

APPENDIX A: PHASE 2 RECORD SHEETS

Berinsfield Record Sheets

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Berinsfield A
Site character areas:	None
Date of site survey:	7.2.17
Surveyors: AG IDT	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA 2 Nuneham Courtney Ridge / LCT Open farmed hills and valleys (western end) LCT Flat open farmland (eastern end)
<p>LCT Flat open farmland (eastern end):</p> <ul style="list-style-type: none"> • distinctively flat, low-lying farmland (below 65 metres AOD) occupying former marshland alongside the Baldon Brook on land less prone to flooding and more easily drained and cultivated; • large-scale rectilinear field pattern with distinctive network of drainage ditches; • weak landscape structure with few trees, low or gappy hedges, open ditches and fences; • comparative inaccessibility creates a rural and remote character; • open, denuded landscape results in high intervisibility. <p>LCT Open farmed hills and valleys (western end)</p> <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable • cultivation; • large fields, with rectilinear field boundaries, • typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high • intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development. 	
Landscape designations: AONB adjacent	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoVVs within and adjacent to site Houses to south Industrial area on north-east side of Berinsfield B4015 to north, A4074 to west Health centre on northern edge of Berinsfield Edge of Drayton St Leonard	Types of viewers: PRoV users Residents People at work Road users	Opportunities for mitigation and landscape compatibility of mitigation: Some woodland blocks Little existing structure North-eastern boundary not defined by hedge, part of larger fields
Views out of the site to: Didcot power station Long views to wider landscape Industrial edge of Berinsfield including water tower Urban edge B4074 and A4074 Chilterns AONB Drayton St Leonard	Magnitude of viewers (level of use and popularity): Large number of houses Local public footpaths People at work's attention is focused elsewhere Busy roads	Impacts of mitigation: Loss of openness and views Potential to soften the raw edge of the settlement
Does the site form part of a skyline? Yes – from surrounding flat landscape	Visual perceptions (activity and expectations of local visual receptors): Countryside setting at the village edge, more rural and disassociated from village to the east and north	
Panoramic views: Yes		
Landmark features: None		
Susceptibility to change score: Medium / high	Susceptibility to change score: Medium / high	Susceptibility to change score: Medium / high
Visual susceptibility to change score: Medium / high		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to very gently sloping	Boundary features other than vegetation: Chain link fencing and various timber fencing along garden boundaries	Tranquillity – Noise levels: Quiet, especially to north and east, away from the village Possible industrial noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Industrial buildings/water tower
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Lighting to industrial area Urban edge
Water features: Stream to western boundary		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some trees along stream to western edge	Landscape features of CA: None	
Hedgerows and hedgerow trees: Some hedges to back gardens, but field hedges absent	Built form: None	Accessibility by public footpath: Yes - through site
Woodland and copses: Small woodland blocks to western edge, in north, and towards eastern edge of site	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: Some trees in back gardens	Aesthetic susceptibility to change - Elements of openness/enclosure: Open / exposed

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic susceptibility to change – landscape pattern: Large scale, irregular Simple
BAP/Phase I records: Deciduous woodland on site boundary to west	Features of cultural importance: Roman Road crosses site	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium / low	Susceptibility to change score: Medium
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw edge / adjacent industrial area
Presence in a floodplain: Western edge
Relationship with adjacent wider countryside: Part of wider countryside to north and east with open north-eastern boundary
Character of adjacent village(s): Modern nucleated settlement built in the 1950's on the site of a former airfield. The village has a main perimeter road circling the village with minor branching inwards and a large open green space at its centre. The principle village centre is located at village's western end. The north-western and northern edges of the village form the boundary of the site but there is the perception of being beyond the settlement limit.
Historic links with the wider area if known: Roman Road
Ecological links with the wider area if known: None
Recreational links with the wider area: Links to wider public footpath network

VDS/Parish Plan/Neighbourhood Plan – relevant extracts

The results of the Parish Plan Questionnaire:

- 92% said No to building in our green spaces and playing fields, which are regarded as a great asset and is a clear mandate to keep them as they are, with no building allowed
- 59% have said they are not opposed to building that would extend the village onto green field land or would support re-using brown field land within the village that has been built on before.

Relevant objectives of the 2015 Berinsfield Neighbourhood Plan (under review following HM Inspector's recommendation that the Plan should not proceed to referendum):

- To integrate new housing into Berinsfield such that today's rural look and feel is enhanced.
- To prioritise the redevelopment of previously developed land
- To protect, enhance and conserve the landscape and views.
- To protect and enhance the village's green open spaces.
- To preserve or improve important village assets.

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Berinsfield B
Site character areas:	None
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA 2 Nuneham Courtney Ridge/LCT Open farmed hills and valleys <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable • cultivation; • large fields, with rectilinear field boundaries, • typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high • intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development.
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRow Houses to west Rural roads Cemetery (within site) Drayton St. Lenard's western edge	Types of viewers: Residents PRow users Road users Cemetery (within site)	Opportunities for mitigation and landscape compatibility of mitigation: Little existing vegetation
Views out of the site to: Chilterns AONB Wittenham Clump Cemetery (within site) High ground to north/west Edge of Berinsfield Drayton St Leonard	Magnitude of viewers (level of use and popularity): Large number of houses Local PRow's Local Roads	Impacts of mitigation: Loss of openness and views
Does the site form part of a skyline? Yes – from surrounding flat landscape	Visual perceptions (activity and expectations of local visual receptors): Countryside setting at the village edge, more rural and disassociated from village to the east and north	
Panoramic views: Yes - to east (including the Chilterns AONB)		
Landmark features: Remains of airfield runways barely visible on ground (visible on aerial photography)		
Susceptibility to change score: Medium/High	Susceptibility to change score: Medium / high	Susceptibility to change score: Medium / high
Visual susceptibility to change score: Medium / high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to gently undulating	Boundary features other than vegetation: Post and rail post & wire metal railings (to cemetery) Various to garden boundaries around farm cottages	Tranquillity – Noise levels: Quiet, especially to the east, away from Berinsfield Some road noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead wires Some medium scale farm buildings Adjacent industrial buildings to the north west
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Urban edge, darker to the east
Water features: Ditch to south west Pond to north		
Landcover and land use: Arable Cemetery	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to west boundary Trees around pond	Landscape features of CA: None	
Hedgerows and hedgerow trees: Intermittent along western boundary and around cemetery Field hedgerows largely absent	Built form: Cemetery Farm house and barn at Mount Farm	Accessibility by public footpath: Yes
Woodland and copses: Copse around house including some Leyland cypress trees	Setting of listed buildings: None	Open access areas: None
Wetland and meadow:	Scheduled Ancient Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	None
Common land: None	Settlement pattern: Isolated farm	
Heathland: None	Contribution of private gardens to landscape character: Trees / gardens around farm	Aesthetic susceptibility to change - Elements of openness/enclosure: Open / exposed
Other significant vegetation cover: None	Cultural associations: Cemetery (modern)	Aesthetic susceptibility to change – landscape pattern: Large scale, irregular simple
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium/Low	Susceptibility to change score: Medium/Low	Susceptibility to change score: Medium/High
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw edge especially to southern end
Presence in a floodplain: South west part within flood zones 2 and 3
Relationship with adjacent wider countryside: Part of wider countryside separating Berinsfield and Drayton St Leonard with parts of eastern boundary not marked with field boundaries
Character of adjacent village(s): Modern nucleated settlement built in the 1950's on the site of a former airfield. The village has a main perimeter road circling the village with minor branching inwards and a large open green space at its centre. The principle village centre is located at village's western end. The site is adjacent to built form on its western boundary and includes a cemetery, farmhouse and farm buildings within its boundary but has the perception of being beyond the settlement limit. The site is bounded on its west side by the Berinsfield perimeter road (Fane Drive) and on its south by the Burcot Lane.
Historic links with the wider area if known: None
Ecological links with the wider area if known: Floodplain
Recreational links with the wider area: Links to wider public footpath network

VDS/Parish Plan/Neighbourhood Plan – relevant extracts:

The results of the Parish Plan Questionnaire:

- 92% said No to building in our green spaces and playing fields, which are regarded as a great asset and is a clear mandate to keep them as they are, with no building allowed
- 59% have said they are not opposed to building that would extend the village onto green field land or would support re-using brown field land within the village that has been built on before.

Relevant objectives of the 2015 Berinsfield Neighbourhood Plan (under review following HM Inspector's recommendation that the Plan should not proceed to referendum):

- To integrate new housing into Berinsfield such that today's rural look and feel is enhanced.
- To prioritise the redevelopment of previously developed land
- To protect, enhance and conserve the landscape and views.
- To protect and enhance the village's green open spaces.
- To preserve or improve important village assets.

Site specific policies for BER4 (*which forms the western part of the Berinsfield B site*) include the possibility for inclusion of a school, health centre, church, scout hut or cemetery extension.

