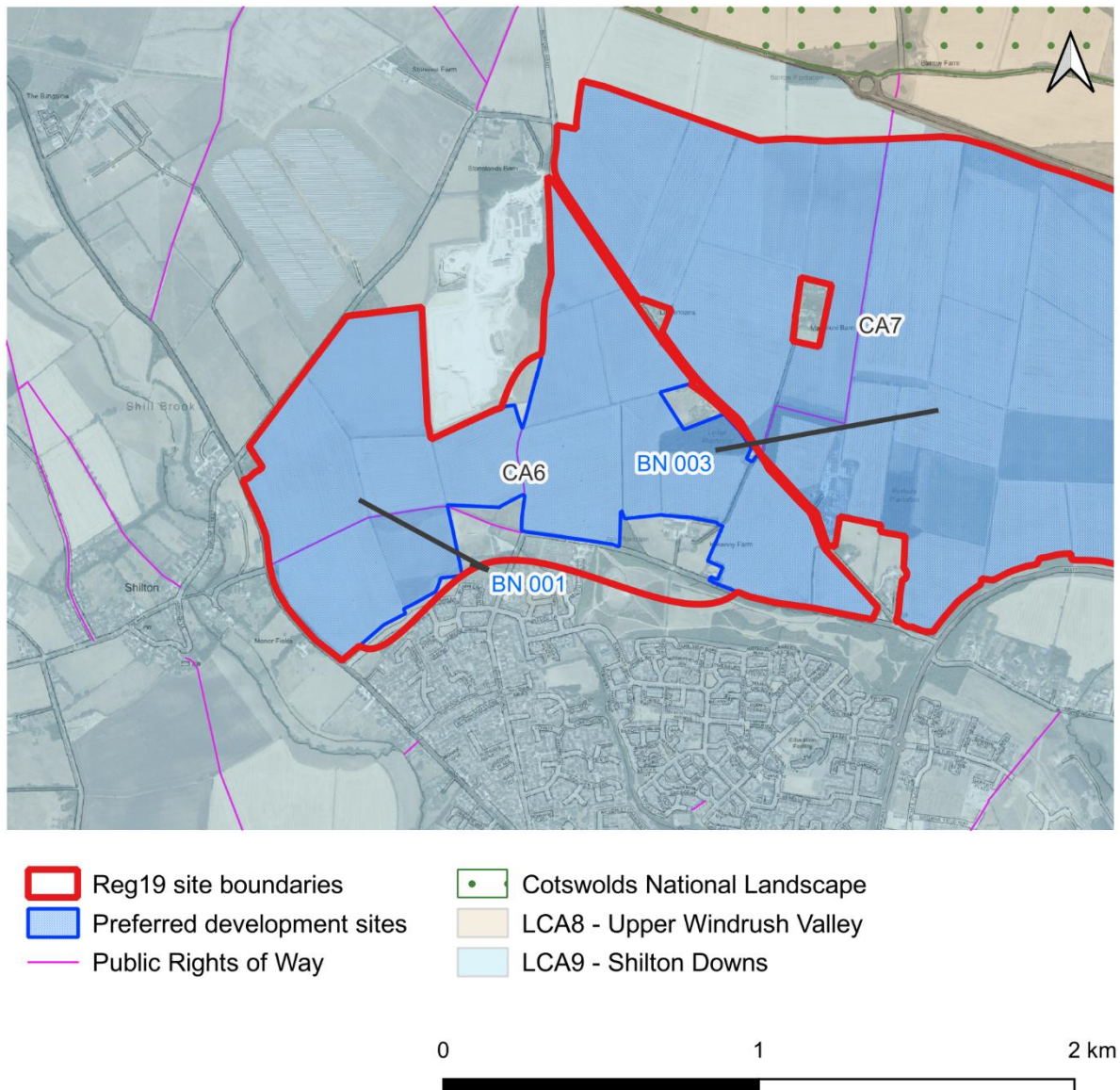
6.2.2 West Oxfordshire Landscape Character Areas within the Site: 9. Shilton Downs.

6.2.3 The key characteristics of the Shilton Downs LCA relevant to this site are as follows:

- *'Large scale arable farming with large fields enclosed by stone walls or low-clipped hedges;*
- *Undulating topography;*
- *Pockets of woodland blocks and woodland belts; and*
- *Open and exposed character with dominant sky and sweeping views across surrounding areas.'*

6.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands.

Figure 6.2 - Map showing landscape character and constraints (BN 001 - Kilkenny Farm - Upper Norton)



Landscape value

Table 6.2 - Landscape value criteria (BN 001 - Kilkenny Farm - Upper Norton)

Factor	Notes	Value
Designated scenic quality	The Cotswolds National Landscape is near to the site (approximately 550m north), although there is limited intervisibility.	Community

Factor	Notes	Value
Natural Heritage	No ecological designations. Some ecological interest in the landscape through the dense vegetated boundaries and the small woodland blocks. The dense boundary vegetation within the site connects to a wider ecological network.	Community
Cultural Heritage	The site is adjacent to Shilton Conservation Area which is directly west of the site boundary. Within the wider landscape, there is some limited sense of time-depth through the presence of the course of a Roman road (Akeman Street), and a small amount of historic field pattern that has been retained.	Community
Landscape condition	Landscape partly intact with some gappy hedgerow boundaries. Some detractors within the landscape such as the urban edge of Carterton, Burford quarry and Westerfield Farm solar farm.	Community
Cultural associations	There are no particular cultural associations with notable people, events or the arts.	Community
Distinctiveness	The landscape comprises mainly commonplace features and lacks distinctive character. However, many of the landscape characteristics are relevant within LCA description.	Community
Amenity and recreation	There are several PROWs across the area, including a bridleway which crosses the site itself. To the south of the site is a football club and recreational ground; Kilkenny Lane Country Park lies to the south-east.	Community
Perceptual (scenic)	The site does have some views across the wider landscape to the south, however, the undulating landform limits views into the National Landscape.	Community
Perceptual (other)	There is some perception of tranquillity, particularly to the east and west of the site. The large settlement of Carterton to the south and the quarry to the north reduce tranquillity.	Community
Function	The landscape has minimal green infrastructure function with some connections to the wider ecological network through the dense mature vegetation boundaries and two woodland blocks within the site. The main function of the site is productive farmland with a small section of recreation and leisure.	Community

Landscape susceptibility

Table 6.3 - Landscape susceptibility criteria (BN 001 - Kilkenny Farm - Upper Norton)

Factor	Notes	Susceptibility
Scale	Existing medium/large scale landscape which is in fitting with the large quantum of development proposed.	Medium
Landform	Gently sloping and undulating topography.	Low
Openness / enclosure	Some sense of openness due to medium-large field sizes and gappy boundary vegetation.	Medium
Land cover	Relatively simple land cover throughout the landscape; this comprises farmland, urban edge and a quarry.	Low
Built environment	Largely modern urban edge, including recent development to the far south of the site. Some more historic settlement within Shilton.	Low
Views / intervisibility	The undulating landform allows some open views to the south from the far north of the site. Views into and out of the south of the site are more limited.	Medium
Setting / skyline / backdrop	No notable skyline or landmark features or focal points. Land beyond the northern boundary of the site forms part of the backdrop to Carterton.	Low
Perceptual qualities	Limited sense of tranquillity; interruptions from the urban edge and from the quarry to the north of the site.	Low
Historic Landscape Character	The site has been subject to modern enclosure on previously unenclosed land.	Low
Scenic and special qualities	Within 550m of the Cotswolds National Landscape, but relatively limited intervisibility between the designated landscape and the site.	Low

BN 001 - Kilkenny Farm - Upper Norton – Summary

Landscape sensitivity

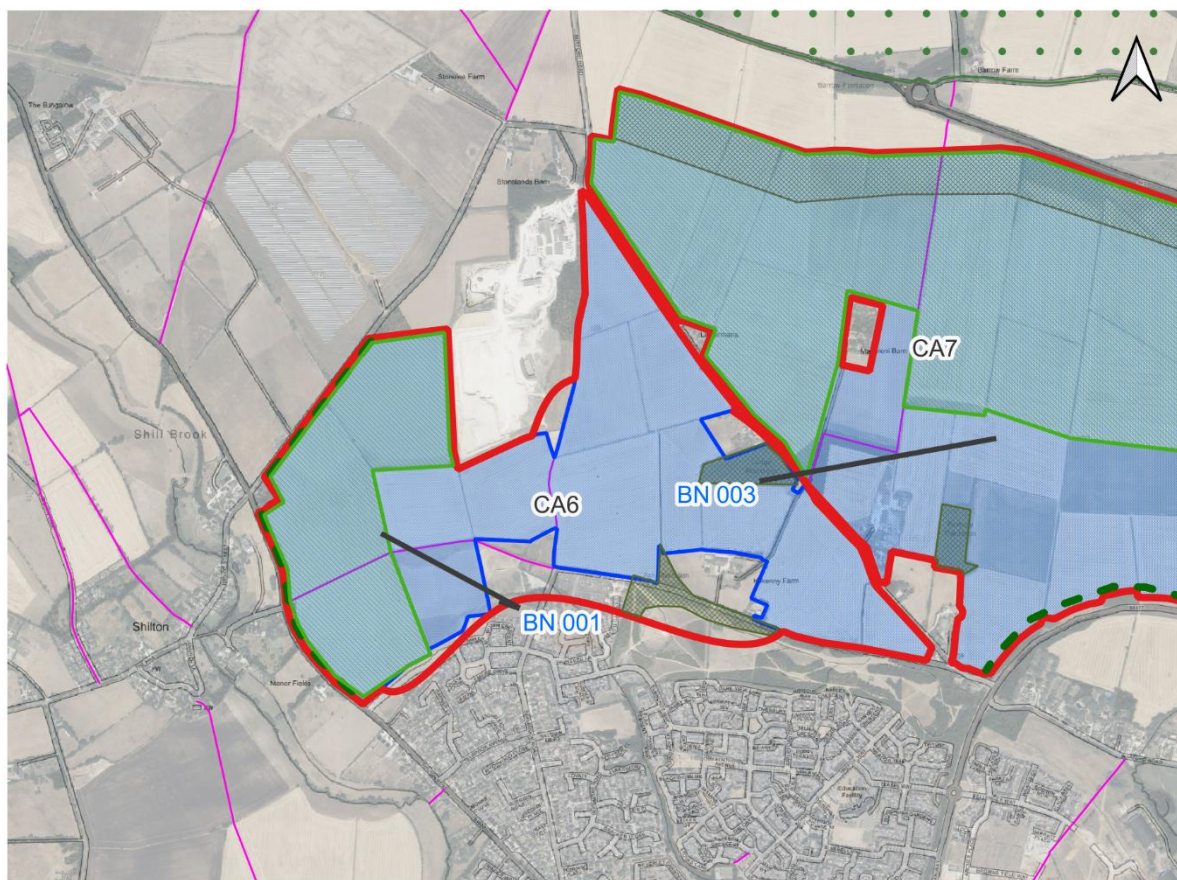
Table 6.4 - Overall landscape sensitivity (BN 001 - Kilkenny Farm - Upper Norton)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Landscape buffer to the west with defensive edge to protect Shilton from encroachment.
- Create well-integrated development edges, particularly to the west.
- Retain mature hedgerow boundaries and woodland blocks where possible.

Figure 6.3 - Landscape mitigation recommendations (BN 001 - Kilkenny Farm - Upper Norton)



KEY

- Reg19 site boundaries
- Public Rights of Way
- Preferred development sites

Boundary Planting

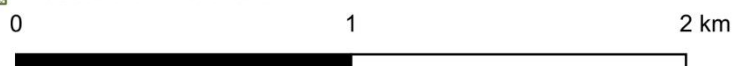
- — — Enhance Existing Planting

Site Features

- Trees and/or Woodland

Landscape buffers

- Not suitable for development in Landscape and Visual terms



Conclusion

- 6.2.5 This site is located on the north western edge of Carterton, within 550m of the Cotswolds National Landscape. It has a Community landscape value, with a limited number of valued elements. Aspects of the landscape which are more susceptible to residential development include the relatively open landscape and the views to the south allowed by the undulating landform. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain mature hedgerow boundaries and woodland blocks.

7 SITE CA7: LAND NORTH OF CARTERTON STRATEGIC LOCATION FOR GROWTH (SLG)

7.1 Context

7.1.1 Preferred Strategic Site Option: F - North East of Carterton (Brize Norton)

7.2 Individual site: BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm

7.2.1 Link to BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm – Summary

At a glance

Table 7.1 - At a glance summary (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Medium	Medium

Figure 7.1 - View from Burford Road looking east across the site showing intervisibility with the wider landscape



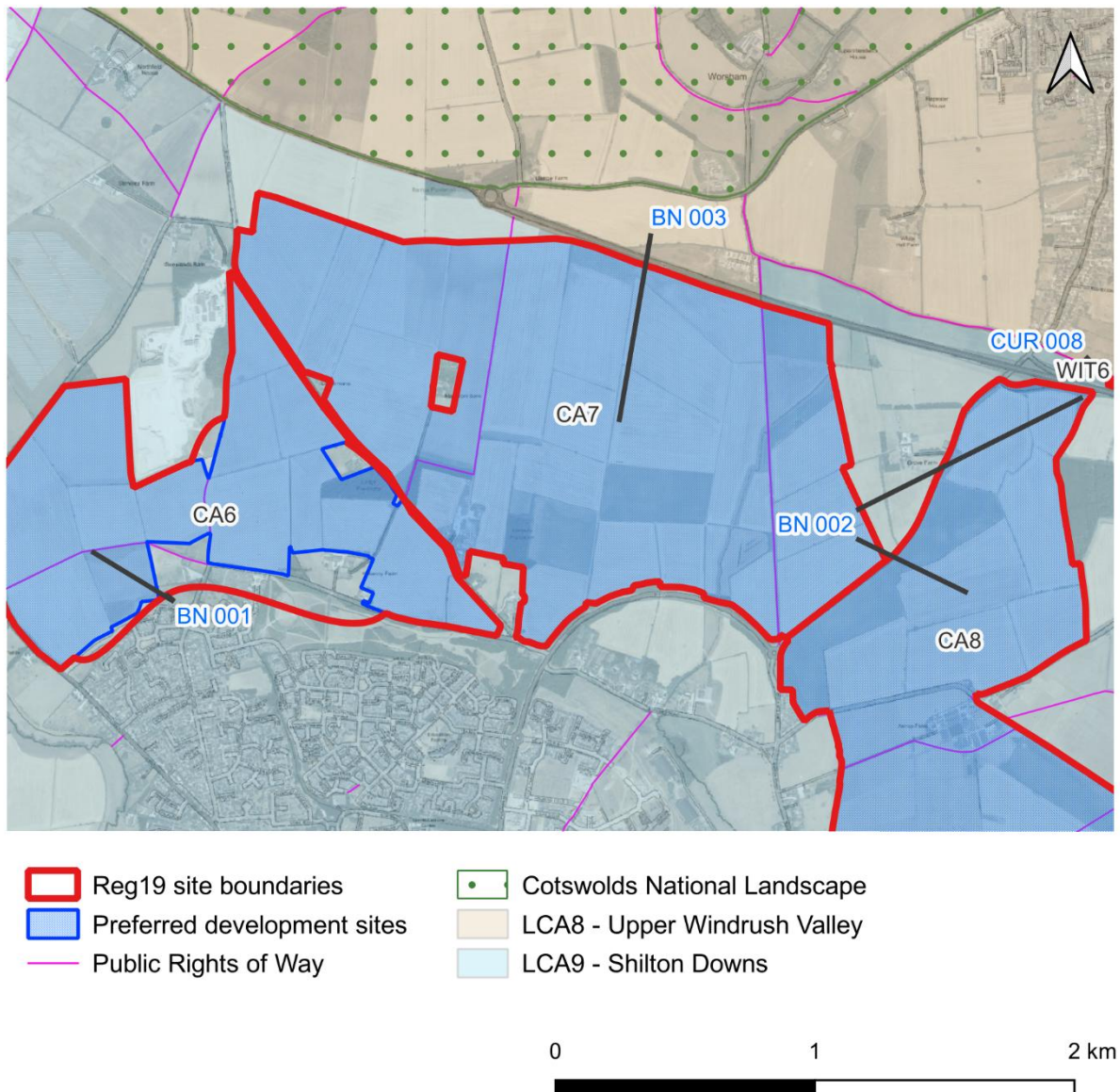
Landscape character baseline

7.2.2 West Oxfordshire Landscape Character Areas within the Site: 9. Shilton Downs.

- *'The key characteristics of the Shilton Downs LCA relevant to this site are as follows:*
- *Large scale arable farming with large fields enclosed by stone walls or low-clipped hedges;*
- *Undulating topography;*
- *Pockets of woodland blocks and woodland belts; and*
- *Open and exposed character with dominant sky and sweeping views across surrounding areas.'*

7.2.3 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands.

Figure 7.2 - Map showing landscape character and constraints (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)



Landscape value

Table 7.2 - Landscape value criteria (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)

Factor	Notes	Value
Designated scenic quality	The Cotswolds National Landscape is near to the site (approximately 200m north).	Regional
Natural Heritage	The landscape within and surrounding the site has no ecological designations. However, there are nature pathways in the form of blue and green infrastructure across the site and its surroundings. A small stream runs across the east of the site connecting riparian vegetation from within the site to the wider landscape. There are also dense mature hedgerows surrounding the site boundaries with pockets of woodland scattered throughout.	Community
Cultural Heritage	There is low presence of archaeology and historic interests in the site and its surroundings, although there are some listed buildings towards the south and east of the area. There is a weak sense of time depth as historic field boundaries are partly evident on site, although limited.	Community
Landscape condition	The landscape is typically intact and in moderate condition, although there are some detractors such as the busy A40 road, and the nearby urban edge of Carterton.	Community
Cultural associations	To the north of the site boundary is the Farmers Dog pub which is associated with the TV series Clarkson's Farm.	National
Distinctiveness	The site and surrounding area comprise of commonplace elements and features. They typically lack any distinctive features but do represent many of the characteristics listed within the LCA.	Community
Amenity and recreation	There are two PRoW that intersect the site and link into the wider PRoW network. The Farmers Dog forms a tourist attraction located to the north of the site; to the south and south-west of the site area recreational areas including Kilkenny Lane Country Park.	Regional
Perceptual (scenic)	The site has some open views across the surrounding landscape, particularly related to the ridgeline which runs across the north of the site. There is some intervisibility into the Cotswolds National Landscape to the north.	Regional
Perceptual (other)	The site and surrounding landscape have a sense of tranquillity with some human influences such as the A40, which directly borders the site to the north, and the large settlement of Carterton, directly to the south.	Community

Factor	Notes	Value
Function	The landscape hosts a range of green and blue infrastructure functions through the presence of mature hedgerow boundaries, scattered woodland blocks and a stream running through the east of the site. These features link to the wider ecological network surrounding the site.	Community

Landscape susceptibility

Table 7.3 - Landscape susceptibility criteria (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)

Factor	Notes	Susceptibility
Scale	There is a mixed scale across the site and surrounding landscape, but this is primarily medium-large. Development of the site would be of a larger scale than this baseline landscape.	Medium
Landform	The site slopes down from north to south with a gentle gradient and some localised undulations. There is a ridgeline through the north of the site.	Medium
Openness / enclosure	There is a mixed level of openness and enclosure. Where boundary vegetation is denser, the site and its surrounding feel more enclosed.	Medium
Land cover	Land cover within the site and its surroundings is relatively simple, comprising farmland with occasional woodland blocks and urban form.	Low
Built environment	The site lies close to the urban edge of Carterton and is primarily influenced by modern built form.	Low
Views / intervisibility	There are some long views in places to the south and some intervisibility with the Cotswolds National Landscape in the north. Other views are curtailed by vegetation.	Medium
Setting / skyline / backdrop	The site forms part of the sloped backdrop to Carterton, but there are few landmark features or focal points.	Medium
Perceptual qualities	The sense of tranquillity in the area is interrupted by the A40 and the urban edge of Carterton.	Low
Historic Landscape Character	The site is a mixture of ancient enclosure and late 18 th century enclosure from the HLC, which are relatively commonplace HLC types.	Low
Scenic and special qualities	The site is adjacent to the Cotswolds National Landscape, with some intervisibility with this protected area.	Medium

BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm – Summary

Landscape sensitivity

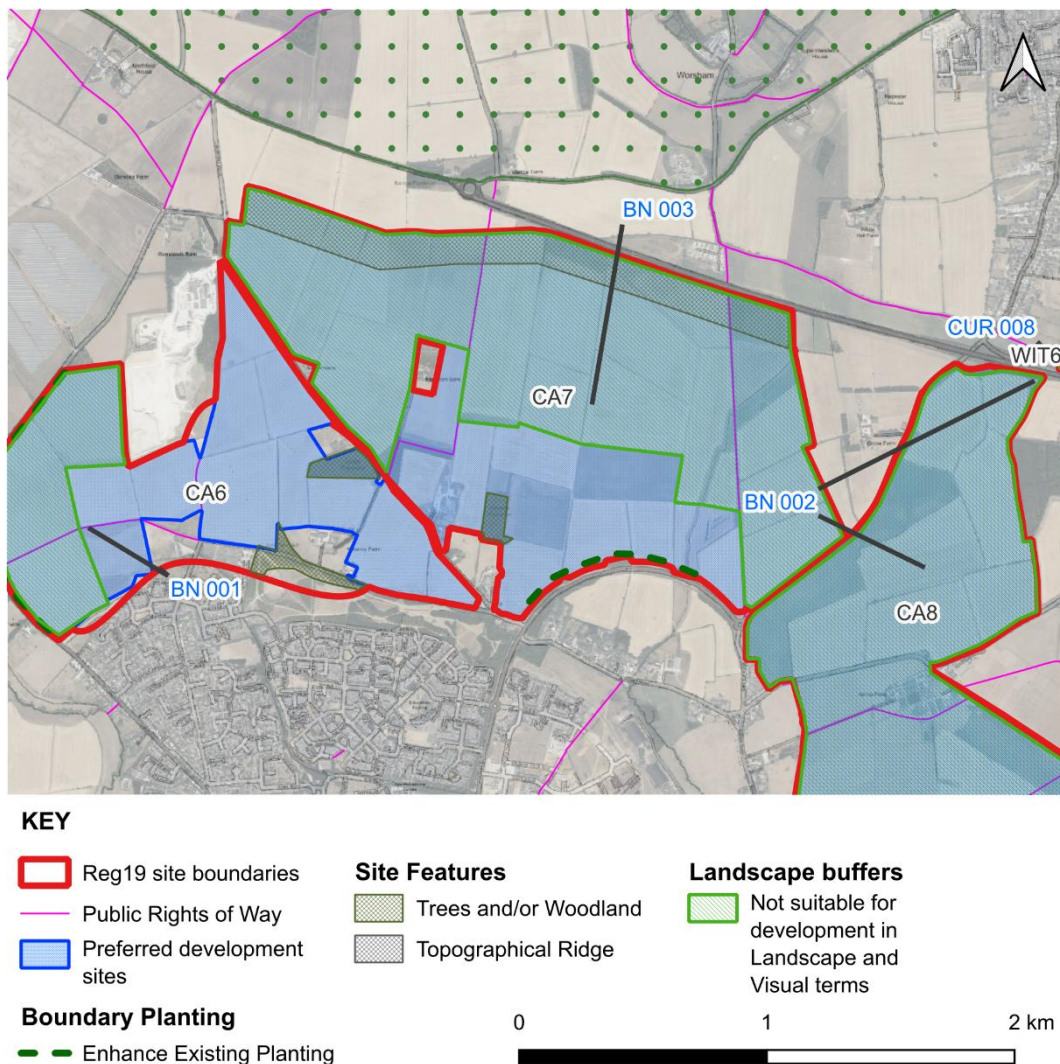
Table 7.4 - Overall landscape sensitivity (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Medium
Landscape sensitivity	Medium

Mitigation recommendations

- Landscape buffer to the north, east and west where the topography rises to a ridge with views overlooking the Cotswolds National Landscape, to retain separation from the National Landscape and reduce intervisibility with a potential development and the National Landscape.
- Create well-integrated development edges, particularly to the north.
- Retain mature hedgerow boundaries where possible, in particular around the southern boundary.
- Enhance PRow routes throughout the site.

