

Landscape Capacity Assessment:

Sites on the Edge of the Larger Villages of South Oxfordshire:

Appendix 2 – Site Record Sheets

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN1 – Land adjacent to Littleworth Rd, Benson
Site character areas:	
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, Open Farmland <ul style="list-style-type: none">• distinctively flat, low-lying farmland (below 50 metres AOD);• 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.
Landscape designations:	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses (within conservation area) PRoW Road Site BEN2 Wittenham Clumps / Sinodun Hills within North Wessex Downs AONB	Types of viewers: Motorists Residents Visitors to AONB Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Some existing to build on without interrupting key views
Views out of the site to: Benson Chilterns AONB Countryside to north and west Wittenham Clumps/Sinodun Hills within North Wessex Downs AONB	Magnitude of viewers (level of use and popularity): Busy road Lots of houses	Impacts of mitigation: Loss of open views and character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Countryside setting of Benson Setting of AONB Setting of Conservation Area	
Panoramic views: Yes		
Landmark features: None on site		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Ditch Post and wire fence	Tranquillity – Noise levels: Constant background noise from roads and airfield
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead cables
Soil quality: Grade 2 W part of site HSE hazard zones - gas pipes	Parkland features: None	Tranquillity – Light pollution/dark skies: Road Service station
Water features: Ditch / stream to west		
Landcover and land use: Arable	Conservation Area: Adjacent to southern boundary	
Tree belts, individual trees and riverside trees: Streamside Willow trees to western boundary	Landscape features of CA: Houses of mixed period including some notable Victorian as well as some modern (listed buildings all contained within centre of village) Views from Littleworth Lane across BEN I	
Hedgerows and hedgerow trees: Hedging along southern boundary	Built form: Agricultural sheds	Accessibility by public footpath: Western edge
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Isolate agricultural building	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, rectilinear, regular, large scale, weak structure
BAP/Phase I records: Badgers on site	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Low / medium	Sensitivity score: Low / medium	Sensitivity score: Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Benson
Character of the urban edge: Some garden vegetation but much of urban edge open
Presence in a floodplain: Yes FP 2&3 5.9ha of W area
Relationship with adjacent wider countryside: Northern part of site has strong links to countryside to north and west
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
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: Not known
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN2 – Land N of Sunnyside
Site character areas:	
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, Open Farmland <ul style="list-style-type: none">• distinctively flat, low-lying farmland (below 50 metres AOD);• 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.
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Road Wittenham Clumps / Sinodun Hills within North Wessex Downs AONB	Types of viewers: Motorists Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good
Views out of the site to: Road (A4017) Houses Wittenham Clumps North Wessex Downs AONB to west	Magnitude of viewers (level of use and popularity): Quiet road Small number of houses	Impacts of mitigation: Loss of long views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Setting of Benson Separation of Benson	
Panoramic views: Yes		
Landmark features: None on site		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Low / Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Close board fencing, mixed, to rear gardens Post and wire fence Chain link fence	Tranquillity – Noise levels: Constant background noise from roads and airfield
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Tops of Didcot power station chimney and cooling towers
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Road
Water features: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows to north and east boundaries	Built form: None	Accessibility by public footpath: N/A
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: None	Settlement pattern: N/A	
Heathland: None	Contribution of private gardens to landscape character: Rear gardens with planting	Aesthetic sensitivity - Elements of openness/enclosure: Semi-open
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, rectilinear, regular
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson
Character of the urban edge: Some rear garden planting softens parts of the settlement edge. BEN2 & BEN3 separate Benson from Vale Farm / Port Hill Road to north.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Strong to south west and west
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
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: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN3 – Land to the E & S of Port Hill Rd
Site character areas:	
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 3 The Clay Vale/LCT Undulating Open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Chilterns AONB Houses PRoW Road Wittenham Clumps / Sinodun Hills within North Wessex Downs AONB	Types of viewers: Motorists Pilots Residents Visitors to AONBs Walkers on local PRoW	Opportunities for mitigation and landscape compatibility of mitigation: No internal hedge Some potential without adversely affecting character
Views out of the site to: Chilterns AONB Didcot power station (from western end of site) Wittenham Clumps / Sinodun Hills within North Wessex Downs AONB	Magnitude of viewers (level of use and popularity): Lots of houses	Impacts of mitigation: Loss of long views and openness
Does the site form part of a skyline? Yes – from lower ground to east	Visual perceptions (activity and expectations of local visual receptors): Setting of Benson Setting of North Wessex Downs AONB	
Panoramic views: Yes		
Landmark features: None on site		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flattish plateau, gently rolling to east	Boundary features other than vegetation: Post and wire fence, close board fence in different styles, mixed garden boundaries	Tranquillity – Noise levels: Noisy airfield Some road noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Some light from Benson
Water features: None		
Landcover and land use: Pastoral	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow to western boundary	Built form: None	Accessibility by public footpath: Adjacent to 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: None	Settlement pattern:	
Heathland: None	Contribution of private gardens to landscape character: Some rear garden vegetation to north and south boundaries	Aesthetic sensitivity - Elements of openness/enclosure: Open, exposed
Other significant vegetation cover:	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Irregular, simple, rural
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson
Character of the urban edge: Harsh – houses. Little vegetation along northern edge of Benson
Presence in a floodplain: No
Relationship with adjacent wider countryside: Strong links to north and east
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
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: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN5 – Land N of Black Lands Rd
Site character areas:	
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 3 The Clay Vale/LCT Undulating Open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Local roads (glimpses only) PRoW	Types of viewers: Motorists Residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Limited existing landscape features
Views out of the site to: Chilterns AONB Countryside to north east North Wessex Downs AONB	Magnitude of viewers (level of use and popularity): Busy road Local PRoW Most houses on eastern edge of Benson	Impacts of mitigation: Loss of openness and long views
Does the site form part of a skyline? Yes – houses to south at lower elevation	Visual perceptions (activity and expectations of local visual receptors): Countryside setting of and approach to Benson	
Panoramic views: Yes		
Landmark features: None on site		
Sensitivity score: Medium / High	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat – rolling down to south	Boundary features other than vegetation: Post and wire fences to rear gardens	Tranquillity – Noise levels: Airfield Road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Benson
Water features: None		
Landcover and land use: Grazing	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Leylandii on part of southern boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow along road edge, no trees	Built form: None	Accessibility by public footpath:
Woodland and copses: None	Setting of listed buildings:	Open access areas:
Wetland and meadow: None	Scheduled Ancient Monuments:	Recreational areas:
Common land: None	Settlement pattern:	
Heathland: None	Contribution of private gardens to landscape character: Some rear garden planting softens edge of settlement	Aesthetic sensitivity - Elements of openness/enclosure: Open and exposed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, regular, medium size
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson
Character of the urban edge: Mixed, some vegetation
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some connection with countryside to east
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
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: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN6 – Land south of Braze Lane
Site character areas:	No subdivision
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Low cloud
LCA:	LCA 3 The Clay Vale/LCT Undulating Open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views; predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Braze Lane and The Sands BEN 5 Adjacent housing	Types of viewers: Road users A few houses	Opportunities for mitigation and landscape compatibility of mitigation: Additional hedgerows and tree planting along boundaries
Views out of the site to: Settlement edge Hills within North Wessex Downs and Chilterns AONB at a distance	Magnitude of viewers (level of use and popularity): Local users on Braze Lane The Sands is a busy road	Impacts of mitigation: Enhancement of settlement edge Loss of openness on edge of village
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Outer edge of the village with a mostly rural character	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Internal post and rail fences around paddocks	Tranquillity – Noise levels: Adjacent airfield Local traffic
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Small pylon
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting to the west but mainly dark landscape
Water features: None		
Landcover and land use: Arable and pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows to both roads	Built form: Sheds	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: N/A
Common land: N/A	Settlement pattern: Edge of part of Benson which is characterised by small estates east of the historic core	
Heathland: N/A	Contribution of private gardens to landscape character: A few small to medium sized fairly open rear gardens along the southern boundary	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple regular and medium sized
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson
Character of the urban edge: Small estates with small gardens
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of countryside setting to the east of Benson Shares characteristics of the wider landscape to the east
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: None known
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN7 – Land adjacent to St Helen's Avenue
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, Semi-enclosed Farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• Flat floodplain pasture
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PROW Airfield BEN8 Houses Distant views from Chilterns AONB Glimpsed views from A4074	Types of viewers: Walkers Residents Airfield visitors and staff	Opportunities for mitigation and landscape compatibility of mitigation: Good – some existing to build upon
Views out of the site to: Distant views towards Chilterns AONB Benson church tower (winter) A4074 glimpsed	Magnitude of viewers (level of use and popularity): Busy airfield Few houses Busy road Local PROW	Impacts of mitigation: Some loss of long views to east Possible loss of church tower views Loss of open character of eastern side of site
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Local open space / rural setting to Benson	
Panoramic views: Yes – to east		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire fence Post and rail fence	Tranquillity – Noise levels: Noisy road and airfield
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Airfield activity and large-scale buildings
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Vehicle lights on roads, lights of Benson, possible lighting at the airfield
Water features: Ditch		
Landcover and land use: Horse grazing	Conservation Area: Benson to north, Preston Crowmarsh to south (no visual links)	
Tree belts, individual trees and riverside trees: Mature oak in south part of site, scattered small hawthorns along internal boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to northern and southern boundaries	Built form: Stables in north end of site	Accessibility by public footpath: Yes
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed – open only on eastern edge
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small, irregular, simple
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Low / Medium	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson to north, Preston Crowmarsh to west
Character of the urban edge: Well-vegetated southern edge of Benson, Preston Crowmarsh not visible to south, separated by A4074
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some link across BEN8 to airfield and countryside beyond
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	BEN8 – Land adjacent to Benson Airfield
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, Semi-enclosed Farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• Flat floodplain pasture
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PROW Airfield BEN8 Houses Distant views from Chilterns AONB Glimpsed views from A4074	Types of viewers: Walkers Residents Airfield visitors and staff	Opportunities for mitigation and landscape compatibility of mitigation: Some existing to build upon
Views out of the site to: Distant views towards Chilterns AONB Benson church tower (winter) A4074 glimpsed	Magnitude of viewers (level of use and popularity): Busy airfield Few houses Busy road Local PROW	Impacts of mitigation: Some loss of long views to east Possible loss of church tower views Loss of open character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Local open space / rural setting to Benson	
Panoramic views: Yes – to east		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire fence Post and rail fence	Tranquillity – Noise levels: Noisy road and airfield
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Airfield activity and large-scale buildings
Soil quality: Grade 2 / 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Vehicle lights on roads, lights of Benson, possible lighting at the airfield
Water features: Ditch		
Landcover and land use: Horse grazing	Conservation Area: Benson to north, Preston Crowmarsh to south (no visual links)	
Tree belts, individual trees and riverside trees: Mature oak in south part of site	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to northern and southern boundaries	Built form: None	Accessibility by public footpath: Yes
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Open on eastern edge
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small, 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>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Low / Medium	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Benson to north, Preston Crowmarsh to west
Character of the urban edge: Well-vegetated southern edge of Benson, Preston Crowmarsh not visible to south, separated by A4074. Site has only small connection with settlement edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: Site forms part of the flat, open landscape of the airfield
Character of adjacent village(s): Central historic core containing listed buildings with part of the Conservation Area along northern edge. Rest of the village consists of modern estates
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHII – Crowell End Farm
Site character areas:	No subdivision
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Rain/low cloud
LCA:	LCA 5 Eastern Vale Fringes/LCT Open rolling Downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility
Landscape designations:	Setting of Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpath to west Approach into Chinnor from west Rear of local residential property Village of Crowell and footpath to north Glimpses from Oakley Hill Road network and footpaths north of Kingston Blount and west of Chinnor Road leading north from Kinston Blount	Types of viewers: Walkers and cyclists Road users Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Enhance hedgerows New woodland planting New landscape edge to Chinnor and further mitigation of Cement works site
Views out of the site to: Chiltern escarpment Crowell village Edge of Chinnor Remains of quarry landscape Wider landscape	Magnitude of viewers (level of use and popularity): Well used roads Well used paths	Impacts of mitigation: Loss of open views to the Chilterns
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open landscape at foot of the Chilterns Open setting to Chinnor	
Panoramic views: Over flat landscape to the north Over wide stretch of Chiltern escarpment		
Landmark features: None on site		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Rear garden fences	Tranquillity – Noise levels: Local traffic noise
Geological features: None	Historic landscapes: Small enclosed field is part of pattern of pasture fields forming historic setting to Oakley Conservation Area	Tranquillity – Visual intrusion / detractors: Small pylons Views of old quarry
Soil quality: Grade 2 Site within Minerals Consultation Area	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: None		
Landcover and land use: Arable with small area of pasture next to Chinnor	Conservation Area: Oakley	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: Not described in CA appraisal Tree cover and rural pasture setting	
Hedgerows and hedgerow trees: Hedgerows of varying condition and maturity on boundaries to west and south. Part open boundary to east (site 21)	Built form: Barns	Accessibility by public footpath: Adjacent path
Woodland and copses: None	Setting of listed buildings: Possible	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: None	Settlement pattern: Small hamlet of Oakley merged with Chinnor	
Heathland: None	Contribution of private gardens to landscape character: Long rear gardens with trees along north edge	Aesthetic sensitivity - Elements of openness/enclosure: Open landscape Enclosed area of pasture
Other significant vegetation cover: None Proposed wildlife area to the east on former quarry	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Large scale simple landscape in the main with small scale more varied pasture close to settlement
BAP/Phase I records:	Features of cultural importance:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Housing softened by gardens and tree cover Gateway to Chinnor from the west
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of the open arable flat landscape extending along the foot of the Chilterns and across north of Kingston Bount
Character of adjacent village(s): Series of small modern estates around old central core at Oakley Conservation Area and Chinnor Conservation Area
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: Adjacent path network into the Chilterns
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI 7 – Land at Mill Lane
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
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;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development• strong 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

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Some adjacent houses through hedgerows Adjacent footpath Potential views from school grounds (not visited)	Types of viewers: Walkers School Residents	Opportunities for mitigation and landscape compatibility of mitigation: Retain boundary vegetation Landscape buffer to western boundary to screen views from footpath
Views out of the site to: Tree boundary Some houses Chiltern hills	Magnitude of viewers (level of use and popularity): Local community use of Mill Lane area and footpath	Impacts of mitigation: Loss of rural views from footpath and school
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open field beyond the main built up area	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slightly domed	Boundary features other than vegetation: None	Tranquillity – Noise levels: Quiet area
Geological features: No	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Pylons to the north Views of housing
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: No		
Landcover and land use: Pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Tree belt along boundary with school	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature dense hedgerows along western (off site), southern and northern boundary with several mature hedgerow trees	Built form: None	Accessibility by public footpath: Along western boundary
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: No	Settlement pattern: Large area of small estates to the south of Mill Lane built between the old centres of Chinnor and Oakley	
Heathland: No	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed site
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Medium to small scale simple landscape of pasture and boundary vegetation
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Estate houses form prominent linear edge to the settlement
Presence in a floodplain: No
Relationship with adjacent wider countryside: Of a smaller scale than the wider landscape but reflects the landscape pattern along the northern edge of Chinnor.
Character of adjacent village(s): Large area of small estates to the south of Mill Lane built between the old centres of Chinnor and Oakley
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: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI 8 – Land at corner of Mill Lane & Thame Road
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
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;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development• strong 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

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Mill Lane and Thame Road through hedgerow Some adjacent houses through hedgerows Chinnor Hill (AONB)	Types of viewers: Road users Residents	Opportunities for mitigation and landscape compatibility of mitigation: Retain boundary vegetation Site is well screened so little landscape mitigation needed
Views out of the site to: Tree boundary Some houses Chiltern hills	Magnitude of viewers (level of use and popularity): Thame Road very busy Local community use of Mill lane	Impacts of mitigation: No impacts
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Area of open space on edge of the village	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and rail along Thame Road (in poor condition)	Tranquillity – Noise levels: Road traffic on busy road
Geological features: No	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Pylons to the north Glimpses for road traffic
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: No		
Landcover and land use: Pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Tree belt around New Farm A small group of individual trees in north edge of site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature dense hedgerows along western, southern and eastern boundary with several mature hedgerow trees	Built form: None	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: No	Settlement pattern: A central junction in Chinnor with village centre leading to the south and south-west and housing estates to the south-east	
Heathland: No	Contribution of private gardens to landscape character: Long back garden to the west contributes to the tree cover	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed site
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Medium to small scale simple landscape of pasture and boundary vegetation
BAP/Phase I records: None	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Mixed age housing with some commercial premises
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from the open arable landscape to the north by the tree cover around New Farm
Character of adjacent village(s): Mixed housing and some commercial property on northern approach to village
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: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI9 – Chinnor Garden Centre
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
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; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with high intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development • predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development; • moderate intervisibility 	
Landscape designations:	
None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Thame Road Adjacent house Greenhouses visible in view from Chinnor Hill (AONB)	Types of viewers: Road users Local resident	Opportunities for mitigation and landscape compatibility of mitigation: Extend tree belt along northern boundary
Views out of the site to: Adjacent housing Thames Road	Magnitude of viewers (level of use and popularity): Busy road	Impacts of mitigation: Beneficial
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Edge of village and part of built area due to number of greenhouses and hard surfacing	
Panoramic views: No		
Landmark features: Greenhouses are a prominent feature		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Internal palisade fencing	Tranquillity – Noise levels: Heavy local traffic on Thame Road
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Adjacent pylons
Soil quality: Formerly Grade 2 now hard surfaced	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Greenhouses and hard standing	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Prominent tree group on eastern boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature hedgerow along north boundary	Built form: Greenhouses, sheds	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: No	Settlement pattern: Edge of linear development on one side of Thames Road	
Heathland: No	Contribution of private gardens to landscape character: Limited with just one small garden to the south	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed site
Other significant vegetation cover: Hedge to Thame Road	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Series of green houses and hardstanding across a small site
BAP/Phase I records: None	Features of cultural importance: No	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Mix of roadside houses along Thame Road, open field to the west of Thame Road and farmhouse surrounded by trees marking entrance to the village
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from wider countryside by hedgerow and tree cover
Character of adjacent village(s): Mixed housing and some commercial property on northern approach to village
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CH110 – Land N of Malyns Close
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
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;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development• Good 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