Chalgrove Airfield Record Sheet

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site: Chalgrove Airfield
Site character areas: No sub-division
Date of site survey: 7 February 2017
Surveyors: BK
Weather/visibility: High cloud and good visibility
LCA: <ul style="list-style-type: none">• LCA3: The Clay Vale and Airfields/MOD landscape type
Landscape designations: None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: B480 between junction with road to Little Milton and Monument Road Houses in the village along B480 Rofford Lane north of Rofford Farm (part of site) Road to Little Haseley west of Canker Leaze (long distance) Footpath past Warpsgrove Footpath past Easington Warpsgrove Lane and John Hampden Memorial Shakespeare's Way east of Ascott High Street west of the village centre Britwell Hill Road (AONB long view) Watlington Hill (AONB long view)	Types of viewers: Roads users Footpath users Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting can be very effective screening in this open flat landscape Elevated views would benefit from tree lines to break up and contain any built form Major planting in keeping with local character would be a benefit Difficult to screen development in views from elevated viewpoints
Views out of the site to: Chiltern escarpment Surrounding hills to north and east Edge of Chalgrove village	Magnitude of viewers (level of use and popularity): B480 a busy road through open countryside Views from around Warpsgrove Lane less well used Limited views from surrounding footpath network	Impacts of mitigation: Well-designed landscape infrastructure would not have an adverse impact
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Views of well established and well maintained airfield Largely open in character with few buildings or hardstandings, other than runways	
Panoramic views: Panoramic views over the site from elevated viewpoints		
Landmark features: Main airfield building Tower		
Susceptibility to change score: Medium/High	Susceptibility to change score: Medium/High	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium/High		
Additional comments: Views from the AONB are limited but from sensitive locations		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat level ground 70m AOD	Boundary features other than vegetation: Chain link fencing to B480	Tranquillity – Noise levels: Aircraft noise during the day Explosions during testing
Geological features: None	Historic landscapes: Site of Battle of Chalgrove Field 1643	Tranquillity – Visual intrusion / detractors: Existing main airfield building and tower are conspicuous
Soil quality: tbc	Parkland features: None	Tranquillity – Light pollution/dark skies: Security lighting Otherwise dark with no street light Village lighting in Chalgrove village
Water features: Stream in north-west corner east of Rofford Farm Stream south of Chalgrove Common		
Landcover and land use: Grassland Hardstandings on runways	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Trees line both streams Site bounded by tree lines at Rofford Lane Some tree cover along B480 Tree group east of airfield buildings	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow along boundary to Monument Road and Warpsgrove Lane	Built form: Large airfield buildings: Tower: Small airfield buildings in a cluster	Accessibility by public footpath: Not accessible
Woodland and copses: None	Setting of listed buildings: Hampden Monument Grade II listed on Monument Road east of site Rofford Manor and Hall Grade II listed west of site	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: B480 clearly defines northern edge of Chalgrove village Sparsely settled area with small villages Dispersed settlement character (both nucleated and linear - Chalgrove is linear)	
Heathland:	Contribution of private gardens to landscape	Aesthetic susceptibility to change -

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
N/A	character: N/A	Elements of openness/enclosure: Very open and largely featureless
Other significant vegetation cover: None	Cultural associations: Site of Chalgrove Battle	Aesthetic susceptibility to change – landscape pattern: Very simple unified pattern Minor variations on the northern fringes
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None on site	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Eastern part of site lies within an SSSI Impact Risk Zone		
<i>Other information</i>		
Susceptibility to change score: Medium-low	Susceptibility to change score: Medium	Susceptibility to change score: Medium-low
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove village
Character of the urban edge: <ul style="list-style-type: none"> • Modern housing along B480 with some scrub and trees lining the roadside • Chalgrove edge is inwards looking, orientated to the south to the older village centre • Pockets of medium scale industrial land east and north of the site set in open farmland
Presence in a floodplain: No
Relationship with adjacent wider countryside: Contrast with the farmed landscape Surrounding area also large scale and open but broken up with tree lines and hedgerows with trees Flat landscape contrasting with surrounding hills
Character of adjacent village(s): Linear Central historic core with modern housing to the north
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Not known
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: Neighbourhood Plan in progress

Culham Record Sheets

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Culham No. 1
Site character areas:	None
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA2 Nuneham Courtney Ridge LCT Institutions
	<ul style="list-style-type: none"> • Landscaped setting with mature trees and semblance of parkland character but lacking its formal features; • Dispersed complex of buildings, signs and land uses have an urbanising influence on rural context of site.
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Abingdon Road, Culham Science Centre, Oxford Greenbelt Way (regional footpath)	Types of viewers: Motorists, walkers, staff	Opportunities for mitigation and landscape compatibility of mitigation: Little existing structure of woodland and tree planting
Views out of the site to: Culham Science Centre, some long views to west	Magnitude of viewers (level of use and popularity): Busy road and employment centre, regional footpath	Impacts of mitigation: Opportunity to enhance character and connectivity
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers are sensitive receptors although area already developed	
Panoramic views: No		
Landmark features: None		
Susceptibility to change score: Medium	Susceptibility to change score: Medium / low	Susceptibility to change score: Low
Visual susceptibility to change score: Medium / low		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping from north to south; localised banking next to road and railway line	Boundary features other than vegetation: Chainlink and concrete post; security railings along railway line	Tranquillity – Noise levels: Traffic on road, occasional trains
Geological features: None	Historic landscapes: Nuneham Courtenay Registered Park approx. 0.5km to north, important views noted to west towards Abingdon, not towards site	Tranquillity – Visual intrusion / detractors: Built form of site and adjacent science park
Soil quality: Freely draining slightly acid but base-rich soils; possible contamination from previous and current land use	Parkland features: Specimen trees in grass	Tranquillity – Light pollution/dark skies: Street lighting within site and adjacent site
Water features: None		
Landcover and land use: Business park	Conservation Area: Clifton Hampden Conservation Area approx. 1km to east – no intervisibility	
Tree belts, individual trees and riverside trees: Tree belt to eastern boundary, individual trees at site entrance and within site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: None	Built form: Large and small scale buildings converted from former MOD use to business use	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: Culham station ticket office and waiting room Grade II* and Culham overbridge Grade II adjacent to south-west corner of site. Little intervisibility but site entrance forms approach to the building / structure.	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Buildings cover most of site at a low density with buildings surrounded by parking and grassland or storage areas	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic susceptibility to change - Elements of openness/enclosure: Semi-enclosed by buildings and vegetation
Other significant vegetation cover: None	Cultural associations: Former MOD use	Aesthetic susceptibility to change – landscape pattern: Weak landscape structure
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: None Available survey data: None	Runways and hangars	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Low	Susceptibility to change score: Medium / low	Susceptibility to change score: Low
Landscape susceptibility to change score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Part of the loosely developed area with Culham Science Park, east of the village of Clifton Hampden
Character of the urban edge: <ul style="list-style-type: none"> Science park and Culham No 1 have very open, raw edges Clifton Hampden not visible
Presence in a floodplain: Small area in south-west of site which is within flood zone 2
Relationship with adjacent wider countryside: Different in character from countryside to north, south and west. Relates well to adjacent Culham Science Park. Disconnected from countryside to the west by the railway line
Character of adjacent village(s): Not directly adjacent to any village, but Culham Science Park is loosely developed with large-scale buildings in a campus-style setting
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: Oxford Greenbelt Way
VDS/Parish Plan – relevant extracts: No VDS or Parish Plan. Culham Science Centre SPD masterplan shows office buildings on its western edge, adjacent to Culham No. 1