Figure 7.3 - Landscape mitigation recommendations (BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm)



Conclusion

7.2.4

This site is located on the northern edge of Carterton, within 200m of the Cotswolds National Landscape. It has a Community landscape value, with a valued elements including the proximity to the Cotswolds National Landscape, the recreational amenity, the presence of some scenic quality and the association with the TV show Clarkson's Farm and resultant tourism activity. Aspects of the landscape which are more susceptible to residential development include the mixed scale, sloping landform, relatively open landscape, intervisibility with the Cotswolds National Landscape and the site forming a backdrop to Carterton to the south. Overall, the site has a Medium landscape susceptibility to change. When combined with the Community value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide landscape buffers on the higher ground, retain mature hedgerow boundaries and where possible enhance PRowS through the site

8 SITE CA8: LAND EAST OF BRIZE NORTON STRATEGIC LOCATION FOR GROWTH (SLG)

8.1 Context

- 8.1.1 Preferred Strategic Site Option G - North East of Carterton (Brize Norton) / Preferred Strategic Site Option H - East of Brize Norton

8.2 Individual site: BN 002 - Land east of Brize Norton

- 8.2.1 [Link to - BN 002 - Land east of Brize Norton – Summary](#)

At a glance

Table 8.1 - At a glance summary (BN 002 - Land east of Brize Norton)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Medium	Medium

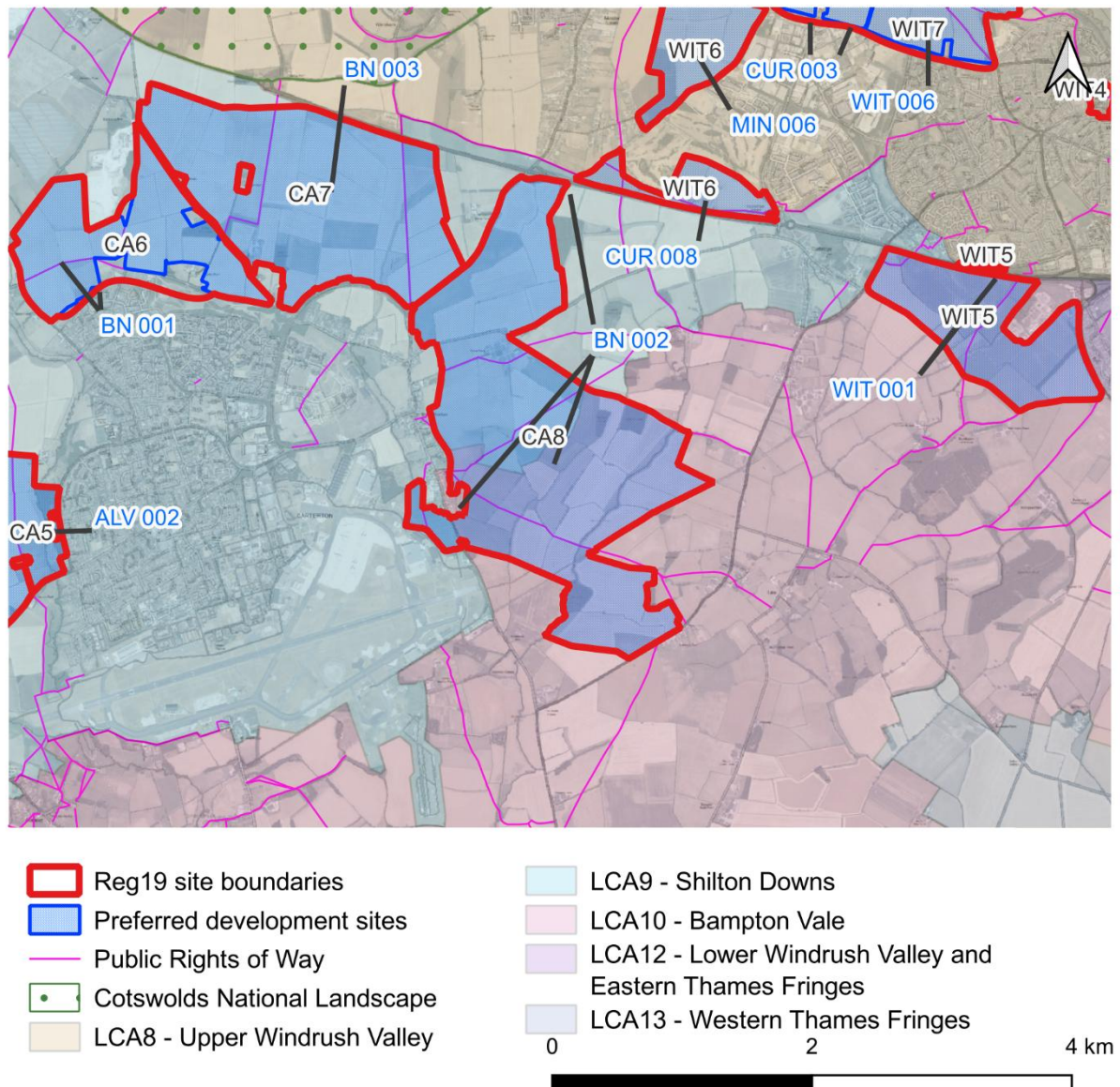
Figure 8.1 - View from the A4095 showing intervisibility with the RAF Brize Norton airfield



Landscape character baseline

- 8.2.2 West Oxfordshire Landscape Character Areas within the Site: 9. Shilton Downs and 10. Bampton Vale.
- 8.2.3 The key characteristics of the Shilton Downs LCA relevant to this site are as follows:
- *‘Large scale arable farming with large fields enclosed by stone walls or low-clipped hedges;*
 - *Undulating topography;*
 - *Pockets of woodland blocks and woodland belts; and*
 - *Open and exposed character with dominant sky and sweeping views across surrounding areas.’*
- 8.2.4 The key characteristics of the Bampton Vale LCA relevant to this site are as follows:
- *‘Gently rolling clay vale landscape;*
 - *Large, regularly shaped fields with a strong structure of hedgerows and trees;*
 - *Typically permanent pasture or grassland with willow-lined ditches and a pastoral, riparian character; and*
 - *Expansive landscape with dominant sky.’*
- 8.2.5 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands and 8. Lowland Village Farmlands.

Figure 8.2 - Map showing landscape character and constraints (BN 002 - Land east of Brize Norton)



Landscape value

Table 8.2 - Landscape value criteria (BN 002 - Land east of Brize Norton)

Factor	Notes	Value
Designated scenic quality	The Cotswolds National Landscape is approximately 1.2km north west of the site, but there is little intervisibility.	Community

Factor	Notes	Value
Natural Heritage	There are 2 blocks of ancient woodland located within the east of the site boundary and further blocks of ancient woodland in the wider landscape. However, neither the site nor the wider landscape contain any ecological designations. Two streams run through the east of the site. The site is scattered with mature hedgerow and tree boundaries, particularly to the south east. These ecological features provide links between natural pathways within the wider landscape.	Community
Cultural Heritage	The historic village of Brize Norton, sits directly adjacent to the western site boundary and contains several buildings; there are several listed buildings also in the wider landscape as well as two within the site boundary. A schedule monument is located directly south of the site boundary. There is a sense of time depth throughout the landscape as the original settlement boundary of Brize Norton still remains and many of the field boundary enclosures have been retained – particularly prominent to the far north and far south of the site.	Regional
Landscape condition	The landscape is intact and in moderate condition, however there are some detractors such as the busy A40 road and the presence of RAF Base Brize Norton, which is prominent due to its large industrial buildings.	Community
Cultural associations	Cultural association with the military through the presence of RAF Brize Norton and frequent presence of low flying aircraft.	Regional
Distinctiveness	The site and wider landscape comprise typically commonplace elements and features with low distinctiveness. However, they do represent many of the characteristics listed within the LCA. Brize Norton has a distinctive linear settlement pattern.	Community
Amenity and recreation	Several PRow run through the site and link into a wider footpath network and connect to the surrounding settlements.	Regional
Perceptual (scenic)	The site has open views across the surrounding landscape and with some limited intervisibility into the Cotswolds National Landscape to the north west.	Community
Perceptual (other)	The site has a rural perception with some sense of tranquillity away from the urban edge. This is locally interrupted by elements such as the busy A40 road, urban development, and the aircraft at Brize Norton.	Community

Factor	Notes	Value
Function	The site and its surroundings function as productive farmland. There are a number of blue and green infrastructure systems across the landscape, including blocks of woodland, streams, riparian vegetation and mature hedgerow boundaries. All of these features connect to the wider ecological system within the surrounding landscape.	Community

Landscape susceptibility

Table 8.3 - Landscape susceptibility criteria (BN 002 - Land east of Brize Norton)

Factor	Notes	Susceptibility
Scale	The scale of the landscape is medium-large, which is a smaller scale than that of the proposed growth site area.	High
Landform	The landscape is flat to gently undulating, with a broad slope from north to south.	Low
Openness / enclosure	The landscape has a varied degree of enclosure. Where views are available, the landscape feels open. However, dense vegetation also restricts views in places.	Medium
Land cover	Relatively simple land cover comprising farmland, small woodland blocks and urban form.	Low
Built environment	Brize Norton is a historic settlement with a distinctive linear settlement pattern, but has undergone modern expansion in places. The nearby settlements of Carterton and Witney are more modern.	Low
Views / intervisibility	There are some views and intervisibility from the north towards the south, but built form and vegetation limits the aspect where the topography levels.	Medium
Setting / skyline / backdrop	The sloping ground in the far north of the site forms a small part of the wider backdrop to Brize Norton and Carterton. The large aircraft hangars at RAF Brize Norton are noticeable landmarks in this part of the landscape.	Medium
Perceptual qualities	There are occasional elements of tranquillity, but primarily this is negatively influenced by detracting features such as the A40 road, BAF Brize Norton and urban form.	Low
Historic Landscape Character	The site comprises ancient enclosure, piecemeal enclosure and more modern enclosure within the HLC.	Low
Scenic and special qualities	Limited intervisibility with and links to the Cotswold National Landscape.	Low

BN 002 - Land east of Brize Norton – Summary

Landscape sensitivity

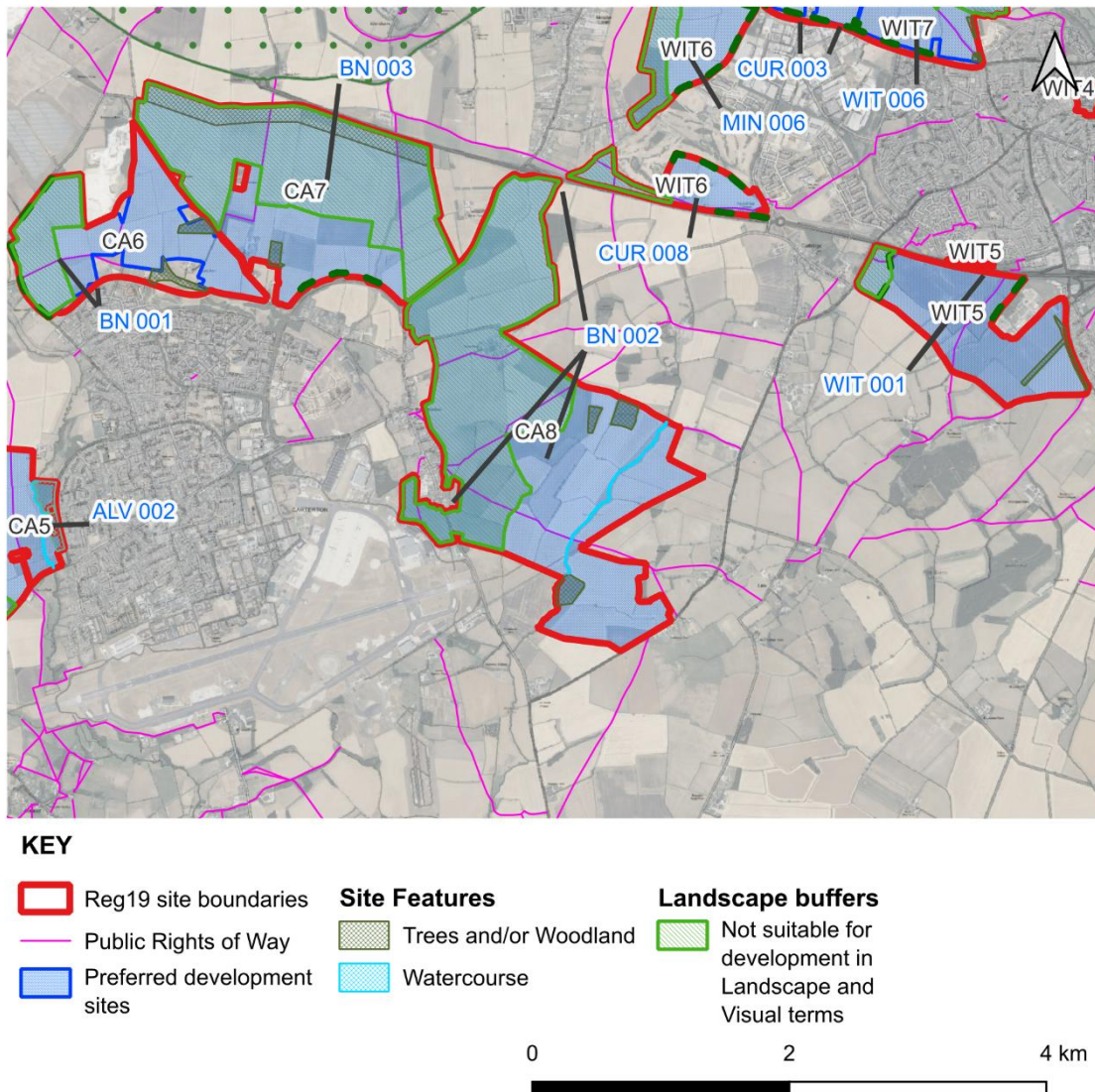
Table 8.4 - Overall landscape sensitivity (BN 002 - Land east of Brize Norton)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Medium
Landscape sensitivity	Medium

Mitigation recommendations

- Landscape buffer to the northern half of the site due to this part of the site forming a backdrop to nearby settlement. Landscape buffer to the western part of the site in order to provide an offset from the distinctive settlement pattern of Brize Norton and maintain separation between Brize Norton village and RAF Brize Norton.
- Retain existing features such as the watercourse, woodland blocks and mature hedgerow boundaries.
- Ensure that the form of development responds to that within Brize Norton.
- Enhance PRoW routes throughout the site.

Figure 8.3 - Landscape mitigation recommendations (BN 002 - Land east of Brize Norton)



Conclusion

8.2.6

This site is located on the eastern edge of Brize Norton, within 1.2km of the Cotswolds National Landscape. It has a Community landscape value, with valued elements including the cultural heritage associated with Brize Norton and the cultural associations with RAF Brize Norton. Aspects of the landscape which are more susceptible to residential and mixed-use development include the landscape scale, relatively open landscape, views and intervisibility to the south and the site forming a part of the wider backdrop to Brize Norton and Carterton. Overall, the site has a Medium landscape susceptibility to change. When combined with the Community value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide landscape buffers on the higher ground, retain key landscape features and where possible enhance PROWs through the site.

9 SITE CA5: LAND WEST OF CARTERTON STRATEGIC LOCATION FOR GROWTH (SLG)

9.1 Context

9.1.1 Preferred Strategic Site Option: I - Land at West Carterton (Alvescot)

9.2 Individual site: ALV 002 - Land west of Carterton

9.2.1 [Link to - ALV 002 - Land west of Carterton – Summary](#)

At a glance

Table 9.1 - At a glance summary (ALV 002 - Land west of Carterton)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 9.1 - View from Ford Road showing the permanent pasture landscape



Landscape character baseline

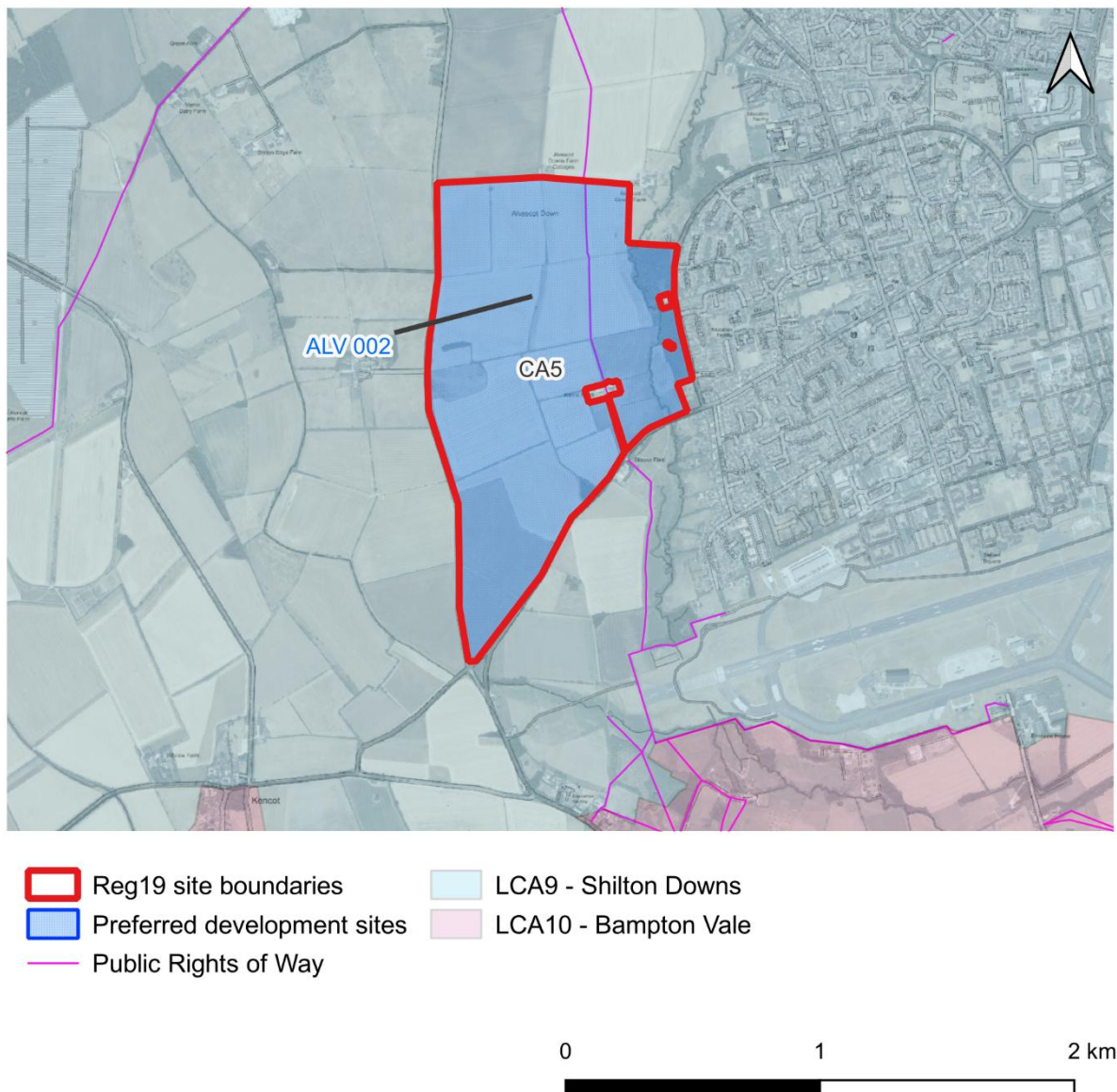
9.2.2 West Oxfordshire Landscape Character Areas within the Site: 9. Shilton Downs.

9.2.3 The key characteristics of the Shilton Downs LCA relevant to this site are as follows:

- *'Large scale arable farming with large fields enclosed by stone walls or low-clipped hedges;*
- *Undulating topography;*
- *Intrusive buildings, fences and structures associated with Brize Norton airfield;*
- *Pockets of woodland blocks and woodland belts; and*
- *Open and exposed character with dominant sky and sweeping views across surrounding areas.'*

9.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands and 24. Wooded Pasture Valleys and Slopes

Figure 9.2 - Map showing landscape character and constraints (ALV 002 - Land west of Carterton)



Landscape value

Table 9.2 - Landscape value criteria (ALV 002 - Land west of Carterton)

Factor	Notes	Value
Designated scenic quality	No specific landscape designations within or within close proximity to the site.	Community

Factor	Notes	Value
Natural Heritage	Alvescot Meadows SSSI is 800m south east of the site and is linked to the site through the riparian vegetation network. Aside from the SSSI, there are no ecological designations. Shill Brook forms a key ecological resource which runs from north to south through the east of the site and is surrounded by riparian vegetation. A dense, mature woodland block separates Shill Brook from the settlement of Carterton to the east.	Regional
Cultural Heritage	Limited presence of historical interests and designations within the site and its surroundings, aside from the conservation area at Alvescot to the south. A limited sense of time depth is present through the retained Shill Brook and its surrounding vegetation. Some of the historic field boundaries within the west of the site are still present.	Community
Landscape condition	The landscape is in moderate-good condition with the majority of hedgerows intact. There are some detractors such as communication poles scattered across the site, a solar farm to the north-west of the site and the urban edge of Carterton to the east of the site.	Community
Cultural associations	There are no particular cultural associations with notable people, events or the arts.	Community
Distinctiveness	Apart from the riparian landscape to the east of the site, the site and surrounding landscape are characterised by relatively commonplace elements and features. Nevertheless, they exhibit many of the key characteristics identified within the Landscape Character Assessment.	Community
Amenity and recreation	A PRoW runs directly through the centre of the site and links into the wider PRoW network.	Community
Perceptual (scenic)	The relatively flat landform and low level of enclosure within the site means that there are some open views across the surrounding rural landscape. The urban edge detracts from these views.	Community
Perceptual (other)	There is limited human activity present across the site, creating a perception of tranquillity, away from the edge of Carterton, which is separated from the site by a dense riparian buffer to the east. The B4477 and B4020 roads provide some noise and movement. Although not visible from the site, the RAF airfield base at Brize Norton does reduce tranquillity through the noise of planes, particularly upon take-off and landing.	Community

Factor	Notes	Value
Function	The site and wider landscape functions as productive farmland with some fields left for grazing. There is key green and blue infrastructure present through Shill Brook and its surrounding riparian vegetation. This connects to the wider ecological services, in particular, SSSI Alvescot Meadows.	 Regional

Landscape susceptibility

Table 9.3 - Landscape susceptibility criteria (ALV 002 - Land west of Carterton)

Factor	Notes	Susceptibility
Scale	Medium to large scale of landscape which is similar to slightly smaller than the proposed scale of development.	 Medium
Landform	Flat to gently undulating landscape within the site and wider study area.	 Low
Openness / enclosure	Sense of openness where hedgerows are low or gappy. Some more substantial vegetation in places such as along the eastern site boundary where openness is reduced.	 Medium
Land cover	The land cover within the site and surrounding landscape is relatively simple, comprising farmland, urban form and riparian vegetation.	 Low
Built environment	The site lies adjacent to the modern built edge of Carterton.	 Low
Views / intervisibility	There are some open views into, across and out of the site, but the relatively flat topography means that, for some compass points such as to the south, these are limited to the immediate site vicinity.	 Medium
Setting / skyline / backdrop	No notable landmark features or focal points within the site or surrounding area.	 Low
Perceptual qualities	Some rural character and limited sense of tranquillity away from the urban edge, which forms a detractor.	 Low
Historic Landscape Character	The site comprises late 18 th century and modern enclosure in the HLC.	 Low
Scenic and special qualities	Little to no intervisibility with the Cotswolds National Landscape.	 Low