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: 2 adjacent footpaths Adjacent housing Open access land at Chinnor Hill (AONB)	Types of viewers: Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting along northern boundary to link with tree cover around CHI 9 Soften existing built up edge of Chinnor
Views out of the site to: Urban edge Chiltern escarpment over urban edge	Magnitude of viewers (level of use and popularity): Locally well used	Impacts of mitigation: Beneficial
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small village fringe area	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: None	Tranquillity – Noise levels: Vehicular traffic to farmstead and machinery on site
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Pylons in the adjacent field Storage of materials on site
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting levels
Water features: None		
Landcover and land use: Pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Trees in site CHI 9 to the west of the site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature hedgerow to north Neat hedgerow to footpath Gappy hedges to rear of houses	Built form: Farmstead with barns	Accessibility by public footpath: Footpath along eastern boundary
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: No	Settlement pattern: Estate linear housing on the edge of Chinnor	
Heathland: No	Contribution of private gardens to landscape character: Small back gardens make little contribution	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed and sub-divided area
Other significant vegetation cover: Conifer belts within the site around the farmstead	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: More complex and varied landscape. Small scale. Landscape eroded by business use.
BAP/Phase I records: None	Features of cultural importance: No	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
No		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Mixed suburban housing
Presence in a floodplain: No
Relationship with adjacent wider countryside: The site is typical of the field pattern on the north side of Chinnor Views over the wider landscape are limited by hedgerows
Character of adjacent village(s): Small scale modern estates around an older core
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI 11 – Area N of Leybourne Gardens
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
LCA:	LCA 3 The Clay Vale/LCT Undulating Open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views; predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent footpaths Local housing Chinnor Hill (AONB)	Types of viewers: Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Hedgerow trees Tree lines along northern boundary Break up built form with tree planting
Views out of the site to: Chiltern escarpment Edge of Chinnor	Magnitude of viewers (level of use and popularity): Locally popular	Impacts of mitigation: No adverse impacts
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open field on edge of village,	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Almost flat area lying on plateau with ground falling to the north beyond the site	Boundary features other than vegetation: Garden fences Post and wire southern boundary Internal paddock post and wire fencing	Tranquillity – Noise levels: Quiet area
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Pylons in the adjacent field
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Village lighting
Water features: None		
Landcover and land use: Grass ley and paddocks	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Neat hedges to field boundaries	Built form: None but large farm buildings adjacent to the south-east corner of the site	Accessibility by public footpath: 2 paths run along the boundaries
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: N/A
Common land: None	Settlement pattern: Suburban edge	
Heathland: None	Contribution of private gardens to landscape character: Small gardens separated from site by open grassed area	Aesthetic sensitivity - Elements of openness/enclosure: Open landscape enclosed by low hedges which screen views
Other significant vegetation cover: Conifer belts around farmstead	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple medium scale rectangular field
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Mixed suburban housing
Presence in a floodplain: No
Relationship with adjacent wider countryside: The site is typical of the field pattern on the north side of Chinnor Views over the wider landscape are limited by hedgerows
Character of adjacent village(s): Small scale modern estates around an older core
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CH112 – Land at Lane Farm
Site character areas:	No subdivision
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
LCA:	LCA 3 The Clay Vale/LCT Undulating Open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent footpath Eastern edge visible from Lower Icknield Way Local houses Chinnor Hill (AONB)	Types of viewers: Walkers Residents Road users AONB	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce hedgerows and plant hedge trees Create soft edge to village
Views out of the site to: Chiltern hills Housing north of Chinnor Open landscape to north and north-east	Magnitude of viewers (level of use and popularity): Well used	Impacts of mitigation: Loss of views out of Chinnor Potential impact on views from the north
Does the site form part of a skyline? On edge of higher land which falls to north	Visual perceptions (activity and expectations of local visual receptors): Sense of leaving the village and entering open countryside	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Very slightly rounded	Boundary features other than vegetation: Open northern boundary Small rear gardens to the south	Tranquillity – Noise levels: Quiet area
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Pylons
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Village lighting
Water features: Stream on eastern boundary		
Landcover and land use: Pasture	Conservation Area: No	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Neat hedgerow to west Gappy hedgerow to east	Built form: None	Accessibility by public footpath: Path runs along western boundary
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: No
Common land: None	Settlement pattern: Adjacent suburban housing and large farm buildings	
Heathland: None	Contribution of private gardens to landscape character: Small gardens lead to more exposed housing	Aesthetic sensitivity - Elements of openness/enclosure: Open landscape
Other significant vegetation cover:	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Large scale very uniform simple landscape
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Mixed suburban housing and large farm buildings
Presence in a floodplain: No
Relationship with adjacent wider countryside: The site is typical of the field pattern on the north side of Chinnor Views over the wider landscape Stream on eastern boundary forms [part of the wider landscape
Character of adjacent village(s): Small scale modern estates around an older core
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI 17 – Mill Lane
Site character areas:	No sub-division
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Cloud / sun
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; • structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with high intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development; • 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:	
Setting of Conservation Area	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpaths across the site and running east of the site Local houses Conservation Area Chinnor Hill (AONB) (winter and partial) Road to Wainhill and footpath from Wainhill to Chinnor (view of site location but not field)	Types of viewers: Walkers Residents Visitors to Chinnor Hill	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting to link in with Conservation Area Hedgerow trees to field boundaries
Views out of the site to: Chiltern escarpment Rear of Conservation Area Vale landscape to the north Houses except in east	Magnitude of viewers (level of use and popularity): Well used by locals	Impacts of mitigation: Contributes to loss of open setting to CA
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open area well related to village centre and a transition from the Conservation Area to the wider open landscape	
Panoramic views: No		
Landmark features: no		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat in the main	Boundary features other than vegetation: Garden fences to small gardens along Lower Icknield Way	Tranquillity – Noise levels: Quiet area
Geological features: No	Historic landscapes: North part of site used to be an orchard (OS 1881)	Tranquillity – Visual intrusion / detractors: None except small power lines
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Village lighting
Water features: None		
Landcover and land use: Pasture - grazed	Conservation Area: Chinnor	
Tree belts, individual trees and riverside trees: Trees in Conservation Area	Landscape features of CA: Tree cover and open pasture to rear of CA Large gardens	
Hedgerows and hedgerow trees: Gappy hedgerow to 2 sides	Built form: None	Accessibility by public footpath: Crossed by path Access from high Street and Lower Icknield Way
Woodland and copses: No	Setting of listed buildings: Tree cover and open pasture to rear of CA Large gardens	Open access areas: No
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: No	Settlement pattern: Rear gardens of housing on 2 and half sides	
Heathland: No	Contribution of private gardens to landscape character: CA gardens make an important contribution. Small gardens allow exposure of built form	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed by housing and trees and open on north-east side
Other significant vegetation cover:	Cultural associations: No known	Aesthetic sensitivity – landscape pattern: Simple landscape in a varied setting, Medium to small scale
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Landscape sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor village centre
Character of the urban edge: Rural village edge with some more exposed suburban housing
Presence in a floodplain: Yes
Relationship with adjacent wider countryside: Contrast with pattern of larger fields in arable use to the east Good visual links with the Chilterns escarpment
Character of adjacent village(s): Small scale modern estates around an older core to the north Large modern estate to the south
Historic links with the wider area if known: Small scale setting of Conservation Area including former orchard and pasture
Ecological links with the wider area if known: No known
Recreational links with the wider area: Footpath links only
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI20 – Land adjacent to Chinnor cement works
Site character areas:	No subdivision
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Rain/low cloud followed by sun
LCA:	LCA Eastern Vale Fringes/LCT Open Rolling Downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility
Landscape designations:	Setting of Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Local road network Local residential property Station	Types of viewers: Road users Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Enhance hedgerows Tree planting to break up built form
Views out of the site to: Chiltern escarpment Open vale landscape Edge of Chinnor and new housing at Cement works	Magnitude of viewers (level of use and popularity): Local users mainly	Impacts of mitigation: Loss of views down open vale landscape between Chinnor and Cement works
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open field between houses	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Fences to rear gardens	Tranquillity – Noise levels: Quiet area
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Views of former quarry
Soil quality: Grade 2 Site within Minerals Consultation Area	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: None		
Landcover and land use: Arable	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature but gappy hedgerow to station and railway line and low hedge along north-east boundary to site 21	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: No	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: No	Settlement pattern: Modern low rise smaller housing with small gardens	
Heathland: No	Contribution of private gardens to landscape character: Built form is more exposed due to small size of gardens	Aesthetic sensitivity - Elements of openness/enclosure: Semi- enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple medium to small scale rectangular pattern
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>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium / low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Modern low rise smaller housing with small gardens Higher more dense C21st housing to the south
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some continuity with open landscape to the south-west
Character of adjacent village(s): Small scale modern estate around an older core to the north Large modern estate to the south
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHI21 – Land adjacent to Chinnor cement works
Site character areas:	No subdivision
Date of site survey:	23/1/14
Surveyors:	BK
Weather/visibility:	Rain/low cloud followed by sun
LCA:	LCA Eastern Vale Fringes/LCT Open Rolling Downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility
Landscape designations:	Setting of Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpses from Oakley Hill Local road network Local residential property Station Road and path south of Crowell and Kingston Blount	Types of viewers: Road users Local residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Create new woodland belt as extension to existing along south-western boundary Reinforce hedgerows Soften edge of settlement
Views out of the site to: Chiltern escarpment Open vale landscape Edge of Chinnor and new housing at Cement works	Magnitude of viewers (level of use and popularity): Local users	Impacts of mitigation: Loss of views down open vale landscape between Chinnor and Cement works Additional screening to Cement works development
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open field between houses	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Fences to rear gardens	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes:	Tranquillity – Visual intrusion / detractors: Small pylons Views of former quarry
Soil quality: Grade 2 Site within Minerals Consultation Area	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: None		
Landcover and land use: Arable	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Trees along north part of western boundary to site 1	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature hedgerow to Cement works site and low hedge along north-east boundary to site 20	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: No	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: No	Settlement pattern: Modern low rise smaller housing with small gardens	
Heathland: No	Contribution of private gardens to landscape character: Built form is more exposed due to small size of gardens	Aesthetic sensitivity - Elements of openness/enclosure: Semi- enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple medium to small scale rectangular pattern
BAP/Phase 1 records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium / low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Chinnor
Character of the urban edge: Modern low rise smaller housing with small gardens Higher more dense C21st housing to the south
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some continuity with open landscape to the south-west
Character of adjacent village(s): Small scale modern estate around an older core to the north Large modern estate to the south
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: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHOLI – Land at East End Farm
Site character areas:	No sub-division
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 7 Wessex Downs and Western Vale Fringes / LCT Semi-Enclosed Rolling Downs <ul style="list-style-type: none">• smoothly rounded hills and downland flanks;• intimate dry valleys which dissect the chalk downs, typically with mixed woodland clothing the steep valley sides;• dominance of arable cultivation but with a comparatively strong landscape structure of hedges, trees and woods, providing visual enclosure and diversity;• distinctive clumps of woodland on prominent hilltops, such as Wittenham Clumps;• distinctively 'grey' and flinty soils;• rural character with few detracting influences;• extensive views from hilltops and downs across the vale to the north but intervisibility restricted by woods and hedgerows
Landscape designations:	None

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Ilges Lane Track from Ilges Lane to Blackall's Farm Adjacent houses	Types of viewers: Road users Visitors to veterinary premises Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Additional boundary tree and hedgerow planting
Views out of the site to: Adjacent fields in CHOL 2 and Settlement edge7	Magnitude of viewers (level of use and popularity): Local community	Impacts of mitigation: Improved landscaped edge to settlement
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Inner edge of countryside, closely connected to settlement	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Open boundary with Ilges Lane with post and wire fence Rear garden fences Fences and gates to Wallingford Road	Tranquillity – Noise levels: Local traffic
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Existing storage at the riding school
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Pasture Brownfield: Existing working farmstead / riding school	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Conifer belt adjacent to veterinary premises Tree belt for part of boundary with open field (CHOL 7)	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Neat hedge to rear gardens along Ilges Lane Gappy hedgerow to part of boundary with open field (CHOL 7) Short beech hedge to Wallingford Road	Built form: Farmhouse, barns and ancillary structures Hardstanding adjacent to Wallingford Road	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Small historic core with linear development along main routes into the village and small to medium sized estates mainly between the main routes into the centre New development at Fairmile Hospital extends village south of Reading Road	
Heathland: N/A	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Small gardens edge the southern boundary with houses clearly visible Large gardens with trees to north of the site	Enclosed
Other significant vegetation cover: Gardens to farmhouse	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Complex irregular shape with simple uniform open area and complex brownfield area
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>		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Cholsey
Character of the urban edge: Low rise small scale housing along Ilges Lane generally exposed to site Soft edge of large gardens and allotments to the north
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from open countryside by tree lines and the Veterinary premises
Character of adjacent village(s): Mixed housing in small to medium sized estates with small historic core
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: N/A
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHOL2 – Land opposite Fairmile Hospital
Site character areas:	No subdivision
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 7 Wessex Downs and Western Vale Fringes / LCT Open Rolling Downs <ul style="list-style-type: none">• smoothly rounded hills and downland flanks;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large-scale field pattern;• distinctively 'grey' and flinty soils;• large-scale, open and denuded landscape;• rural character with few detracting influences;• open landscape results in high intervisibility and extensive views
Landscape designations:	Setting of Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Higher ground within the Chilterns including the 4074 Wallingford to Reading road Reading Road Footpath linking Reading Road to Ilges Lane Adjacent housing Queens Road and Ilges Lane	Types of viewers: Road users Residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Provision of large area of Green Infrastructure Creation of woodland structure
Views out of the site to: Chiltern and North Wessex Downs hillsides Settlement edge Tree cover along Reading Road and some roofs at Fairmile Hospital Open land at CHOL 3	Magnitude of viewers (level of use and popularity): Well used routes Several residents	Impacts of mitigation: Loss of open views out from the village Open downland broken up by planting as well as development
Does the site form part of a skyline? Higher ground merges with settlement on the skyline	Visual perceptions (activity and expectations of local visual receptors): Large open field as part of the open downs but between two large estates (off Queens Road and Fairmile Hospital)	
Panoramic views: Over site to panoramas of the surrounding hills		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rising hillside from 49m AOD to plateau in the north part of the site at 55m AOD	Boundary features other than vegetation: Open boundaries to north and south Garden fences to western boundary	Tranquillity – Noise levels: Filtered traffic noise from A329 Local traffic
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Mast south of A329
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Between two areas of lighting at the village and Fairmile Hospital
Water features: None		
Landcover and land use: Arable Very small area of pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Semi-mature tree planting along northern and eastern boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Dense hedge along Papist Road	Built form: None	Accessibility by public footpath: Footpath follows northern boundary
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Small historic core with linear development along main routes into the village and small to medium sized estates mainly between the main routes into the centre New development at Fairmile Hospital extends village south of Reading Road	
Heathland: N/A	Contribution of private gardens to landscape character: Small back gardens to houses along Lapwing Lane make little impact but edge softened by some trees	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Very simple large scale triangular site

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
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>		
Sensitivity score: Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / High
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Cholsey
Character of the urban edge: Low rise small scale housing on skyline above the site Higher density and tall development at Fairmile Hospital
Presence in a floodplain: No
Relationship with adjacent wider countryside: Open down landscape continues north-east of the site towards Wallingford and beyond Cholsey to the south-west into the North Wessex Downs Contrast with semi-enclosed downs landscape leading down to the Thames valley floor
Character of adjacent village(s): Mostly middle sized housing estates
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHOL3 – Land at Celsea Place
Site character areas:	No subdivision
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / Cloud
LCA:	LCA 7 Wessex Downs and Western Vale Fringes / LCT Open Rolling Downs <ul style="list-style-type: none">• smoothly rounded hills and downland flanks;• dominance of intensive arable cultivation with weak or absent hedgerow structure and largescale field pattern;• distinctively 'grey' and flinty soils;• large-scale, open and denuded landscape;• rural character with few detracting influences;• open landscape results in high intervisibility and extensive views
Landscape designations:	Within visual setting of the Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Celsea Place Long views over CHOL 2 from Ilges Lane Occasional views from higher ground within the Chilterns AONB	Types of viewers: Local residents and the local community	Opportunities for mitigation and landscape compatibility of mitigation: Boundary planting
Views out of the site to: Village CHOL 2 Chiltern hills	Magnitude of viewers (level of use and popularity): Locally well used	Impacts of mitigation: Help soften edge of settlement Loss of openness
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small edge of village. / edge of landscape site	
Panoramic views: From Celsea Place over the site to the Chiltern hills		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Open boundary to CHOL 2	Tranquillity – Noise levels: Local traffic
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Village lighting
Water features: No		
Landcover and land use: Arable	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: No	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedges to rear gardens	Built form: None	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Small historic core with linear development along main routes into the village and small to medium sized estates mainly between the main routes into the centre New development at Fairmile Hospital extends village south of Reading Road	
Heathland: N/A	Contribution of private gardens to landscape character: Small gardens include some trees and hedges	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: No	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Very simple medium sized uniform pattern
BAP/Phase I records: None	Features of cultural importance: No	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Cholsey
Character of the urban edge: Modern estate with houses set back along Celsea Place
Presence in a floodplain: No
Relationship with adjacent wider countryside: Physical and visual links with CHOL 2 Typical of open rolling downs
Character of adjacent village(s): Mostly middle sized housing estates
Historic links with the wider area if known: No
Ecological links with the wider area if known: No
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHOL7 – Land S of Blackall's Farm
Site character areas:	No subdivision
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 7 Wessex Downs and Western Vale Fringes / LCT Open Rolling Downs <ul style="list-style-type: none">• smoothly rounded hills and downland flanks;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• large-scale, open and denuded landscape;• rural character with few detracting influences;• open landscape results in high intervisibility and extensive views
Landscape designations:	Setting of Chilterns AONB and North Wessex Downs AONB. Wider setting of Grade II listed building at Blackall's Lane

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Track Adjacent houses Grade II listed building Higher ground of Chilterns AONB	Types of viewers: Walkers Local residents Road users in the Chilterns	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce site boundary with tree planting and woodland
Views out of the site to: Settlement edge Veterinary premises Chiltern and North Wessex Downs hills	Magnitude of viewers (level of use and popularity): Chilterns views from well used roads Low numbers locally	Impacts of mitigation: Loss of openness New tree planting would be in keeping with the character of the area and soften the settlement edge further
Does the site form part of a skyline? Existing settlement on edge of site forms a skyline in views from the Chilterns	Visual perceptions (activity and expectations of local visual receptors): Open field on the edge of the settlement	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / High	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: On slopes dropping gently away from the village down to the north-east	Boundary features other than vegetation: Open boundary to track Post and wire fence to CHOL I	Tranquillity – Noise levels: Distant local traffic
Geological features: None	Historic landscapes: Small area of pasture / scrub forms part of the historic field pattern along Wallingford Road west of Blackall's Farm	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2 Part of site within Minerals Consultation Zone	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark area beyond village lighting
Water features: None		
Landcover and land use: Arable New nature reserve Pasture with scrub	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Short tree belt to the southern boundary with CHOL I	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedges to properties Hedge around new nature reserve and area of pasture Dense well maintained hedge along outer edge of track around the east side of the site	Built form: None	Accessibility by public footpath: Track passes the site (not PROW)
Woodland and copses: No	Setting of listed buildings: Blackall's Farm	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Small historic core with linear development along main routes into the village and small to medium sized estates mainly between the main routes into the centre New development at Fairmile Hospital extends village south of Reading Road	
Heathland: N/A	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Large trees in private gardens	Open
Other significant vegetation cover:	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple but not uniform land use pattern at small to medium scale
BAP/Phase I records: Deciduous woodland in N of site	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / High
Landscape sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Cholsey
Character of the urban edge: Large gardens of properties along Wallingford Road Low rise smaller properties with small gardens visible across CHOL I
Presence in a floodplain: No
Relationship with adjacent wider countryside: Typical of LCA 7 open downs landscape Character similar to wider open arable landscape to the east Separated for most of the area by dense well maintained hedge
Character of adjacent village(s): Mix of estates and older mixed housing along main road into the village
Historic links with the wider area if known: Area of pasture / scrub is part of the historic landscape pattern north east of Cholsey
Ecological links with the wider area if known: Not known
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CHOL8 – Land at Blackhalls Farm
Site character areas:	No subdivision
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / Cloud
LCA:	LCA 7 Wessex Downs and Western Vale Fringes / LCT Semi-Enclosed Rolling Downs <ul style="list-style-type: none">• smoothly rounded hills and downland flanks;• intimate dry valleys which dissect the chalk downs, typically with mixed woodland clothing the steep valley sides;• dominance of arable cultivation but with a comparatively strong landscape structure of hedges, trees and woods, providing visual enclosure and diversity;• distinctive clumps of woodland on prominent hilltops, such as Wittenham Clumps;• distinctively 'grey' and flinty soils;• rural character with few detracting influences;• extensive views from hilltops and downs across the vale to the north but intervisibility restricted by woods and hedgerows
Landscape designations:	The site may be within the visual setting of the North Wessex Downs but appeared unlikely. This would be verified through a landscape and visual impact assessment.

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Caps Lane Blackall's Farm Track from Blackall's Farm to Ilges Lane	Types of viewers: Road users Walkers Local resident	Opportunities for mitigation and landscape compatibility of mitigation: Native tree planting to soften edge with the area of grassland next to Caps Lane Native screen planting to existing modern grain store
Views out of the site to: Blackall's Farm Caps Lane	Magnitude of viewers (level of use and popularity): Fairly low local use	Impacts of mitigation: Enhance landscape edge of the settlement
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Farm buildings on the edge of the village	
Panoramic views: No		
Landmark features: Prominent buildings on turn in road area local feature		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slight fall northwards	Boundary features other than vegetation: Open boundaries	Tranquillity – Noise levels: Local levels of traffic
Geological features: None	Historic landscapes: Part of historic extent of Blackhall's Farm with line of willows clearly visible in 19C OS maps	Tranquillity – Visual intrusion / detractors: Adjacent modern silage barn
Soil quality: Grade 4? Site within Minerals Consultation Zone	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark edge of village
Water features: No		
Landcover and land use: Barns and hardstandings	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Line of willow along north-east boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: None	Built form: Barns Hardstanding	Accessibility by public footpath: No PROW but track used by local community
Woodland and copses: None	Setting of listed buildings: Blackall's Farm Grade II listed building	Open access areas: N/A
Wetland and meadow: none	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Small historic core with linear development along main routes into the village and small to medium sized estates mainly between the main routes into the centre New development at Fairmile Hospital extends village south of Reading Road Settlement extends along Wallingford road as far as Caps Lane, becoming increasingly rural in character	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Largely enclosed by adjacent buildings and tree cover

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: Rough grassland	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Remnant landscape from the 19C Small scale mix of farmstead uses
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>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / High	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Cholsey
Character of the urban edge: Semi-rural with large properties in very large gardens of a semi-rural character Blackhall's Farm lies in transition between the village and the open countryside
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from the wider landscape by the modern barns Transition landscape on Caps Lane between site and open fields
Character of adjacent village(s): Mixed housing in small to medium sized estates with small historic core
Historic links with the wider area if known: Evidence of historic links with landscape around Baker's Farm north of Caps Lane and properties to the east, south of Caps Lane
Ecological links with the wider area if known: Not known
Recreational links with the wider area: N/A
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CROI – Land off Lane End
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Partly cloudy
LCA:	<p>LCA 4 River Thames Corridor/LCT Parkland and estate farmland</p> <ul style="list-style-type: none"> generally enclosed character with strong landform, woodland and tree cover, low intervisibility; well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, clumps and blocks of woodland; unspoilt character <p>LCA 4 River Thames Corridor/LCT Flat, semi-enclosed farmland</p> <ul style="list-style-type: none"> stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps; predominantly rural character but with some intrusion of built form around Burcot; semi-enclosed character with moderate to low intervisibility; Flat floodplain pasture.
Landscape designations:	<p>Part of site in Chilterns AONB (0.75ha)</p> <p>TPOs in south part of site</p>

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A4074 (in winter) Lane End road PROW (in CRO 2 to north) Adjacent houses AONB (site is within AONB but generally not visible from AONB)	Types of viewers: Walkers Residents Motorists AONB visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good existing boundary vegetation Small site
Views out of the site to: A4074 (in winter) CRO2 AONB (houses only – not wider AONB) Large-scale office buildings to north (Howbery Park)	Magnitude of viewers (level of use and popularity): Small number of houses Busy road (A4074)	Impacts of mitigation: Loss of openness on northern boundary
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Local footpath Edge of AONB Setting of village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Close board fence to garden boundary	Tranquillity – Noise levels: Noisy road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Road traffic (in winter) Glimpsed large-scale office buildings to north (Howbery Park)
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Houses Office buildings
Water features: None		
Landcover and land use: Rough grassland	Conservation Area: None	
Tree belts, individual trees and riverside trees: Mature trees to south western boundaries with houses (these trees may be in gardens or within site boundary) Including TPO trees in south part of site	Landscape features of CA: None	
Hedgerows and hedgerow trees: Along eastern boundary with A4074 Garden boundary	Built form: None	Accessibility by public footpath: No – footpath within CRO2
Woodland and copses: None	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: Trees in gardens create enclosure on southern and western boundaries	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed; open to north
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple, irregular, small
BAP/Phase I records: None	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Houses are visible, though there is quite a lot of vegetation to the settlement edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: Severed from wider AONB by road and roadside planting Some continuity with the land to north (CRO 2)
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO2 – Land between Benson Lane & A4074
Site character areas:	CRO2A North of footpath
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Cloudy
LCA:	North - LCA 4 River Thames Corridor/LCT Flat, semi-enclosed farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• flat floodplain pasture.
Landscape designations:	TPOs on site

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Offices (Howbery Park) PROW Roads – Benson Lane (mostly in winter, but also through gap in vegetation), A4074 (in winter only) Chilterns AONB Possible views from Ridgeway national trail (this would need to be further investigated) Crowmarsh Village Hall	Types of viewers: Workers Walkers Motorists AONB visitors Village Hall users	Opportunities for mitigation and landscape compatibility of mitigation: No existing internal vegetation to build upon
Views out of the site to: Chilterns AONB Road Offices (Howbery Park)	Magnitude of viewers (level of use and popularity): Busy offices and roads, Local footpaths within and closest to site Ridgeway is a national trail – possible views	Impacts of mitigation: Loss of openness and long views to AONB
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): High expectations of AONB visitors and national trail walkers Forms open countryside setting for and approach to the settlement	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: None	Tranquillity – Noise levels: Noisy road, otherwise relatively quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Large-scale buildings west of Benson Lane partially visible in winter, screened in summer, otherwise feels rural
Soil quality: Grade 2/3a/Other	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Crowmarsh Gifford
Water features: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows and hedgerow trees to all boundaries	Built form: None	Accessibility by public footpath: PROW along southern boundary
Woodland and copses: Small triangle of deciduous woodland in north tip 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: None	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed, away from boundary vegetation feels open and exposed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Large, irregular, simple
BAP/Phase I records: Deciduous woodland across road to NW Barn Owls & Adders on N of site	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Well vegetated
Presence in a floodplain: Yes FP 1&2 – small area in woodland in north tip of site
Relationship with adjacent wider countryside: Typical of wider LCA to east, though cut off by A4074 and the roadside vegetation. Continuity with CRO2B and CRO1 to south
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074 Site CRO2A is well beyond village boundary – commercial / employment use adjacent to west
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO2 – Land between Benson Lane & A4074
Site character areas:	CRO2B South of footpath
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Cloudy
LCA:	South - LCA 4 River Thames Corridor/LCT Parkland and estate farmland <ul style="list-style-type: none">• generally enclosed character with strong landform, woodland and tree cover, low intervisibility;• well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, clumps and blocks of woodland;• unspoilt character
Landscape designations:	TPOs on site