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Land north of Culham No. 1
Site character areas:	None
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA2 Nuneham Courtney Ridge LCT Institutions <ul style="list-style-type: none">• Landscaped setting with mature trees and semblance of parkland character but lacking its formal features;• Dispersed complex of buildings, signs and land uses have an urbanising influence on rural context of site.
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Nuneham Courtenay Registered Park, Culham No 1, Culham Science Centre, Oxford Greenbelt Way (regional footpath), footpath adjacent to the north	Types of viewers: Walkers, staff	Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure of vegetation in the area, more open in the northern area
Views out of the site to: Culham No 1, Culham Science Centre, Nuneham Courtenay Registered Park	Magnitude of viewers (level of use and popularity): Busy employment centres, regional footpath	Impacts of mitigation: Opportunity to enhance character and connectivity
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers are sensitive receptors although areas adjacent already developed	
Panoramic views: No		
Landmark features: None		
Susceptibility to change score: Medium	Susceptibility to change score: Medium / low	Susceptibility to change score: Low
Visual susceptibility to change score: Medium / low		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping from north to south; localised banking next to railway line	Boundary features other than vegetation: Chainlink and concrete post; security railings along railway line	Tranquillity – Noise levels: Activity in adjacent business park, occasional trains
Geological features: None	Historic landscapes: Nuneham Courtenay Registered Park approx. 0.25km to north, important views noted to west towards Abingdon, not towards site	Tranquillity – Visual intrusion / detractors: Built form of adjacent sites, pylons within northern area and immediate setting dominate northern area of site
Soil quality: Freely draining slightly acid but base-rich soils; possible contamination from previous and current land use	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lighting within site and adjacent site
Water features: None		
Landcover and land use: Managed scrub / grassland	Conservation Area: Clifton Hampden Conservation Area approx. 1km to east – no intervisibility	
Tree belts, individual trees and riverside trees: Tree belt to part of eastern boundary, scrub along railway line to west	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: Along northern boundary
Woodland and copses: None	Setting of listed buildings: Thame Lane Bridge Grade II adjacent to west of site some intervisibility with site.	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: N/A	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic susceptibility to change - Elements of openness/enclosure: Semi-enclosed by buildings and vegetation, northern area more open
Other significant vegetation cover: None	Cultural associations: Former MOD use of wider site	Aesthetic susceptibility to change – landscape pattern: Weak landscape structure
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Low	Susceptibility to change score: Medium / low	Susceptibility to change score: Low
Landscape susceptibility to change score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Part of the loosely developed area with Culham Science Park, east of the village of Clifton Hampden
Character of the urban edge: <ul style="list-style-type: none"> • Science park and Culham No 1 have very open, raw edges • Clifton Hampden not visible
Presence in a floodplain: No
Relationship with adjacent wider countryside: Different in character from countryside to north, south and west. Relates well to adjacent Culham No 1 and Science Park
Character of adjacent village(s): Not directly adjacent to any village, but Culham No 1 and Science Park are loosely developed with large-scale buildings in a campus-style setting
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: Oxford Greenbelt Way
VDS/Parish Plan – relevant extracts:

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Land west of railway Culham Science Park
Site character areas:	None
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	<p>LCA2 Nuneham Courtney Ridge LCT Open farmed hills and valleys and LCT Wooded hills and valleys (north west end)</p> <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable cultivation; • large fields, with rectilinear field boundaries, typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development. • strong relief, mixed land use and blocks of woodland create an attractively diverse landscape; (LCT Wooded hills and valleys) • intervisibility reduced by landform and landscape structure to create a more enclosed and intimate landscape, but long views possible from hillsides and higher ground across Thames valley; (LCT Wooded hills and valleys)
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Abingdon Road, Thame Lane, Oxford Greenbelt Way (regional footpath), Nuneham Courtenay Registered Park, houses and school	Types of viewers: Walkers, motorists, residents, school users	Opportunities for mitigation and landscape compatibility of mitigation: Some existing vegetation in south eastern part of site, copse in northern eastern area, some hedgerows bounding the large fields and woodland to the north east, otherwise limited structure
Views out of the site to: Didcot cooling towers, Wittenham Clumps, Nuneham Courtenay Registered Park	Magnitude of viewers (level of use and popularity): Busy road, regional footpath	Impacts of mitigation: Loss of openness, but new woodland, hedge and tree planting is encouraged for LCA 2
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers are sensitive receptors in a rural setting	
Panoramic views: Yes across countryside to south		
Landmark features: None		
Susceptibility to change score: Medium / high	Susceptibility to change score: Medium / high	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium / high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to gently sloping and rising to wooded hill in north west area of site; localised banking next to road and railway line	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Activity in adjacent business park, occasional trains, traffic on Abingdon Road, motocross track adjacent to the north
Geological features: None	Historic landscapes: Nuneham Courtenay Registered Park approx. 0.5km to north, important views noted to west towards Abingdon, not towards site	Tranquillity – Visual intrusion / detractors: Built form of adjacent sites, traffic, pylons and paddock uses
Soil quality: Freely draining slightly acid but base-rich soils; possible contamination from previous and current land use	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights at nearby employment centres and properties otherwise dark
Water features: Pond in east		
Landcover and land use: Arable and paddocks	Conservation Area: Clifton Hampden Conservation Area approx. 1km to east – no intervisibility	
Tree belts, individual trees and riverside trees: Some trees around pond in along south-eastern edge	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow to northern, southern and western boundaries and sub-dividing the main part of the site internally into 2 large fields	Built form: Small, disused brick building to north boundary. Field shelters in paddocks and barns near Warren Farm	Accessibility by public footpath: Centrally along Thame lane and along part of eastern boundary
Woodland and copses: Yes in northern eastern area	Setting of listed buildings: Thame Lane Bridge Grade II adjacent to east of site some intervisibility with eastern end of site. Culham station ticket office and waiting room Grade II* and Culham overbridge Grade II adjacent to south-east corner of site. Little intervisibility with site.	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled	
Heathland: None	Contribution of private gardens to landscape character: Limited	Aesthetic susceptibility to change - Elements of openness/enclosure: Open, somewhat exposed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic susceptibility to change – landscape pattern: Large scale, regular pattern

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland (copse in northern eastern area) Available survey data:	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium / low	Susceptibility to change score: Medium / low	Susceptibility to change score: Medium / low
Landscape susceptibility to change score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Separated from the loosely developed Culham No 1 and Science Park by the railway line. Culham village is to south-west but separated by open countryside with school grounds the nearest settled area to the west. Site surrounds Warren Farm and Warren cottage with some isolated farm buildings and properties to the west.
Character of the urban edge: <ul style="list-style-type: none"> • Not apparent
Presence in a floodplain: Small area in east of site which is within flood zone 2
Relationship with adjacent wider countryside: Links to landscape to north, south and west – part of low-lying farmland in the bend of the nearby Thames
Character of adjacent village(s): N/A
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: Oxford Greenbelt Way
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Land north of Warren Farm Culham
Site character areas:	None
Date of site survey:	21.2.17
Surveyors:	IDT
Weather/visibility:	Overcast
LCA:	<p>LCA2 Nuneham Courtney Ridge LCT Flat floodplain pasture</p> <ul style="list-style-type: none"> • flat, low-lying riverside meadows alongside the River Thames, typically dominated by permanent pasture with a distinctively 'wet', riparian character; • prone to flooding with distinctive network of drainage ditches ; • comparatively strong landscape structure with willows conspicuous along the riverside; • intimate and pastoral character; • generally low intervisibility, although views along the valley may be possible in some more sparsely vegetated areas;
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Thames Path (National Trail) Oxford Greenbelt Way (regional footpath), nearby houses/farm	Types of viewers: Walkers, residents	Opportunities for mitigation and landscape compatibility of mitigation: Some existing vegetation along river, southern area of site including woodland in south eastern part of site, otherwise little structure
Views out of the site to: River Thames, wooded hills, Nuneham Courtenay Registered Park and Garden	Magnitude of viewers (level of use and popularity): National and regional footpaths	Impacts of mitigation: Loss of openness, but new woodland, hedge and tree planting is encouraged for LCA 2
Does the site form part of a skyline? Yes – southern end	Visual perceptions (activity and expectations of local visual receptors): Walkers are sensitive receptors in a rural setting	
Panoramic views: No		
Landmark features: River Thames		
Susceptibility to change score: Medium / high	Susceptibility to change score: Medium / high	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium / high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat flood plain along river rising more steeply in the south; localised banking next to railway line and motocross track	Boundary features other than vegetation: Post and wire, temporary metal fencing around motocross	Tranquillity – Noise levels: Eastern area affected by activity in nearby business park, occasional trains and motocross use. Western area more tranquil.
Geological features: None	Historic landscapes: Nuneham Courtenay Registered Park adjacent to the east. Site potentially visible in important views noted to west towards Abingdon.	Tranquillity – Visual intrusion / detractors: Motocross track, pylons
Soil quality: Freely draining slightly acid but base-rich and sandy soils;	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights at nearby employment centres, otherwise dark
Water features: River Thames adjacent to north, man-made ponds in west		
Landcover and land use: Pasture/ riverside meadows	Conservation Area: Clifton Hampden Conservation Area approx. 1km to east – no intervisibility	
Tree belts, individual trees and riverside trees: Riverside trees, field trees, some trees around ponds and along southern edge	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows in southern area and to eastern and western boundaries	Built form: None	Accessibility by public footpath: Along eastern and northern boundary
Woodland and copses: Woodland in south west corner	Setting of listed buildings: Pound Lock on Swift Ditch Grade II adjacent to north west. Site forms part of riparian setting of listed lock.	Open access areas: None
Wetland and meadow: Yes along river	Scheduled Ancient Monuments: None	Recreational areas: Motocross track, potential recreation activities associated with adjacent river
Common land: None	Settlement pattern: Unsettled, adjacent isolated farm	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic susceptibility to change - Elements of openness/enclosure: Open along riverside with some enclosure from topography and woodland
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic susceptibility to change – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Large scale, irregular pattern
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland in eastern area Available survey data:	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium / high	Susceptibility to change score: Medium	Susceptibility to change score: Medium / high
Landscape susceptibility to change score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Separated from the loosely developed Culham No 1 and Science Park by the railway line and paddocks within Land at Culham. Culham village is to south-west but separated by open countryside with some isolated houses and Warren Farm the nearest settled areas to the south and west
Character of the urban edge: <ul style="list-style-type: none"> • Not apparent
Presence in a floodplain: The majority of the site falls within flood zone 2
Relationship with adjacent wider countryside: Part of the riparian character of flat, low-lying riverside meadows and pasture alongside the River Thames extending east and west
Character of adjacent village(s): N/A
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Wetland habitats along River Thames
Recreational links with the wider area: Oxford Greenbelt Way. Thames Path (National Trail) adjacent on the north bank of the River Thames
VDS/Parish Plan – relevant extracts: N/A