ALV 002 - Land west of Carterton – Summary

Landscape sensitivity

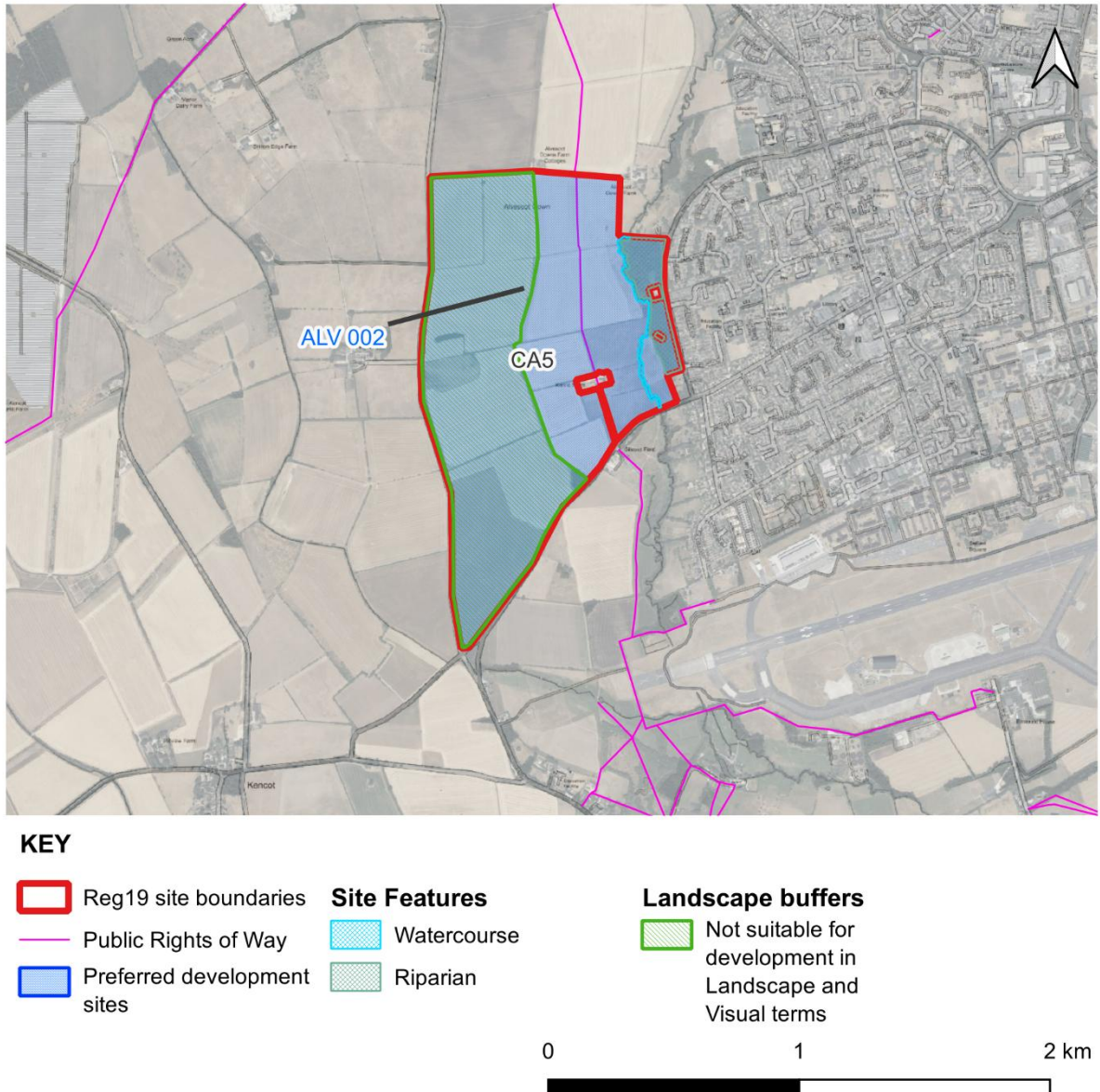
Table 9.4 - Overall landscape sensitivity (ALV 002 - Land west of Carterton)

Factor	Rating
Landscape value	● Community
Landscape susceptibility	● Low
Landscape sensitivity	● Low

Mitigation recommendations

- Landscape buffer to the west of the site to limit expansion into the rural surroundings which feel more removed from the settlement edge.
- Create well-integrated development edges, particularly to the west.
- Retain existing features such as the watercourse and mature hedgerow boundaries.

Figure 9.3 - Landscape mitigation recommendations (ALV 002 - Land west of Carterton)



Conclusion

9.2.5

This site is located on the western edge of Carterton. It has a Community landscape value, with a valued elements including the presence of natural heritage such as the Alvescot Meadows SSSI and the associated green and blue infrastructure. Aspects of the landscape which are more susceptible to residential and mixed-use development include the landscape scale, the relatively open landscape and intervisibility with the surroundings. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide landscape buffers in the west of the site, retain key landscape features and where possible enhance PROWs through the site.

10 SITE CN3: LAND EAST OF CHIPPING NORTON AT LONDON ROAD STRATEGIC LOCATION FOR GROWTH (SLG)

10.1 Context

10.1.1 Preferred Strategic Site Option: J - East Chipping Norton

10.2 Individual sites: CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm

10.2.1 [Link to - CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm – Summary](#)

At a glance

Table 10.1 - At a glance summary (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)

Landscape value	Landscape susceptibility	Landscape sensitivity
Regional	Low	Low

Figure 10.1 - View from Restricted Byway 166/5/10 showing limited visibility into the site due to the dense, mature boundary vegetation



Landscape character baseline

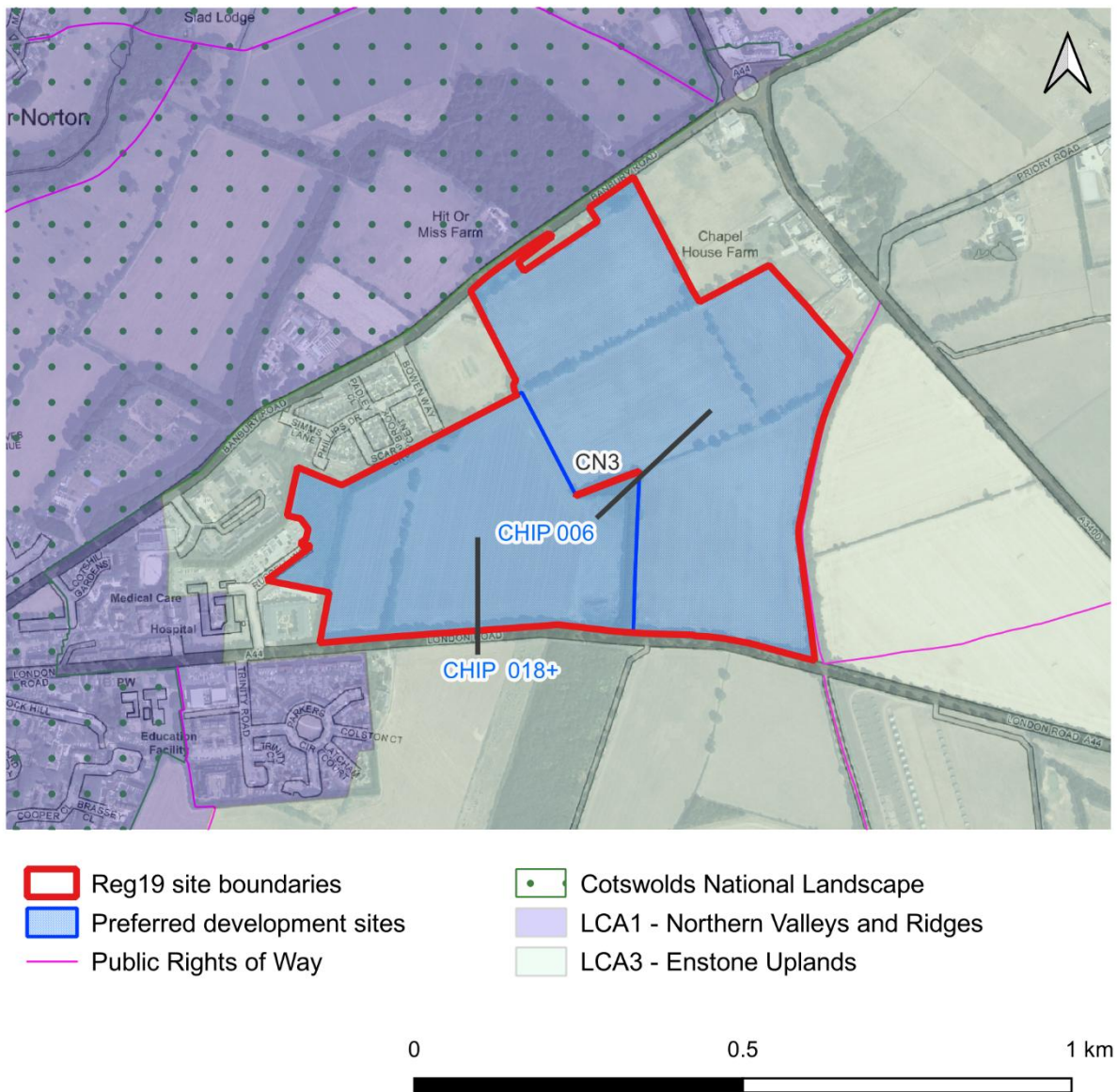
10.2.2 West Oxfordshire Landscape Character Areas within the Site: 3. Enstone Uplands.

10.2.3 The key characteristics of the Enstone Uplands LCA relevant to this site are as follows:

- *‘Elevated and gently rolling plateau;*
- *Large scale arable farming with large fields enclosed by stone walls or sparse hedgerows;*
- *Open, exposed character with dominating sky and long views; and*
- *Parcels of amenity use well maintained landscapes (e.g. Golf courses).’*

10.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 6. Farmland Plateau.

Figure 10.2 - Map showing landscape character and constraints (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)



Landscape value

Table 10.2 - Landscape value criteria (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)

Factor	Notes	Value
Designated scenic quality	The site directly borders the Cotswolds National Landscape to the north.	Regional
Natural Heritage	Evidence of ecological and geological interest is present in the wider site context, with a SSSI located south and ancient woodland to the east. The site itself contains dense hedgerows and mature trees along the field boundaries that connect two woodland blocks, one to directly north of the site and one directly south.	Community
Cultural Heritage	The historic village of Chipping Norton is less than 1km west of the site and contains various heritage assets including listed buildings, a scheduled monument and a conservation area. Heythrop Grade II* Registered Park and Gardens is approximately 1.1km east of the site. There is some sense of time depth due to the historic settlement, some retained historic field boundaries and roads. In particular, the public right of way along the eastern site boundary forms part of the historic 'Salt Way' used for transporting salt across Oxfordshire.	Regional
Landscape condition	Mixed landscape quality within the site and its surroundings. Typically, moderate condition with minimal incongruous elements.	Community
Cultural associations	Chipping Norton is associated with the filming of several TV shows including Clarkson's Farm, Father Brown and Sister Boniface.	Regional
Distinctiveness	The site comprises mainly of commonplace elements and features; many of which are representative characteristics listed within the LCA. Chipping Norton and the surrounding landscape, particularly to the north and west, has a distinctive Cotswold identity. In addition, the avenue of trees along the southern site boundary forms a distinctive gateway into the eastern edge of Chipping Norton.	Regional
Amenity and recreation	There are no PROWs within the site boundary, although one runs directly adjacent to the site's eastern boundary. The grounds of the Chipping Norton Cricket Club border the far north western boundary of the site. There is also a wider network of PROWs in the landscape context, including the Shakespeare's Way long distance route. Chipping Norton is promoted for tourism.	Regional

Factor	Notes	Value
Perceptual (scenic)	There are scenic elements within the wider landscape, particularly recognised within the Cotswold National Landscape designation and the tourism industry locally. However, due to the site's enclosed nature there is limited visibility of said features.	Regional
Perceptual (other)	The site and surrounding landscape are influenced by the urban edge and busy A roads. However, in places (particularly within the Cotswolds National Landscape) there are areas with a sense of tranquillity.	Community
Function	The site and much of the surrounding landscape functions as productive farmland on the urban edge. Green infrastructure is present through the dense boundary vegetation that connects to woodland blocks within the wider landscape, particularly within the boundary of the Cotswolds National Landscape.	Regional

Landscape susceptibility

Table 10.3 - Landscape susceptibility criteria (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)

Factor	Notes	Susceptibility
Scale	Medium scale land cover, which is similar to the proposed scale of development.	Low
Landform	Flat site upon a plateau, with undulating landscape towards the north.	Low
Openness / enclosure	Site is enclosed by dense vegetation on the majority of its boundaries; wider landscape is also enclosed.	Low
Land cover	Site comprises simple land cover of farmland, with surrounding land cover comprising a mixture of farmland, woodland, and urban form.	Low
Built environment	Chipping Norton is a historic settlement with a mixture of traditional buildings and more modern development.	Medium
Views / intervisibility	The site is typically visually contained within its surroundings due to dense boundary vegetation within the site and the surrounding landscape.	Low
Setting / skyline / backdrop	Due to the flat plateau topography and the presence of dense intervening vegetation, the site does not form part of a backdrop, nor are there notable landmarks or focal points.	Low

Factor	Notes	Susceptibility
Perceptual qualities	Some limited sense of tranquillity away from urban edge, but this is locally influenced by factors such as the urban edge, the busy A44 London Road and the construction activity underway in the north of the site. The tree avenue on the southern site boundary forms a distinctive gateway into the east of Chipping Norton.	Medium
Historic Landscape Character	The site comprises a combination of ancient enclosure and piecemeal enclosure from the HLC.	Low
Scenic and special qualities	The site lies directly adjacent to the Cotswolds National Landscape, but there is limited intervisibility with this designated area.	Medium

CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm – Summary

Landscape sensitivity

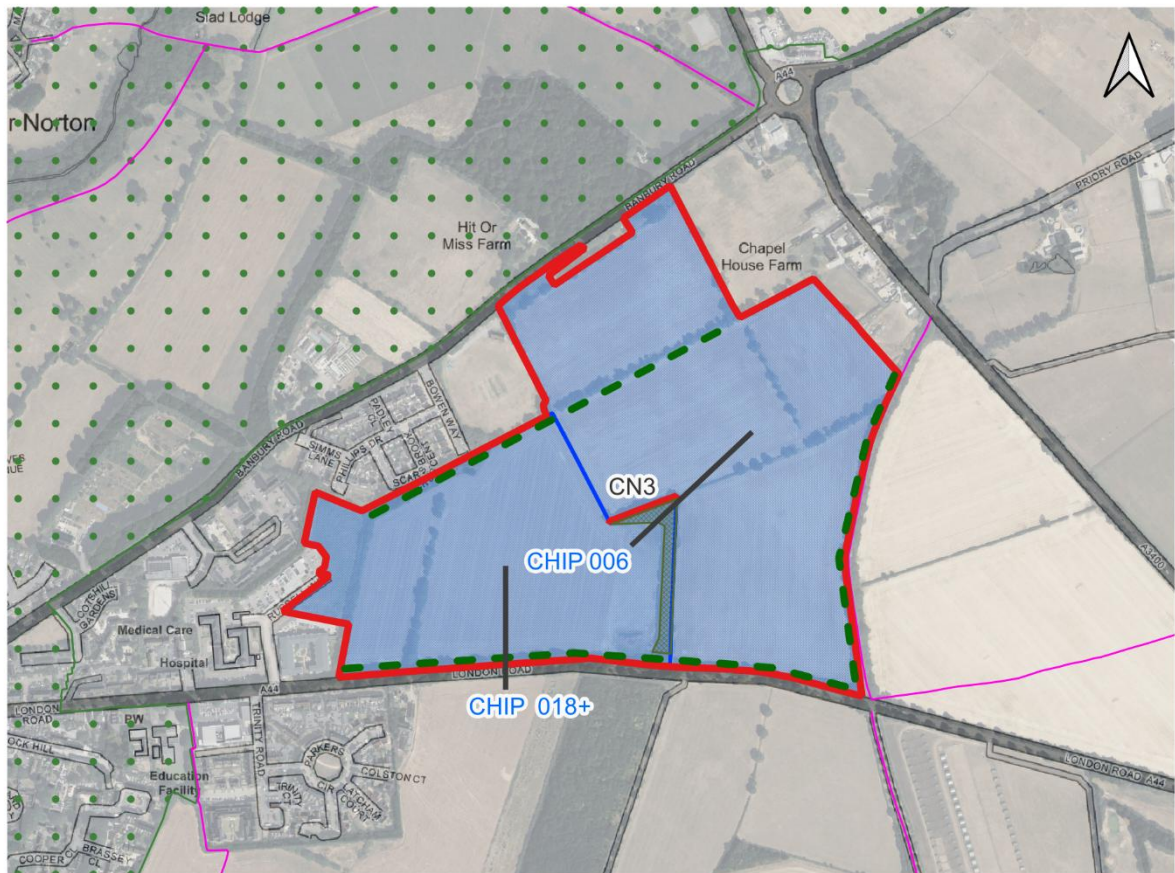
Table 10.4 - Overall landscape sensitivity (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)

Factor	Rating
Landscape value	Regional
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Retain existing features such as the avenue of trees along the southern site boundary, the woodland block and mature hedgerow boundaries.
- Create well-integrated development edges, particularly to the south and east. This is particularly important due to the presence of the 'Salt Way' to the east and the avenue of trees providing a gateway to the settlement in the south.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.

Figure 10.3 - Landscape mitigation recommendations (CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm)



KEY

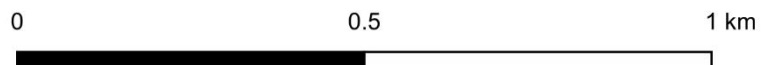
- Reg19 site boundaries
- Preferred development sites

Boundary Planting

- Enhance Existing Planting

Site Features

- Trees and/or Woodland



Conclusion

10.2.5

This site is located on the north eastern edge of Chipping Norton, directly adjacent to the Cotswolds National Landscape. It has a Regional landscape value, with a valued elements including the presence of the Cotswolds National Landscape, the cultural heritage and distinctiveness within Chipping Norton, the association with film and media, the recreational amenity, scenic quality and green infrastructure function. Aspects of the landscape which are more susceptible to residential development include the historic built environment, the perceptual qualities and the relationship with the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects,

it is recommended to retain key landscape features and respect the distinctive Cotswold vernacular.

11 SITE LH1: LAND AT HANBOROUGH STATION

11.1 Context

11.1.1 Preferred Strategic Site Option: K - Land South West of Hanborough Station

11.2 Individual site: HAN 001 - Land at Hanborough Station

11.2.1 Link to - HAN 001 - Land at Hanborough Station – Summary

At a glance

Table 11.1 - At a glance summary (HAN 001 - Land at Hanborough Station)

Landscape value	Landscape susceptibility	Landscape sensitivity
Regional	Low	Medium

Figure 11.1 - View from Footpath 238/1/10 looking towards the block of ancient woodland at Pinsley Wood



Landscape character baseline

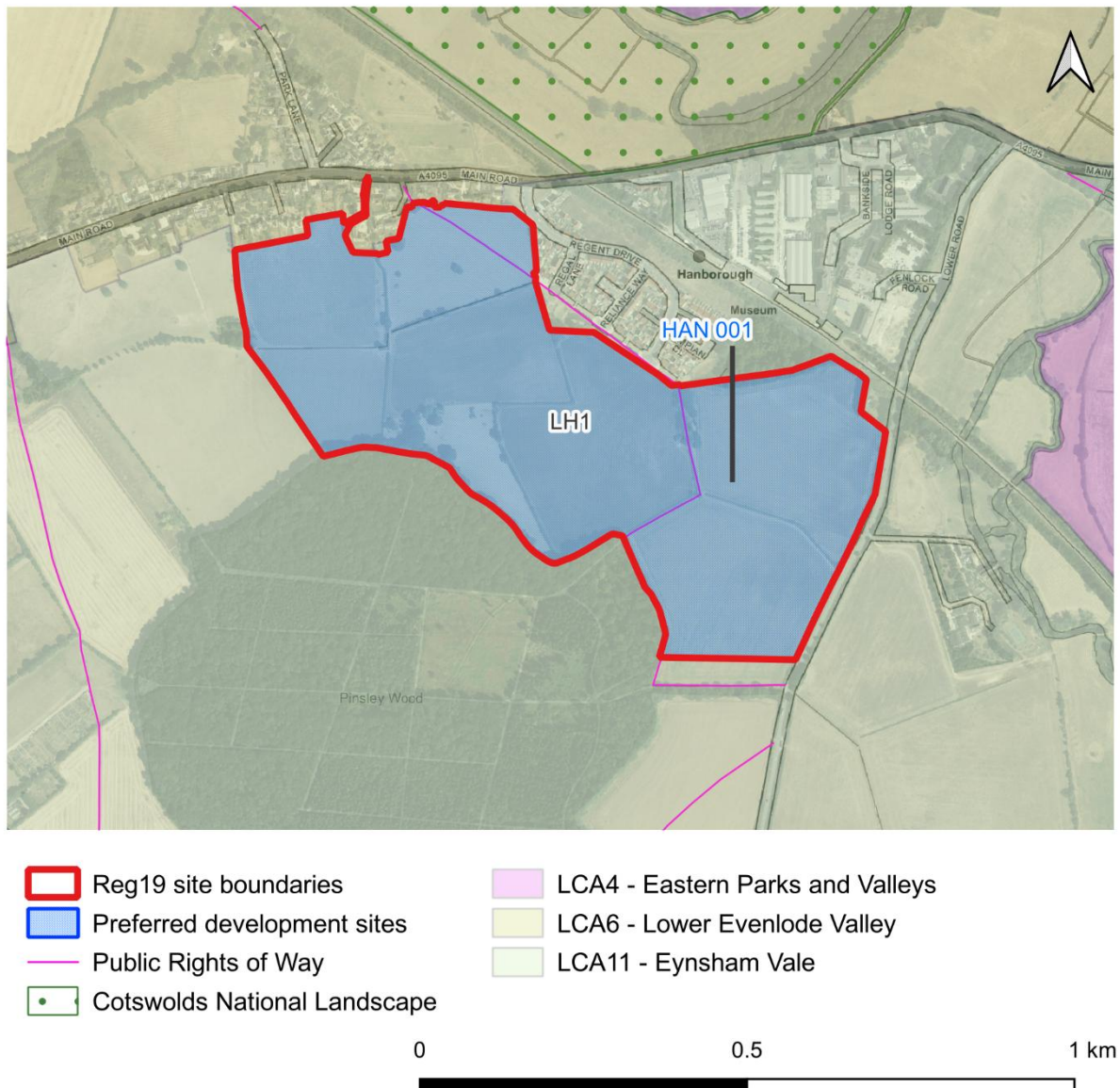
11.2.2 West Oxfordshire Landscape Character Areas within the Site: 11. Eynsham Vale.

11.2.3 The key characteristics of the Eynsham Vale LCA relevant to this site are as follows:

- 'Large scale, low-lying, subtly rolling farmland;
- Extensive areas of woodland, particularly surrounding Eynsham Estate;
- Predominantly permanent pasture with occasional cultivated land; and
- Strong landscape structure of mature tree belts and woodland blocks.'

11.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 19. Wooded Estatelands and 8. Lowland Village Farmlands.