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses along Benson Lane Offices (Howbery Park) PROW Roads – Benson Lane (mostly in winter, but also through gap in vegetation), A4074 (in winter only) Chilterns AONB Possible views from Ridgeway national trail (this would need to be further investigated) Crowmarsh Village Hall	Types of viewers: Residents Workers Walkers Motorists AONB visitors Village Hall users	Opportunities for mitigation and landscape compatibility of mitigation: No existing internal vegetation to build upon
Views out of the site to: Houses along Benson Lane Chilterns AONB Road Offices (Howbery Park)	Magnitude of viewers (level of use and popularity): Small number of houses Busy offices and roads, Local footpaths within site Ridgeway is a national trail – possible views	Impacts of mitigation: Loss of openness and long views to AONB including from PROWs
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): High expectations of AONB visitors and national trail walkers Forms open countryside setting for and approach to the settlement	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Various fences to rear gardens	Tranquillity – Noise levels: Noisy road, otherwise relatively quiet
Geological features: None	Historic landscapes: None evident	Tranquillity – Visual intrusion / detractors: Large-scale buildings west of Benson Lane partially visible in winter, screened in summer, otherwise feels rural
Soil quality: Grade 2/3a/Other	Parkland features: None evident – despite inclusion in Parkland and estate farmland	Tranquillity – Light pollution/dark skies: Lights of Crowmarsh Gifford
Water features: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows and hedgerow trees to Benson Lane and A4074 boundaries	Built form: None	Accessibility by public footpath: PROW bisecting site and along northern and southern boundaries
Woodland and copses: None	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 planting in rear gardens of houses along Benson Lane	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed, away from boundary vegetation feels open and exposed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Large, simple, irregular
BAP/Phase I records: Deciduous woodland across road to NW	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Mixed – some garden vegetation, some open views of houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Links to countryside to north (CRO2A) which is also typical of wider LCA to east, though cut off by A4074 and the roadside vegetation.
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Site extends beyond village boundary – commercial / employment use adjacent to west
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO3 – Land at Howberry Park, Benson Lane
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, semi-enclosed farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• Flat floodplain pasture.
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: The western end of site is visible from: NWD AONB across Thames River Thames Thames Path on west side of river (national trail) Wallingford Castle Meadows (within the Wallingford Conservation Area, west of the river) Offices in Howbery Park East end of site is visible from Benson Lane	Types of viewers: Walkers, including national trail walkers and AONB visitors Wallingford Castle visitors Workers River users	Opportunities for mitigation and landscape compatibility of mitigation: Site currently sub-divided by buildings, vegetation and roads
Views out of the site to: River Wallingford Castle Meadows and Wallingford Conservation Area Benson Lane	Magnitude of viewers (level of use and popularity): National trail Tourist attraction - Wallingford Castle Meadows Busy offices Busy road, but only east part of site visible for a short stretch of the road	Impacts of mitigation: Loss of parkland setting including avenue Opportunity to develop a cohesive masterplan
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality AONB setting	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat, sloping imperceptibly to the river at the western end of site	Boundary features other than vegetation: Metal gates with stone pillars at entrance from Benson Lane Brick and flint walls to old stable / coach house yard	Tranquillity – Noise levels: Busy road (Benson Lane) Internal roads busy during working hours quiet at western end
Geological features: None	Historic landscapes: Howbery Park – Victorian parkland setting for the Elizabethan style manor house	Tranquillity – Visual intrusion / detractors: Large buildings, temporary buildings, car parks
Soil quality: Grade 2	Parkland features: Specimen trees, lawn, avenues, lodge, gate, hedge	Tranquillity – Light pollution/dark skies: Some internal street / security lights
Water features: Edge of Thames Ditch to northern boundary		
Landcover and land use: Business park- parkland setting	Conservation Area: Wallingford Conservation Area – across Thames to west	
Tree belts, individual trees and riverside trees: Individual trees Riverside trees Scots Pine to northern boundary Avenue along main entrance road	Landscape features of CA: Water meadows Wellingtonia trees, both within the Wallingford Conservation Area Character Area 10: The northern approaches: Wallingford Bridge, the cemetery and Castle Street	
Hedgerows and hedgerow trees: Beech hedge to road	Built form: Site is largely developed with modern large-scale office / conference buildings, lodge building, listed manor house, stables and coach house, multi-use games area (MUGA)	Accessibility by public footpath: No
Woodland and copses: Small areas of open woodland in eastern and western parts of site	Setting of listed buildings: Grade II listed Elizabethan style house (now used as offices); Grade II listed stables and coach house, both within site boundary	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: MUGA
Common land: None	Settlement pattern: Campus layout	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	None	Partially enclosed by vegetation and buildings
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Complex arrangement of buildings, trees, roads
BAP/Phase I records: Deciduous woodland in E and W	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Adjacent to commercial uses, not aware of Crowmarsh Gifford
Presence in a floodplain: Yes FP 2 & 3 4.35ha to W of site
Relationship with adjacent wider countryside: The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames (including CRO3) are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality. Otherwise the site is distinct and self-contained; not connected to countryside to north or east.
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Site extends beyond village boundary – commercial / employment use adjacent to south. Site is also beyond the northern edge of Wallingford
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO4 – Land to rear of Institute of Hydrology, Benson Lane
Site character areas:	
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LCT Flat, semi-enclosed farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• Flat floodplain pasture.
Landscape designations:	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Offices PRoW (possibly including Thames Path national trail) Riverside Park Recreation ground	Types of viewers: Walkers Workers	Opportunities for mitigation and landscape compatibility of mitigation: Limited opportunity for sub-dividing site due to small size New planting to contain site would be effective
Views out of the site to: Thames Church Wallingford Castle meadows within Wallingford Conservation Area Howbery Park	Magnitude of viewers (level of use and popularity): Large offices Thames Path is a national trail	Impacts of mitigation: Screening views of large office buildings, possibly from Thames Path and conservation area Possibly screening views to river
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Setting for offices Thames Path is a national trail	
Panoramic views: No		
Landmark features:		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire Post and rail	Tranquillity – Noise levels: Some traffic noise Fairly tranquil
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Solar panels and large building
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Possible security lights
Water features: None		
Landcover and land use: Solar farm Northern part of site currently used for storage of gravel / soils	Conservation Area: Wallingford Conservation Area – across Thames to west	
Tree belts, individual trees and riverside trees: Tree belts (poplars) to northern edge	Landscape features of CA: Water meadows Wellingtonia trees, both within the Wallingford Conservation Area Character Area 10: The northern approaches: Wallingford Bridge, the cemetery and Castle Street	
Hedgerows and hedgerow trees: Young hedge planted to northern boundary	Built form: Solar farm	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Nearby to south
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple small irregular
BAP/Phase I records: Osprey on W of site	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Industrial / Commercial
Presence in a floodplain: Yes FZ 2 0.5ha to W edge of site
Relationship with adjacent wider countryside: The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames (probably including CRO4) are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality. Otherwise the site is part of the fields to the west.
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Site extends beyond village boundary – commercial / employment use adjacent to south, east and north.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO5 – Land to the rear of Newnham Green
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 6 Central Vale Fringes /LCT Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and largescale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Chilterns AONB – including high ground to south and east PRoWs along western boundary, Old Reading Road and along Newnham Manor farm track just to the south Houses on southern edge of Crowmarsh / Newnham Murren and at Newnham Farm and the lodge and business units at the south end of Old Reading Road Thames Path on west side of river Old Reading Road and A4074 School Wallingford Conservation Area on west side of river River Thames, including houses, more open in winter (short tree belt on western boundary screens some views from west – eastern part of site is likely to be more visible) Site CRO10	Types of viewers: AONB visitors Walkers Residents Drivers School pupils, staff and visitors Workers	Opportunities for mitigation and landscape compatibility of mitigation: Site boundaries do not follow field boundaries Very little structure to build on
Views out of the site to: High ground to north west (within NWD AONB) Wallingford Conservation Area including church spires (St Peters and St Mary-Le-More) Houses on southern edge of Crowmarsh / Newnham Murren Chilterns AONB – including high ground to south and east Didcot power station	Magnitude of viewers (level of use and popularity): National trail (Thames Path) Busy school (within term and open hours) Busy road A4074 Business park Several houses on south side of Newnham Murren and with the Wallingford Conservation Area	Impacts of mitigation: Loss of openness Loss of views to AONBs, conservation area, churches Could screen views to Wilder building from conservation area and Thames path Could create strong landscape southern edge of the settlement
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB – expectations of beauty The Wallingford Conservation Area appraisal states that the mature tree-lined landscape settings of the ‘grand’ riverside properties on the west bank of the Thames are ‘extremely important’ to this part of the conservation area	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	and also to Wallingford as a whole. This part of the conservation area is visible from the eastern end of CRO5	
Panoramic views: Yes, but not elevated		
Landmark features: None		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High / Medium
Visual sensitivity score: High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: None	Tranquillity – Noise levels: Traffic on busy A4074 School - intermittently
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Didcot power station (to be demolished) Green palisade fencing, machines and new Wilders building to the east
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Crowmarsh and security lighting at the Wilders development
Water features: None		
Landcover and land use: Arable eastern side Pasture western side	Conservation Area: Wallingford Conservation Area approximately 400m to the west, across the Thames	
Tree belts, individual trees and riverside trees: Belts to west boundary	Landscape features of CA: Church steeples, including the landmark spire of St Peter's church and the mature tree-lined landscape settings of the 'grand' riverside properties on the west bank of the Thames, which are 'extremely important' to this part of the conservation area and also to Wallingford as a whole (draft Wallingford Conservation Area Appraisal)	
Hedgerows and hedgerow trees: Hedgerow bisects site	Built form: None	Accessibility by public footpath: Adjacent to western boundary
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: Scattered individual trees in gardens and school grounds along northern boundary	Aesthetic sensitivity - Elements of openness/enclosure: Open (exposed locally)

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple, small, though part of large field, irregular
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>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / High	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford (Wallingford nearby to west)
Character of the urban edge: Exposed, raw southern edge of Crowmarsh Eastern edge of Wallingford is softened by mature trees
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of wide, large-scale landscape south of the settlement, which continues up the hillside to the south east
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Wilders development creates a loose southern edge to the settlement to the east of CRO5 and CRO10
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO6 – Land at the Murrans, Old Reading Rd
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Cloudy
LCA:	LCA 4 River Thames Corridor /LCT Flat semi-enclosed farmland <ul style="list-style-type: none">• stronger landscape structure and a semi-enclosed character around Burcot and to the north of Wittenham Clumps;• predominantly rural character but with some intrusion of built form around Burcot;• semi-enclosed character with moderate to low intervisibility;• Flat floodplain pasture
Landscape designations:	AONB TPOs to NW of site & N edge

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Limited from school Limited from Old Reading Road Limited from The St Houses within site boundary Possibly houses adjacent to northern boundary Caravans within site	Types of viewers: Residents Caravan visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good
Views out of the site to: Site is very enclosed	Magnitude of viewers (level of use and popularity): Low - very enclosed	Impacts of mitigation: None
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Timber and metal mixed	Tranquillity – Noise levels: Road School (intermittently)
Geological features: No	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Site buildings
Soil quality: Grade 2	Parkland features: None seen	Tranquillity – Light pollution/dark skies: Houses
Water features: No		
Landcover and land use: Business park/ storage, house Reclamation yard Campsite	Conservation Area: Wallingford Conservation Area lies approximately 1km west of the site	
Tree belts, individual trees and riverside trees: Some trees along Old Reading Road TPOs in north part of site	Landscape features of CA: Not relevant	
Hedgerows and hedgerow trees: Conifer hedge to southern boundary Some internal hedges	Built form: House, Nissen hut , sheds	Accessibility by public footpath: No
Woodland and copses: Small area of woodland in centre of site	Setting of listed buildings: Grade II Listed Coach House adjacent to northern boundary	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: Cluster in south west corner of site	
Heathland: None	Contribution of private gardens to landscape character: Possibly some trees in rear gardens of adjacent houses on northern boundary	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover:	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Complex small irregular
BAP/Phase I records: Borders deciduous woodland to E	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Site is contained on the countryside edge by vegetation Relationship between site and settlement not visible
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not part of wider landscape
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Wilders development creates a loose southern edge to the settlement
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO7 – Land S of Newnham Manor
Site character areas:	CRO7A Old Reading Road
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Partly cloudy
LCA:	LCA 6 Central Vale Fringes /LCT Open Rolling Downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	AONB TPOs to N edge of site

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Chilterns AONB – including high ground to south and east (except enclosed area in north east of CRO7A) PRoVs along Old Reading Road and along Newnham Manor farm track just to the south west, possibly from Thames Path Houses at Park Views and on southern edge of Crowmarsh / Newnham Murren - also at Newnham Farm and the lodge and business units at the south end of Old Reading Road Old Reading Road and A4074 Possible views from Wallingford Conservation Area Wilder agricultural machinery complex	Types of viewers: AONB visitors Walkers Motorists Workers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Some existing vegetation to build on Some site boundaries do not follow field boundaries
Views out of the site to: Chilterns AONB –high ground to south and east Small view of Newnham Manor above hedge Didcot power station A4074 and Old Reading Road Wilder agricultural machinery complex Business units to south end of Old Reading Road	Magnitude of viewers (level of use and popularity): Busy road Several houses Busy Wilders complex	Impacts of mitigation: Loss of openness and views Screen views of Wilder complex
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB Work place Approach to Crowmarsh Gifford	
Panoramic views: No		
Landmark features:		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

General visibility	Population	Mitigation potential
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and rail	Tranquillity – Noise levels: Traffic on A4074 and Old Reading Road School - intermittently Wilder complex - traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Green palisade fencing, machines and new Wilders building to the south Didcot power station (to be demolished)
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lighting on A4074 Lights of Crowmarsh and security lighting at the Wilders development
Water features: None		
Landcover and land use: Caravan Club site Arable Rough grass	Conservation Area: Wallingford Conservation Area lies approximately 1km west of the site	
Tree belts, individual trees and riverside trees: Tree belt to north boundary Large pine trees within internal hedge towards southern boundary	Landscape features of CA: Mature trees to river bank	
Hedgerows and hedgerow trees: Hedge with trees to western boundary, along Old Reading Road and hedge remnant running east / west close to southern boundary Conifer hedge to northern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Currently used as caravan site
Common land: None	Settlement pattern: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Western part enclosed, remainder of site more open
Other significant vegetation cover:	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple irregular
BAP/Phase I records: Borders deciduous woodland to N & W	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Strongly vegetated edge to the settlement except the Wilder building and surrounds which is a dominant development
Presence in a floodplain: No
Relationship with adjacent wider countryside: Transition landscape between settlement setting and open countryside to south and east
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Wilders development creates a loose southern edge to the settlement
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO7 – Land S of Newnham Manor
Site character areas:	CRO7B Newnham Manor / Port Way
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Partly cloudy
LCA:	LCA 6 Central Vale Fringes / LCT Parkland & Estate Farmland <ul style="list-style-type: none">• well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, or ‘estate’ landscapes dominated by woodland blocks and clumps of trees;• rural and unspoilt character;• generally enclosed character with strong landform, woodland and tree cover;• low intervisibility.
Landscape designations:	
AONB	
TPOs to N edge of site	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: South part of site: Prominent in views from high ground of Chilterns AONB to south and east PRowWs along Old Reading Road and along Newnham Manor farm track to the south west Houses at Park View and on southern edge of Crowmarsh / Newnham Murren - also at Newnham Farm and the lodge and business units at the south end of Old Reading Road Old Reading Road and A4074 Possible views from Wallingford Conservation Area Wilder agricultural machinery complex North part of site is more enclosed but possible views from Chilterns AONB – including high ground to south and east Grade II Listed Newnham Manor – into north part of site (NB access to north part of CRO7B is not possible and therefore some intervisibility between the site and the AONB and Newnham Manor is assumed)	Types of viewers: AONB visitors Residents Walkers Motorists Workers	Opportunities for mitigation and landscape compatibility of mitigation: Some existing boundary vegetation to build on Some site boundaries do not follow field boundaries
Views out of the site to: Chilterns AONB –high ground to south and east Newnham Manor and parkland setting Didcot power station A4074 and Old Reading Road Wilder agricultural machinery complex Business units to south end of Old Reading Road	Magnitude of viewers (level of use and popularity): Busy road Several houses Busy Wilders complex	Impacts of mitigation: Loss of open views over field and towards Chilterns from Newnham Manor parkland grounds Screen views of Wilder complex
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB Setting of Grade II Listed Newnham Manor Work place Approach to Crowmarsh Gifford	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: No		
Landmark features:		
Sensitivity score: High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and rail	Tranquillity – Noise levels: Traffic on A4074 and Old Reading Road School - intermittently Wilder complex - traffic
Geological features: None	Historic landscapes: Part of former parkland setting of Newnham Manor	Tranquillity – Visual intrusion / detractors: Green palisade fencing, machines and new Wilders building to the south Didcot power station (to be demolished)
Soil quality: Grade 2	Parkland features: Trees to northern boundary, edging the parkland setting of Newnham Manor	Tranquillity – Light pollution/dark skies: Street lighting on A4074 Lights of Crowmarsh and security lighting at the Wilders development
Water features: None		
Landcover and land use: Arable	Conservation Area: Wallingford Conservation Area lies approximately 1.2km west of the site	
Tree belts, individual trees and riverside trees: Tree belts to eastern and western boundaries Parkland trees to northern boundary with Newnham Manor	Landscape features of CA: Not relevant	
Hedgerows and hedgerow trees: Conifer hedge across site Hedge to eastern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: Parkland setting of Grade II Listed Newnham Manor	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: Trees along south edge of Newnham Manor and possible views of parkland setting	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed northern field, open to south

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple irregular
BAP/Phase I records: Borders deciduous woodland to west	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford
Character of the urban edge: Strongly vegetated edge to the settlement except the Wilder building and surrounds which is a dominant development
Presence in a floodplain: No
Relationship with adjacent wider countryside: North field is cut off from countryside to south by conifer hedge Transition landscape between settlement setting and open countryside to south and east which extends south and east up the hill
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Wilders development creates a loose southern edge to the settlement
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	CRO10 – Old Reading Rd
Site character areas:	No sub-divisions
Date of site survey:	17.01.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 6 Central Vale Fringes /LCT Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and largescale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	Chilterns AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Chilterns AONB – including high ground to south and east PRoWs along eastern and western boundaries and along Newnham Manor farm track just to the south Houses on southern edge of Crowmarsh / Newnham Murren and at Newnham Farm and the lodge and business units at the south end of Old Reading Road Thames Path on west side of river Old Reading Road and A4074 School Wallingford Conservation Area on west side of river River Thames, including houses, more open in winter (short tree belt on western boundary screens some views from west – south eastern ‘leg’ of site is likely to be more visible) Site CRO5	Types of viewers: AONB visitors Walkers Residents Drivers School pupils, staff and visitors Workers	Opportunities for mitigation and landscape compatibility of mitigation: Site boundaries do not follow field boundaries Very little structure to build on
Views out of the site to: High ground to north west (within NWD AONB) Wallingford Conservation Area including church spires (St Peters and St Mary-Le-More) Houses on southern edge of Crowmarsh / Newnham Murren Chilterns AONB – including high ground to south and east Didcot power station	Magnitude of viewers (level of use and popularity): National trail (Thames Path) Busy school (within term and open hours) Busy road A4074 Business park Several houses on south side of Newnham Murren and with the Wallingford Conservation Area	Impacts of mitigation: Loss of openness Loss of views to AONBs, conservation area, churches Could screen views to Wilder building from conservation area and Thames path Could create strong landscape southern edge of the settlement
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB – expectations of beauty The Wallingford Conservation Area appraisal states that the mature tree-lined landscape settings of the ‘grand’ riverside properties on the west bank of the Thames are ‘extremely important’ to this part of the conservation area and also to Wallingford as a whole. This part of the	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	conservation area is visible from CRO10 – particularly the south eastern 'leg'	
Panoramic views: Yes, but not elevated		
Landmark features: None		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High / Medium
Visual sensitivity score: High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire Wire mesh – to school boundary Chain link – to school boundary Cbf and various rear garden fences	Tranquillity – Noise levels: Traffic on busy A4074 School - intermittently
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Didcot power station (to be demolished) Green palisade fencing, machines and new Wilders building to the east
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Crowmarsh and security lighting at the Wilders development
Water features: None		
Landcover and land use: Arable eastern side Pasture western side	Conservation Area: Wallingford Conservation Area approximately 400m to the west, across the Thames	
Tree belts, individual trees and riverside trees: Belts to west boundary	Landscape features of CA: Church steeples, including the landmark spire of St Peter's church and the mature tree-lined landscape settings of the 'grand' riverside properties on the west bank of the Thames, which are 'extremely important' to this part of the conservation area and also to Wallingford as a whole (draft Wallingford Conservation Area Appraisal)	
Hedgerows and hedgerow trees: Hedgerow to east and centre	Built form: None	Accessibility by public footpath: Adjacent to western boundary, nearby to the south
Woodland and copses: None	Setting of listed buildings: None	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Scattered individual trees in gardens and school grounds along northern boundary	Aesthetic sensitivity - Elements of openness/enclosure: Open (exposed locally)
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple, large, irregular
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>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / High	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Crowmarsh Gifford (Wallingford nearby to west)
Character of the urban edge: Exposed, raw southern edge of Crowmarsh Eastern edge of Wallingford is softened by mature trees
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of wide, large-scale landscape south of the settlement, which continues up the hillside to the south east
Character of adjacent village(s): Linear historic core with commercial development branching off to the north and modern housing widening the historic linear form and spreading to the east of the A4074. Wilders development creates a loose southern edge to the settlement to the east of CRO10
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: None