Junction 7 M40 Record Sheets

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	M4 Jn 7 South
Site character areas:	N/A
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	<p>LCA 3 The Clay Vale / LCT Undulating open vale (most of site), Undulating semi-enclosed vale (small area in south-west of site)</p> <ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • large-scale farmland, mostly under intensive arable cultivation; • typically large fields, with rectilinear pattern of field boundaries; • reasonable structure of hedgerows and trees which provide clearer definition of field pattern; • predominantly intensive arable land use but some pockets of permanent pasture occur, particularly around settlements and in the more strongly undulating areas; • predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development; • moderate intervisibility.
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A329, Great Haseley (including Conservation Area), M40, rural lane, PROWs	Types of viewers: Motorists, walkers, residents	Opportunities for mitigation and landscape compatibility of mitigation: Little woodland but good hedgerow structure
Views out of the site to: Panoramic, elevated and distant views to Garsington church, Chiltern Hills, Wittenham Clumps, Didcot Power Station, closer views to Haseley church and village,	Magnitude of viewers (level of use and popularity): Busy motorway, rural roads, local footpaths	Impacts of mitigation: Loss of openness and views including to Chilterns Woodland or tree belts may be out of character
Does the site form part of a skyline? Yes, high ground in centre and south-east	Visual perceptions (activity and expectations of local visual receptors): Rural location and approach to Great Haseley	
Panoramic views: Yes, from high ground		
Landmark features: None		
Susceptibility to change score: High	Susceptibility to change score: Medium	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium / High		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rolling hills, high point west of Lobb Farm, motorway embankment	Boundary features other than vegetation: Post and rail, post and wire, stone wall to Latchford House	Tranquillity – Noise levels: Traffic on motorway but otherwise peaceful
Geological features: None	Historic landscapes: None known	Tranquillity – Visual intrusion / detractors: Pylons and vehicles
Soil quality: Grade 3 and grade 4	Parkland features: None	Tranquillity – Light pollution/dark skies: Vehicle lights, otherwise dark.
Water features: Ditches, farm ponds, Haseley Brook to southern edge		
Landcover and land use: Arable and pasture	Conservation Area: Great Haseley Conservation Area	
Tree belts, individual trees and riverside trees: New tree planting along south side of M40, trees along Haseley Brook	Landscape features of CA: Rural approach from north (along edge of site) and views to Chilterns from churchyard	
Hedgerows and hedgerow trees: Hedgerows to most boundaries, some with trees	Built form: Isolated farmsteads	Accessibility by public footpath: Yes, several footpaths
Woodland and copses: Small woodland pockets in west	Setting of listed buildings: Grade II Lobb Farmhouse in the centre of the site, Grade II Latchford House adjacent to the south-western boundary, Grade II Haseley Windmill approx. 0.5km from western edge of site, cluster of buildings including the church and Church Farm at the eastern edge of Great Haseley Conservation Area	Open access areas: None known
Wetland and meadow: Wet ground in low-lying flood zone areas e.g at Latchford	Scheduled Ancient Monuments: None	Recreational areas: None known
Common land: None	Settlement pattern: Largely undeveloped – some scattered farmsteads, 2 fairly close together at western end (Manor Farm and Goldpits Farm)	
Heathland: None	Contribution of private gardens to landscape character: Some trees in gardens and churchyard at Great Haseley	Aesthetic susceptibility to change - Elements of openness/enclosure: Generally open, some exposure on high ground
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic susceptibility to change – landscape pattern: Medium scale irregular field pattern
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: None Available survey data:	None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Pockets of woodland. Godwin's copse towards west end of site is ancient semi natural		
<i>Other information</i>		
Susceptibility to change score: Medium / High	Susceptibility to change score: Medium / High	Susceptibility to change score: Medium
Landscape susceptibility to change score: Medium / High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement:
Not directly adjacent to any settlement. Between Milton Common to north and Great Hasely to south-west and Tetsworth to east.
Character of the urban edge:
<ul style="list-style-type: none"> All village edges well vegetated and separated from the site by open countryside
Presence in a floodplain:
Yes, Zone 3 risk at stream from Latchford north to motorway and Hasely Brook south of Latchford
Relationship with adjacent wider countryside:
The high ground towards the centre of the site has links with the topography as it extends to the north-west, although M40 creates a degree of separation. Similarly, the pronounced landform at the eastern end of the site is contiguous with topography to the east. The southern boundary is part of the corridor of the Haseley Brook.
Character of adjacent village(s):
Great Haseley has an historic core with some modern development to the edges
Historic links with the wider area if known:
None known
Ecological links with the wider area if known:
Haseley Brook
Recreational links with the wider area:
None known
VDS/Parish Plan – relevant extracts:
<p>Great Haseley Conservation Area Appraisal:</p> <ul style="list-style-type: none"> When approaching the village from the north tantalising views of the village are revealed The eastern side of the church and farmyard offer spectacular views of the distant Chilterns due to the sloping topography on that side. An important aspect of the churchyard's character is that the long eastern and southern boundaries are formed by low walls, hedges and small trees which give an open feel and allow a great deal of light to enter the churchyard. A footpath runs behind the eastern hedgerow from where excellent views of the distant Chilterns can be appreciated.

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	M4 Jn 7 North
Site character areas:	N/A
Date of site survey:	7.2.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA 3 The Clay Vale / LCT Undulating semi-enclosed vale <ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • large-scale farmland, mostly under intensive arable cultivation; • typically large fields, with rectilinear pattern of field boundaries; • reasonable structure of hedgerows and trees which provide clearer definition of field pattern; • predominantly intensive arable land use but some pockets of permanent pasture occur, particularly around settlements and in the more strongly undulating areas; • predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development; • moderate intervisibility.
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40, M40, house, PROW (locally and on higher ground to north-east - Oxfordshire Way)	Types of viewers: Motorists, residents, walkers	Opportunities for mitigation and landscape compatibility of mitigation: Good existing hedgerow structure, but no woodland and few trees
Views out of the site to: Tetsworth and church Edge of Milton Common Motorway Long views of Chilterns AONB from higher ground at west end of site	Magnitude of viewers (level of use and popularity): Very busy motorway One house at west end	Impacts of mitigation: Opportunity to improve hedgerows but woodland or tree belts may be out of character Loss of long views to Chilterns
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Countryside but next to motorway; local footpaths and Oxfordshire Way longer distance footpath to north-east	
Panoramic views: No		
Landmark features: No		
Susceptibility to change score: Medium	Susceptibility to change score: Medium	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to gently rolling, rising at western end towards Milton Common, motorway embankment along part of southern edge	Boundary features other than vegetation: Post and wire, post and rail, timber picket fence along farm track to Manor Farm	Tranquillity – Noise levels: Constant traffic on motorway
Geological features: None	Historic landscapes: Ridge and furrow in field near Tetsworth Common, at east end of site	Tranquillity – Visual intrusion / detractors: Vehicles on motorway and road
Soil quality: Grade 3/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of vehicles, otherwise dark
Water features: Some ditches		
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some trees along M40 edge and few along A40	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows to most boundaries with some hedgerow trees	Built form: none	Accessibility by public footpath: Generally not, short length of footpath at east end
Woodland and copses: None	Setting of listed buildings: 2 no Grade II listed milestones along A40	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: None within site	
Heathland: None	Contribution of private gardens to landscape character: Some garden planting partly contains the edge of Milton Common – at the west end of the site	Aesthetic susceptibility to change - Elements of openness/enclosure: Small scale, enclosed by M40
Other significant vegetation cover: None known	Cultural associations: None known	Aesthetic susceptibility to change – landscape pattern: Linear, sub-divided
BAP/Phase I records: BAP Priority Habitats: None Available survey data:	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium	Susceptibility to change score: Medium / Low
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Tetsworth to east, edge of Milton Common to west
Character of the urban edge: <ul style="list-style-type: none"> • Linear eastern edge of Milton Common is partly exposed • Tetsworth is largely well vegetated and set apart from site
Presence in a floodplain: No
Relationship with adjacent wider countryside: Site is not an important part of countryside to north and south but forms open separation of Tetsworth and Milton Common.
Character of adjacent village(s): <ul style="list-style-type: none"> • Milton Common is a small hamlet, largely modern. The eastern part is linear in pattern, located in a very narrow strip of land between the M40 and the A40; • Tetsworth has a nuclear form, with a historic core and modern expansions to the north-west, north and east
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: None known
VDS/Parish Plan – relevant extracts: Community-led plan published 2014, Neighbourhood plan ongoing (Ongoing appeal against app for traveller site south A40 - adjacent to Tollhouse and outside this site)