Figure 11.2 - Map showing landscape character and constraints (HAN 001 - Land at Hanborough Station)



Landscape value

Table 11.2 - Landscape value criteria (HAN 001 - Land at Hanborough Station)

Factor	Notes	Value
Designated scenic quality	The site is near to the boundary of the Cotswolds National Landscape (approx. 100m north).	Regional
Natural Heritage	The site borders a block of ancient woodland, Pinsley Wood, to the south and there are also multiple blocks of ancient woodland to the east of the site across the River Evenlode. Within the landscape around the site, there are two SSSIs.	Regional
Cultural Heritage	The World Heritage Site and Grade I Registered Park and Garden at Blenheim Palace lie approximately 350m north of the site. The historic village of Hanborough is separated from the site by Pinsley Wood, however, there still a strong sense of time depth across the site and its surrounding landscapes, including multiple listed buildings.	National
Landscape condition	The landscape is typically in moderate to good condition. However, there are some incongruous elements such as telephone communication poles and a modern residential development to the industrial business park to the north of the railway, north east of the site.	Community
Cultural associations	Blenheim Palace is a notable cultural association, having been associated with art exhibitions, painted by John Piper, used as a filming location for multiple films and TV shows, as well as associations with Winston Churchill and Capability Brown.	National
Distinctiveness	The site comprises mainly commonplace elements and features but does represent many of the characteristics listed within the LCA. However, there are distinctive elements within the wider landscape, including but not limited to Blenheim Palace.	Regional
Amenity and recreation	A PRoW runs through the site, indirectly linking into a wider network of PRoW. National Cycle Route 442 crosses to the north of the site boundary and the parkland at Blenheim Palace is used for recreation and events.	Regional
Perceptual (scenic)	The landscape does have large open views, however there is limited scenic quality and little intervisibility with the grounds of Blenheim Palace as it is separated from the site by a business park and railway line.	Community

Factor	Notes	Value
Perceptual (other)	Within the wider landscape and particularly within the parkland associated with Blenheim Palace, there is a sense of tranquillity. Perceptions of tranquillity are locally interrupted by the presence of elements such as the railway line, business park and modern residential development.	Regional
Function	The site functions as a mix of productive farmland and grazing land which adjoins ancient woodland. In the wider landscape, green and blue infrastructure is present through the mature tree belts and dense hedgerows, the parkland at Blenheim Palace and the presence of the Rivers Evenlode and Glyme.	Regional

Landscape susceptibility

Table 11.3 - Landscape susceptibility criteria (HAN 001 - Land at Hanborough Station)

Factor	Notes	Susceptibility
Scale	The scale of the development is larger than the medium scale of the landscape; particularly when considered alongside the scale of the existing urban form in the context	High
Landform	The landform of the site is regular and uniform.	Low
Openness / enclosure	The landscape is relatively open within the site, although a sense of enclosure is evident to the south west where the site borders Pinsley Wood.	Medium
Land cover	The landcover within the site and surrounding landscape is mostly simple and regular. There is a sense of time depth through retained historic field boundaries and the retained settlement shape of Church Hanborough.	Low
Built environment	The site is south west of the historic extension of Hanborough village. However, modern influences such as a new residential development directly north east of the site and Hanborough business park to the north of the railway line give the site a more urban context.	Low
Views / intervisibility	The site is well contained, views out and in are limited.	Low
Setting / skyline / backdrop	Due to the position of the woodland on sloping topography, there is a strong visual relationship between the site and ancient woodland block at Pinsley Wood, which forms a backdrop to the site. However, there are no landmarks or focal points visible from the site itself.	Medium

Factor	Notes	Susceptibility
Perceptual qualities	The site has a slight visual connection with the Cotswolds National Landscape as well as an overarchingly rural nature with a sense of tranquillity that is particularly evident away from the modern settlement edge and transport infrastructure.	Low
Historic Landscape Character	The site comprises a mixture of ancient enclosure and planned enclosure within the HLC.	Low
Scenic and special qualities	Landscape has low scenic quality within the site and its immediate surroundings. However, there is some limited intervisibility with the Cotswolds National Landscape to the north.	Medium

HAN 001 - Land at Hanborough Station – Summary

Landscape sensitivity

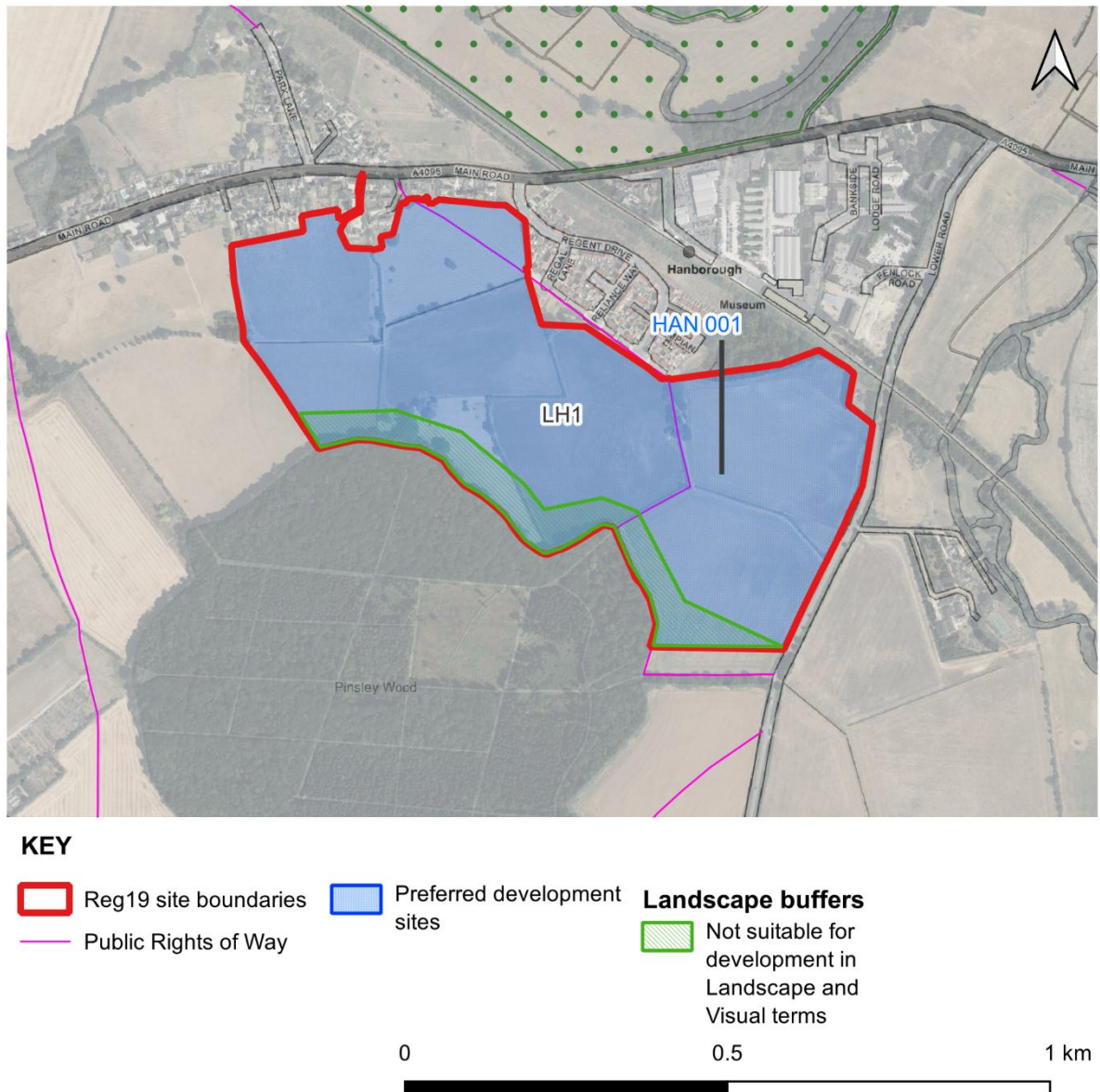
Table 11.4 - Overall landscape sensitivity (HAN 001 - Land at Hanborough Station)

Factor	Rating
Landscape value	Regional
Landscape susceptibility	Low
Landscape sensitivity	Medium

Mitigation recommendations

- Landscape buffer to the southern boundary of the site due to this part of the site lying adjacent to the ancient woodland.
- Retain existing features such as the watercourse, woodland blocks and mature hedgerow boundaries.
- Enhance PRoW routes throughout the site.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.

Figure 11.3 - Landscape mitigation recommendations (HAN 001 - Land at Hanborough Station)



Conclusion

- 11.2.5 This site is located on the southern edge of Hanborough Station, within 100m of the Cotswolds National Landscape. It has a Regional landscape value, with a valued elements including the presence of the Cotswolds National Landscape, the cultural heritage, distinctiveness and associations with Blenheim Palace, the presence of natural heritage assets, the recreational amenity, sense of tranquillity and green infrastructure function. Aspects of the landscape which are more susceptible to residential development include the scale of the landscape, the degree of openness, the backdrop of Pinsley Wood and the relationship with the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the Regional value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to

provide a landscape buffer along the southern boundary, retain key landscape features, enhance PRow routes and respect the distinctive Cotswold vernacular.

12 SITE BA2: LAND EAST OF BAMPTON

12.1 Context

12.1.1 Preferred Strategic Site Option: L – East of Bampton

12.2 Individual site: BAM 005 - Land north of Aston Road

Link to -

12.2.1 BAM 005 - Land north of Aston Road – Summary

At a glance

Table 12.1 - At a glance summary (BAM 005 - Land north of Aston Road)

Landscape value	Landscape susceptibility	Landscape sensitivity
● Community	● Low	● Low

Figure 12.1 - View from road B4449 looking north across the site and showing its agricultural character



Landscape character baseline

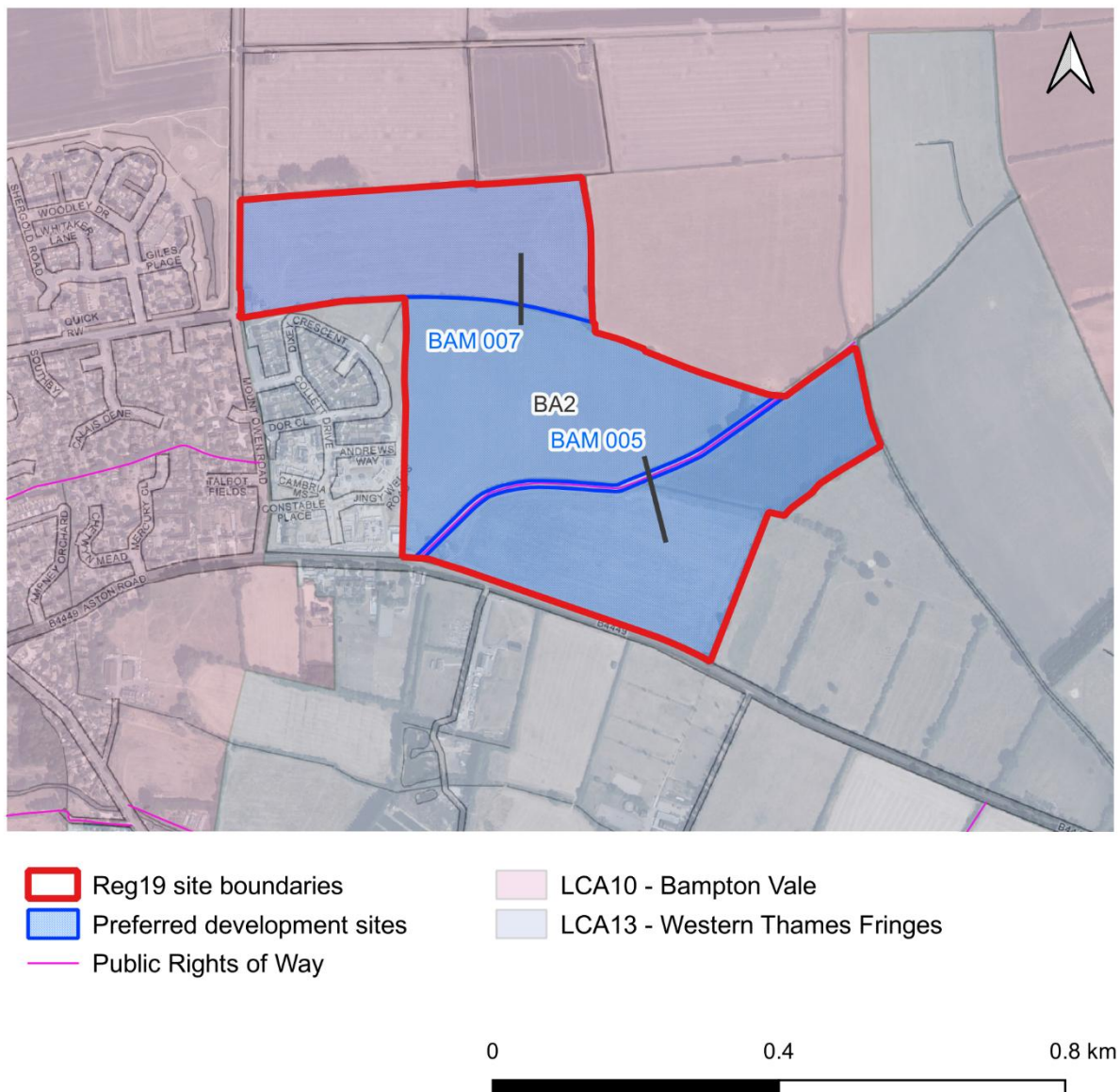
12.2.2 West Oxfordshire Landscape Character Areas within the Site: 13. Western Thames Fringe.

12.2.3 The key characteristics of the Western Thames Fringe LCA relevant to this site are as follows:

- *'Low lying landscape of the River Thames floodplain;*
- *Large scale arable farmland with a reasonable strong structure of hedges and woodland blocks;*
- *Remote and tranquil with limited intrusion; and*
- *Expansive landscape with dominant sky.'*

12.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 8. Lowland Village Farmland and 1. Alluvial Lowlands.

Figure 12.2 - Map showing landscape character and constraints (BAM 005 - Land north of Aston Road)



Landscape value

Table 12.2 - Landscape value criteria (BAM 005 - Land north of Aston Road)

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designation.	Community
Natural Heritage	There are no ecological designations in the site or surrounding area. However, there are nature pathways present to the east of the site, particularly along the far north eastern boundary that borders Aston Ditch and its surrounding riparian vegetation.	Community

Factor	Notes	Value
Cultural Heritage	Low presence of historic interests within the site itself, however there is a sense of time depth as the site sits between the two historic villages of Bampton and Aston (including conservation areas and listed buildings in both villages) and the historic field pattern has been retained.	Community
Landscape condition	The landscape is in moderate condition with intact and mature boundary vegetation. There are minimal detractors, although those present include the modern urban edge of Bampton and roads such as the A4095 and B4449.	Community
Cultural associations	Bampton is the setting for fictional crime novels by Mel Starr and has been used as a filming location for Downton Abbey.	Regional
Distinctiveness	The site comprises mainly commonplace elements and features but does represent many of the characteristics listed within the LCA. There is some limited sense of distinctiveness in the historic centre of Bampton.	Regional
Amenity and recreation	There is a bridleway which splits the site into two parcels from south west to north east. This PRoW does not directly link to the wider network, however the wider PRoW network around Bampton is relatively extensive.	Community
Perceptual (scenic)	The landscape does have some visual appeal with intervisibility into the wider surrounding rural landscape. This is locally interrupted by the modern urban edge of Bampton.	Community
Perceptual (other)	Although there is a perception of tranquillity, the modern residential developments that have been added as an extension to Bampton, that are visible from the site, reduce the sense of tranquillity.	Community
Function	The landscape functions as productive farmland. There is a feature of the green and blue infrastructure network along Aston Ditch to the north east of the site that is also connected with the dense boundary vegetation along the site boundaries.	Community

Landscape susceptibility

Table 12.3 - Landscape susceptibility criteria (BAM 005 - Land north of Aston Road)

Factor	Notes	Susceptibility
Scale	Scale of development is larger than the existing, receiving landscape scale.	Medium
Landform	The landform of the site and its surroundings is simple, regular and uniform.	Low
Openness / enclosure	The site does have a sense of openness in places due to its scale and where there is a lack of boundary vegetation. Other parts of the site feel more enclosed.	Medium
Land cover	The landcover within the site and its surroundings is mostly simple and regular. There is a slight sense of time depth through some retained historic field boundaries.	Low
Built environment	The site is adjacent to a newly developed residential estate that has used traditional materials to retain the historic character of Bampton. The historic centre of Bampton lies to beyond the modern development to the west.	Medium
Views / intervisibility	There is some limited intervisibility between the site and the wider landscape, but this is particularly low in the north east of the site where the boundary vegetation becomes denser.	Low
Setting / skyline / backdrop	The site has limited visual relationship with the adjacent areas and does not form the backdrop to any views. There are no landmarks or key focal points locally.	Low
Perceptual qualities	There is a limited perception of tranquillity across the site, but this is reduced by the human activity from the modern urban edge directly west of the site, as well as the B4449 road.	Low
Historic Landscape Character	The site comprises late 18 th century enclosure in the HLC.	Low
Scenic and special qualities	Landscape has typically low scenic quality, with no relation to the Cotswolds National Landscape.	Low

BAM 005 - Land north of Aston Road – Summary

Landscape sensitivity

Table 12.4 - Overall landscape sensitivity (BAM 005 - Land north of Aston Road)

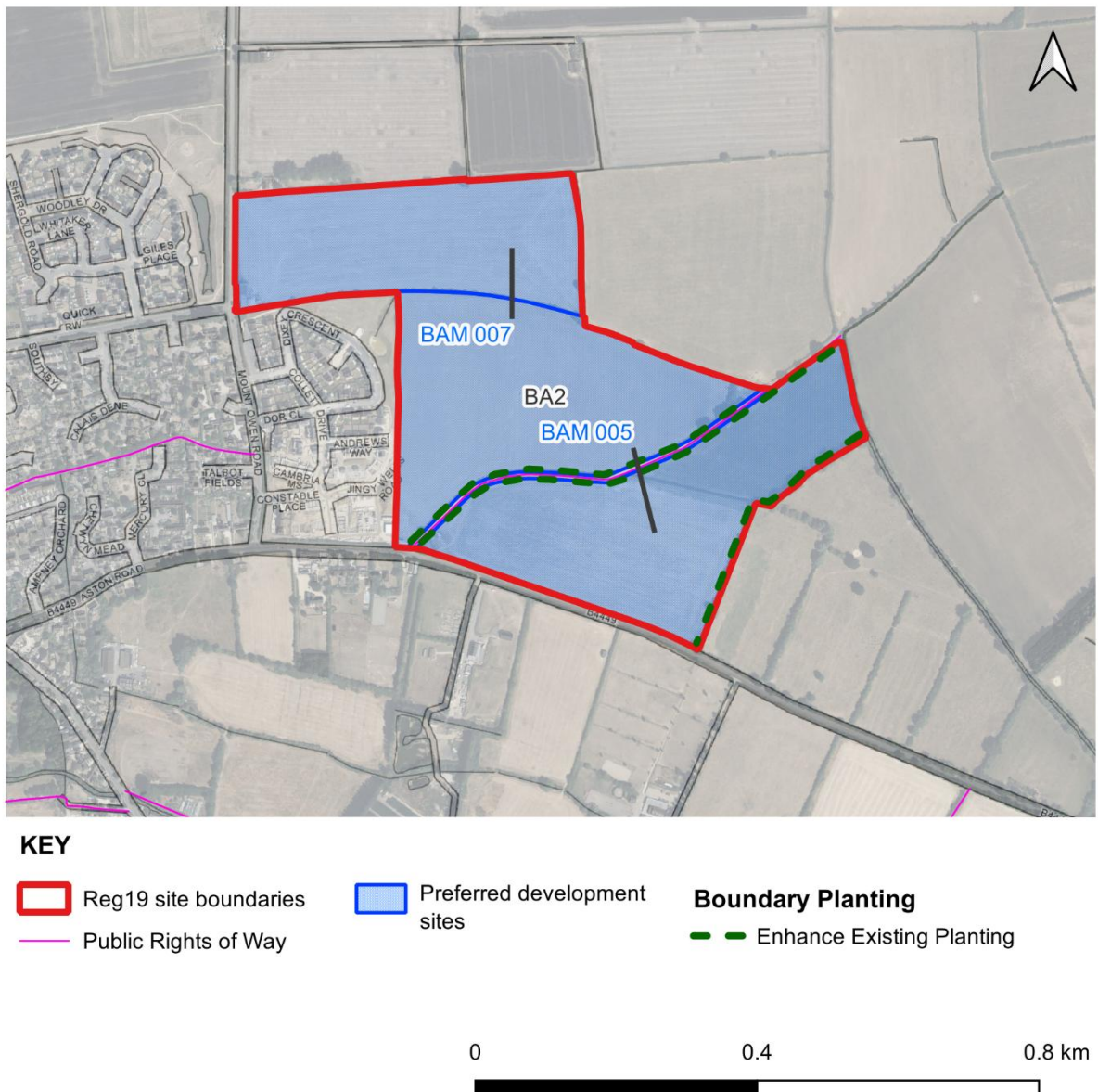
Factor	Rating
Landscape value	Community

Landscape susceptibility	● Low
Landscape sensitivity	● Low

Mitigation recommendations

- Respect Oxfordshire vernacular in terms of layout, scale, form and materials of development.
- Retain existing features such as the mature hedgerow boundaries.
- Create well-integrated development edges, particularly to the south and east.
- Enhance PRow routes throughout the site.

Figure 12.3 - Landscape mitigation recommendations (BAM 005 - Land north of Aston Road)



Conclusion

- 12.2.5 This site is located on the eastern edge of Bampton. It has a Community landscape value, with a valued elements including the cultural associations with Downton Abbey and the distinctiveness. Aspects of the landscape which are more susceptible to residential development include the scale of the landscape, the degree of openness and the nearby built environment. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features and enhance PRoW routes.

13 SITE RA3: LAND NORTH OF ASTON

13.1 Context

13.1.1 Preferred Strategic Site Option: M - North of Aston

13.2 Individual site: AST 004 - Land at North Street (Site C)

13.2.1 [Link to - AST 004 - Land at North Street \(Site C\) – Summary](#)

At a glance

Table 13.1 - At a glance summary (AST 004 - Land at North Street (Site C))

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 13.1 - View from North Street showing the dense mature boundary vegetation that surrounds the site



Landscape character baseline

13.2.2 West Oxfordshire Landscape Character Areas within the Site: 10. Bampton Vale.

13.2.3 The key characteristics of the Bampton Vale LCA relevant to this site are as follows:

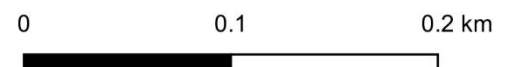
- *‘Gently rolling clay vale landscape;*
- *Semi-enclosed character with moderate to low visibility;*
- *Large, regularly shaped fields with a strong structure of hedgerows and trees; and*
- *Typically permanent pasture or grassland with willow-lined ditches and a pastoral, riparian character.’*

13.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 8. Lowland Village Farmlands.