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GORI – Land at Wallingford Rd
Site character areas:	No sub-division
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 6 Central Vale Fringes /LCT Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent roads to east and north Icknield Road South Stoke Adjacent housing Streatley to Moulsoford road Streatley to Blewbury road Ridgeway path	Types of viewers: National trail users Road users Residents (all in AONB)	Opportunities for mitigation and landscape compatibility of mitigation: Boundary tree planting Internal tree planting
Views out of the site to: North Wessex Downs AONB Chilterns AONB South Stoke River Thames valley	Magnitude of viewers (level of use and popularity): Well used roads and national trail A few residents	Impacts of mitigation: Reinforce landscape structure on village edge Loss of views over site to Chilterns from the Ridgeway Loss of views over site to north Wessex Downs from Goring to Wallingford Road
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open site between goring and South Stoke adjacent to farmstead	
Panoramic views: West over the North Wessex Downs		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: High	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle undulations with slope to west	Boundary features other than vegetation: Open to main road Post and rail / wire fencing to railway line and north boundary	Tranquillity – Noise levels: Passing trains (frequent) Local traffic noise
Geological features: None	Historic landscapes: Spring Farmstead	Tranquillity – Visual intrusion / detractors: Mobile mast and box Electricity poles Trains
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark skies outside village
Water features: None		
Landcover and land use: Rough grassland (recently arable – Google Earth)	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Tree groups around farmstead Single tree in centre	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Well maintained hedge with trees to southern boundary Part hedged along north boundary	Built form: Mobile mast and box in north-west corner	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: No
Common land: No	Settlement pattern: Adjacent isolated farmstead and northern extremity of Goring (Cleeve)	
Heathland: No	Contribution of private gardens to landscape character: Large garden separated by hedgerow and trees	Aesthetic sensitivity - Elements of openness/enclosure: Open in general, part enclosed by tree cover around farmstead
Other significant vegetation cover: None	Cultural associations: None found	Aesthetic sensitivity – landscape pattern: Simple uniform regular field pattern

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Medium sized
BAP/Phase I records: Red Kite	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: N/A		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / High
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring (Cleeve)
Character of the urban edge: Linear development of 1960s on low rise houses in large gardens
Presence in a floodplain: No
Relationship with adjacent wider countryside: Similar in pattern to the open landscape to the north and east in the AONB. Contrast with river Thames landscape. Good intervisibility between the site and surrounding landscape
Character of adjacent village(s): Historic core with expansion with the building of the railway line and station. Post war development up valleys and along road network also onto higher ground mostly east of railway line
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 – relevant extracts: a. New development should: i) respect the existing layout pattern of the village; ii) protect existing views to the surrounding countryside and hills;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GOR2 – Area between Icknield Way & B4009
Site character areas:	No sub-division
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 6 Central Vale Fringes /LCT Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Site not visible except through gap between houses on Sunninghill Road Adjacent roof tops visible from higher ground on Icknield Road	Types of viewers: Residents Potentially users of Icknield Road	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting and hedgerow to link with adjacent tree groups to the west and east of the site
Views out of the site to: Adjacent houses	Magnitude of viewers (level of use and popularity): Low numbers	Impacts of mitigation: Help to screen existing roofscape Create tree interface with open rolling downs
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small open area on edge of village	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Low	Sensitivity score: low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rolling downland	Boundary features other than vegetation: Open boundary to remainder of field	Tranquillity – Noise levels: Quiet area removed from roads
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark edge of village
Water features: None		
Landcover and land use: Arable (small extension to larger field)	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: None on site Trees in adjoining area to the south	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mixed scrub and gappy boundaries to west and east	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: No
Common land: N/A	Settlement pattern: Edge of settlement mixed housing and utilities works	
Heathland: N/A	Contribution of private gardens to landscape character: Rear gardens and trees along Sunninghill Road provide well landscaped edge to village	Aesthetic sensitivity - Elements of openness/enclosure: Site open to wider landscape but enclosed on south side
Other significant vegetation cover:	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Very simple uniform regular pattern
BAP/Phase I records: Small Blue butterfly on site	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / High
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring
Character of the urban edge: Mixed housing with utilities forming part open / part well treed edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: Site is part of the open rolling downs under arable use but enclosed on three sides by the settlement
Character of adjacent village(s): Adjacent to extensive area of mixed modern housing north of the centre between B4009 and Icknield Road. Small groups of pre-war houses on Sunninghill Road and off Icknield Road
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: None
VDS a. New development should: i) respect the existing layout pattern of the village; ii) protect existing views to the surrounding countryside and hills;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GOR4 – Area between Icknield Way & B4009
Site character areas:	No Sub-division (land to front and rear of fire station offered by OCC to developer)
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Wet
LCA:	N/A
Landscape designations: AONB TPOs abut site	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Icknield Road (particularly if land around the fire station is included) Adjacent houses	Types of viewers: Road users Residents	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting to boundary with GOR 5
Views out of the site to: GOR 5 Wroxhills Wood	Magnitude of viewers (level of use and popularity): Locals only	Impacts of mitigation: In keeping with local character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small site enclosed by settlement	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Visual sensitivity score: Low Medium / Low with fire station land		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow valley (not perceived as a typical Chilterns dry valley)	Boundary features other than vegetation: Poor fence between GOR 4 and the fire station Garden fences	Tranquillity – Noise levels: Local traffic noise
Geological features: None	Historic landscapes: No record	Tranquillity – Visual intrusion / detractors: None on GOR 4 Fire station next to additional land
Soil quality: Grade 2	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Rough grass and scrub	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Enclosed by mature trees on almost every boundary Large beech on Icknield Road Smaller trees within the site	Landscape features of CA: L/A	
Hedgerows and hedgerow trees: None	Built form: No	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: N/A
Common land: N/A	Settlement pattern: Adjacent linear development along Icknield Road and Elvendon Road	
Heathland: N/A	Contribution of private gardens to landscape character: Trees and garden open space of gardens make a significant contribution to the setting of the site	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed site
Other significant vegetation cover: Scrubby growth Possible good grassland habitat	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Complex small scale irregular pattern
BAP/Phase I records: None	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium (excluding mature boundary trees) High with boundary trees	Sensitivity score: Medium / Low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring
Character of the urban edge: Large houses in large gardens with the exception of older property on Icknield Road Heavily tree covered
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from wider landscape by surrounding settlement and associated tree cover
Character of adjacent village(s): Settlement spreading up the slopes along minor roads to the east of the village
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Grassland - not known Tree cover continues beyond the site
Recreational links with the wider area: None
VDS a. New development should: i) respect the existing layout pattern of the village;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GOR5 – Rd between Icknield Way & Elevendon Rd
Site character areas:	No sub-division
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Wet
LCA:	LCA 6 Central Vale Fringes /LCT Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views
Landscape designations:	AONB TPOs abut site

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent houses GOR 4 Adjacent footpath along the eastern boundary leading out to Wroxhills Wood Short stretch of Icknield Road across gardens	Types of viewers: Walkers Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce boundaries with tree planting linked into existing cover Small copses
Views out of the site to: Rising hillside west of Wroxhills Wood GOR 4 North Wessex Downs on the horizon to the north-west	Magnitude of viewers (level of use and popularity): Path is well used Several houses look over the site	Impacts of mitigation: Loss of views down the valley Would reinforce existing tree cover
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Quiet and secluded valley on edge of the village	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Typical shallow Chiltern valley below 65m AOD contour	Boundary features other than vegetation: Open boundary with post and wire fence to wider countryside	Tranquillity – Noise levels: Quiet area with some local traffic noise
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2 or 3?	Parkland features: No	Tranquillity – Light pollution/dark skies: Dark area on the edge of the village
Water features: None		
Landcover and land use: Pasture	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Boundary trees a key feature including several under a TPO at the western end of the site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerows to rear gardens One gappy hedge across the site	Built form: None	Accessibility by public footpath: Footpath passes the eastern edge of the site
Woodland and copses: None on site	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Site is sandwiched between very low density pre-war housing with large gardens along Icknield Road and Evendon Road	
Heathland: N/A	Contribution of private gardens to landscape character: The large gardens around the site create a strong semi-rural character to the site	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed within valley
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Fairly simple and uniform medium scale landscape broken up in part by fencing and gappy hedgerow
BAP/Phase I records: Borders deciduous woodland to part of S	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: Medium / Low	Sensitivity score: Medium / High
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring
Character of the urban edge: Very leafy, well wooded settlement edge with very large gardens
Presence in a floodplain: No
Relationship with adjacent wider countryside: The landscape of the site continues up the slope to the north-east proving strong physical and visual links with the wider landscape west of Wroxhills Wood continuing northwards. A typical Chilterns valley.
Character of adjacent village(s): Settlement has extended up the valley sides along the minor roads
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Very likely but not known
Recreational links with the wider area: No
VDS a. New development should: i) respect the existing layout pattern of the village; ii) protect existing views to the surrounding countryside and hills;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GOR10 – Area between Gatehampton Rd & Railway
Site character areas:	No sub-division
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Cloud
LCA:	LCA 11 Thames Valley and Fringes/LCT Flat floodplain pasture <ul style="list-style-type: none">• flat, low-lying farmland, typically dominated by permanent pasture with a distinctively 'wet', riparian character (although some areas of arable may be interspersed within the floodplain);• prone to flooding with distinctive network of drainage ditches ;• comparatively strong landscape structure with willows conspicuous along the riverside;• intimate, pastoral, tranquil and quite remote character with some 'arcadian' qualities along the Thames close to settlements and riverside parklands;• generally low intervisibility, although views along the river corridor may be possible in some more sparsely vegetated areas
Landscape designations:	AONB

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Gatehampton Road Track west of the railway line Footpath from Gatehampton to Great Chalk Wood Open access land up at the Holies above Streatley	Types of viewers: Road users Walkers Local residents Train passengers	Opportunities for mitigation and landscape compatibility of mitigation: Additional boundary planting
Views out of the site to: North Wessex Downs hills Chiltern hills Over the river Thames riparian landscape Edge of Goring	Magnitude of viewers (level of use and popularity): Popular routes A few residents	Impacts of mitigation: Loss of views over the site to the hills
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Edge of settlement paddocks in the river floodplain	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: flat	Boundary features other than vegetation: Post and rail fencing subdividing site and along northern boundary to adjacent house Post and wire to railway line	Tranquillity – Noise levels: Very regular passing trains Local traffic noise
Geological features: None	Historic landscapes: Not evident	Tranquillity – Visual intrusion / detractors: Minor intrusion from railway line Passing trains
Soil quality: Grade 2 In Mineral Consultation Area	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark edge of village
Water features: None		
Landcover and land use: Pasture	Conservation Area: Within the riparian valley setting of Gatehampton Conservation Area	
Tree belts, individual trees and riverside trees: Individual trees on the boundaries	Landscape features of CA: Open fields	
Hedgerows and hedgerow trees: Hedgerow to Gatehampton Road with hedgerow trees Hedgerow along southern boundary	Built form: None	Accessibility by public footpath: On road linking local footpaths
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: N/A
Common land: N/A	Settlement pattern: Within open landscape gap between Goring and Gatehampton	
Heathland: N/A	Contribution of private gardens to landscape character: Generally not applicable except for small open garden	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover:	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple small scale uniform and rectangular pattern subdivided into paddocks
BAP/Phase I records: None	Features of cultural importance: None	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring to north Gatehampton hamlet to the south
Character of the urban edge: Low rise linear development extending south from the station
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of open field pattern within this part of the Thames Valley floodplain Modified by use as paddocks Railway line separates the site from the immediate setting of the river Gatehampton road and the hedgerow separate the site from the open downs to the east
Character of adjacent village(s): Gatehampton is a loose knit collection of rural buildings This sharply contrasts with the typical late 20C housing on Gatehampton Road
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: None
VDS: a. New development should: i) respect the existing layout pattern of the village; ii) protect existing views to the surrounding countryside and hills;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	GOR11 – Land at Manor Rd
Site character areas:	Site divided into two area A and B (see Figure GOR 11.1)
Date of site survey:	20/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 11 Thames Valley and Fringes/LCT Flat floodplain pasture <ul style="list-style-type: none">• flat, low-lying farmland, typically dominated by permanent pasture with a distinctively 'wet', riparian character (although some areas of arable may be interspersed within the floodplain);• prone to flooding with distinctive network of drainage ditches ;• comparatively strong landscape structure with willows conspicuous along the riverside;• intimate, pastoral, tranquil and quite remote character with some 'arcadian' qualities along the Thames close to settlements and riverside parklands;• generally low intervisibility, although views along the river corridor may be possible in some more sparsely vegetated areas
Landscape designations:	
AONB	
Cluster of TPOs on NE border	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Tracks / footpaths leading south-west from Manor Road to the river Track / footpath from Manor Road to Gatehampton Manor Adjacent houses Trains (GOR IIB) North Wessex Downs and Chilterns (GOR IIB) Towpath to south-west (GOR IIB) Manor Road (GOR IIA) Gatehampton Road (GOR IIB) The Grotto listed building (GOR IIB)	Types of viewers: Walkers Residents Road users Rail travellers	Opportunities for mitigation and landscape compatibility of mitigation: Retention and enhancement of boundary planting New tree planting to GOR IIB
Views out of the site to: North Wessex Downs and Chiltern hills Adjacent housing River Thames valley floor	Magnitude of viewers (level of use and popularity): Very well used footpath network Local community	Impacts of mitigation: Loss of views over the site to the river valley and the AONB hills (GOR IIB)
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): GOR IIA appears as part of the settlement edge GOR IIB appears as open countryside beyond the village	
Panoramic views: Of Chilterns and North Wessex Downs hills from GOR IIB		
Landmark features: None		
Sensitivity score: GOR IIA Medium GOR IIB High	Sensitivity score: GOR IIA Medium GOR IIB Medium / High	Sensitivity score: GOR IIA Low GOR IIB Medium / High
Visual sensitivity score: GOR IIA Medium / Low GOR IIB Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire fence to Manor Road and the footpath / track leading to Gatehampton Manor Post and wire fence to railway line (GOR IIB) Chain-link fencing (GOR IIB)	Tranquillity – Noise levels: Local traffic Regular trains passing (GOR IIB)
Geological features: none	Historic landscapes: Not evident	Tranquillity – Visual intrusion / detractors: Passing trains Some rail infrastructure
Soil quality: Grade 2/3? In Mineral Consultation Area	Parkland features: None	Tranquillity – Light pollution/dark skies: Edge of village lighting in GOR IIA Darker skies to GOR IIB
Water features: None		
Landcover and land use: Pasture (GOR IIA) Arable (GOR IIB)	Conservation Area: Site separated from Gatehampton Conservation Area by railway line	
Tree belts, individual trees and riverside trees: Mature trees in boundary with gardens and lines of trees along Manor Road (GOR IIA)	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerow with trees separated IIA from IIB Garden hedges Remains of hedgerow along Manor Road (GOR IIA)	Built form: None	Accessibility by public footpath: Footpaths pass both areas
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: N/A
Common land: N/A	Settlement pattern: GOR IIA adjoins area of 20C expansion of large houses on large plots. GOR IIA lies within the current southern extent of Goring	
Heathland: N/A	Contribution of private gardens to landscape character: Large gardens and trees soften the settlement edge	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed (GOR IIA)

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Very open (GOR IIB)
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Medium scale simple rectangular pattern
BAP/Phase I records: Deciduous woodland across road to west	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: GOR IIA Medium / High GOR IIB Medium / Low	Sensitivity score: GOR IIA Medium GOR IIB Medium / Low	Sensitivity score: GOR IIA Medium GOR IIB Medium
Landscape sensitivity score: GOR IIA Medium GOR IIB Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Goring
Character of the urban edge: Back gardens broken up by trees break up settlement edge of large houses
Presence in a floodplain: Yes 1.2ha in FZ 2 & 1ha in FZ3 Flood zone was free of water at the time of the site visit when flooding was severe and the area by the river under water
Relationship with adjacent wider countryside: GOR 11A is separated from the wider landscape by the south-eastern boundary vegetation
Character of adjacent village(s): Extensive area of sequential housing development between the railway line and river
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: Adjacent footpaths are part of an extensive Chiltern footpath system including the river towpath
VDS a. New development should: i) respect the existing layout pattern of the village; ii) protect existing views to the surrounding countryside and hills;

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	NET3 – Fields to W & S of Nettlebed Service Station
Site character areas:	No sub-division
Date of site survey:	21/2/14
Surveyors:	BK
Weather/visibility:	Sun / cloud
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	AONB Adjacent to Nettlebed Conservation Area

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A4130 as it passes the petrol filling station Petrol filling station and garage Adjacent farm and farmhouse Footpath leading from the High Street south to the Bothy Western end of Nettlebed Conservation Area	Types of viewers: Road users Local community Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Retain extensive tree cover around the site Infill tree planting to enclose the site
Views out of the site to: A4130	Magnitude of viewers (level of use and popularity): Road is well used Local paths and High Street are popular with locals	Impacts of mitigation: Would complement existing tree cover
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Transition area of open land closely aligned to the garage and A4130 but beyond the village	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat and on the plateau occupied by Nettled	Boundary features other than vegetation: Car park fenced on southern edge to newly planted area	Tranquillity – Noise levels: Traffic noise
Geological features: None	Historic landscapes: Site is part of the landscape setting of the farmhouse	Tranquillity – Visual intrusion / detractors: Passing traffic on A4130
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Local lighting from petrol station Otherwise on dark edge of village
Water features: None		
Landcover and land use: Part area of young tree planting / part grassland / part tree cover Car parking area west of the petrol station Garden landscape to adjacent farmhouse may extend into eastern part of site (not visible)	Conservation Area: Nettlebed	
Tree belts, individual trees and riverside trees: Individual mature trees on site Dense mature belts along the southern and western boundary and along the A4130 Tree belt along rear of garage	Landscape features of CA: Tree cover on the site frames the western edge of the Conservation Area	
Hedgerows and hedgerow trees: Young hedgerow to southern edge of car parking area	Built form: Hardstanding for car park	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: Yes – adjacent farmhouse	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Large central historic core with small scale modern development	
Heathland: N/A	Contribution of private gardens to landscape character: Large private garden to the rear of the farmhouse appears to extend into the east end of the site	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed site
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Young planting	Not known	Complex small scale pattern of different land uses
BAP/Phase I records: N/A	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / High	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Nettlebed
Character of the urban edge: Village character The Conservation Area and in particular the listed farmhouse form the settlement edge, softened by mature trees. Existing petrol station and garage appear beyond the current village edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from the wider landscape by mature tree belts and the diverse character of the site itself
Character of adjacent village(s): Largely linear historic village core with small extensions on higher plateau Village closely associated with Joyce Grove (Sue Ryder Home) and the Nettlebed Common
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Continuation of tree cover
Recreational links with the wider area: N/A
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	NET5 – Sue Ryder Home
Site character areas:	No sub division
Date of site survey:	26/2/14
Surveyors:	BK
Weather/visibility:	Sun /cloud
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Wooded dipslope <ul style="list-style-type: none">• distinctive landform of plateaux dissected by a network of shallow, dry valleys;• heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beechwoods and more recent plantations;• strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• low intervisibility
Landscape designations:	AONB Grade II listed building Setting of Nettlebed Conservation Area

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: B481 to Highmoor To tree boundary of the site from A4130 To gate from east end of High Street Footpaths to the south and west leading south from High Street to The Bothy and across fields to Deadman's lane	Types of viewers: Visitors to nursing home Walkers Main and local road users Local community	Opportunities for mitigation and landscape compatibility of mitigation: Additional parkland planting in appropriate locations
Views out of the site to: Through gates to east end of High Street Through gates to woodland along B481 Through designed vistas to open countryside to the south-west and south To open countryside on site boundaries	Magnitude of viewers (level of use and popularity): Busy roads and popular walks Many visitors and residents and staff at the Home	Impacts of mitigation: Risk of closing down key views and vistas Erosion of integrity of the parkland
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Extensive designed parkland with important historic buildings including the main house and ancillary buildings and landscape garden features	
Panoramic views: No		
Landmark features: Main house Lodge and gates Kitchen garden north of the site Significant individual trees		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: On plateau Landform is very undulating with designed terraces, sunken areas and mounds	Boundary features other than vegetation: Parkland railings Ornamental railings with ornamental gates	Tranquillity – Noise levels: Local traffic only
Geological features: None	Historic landscapes: Parkland associated with Joyce Grove – no historic records found	Tranquillity – Visual intrusion / detractors: Car parking
Soil quality: Grade 3	Parkland features: Landform Tree planting Terraces and sunken area Walls, ornaments Lodge Gates	Tranquillity – Light pollution/dark skies: Lighting to Home Adjacent village lighting In dark area
Water features: Designed pond within gardens to the house		
Landcover and land use: Main building and several ancillary buildings Grassland Car parking Ancillary working areas	Conservation Area: South of Nettlebed Conservation Area	
Tree belts, individual trees and riverside trees: Extensive tree belts and individual trees (key feature)	Landscape features of CA: Woodland cover and parkland trees Gates and ornamental railings at east end of High Street	
Hedgerows and hedgerow trees: Some boundary hedgerows and internal formal hedges	Built form: Main house Ancillary historic buildings Ancillary working buildings Kitchen garden walls Sundry other hard landscape features	Accessibility by public footpath: Footpath runs along western side of the site
Woodland and copses: Several wooded areas within parkland setting	Setting of listed buildings: Setting of main house Grade II	Open access areas: N/A Adjacent to Registered Common
Wetland and meadow:	Scheduled Ancient Monuments:	Recreational areas:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
No	Not found	Outdoor seating areas for the Home
Common land: Adjacent common land: Nettlebed common lies to the east of the site boundary	Settlement pattern: Historic linear village core on plateau with small extensions	
Heathland: Possible as heathland found on common	Contribution of private gardens to landscape character: Northern edge abuts rear gardens of houses along the High Street	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed by high tree cover
Other significant vegetation cover: Garden planting	Cultural associations: House built for Robert Fleming, merchant banker. Passed to Peter Fleming, explorer and writer, husband of Celia Johnson, actress, and brother of Ian Fleming, writer of "James Bond" novels.	Aesthetic sensitivity – landscape pattern: Complex large scale parkland with variation in landform, land use, planting cover and scale of open spaces
BAP/Phase I records: Not known	Features of cultural importance: House and ancillary buildings No records for the parkland found	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Local Wildlife Site in northern part of site		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium / High
Landscape sensitivity score: High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Nettlebed
Character of the urban edge: Historic core of the village
Presence in a floodplain: No
Relationship with adjacent wider countryside: Contrast with open landscape of the adjacent fields Typical of the wooded dipslope Parkland character is a feature of the character area
Character of adjacent village(s): Central linear historic core with very small modern estates on the fringes of the village
Historic links with the wider area if known: Not known but worth investigating
Ecological links with the wider area if known: Woodland cover
Recreational links with the wider area: N/A
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHEI – Land to rear of Wheatley Garden Centre
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	Oxford Green Belt