Lower Elsfield and Wick Farm and Barton, North-east Oxford Record Sheets

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	Lower, Elsfield, North-east Oxford
Site character areas:	No sub division
Date of site survey:	23 October 2015
Surveyors:	BK
Weather/visibility:	High cloud, heavier during the day
LCA:	LCA1 Oxford Heights: Open farmed hills and valleys / Flat semi-enclosed farmland
<p>Open farmed hills and valleys</p> <ul style="list-style-type: none"> • rolling landform of hills and valleys; • large scale mostly arable farmland; • rectilinear fields with hedgerows; • weak hedgerow structure with few hedgerow trees; • open exposed character with prominent skylines and hillsides; • high intervisibility; • mainly rural character; • localised intrusion from M40/A40, power lines and development <p>Flat semi-enclosed farmland</p> <ul style="list-style-type: none"> • adjacent to riverside pasture; • distinctively flat low lying landscape (usually below 50m AOD); • rural and remote; • fairly strong landscape structure and semi-enclosed landscape; • predominantly rural tranquil remote and intimate landscape with localised intrusion from A40 at Marston; • regular pattern of ditches and rural roads; • rectilinear large scale field pattern 	
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Narrow road to Elsfield Glimpses from A40 Footpaths across the site and along Bayswater Brook Footpaths on hillside to the north	Types of viewers: Rural lane users Local footpath users	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce field boundaries with tree planting Possible extension of woodland west of College Pond along line of ditch
Views out of the site to: Hillside east of Elsfield Headington and eastern edge of Oxford John Radcliffe Infirmary Hillside around Wick Farm (Area B)	Magnitude of viewers (level of use and popularity): Used mainly by the local community	Impacts of mitigation: Loss of open setting Loss of visual definition of Bayswater Brook Loss of visual continuity with wider landscape on higher ground
Does the site form part of a skyline? Eastern part on high ground south of wooded College Pond	Visual perceptions (activity and expectations of local visual receptors): Quiet rural area despite proximity of A40 which may later when housing has been built to the south of Area A Visual links with surrounding countryside Separated from Oxford by the Bayswater Brook and its tree cover	
Panoramic views: Over site to eastern edge of Oxford		
Landmark features: None John Radcliffe in Oxford is a prominent landmark to the south		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium	Susceptibility to change score: Medium/high
Visual susceptibility to change score: Medium/high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat level ground in the south Rising up in the north-east to a local skyline 60 to 105m AOD	Boundary features other than vegetation: None	Tranquillity – Noise levels: Traffic noise from A40
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: A40 largely screened and not intrusive John Radcliffe Infirmary is a prominent building
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Close to highly lit area Contrasting dark skies on the site but affected by light pollution from Oxford
Water features: Ditch on northern boundary extending west from College Pond		
Landcover and land use: Arable farmland	Conservation Area: Elsfield CA to the north	
Tree belts, individual trees and riverside trees: Bounded by strong tree belt along Bayswater Brook in the south	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Managed hedges with some hedgerow trees	Built form: None	Accessibility by public footpath: Local footpath network crosses the area
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: None
Common land: N/A	Settlement pattern: Separated from Oxford City to the south by Bayswater Brook and A40 Within sparsely settled area with small villages	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic susceptibility to change - Elements of openness/enclosure: Open area with high level of intervisibility
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic susceptibility to change – landscape pattern: Simple uniform landscape pattern only relieved by topography and Bayswater Brook