Figure 13.2 - Map showing landscape character and constraints (AST 004 - Land at North Street (Site C))



- Reg19 site boundaries
- Preferred development sites
- LCA10 - Bampton Vale
- LCA13 - Western Thames Fringes



Landscape value

Table 13.2 - Landscape value criteria (AST 004 - Land at North Street (Site C))

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designation.	Community

Factor	Notes	Value
Natural Heritage	There are no ecological designations in the site or the surrounding area. However, there are nature pathways present along the dense boundary vegetation and mature hedgerow trees that connect to the wider ecological systems, particularly Aston Allotments, directly south east of the site.	Community
Cultural Heritage	The site lies within Aston Conservation Area, close to a listed building. There is a noticeable sense of time depth within the historic village of Aston and where the historic field pattern has been retained. The north western section of the site was historically used as an orchard, which has since been removed.	Regional
Landscape condition	The landscape is in moderate condition with typically intact and mature boundary vegetation. There are some incongruous elements such as more modern built development.	Community
Cultural associations	There are no strong cultural associations with notable people, events or the arts.	Community
Distinctiveness	The site comprises mainly commonplace elements and features but does represent many of the characteristics listed within the LCA. The historic centre of Aston has a distinctive Cotswold character.	Regional
Amenity and recreation	There are no PRow within or surrounding the site and the wider PRow and recreational network is relatively sparse	Community
Perceptual (scenic)	The landscape does have some visual appeal as part of the historic settlement, with some detractors formed by more modern development within the village.	Community
Perceptual (other)	The historic village of Aston has a sense of tranquillity and time depth in places. The site fits within the settlement and is enclosed by surrounding residential properties and the dense boundary vegetation.	Community
Function	The landscape of the site functions as permanent pasture within a wider settlement. There is a wider green infrastructure network through the dense boundary vegetation along the site boundaries that connects to the wider ecological systems.	Community

Landscape susceptibility

Table 13.3 - Landscape susceptibility criteria (AST 004 - Land at North Street (Site C))

Factor	Notes	Susceptibility
Scale	The scale of development is relative to the existing small landscape scale.	Low

Factor	Notes	Susceptibility
Landform	The landform of the site is simple, regular and uniform.	● Low
Openness / enclosure	The site is mostly enclosed due to its dense boundary vegetation and the presence of adjacent built form.	● Low
Land cover	The landcover of the site and surrounding landscape is mostly simple and regular with a sense of time depth through the retained historic field boundaries and adjacent historic settlement.	● Low
Built environment	The sits within the north of the historic village Aston, which has retained its historic built character in some of the more modern development through the continued use of traditional materials and features.	● Medium
Views / intervisibility	There is very limited intervisibility with the site and its surroundings due to the dense boundary vegetation.	● Low
Setting / skyline / backdrop	The skyline is mostly made up from neighbouring residential properties and local tree belts. The historic church spire forms a local landmark.	● Low
Perceptual qualities	The landscape has some sense of tranquillity, although there is still presence of human activity within the village and adjacent residential properties.	● Medium
Historic Landscape Character	The site comprises piecemeal enclosure in the HLC.	● Low
Scenic and special qualities	Landscape has low scenic quality and no intervisibility with the Cotswolds National Landscape.	● Low

AST 004 - Land at North Street (Site C) – Summary

Landscape sensitivity

Table 13.4 - Overall landscape sensitivity (AST 004 - Land at North Street (Site C))

Factor	Rating
Landscape value	● Community
Landscape susceptibility	● Low
Landscape sensitivity	● Low

Mitigation recommendations

- Retain existing features such as the mature hedgerow boundaries.
- Respect historic vernacular in terms of layout, scale, form and materials of development.

Figure 13.3 - Landscape mitigation recommendations (AST 004 - Land at North Street (Site C))



Conclusion

- 13.2.5 This site is located in the northern part of Aston. It has a Community landscape value, with a valued elements including the cultural heritage in the historic village and the distinctiveness. Aspects of the landscape which are more susceptible to residential development include the nearby built environment and the sense of tranquillity. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features and respect the historic vernacular.

14 SITE BU3: LAND SOUTH OF SHEEP STREET

14.1 Context

14.1.1 Preferred Strategic Site Option: N - South of Sheep Street, Burford

14.2 Individual site: BUR 002a - Land south of Sheep Street

14.2.1 [Link to - BUR 002a - Land south of Sheep Street – Summary](#)

At a glance

Table 14.1 - At a glance summary (BUR 002a - Land south of Sheep Street)

Landscape value	Landscape susceptibility	Landscape sensitivity
 National	 Medium	 High

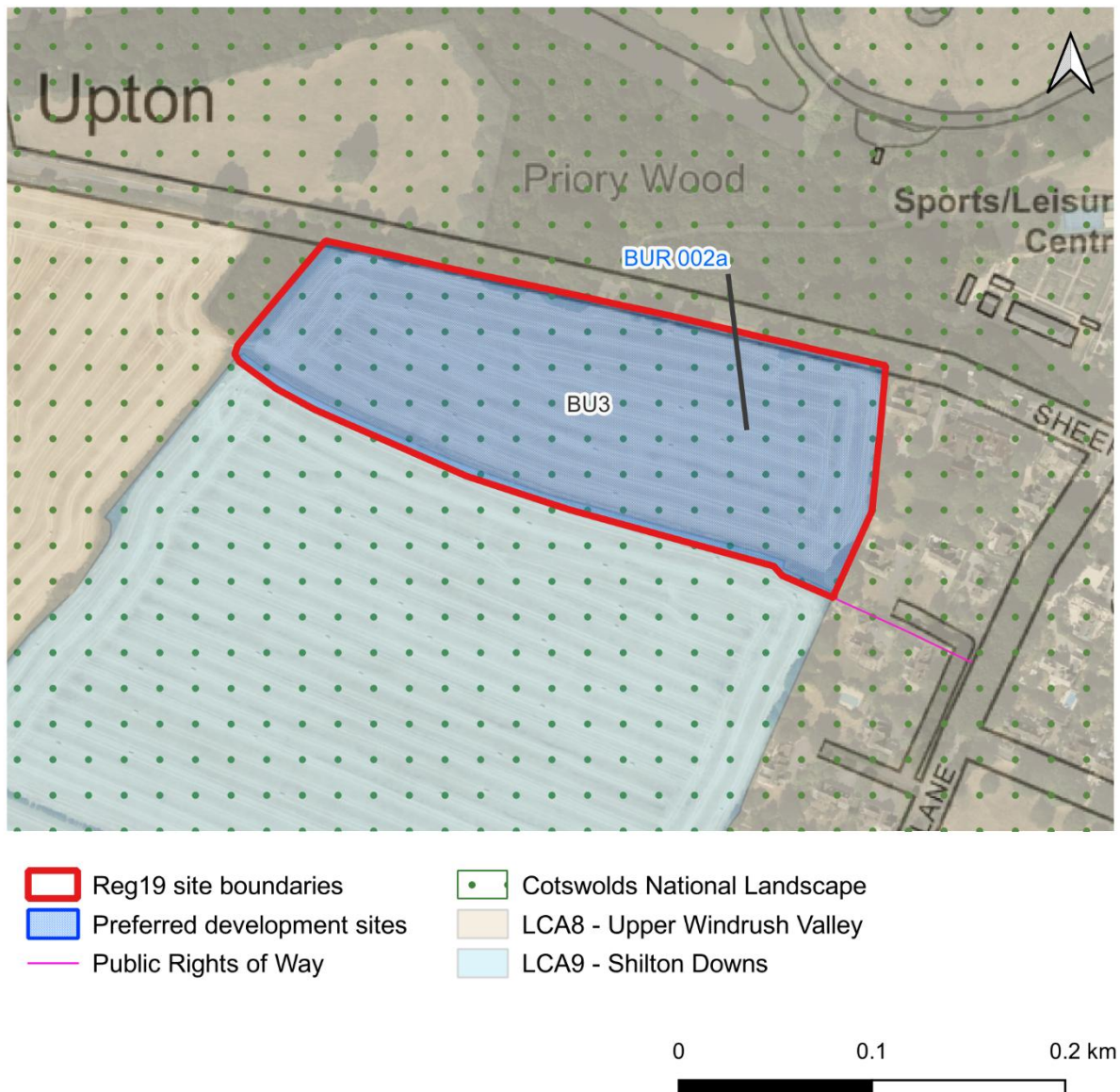
Figure 14.1 - View from Sheep Street showing the sloping topography of the site



Landscape character baseline

- 14.2.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.
- 14.2.3 The key characteristics of the Upper Windrush Valley LCA relevant to this site are as follows:
- *‘Flat valley floor, predominantly used for pasture or productive farmland;*
 - *Riparian character with a pattern of ditches lined by Willow;*
 - *Landscape structure provided by lines and groups of mature trees; and*
 - *Moderate intervisibility.’*
- 14.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 7. Farmland Slopes and Valley Sides.

Figure 14.2 - Map showing landscape character and constraints (BUR 002a - Land south of Sheep Street)



Landscape value

Table 14.2 - Landscape value criteria (BUR 002a - Land south of Sheep Street)

Factor	Notes	Value
Designated scenic quality	The site sits within the Cotswolds National Landscape.	● National

Factor	Notes	Value
Natural Heritage	Although there are no ecological designations within the site boundary, there is a block of ancient woodland (Priory Wood) adjacent to the northern boundary of the site, separated by Sheep Street. There is dense boundary vegetation, particularly to the northern and western boundaries of the site. The River Windrush and its riparian corridor is approx. 120m north of the site.	 Regional
Cultural Heritage	The site is directly adjacent to the historic village of Burford and its conservation area. The village contains numerous listed buildings. Historic field boundaries and surrounding woodland blocks are still present; however, the far eastern parcel of the site has recently been developed for mixed use.	 Regional
Landscape condition	The landscape is in typically good condition with no incongruous elements.	 Community
Cultural associations	Burford has featured in novels such as The Wool-Pack and The Saxon Stories, as well as TV series such as A Casual Vacancy and Father Brown.	 Regional
Distinctiveness	Burford village has a very distinctive Cotswold character and is recognised in promotion for tourism. The site itself comprises mainly commonplace elements and features but does represent many of the characteristics listed within the LCA and of the National Landscape.	 National
Amenity and recreation	A PRoW runs alongside the southern and western boundary of the site. Within the wider landscape, there is a limited PRoW network. However, Burford is promoted for tourism and has recreational features such as a golf club.	 Regional
Perceptual (scenic)	The site sits within the Cotswolds National Landscape, and the village of Burford and wider landscape has a recognised scenic quality.	 National
Perceptual (other)	The historic village of Burford represents the National Landscape, LCA and conservation area key features. Overall, there is a sense of tranquillity within the landscape.	 Regional
Function	The landscape around Burford typically functions as productive farmland. There is a green infrastructure network through the dense boundary vegetation along the northern boundary of the site that connects to the wider ecological systems of the ancient woodland and riparian corridor of the River Windrush.	 Regional

Landscape susceptibility

Table 14.3 - Landscape susceptibility criteria (BUR 002a - Land south of Sheep Street)

Factor	Notes	Susceptibility
Scale	The scale of development is relative to the existing medium landscape scale.	Low
Landform	The landform of the site is uniform but has a steep topography that rises to the south.	Medium
Openness / enclosure	Due to the topography, the site is largely open and exposed but is more enclosed to the north as it borders an ancient woodland block, Priory Wood.	Medium
Land cover	The land cover within the site is simple and linear, but there is more variety in land cover in the wider landscape. There is a sense of time depth through the retained historic field boundaries and settlement. The wider settlement pattern is typically linear along key routes.	Medium
Built environment	The site is adjacent to the historic village of Burford which has a strong historic and traditional character and is well integrated into its surrounding landscape context.	High
Views / intervisibility	Despite the openness of the site, there is limited intervisibility with Burford due to the village's mature trees which line the streets and hedgerow boundaries.	Low
Setting / skyline / backdrop	The backdrop to the north of the site is defined by the ancient Woodland block Priory Road and to the south the backdrop is typically undeveloped and rural. There are no landmarks or focal points visible from the site.	Medium
Perceptual qualities	The site is perceived as being on the edge of a tranquil historic village, with some limited noise from the A40.	Medium
Historic Landscape Character	The site comprises late 18 th century enclosure in the HLC.	Low
Scenic and special qualities	The site is within the Cotswolds National Landscape.	High

BUR 002a - Land south of Sheep Street – Summary

Landscape sensitivity

Table 14.4 - Overall landscape sensitivity (BUR 002a - Land south of Sheep Street)

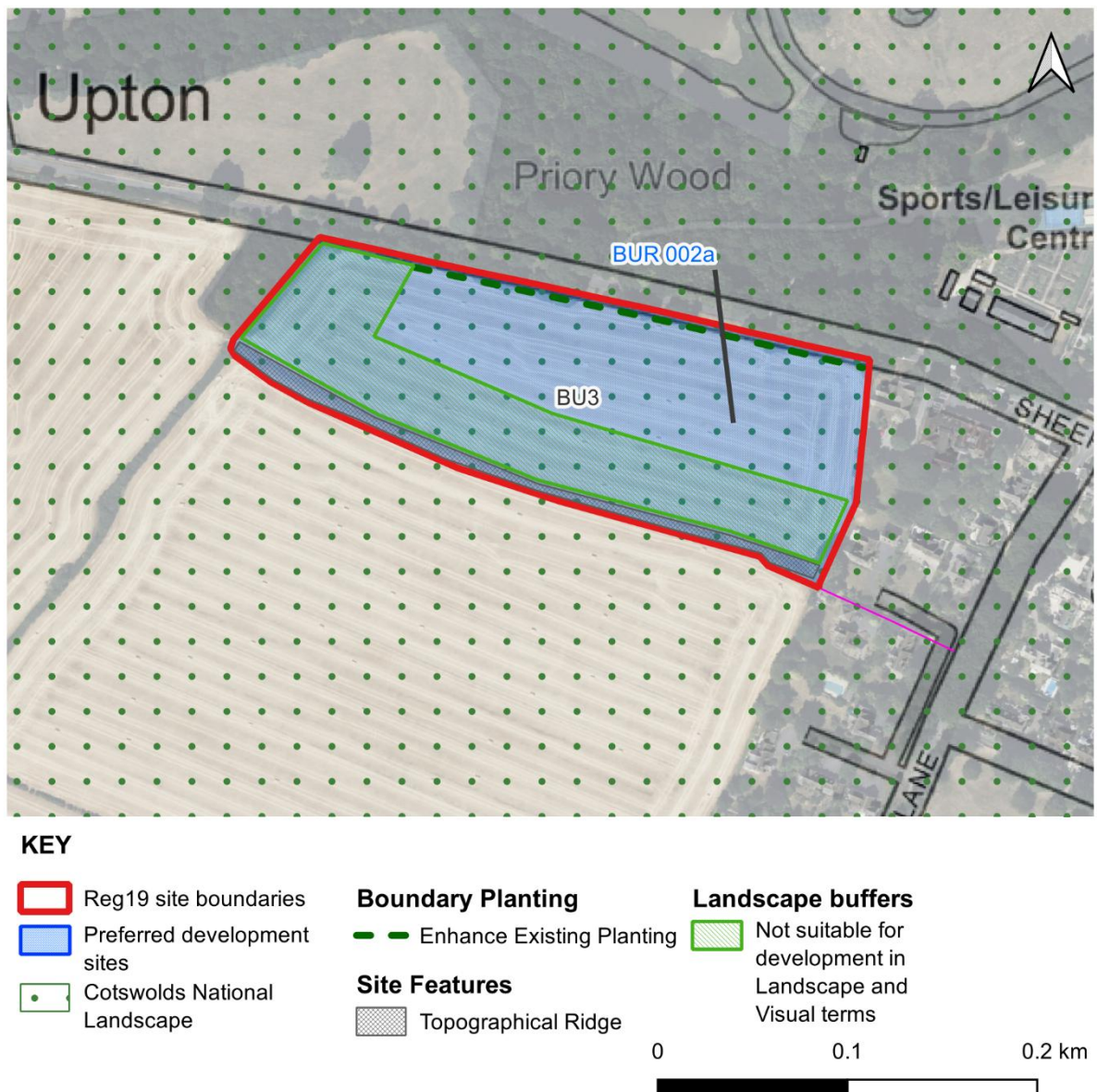
Factor	Rating
Landscape value	National

Landscape susceptibility	 Medium
Landscape sensitivity	 High

Mitigation recommendations

- Landscape buffer to the southern and western boundary of the site due to the elevated topography.
- Retain existing features such as the mature hedgerow boundaries.
- Enhance PRow routes throughout the site.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.
- Mirror the linear settlement form of the wider village.

Figure 14.3 - Landscape mitigation recommendations (BUR 002a - Land south of Sheep Street)



Conclusion

- 14.2.5 This site is located on the western edge of Burford; it lies within the Cotswolds National Landscape. It has a National landscape value, with a valued elements including the Cotswolds National landscape, the distinctiveness and the high scenic quality. Aspects of the landscape which are more susceptible to residential development include the sloping landscape, relative sense of openness, the historic built environment, the sense of tranquillity and the presence of the Cotswolds National Landscape. Overall, the site has a Medium landscape susceptibility to change. When combined with the National value, there is a High landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide a landscape buffer to the south and west, retain key landscape features, enhance the PRoW in the site and respect the Cotswolds vernacular.

15 SITE CH2: LAND AT JEFFERSON'S PIECE

15.1 Context

15.1.1 Preferred Strategic Site Option: O - Jeffersons Piece

15.2 Individual site: CHAR 004 - Land at Jefferson's Piece

15.2.1 [Link to - CHAR 004 - Land at Jefferson's Piece – Summary](#)

At a glance

Table 15.1 - At a glance summary (CHAR 004 - Land at Jefferson's Piece)

Landscape value	Landscape susceptibility	Landscape sensitivity
 National	 Low	 Medium

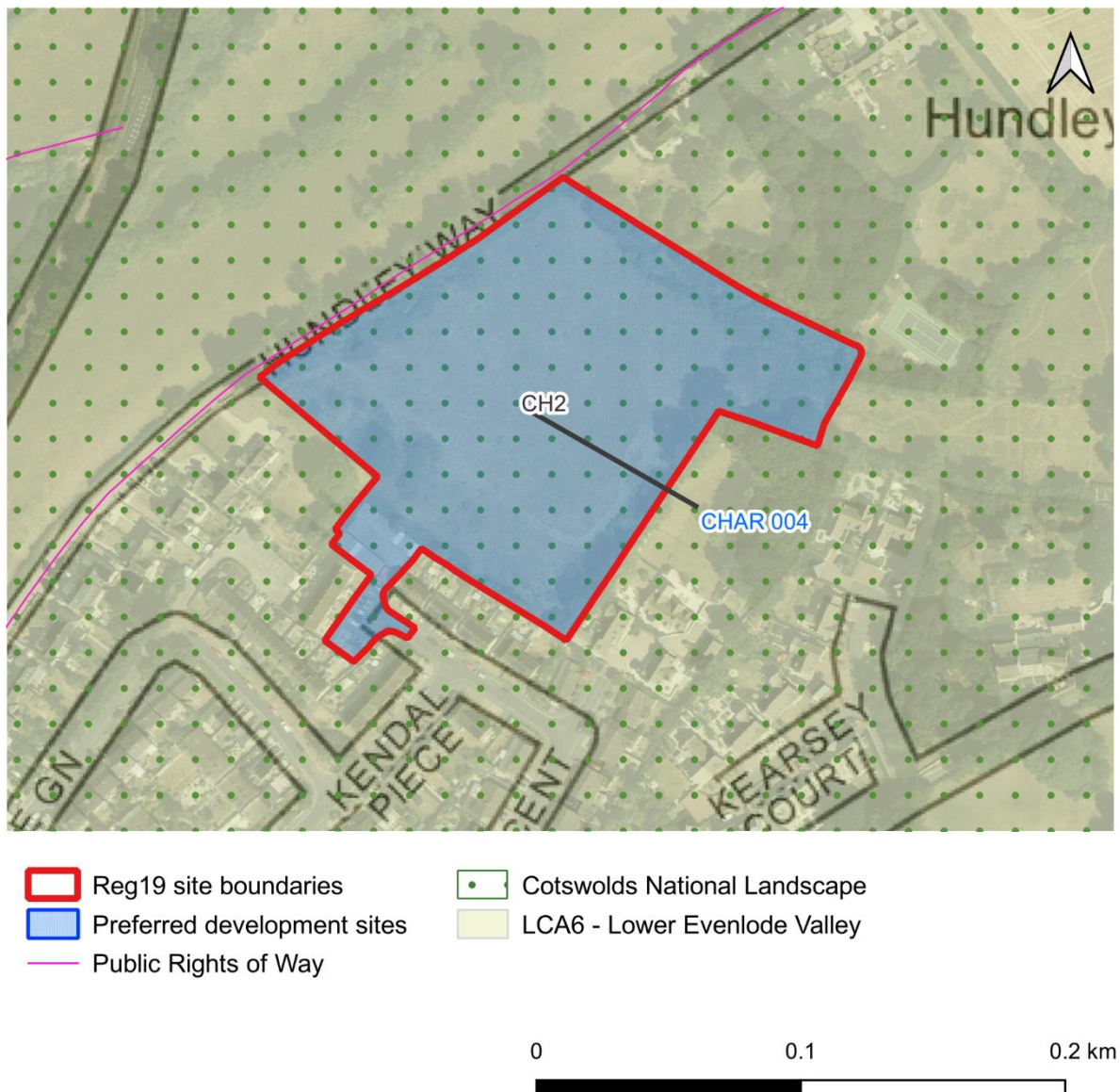
Figure 15.1 - View from Jeffersons Piece showing the dense boundary vegetation that surrounds the site boundary



Landscape character baseline

- 15.2.2 West Oxfordshire Landscape Character Areas within the Site: 6. Lower Evenlode Valley.
- 15.2.3 The key characteristics of the Lower Evenlode Valley LCA relevant to this site are as follows:
- *‘Distinct pastoral, intimate and riparian character;*
 - *Rolling valley side landform with visual enclosure and shelter;*
 - *Landscape structure provided by lines and groups of mature trees; and*
 - *Moderate to low intervisibility with some filtered views.’*
- 15.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 19. Wooded Estatelands.

Figure 15.2 - Map showing landscape character and constraints (CHAR 004 - Land at Jefferson's Piece)



Landscape value

Table 15.2 - Landscape value criteria (CHAR 004 - Land at Jefferson's Piece)

Factor	Notes	Value
Designated scenic quality	The site sits within the Cotswolds National Landscape.	● National

Factor	Notes	Value
Natural Heritage	Although there are no ecological designations within the site boundary. Ditchley Quarry Road SSSI 350m east of the site which is connected to the dense boundary vegetation that surrounds the site. Within the wider landscape, the riparian corridor of the River Evenlode forms valuable habitat.	Regional
Cultural Heritage	The site sits within the conservation area of the historic town of Charlbury, which has been subject to modern expansion. There are several listed buildings within Charlbury, typically focused in the centre. Some historic field boundaries are still present, however the fields directly south of the site have recently been developed for residential use.	Regional
Landscape condition	The landscape is in moderate to good condition with relatively few detractors or incongruous elements.	Regional
Cultural associations	Charlbury has been used as a filming location for TV shows such as Midsomer Murders. The nearby Cornbury Park has also been used as a filming location.	Regional
Distinctiveness	The site comprises mainly of commonplace elements and features but does represent many of the characteristics listed within the LCA and of the National Landscape. There are a Cotswold vernacular and sense of distinctiveness in the historic centre of Charlbury.	Regional
Amenity and recreation	A PRoW runs alongside the western boundary of the site and is directly connected to the wider PRoW network. The wider PRoW network includes National Cycle Route 442 and the Oxfordshire Way long distance walking path.	Regional
Perceptual (scenic)	The site has relatively low scenic quality, but the wider landscape is reflective of the scenic quality associated with the Cotswolds National Landscape.	Regional
Perceptual (other)	There are elements of tranquillity within the wider landscape, and the historic village of Charlbury represents the LCA key features and gives a sense of time-depth. The site itself is influenced by adjacent residential properties to the south.	Regional
Function	The landscape within the site functions as permanent pasture. There is green infrastructure network within the wider landscape, as well as the blue infrastructure feature of the riparian corridor associated with the River Evenlode. The dense boundary vegetation that surrounds the boundary of the site connects to the wider ecological systems of the SSSI Ditchley Road Quarry.	Regional

Landscape susceptibility

Table 15.3 - Landscape susceptibility criteria (CHAR 004 - Land at Jefferson's Piece)

Factor	Notes	Susceptibility
Scale	The scale of development is relative to the existing medium landscape scale.	Low
Landform	Landform within the site is gently undulating but is overall smooth and regularly flowing.	Low
Openness / enclosure	The site is very enclosed by mature, dense boundary vegetation.	Low
Land cover	Land cover within the landscape is simple and regular but does have a sense of time-depth as the historic field boundaries have been retained, including within the site boundary.	Low
Built environment	The site is directly north of the historic village of Charlbury. However, the site borders a modern and urban development to the southern boundary, that does not retain the historic character of the village.	Medium
Views / intervisibility	Visually contained site with minimal intervisibility with the surrounding landscape.	Low
Setting / skyline / backdrop	The site does not have a strong visual relationship with the adjacent areas. The adjacent southern skyline is made up of modern residential development.	Low
Perceptual qualities	Overall, within and immediately surrounding the site there is some sense of tranquillity and rural transition. However, the neighbouring residential development does reduce this perception.	Low
Historic Landscape Character	The site comprises piecemeal enclosure in the HLC.	Low
Scenic and special qualities	The site is within the Cotswolds National Landscape.	High

CHAR 004 - Land at Jefferson's Piece – Summary

Landscape sensitivity

Table 15.4 - Overall landscape sensitivity (CHAR 004 - Land at Jefferson's Piece)

Factor	Rating
Landscape value	National
Landscape susceptibility	Low
Landscape sensitivity	Medium

Mitigation recommendations

- Retain existing features such as the mature hedgerow boundaries.
- Enhance PRoW routes throughout the site.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.