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40 Farm shop / garden centre High ground to south Old London Road PRoW within site and to the east, along River Thames Site WHE2	Types of viewers: Customers of commercial premises in the vicinity Motorists on A40, London Road and Old London Road Pedestrians on London Road, Old London Road and PRoW A minority of residents of Old London Road	Opportunities for mitigation and landscape compatibility of mitigation: Good – existing vegetation could be utilised and enhanced
Views out of the site to: Chilterns (to east, across vale) Higher ground to south Commercial premises (from eastern part of site) River Thames to east Oxford Brookes university tower block	Magnitude of viewers (level of use and popularity): Busy roads – constant traffic Busy commercial premises – constant use during daytime by staff and customers	Impacts of mitigation: Loss of some long views Loss of skyline
Does the site form part of a skyline? Yes, from the south	Visual perceptions (activity and expectations of local visual receptors): Gap between Wheatley and A40	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping	Boundary features other than vegetation: Chain link fence Post and wire fence	Tranquillity – Noise levels: Noise from busy roads
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: A40 traffic Electricity pylons (one on site) Oxford Brookes tower block
Soil quality: Grade 2/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lighting
Water features: Ditch along southern boundary River Thame approx. 200m to east		
Landcover and land use: Farm shop / garden centre Mown grass Plantation in the north (Christmas trees) Rough grass	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt including possible veteran oak to south western boundary Conifers within site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: None	Built form: Farm shop building Polytunnels Agricultural sheds	Accessibility by public footpath: Yes
Woodland and copses: Conifer (Christmas tree) plantation	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None within site, but adjacent River Thame corridor	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Cluster in south eastern corner	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure:

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Open at eastern end, more enclosed at western end
Other significant vegetation cover: None	Cultural associations: Seasonal association – Christmas trees	Aesthetic sensitivity – landscape pattern: Regular, medium, 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>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Low / Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: The main core of the village is well vegetated at the eastern end, though the commercial / retail / light industrial development is open and raw
Presence in a floodplain: South eastern corner borders FZ 2 & 3 to S. Part in FZ 2 & 3
Relationship with adjacent wider countryside: Continuity with countryside to the east and part of landscape setting to the River Thames corridor. Continuity with WHE2 adjacent to west.
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE2 – Land to London Rd
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40 Houses Old London Road Site WHEI	Types of viewers: Motorists Pedestrians on Old London Road Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good – existing vegetation could be utilised and enhanced
Views out of the site to: A40 Possible longer views from higher ground Oxford Brookes University tower block to north-west Wheatley	Magnitude of viewers (level of use and popularity): Busy roads Small number of houses	Impacts of mitigation: Loss of skyline
Does the site form part of a skyline? Yes, from northern edge of Wheatley	Visual perceptions (activity and expectations of local visual receptors): Edge of Wheatley Gap between Wheatley and A40	
Panoramic views: Unknown		
Landmark features: None		
Sensitivity score: Low / Medium	Sensitivity score: Low	Sensitivity score: Low / Medium
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping, with risen area towards eastern end	Boundary features other than vegetation: Chain link fence Post and rail fence Post and wire fence	Tranquillity – Noise levels: Noise from busy roads
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Traffic on A40 Electricity pylons Oxford Brookes University tower block
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: A40 Wheatley
Water features: None		
Landcover and land use: Short grass – possibly hay meadow	Conservation Area: None	
Tree belts, individual trees and riverside trees: Southern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to A40, eastern boundary, northern boundary	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	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: None	Aesthetic sensitivity - Elements of openness/enclosure: Partially enclosed – more open on higher ground
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Regular, simple, small
BAP/Phase I records: None	Features of cultural importance: None known	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: The main core of the village is well vegetated at the eastern end, though the commercial / retail / light industrial development is open and raw
Presence in a floodplain: Part in FZ 2 & 3
Relationship with adjacent wider countryside: Continuity with countryside to the east
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE3 – Land N of London Rd
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	<p>LCA 1 Oxford Heights/LCT Semi-enclosed farmland and hills (site lies just outside the LCA)</p> <ul style="list-style-type: none"> • Fragmented landscape 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:	Within Green Belt

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40 – glimpses Houses to east London Road and houses beyond – glimpses	Types of viewers: Motorists Pedestrians Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good – existing vegetation could be utilised and enhanced
Views out of the site to: A40 Houses	Magnitude of viewers (level of use and popularity): Busy road but views glimpsed at speed Small number of houses	Impacts of mitigation: No adverse impacts
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Low expectations – enclosed, unused site	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping Steep along southern edge of site	Boundary features other than vegetation: Boundary wall to part of southern boundary Chain link fence Close board fence Post and rail fence	Tranquillity – Noise levels: Noise from busy roads
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: A40 traffic in winter months
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lighting
Water features: None		
Landcover and land use: Rough grass and scrub	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt on southern boundary. Individual trees and scrub within site	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow buffer planting to north	Built form: None	Accessibility by public footpath: None
Woodland and copses: Woodland adjacent to western boundary	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: Minimal contribution of mixed fencing types	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, small, regular
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Houses along the south side of London Road are set back and with intermittent mature vegetation
Presence in a floodplain: No
Relationship with adjacent wider countryside: Severed from countryside to north by A40, woodland to west, housing to the east and south
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE5 – Land at Littleworth
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	LCA 1 Oxford Heights/LCT Semi-enclosed farmland and hills <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:	Within Green Belt

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses on western edge of Littleworth PRoW on eastern edge Unnamed rural road to south Way's Farm to south	Types of viewers: Motorists Residents Pedestrians on PRoW	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities, somewhat complicated by exposure of site to south
Views out of the site to: Longer views from higher ground in north end of site Ridgeline to south Windmill to south-east	Magnitude of viewers (level of use and popularity): Regularly used footpath Relatively quiet road	Impacts of mitigation: Loss of transition between settlement and gap Possible loss of some longer views
Does the site form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Rough ground on settlement edge, providing a transition from the settlement to the gap between Wheatley and Oxford Contributes to the landscape setting of Wheatley	
Panoramic views: Possibly from north-western part of site (inaccessible)		
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Steeply sloping valley side	Boundary features other than vegetation: Post and rail fence with stock proofing Post and wire fence	Tranquillity – Noise levels: Generally quiet, light background traffic noise
Geological features: None	Historic landscapes: None within site Shotover House historic garden approx. 800m to the north	Tranquillity – Visual intrusion / detractors: Distant views of electricity pylons
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of Wheatley
Water features: Stream along southern edge		
Landcover and land use: Rough grass and scrub, some tree cover	Conservation Area: None	
Tree belts, individual trees and riverside trees: Individual trees scattered throughout site	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows of adjacent residential properties	Built form: None	Accessibility by public footpath: Yes – along eastern boundary
Woodland and copses: Developing woodland in southern part of site	Setting of listed buildings: Site forms part of the landscape visible from the Grade II Listed Wheatley Windmill	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: Minimal – boundary vegetation is in keeping (mature trees)	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed nearer valley floor
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium complexity, small, regular. Subdivided on mapping but this is not evident on the ground.
BAP/Phase I records: Protected species on site – plant, frog & bat Deciduous woodland on site	Features of cultural importance: None known	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Generally well vegetated but houses along eastern edge of site are openly visible with intermittent garden trees
Presence in a floodplain: No – adjacent to southern boundary
Relationship with adjacent wider countryside: Continuity with hillside landscape to the west – site contributes to the landscape setting of Wheatley
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Likely to be a foraging ground for wildlife
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE11 - Land at Earlywood Paddock
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	LCA 1 Oxford Heights/LCT Semi-enclosed farmland and hills <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:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: House within site Houses adjacent to site Ladder Hill (road)	Types of viewers: Residents Motorists	Opportunities for mitigation and landscape compatibility of mitigation: Good, would be in keeping with existing
Views out of the site to: Possibly glimpsed long views to north. Possibly long views out to east from eastern end of site <i>(N.B. Difficult to assess as site not accessible)</i>	Magnitude of viewers (level of use and popularity): Low	Impacts of mitigation: None
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Setting for low density houses set back from road in large plot, with mature trees to road frontage – part of leafy approach to Wheatley from the south	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Low / medium	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating at western end. Eastern end cannot be assessed as inaccessible	Boundary features other than vegetation: Post and rail fencing	Tranquillity – Noise levels: Busy road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2/3	Parkland features: None	Tranquillity – Light pollution/dark skies: None
Water features: None		
Landcover and land use: Short grass, private dwelling and gardens	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to north, south and west (and possibly to east) – mainly conifers. Individual trees with vicinity of house and garden.	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: Cluster of house and outbuildings in the centre of the site	Accessibility by public footpath: None
Woodland and copses: None	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: Cluster of house and outbuildings in the centre of the site	
Heathland: None	Contribution of private gardens to landscape character: Trees in part of site, which is a garden itself	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed by vegetation
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, regular, small
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Low / medium
Landscape sensitivity score: Low / medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Suburban, tree lined approach to Wheatley
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from wider landscape by surrounding residential properties
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE12 - Land E of Ladder Hill
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny/good
LCA:	LCA 1 Oxford Heights/LCT Semi-enclosed farmland and hills <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:	Within Green Belt

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses on southern edge of Wheatley PRoW at western end of site Sites WHE13 and WHE14 to the east <i>(N.B. Difficult to assess as site not accessible)</i>	Types of viewers: Residents Pedestrians on public footpaths	Opportunities for mitigation and landscape compatibility of mitigation: Good, potentially in keeping with rural setting
Views out of the site to: Wheatley church spire Long views to north and east Surrounding houses Wheatley <i>(N.B. Difficult to assess as site not accessible)</i>	Magnitude of viewers (level of use and popularity): Many houses along the southern edge of Wheatley	Impacts of mitigation: Loss of some open views Loss of views of church
Does the site form part of a skyline? Yes, from north	Visual perceptions (activity and expectations of local visual receptors): Rural setting of Wheatley	
Panoramic views: Yes (assumed)		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Low / Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping, steep in places	Boundary features other than vegetation: Mixed fencing to rear gardens	Tranquillity – Noise levels: Generally quiet, some traffic noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Buildings at Oxford Brookes campus visually prominent Electricity pylons (more intrusive at eastern end)
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of Wheatley
Water features: Ditch / spring-fed stream		
Landcover and land use: Pasture / meadow	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to western boundary and within site, individual trees within site	Landscape features of CA: None	
Hedgerows and hedgerow trees: Some internal hedgerows	Built form: None	Accessibility by public footpath: Footpath adjacent to western boundary
Woodland and copses: None	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	Aesthetic sensitivity - Elements of openness/enclosure: Eastern end is more open and connected to areas to east Western end is more enclosed but has clear views towards north and east from higher ground
Other significant vegetation cover: Scrub	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Complex, irregular, medium scale
BAP/Phase I records: Red Kite on E part of site	Features of cultural importance: None known	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: Low / Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Mixed settlement edge, with some sections well vegetated and others very open to the houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Continuity with open hillsides to the south and east
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Habitat for Red Kite
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE13 - Land E of Ladder Hill
Site character areas:	WHE13A Jackies Lane
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 1 Oxford Heights/LCT Semi-enclosed farmland and hills <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:	Within Green Belt

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses along southern edge of Wheatley PRoW along eastern boundary and to the south and east Sites WHEI2, WHEI3B and WHEI4	Types of viewers: Residents Pedestrians on PRoW	Opportunities for mitigation and landscape compatibility of mitigation: Good, by enhancing existing boundary vegetation
Views out of the site to: High ground to south Oxford Brookes Wheatley campus Wheatley Church spire	Magnitude of viewers (level of use and popularity): Several houses on southern edge of Wheatley Local footpath	Impacts of mitigation: Some impact on character of adjacent part of site Loss of church views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural setting of Wheatley	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping from south to north	Boundary features other than vegetation: Mixed fencing to adjacent housing Post and rail fencing	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Oxford Brookes Wheatley campus Pylons
Soil quality: Grade 3/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of Wheatley
Water features: Possible ditch on site		
Landcover and land use: Short grass, pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some individual trees	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to southern boundary	Built form: Sheds in west part of site	Accessibility by public footpath: Adjacent (western boundary)
Woodland and copses: None	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: Isolated shed	
Heathland: None	Contribution of private gardens to landscape character: Some trees	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, regular, small
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Low / Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Mixed settlement edge, with some sections well vegetated and others very open to the houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some continuity with countryside to east and south
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE13 - Land E of Ladder Hill
Site character areas:	WHE13B Castle Hill Farm track
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses along southern edge of Wheatley PRoW along eastern boundary and to the south Sites WHEI2, WHEI3A and WHEI4	Types of viewers: Residents Pedestrians on PRoW Occupants of tower block on university campus	Opportunities for mitigation and landscape compatibility of mitigation: Some sub-divisions and boundary vegetation to build on
Views out of the site to: A40 High ground to south Oxford Brookes Wheatley campus Vale to north and east Wheatley Church Wheatley village	Magnitude of viewers (level of use and popularity): Several houses on southern edge of Wheatley Local footpath	Impacts of mitigation: Loss of character and long views
Does the site form part of a skyline? Yes, from the north	Visual perceptions (activity and expectations of local visual receptors): Rural setting of Wheatley	
Panoramic views: Yes		
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium / High	Sensitivity score: High
Visual sensitivity score: High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Steeply sloping from south to north	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: Possible ridge and furrow	Tranquillity – Visual intrusion / detractors: Oxford Brookes Wheatley campus Pylons
Soil quality: Grade 3/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Wheatley
Water features: None		
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Small group of trees on eastern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows with hedgerow trees surrounding and within site	Built form: None	Accessibility by public footpath: Adjacent (to western/northern boundaries)
Woodland and copses: None	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: None	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Complex, irregular, medium scale, strong landscape pattern
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium / High
Landscape sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Mixed settlement edge, mostly well vegetated some short sections open to the houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Strongly linked to the countryside to the south and east
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE14 - Land SW of Sewage Works
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses on southern edge of Wheatley PRoW to south Site WHE13	Types of viewers: Occupants of university tower block Pedestrians on PRoW Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good in northern parts (lower ground) Less in northern parts
Views out of the site to: A40 High ground to south Oxford Brookes Wheatley campus Vale to north and east Wheatley church and village	Magnitude of viewers (level of use and popularity): Lots of houses Quiet, local PRoW	Impacts of mitigation: Loss of long/expansive views Loss of openness
Does the site form part of a skyline? Yes, from the north	Visual perceptions (activity and expectations of local visual receptors): Rural setting of Wheatley	
Panoramic views: Yes		
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium / High	Sensitivity score: Medium
Visual sensitivity score: Medium / High		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping	Boundary features other than vegetation: Post and rail Post and wire	Tranquillity – Noise levels: Background traffic noise but more tranquil than noisy
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: A40 Industrial sheds Electricity pylons Oxford Brookes campus buildings
Soil quality: Grade 3/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Wheatley
Water features: None		
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt on north-east boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows surround site, with hedgerow trees	Built form: None	Accessibility by public footpath: Adjacent to south
Woodland and copses: None	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 rear gardens	Aesthetic sensitivity - Elements of openness/enclosure: Generally exposed and open, though northern parts more enclosed
Other significant vegetation cover: Possible scrub in north west corner (not publicly visible)	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, regular, medium
BAP/Phase I records: Fieldfare present on site	Features of cultural importance: None known	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: Low / Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Mixed settlement edge, some well vegetated some short sections open to the houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Linked to countryside to south, west and east
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE15 - Land at London Rd
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Cloudy
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40 Commercial premises to east Houses London Road PRoW to south-west Roman Road	Types of viewers: Residents Motorists Pedestrians on PRoW Staff at commercial premises	Opportunities for mitigation and landscape compatibility of mitigation: Some
Views out of the site to: A40 Chilterns	Magnitude of viewers (level of use and popularity): Medium	Impacts of mitigation: Loss of long views Loss of openness
Does the site form part of a skyline? Yes, from London Road to north	Visual perceptions (activity and expectations of local visual receptors): Part of the rural setting of Wheatley Separation between village and commercial area	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping, levelling out to south	Boundary features other than vegetation: Mixed fencing of rear gardens	Tranquillity – Noise levels: A40 – background noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: A40 traffic Commercial premises to east Electricity pylons
Soil quality: Grade 2/3/4	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of Wheatley Possible lighting of commercial district
Water features: Ditch		
Landcover and land use: Gravel track Rough grass	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts on northern boundary and dividing site into north and south sections	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows with hedgerow trees surround site	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None (appears to be used for informal recreation)
Common land: None	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: Some vegetation	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Complex, irregular, Large
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: Low / Medium	Sensitivity score: Low	Sensitivity score: Low / medium
Landscape sensitivity score: Low / Medium		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Partly vegetated
Presence in a floodplain: Yes borders FZ 2 & 3 to N and on site 0.3ha
Relationship with adjacent wider countryside: Some continuity with wider landscape to south
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE16 - Land adjacent to builders yard London Rd
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny, some cloud/good
LCA:	LCA 1 Oxford Heights/LCT Open farmed hills and valleys

- 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; and high intervisibility
- Mainly rural character
- Localised intrusion from M40/A40, power lines and development

Landscape designations:

Within Green Belt

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A40 Commercial premises Adjacent houses London Road	Types of viewers: Pedestrians on London Road Motorists Staff Residents of adjacent houses	Opportunities for mitigation and landscape compatibility of mitigation: Good
Views out of the site to: Commercial premises and Asda superstore High ground to south-west	Magnitude of viewers (level of use and popularity): Busy	Impacts of mitigation: None
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Low – brownfield site set within commercial area	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Close board fencing Palisade security fencing	Tranquillity – Noise levels: Busy road Commercial premises Refrigeration units
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Container storage on site Electricity pylons Large commercial buildings Neglected landscape
Soil quality: Grade 4	Parkland features: None	Tranquillity – Light pollution/dark skies: Commercial premises Floodlit parking Street lighting
Water features: Artificial drainage channel adjacent to access road		
Landcover and land use: Brownfield site, occupied by scrub vegetation, informal parking and storage containers	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: Shed Garage	Accessibility by public footpath: None
Woodland and copses: None	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: Some houses in a small cluster within the wider commercial development on the eastern edge of Wheatley	
Heathland: None	Contribution of private gardens to landscape character: Some trees, mainly conifers	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Complex, irregular, small
BAP/Phase I records: None	Features of cultural importance: None known	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Harsh
Presence in a floodplain: access point and 1 ha in north part of site in FZ 2 & 3 0
Relationship with adjacent wider countryside: No continuity with wider landscape – cut off by adjacent commercial and residential buildings
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2014 RECORD SHEET

Site:	WHE17 - Land to E of Wheatley
Site character areas:	No sub-divisions
Date of site survey:	07.02.14
Surveyors:	AG, TJ
Weather/visibility:	Sunny, some cloud/good
LCA:	LCA 1 Oxford Heights/LCT 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; and high intervisibility• Mainly rural character• Localised intrusion from M40/A40, power lines and development
Landscape designations:	
Within Green Belt	

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Commercial premises including sewage works PRoW at Castle Hill Farm to south Site WHE13	Types of viewers: Pedestrians on PRoW Staff at commercial premises	Opportunities for mitigation and landscape compatibility of mitigation: Good – can enhance existing
Views out of the site to: Commercial premises including sewage works Site WHE13 (N.B. Difficult to assess as site not accessible)	Magnitude of viewers (level of use and popularity): Low	Impacts of mitigation: None
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Little contribution to the rural setting of Wheatley Separation of housing and commercial	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Palisade fencing to eastern boundary	Tranquillity – Noise levels: Commercial premises Road noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Commercial premises Electricity cables overhead Small pylons on site
Soil quality: Grade 4	Parkland features: None	Tranquillity – Light pollution/dark skies: Commercial premises
Water features: Ditch on southern boundary		
Landcover and land use: Short grass Storage	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt along eastern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Conifer hedge along eastern boundary Hedges on boundaries to north and south-west	Built form: Open sided shed	Accessibility by public footpath: None
Woodland and copses: None	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: Isolated	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small, regular, simple
BAP/Phase I records: None	Features of cultural importance: None known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Low / Medium	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Landscape Capacity Assessment for Sites on the Edge of the Larger Villages of South Oxfordshire

Relationship with the wider landscape/townscape

Adjacent settlement: Wheatley
Character of the urban edge: Partly vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Cut off from wider landscape by former railway to south
Character of adjacent village(s): Historic linear core 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 south west is the largely modern Littleworth. Separated by open fields to the east is an area of predominantly commercial / light industrial / retail development. Very low density settlement on Ladder Hill as it rises away from Wheatley to the south.
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

Site: BER 2

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 2
Site character areas:	n/a
Date of site survey:	28.01.15
Surveyors:	AG/ IDT
Weather/visibility:	Sunny
LCA:	LCA 4 River Thames Corridor/LTC Floodplain wetland <ul style="list-style-type: none">• complex of freshwater lagoons formed from flooded gravel pits;• margins colonised by native plants and animal species to create a semi-natural, riparian character with developing wildlife value;• predominantly tranquil, rural character but with some localised intrusion from main roads around Dorchester;• semi-enclosed character with moderate to low intervisibility.
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW Houses Roads (including A4074) Businesses	Types of viewers: PRoW users Road users Residents People at work Café users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Chilterns AONB Arable fields Houses Roads Businesses	Magnitude of viewers (level of use and popularity): Local PRoW Locally prominent from busy road at main junction Few houses Several businesses	Impacts of mitigation: Compatible with LCA Potential loss of views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Village edge People at work's attention is focused elsewhere	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium/Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and rail fence	Tranquillity – Noise levels: Noisy road Lorries in layby parking Urban edge
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Traffic Lorries in layby parking
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Light glow from village and roads
Water features: Ditch on boundary		
Land cover and land use: Young woodland planting Rough grass	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: Unrestricted access – used informally as a short cut to businesses to the west
Woodland and copses: The majority of the site is woodland	Setting of listed buildings: No	Open access areas: none
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: None	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: None	openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small 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>		
Sensitivity score: Medium/High	Sensitivity score: Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw in parts on north east and west boundary, more vegetated on north boundary
Presence in a floodplain: None
Relationship with adjacent wider countryside: Some connection with an adjacent field to south east. Surrounded to north, east and west by roads and settlement. Provides a strong, although not extensive, landscape edge at a key entrance to Berinsfield. Not typical of wider LCA consisting of young woodland planting and unenclosed grassland between two roads
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 at the entrance to the village at a key road junction where it is locally prominent. The site is surrounded by built form to the north, east and west and is bounded on its north and east side by the entrance road to Berinsfield from the A4074 and on its south side by the A4074 itself. The site is bounded to the south by an agricultural field beyond which is a lake used for watersports.
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

VDS/Parish Plan – relevant extracts:

Berinsfield Parish Plan - July 2009

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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: BER 3