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SSSI within adjacent College Pond woodland		
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium/low	Susceptibility to change score: Medium
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Well defined urban edge created by A40 and its boundary tree planting and Bayswater Brook and its strong tree planting Eastern edge rises up from the valley south of the site to be visually exposed John Radcliffe Infirmary is very prominent on the Oxford hillside Mixed urban edge of modern estates, old centre of Headington, local college grounds and large recreation ground New housing under development on land between A40 and Bayswater Brook (a westward continuation of Barton south of Bayswater Brook)
Presence in a floodplain: Possible north of Bayswater Brook
Relationship with adjacent wider countryside: Part of the open landscape rising up from Bayswater Brook north to high ground around Elsfield and Wadley Hill
Character of adjacent village(s): Small enclosed village at Elsfield (Conservation Area) 1 km to the north of the area
Historic links with the wider area if known: No known
Ecological links with the wider area if known: None
Recreational links with the wider area: Links into wider footpath network
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	Wick Farm and Barton North-east Oxford
Site character areas:	Area A:
Date of site survey:	23 October 2015
Surveyors:	BK
Weather/visibility:	High cloud, heavier during the day
LCA:	LCA1 Oxford Heights: Open farmed hills and valleys / Semi-enclosed farmed hills and valleys
<p>Open farmed hills and valleys</p> <ul style="list-style-type: none"> • rolling landform of hills and valleys; • large scale mostly arable farmland; • rectilinear fields with hedgerows; • weak hedgerow structure with few hedgerow trees; • open exposed character with prominent skylines and hillsides; • high intervisibility; • mainly rural character; • localised intrusion from M40/A40, power lines and development <p>Semi-enclosed farmed hills and valleys</p> <ul style="list-style-type: none"> • landscape fragmented by roads and built form especially around Wheatley; • closely related to settlements and steeper hillsides; • rolling landform of hills and valleys • smaller scale field pattern; • mostly arable farmland with pockets of pasture; • well defined rectilinear fields with hedgerows; • stronger hedgerow structure with hedgerow trees; • long views over low lying vale from hillsides and higher ground but generally more enclosed; • mainly rural character; • localised intrusion from M40/A40, power lines and development 	
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Urban edge at Barton Possible view from rural road to Beckley Footpath across the site Footpath on hillside to the north Glimpses from houses on Bayswater Road through tree cover Wick Farm caravan park and Stowford Farm	Types of viewers: Rural lane users Local footpath users Residents of Barton	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce field boundaries with tree planting New woodland planting to link patches of woodland on middle slopes
Views out of the site to: Hillside at Wick Copse and Sidlings Copse Headington and eastern edge of Oxford John Radcliffe Infirmary	Magnitude of viewers (level of use and popularity): Used mainly by the local community	Impacts of mitigation: Loss of open setting in the north part Loss of visual definition of Bayswater Brook Loss of visual continuity with wider landscape on higher ground and in the west and east
Does the site form part of a skyline? Northern part on high ground south of Wick Copse and Sidlings Copse Ridgeline north of Wick Farm forms local skyline	Visual perceptions (activity and expectations of local visual receptors): Upper ground is a quiet rural area despite proximity of Barton and Oxford Visual links with surrounding countryside Separated from Oxford by the Bayswater Brook and its tree cover and open space along the northern edge of Barton Southern part more orientated towards the city	
Panoramic views: Over site to eastern edge of Oxford		
Landmark features: None John Radcliffe in Oxford is a prominent landmark to the south		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium	Susceptibility to change score: Medium/high
Visual susceptibility to change score: Medium/high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rising ground Rising up to a local skyline north of Wick Farm Flattening slightly in the north to blend into the surrounding land form 70 to 110m AOD	Boundary features other than vegetation: None of any significance	Tranquillity – Noise levels: Traffic noise from Bayswater Road
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: John Radcliffe Infirmary is a prominent building on the Oxford hillside
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Close to highly lit area Contrasting dark skies on the site but affected by light pollution from Oxford and adjacent property in Bayswater road and Barton
Water features: Short section of stream on northern boundary in Wick Copse		
Landcover and land use: Arable farmland Areas of pasture close to Barton and around Wick Farm	Conservation Area: None	
Tree belts, individual trees and riverside trees: In part bounded by strong tree belt along Bayswater Brook in the south Strong tree belt extending east from Wicks Farm Strong tree belt to boundary with cemetery and within back gardens of houses on Bayswater Road	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Managed and mature hedges with varying cover of hedgerow trees	Built form: Wick Farm Wick Farm caravan park	Accessibility by public footpath: Local footpath network crosses the area
Woodland and copses: Small copse north-west of Wicks Farm Part of Wick Copse in the most northerly part of the site	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None of any significance	Scheduled Ancient Monuments: N/A	Recreational areas: None
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
N/A	Separated from Barton to the south by Bayswater Brook and A40 North part within sparsely settled area with small villages Southern part influenced by caravan park	
Heathland: N/A	Contribution of private gardens to landscape character: Long gardens with mature and strong tree belts within properties off Bayswater Road Some small gardens in Barton backing onto Bayswater Brook and the open space edge to Barton	Aesthetic susceptibility to change - Elements of openness/enclosure: Open area with high level of intervisibility in the north, west and east More enclosed in the south and south-eastern corner
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic susceptibility to change – landscape pattern: Diverse landscape of arable and pasture with varying field sizes, broken up by tree planting and hedgerows, often but not always with hedgerow trees
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SSSI at Wick copse and Sidlings Copse		
<i>Other information</i>		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium/low	Susceptibility to change score: Medium/high
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Fairly well defined urban edge created by Bayswater Brook and its strong tree planting and open space Oxford rises up from the valley south of the site to be visually exposed John Radcliffe Infirmary is very prominent on the Oxford hillside Mixed urban edge of modern estates at Barton open space and large recreation ground
Presence in a floodplain: Possible north of Bayswater Brook
Relationship with adjacent wider countryside: Part of the open landscape rising up from Bayswater Brook north to high ground around Wadley Hill North, west and east part shares topographical, land use and vegetation pattern with the surrounding landscape Central part and south-east corner are rural in character but more fragmented and influenced by urban fringe form and patterns
Character of adjacent village(s): Area is some distance from the nearest villages
Historic links with the wider area if known: No known
Ecological links with the wider area if known: Wicks Copse links into SS! At College Pond and Sidlings Copse
Recreational links with the wider area: Links into wider footpath network
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	Wick Farm and Barton, North-east Oxford
Site character areas:	Area B:
Date of site survey:	23 October 2015
Surveyors:	BK
Weather/visibility:	High cloud, heavier during the day
LCA:	LCA1 Oxford Heights: Open farmed hills and valleys
Open farmed hills and valleys <ul style="list-style-type: none"> • rolling landform of hills and valleys; • large scale mostly arable farmland; • rectilinear fields with hedgerows; • weak hedgerow structure with few hedgerow trees; • open exposed character with prominent skylines and hillsides; • high intervisibility; • mainly rural character; • localised intrusion from M40/A40, power lines and development 	
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Area around Bayswater Mill Bayswater Road through dense tree cover Rural road leading to Staunton St John Village of Staunton St John Footpath to the north-east	Types of viewers: Rural lane users Local footpath users Residents of Bayswater Farm/Sandhills	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce field boundaries with tree planting
Views out of the site to: Headington and eastern edge of Oxford John Radcliffe Infirmary Open farmland to north and east	Magnitude of viewers (level of use and popularity): Used mainly by the local community	Impacts of mitigation: Loss of open setting in the north part Loss of visual definition of Bayswater Brook Loss of visual continuity with wider landscape on higher ground and in the west and east
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Upper ground is a quiet rural area despite proximity of Bayswater/Sandhills and Oxford Visual links with surrounding countryside Clearly separated from Oxford by the Bayswater Brook and its tree cover South-western part more orientated towards Bayswater Farm	
Panoramic views: Over site to eastern edge of Oxford		
Landmark features: None John Radcliffe in Oxford is a prominent landmark to the south		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium	Susceptibility to change score: Medium/high
Visual susceptibility to change score: Medium/high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rising ground 85 to 100m AOD	Boundary features other than vegetation: None of any significance	Tranquillity – Noise levels: Traffic noise from Bayswater Road
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: John Radcliffe Infirmary is a prominent building on the Oxford hillside
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Close to highly lit area Contrasting dark skies on the site but affected by light pollution from Oxford and adjacent property in Bayswater Road
Water features: Bayswater Brook in the south		
Landcover and land use: Arable farmland Areas of pasture close to Bayswater Mill Derelict recreation ground in south-west corner	Conservation Area: None	
Tree belts, individual trees and riverside trees: Bounded by strong tree belt along Bayswater Brook in the south Recreation area bounded by tree belts Prominent line of trees at right angle to road to Staunton St John	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Managed and gappy hedges	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: None in use
Common land: N/A	Settlement pattern: Separated from Bayswater Farm/Sandhills to the south by Bayswater Brook North part within sparsely settled area with small villages Southern part influenced by caravan park	
Heathland: N/A	Contribution of private gardens to landscape character:	Aesthetic susceptibility to change - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Individual garden around isolated house on Bayswater Road	Open area with high level of intervisibility in the north and east More enclosed in the south west corner
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic susceptibility to change – landscape pattern: Simple landscape of largely uniform pattern
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium/low	Susceptibility to change score: Medium
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Fairly well defined urban edge created by Bayswater Brook and its strong tree planting and open space Oxford rises up from the valley south of the site to be visually exposed John Radcliffe Infirmary is very prominent on the Oxford hillside Mixed urban edge of modern estates at Barton open space and large recreation ground
Presence in a floodplain: Possible north of Bayswater Brook
Relationship with adjacent wider countryside: Part of the open landscape rising up from Bayswater Brook north to high ground around Wadley Hill North, west and east part shares topographical, land use and vegetation pattern with the surrounding landscape Central part and south-east corner are rural in character but more fragmented and influenced by urban fringe form and patterns
Character of adjacent village(s): Area is some distance from the nearest villages
Historic links with the wider area if known: No known
Ecological links with the wider area if known: Wick Copse links into SS! At College Pond and Sidlings Copse
Recreational links with the wider area: Links into wider footpath network
VDS/Parish Plan – relevant extracts: None

Grenoble Road and Northfield Farm, South Oxford Record Sheets

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	South Oxford Grenoble Road
Site character areas:	Area A: West
Date of site survey:	23 October 2015
Surveyors:	BK
Weather/visibility:	High cloud, heavier during the day
LCA:	<p>LCA 2 Nuneham Courtney Ridge: Flood pasture / Open farmed hills and valleys / Semi-enclosed farmed hills and valleys</p> <p>Flood pasture</p> <ul style="list-style-type: none"> • flat low lying riverside meadows, typically permanent pasture with distinctive riparian character; • distinctive network of ditches; • strong landscape structure with willows conspicuous along the riverside; • Intimate pastoral character; • Low intervisibility with some views along the valley; • Comparatively inaccessible with remote tranquil character – localised intrusion close to Oxford <p>Open farmed hills and valleys</p> <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable cultivation; • large fields, with rectilinear field boundaries, • typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development. <p>Semi-enclosed farmed hills and valleys</p> <ul style="list-style-type: none"> • as above but with a stronger structure of hedgerows and trees which provide clearer definition of field pattern; • occurs mostly in association with settlements (eg. Marsh Baldon), where a smaller-scale field pattern and the hedgerow structure remain more intact; • predominantly intensive arable land use but some pockets of permanent pasture occur, particularly around settlements and on steeper hillsides; • predominantly rural character; • landform and landscape structure create enclosure and reduce intervisibility.
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Garsington village (Conservation Area) Oxfordshire Greenbelt Way (several locations) Toot Baldon (Conservation Area) Watlington Road and A4074 Shakespeare's Way Grenoble Road west	Types of viewers: Regional Trail walkers Local residents and visitors Local road network users Commuter traffic	Opportunities for mitigation and landscape compatibility of mitigation: Additional woodland could link with existing woodland cover Tree belts could reflect existing tree planting along Grenoble Road and follow existing field boundaries
Views out of the site to: Garsington village and hillside Toot Baldon village and hillside Development on edge of Oxford Hillside north of Ninevah Farm	Magnitude of viewers (level of use and popularity): Very heavy use of roads Well used footpaths and popular long distance trails Village settlements and some local isolated dwellings and farms Sequenced views	Impacts of mitigation: Woodland and tree planting would result in loss of openness
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Large open area in the south; more enclosed in the north High contrast with Oxford's urban form in the east of Area A; urban fringe uses urbanise the land to the west of Area A Large buildings in Oxford visually prominent in particular Kassam Stadium and Oxford Science Park Urban form at Oxford within Oxford Science Park becomes apparent in the approach along the A4074 at the junction with Grenoble Road Parts of the area screened by existing tree cover in views from the south-east and east, including Garsington and Toot Baldon	
Panoramic views: Panoramic views over the eastern part of the site from surrounding high ground Panoramic views of Oxford's southern edge		
Landmark features: Concentration of pylons at Sandford Brake Adjacent Kassam Stadium in Oxford		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium/high	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium/high		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle, slightly undulating slope down to north Mainly above and below 70 - 65m AOD	Boundary features other than vegetation: Roman road	Tranquillity – Noise levels: Traffic noise from local roads
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: Views of pylons at Sandford Brake Sub station Sewage works are largely well screened Kassam Stadium and Oxford Science Park are prominent
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Road lighting on perimeter of the area Some lighting on the area High levels of lighting and sky glow in adjacent Oxford Relatively dark skies in contrast to Oxford in the south
Water features: Tributary of Littlemore Brook flows south to north through the centre of the area		
Landcover and land use: Arable farmland Sewage works Mobile home park Sandford Brake Electricity substation	Conservation Area: No	
Tree belts, individual trees and riverside trees: Strong tree belt along south side of Grenoble Road Tree belt links into Bushy Copse, along the A4074	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Low hedgerows, largely well maintained Hedgerow trees	Built form: Sewage works infrastructure Mobile homes Farmstead Electricity infrastructure at Sandford Brake including several pylons	Accessibility by public footpath: Oxford Greenbelt Way and Shakespeare's Way cross the area Roman road path runs down east side of the area No other paths across the area
Woodland and copses: Woodland around Sandford Brake Small copse at Bushy Copse Woodland belts along northern edge adjacent to sewage works and mobile home park	Setting of listed buildings: N/A	Open access areas: N/A