Figure 15.3 - Landscape mitigation recommendations (CHAR 004 - Land at Jefferson's Piece)



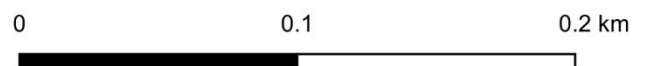
KEY

- Reg19 site boundaries
- Preferred development sites

- Cotswolds National Landscape

Boundary Planting

- Enhance Existing Planting



Conclusion

- 15.2.5 This site is located on the northern edge of Charlbury, it lies within the Cotswolds National Landscape. It has a National landscape value, with a valued elements including the Cotswolds National landscape, the natural and cultural heritage, the distinctiveness and the scenic quality. Aspects of the landscape which are more susceptible to residential development include the historic built environment and the presence of the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the National value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features and respect the Cotswolds vernacular.

16 SITE CH3: LAND SOUTH OF HYDAC

16.1 Context

16.1.1 Preferred Strategic Site Option: P - Land south of Hydac, Charlbury

16.2 Individual site: CHAR 006 - Land east of Fowler Road

16.2.1 Link to - CHAR 006 - Land east of Fowler Road – Summary

At a glance

Table 16.1 - At a glance summary (CHAR 006 - Land east of Fowler Road)

Landscape value	Landscape susceptibility	Landscape sensitivity
 National	 Low	 Medium

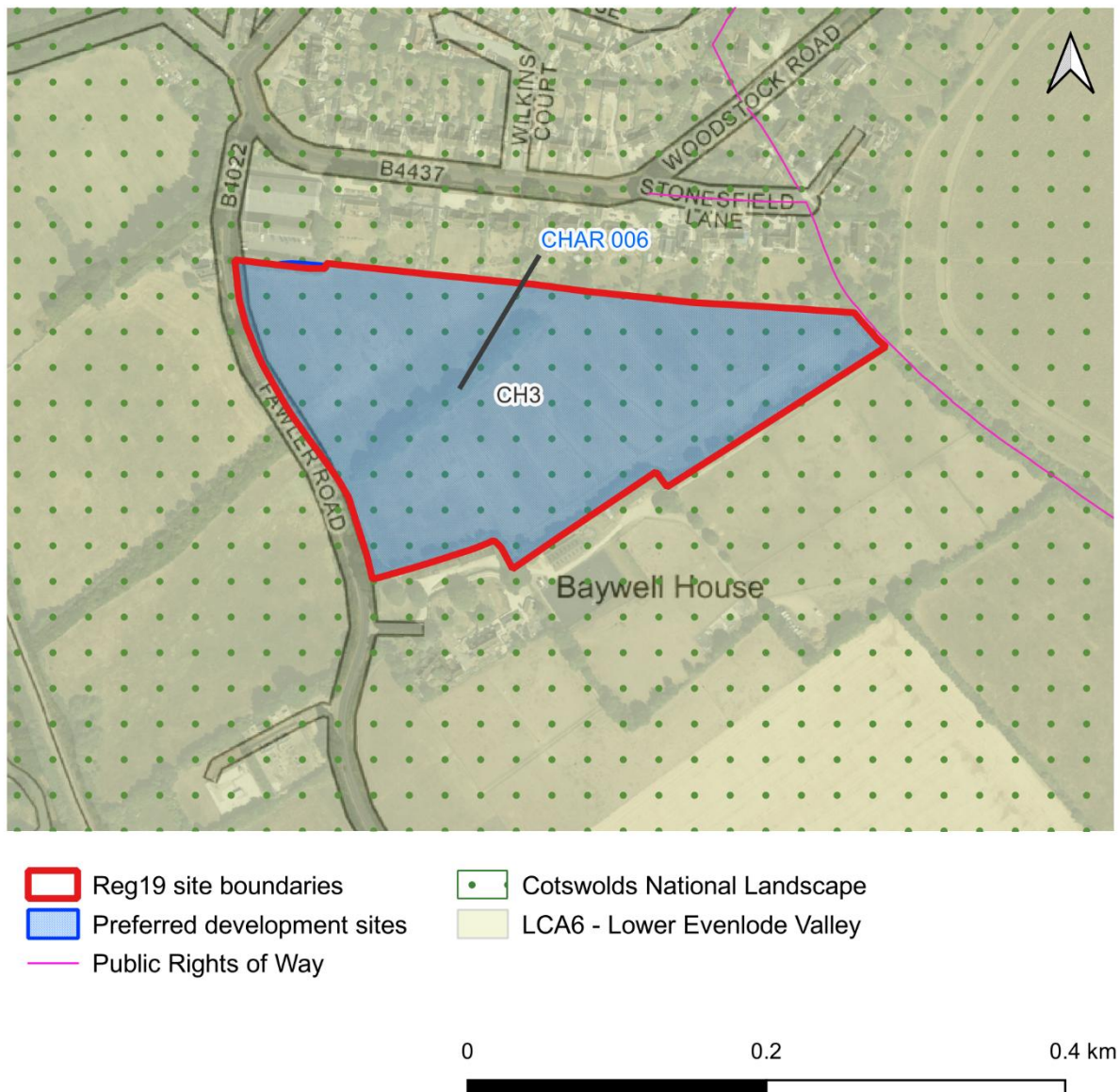
Figure 16.1 - View from Fowler Road showing the view of residential properties directly north of the site



Landscape character baseline

- 16.2.2 West Oxfordshire Landscape Character Areas within the Site: 6. Lower Evenlode Valley.
- 16.2.3 The key characteristics of the Lower Evenlode Valley LCA relevant to this site are as follows:
- *‘Distinct pastoral, intimate and riparian character;*
 - *Rolling valley side landform with visual enclosure and shelter;*
 - *Landscape structure provided by lines and groups of mature trees; and*
 - *Moderate to low intervisibility with some filtered views.’*
- 16.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 7. Farmland Slopes and Valley Sides.

Figure 16.2 - Map showing landscape character and constraints (CHAR 006 - Land east of Fawler Road)



- Reg19 site boundaries
- Preferred development sites
- Public Rights of Way
- Cotswolds National Landscape
- LCA6 - Lower Evenlode Valley

Landscape value

Table 16.2 - Landscape value criteria (CHAR 006 - Land east of Fawler Road)

Factor	Notes	Value
Designated scenic quality	The site sits within the Cotswolds National Landscape.	● National

Factor	Notes	Value
Natural Heritage	Although there are no ecological designations within the site boundary, the River Evenlode and its riparian corridor is approximately 250m to the south west and there are several SSSIs within 1km of the site. The parkland and a large block of ancient woodland to south west of the site add to the wider ecological system of the surrounding landscape.	Regional
Cultural Heritage	The site sits directly south of the historic town of Charlbury, within its conservation area. Grade II* Registered Park and Garden of Cornbury Park is approximately 350m south west of site boundary. The historic field boundaries have not fully been retained within the site boundary.	Regional
Landscape condition	The landscape is in moderate to good condition with relatively few detractors or incongruous elements.	Regional
Cultural associations	Charlbury has been used as a filming location for TV shows such as Midsomer Murders. The nearby Cornbury Park has also been used as a filming location.	Regional
Distinctiveness	The site comprises largely commonplace elements and features but does represent many of the characteristics listed within the LCA. There are a Cotswold vernacular and sense of distinctiveness in the historic centre of Charlbury.	Regional
Amenity and recreation	A PRoW runs alongside the eastern boundary of the site and is directly connected to the wider PRoW network. The wider PRoW network includes National Cycle Route 442 and the Oxfordshire Way long distance walking path.	Regional
Perceptual (scenic)	The site has relatively low scenic quality, but the wider landscape is reflective of the scenic quality associated with the Cotswolds National Landscape.	Regional
Perceptual (other)	There is a sense of tranquillity within the site and surrounding landscape, However this is reduced in places by modern parts of the urban edge and the presence of the Great Western railway line. The historic town of Charlbury represents the LCA key features.	Regional
Function	The landscape within the site and some of the wider landscape functions as permanent pasture and horse grazing. There is a green infrastructure network present within the wider landscape, as well as the blue infrastructure feature of the riparian corridor associated with the River Evenlode. The boundary of the site connects to the wider ecological systems of the SSSI Wychwood, Cornbury parkland and large blocks of ancient woodland.	Regional

Landscape susceptibility

Table 16.3 - Landscape susceptibility criteria (CHAR 006 - Land east of Fawler Road)

Factor	Notes	Susceptibility
Scale	The scale of development is relative to the existing medium landscape scale.	Low
Landform	Landform within the site and its surroundings is gently undulating but is overall smooth and regular.	Low
Openness / enclosure	The site has a strong sense of enclosure due to the dense boundary vegetation and mature tree belts that surround it.	Low
Land cover	Land cover is simple and regular with limited sense of time-depth as some historic field boundaries have been retained.	Low
Built environment	The site sits south of the historic village of Charlbury and is adjacent to a modern part of the wider settlement.	Medium
Views / intervisibility	The site is generally visually contained with some limited intervisibility with the adjacent modern settlement to the north and some limited intervisibility to the west towards Cornbury Park.	Low
Setting / skyline / backdrop	The site does not form part of the backdrop of a view. There are no landmarks or focal points within the site or its immediate surroundings. Towards the west, the skyline is heavily wooded looking across the National Landscape and Cornbury Park. However, to the north, the skyline is dominated by residential development.	Low
Perceptual qualities	The site has a limited sense of tranquillity; however, this is noticeably reduced by the adjacent main road and residential development.	Low
Historic Landscape Character	Site comprises piecemeal enclosure in the HLC.	Low
Scenic and special qualities	The site is within the Cotswolds National Landscape.	High

CHAR 006 - Land east of Fawler Road – Summary

Landscape sensitivity

Table 16.4 - Overall landscape sensitivity (CHAR 006 - Land east of Fawler Road)

Factor	Rating
Landscape value	National

Landscape susceptibility	 Low
Landscape sensitivity	 Medium

Mitigation recommendations

- Retain existing features such as the mature hedgerow boundaries.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.

Figure 16.3 - Landscape mitigation recommendations (CHAR 006 - Land east of Fowler Road)



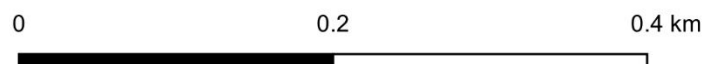
KEY

-  Reg19 site boundaries
-  Preferred development sites

-  Cotswolds National Landscape

Boundary Planting

-  Enhance Existing Planting



Conclusion

- 16.2.5 This site is located on the southern edge of Charlbury, it lies within the Cotswolds National Landscape. It has a National landscape value, with a valued elements including the Cotswolds National landscape, the natural and cultural heritage, the distinctiveness and the scenic quality. Aspects of the landscape which are more susceptible to residential development include the historic built environment and the presence of the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the National value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features and respect the Cotswolds vernacular.

17 SITE RA4: LAND AT KINGHAM STATION

17.1 Context

17.1.1 Preferred Strategic Site Option: R - Kingham Station

17.2 KING 005 - Land adjacent to Kingham Station

17.2.1 [Link to - KING 005 - Land adjacent to Kingham Station – Summary](#)

At a glance

Table 17.1 - At a glance summary (KING 005 - Land adjacent to Kingham Station)

Landscape value	Landscape susceptibility	Landscape sensitivity
 National	 Low	 Medium

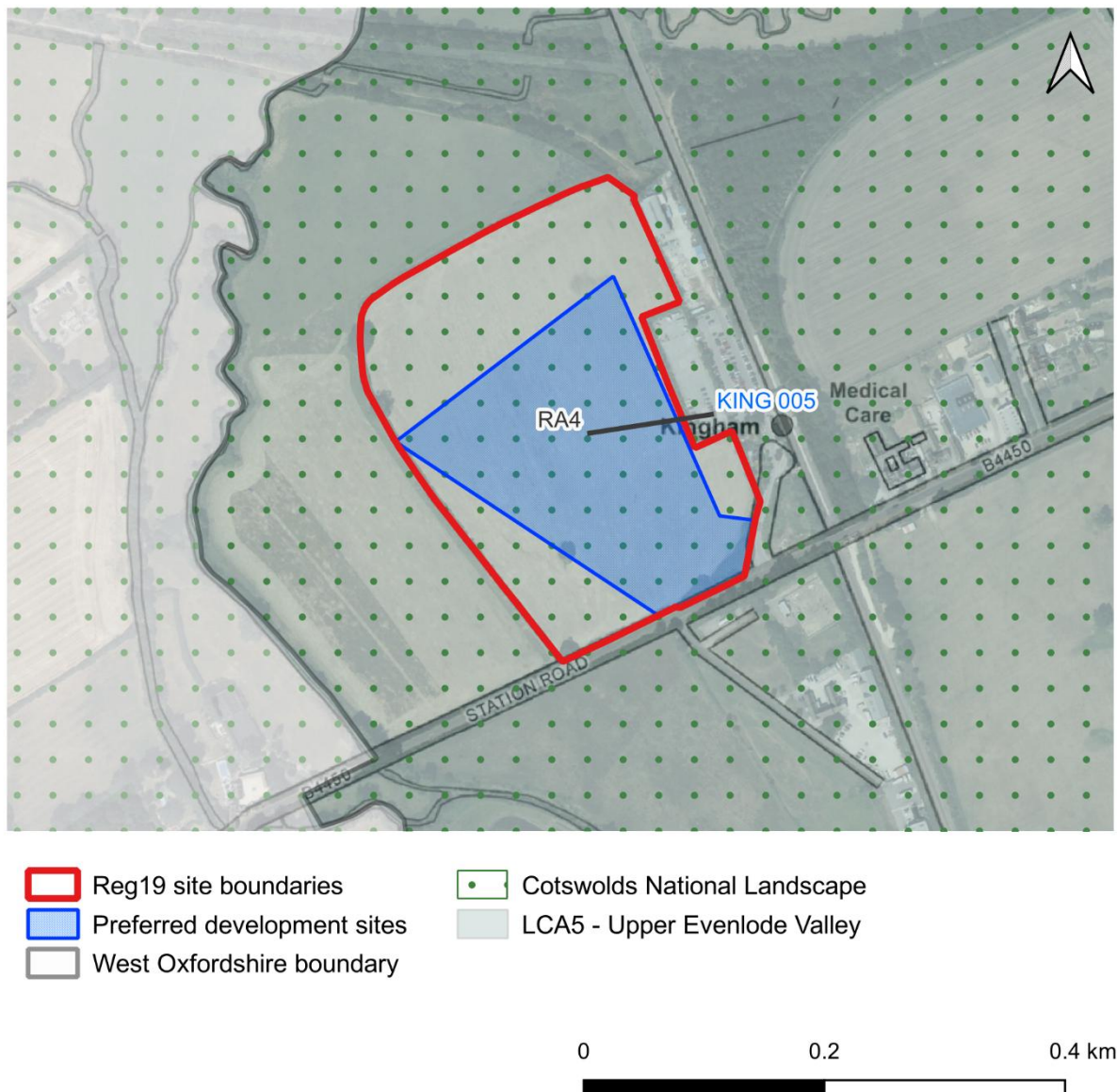
Figure 17.1 - View from the B4450 road showing the permanent pasture landscape that covers the site



Landscape character baseline

- 17.2.2 West Oxfordshire Landscape Character Areas within the Site: 5. Upper Evenlode Valley.
- 17.2.3 The key characteristics of the Upper Evenlode Valley LCA relevant to this site are as follows:
- *‘Wholly within the Cotswolds National Landscape;*
 - *Rural with generally open expansive characteristics;*
 - *Landscape structure provided by groups of mature trees and thick hedgerows; and*
 - *Patchwork of large fields under arable and smaller scale floodplain pastures.’*
- 17.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 17: Vale Farmland and 10. River Meadowlands.

Figure 17.2 - Map showing landscape character and constraints (KING 005 - Land adjacent to Kingham Station)



Landscape value

Table 17.2 - Landscape value criteria (KING 005 - Land adjacent to Kingham Station)

Factor	Notes	Value
Designated scenic quality	The site sits within the Cotswolds National Landscape.	● National
Natural Heritage	There are no ecological designations within or surrounding the site, however there is a riparian corridor that traverses the northern and western boundary and connects to wider nature pathways.	● Community

Factor	Notes	Value
Cultural Heritage	Aside from a small number of listed buildings, there is a low presence of historical interests within and surrounding the site. The historic field boundaries, riparian corridors, one of the historic railway lines and with the station have all been retained. These features strengthen the sense of time-depth.	Community
Landscape condition	The landscape is in moderate condition in the immediate vicinity of the site, albeit with some incongruous elements and detractors such as the historic railway lines, industrial areas, such as car parks and telephone communication poles.	Community
Cultural associations	Kingham and surroundings have been used for filming of several TV series, including This Country and The Crown.	Regional
Distinctiveness	The site and its immediate surroundings comprise mainly of commonplace elements and features but do represent many of the characteristics listed within the LCA.	Community
Amenity and recreation	There are no PRoW within or surrounding the site and there is limited recreational function. However, in the wider vicinity are a network of PRoWs including the Oxfordshire Way.	Regional
Perceptual (scenic)	The site itself has a relatively low scenic quality, as does the immediate surrounding area due to the presence of detractors. The wider landscape has scenic quality more reflective of the Cotswolds National Landscape designation.	Regional
Perceptual (other)	Perceived tranquillity of the site and surrounding area is reduced by the adjacent railway line, directly east of the site boundary, and its supporting infrastructure; as well as nearby industrial land uses.	Community
Function	The landscape of the site functions as permanent pasture. There is a green infrastructure network through the dense boundary vegetation that surrounds the boundary of the site that connects to the wider riparian corridors of Cornwell Brook and River Evenlode. The railway line also provides a corridor for linear green infrastructure	Regional

Landscape susceptibility

Table 17.3 - Landscape susceptibility criteria (KING 005 - Land adjacent to Kingham Station)

Factor	Notes	Susceptibility
Scale	The scale of development is relative to the existing medium landscape scale.	● Low
Landform	The landform of the site and its surroundings is relatively flat.	● Low
Openness / enclosure	This is a relatively open landscape with limited enclosure available from boundary vegetation.	● Medium
Land cover	The site consists of simple and regular land cover but does retain some historic field patterns creating a stronger sense of time-depth.	● Low
Built environment	Although the site sits within a predominantly rural setting, there are modern urban influences from the railway station and modern car park directly east of the site.	● Low
Views / intervisibility	The undulating of the surrounding landscape provides intervisibility with the site; however, the dense boundary vegetation limits this intervisibility.	● Low
Setting / skyline / backdrop	There are no landmarks or focal points within the site or its immediate surroundings.	● Low
Perceptual qualities	The site is perceived as rural, but the adjacent railway line, station and car park reduce this perception alongside the perceived tranquillity.	● Low
Historic Landscape Character	The site comprises piecemeal enclosure in the HLC.	● Low
Scenic and special qualities	The site is within the Cotswolds National Landscape.	● High

KING 005 - Land adjacent to Kingham Station – Summary

Landscape sensitivity

Table 17.4 - Overall landscape sensitivity (KING 005 - Land adjacent to Kingham Station)

Factor	Rating
Landscape value	● National
Landscape susceptibility	● Low
Landscape sensitivity	● Medium

Mitigation recommendations

- Retain existing features such as the watercourse, woodland blocks and mature hedgerow boundaries.
- Respect Cotswold vernacular in terms of layout, scale, form and materials of development.
- There is the opportunity to create a new settlement here within the Cotswolds which is landscape-led with high design quality.

Figure 17.3 - Landscape mitigation recommendations (KING 005 - Land adjacent to Kingham Station)



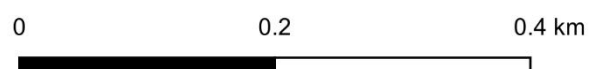
KEY

- Reg19 site boundaries
- Preferred development sites

- Cotswolds National Landscape

Boundary Planting

- Enhance Existing Planting



Conclusion

- 17.2.5 This site is located outside of Kingham, near Kingham Station; it lies within the Cotswolds National Landscape. It has a National landscape value, with a valued elements including the Cotswolds National landscape, cultural associations, recreational amenity, the scenic quality and its green and blue infrastructure function. Aspects of the landscape which are more susceptible to residential development include the degree of openness and the presence of the Cotswolds National Landscape. Overall, the site has a Low landscape susceptibility to change. When combined with the National value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features and respect the Cotswolds vernacular. There is the opportunity to create a new settlement at this site within the Cotswolds which is landscape-led with high design quality.