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 3
Site character areas:-	n/a
Date of site survey:	28.01.15
Surveyors:	AG/IDT
Weather/visibility:	Overcast
LCA:	LCA 4 River Thames Corridor/LTC Floodplain wetland <ul style="list-style-type: none">• complex of freshwater lagoons formed from flooded gravel pits;• margins colonised by native plants and animal species to create a semi-natural, riparian character with developing wildlife value;• predominantly tranquil, rural character but with some localised intrusion from main roads around Dorchester;• semi-enclosed character with moderate to low intervisibility.
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW Houses Roads Businesses	Types of viewers: PRoW users Road users Residents People at work Café users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure to boundaries
Views out of the site to: Chiltons AONB Wittenham Clumps (winter views) Houses Roads (including A4074) Businesses	Magnitude of viewers (level of use and popularity): Local PRoW Clear views from busy road Few houses Several businesses	Impacts of mitigation: Potential loss of views and openness
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Village edge People at work's attention is focused elsewhere	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		

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

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Noisy Road Urban edge
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Traffic
Soil quality: Ag grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Light glow from village and roads
Water features: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to south and west boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to north boundary	Built form: None	Accessibility by public footpath: PRoW along eastern edge
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small scale, regular Simple
BAP/Phase I records: Deciduous woodland beyond road to west	Features of cultural importance: Roman Road along eastern edge	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/Low	Sensitivity score: Medium/Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw in parts on south boundary
Presence in a floodplain: Yes: 2 and 3 (except of northern tip)
Relationship with adjacent wider countryside: Relatively isolated from wider landscape
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 northern and part of its western boundary with a lake used for watersports to the east. The site is bounded on its north side by the Berinsfield perimeter road (Wimbleshraw Road) and on its west side by the A4074.
Historic links with the wider area if known: Roman Road
Ecological links with the wider area if known: Flood plain
Recreational links with the wider area: Linked to the wider footpath network

VDS/Parish 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: BER 4

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 4
Site character areas:	n/a
Date of site survey:	28.01.15
Surveyors:	AG/ IDT
Weather/visibility:	Overcast
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 SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW Houses to west 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: Linked existing vegetation
Views out of the site to: Chilterns AONB Wittenham Clump Cemetery (within site) High ground to north/west	Magnitude of viewers (level of use and popularity): Large number of houses Local PRoW Local Roads	Impacts of mitigation: Loss of openness and views
Does the site form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Edge of settlement	
Panoramic views: Yes - to east (including the Chilterns AONB)		
Landmark features: None		
Sensitivity score: Medium/High	Sensitivity score: Medium/High	Sensitivity score: Medium/High
Visual sensitivity score: Medium/High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: 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 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
Water features: Stream to south west		
Landcover and land use: Arable Cemetery	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to west boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Intermittent along north section of western boundary and around cemetery	Built form: Cemetery Farm house and barn	Accessibility by public footpath: Yes – along majority of eastern boundary
Woodland and copses: Cope around house including some Leyland cypress trees	Setting of listed buildings: None	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Isolated farm	
Heathland: None	Contribution of private gardens to landscape character: Trees / gardens around farm	Aesthetic sensitivity - Elements of openness/enclosure: Open / exposed
Other significant vegetation cover: None	Cultural associations: Cemetery (modern)	Aesthetic sensitivity – 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>		
Sensitivity score: Medium/Low	Sensitivity score: Medium/Low	Sensitivity score: Medium/High
Landscape sensitivity 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 fields to east with open 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 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 – 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: BER 5

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 5
Site character areas:	n/a
Date of site survey:	28.01.15
Surveyors: AG IDT	AG/ IDT
Weather/visibility:	Overcast
LCA:	<p>LCA 2 Nuneham Courtney Ridge / LCT Open farmed hills and valleys (western end) LCT Flat open farmland (eastern end)</p> <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 SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoV Houses to south Industrial area B4015 to north	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 boundary not defined by hedge, part of larger field.
Views out of the site to: Didcot power station Long views to wider landscape Industrial edge of Berinsfield including water tower Urban edge B4074 Chilterns AONB	Magnitude of viewers (level of use and popularity): Few houses Local public footpath People at work's attention is focused elsewhere Busy road	Impacts of mitigation: Loss of openness and views
Does the site form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Village edge	
Panoramic views: Yes		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		

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

LANDSCAPE SENSITIVITY

<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: Close board fences along garden boundaries	Tranquillity – Noise levels: Quiet Possible industrial noise
Geological features: None	Historic landscapes:	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: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: Yes - through site
Woodland and copses: None	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 sensitivity - 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 sensitivity – landscape pattern: Large scale, irregular Simple
BAP/Phase I records: None	Features of cultural importance: Roman Road crosses site	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium/Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/Low		
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: No
Relationship with adjacent wider countryside: Part of wider fields to north with open north 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 site is adjacent to built form, including an industrial area, on its southern boundary but has 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 – 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: BER 6

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 6
Site character areas:-	n/a
Date of site survey:	28.01.15
Surveyors:	AG / IDT
Weather/visibility:	Overcast
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 SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoV to north east Houses Health centre B4015 to north	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 boundary not defined by hedge, part of larger field.
Views out of the site to: Views to stream and wider landscape B4074	Magnitude of viewers (level of use and popularity): Large number of houses Local public footpath People at work's attention is focused elsewhere Busy road	Impacts of mitigation: Some loss of views
Does the site form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping to stream	Boundary features other than vegetation: Chain link Various to rear gardens	Tranquillity – Noise levels: Quiet Possible industrial noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: Urban edge
Water features: Stream to north (not within site)		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Stream side trees (not within site)	Landscape features of CA: None	
Hedgerows and hedgerow trees: Some hedges to back gardens along south boundary	Built form: None	Accessibility by public footpath: None
Woodland and copses: Woodland to west	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	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Some trees in back gardens	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Large scale, irregular Simple
BAP/Phase I records: Deciduous woodland on site boundary to west	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/Low	Sensitivity score: Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw edge
Presence in a floodplain: Tip of north west corner in flood zone 2 and 3
Relationship with adjacent wider countryside: Part of wider fields to north with open north 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 site is adjacent to built form on its southern boundary but has the perception of being beyond the settlement limit.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: BER 7

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	BER 7
Site character areas:	n/a
Date of site survey:	28.01.15
Surveyors:	AG / IDT
Weather/visibility:	Overcast
LCA:	Not within LCA (adjacent to LCA 2 Nuneham Courtney Ridge/LCT Open farmed hills and valleys)
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Allotments Industrial area Scout hut Road PROW B4015 to the north	Types of viewers: Allotment users Road users Residents PROW users People at work Indoor recreation	Opportunities for mitigation and landscape compatibility of mitigation: Opportunities for enhancement
Views out of the site to: Wider countryside to north Village Industrial area	Magnitude of viewers (level of use and popularity): A few houses Large number of houses Local public footpath People at work's attention is focused elsewhere Busy road Medium sized allotment	Impacts of mitigation: Possible enhancement
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Part of urban area and industrial area	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium		

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

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Chain link fence Brick walls	Tranquillity – Noise levels: Light industry Road
Geological features: None	Historic landscapes: -	Tranquillity – Visual intrusion / detractors: Industrial area
Soil quality: Grade 3	Parkland features: -	Tranquillity – Light pollution/dark skies: Industrial area Village
Water features: None		
Landcover and land use: Gymnastic centre Light industry/workshops/gymnasium/scout hut	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedge along access road and western boundary	Built form: Industrial units and Gymnastic centre Large scale / 2 storey medium	Accessibility by public footpath: Yes – although PRoW appears to have been severed from wider network
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Part of industrial area	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed, more open on north boundary
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small scale, irregular
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>		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw (part of raw edge)
Presence in a floodplain: None
Relationship with adjacent wider countryside: Part of urban edge
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 within settlement envelope with industrial buildings to the east and housing to the south and to the west (beyond adjacent allotments).
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

Site: 127

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	127
Site character areas:	n/a
Date of site survey:	28.01.15
Surveyors:	AG/ IDT
Weather/visibility:	Sunny
LCA:	Not within LCA (adjacent to LCA 2 Nuneham Courtney Ridge/LCT Open farmed hills and valleys)
Landscape designations:	Although it is not a landscape designation the site is within the Oxford Green Belt

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Housing Roads School Offices	Types of viewers: Residents School users Road users Workers	Opportunities for mitigation and landscape compatibility of mitigation: None
Views out of the site to: Housing Fields to west	Magnitude of viewers (level of use and popularity): Busy Road Few houses	Impacts of mitigation: None
Does the site form part of a skyline? None	Visual perceptions (activity and expectations of local visual receptors): Urban edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/Low	Sensitivity score: Low
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: None	Boundary features other than vegetation: Post and rail Chain link fence	Tranquillity – Noise levels: None
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None
Soil quality: Agr Grade 2	Parkland features: None	Tranquillity – Light pollution/dark skies: None
Water features: None		
Landcover and land use: None	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	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	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: None
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: None
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>		
Sensitivity score: Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Berinsfield
Character of the urban edge: Raw edge / adjacent offices
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of urban edge
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 within settlement envelope with office buildings to the south and housing to the north and east.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish 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.
- In response to the question: 'Should we have designated areas/routes for walking dogs?' 70% indicated 'Yes' it was also suggested that these could also be for walks around the village as power walking is also good for you and if you don't have a dog you could take a friend.

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL I
Site character areas:	No sub-division
Date of site survey:	24/2/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale / Undulating semi-enclosed vale
<ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • typically large fields, with rectilinear pattern of field boundaries; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with moderate intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • a stronger 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); 	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: B480 and across site to hills to west West end of High Street Adjacent residential property Footpath south of High Street and allotments	Types of viewers: Residents Road users Walkers and allotment users	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting along B480 Tree and hedgerow to settlement edge
Views out of the site to: Adjacent houses Chalgrove airfield Open countryside to south-west	Magnitude of viewers (level of use and popularity): Well used roads Few residential properties Local footpath	Impacts of mitigation: Enhance a soft edge to the village
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open fenced area on village edge	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping valley location 65m AOD	Boundary features other than vegetation: Concrete post and chain link fencing to all boundaries	Tranquillity – Noise levels: Local traffic
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Chain link fencing
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: None		
Landcover and land use: Pasture / rough grassland	Conservation Area: No	
Tree belts, individual trees and riverside trees: No	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow to Marley Lane	Built form: None on site	Accessibility by public footpath: No direct links
Woodland and copses: None	Setting of listed buildings: Yes – open landscape but of little merit	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: Occasional scrub on the northern boundary	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Very simple triangular piece of land with little diversity
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:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Individual property in gardens with allotments Small estate to east
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some characteristics of open landscape of airfield to the north Contrast with open fields and edge of village to the south
Character of adjacent village(s): Modern estates to the east Mixed housing and pub with mixed uses (playing fields, allotments) to the south
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: No
VDS/Parish Plan – relevant extracts: Yes – no detailed guidance at this stage

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL2
Site character areas:	No sub-division
Date of site survey:	24/02/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale: Undulating open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpaths leading south-west and north-east off Mill Lane Mill Lane Local residential property	Types of viewers: Walkers Residents Road users	Opportunities for mitigation and landscape compatibility of mitigation: Limited in this open landscape Opportunity to add to existing hedgerow with tree cover around the site
Views out of the site to: Open landscape to west Open land between Mill Lane and the village	Magnitude of viewers (level of use and popularity): Well used roads and paths Some residents	Impacts of mitigation: Screening to undertaken carefully to avoid loss of general openness in area
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Passing view of pasture on edge of the village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping land on valley side 65m AOD	Boundary features other than vegetation: Open boundary to south Post and rail internal and boundary fencing	Tranquillity – Noise levels: Passing traffic on Mill Lane
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: None
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: No immediate lighting
Water features: Ditch along northern boundary Wet in winter		
Landcover and land use: Pasture / paddocks	Conservation Area: No	
Tree belts, individual trees and riverside trees: A few willow trees on boundary to Mill Lane	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerow with semi-mature trees along western boundary Hedgerow to adjacent house to north	Built form: None on site	Accessibility by public footpath: No direct link
Woodland and copses: None	Setting of listed buildings: Opposite listed building on Mill Lane	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Semi-open site
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Irregular small scale slightly diverse site
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Loose knit rural character on Mill lane Views to more modern estate housing to the north
Presence in a floodplain: No
Relationship with adjacent wider countryside: Enclosed paddocks on the edge of open countryside Appears as part of the open countryside, not the village
Character of adjacent village(s): Rural
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: Yes – no detailed guidance

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL4
Site character areas:	No sub-division
Date of site survey:	24/02/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale: Undulating open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Berrick Road and Cadwell Lane Shakespeare Way Footpath along Cadwell Lane Footpath between Mill Lane and High Street Adjacent residential property	Types of viewers: Long distance trail users Walkers Residents Road users	Opportunities for mitigation and landscape compatibility of mitigation: Retain existing tree and hedgerow cover on the boundaries Fill any gaps in this cover
Views out of the site to: St Mary's Church Chiltern escarpment to the east Hills west of Chalgrove	Magnitude of viewers (level of use and popularity): Well used roads and paths Few residents	Impacts of mitigation: Potential loss of open views to distant hills Loss of views to the Church
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open landscape setting to the Church	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village 70m AOD	Boundary features other than vegetation: Post and wire fencing across field and along northern boundary	Tranquillity – Noise levels: Passing traffic on Berrick Road
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: None
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: Stream along north and north-eastern boundary		
Landcover and land use: Pasture / rough grassland	Conservation Area: No	
Tree belts, individual trees and riverside trees: Tree line to south-west boundary (conifers) A few trees on the north-western boundary Trees to northern-eastern boundary along stream	Landscape features of CA: None	
Hedgerows and hedgerow trees: Dense high hedgerow along Berrick Road Conifer hedge to adjacent property	Built form: None on site	Accessibility by public footpath: Close to Shakespeare Way Regional Trail Adjacent to footpath leading to Brightwell Baldwin
Woodland and copses: None	Setting of listed buildings: Southern setting of Grade I St Mary's Church	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed area
Other significant vegetation cover: Scrub along streamside	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Irregular medium sized field with some boundary diversity and simple land cover
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland Available survey data: N/A	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Loose knit modern and older development with a strong tree lined edge to the stream with open space to the north-west of the site Large gardens next to site St Mary's Church is a prominent local land mark Settlement very well contained by landscape buffer
Presence in a floodplain: Northern edge within floodplain along stream
Relationship with adjacent wider countryside: Contrast with open arable fields in the surrounding landscape Similar in character to the small fields on the edge of the village including CHAL 5 and CHAL 6 and land to the north-west of CHAL 4
Character of adjacent village(s): Mixed age housing Sinuous indented boundary to settlement, mainly due to course of the stream
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: Yes – no detailed guidance

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL5
Site character areas:	No sub-division
Date of site survey:	24/02/15
Surveyors:	BK
Weather/visibility:	Sub/cloud
LCA:	LCA 3 The Clay Vale: Undulating open 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;• weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees;• open, denuded and exposed character, with high intervisibility;• distinctive elevated and expansive character on higher ground, with dominant sky and long views;• predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Berrick Road Shakespeare's Way Local footpath Adjacent houses	Types of viewers: Road users Regional trail users Local walkers	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting along Berrick Road Retain existing boundary vegetation and reinforce gaps
Views out of the site to: Open countryside south-east of Berrick Road	Magnitude of viewers (level of use and popularity): Well used road Well used paths	Impacts of mitigation: Potential to retain village edge character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small enclosed site on village edge	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village 70m AOD	Boundary features other than vegetation: Post and rail fence to Berrick Road	Tranquillity – Noise levels: Passing traffic on Berrick Road
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: None
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: Stream along northern boundary		
Landcover and land use: Pasture / rough grassland	Conservation Area: No	
Tree belts, individual trees and riverside trees: Tree belt along stream including willow	Landscape features of CA: None	
Hedgerows and hedgerow trees: Formal beech hedge to stream on boundary with garden	Built form: Houses in the south-western part of the site	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed area
Other significant vegetation cover: Conifer planting along south-western boundary Scrub along stream boundary with some ornamental hedging (laurel)	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Small scale, diverse vegetation Pastoral setting Irregular
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Available survey data:		
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium/Low	Sensitivity score: Medium/Low	Sensitivity score: Medium
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Dense conifer planting in the main View through gap to modern house on Willow Mead Mixed planting along the stream which defines the edge of the south-western village
Presence in a floodplain: Northern corner of the site in floodplain
Relationship with adjacent wider countryside: Contrast with open arable fields in the surrounding landscape Similar in character to the small fields on the edge of the village including CHAL 4 and CHAL 6 and land to the north-west of CHAL 4
Character of adjacent village(s): Mixed age housing Sinuous indented boundary to settlement, mainly due to course of the stream
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: Yes- no detailed guidance

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL6
Site character areas:	No sub-division
Date of site survey:	24/2/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale: Undulating semi-enclosed vale <ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • typically large fields, with rectilinear pattern of field boundaries; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with moderate intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • a stronger 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);
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpath across site Berrick Road Shakespeare's Way Gardens and pond to The Grange	Types of viewers: Walkers Road users Regional trail users	Opportunities for mitigation and landscape compatibility of mitigation: Retain and reinforce existing tree and hedgerow cover
Views out of the site to: CHAL 5	Magnitude of viewers (level of use and popularity): Well used road and paths	Impacts of mitigation: Supplementary planting would be in keeping with the site
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Pasture setting to the village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village 70m AOD	Boundary features other than vegetation: Internal post and rail fencing	Tranquillity – Noise levels: Passing traffic on Berrick Road
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: None
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: Pond and stream on north-east boundary		
Landcover and land use: Pasture / paddocks Oak plantation along south-eastern part of the site	Conservation Area: No	
Tree belts, individual trees and riverside trees: Tree belt along edge of stream and around pond	Landscape features of CA: None	
Hedgerows and hedgerow trees: Several new internal hedges – beech and thorn	Built form: None on site	Accessibility by public footpath: Adjacent to Shakespeare's Way leading to Brightwell Baldwin
Woodland and copses: Wide belt of oak trees along south-eastern boundary	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: Large garden setting to The Grange to the north (part of the pond in this garden is on the site)	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Diverse and complex medium sized irregular site divided up into small units by hedges and fences with woodland and pasture
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Available survey data:		
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium/High
Landscape sensitivity score: Medium/High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Very well vegetated Separated from existing built form by stream and gardens Contributes to landscape setting of The Grange
Presence in a floodplain: North-eastern edge within floodplain
Relationship with adjacent wider countryside: Good example of pasture within perimeter planting on the edge of the village Contrast with the open arable landscape
Character of adjacent village(s): Very loose knit with generous open space and mixed age housing Local landscape features include the stream and a 'green' area at the junction of High Street and Berrick Road
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: No
VDS/Parish Plan – relevant extracts: Yes – no detailed guidance

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL7
Site character areas:	No sub-division
Date of site survey:	24/02/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale: Undulating semi-enclosed vale
	<ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • typically large fields, with rectilinear pattern of field boundaries; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with moderate intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • a stronger 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);
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: B480 Footpath along southern boundary Housing on Farm Close and Chiltern Close (Views from Chalgrove Field Battlefield 1643 and John Hampton's monument screened by intervening vegetation but housing might be visible)	Types of viewers: Walkers Residents Road users	Opportunities for mitigation and landscape compatibility of mitigation: Inclusion of tree belts to screen site Opportunity to soften edge of village
Views out of the site to: Edge of housing estate to west Open land north of B480 Open countryside east of the site	Magnitude of viewers (level of use and popularity): Well used roads and path Several residential properties	Impacts of mitigation: Tree belts would be in keeping with the surrounding landscape pattern
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Large arable field on edge of village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village 75m AOD	Boundary features other than vegetation: Open boundary to B480 Gap in woodland belt at south-east corner of the site	Tranquillity – Noise levels: Heavy traffic on B480
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Views to airfield on passing the site on the B480 No other detractors
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting Distant lighting from airfield
Water features: Southern edge bounds stream		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: Tree belt along stream Trees in gardens on adjacent housing estate	Landscape features of CA: None	
Hedgerows and hedgerow trees: Formal yew hedge to boundary with The Grange	Built form: None on site	Accessibility by public footpath: Adjacent to footpath leading east to B480
Woodland and copses: Semi-mature woodland belt along south-eastern boundary	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: Small back gardens in Farm Close and Chiltern Close allow houses to appear exposed Some tree cover in gardens	Aesthetic sensitivity - Elements of openness/enclosure: Open area but framed by woodland belt to the east
Other significant vegetation cover: Occasional scrub along B480	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Very simple rectangular medium sized field with little diversity

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP/Phase I records: BAP Priority Habitats: Deciduous woodland Available survey data: N/A	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Semi-exposed 20 th C estate housing with small gardens Soft edge to south next to the grounds of The Grange
Presence in a floodplain: Southern boundary lies within floodplain
Relationship with adjacent wider countryside: Arable fields continue to the east and north of the site Woodland belts are a feature of the area
Character of adjacent village(s): Mix of modern housing estate and older large property in large grounds
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: No
VDS/Parish Plan – relevant extracts: Yes – no detailed guidance

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	CHAL269
Site character areas:	No sub-division
Date of site survey:	24/02/15
Surveyors:	BK
Weather/visibility:	Sun/cloud
LCA:	LCA 3 The Clay Vale: Undulating semi-enclosed vale <ul style="list-style-type: none"> • low-lying, undulating or gently rolling landform; • typically large fields, with rectilinear pattern of field boundaries; • weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees; • open, denuded and exposed character, with moderate intervisibility; • distinctive elevated and expansive character on higher ground, with dominant sky and long views; • a stronger 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);
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: West end of High Street Recreation ground to south-west CHAL I Adjacent public house	Types of viewers: Road users Pub visitors	Opportunities for mitigation and landscape compatibility of mitigation: Retain boundary hedgerow and trees Additional planting along streamside
Views out of the site to: CHAL I Public house	Magnitude of viewers (level of use and popularity): Well used road Busy pub	Impacts of mitigation: Retains enclosed nature of the site in keeping with edge of settlement character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Small overgrown site	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village 65m AOD	Boundary features other than vegetation: Open boundary to public house grounds	Tranquillity – Noise levels: Passing traffic on High Street Nearby busy B480 and Chalgrove Airfield
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Shed on site Adjacent concrete post and chainlink fence on CHAL I
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: Small stream to eastern boundary		
Landcover and land use: Hardstanding Rough grassland/scrub	Conservation Area: No	
Tree belts, individual trees and riverside trees: Tree belt to south-western, and southern boundaries Some tree cover to eastern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Dense Hedgerow along roadside	Built form: Commercial shed	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Adjacent to recreation ground to south-west
Common land: N/A	Settlement pattern: Linear village along High Street with modern estates along B480 (some estates at right angles to B480) Rural character south of High Street	
Heathland: N/A	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed area
Other significant vegetation cover: Garden planting	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Diverse mix of trees, scrub, hedgerows and rough grassland with small stream along eastern boundary Small scale
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: No Available survey data: None	None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chalgrove
Character of the urban edge: Open grounds of public house set within loose group of houses Within area of more village fringe uses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Shares no characteristics of the wider landscape
Character of adjacent village(s): Mixed type of housing Feels part of village edge
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: No
VDS/Parish Plan – relevant extracts: Yes – no detailed guidance