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: Wet ground west of tributary	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Large built up area of Oxford to the north Small rural historic villages on hilltops at Garsington and Toot Baldon lie to the east Grenoble Road formed well defined boundary to the built form of Oxford	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic susceptibility to change - Elements of openness/enclosure: Semi-enclosed open landscape
Other significant vegetation cover: Small areas and fields of pasture	Cultural associations: N/A	Aesthetic susceptibility to change – landscape pattern: Medium to large scale field pattern Uniform in the south; greater variety in the north
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium/Low	Susceptibility to change score: Medium
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Large scale development at Blackbird Leys housing estate, Oxford Science Park, Kassam Stadium Extensive modern estate north of Grenoble Road Urban fringe uses south of Grenoble Road include Sandford Brake substation, sewage works and mobile home park
Presence in a floodplain: Not known
Relationship with adjacent wider countryside: Links into extensive area of open flat farmland extending to the south to the lower slopes of Garsington and Toot Baldon hills and west across to the A4074 Forms wooded setting to wooded hillsides at Garsington and Toot Baldon Southern open areas form part of the open landscape rising up to Ninevah Farm Good semi-enclosed rural character leading into wider landscape, even adjacent to Grenoble Road
Character of adjacent village(s): Both Garsington and Toot Baldon on the adjacent hillsides to the south and east have Conservation Areas and a rural character Sandford village lies to the west of the A4074 and has little relationship with the area
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: N/A
Recreational links with the wider area: Oxford Greenbelt Way crosses the area and continues south to Toot Baldon and then north-east to Garsington and on towards Horspath; Shakespeare's Way continues west to Sandford and the Thames Path as part of the longer trail to Stratford-on-Avon
VDS/Parish Plan – relevant extracts: No.

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	South Oxford Grenoble Road
Site character areas:	Area B: East
Date of site survey:	23 October 2015
Surveyors:	BK
Weather/visibility:	High cloud, heavier during the day
LCA:	LCA 2 Nuneham Courtney Ridge: Flat open farmland / Open farmed hills and valleys
<p>Flat open farmland</p> <ul style="list-style-type: none"> • distinctively flat, low-lying farmland (below 65 metres AOD) occupying former marshland alongside the Baldon Brook on land less prone to flooding and more easily drained and cultivated; • large-scale rectilinear field pattern with distinctive network of drainage ditches; • weak landscape structure with few trees, low or gappy hedges, open ditches and fences; • open, denuded landscape results in high intervisibility. <p>Open farmed hills and valleys</p> <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable cultivation; • large fields, with rectilinear field boundaries, • typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development. 	
Landscape designations:	None

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Garsington village (Conservation Area) Oxfordshire Greenbelt Way (several locations) Toot Baldon (Conservation Area) Watlington Road Several footpaths including along the Roman Road and edge of Garsington Grenoble Road east	Types of viewers: Regional Trail walkers Local residents and visitors Local road network users Commuter traffic	Opportunities for mitigation and landscape compatibility of mitigation: Additional woodland could link with existing woodland cover Tree belts could reflect existing tree planting along Grenoble Road
Views out of the site to: Garsington village and hillside Toot Baldon village and hillside Development on edge of Oxford	Magnitude of viewers (level of use and popularity): Very heavy use of roads Well used footpaths and popular long distance trail Village settlements and some local isolated dwellings and farms Sequenced views	Impacts of mitigation: Woodland and tree planting would result in loss of openness
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Large open area High contrast with Oxford's urban form Many large buildings in Oxford visually prominent Urban form at Oxford begins to dominate north of Great Leys Farm in the approach along Watlington Road	
Panoramic views: Panoramic views over the site from surrounding high ground Panoramic views of Oxford's southern edge		
Landmark features: None on site		
Susceptibility to change score: Medium/high	Susceptibility to change score: Medium/high	Susceptibility to change score: Medium
Visual susceptibility to change score: Medium/high		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Largely flat with very gentle slope down to north Slight variation above and below 65m AOD	Boundary features other than vegetation: Roman road	Tranquillity – Noise levels: Traffic noise from local roads
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: Views of pylons at Sandford Brake Sub station
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Road lighting on perimeter of the area No lighting on the area High levels of lighting and sky glow in adjacent Oxford Relatively dark skies in contrast to Oxford
Water features: Baldon Brook flows west to east through the southern part of the area		
Landcover and land use: Arable farmland Utility compound in north close to Grenoble Road	Conservation Area: No	
Tree belts, individual trees and riverside trees: Strong tree belt along south side of Grenoble Road	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Low hedgerows, largely well maintained Few hedgerow trees	Built form: Utility Works within compound No other built form	Accessibility by public footpath: Oxford Greenbelt Way crosses the area Roman road path runs down west side of the area Paths across the area
Woodland and copses: Small isolated copse in the centre of the area	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Large built up area of Oxford to the north Small rural historic villages on hilltops at Garsington and Toot Baldon Grenoble Road formed well defined boundary to the built form of Oxford	
Heathland: None	Contribution of private gardens to landscape character: One individual hedged garden off Watlington Road with	Aesthetic susceptibility to change - Elements of openness/enclosure: Very open landscape

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	very localised influence	
Other significant vegetation cover: None	Cultural associations:	Aesthetic susceptibility to change – landscape pattern: Medium scale field pattern Uniform
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium/low	Susceptibility to change score: Medium/low	Susceptibility to change score: Medium/high
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Large scale development at Blackbird Leys housing estate Parts of Cowley works and other industrial buildings visible to the north beyond the housing Extensive modern estate north of Grenoble Road Urban fringe uses south of Grenoble Road include Sandford Brake substation to the west of the area and xx works compound
Presence in a floodplain: Not known
Relationship with adjacent wider countryside: Part of extensive area of open flat farmland extending to the south to the lower slopes of Garsington and Toot Baldon hills and west across to the A4074 Forms open setting to wooded hillsides at Garsington and Toot Baldon
Character of adjacent village(s): Both Garsington and Toot Baldon on the adjacent hillsides have Conservation Areas and a rural character
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: N/A
Recreational links with the wider area: Oxford Greenbelt Way crosses the area and continues north-east to Garsington and on towards Horspath; continues south to Toot Baldon and then west into the Shakespeare's Road across west to Sandford and the Thames Path Dense network of paths links with paths across the area
VDS/Parish Plan – relevant extracts: No. Garsington village has started to prepare a Plan