18 SITE RA5: LAND AT THE DOWNS

18.1 Context

18.1.1 Preferred Strategic Site Option T - The Downs Standlake

18.2 Individual site: STAN 001 - Land at the Downs

18.2.1 [Link to - STAN 001 - Land at the Downs – Summary](#)

At a glance

Table 18.1 - At a glance summary (STAN 001 - Land at the Downs)

Landscape value	Landscape susceptibility	Landscape sensitivity
● Community	● Low	● Low

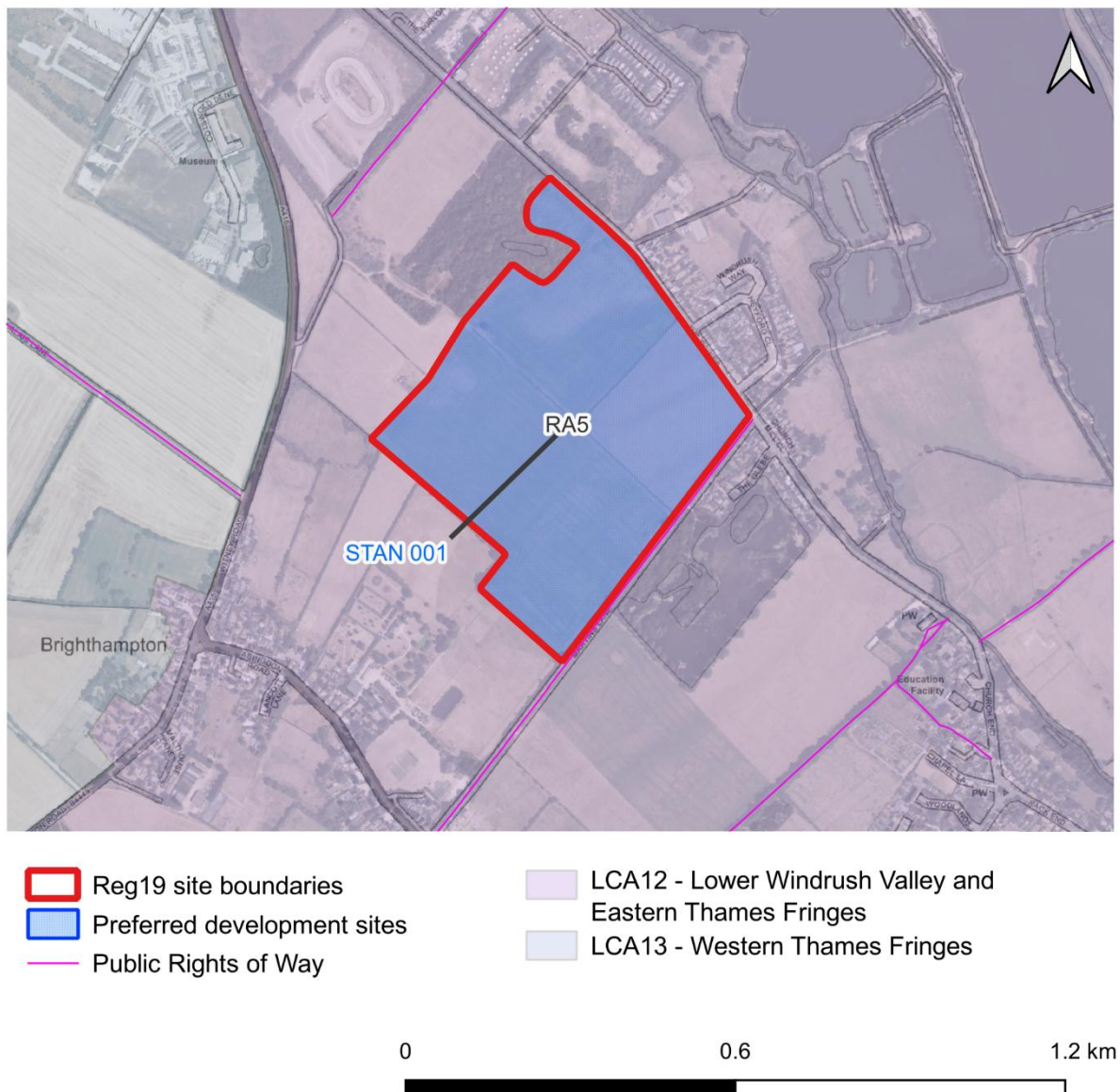
Figure 18.1 - View from The Downs showing the riparian corridor along the eastern boundary of the site



Landscape character baseline

- 18.2.2 West Oxfordshire Landscape Character Areas within the Site: 12. Lower Windrush Valley and Eastern Thames Fringes.
- 18.2.3 The key characteristics of the Lower Windrush Valley and Eastern Thames Fringes LCA relevant to this site are as follows:
- *'Flat low lying landscape with numerous mineral extraction sites;*
 - *Permanent pasture or meadow grassland with a riparian and pastoral character;*
 - *Weak landscape structure with few trees and gappy hedgerow; and*
 - *Mosaics of wetland habitats including marsh and scrub woodland.'*
- 18.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 8. Lowland Village Farmlands

Figure 18.2 - Map showing landscape character and constraints (STAN 001 – Land at the Downs)



Landscape value

Table 18.2 - Landscape value criteria (STAN 001 - Land at the Downs)

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designations.	Community

Factor	Notes	Value
Natural Heritage	There are no ecological designations within or surrounding the site. There is a riparian corridor along the eastern edge of the site that links to the River Windrush, manmade fishing lakes approx. 250m north and a block of woodland directly adjacent to the north western boundary of the site.	Community
Cultural Heritage	There is a low presence of historical interests and weak presence of time-depth in the site and surrounding landscape.	Community
Landscape condition	The landscape is in moderate condition with limited incongruous elements.	Community
Cultural associations	There are no particular cultural associations with notable people, events or the arts.	Community
Distinctiveness	The site and surroundings comprise typically commonplace elements and features but does represent many of the characteristics listed within the LCA. The linear settlement pattern is distinctive.	Community
Amenity and recreation	A PRoW runs along the eastern boundary of the site and connects to a wider PRoW network. Within the wider landscape, there are recreational facilities for camping, equestrian and fishing activities.	Regional
Perceptual (scenic)	The rural character lends some scenic quality to views, but there are some detractors such as the A415 and industrial land uses.	Community
Perceptual (other)	The south of the site does have a sense of tranquillity however the northern area is busier with human activity from the linear settlement along The Downs road and the manmade fishing lakes 250m north of the site.	Community
Function	The site functions as a mix of permanent pasture and productive farmland. There is green and blue infrastructure surrounding the site with a dense woodland block directly north west of the site boundary and a riparian corridor to the eastern boundary of the site that connects to a wider network of riparian and mosaic vegetation.	Regional

Landscape susceptibility

Table 18.3 - Landscape susceptibility criteria (STAN 001 - Land at the Downs)

Factor	Notes	Susceptibility
Scale	Scale of development is larger than the existing, receiving landscape scale.	Medium
Landform	The landform of the site is relatively flat.	Low

Factor	Notes	Susceptibility
Openness / enclosure	Relatively open landscape with some enclosure from existing tree belts to the eastern and western site boundaries.	Medium
Land cover	The site contains simple and regular land cover with limited retained historic field boundaries.	Low
Built environment	The site is within the linear settlement of Standlake and is adjacent to residential development to the north. The settlement pattern has been historically determined by the presence of a high water table, limiting settlement growth.	Low
Views / intervisibility	The site is relatively visually contained with limited intervisibility to the surrounding and wider landscape.	Low
Setting / skyline / backdrop	Generally low lying therefore there is a limited visual relationship with the adjacent development.	Low
Perceptual qualities	Some sense of rural character and tranquillity to the south west with more human activity to the north east.	Medium
Historic Landscape Character	The site comprises late 18 th century enclosure in the HLC.	Low
Scenic and special qualities	The area has low scenic quality and no intervisibility with the Cotswolds National Landscape.	Low

STAN 001 - Land at the Downs – Summary

Landscape sensitivity

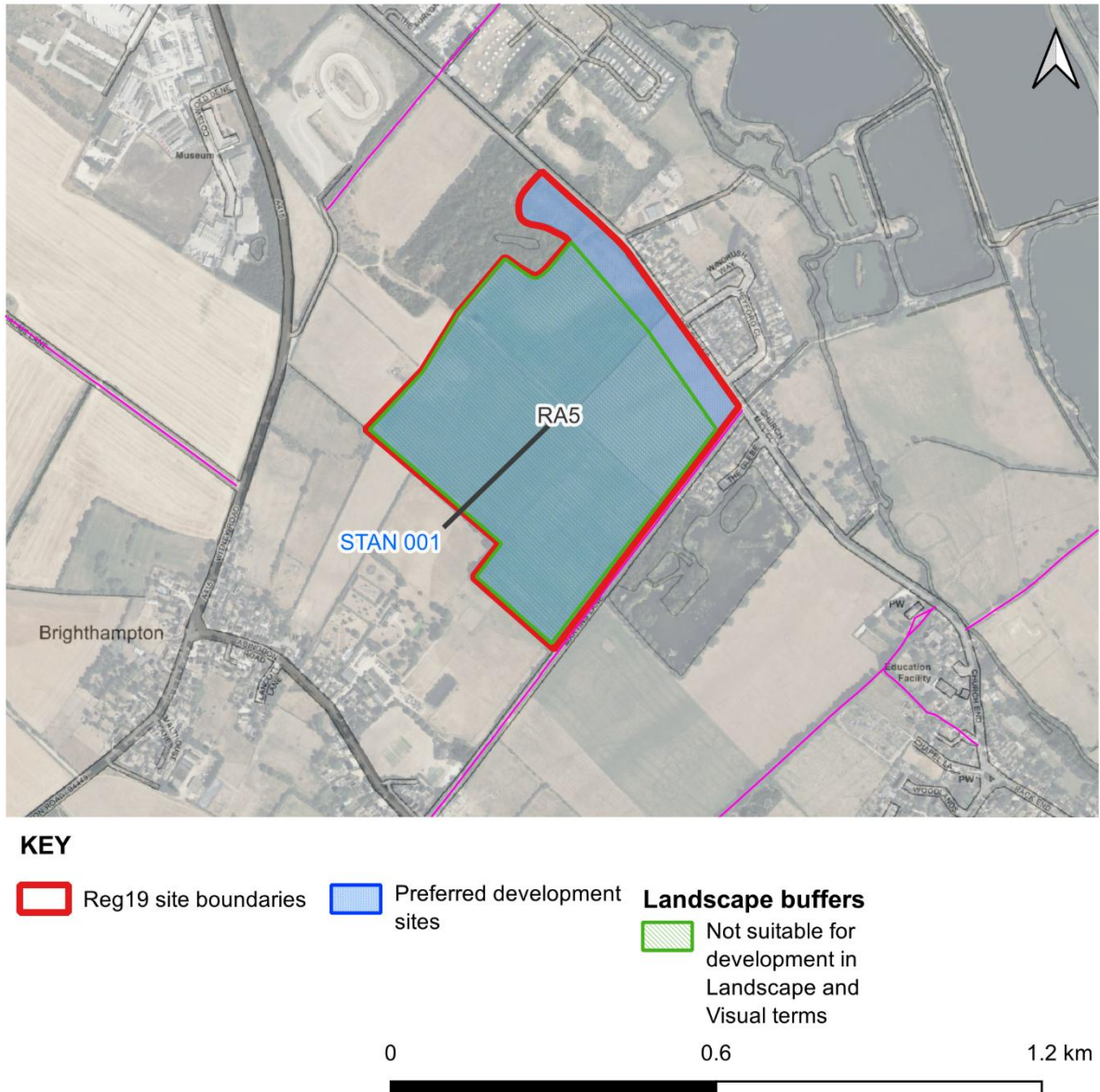
Table 18.4 - Overall landscape sensitivity (STAN 001 - Land at the Downs)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

Mitigation recommendations

- Landscape buffer to the southern boundary of the site to retain the linear settlement pattern.
- Retain existing features such as the mature hedgerow boundaries.
- Mirror the linear settlement pattern.

Figure 18.3 - Landscape mitigation recommendations (STAN 001 - Land at the Downs)



Conclusion

- 18.2.5 This site is located on the edge of Standlake. It has a Community landscape value, with a valued elements including the recreational amenity and its green and blue infrastructure function. Aspects of the landscape which are more susceptible to residential development include the scale of the landscape, the degree of openness and the sense of rural character. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide a landscape buffer to the southern boundary and retain key landscape features.

19 SITE RA6: LAND WEST OF ROUSHAM ROAD, TACKLEY

19.1 Context

19.1.1 Preferred Strategic Site Option: U - Rousham Road, Tackley

19.2 Individual site: TACK 003 - Land west of Rousham Road, Tackley

19.2.1 [Link to - TACK 003 - Land west of Rousham Road, Tackley – Summary](#)

At a glance

Table 19.1 - At a glance summary (TACK 003 - Land west of Rousham Road, Tackley)

Landscape value	Landscape susceptibility	Landscape sensitivity
Regional	Medium	Medium

Figure 19.1 - View from Footpath 379/6/10 showing intervisibility between the site and the modern residential development along the eastern edge of Tackley



Landscape character baseline

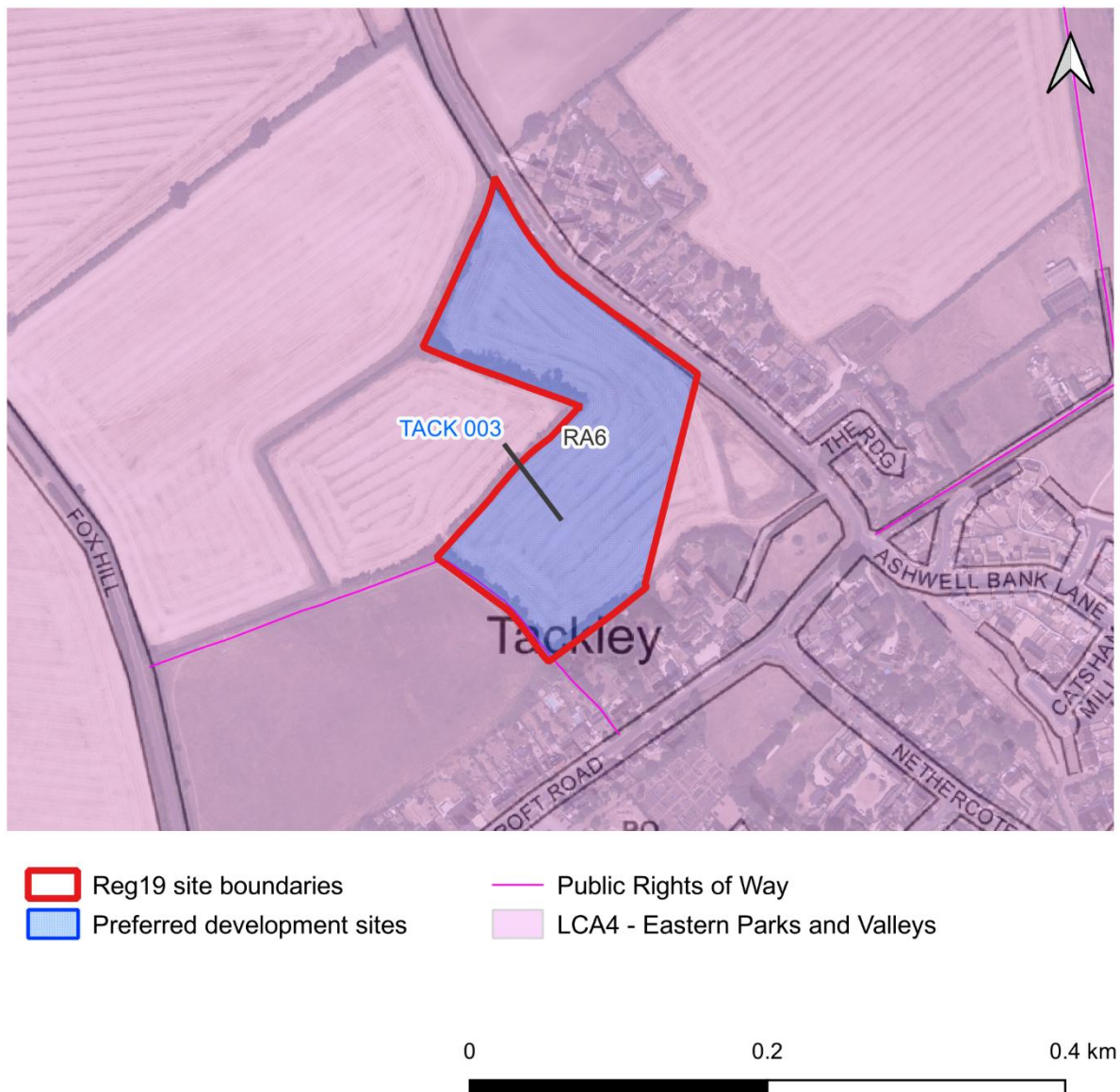
19.2.2 West Oxfordshire Landscape Character Areas within the Site: 4. Eastern Parks and Valleys.

19.2.3 The key characteristics of the Eastern Parks and Valleys LCA relevant to this site are as follows:

- *'Intensive arable farmland with strong presence of woodland blocks;*
- *Landscape character is heavily influenced by the local designated landscapes of formal parks and estates;*
- *Large scale, smoothly rolling farmland with weak hedgerow boundaries; and*
- *Open and exposed character with high intervisibility.'*

19.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 4. Estate Farmlands

Figure 19.2 - Map showing landscape character and constraints (TACK 003 - Land west of Rousham Road, Tackley)



Landscape value

Table 19.2 - Landscape value criteria (TACK 003 - Land west of Rousham Road, Tackley)

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designations.	Community

Factor	Notes	Value
Natural Heritage	There are no ecological designations within or directly surrounding the site, although some Local Nature Reserves are located to the east, and some ancient woodland to the north east and south. There are nature pathways present through the dense boundary vegetation along the southern and western boundaries of the site that link to mature hedgerows within the wider landscape.	Community
Cultural Heritage	The site is on the north western boundary of the historic village, Tackley. Heritage assets include a conservation area, several listed buildings and a Scheduled Monument. There is a sense of time-depth through the retained, historic field boundaries, settlement and retained roads connecting the villages.	Regional
Landscape condition	The landscape is in good condition with relatively limited incongruous elements.	Regional
Cultural associations	There are no notable cultural associations with notable people, events or the arts.	Community
Distinctiveness	The site comprises commonplace elements and features but does represent many of the characteristics listed within the LCA. The wider historic village of Tackley has a distinctive character and architectural vernacular.	Regional
Amenity and recreation	A PRoW running through the south western boundary of the site connects to a wider PRoW network, which includes the long distance Oxford Canal Walk.	Regional
Perceptual (scenic)	There are some scenic elements within the landscape, including the historic village of Tackley and parkland at Tackley Park.	Regional
Perceptual (other)	The site does have a sense of tranquillity due to the rural views. This is somewhat reduced by the adjacent Rousham Road's linear settlement.	Community
Function	The landscape functions as productive farmland. There is a green infrastructure network through the dense boundary vegetation that surrounds the boundary of the site to the south and west. The linear blue infrastructure of the Oxford Canal is a key feature of the wider network, as is the parkland at Tackley Park.	Regional

Landscape susceptibility

Table 19.3 - Landscape susceptibility criteria (TACK 003 - Land west of Rousham Road, Tackley)

Factor	Notes	Susceptibility
Scale	Scale of development is similar to existing, receiving medium landscape scale.	Low
Landform	The landform of the site is sloping, rising to the west and sits within undulating surrounding landform.	Medium
Openness / enclosure	Relatively open landscape with limited enclosure to the far south of the site created by the woodland belt along the southern and western boundaries.	Medium
Land cover	Mixture of land cover types. Some historic field boundaries remain intact and fields are mainly regular.	Medium
Built environment	The site is adjacent to the historic village of Tackley that has a traditional character defined by historic buildings, parkland and traditional materials. The village is also well integrated into the existing landscape.	High
Views / intervisibility	The steep topography of the site provides intervisibility with the wider landscape and the village of Tackley, particularly to the west of the site. Intervisibility is limited to the south east of the site due to the dense woodland block along the site boundary.	Medium
Setting / skyline / backdrop	The site and surrounding landscape to the north and east forms part of the backdrop and the setting of the historic village of Tackley, albeit with views of a modern residential development to the north east. The skyline surrounding the village is mainly undeveloped and rural, scattered with tree belts and woodland blocks.	Medium
Perceptual qualities	The landscape is influenced by the adjacent human activity within Tackley but due to the small scale and historic nature of the village, the site does retain a sense of tranquillity.	Medium
Historic Landscape Character	The site comprises piecemeal enclosure in the HLC.	Low
Scenic and special qualities	There are areas of mixed scenic quality within the site and surrounding landscape, although there is no relation to the Cotswolds National Landscape.	Medium

TACK 003 - Land west of Rousham Road, Tackley – Summary

Landscape sensitivity

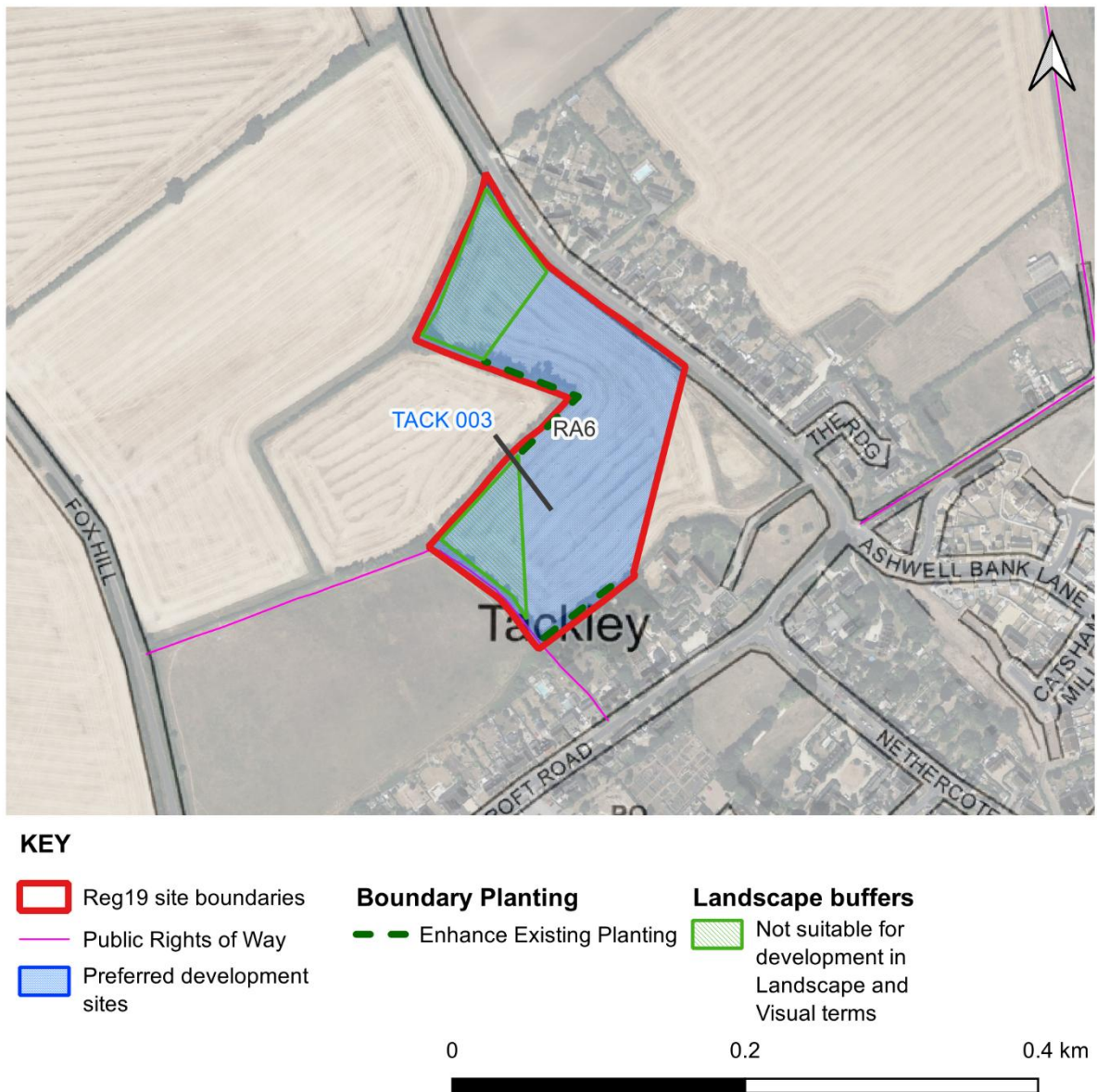
Table 19.4 - Overall landscape sensitivity (TACK 003 - Land west of Rousham Road, Tackley)

Factor	Rating
Landscape value	Regional
Landscape susceptibility	Medium
Landscape sensitivity	Medium

Mitigation recommendations

- Landscape buffer to the high points of the site due to the intervisibility with the surroundings through the undulating landform.
- Retain existing features such as the mature hedgerow boundaries.
- Enhance PRow routes throughout the site.
- Respect historic vernacular in terms of layout, scale, form and materials of development.

Figure 19.3 - Landscape mitigation recommendations (TACK 003 - Land west of Rousham Road, Tackley)



Conclusion

- 19.2.5 This site is located on the north western edge of Tackley. It has a Regional landscape value, with a valued elements including the cultural heritage, landscape condition, distinctiveness, recreational amenity, scenic quality and its green and blue infrastructure function. Aspects of the landscape which are more susceptible to residential development include the landform the degree of openness, the mixed land cover, the historic built environment, views and intervisibility and the sense of tranquillity. Overall, the site has a Medium landscape susceptibility to change. When combined with the Regional value, there is a Medium landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to provide a landscape buffer to the higher points of the site, retain key landscape features and respect the historic vernacular.