Site : SON I

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON I
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	Overcast
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW (within AONB) Houses Playing field	Types of viewers: Walkers Residents AONB visitors Recreation ground users	Opportunities for mitigation and landscape compatibility of mitigation: Strong existing structure
Views out of the site to: Houses Playing fields School building	Magnitude of viewers (level of use and popularity): Local PRoW Large number of houses Presume busy recreation ground	Impacts of mitigation: In keeping with local character
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): Within AONB – high expectation of beauty Recreation ground users less focussed on their surroundings	
Panoramic views: no		
Landmark features: no		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating	Boundary features other than vegetation: Various to rear gardens Post and wire	Tranquillity – Noise levels: Quiet – but could be affected intermittently by adjacent recreation ground activity
Geological features: None	Historic landscapes: none	Tranquillity – Visual intrusion / detractors: Communications mast
Soil quality: Grade 3	Parkland features: none	Tranquillity – Light pollution/dark skies: Light glow from village
Water features: None		
Landcover and land use: arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to south west boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow to north west boundary	Built form: none	Accessibility by public footpath: Yes- links to recreation area
Woodland and copses: Adjacent to west	Setting of listed buildings: No	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Adjacent to playing fields
Common land: None	Settlement pattern: N/A	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: SE boundary few small trees and hedges	openness/enclosure: Semi enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Regular, simple
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Border with Old Copse ancient and semi-natural woodland to NW		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Raw on south east boundary, more vegetated on north east boundary.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Linked to countryside to the south
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the built form on its north eastern and south eastern boundaries, but has a perception of being beyond the settlement limits. It has no road frontage and the only possible vehicular link would be via an unmade road and route of a PRoV from Woodlands Road.
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: PRoVs link to playing field and wider countryside and AONB

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The area around Sonning Common is particularly representative of the wider landscape character area [though the northern part of the village is described as having an enclosed, wooded character];
- Local people value the way the wooded character ‘seeps’ across the village;
- The dry valleys to the east and west of the village define the village edges and frame the village;
- Villagers highly value the network of access routes providing links to the countryside and the Millennium Green;
- The two main roads through the village (Peppard Road and Kennylands Road) are fairly straight and contrast with the narrow, winding and steep sided rural lanes that enter the village from the east and west;
- The countryside around the village is characterised by small scale, contained views which occasionally open up to give some open and more extensive views. The intervisibility between the surrounding footpaths and roads and the village makes a strong connection between the built and natural environment;
- The relationship between the built edge and the landscape setting within or at the edge of the AONB is particularly sensitive;
- At the southern end of the village the transition between the built settlement and the countryside is a gradual one;
- When approaching the village from the south the village is perceived to start some way north of the first dispersed housing in the south (i.e at Westleigh Road when approaching on Peppard Road);
- Some edges of the settlement are ‘blunt’, formed by back garden fencing and little vegetation. Trees are rare on the north western urban edge, and residents value views out to the surrounding countryside, though the sensitivity of views back in from the AONB are recognised as sensitive. The south western and eastern edges of the village are more vegetated;
- Some detracting factors are noted: electricity poles, telephone and power lines;
- Widmore Pond and its wooded surrounds are of historical significance to the village and were once part of Blount’s Court Estate and form a gateway to the eastern part of the village;
- In the early development of the village (plotlands) plots were sold at different times, probably by different landowners in a way that ‘seems almost random’, so that some gaps appeared early on and were not filled in until later or were not filled in at all, e.g the gap along Kennylands Road opposite Hag Pits;
- The document describes the different built form character areas of plotlands and estates and sets out design guidance to inform development.

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

Key issues and policies:

- retain the existing separation with Reading town to the south and Kidmore End to the south west
- conserve and enhance the rural feel of the village and its cherished woodland character
- support infill and backland development providing that it does not have an adverse impact on the character of the surrounding area.
- encourage the integration of soft landscaping in new developments and where appropriate screening from any adjacent AONB.
- conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.
- The edge of the village to the East is AONB and should not be developed
- To the west of the village the aim will be similar – to retain a clear edge to the village, which is an appropriate distance from Kidmore End
- Currently the north-western built boundary of the village is mostly rear garden fencing. A principle for the proposed development in this part of the village is to redress this hard, poor quality boundary to the AONB through structured planting and landscaping
- The spatial strategy identifies a number of wildlife corridors across and out of the settlement
- Pedestrian and cycling connections will be provided between new developments and existing residential areas,
- New development should follow the ‘plotland’ forms of layout and style that make the village so distinctive
- Rear gardens, where appropriate, should face onto the outer boundary
- Key development principles include:
 - Protect the rural and wooded quality of Kennylands Road
 - Develop in line with the boundary to the east towards the AONB

Site : SON 2

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 2
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	overcast
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Glimpses from PRow	Types of viewers: Walkers Residents AONB visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good structure to build on
Views out of the site to: Houses	Magnitude of viewers (level of use and popularity): Several houses	Impacts of mitigation: Appropriate to character
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): Countryside edge AONB	
Panoramic views: no		
Landmark features: no		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Generally quiet Nearby school and school
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead wire
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Light glow from village
Water features: None		
Landcover and land use: arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: NW tree belt	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: SW hedgerow	Built form: None	Accessibility by public footpath: no
Woodland and copses: None	Setting of listed buildings: No	Open access areas: no
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: no
Common land: None	Settlement pattern: N/A	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: A few small trees and hedges rear gardens SE and NE	openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple regular
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>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Open on eastern boundaries
Presence in a floodplain: No
Relationship with adjacent wider countryside: Linked to countryside to the west
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the built form on its north eastern and south eastern boundaries, but has a perception of being beyond the settlement limits. It has no road frontage but a possible vehicular from the cul-de-sac Lambourne Road.
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

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

Edge of village (adjacent to site) noted as having a 'blunt edge' in a diagram of key features

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

- Currently the north-western built boundary of the village is mostly rear garden fencing. A principle for the proposed development in this part of the village is to redress this hard, poor quality boundary to the AONB through structured planting and landscaping

(See record sheet for SON I for settlement-wide issues)

Site : Son 3

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON3
Site character areas:-	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	overcast
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Kidmore End Memorial Hall Houses Road school	Types of viewers: Residents Motorists Hall users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Houses School Farm	Magnitude of viewers (level of use and popularity): Few houses Glimpses from road	Impacts of mitigation: Compatible with LCA
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB Village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Generally quiet occasional cars and intermittent noise from school
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead wire
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village and school, car lights
Water features: None		
Landcover and land use: arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Southern, western and north eastern boundaries have tree belts	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedge to eastern boundary	Built form: none	Accessibility by public footpath: no
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: 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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Relatively well vegetated- adjacent new housing visible but young planting in place
Presence in a floodplain: No
Relationship with adjacent wider countryside: Links with countryside to west and is largely typical of the wider Ica
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the built form on its eastern and part of its southern boundary with the Bishopswood Farm complex in a rural setting to the north. The western part of the site extends beyond the western limit of the general settlement area towards the adjacent settlement of Gallowstree Common.
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

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

Edge of village (adjacent to site) noted as having a 'blunt edge' in a diagram of key features

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

- Currently the north-western built boundary of the village is mostly rear garden fencing. A principle for the proposed development in this part of the village is to redress this hard, poor quality boundary to the AONB through structured planting and landscaping

(See record sheet for SON I for settlement-wide issues)

Site : SON 4A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 4
Site character areas:	SON 4A
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Wooded dipslope <ul style="list-style-type: none">• distinctive landform of plateaux dissected by a network of shallow, dry valleys;• heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beechwoods and more recent plantations;• strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• low intervisibility
Landscape designations:	
Partly within Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoVV (filtered views) houses School Kidmore Lane	Types of viewers: Residents Walkers AONB visitors Motorists School staff, pupils and visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good - site subdivided with fencing and gappy hedges
Views out of the site to: Countryside to the south west (AONB)	Magnitude of viewers (level of use and popularity): Few houses Local PROW Busy school Kidmore Lane is rural but quite busy	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): AONB – expectations of beauty Rural Kidmore Lane School people less focussed on their surroundings	
Panoramic views: no		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating head of dry valley	Boundary features other than vegetation: Post and rail fences	Tranquillity – Noise levels: Intermittent traffic Nearby school
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Pylons School building
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village Traffic
Water features: None		
Landcover and land use: Horse paddocks	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to south east dividing from SON 4B Some individual trees, including non-natives	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Gappy hedge to south western boundary and within site	Built form: Stable close to lane	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: n/a	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Isolated	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Large, wooded gardens to north	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Some complexity Regular
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some relationship with landscape to south and west, though sub-division and current use makes it less typical of the lca. The site's southern tip drops down into the dry valley that runs along the south western side of the settlement.
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the low density edge of settlement to north and east but at its southern end extends beyond the plateau on which the village sits. There is a perception of being beyond the settlement limits.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- local features including a deep chalk pit in the south east corner of a field to the west of Kennylands Road.

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

Site : SON 4B

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 4
Site character areas:	SON 4B
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Wooded dipslope <ul style="list-style-type: none">• distinctive landform of plateaux dissected by a network of shallow, dry valleys;• heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beechwoods and more recent plantations;• strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoV passing through site (within AONB) houses School (filtered views winter only) Kidby's Yard business park Possible views from wider AONB to south and south west	Types of viewers: Residents Walkers AONB visitors School staff, pupils and visitors Staff and visitors to business park	Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure to build upon, though south western boundary absent
Views out of the site to: School (filtered views winter only) Countryside to south Kidby's Yard business park	Magnitude of viewers (level of use and popularity): Few houses Local PROW	Impacts of mitigation: Compatible with lca but loss of openness within dry valley, though Bur Wood to the south is within the dry valley
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): AONB – walkers and residents have expectations of beauty School and business park people less focussed on their surroundings	
Panoramic views: no		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating dry valley	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Intermittent traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Pylons Workshops at Kidby's Yard
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village
Water features: None		
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to north west and south east boundary	Landscape features of CA: N/a	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: Yes - across centre of site
Woodland and copses: Small area of deciduous woodland in south east 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: n/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Trees in gardens to north east	Aesthetic sensitivity - Elements of openness/enclosure: Open
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple Regular Medium scale
BAP/Phase I records: None	Features of cultural importance: Possible chalk pit in south	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Strong relationship with landscape to south and west and typical of wider lca though less wooded
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the low density edge of settlement to part of its north eastern boundary but extends beyond the plateau on which the village sits. There is a perception of being beyond the settlement limits and the site has no road frontage.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: Footpath links to wider PRow network

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- local features including a deep chalk pit in the south east corner of a field to the west of Kennylands Road.

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

Site : SON 5

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 5
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Wooded dipslope <ul style="list-style-type: none">• distinctive landform of plateaux dissected by a network of shallow, dry valleys;• heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beechwoods and more recent plantations;• strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• low intervisibility
Landscape designations:	
Adjacent to Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW to west Houses Kennylands Road AONB - filtered views not prominent Kidby's business park	Types of viewers: Residents Walkers AONB workers	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: To countryside to south (AONB)	Magnitude of viewers (level of use and popularity): Few houses Local PRoW	Impacts of mitigation: Compatible with local landscape character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers and residents have an expectation of beauty within or adjacent to the AONB; workers will be focussed on their work; Kennylands Road has a leafy / wooded character with houses set back	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Medium Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to gently sloping	Boundary features other than vegetation: Garden boundaries	Tranquillity – Noise levels: Intermittent traffic along Kennylands Road Some noise from business park
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Pylons
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village, traffic, some street lighting on Kennylands Road
Water features: None		
Landcover and land use: Rough grass/paddock and private gardens	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to south western and south eastern boundaries, within the garden of and along the road frontage of the house in the south east. Some individual trees in the gardens.	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Gappy hedge to the north west	Built form: Shed/stable, houses	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Isolated shed	
Heathland: None	Contribution of private gardens to landscape character: Substantial planting in gardens on north east side of site and on Kennylands Road frontages	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple Regular Small scale
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Fairly open views of houses
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not typical of LCA, being small and enclosed by vegetation
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the low density housing on its north eastern boundary and fronts onto the leafy / wooded Kennylands Road in 2 places. The site extends below the 90m contour on which much of the village sits, though the Kidby's Yard development is at the same elevation as the site.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- local features including a deep chalk pit in the south east corner of a field to the west of Kennylands Road.

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

Site : SON 6

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 6
Site character areas:-	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sun
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Adjacent to Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpses from road PRoV to south houses	Types of viewers: motorists residents walkers AONB visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure South western boundary absent (part of large field)
Views out of the site to: Glimpses to countryside to west in winter	Magnitude of viewers (level of use and popularity): Few houses Busy road but glimpses only Local PRoV	Impacts of mitigation: Compatible with local character Loss of openness and link wider field
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): Edge of settlement Adjacent to AONB	
Panoramic views: no		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<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 wire	Tranquillity – Noise levels: Intermittently busy road
Geological features: None	Historic landscapes:	Tranquillity – Visual intrusion / detractors: None
Soil quality: Grade 3	Parkland features:	Tranquillity – Light pollution/dark skies: Village road
Water features: None		
Landcover and land use: arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedge / trees to north east and south east boundaries	Built form: None	Accessibility by public footpath: no
Woodland and copses: None	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: n/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Some trees in adjacent gardens to north west and south east	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Regular 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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Generally well vegetated though house to north west openly visible
Presence in a floodplain: No
Relationship with adjacent wider countryside: Typical of wider LCA, links with countryside to south and west
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site forms a gap in the linear settlement pattern along the south west side of Kennylands Road and is part of a wider gap between the main village and the southern extremities. Development of the site would reflect the pattern of the linear development along Kennylands Road.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- In the early development of the village (plotlands) plots were sold at different times, probably by different landowners in a way that ‘seems almost random’, so that some gaps appeared early on and were not filled in until later or were not filled in at all, e.g the gap along Kennylands Road opposite Hag Pits;
- local features including a deep chalk pit in the south east corner of a field to the west of Kennylands Road.

See SON I record sheet for more details.

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

- Protect the rural and wooded quality of Kennylands Road

Site : SON 7

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 7
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Adjacent to Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Kennylands Road (western section only) (much of site wooded) Herb Farm to north east Houses to south east	Types of viewers: motorists residents Herb Farm visitors	Opportunities for mitigation and landscape compatibility of mitigation: good
Views out of the site to: Limited views from edge as much of site wooded	Magnitude of viewers (level of use and popularity): Few	Impacts of mitigation: Compatible with wooded character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Part of settlement – important part of leafy / wooded road	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Intermittent traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lights on Kennylands Road
Water features: None		
Landcover and land use: Private garden	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to north east, south east and south west boundaries, and trees within garden	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: None seen	Built form: House and outbuildings	Accessibility by public footpath: No
Woodland and copses: Adjacent to north west	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Clustered	
Heathland: None	Contribution of private gardens to landscape character: It is a private garden which contributes to the leafy character of Kennylands Road	Aesthetic sensitivity - Elements of openness/enclosure: enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small Complex Regular
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>		
Sensitivity score: Medium	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Leafy character along Kennylands Road – woodland between site and settlement to the north west
Presence in a floodplain: None
Relationship with adjacent wider countryside: Not typical of LCA, being small, enclosed by vegetation and in use as garden, cut off from wider countryside by road and built up area
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site fronts onto the leafy / wooded Kennylands Road and is part of a gap between the main settlement and the southern extremities.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- Local people value the way the wooded character ‘seeps’ across the village;
- The dry valleys to the east and west of the village define the village edges and frame the village;

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

- Protect the rural and wooded quality of Kennylands Road

Site : SON 8

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 8
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Adjacent to AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Millennium Field Possible glimpses from PRow to south, including Chiltern Way housing gymnastic centre nursing home	Types of viewers: residents gym visitors Millennium Field users walkers nursing home residents, staff, visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good existing vegetation structure
Views out of the site to: Millennium Field	Magnitude of viewers (level of use and popularity): Popular Millennium Field Few houses	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Urban edge Community field Regional and local footpaths	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat with localised mounding	Boundary features other than vegetation: Post and rail Close board fence	Tranquillity – Noise levels: quiet intermittent traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Gym building
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Gym building housing
Water features: None		
Landcover and land use: Parking Gym centre	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to east side	Landscape features of CA: None	
Hedgerows and hedgerow trees: Hedgerows and hedgerow trees to northern boundary	Built form: 2-story gymnastic centre	Accessibility by public footpath: no
Woodland and copses: None	Setting of listed buildings: n/a	Open access areas: no
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Millennium Field adjacent
Common land: None	Settlement pattern: Single building	
Heathland: None	Contribution of private gardens to landscape character: Some trees to e and west	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Complex Regular small
BAP/Phase I records: None	Features of cultural importance: adjacent Millennium Field	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Mixed- open in places
Presence in a floodplain: No
Relationship with adjacent wider countryside: Different in character, cut off by roads and built up areas
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is part of a gap between the main settlement and the southern extremities.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: Millennium Field and wider footpath network including Chiltern Way
VDS/Parish Plan – relevant extracts: Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft): <ul style="list-style-type: none">• The dry valleys to the east and west of the village define the village edges and frame the village; (See record sheet for SON 1 for further details) Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included): (See record sheet for SON 1 for settlement-wide issues)

Site : SON 9

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 9
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Adjacent to Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Peppard Road houses The Herb Farm public views from AONB unlikely	Types of viewers: residents motorists Herb Farm visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: AONB to east	Magnitude of viewers (level of use and popularity): Few houses Busy herb centre and road	Impacts of mitigation: Loss of medium range views Compatible with local character
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): Edge of AONB and village	
Panoramic views: no		
Landmark features: no		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Hum of traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Village and traffic
Water features: None		
Landcover and land use: Horse paddock	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to southern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Both to eastern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: Woodland/wooded garden to SW boundary	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 gardens to south	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Reg medium
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Mixed - open in places
Presence in a floodplain: No
Relationship with adjacent wider countryside: Different in character, cut off by road
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is part of a gap between the main settlement and the southern extremities.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None known

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- A key viewpoint on Peppard Road (just north of SON 9) looking north east across open countryside is noted in a diagram of key features

(See record sheet for SON 1 for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON 1 for settlement-wide issues)

- Deal sensitively with the boundary to the east towards the AONB

Site : SON 10

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 10
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Partly within Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpsed from road and houses May be visible from wider AONB	Types of viewers: Motorists residents	Opportunities for mitigation and landscape compatibility of mitigation: Good structure
Views out of the site to: AONB to east	Magnitude of viewers (level of use and popularity): Few houses Busy road	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping side of dry valley	Boundary features other than vegetation: Chestnut paling Flint wall Post and rail	Tranquillity – Noise levels: Traffic noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Village and road
Water features: None		
Landcover and land use: Garden	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to western boundary Within and to eastern boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: House and outbuilding	Accessibility by public footpath: None
Woodland and copses: Wooded garden – especially at north end	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: Scattered buildings in large plot	
Heathland: None	Contribution of private gardens to landscape character: Within private garden	Aesthetic sensitivity - Elements of openness/enclosure: North enclosed, south more open

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Complex Irregular small
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>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of LCA South end links to countryside to east, on the sloping side of the dry valley that defines the edge of the village
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site sits on the sloping side of the dry valley to the east of the village.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None known

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- A key viewpoint on Peppard Road (just south of SON 10) looking north east across open countryside is noted in a diagram of key features

(See record sheet for SON 1 for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON 1 for settlement-wide issues)

- Deal sensitively with the boundary to the east towards the AONB
- The edge of the village to the East is AONB and should not be developed

Site : SON 12

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 12
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Southern edge visible from road and countryside within AONB to south east North part of site difficult to view	Types of viewers: motorists residents AONB visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Countryside to south east AONB Blounts Court	Magnitude of viewers (level of use and popularity): Very few	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB/village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat- gently sloping	Boundary features other than vegetation: None noted	Tranquillity – Noise levels: Occasional traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Blounts Court
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: village
Water features: Adjacent to Widmore Pond		
Landcover and land use: Rough grass / grazing	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to north boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: No
Woodland and copses: None (adjacent to north east and south west – Slade's Wood)	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: Adjacent pond to north is common land Widmore Pond	Settlement pattern: None	
Heathland: None	Contribution of private gardens to landscape character: Some trees in gardens to west	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Irregular, simple, small
BAP/Phase I records: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Ancient and semi-natural woodland adjacent to the south western boundary - Slade's Wood		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Linked to landscape to south east
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. SON 12 forms part of the semi-rural approach to the village from the north east and the wooded setting to Widmore Pond
Historic links with the wider area if known: Possibly linked to adjacent Widmore Pond and Blount's Court Estate
Ecological links with the wider area if known: None
Recreational links with the wider area: None known

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- Widmore Pond and its wooded surrounds are of historical significance to the village and were once part of Blount's Court Estate and form a gateway to the eastern part of the village;

(See record sheet for SON I for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON I for settlement-wide issues)

- Deal sensitively with the boundary to the east towards the AONB
- The edge of the village to the East is AONB and should not be developed

Site : SON14

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON 14
Site character areas:	n/a
Date of site survey:	22.1.15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: road houses, PRoW within settlement Views from wider AONB possible	Types of viewers: motorists residents walkers	Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure Boundary absent (part of lower field)
Views out of the site to: AONB to south east	Magnitude of viewers (level of use and popularity): A few houses	Impacts of mitigation: Loss of openness and link with valley landscape
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB Village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium	Sensitivity score: Medium / High
Visual sensitivity score: Medium / High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping valley side	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: traffic
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Village/road
Water features: None		
Landcover and land use: arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Individual Poplars to north boundary	Landscape features of CA: None	
Hedgerows and hedgerow trees: Gappy hedgerow to north and west	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	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: Wooded garden to south	Aesthetic sensitivity - Elements of openness/enclosure: Open on countryside edge
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	Simple , irregular, large scale
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: Mixed – open to north west
Presence in a floodplain: No
Relationship with adjacent wider countryside: Strongly linked to valley landscape east and typical of wider LCA
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site sits on the sloping side of the dry valley to the east of the village and east of Peppard Road.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None known

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

- The dry valleys to the east and west of the village define the village edges and frame the village;
- A key viewpoint on Peppard Road (just south of SON 10) looking north east across open countryside is noted in a diagram of key features