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site: Land at Northfield Farm, South Oxford
Site character areas: No sub-division
Date of site survey: 7 March 2017
Surveyors: BK
Weather/visibility: Light cloud and sun/ good visibility
LCA: LCA 2 Nuneham Courtney Ridge and Open farmed hills and valleys and Flat open farmland landscape types <div> Open farmed hills and valleys <ul style="list-style-type: none"> • rolling plateau landform; • large-scale farmland, mostly in arable cultivation; • large fields, with rectilinear field boundaries, • typical of parliamentary enclosures; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with prominent skylines and hillsides and high intervisibility; • distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads, overhead power lines and built development. </div> <div> Flat open farmland <ul style="list-style-type: none"> • distinctively flat, low-lying farmland (below 65 metres AOD) occupying former marshland alongside the Baldon Brook on land less prone to flooding and more easily drained and cultivated; • large-scale rectilinear field pattern with distinctive network of drainage ditches; • weak landscape structure with few trees, low or gappy hedges, open ditches and fences; • open, denuded landscape results in high intervisibility. </div>
Landscape designations: None. In the Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Western edge of Garsington village Oxfordshire Greenbelt Way Watlington Road Oxford Road Garsington in the approach to the village Footpath between Garsington and Horspath Oxford Road Horspath on the south-western edge of the village	Types of viewers: Regional Trail walkers Local residents and visitors Local road network users Commuter traffic	Opportunities for mitigation and landscape compatibility of mitigation: Tree belts could follow existing field boundaries and provide layers of planting Reinforce planting along the Hollow Brook and add tree planting to roadsides
Views out of the site to: Garsington village and hillside Development on edge of Oxford Glimpses of Horspath village	Magnitude of viewers (level of use and popularity): Very heavy use of roads Well used footpaths and popular long distance trails Village settlements and some local isolated dwellings and farms Sequenced views	Impacts of mitigation: Some loss of openness Potential for major improvement to views of the south-eastern edge of Oxford
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Large open area High contrast with Oxford's urban form Large buildings and urban form in Oxford visually prominent	
Panoramic views: No		
Landmark features: None		
Susceptibility to change score: Medium	Susceptibility to change score: Medium/high	Susceptibility to change score: Medium/low
Visual susceptibility to change score: Medium		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Largely flat site Mainly at around 70m AOD	Boundary features other than vegetation: Fenced edge to adjacent works	Tranquillity – Noise levels: Traffic noise from local roads Commercial noise from works
Geological features: None	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: Views of Works Views of pylons
Soil quality: Mainly Grade 3b	Parkland features: N/A	Tranquillity – Light pollution/dark skies: High light levels within Oxford Low light levels on approach to Garsington
Water features: Northfield Brook flows along the southern boundary of the area.		
Landcover and land use: Arable farmland	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Stream side tree belt along Northfield Brook north of Oxford Road, Garsington	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Low hedgerows, largely well maintained along the roadsides Intermittent hedgerow trees Some internal neat hedges	Built form: Farmstead and farm buildings at Northfield Farm Small hamlet at Guydens Farm – conversion to housing	Accessibility by public footpath: No access to the site Oxford Greenbelt Way lies to the east
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: N/A	Settlement pattern: Large built up area of Oxford to the west Visually very prominent works buildings immediately adjacent to the site Within 1km of the village of Horspath to the north-east but no intervisibility between the settlements Small rural historic villages on hilltops at Garsington to the east	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic susceptibility to change - Elements of openness/enclosure: Semi-enclosed open landscape

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: Small areas of grassland	Cultural associations: Not known	Aesthetic susceptibility to change – landscape pattern: Medium to large scale field pattern Uniform Dominated by adjoining built form
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium/low	Susceptibility to change score: Medium/low	Susceptibility to change score: Medium/low
Landscape susceptibility to change score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oxford
Character of the urban edge: Large scale development at the adjacent Works and within Blackbird Leys housing estate Modern two storey housing south of Watlington Road
Presence in a floodplain: No
Relationship with adjacent wider countryside: Links into extensive area of open flat farmland extending to the south to the lower slopes of Garsington Forms landscape wider setting to Garsington village and its hillside
Character of adjacent village(s): Garsington on the adjacent hillsides has a Conservation Area and a rural character Horspath to the east is largely separated from the site by the built form in Oxford. A short stretch on the south-western edge of Horspath along Oxford Road, Horspath is rural in character with views from the road over the site
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: None
Recreational links with the wider area: Oxford Greenbelt Way nearby
NDP/VDS/Parish Plan – relevant extracts: None

Wheatley OBU Record Sheet

SOUTH OXFORDSHIRE PHASE 4 LANDSCAPE CAPACITY STUDY 2017 RECORD SHEET

Site:	Wheatley, Oxford Brookes University, north of A40
Site character areas:	No sub-divisions
Date of site survey:	07.02.17
Surveyors:	AG
Weather/visibility:	Hazy sunshine
LCA:	LCA 1 Oxford Heights/LCT Semi-enclosed farmed hills and valleys <ul style="list-style-type: none"> • Rolling landform of hills and valleys • Large scale mostly arable farmland, some pockets of permanent pasture around settlements and on steep hillsides • Rectilinear fields with hedgerows • Stronger structure of hedgerows and trees (than open farmed hills and valleys), which provide a clearer definition of field pattern • Mostly occurs in association with settlements and steeper hillsides, where a smaller scale field pattern and hedgerow pattern remain intact • Typically fragmented and intruded upon by roads and built development particularly around Wheatley and Oxford fringes, although retains a predominantly rural character • Landform and landscape structure create enclosure and reduce intervisibility but long views possible from hillsides and higher ground across lower-lying vales • Localised intrusion from M40/A40, power lines and development
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SUSCEPTIBILITY TO CHANGE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Tower block visible from Wheatley and A40 and surrounding countryside Filtered views in winter from A40 Holton House (school) Eastern end generally more enclosed; more open to north and west	Types of viewers: Motorists on A40 Staff and pupils at Holton House	Opportunities for mitigation and landscape compatibility of mitigation: Good – existing vegetation could be utilised and enhanced
Views out of the site to: Views south across valley from playing fields. From higher ground in western end of site there are long views to north, views of churches at Holton and Wheatley	Magnitude of viewers (level of use and popularity): Busy road – constant traffic Busy school	Impacts of mitigation: Loss of some long views Impact on skyline Opportunity to improve views and character
Does the site form part of a skyline? Yes, from the south, within site and from countryside to north	Visual perceptions (activity and expectations of local visual receptors): Edge of settlement – loosely developed area between Wheatley / A40 and Holton	
Panoramic views: None		
Landmark features: Tower block		
Susceptibility to change score: Medium / High	Susceptibility to change score: Medium / low	Susceptibility to change score: Medium / Low
Visual susceptibility to change score: Medium		
Additional comments:		

LANDSCAPE SUSCEPTIBILITY TO CHANGE

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow ridge sloping from west to east with land falling gently to north and south from the ridge, and with localised artificial landform associated with sports pitches and buildings	Boundary features other than vegetation: 6m high chain link fence to south-eastern boundary (between sports pitches and A40); chestnut pale fence; security fencing to western boundary; chain link fencing to sports courts Post and wire fence Post and rail fence	Tranquillity – Noise levels: Noise from busy road and campus activity
Geological features: None	Historic landscapes: Most of site forms part of the former Holton Park Deer Park	Tranquillity – Visual intrusion / detractors: A40 traffic Tower block and other buildings, fencing
Soil quality: Grade 2/4	Parkland features: Remnants of avenue trees to east and south-west of main building complex	Tranquillity – Light pollution/dark skies: Street lighting, vehicle lights, building lights, floodlights to sports pitches
Water features: Pond in south-west of site		
Landcover and land use: Campus of Oxford Brookes University; small field at east end which appears to be rough grass with 2 buildings (possibly houses)	Conservation Area: Wheatley Conservation Area comprising the historic core of Wheatley, south of the A40 and with no intervisibility	
Tree belts, individual trees and riverside trees: Avenue trees along site entrance and south-west of main building complex, individual trees scattered across site, tree belt to north-western boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow along eastern boundary (along Waterperry Road – partly ornamental species) and surrounding eastern field, to south-western, northern and western boundaries and conifer hedges around tennis courts	Built form: Large buildings (including tower block) forming university facility concentrated in central / eastern part of site; 2 small buildings in eastern field; scattered, smaller buildings and structures in centre / south	Accessibility by public footpath: No
Woodland and copses: Woodland / scrub area in south-western corner	Setting of listed buildings: Grade II listed Holton Park and associated features to north-west; views from house	Open access areas: None
Wetland and meadow:	Scheduled Ancient Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Not known, although there is a pond in the south-west	Circular moated island (thought to be the site of an earlier Holton Manor) towards north-western part of site Nearby to north-west is the moated site of Holton House and its associated ice house	Extensive sports pitches
Common land: None	Settlement pattern: Cluster in central / eastern part of site	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic susceptibility to change - Elements of openness/enclosure: Open at eastern end, more enclosed at western end and lower ground in south
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic susceptibility to change – landscape pattern: Complex, irregular
BAP/Phase I records: Wood pasture and parkland BAP in western / north-western part of site	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Susceptibility to change score: Medium	Susceptibility to change score: Medium	Susceptibility to change score: Low / Medium
Landscape susceptibility to change score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley to south, Holton to north-west
Character of the urban edge: Wheatley is separated from the site by the vegetated corridor of the A40, Holton is well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some continuity between north-western area and countryside to the north, otherwise different in character from wider landscape
Character of adjacent village(s): Historic linear core of Wheatley on lower slopes of an east / west valley. Modern development has expanded, largely to the south and east and contained on the north by the A40. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Holton is arranged along 2 roads in a linear pattern with a core of historic buildings separated to the south-east (north of the site). There is a small cluster of listed buildings north of the site forming a small hamlet, loosely linked along
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: None known
VDS/Parish Plan – relevant extracts: Wheatley Parish Plan - Improvements to the existing network of off-road public footpaths and the provision of some new ones in strategic places