20 SITE RA2: ENSTONE AIRFIELD AREA OF REDEVELOPMENT OPPORTUNITY

20.1 Context

20.1.1 Preferred Strategic Site Option: V - Enstone Airfield

20.2 Individual site: ENS 001 - Enstone Business Park

20.2.1 Link to - ENS 001 - Enstone Business Park – Summary

At a glance

Table 20.1 - At a glance summary (ENS 001 - Enstone Business Park)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 20.1 - View from Bridleway 202/28/10 looking west towards the site showing the existing infrastructure on Enstone Airfield



Landscape character baseline

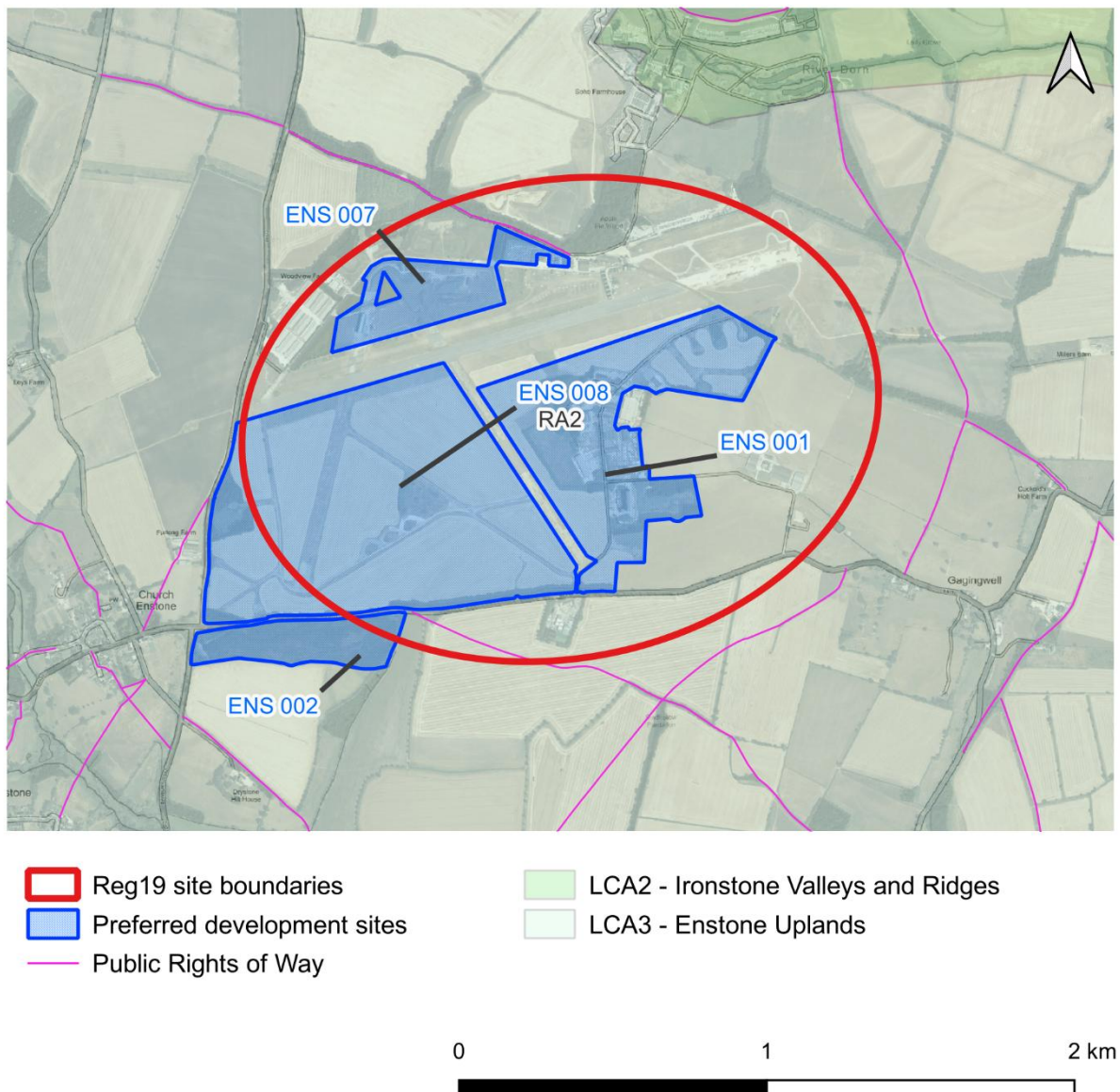
20.2.2 West Oxfordshire Landscape Character Areas within the Site: 3. Enstone Uplands.

20.2.3 The key characteristics of the Enstone Uplands LCA relevant to this site are as follows:

- *‘Elevated and gently rolling plateau;*
- *Large scale arable farming with large fields enclosed by stone walls or sparse hedgerows;*
- *Active or disused airfield sites with visually prominent buildings and features;*
- *Open, exposed character with dominating sky and long views; and*
- *Parcels of amenity use well maintained landscapes (e.g. Golf courses and Holiday parks).’*

20.2.4 West Oxfordshire Wildlife and Landscape Study Landscape Types within the Site: 6. Farmland Plateau

Figure 20.2 - Map showing landscape character and constraints (ENS 001 - Enstone Business Park)



Landscape value

Table 20.2 - Landscape value criteria (ENS 001 - Enstone Business Park)

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designations.	Community
Natural Heritage	There are no ecological designations within or directly surrounding the site. There are limited nature pathways present along small scattered woodland blocks throughout the site and gappy boundary hedgerow.	Community

Factor	Notes	Value
Designated scenic quality	The site is not within or nearby any specific landscape designations.	Community
Cultural Heritage	There are limited historical interests and weak presence of time-depth	Community
Landscape condition	The landscape is in moderate condition, however there are number incongruous elements relating to the Enstone Airfield including industrial land use that are visible across the landscape.	Community
Cultural associations	The airfield is associated with its military origins and was a filming location for 'The Grand Tour'	Community
Distinctiveness	The site and surrounding landscape comprise typically commonplace elements and features that represent many of the characteristics listed within the LCA.	Community
Amenity and recreation	There are some limited PRoW within the surrounding area of the site, including the long distance Shakespeare's Way route.	Regional
Perceptual (scenic)	The site has limited scenic and visual appeal, with limited intervisibility to the wider landscape.	Community
Perceptual (other)	The site is busy with human activity due to Enstone Airfield, industrial land use and adjacent roads. There is little tranquillity within the site, but a more rural feel and higher levels of tranquillity is evident outside of the site boundary in its context.	Community
Function	The landscape functions as Enstone Airfield, with farmland in the surrounding landscape. There is limited green infrastructure through scattered woodland blocks across the site, but they don't directly connect to the wider ecological network of hedgerows.	Community

Landscape susceptibility

Table 20.3 - Landscape susceptibility criteria (ENS 001 - Enstone Business Park)

Factor	Notes	Susceptibility
Scale	The existing buildings within Enstone Airfield show that the scale of proposed development would be similar to the scale of the receiving landscape.	Low
Landform	The landscape is of smooth, gently undulating and uniform landform.	Low
Openness / enclosure	The landscape has some sense of openness with a slight sense of enclosure to the western and southern edges of the site.	Medium

Factor	Notes	Susceptibility
Land cover	The land cover is a mix of simple landscape features with some mosaic landscape surrounding the west and south east of the existing development.	○ Medium
Built environment	The site is within the urban area of Enstone Airfield and currently contains existing development of large block-like massing, including industrial land uses.	● Low
Views / intervisibility	The existing development has some intervisibility with the surrounding landscape. However, intervisibility is limited to the south and east due to existing vegetation.	● Low
Setting / skyline / backdrop	The skyline that surrounds the site is undeveloped with natural features such as tree belts. However, within the site, the existing development at Enstone Airfield is prominent modern built form in the skyline.	● Low
Perceptual qualities	Enstone Airfield is busy with human activity and industrial development. However, the landscape that surrounds the site and Enstone Airfield is more tranquil with fewer signs of human activity.	● Low
Historic Landscape Character	The site comprises late 18 th century enclosure in the HLC.	● Low
Scenic and special qualities	The scenic quality of the site is limited by the adjacent industrial area and airfield. There is no intervisibility with the Cotswolds National Landscape.	● Low

ENS 001 - Enstone Business Park – Summary

Landscape sensitivity

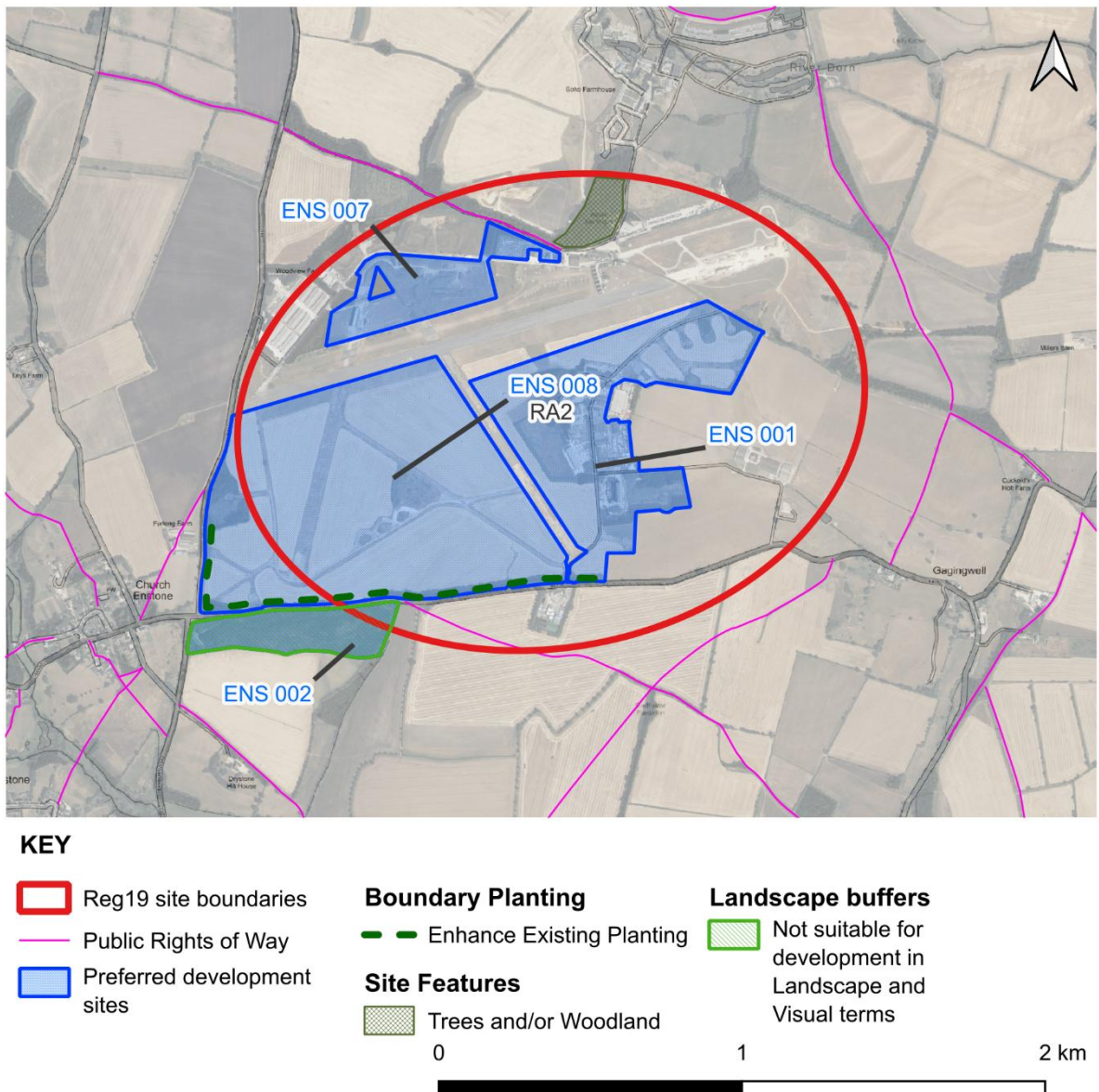
Table 20.4 - Overall landscape sensitivity (ENS 001 - Enstone Business Park)

Factor	Rating
Landscape value	● Community
Landscape susceptibility	● Low
Landscape sensitivity	● Low

Mitigation recommendations

- Landscape buffer to the south-west to avoid encroachment of the development across the B4030.
- Create well-integrated development edges, particularly to the south and west.
- Retain existing features such as woodland blocks and mature hedgerow boundaries.

Figure 20.3 - Landscape mitigation recommendations (ENS 001 - Enstone Business Park)



Conclusion

- 20.2.5 This site is located on the Enstone airfield near the village of Church Enstone. It has a Community landscape value, with a valued elements including the recreational amenity. Aspects of the landscape which are more susceptible to employment development include the degree of openness and the mixed land cover. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to retain key landscape features.

21 SITE WIT4: LAND AT WELCH WAY AREA OF REDEVELOPMENT

21.1 Individual site: WIT4 - Land At Welch Way

21.1.1 [Link to WIT4 - Land at Welch Way – Summary](#)

At a glance

Table 21.1 - At a glance summary (WIT4 - Land at Welch Way)

Landscape value	Landscape susceptibility	Landscape sensitivity
Community	Low	Low

Figure 21.1 - View from the junction of Welch Way and Woodford Way showing the buildings and streetscape associated with Abingdon & Witney College

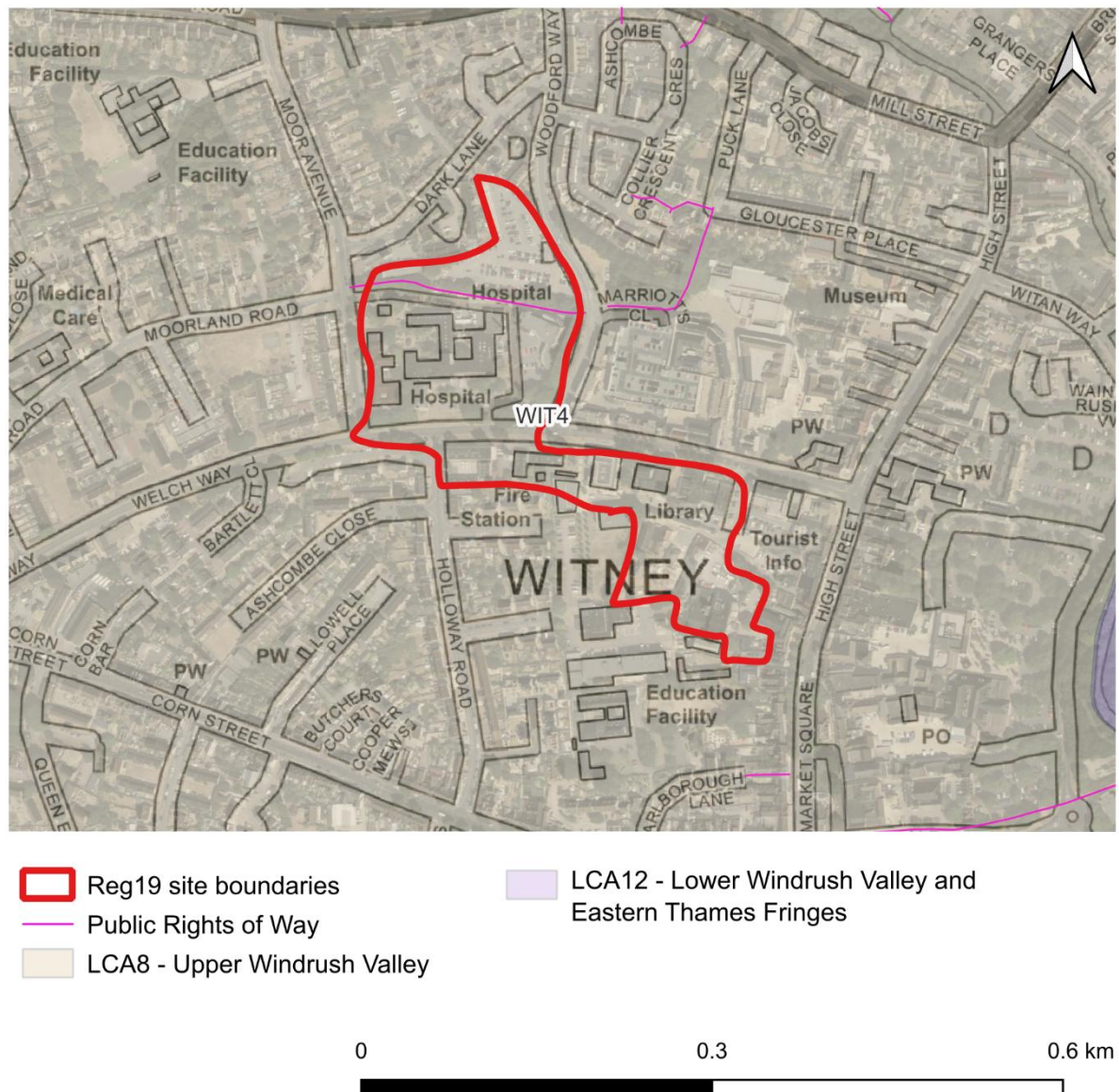


Landscape character baseline

21.1.2 West Oxfordshire Landscape Character Areas within the Site: 8. Upper Windrush Valley.

21.1.3 Due to the urban nature of the site, the key characteristics of the LCA are not relevant.

Figure 21.2 - Map showing landscape character and constraints (WIT4 - Land at Welch Way)



Landscape value

Table 21.2 - Landscape value criteria (WIT4 - Land at Welch Way)

Factor	Notes	Value
Designated scenic quality	No relationship with the Cotswolds National Landscape.	Community
Natural Heritage	Urban area with no ecological designations and limited natural heritage value.	Community

Factor	Notes	Value
Designated scenic quality	No relationship with the Cotswolds National Landscape.	Community
Cultural Heritage	Site lies on the edge of Witney Conservation Area and there are listed buildings within its vicinity. The site itself has little time depth.	Regional
Landscape condition	Site and its immediate surroundings are townscape containing detractors such as busy roads and car parks.	Community
Cultural associations	There are no notable cultural associations with notable people, events or the arts.	Community
Distinctiveness	Town centre with some limited distinctiveness, but the site itself has low distinctiveness.	Community
Amenity and recreation	Some limited PRow and recreational facilities.	Community
Perceptual (scenic)	Town centre with low scenic quality due to detractors such as traffic and modern urban development.	Community
Perceptual (other)	Busy town centre with little tranquillity.	Community
Function	Limited ecological and green infrastructure function, although the River Windrush in the town is a key element of blue infrastructure.	Community

Landscape susceptibility

Table 21.3 - Landscape susceptibility criteria (WIT4 - Land at Welch Way)

Factor	Notes	Susceptibility
Scale	Scale of proposed development is of similar scale to the townscape.	Low
Landform	Simple and flat landform with numerous built elements.	Low
Openness / enclosure	Limited sense of openness due to enclosure provided by urban form.	Low
Land cover	Urban area with public infrastructure buildings and a car park.	Low
Built environment	Modern urban development, with some more historic built form to the east.	Low
Views / intervisibility	Limited intervisibility due to intervening built form.	Low
Setting / skyline / backdrop	Some of the taller buildings and those on corners form nodes and gateways within the urban fabric.	Medium
Perceptual qualities	Busy with town centre with very limited tranquillity.	Low

Factor	Notes	Susceptibility
Historic Landscape Character	Part of the site is historic urban core and part of it comprises unenclosed rough ground in the HLC – the latter was subject to urbanisation.	Low
Scenic and special qualities	No relationship with the Cotswolds National landscape.	Low

WIT4 - Land at Welch Way – Summary

Landscape sensitivity

Table 21.4 - Overall landscape sensitivity (WIT4 - Land at Welch Way)

Factor	Rating
Landscape value	Community
Landscape susceptibility	Low
Landscape sensitivity	Low

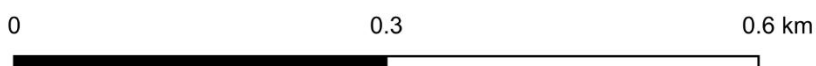
Mitigation recommendations

- Respect townscape form and historic vernacular in terms of layout, scale, form and materials of development.

The map shows a central area of Witney, UK, outlined in red. This area is labeled 'WITNEY' and 'WIT4'. Key features within and around this area include:

- Landmarks:** Hospital, Fire Station, Library, Museum, Education Facility, Medical Care, and Tourist Info.
- Streets:** Moorland Road, High Street, Market Square, Holloway Road, Ashcombe Close, Lowell Place, Corn Street, Queen Street, Moor Avenue, Dark Lane, Woodford Way, Collier Crescent, Puck Lane, Jacob Street, Mill Street, Grangers Place, Witan Way, and Wain Road.
- Other Labels:** PW (Public Works), PO (Post Office), and various residential streets like Ashcombe, Collier, and Jacob.
- Orientation:** A north arrow is located in the top right corner.

 Reg19 site boundaries Public Rights of Way



21.1.4 This site is located on in the centre of Witney. It has a Community landscape value, with a valued elements including the nearby cultural heritage. Aspects of the landscape which are more susceptible to mixed-use development include the nodes and gateways formed by taller buildings. Overall, the site has a Low landscape susceptibility to change. When combined with the Community value, there is a Low landscape sensitivity to change. In order to mitigate landscape effects, it is recommended to respect the townscape form and nearby historic vernacular.

22 'AT A GLANCE' SUMMARY

22.1.1 The following table compiles the 'at a glance' summaries for all of the sites.

Table 22.1 - Overall 'At a glance' summary

Local Plan Reference (Reg 19)	Individual Site	Landscape value	Landscape susceptibility	Landscape sensitivity
WIT7: Land North of Burford Road Strategic Location for Growth	CUR 003 - Land at Curbridge Downs Farm	Community	Low	Low
	WIT 006 - Land north of Burford Road	Community	Medium	Medium
WIT6: Land West of Witney Strategic Location for Growth	CUR 008 - Land west of Downs Road	Community	Low	Low
	MIN 006 - Land west of Witney, south of Downs Road	Community	Low	Low
WIT5: Land South of Witney Strategic Location for Growth	WIT 001 - Land at South Witney	Community	Low	Low
CA6: Land North of Carterton Strategic Location for Growth	BN 001 - Kilkenny Farm - Upper Norton	Community	Low	Low
CA7: Land North of Carterton Strategic Location for Growth	BN 003 - Land north of Brize Norton and Carterton - Foxbury Farm	Community	Medium	Medium
CA8: Land East of Brize Norton Strategic Location for Growth	BN 002 - Land east of Brize Norton	Community	Medium	Medium
CA5: Land West of Carterton Strategic Location for Growth	ALV 002 - Land west of Carterton	Community	Low	Low
CN3: Land East of Chipping Norton at London Road Strategic Location for Growth	CHIP 006 - Land at Rockhill Farm / CHIP 018 - Rockhill Farm	Regional	Low	Low
LH1: Land at Hanborough Station	HAN 001 - Land at Hanborough Station	Regional	Low	Medium

BA2: Land East of Bampton	BAM 005 - Land north of Aston Road	 Community	 Low	 Low
RA3: Land North of Aston	AST 004 - Land at North Street (Site C)	 Community	 Low	 Low
BU3: Land South of Sheep Street	BUR 002a - Land south of Sheep Street	 National	 Medium	 High
CH2: Land at Jefferson's Piece	CHAR 004 - Land at Jefferson's Piece	 National	 Low	 Medium
CH3: Land South of Hydac	CHAR 006 - Land east of Fawler Road	 National	 Low	 Medium
RA4: Land at Kingham Station	KING 005 - Land adjacent to Kingham Station	 National	 Low	 Medium
RA5: Land at The Downs	STAN 001 - Land at the Downs	 Community	 Low	 Low
RA6: Land West of Rousham Road, Tackley	TACK 003 - Land west of Rousham Road, Tackley	 Regional	 Medium	 Medium
RA2: Enstone Airfield Area of Redevelopment Opportunity	ENS 001 - Enstone Business Park	 Community	 Low	 Low
WIT4: Land at Welch Way Area of Redevelopment	WIT4 - Land at Welch Way	 Community	 Low	 Low