(See record sheet for SON 1 for further details)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

(See record sheet for SON 1 for settlement-wide issues)

- Deal sensitively with the boundary to the east towards the AONB
- The edge of the village to the East is AONB and should not be developed

Site : SON16

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	SON16
Site character areas:	n/a
Date of site survey:	22-1-15
Surveyors:	AG IDT
Weather/visibility:	hazy sunshine
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	
Adjacent to Chilterns AONB	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: School Houses Glimpses from Kidmore Lane PRoW AONB (possibly screened views, winter only)	Types of viewers: School staff/children/ visitors residents AONB visitors	Opportunities for mitigation and landscape compatibility of mitigation: Good – some existing structure
Views out of the site to: Countryside (AONB) to south	Magnitude of viewers (level of use and popularity): Busy school Few houses Kidmore Lane is rural but quite busy	Impacts of mitigation: Compatible with LCA
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Setting of AONB and within AONB Rural setting, particularly Kidmore Lane to the south	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating- artificially levelled	Boundary features other than vegetation: Wire mesh security fence in gaps in hedge; garden fencing	Tranquillity – Noise levels: School grounds road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: School buildings
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: School village
Water features: None		
Landcover and land use: School playing fields; house and garden on Reade's Lane	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees in rear garden of house on Reade's Lane	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedges to road boundaries to SE	Built form: House and school building in north	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: n/a	Open access areas: No
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: School fields
Common land: None	Settlement pattern: Focussed in north of site near school buildings and off of Reade's Lane	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: Hedges and trees to N and NE boundaries	openness/enclosure: Semi enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Irregular Some complexity
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sonning Common
Character of the urban edge: School buildings open - main settlement fairly well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of wider LCA though with amenity grass. Some links to wider countryside.
Character of adjacent village(s): Dispersed settlement built around the two main routes through the parish (Peppard Road and Kennylands Road) and set between two dry valleys. The village has no historic core with development starting in the 19 th century with plotlands development and substantial estate and backland extension occurring in the 1960s. This development has been undertaken in blocks which reflect the field pattern. The site is adjacent to the built form on its northern and north eastern boundaries, with the school buildings wrapping around the western side of the site. The south western part of the site extends beyond the settlement envelope towards Kidmore End. Kidmore Lane which forms the southern boundary has a very rural character.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Sonning Common Character Assessment and Design Statement 2013 (Consultation Draft):

(See record sheet for SON I)

Draft Sonning Common Neighbourhood Development Plan Pre-submission version February 2015 (not adopted at the time of the Landscape Capacity Study – April 2015, therefore proposed housing allocations are not included):

- retain the existing separation with Kidmore End to the south west

(See record sheet for SON I for settlement-wide issues)

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WATI
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views.
Landscape designations:	Immediate setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Footpath to the south through gaps in hedge Britwell Road Adjacent houses Some views from Watlington Hill but not an exposed site	Types of viewers: Walkers Residents Road users	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce hedgerow boundary Careful design of access to avoid impact on the AONB
Views out of the site to: Adjacent houses Long view to escarpment	Magnitude of viewers (level of use and popularity): Well used Local links	Impacts of mitigation: None
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Passing view of pasture setting to the village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping north-east towards village Just below 105m AOD	Boundary features other than vegetation: Post and rail fencing Chain link fencing off Britwell Road	Tranquillity – Noise levels: Passing traffic on Britwell Road
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: None
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Typical village lighting
Water features: None		
Landcover and land use: Pasture / paddocks	Conservation Area: Immediately west of Watlington CA	
Tree belts, individual trees and riverside trees: A few trees on the eastern and western boundaries	Landscape features of CA: Rear gardens of houses along Britwell Road	
Hedgerows and hedgerow trees: Dense hedgerow along southern boundary	Built form: None on site Enclosed on 3 sides by settlement	Accessibility by public footpath: Adjacent to footpath leading into the Chilterns
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: N/A
Common land: N/A	Settlement pattern: Compact urban-like centre Lower density looser structure in the south Small modern estates around the town outside of the CA	
Heathland: N/A	Contribution of private gardens to landscape character: Gardens blend into pasture Important to setting of CA	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed area
Other significant vegetation cover: Scrub on the boundaries	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Small scale, diverse vegetation Pastoral setting Irregular
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: <ul style="list-style-type: none"> • Small scale 2 storey older houses with small rear gardens • Some modern housing to the west on higher ground
Presence in a floodplain: No
Relationship with adjacent wider countryside: Separated from wider landscape by hedgerows Contrasting landscape pattern to wider lower levels of the adjacent Chilterns
Character of adjacent village(s): Historic market town
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: Footpath link with the Chilterns network
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT3
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Semi-enclosed rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but• some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility.
Landscape designations:	Immediate setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Watlington Hill Public right of way to the south Residential property Glimpses from Ridgeway to the east	Types of viewers: Visitors to well known beauty spot and viewing point Users of long distance national trail Local walkers Local residents	Opportunities for mitigation and landscape compatibility of mitigation: Tree planting to eastern boundary Internal tree planting
Views out of the site to: Chiltern escarpment Houses on eastern edge of Watlington Community Hospital	Magnitude of viewers (level of use and popularity): Very popular visitor location on Watlington Hill and national trail Well used local path Number of houses	Impacts of mitigation: In keeping with settlement character and character of semi-enclosed rolling downs
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Settlement edge pasture	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Very gently rising land between 110m and 115m AOD	Boundary features other than vegetation: Mixed fencing to rear gardens	Tranquillity – Noise levels: Local road traffic
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: No visually intrusive elements except a local shed
Soil quality: N/A	Parkland features: None	Tranquillity – Light pollution/dark skies: Local village lighting to the west
Water features: None		
Landcover and land use: Pasture / ley and rough grassland	Conservation Area: Touches corner of Watlington Conservation Area in south-west corner	
Tree belts, individual trees and riverside trees: Tree group on western edge of site associated with pond Tree planting in gardens along Hill Hoad	Landscape features of CA: No	
Hedgerows and hedgerow trees: Hedgerows to internal boundaries and eastern edge Occasional hedgerow trees	Built form: None	Accessibility by public footpath: Public right of way along southern boundary
Woodland and copses: Deciduous plantation to the south-west of the site	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: No	Recreational areas: N/A
Common land: No	Settlement pattern: Compact urban-like centre Lower density looser structure in the south Small modern estates around the town outside of the CA	
Heathland: No	Contribution of private gardens to landscape character: Gardens along Hill Road contribute to softening the edge of the village and tree covered semi-enclosed character Gardens to houses on Chiltern Gardens are smaller and less vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: Some scrub	Cultural associations: N/A	Aesthetic sensitivity – landscape pattern: Simple small to medium scale irregular field

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		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:		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Exposed modern housing to the west Edge of linear housing to the north softened by trees and mature hedgerows
Presence in a floodplain: South-western area is in flood zones 2 and 3
Relationship with adjacent wider countryside: Reflects the pattern of small fields adjacent to the settlement along Hill Road and the B480 Howe Road Contrast with more open rolling downs beyond On lower slopes before land rises into the Chilterns
Character of adjacent village(s): Modern housing in small estates or linear development along Hill Road
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: Footpath links with village and connects with footpath network on lower slopes of the AONB
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT5
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Semi-enclosed rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but• some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility.
Landscape designations:	Setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Watlington Hill Glimpses from Hill Road Adjacent houses	Types of viewers: Visitors to beauty spot and viewing location Residents Local road users	Opportunities for mitigation and landscape compatibility of mitigation: Tree belts are a feature of this area New tree belts
Views out of the site to: Watlington Hill and the escarpment	Magnitude of viewers (level of use and popularity): Very popular location at Watlington Hill Well used road A few residents	Impacts of mitigation: Existing soft edge to town in this location so no mitigation needed Would link into existing tree belts
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Exposed open field on outer edge of the town	
Panoramic views: Of the Chilterns Escarpment		
Landmark features: None		
Sensitivity score: Medium/High	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Fairly flat land on lower levels around 110m AOD relating well to the town	Boundary features other than vegetation: High brick wall to Shirburn Street	Tranquillity – Noise levels: Local road traffic
Geological features: None	Historic landscapes: No clear evidence	Tranquillity – Visual intrusion / detractors: No detractors
Soil quality: N/A	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Pasture	Conservation Area: Immediately adjacent to Watlington Conservation Area	
Tree belts, individual trees and riverside trees: Prominent linear tree belt east of the site Tree planting in adjacent gardens	Landscape features of CA: Large open fields	
Hedgerows and hedgerow trees: Farm hedgerow to eastern boundary Gappy hedgerow to northern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: Adjacent to a few listed buildings including Grade II* East End House and forming the landscape setting	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: No	Settlement pattern: Compact urban-like centre Limited development on Hill Road and Shirburn Street except along roads	
Heathland: No	Contribution of private gardens to landscape character: Gardens within Conservation Area Tree planting to large properties	Aesthetic sensitivity - Elements of openness/enclosure: Open area
Other significant vegetation cover: Patches of scrub growth in centre of site	Cultural associations: N/A	Aesthetic sensitivity – landscape pattern: Very simple rectangular medium sized fields
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None on site	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Properties in the Conservation Area Fairly loose settlement edge with strongly defined line along Shirburn Street
Presence in a floodplain: No
Relationship with adjacent wider countryside: Site is typical of the adjacent wider landscape High intervisibility with the Chilterns escarpment
Character of adjacent village(s): Strong traditional character to neighbouring part of the settlement
Historic links with the wider area if known: Not know
Ecological links with the wider area if known: No known
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT6
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Semi-enclosed rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation but• some areas of permanent pasture or grassland;• large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland;• distinctively 'grey' and flinty soils;• rural character with few detracting influences, although main roads create some localised intrusion;• semi-enclosed landscape with moderate intervisibility.
Landscape designations:	Immediate setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Shirburn Road Adjacent playground Adjoining houses	Types of viewers: Road users and pedestrians Children at play and parents Residents	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce boundary treatment
Views out of the site to: Towards Pyrton parkland Playground Surrounding fields	Magnitude of viewers (level of use and popularity): Busy road Popular play area Few residents	Impacts of mitigation: In keeping with existing character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Enclosed area of pasture within settlement edge	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Fairly level field on the 110m AOD contour	Boundary features other than vegetation: Post and rail fencing Wall to adjacent property on Shirburn Road	Tranquillity – Noise levels: Adjacent road traffic
Geological features: None	Historic landscapes: Not known	Tranquillity – Visual intrusion / detractors: Views to large modern school buildings
Soil quality: Not known	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Pasture	Conservation Area: Small part of southern boundary is next to the Conservation Area	
Tree belts, individual trees and riverside trees: Mature trees along most of the boundary Line of trees across the site	Landscape features of CA: No	
Hedgerows and hedgerow trees: Mature gappy hedgerow with trees to Shirburn Road	Built form: No	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: No	Recreational areas: Adjacent to play ground
Common land: N/A	Settlement pattern: Compact urban-like centre New estates north of Shirburn Road	
Heathland: N/A	Contribution of private gardens to landscape character: Little influence	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: Some scrub around boundaries	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale rectangular field with good landscape features
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:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Set within area of more modern housing Urban edge defined by walls and planting in gardens Semi-rural character to playground
Presence in a floodplain: No
Relationship with adjacent wider countryside: Different character to wider landscape to north Typical of semi-enclosed small scale landscape around the town
Character of adjacent village(s): Mostly modern development
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: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT6
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Semi-enclosed rolling downs <ul style="list-style-type: none"> • distinctively smooth rounded landform of low chalk or greensand hills; • dominance of intensive arable cultivation but • some areas of permanent pasture or grassland; • large-scale field pattern contained within a comparatively intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland; • distinctively 'grey' and flinty soils; • rural character with few detracting influences, although main roads create some localised intrusion; • semi-enclosed landscape with moderate intervisibility.
Landscape designations:	Immediate setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Watlington Hill Shirburn Road and Pyrton Lane Oxfordshire Way Shirburn Park Grade II Registered park and garden	Types of viewers: Visitors to Watlington Hill Road users Private views from parkland	Opportunities for mitigation and landscape compatibility of mitigation: Retain and enhance existing tree cover Include additional tree planting internally No increase in height of built form on site Reduction in building mass and scale
Views out of the site to: Shirburn Park Grade II Registered park and garden Landscape to the north	Magnitude of viewers (level of use and popularity): Watlington Hill and roads very busy	Impacts of mitigation: In keeping with site but existing development is not in keeping with its landscape, parkland and AONB setting
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Isolated collection of commercial buildings enclosed within tree cover	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium/High	Sensitivity score: Medium/High	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Level site at approx. 115m AOD	Boundary features other than vegetation: Chain link security fencing Gates	Tranquillity – Noise levels: Local road traffic On site commercial use
Geological features: None	Historic landscapes: Adjacent to Shirburn Park Grade II Registered park and garden	Tranquillity – Visual intrusion / detractors: Visual intrusive building and fencing on site No visually intrusive elements beyond site
Soil quality:	Parkland features: None on site	Tranquillity – Light pollution/dark skies: Dark area (except existing on site lighting)
Water features: None		
Landcover and land use: Commercial buildings Hardstandings Young tree planting in grass Amenity grassland	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Tree belts to perimeter of the site Individual semi-mature trees in the site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow to Shirburn Road	Built form: Large shed Ancillary buildings Hardstandings	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Isolated from settlements	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Medium scale irregular contrasting pocket of development in open landscape
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: Available survey data:	No	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington and Pyrton
Character of the urban edge: 250m distance from modern housing on the northern edge of Watlington 500m distance from village of Pyrton
Presence in a floodplain: No
Relationship with adjacent wider countryside: Contrast with surrounding landscape
Character of adjacent village(s): Modern housing on northern edge of Watlington Older properties in small village (Conservation Area) at Pyrton
Historic links with the wider area if known: No known
Ecological links with the wider area if known: Not evident
Recreational links with the wider area: Alongside Oxfordshire Way
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT9
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views.
Landscape designations:	Wider setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Pyrton Lane Grassy track north of Willow Close Distant views from Watlington Hill of open field beyond the village	Types of viewers: Road users	Opportunities for mitigation and landscape compatibility of mitigation: Tree belts to link into existing along Pyrton Lane and along north part of site
Views out of the site to: Distant view to Chiltern escarpment Trees in Shirburn Park and Pyrton Manor grounds	Magnitude of viewers (level of use and popularity): Local low use	Impacts of mitigation: In keeping with local landscape features
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Open field on edge of village forming setting to Pyrton Manor and Shirburn Park	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rising land to a shallow knoll at 105m AOD in the centre of the site	Boundary features other than vegetation: None	Tranquillity – Noise levels: Quiet area away from busy roads
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Small pylons Filtered view of school buildings
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Lowlight levels from adjacent village
Water features: None		
Landcover and land use: Arable	Conservation Area: Separated from Pyrton CA by adjacent field and tree cover	
Tree belts, individual trees and riverside trees: Tree belt in northern corner of the site	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Well maintained hedgerow to Pyrton Lane and more mature hedgerows to western, northern and southern boundary Hedgerow trees to the northern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments:	Recreational areas: No
Common land: N/A	Settlement pattern: Compact urban-like centre New estates north of B480 Cuxham Road School grounds to the south-east	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: open
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Simple rectangular medium sized field
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/Low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Modern estate designed around open space with hedgerow between site and Ash Close
Presence in a floodplain: No
Relationship with adjacent wider countryside: Part of the open landscape of medium to large arable fields west of the village extending south of Pyrton
Character of adjacent village(s): Modern estates with generous tree belt planting
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: No
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT10
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views.
Landscape designations:	Wider setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Cuxham Road Willow Close Long distance views from Watlington Hill	Types of viewers: Road users Visitors to Watlington Hill	Opportunities for mitigation and landscape compatibility of mitigation: Restore hedgerows with hedgerow trees Add woodland planting
Views out of the site to: Landscape to the west and south Houses off Willow Close beyond hedgerow	Magnitude of viewers (level of use and popularity): Busy local road Popular visitor location at Watlington Hill	Impacts of mitigation: In keeping with guidelines for the area
Does the site form part of a skyline? High part forms skyline in views from Cuxham Road	Visual perceptions (activity and expectations of local visual receptors): Open landscape west of and beyond the village	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rising ground from floodplain along Cuxham Road Shallow bank along Cuxham Road	Boundary features other than vegetation: Open boundary to Cuxham Road	Tranquillity – Noise levels: Local road traffic Nearby commercial estate Nearby piggery
Geological features: None	Historic landscapes: Not evident	Tranquillity – Visual intrusion / detractors: None
Soil quality:	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting to east
Water features: None		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees:	Landscape features of CA: N/a	
Hedgerows and hedgerow trees: Very gappy hedgerow along western boundary Mature field hedgerows along northern and eastern boundary Hedgerow trees to eastern boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: None	Scheduled Ancient Monuments: No	Recreational areas: No
Common land: N/A	Settlement pattern: Compact urban-like centre New estates north of B480 Cuxham Road School grounds to the south-east	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Very open
Other significant vegetation cover: None	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Very simple medium scale regular field
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: No	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Dense hedgerow separates site from housing off Willow Close Housing visible over hedgerow Roundabout to south-east corner Industrial estate to south-east
Presence in a floodplain: Southern boundary abuts floodplain
Relationship with adjacent wider countryside: Strong landscape and visual links with wider landscape to the west and north
Character of adjacent village(s): Modern development
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: No
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT I I
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views.
Landscape designations:	Wider setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Cuxham Road Industrial estate	Types of viewers: Road users Workers	Opportunities for mitigation and landscape compatibility of mitigation: Tree and woodland planting Retain existing boundary cover
Views out of the site to: WAT10 and Cuxham Road	Magnitude of viewers (level of use and popularity): Fairly busy roads	Impacts of mitigation: Enhance local landscape in keeping with local character
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Enclosed piece of left over land	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Largely flat	Boundary features other than vegetation: Chain link fence	Tranquillity – Noise levels: Noise from adjacent industrial premises and piggery
Geological features: None	Historic landscapes: Not evident	Tranquillity – Visual intrusion / detractors: Piggery sheds Industrial buildings
Soil quality:	Parkland features: None	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: Ditch along Cuxham Road		
Landcover and land use: Pasture with scrub	Conservation Area: Separated from Watlington Conservation Area by modern buildings	
Tree belts, individual trees and riverside trees: Tree belt along eastern boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature hedgerow to western, northern and eastern boundaries	Built form: None	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: Possible seasonal wetland in north part of site	Scheduled Ancient Monuments: N/A	Recreational areas: N/A
Common land: N/A	Settlement pattern: Compact urban-like centre New housing estates north of B480 Cuxham Road Industrial premises to the east	
Heathland: N/A	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Small scale rectangular field with some diversity
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: Medium/Low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Mixed tree cover on edge of industrial premises Roundabout
Presence in a floodplain: Yes- northern half
Relationship with adjacent wider countryside: Some characteristics in common with field to the west but more enclosed and more closely related to the urban edge Limited intervisibility with wider landscape
Character of adjacent village(s): Modern estates
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: Possible within floodplain
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT12
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none">• distinctively smooth rounded landform of low chalk or greensand hills;• dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern;• distinctively 'grey' and flinty soils;• denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value;• rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape;• open landscape results in high intervisibility and extensive views.
Landscape designations:	Wider setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Cuxham Road B4009 Britwell Road Hillside along Turners Green Lane public footpath Watlington Hill Adjacent housing	Types of viewers: Walkers Road users Residents Visitors to Watlington Hill	Opportunities for mitigation and landscape compatibility of mitigation: New planting of hedgerow and hedgerow trees Woodland planting
Views out of the site to: Surrounding hills Chiltern escarpment Long views to the west	Magnitude of viewers (level of use and popularity): Well used and popular routes A few residents	Impacts of mitigation: Enhance landscape through restoration of landscape features
Does the site form part of a skyline? Yes – on knoll at 105m AOD +	Visual perceptions (activity and expectations of local visual receptors): Large open field above the village on Britwell Road Area of pasture in floodplain along Cuxham Road Wooded area with piggery	
Panoramic views: Yes – from high ground west and east		
Landmark features: Tree cover around piggery		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shoulder of land falling to north-east from knoll at 105m AOD + on Britwell road to shallow valley at 96m AOD along Cuxham Road	Boundary features other than vegetation: Open boundaries to Cuxham Road and arable land south-west of piggery	Tranquillity – Noise levels: Road traffic Industrial noise and noise from piggery
Geological features: None	Historic landscapes: Not evident	Tranquillity – Visual intrusion / detractors: Unattractive sheds on the site Commercial buildings
Soil quality:	Parkland features: No	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: Ditch along Cuxham Road		
Landcover and land use: Arable on high ground Pasture on low ground Woodland around piggery	Conservation Area: Separated from Watlington Conservation Area by modern buildings	
Tree belts, individual trees and riverside trees: Tree line along western edge of industrial premises	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: New planted hedgerow along track off Britwell Road Hedgerow to south of industrial premises	Built form: Agricultural shed with arable land Large industrial piggery	Accessibility by public footpath: None
Woodland and copses: Linear woodland around piggery	Setting of listed buildings: N/A	Open access areas: N/A
Wetland and meadow: Potential wetland in floodplain	Scheduled Ancient Monuments: N/A	Recreational areas: No
Common land: N/A	Settlement pattern: Compact urban-like centre New housing estates north of Britwell Road Industrial premises to the east	
Heathland: N/A	Contribution of private gardens to landscape character: Small rear gardens to rural housing are open in character	Aesthetic sensitivity - Elements of openness/enclosure: High ground very open Lower ground enclosed by tree cover
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Large to medium scale diverse rectangular landscape pattern
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: Available survey data:	None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Watlington
Character of the urban edge: Modern rural housing on Britwell Road Medium scale industrial premises to east
Presence in a floodplain: Half of lower area of pasture on Cuxham Road is in a floodplain
Relationship with adjacent wider countryside: Higher ground has strong landscape and visual links with the wider landscape to the west and south-west Woodland around the piggery links into wooded floodplain east of Watlington Mill Lower area of pasture shares characteristics with WAT11 but not wider landscape
Character of adjacent village(s): Modern housing and industrial area
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: N/A

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WAT72
Site character areas:	No sub-division
Date of site survey:	6/2/15
Surveyors:	BK
Weather/visibility:	Sunny
LCA:	LCA 5 Eastern Vale Fringes: Open rolling downs <ul style="list-style-type: none"> • distinctively smooth rounded landform of low chalk or greensand hills; • dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern; • distinctively 'grey' and flinty soils; • denuded and somewhat bleak and sterile character, with few features of landscape or wildlife value; • rural character with few detracting influences but large-scale farm buildings tend to be particularly prominent in this very open landscape; • open landscape results in high intervisibility and extensive views.
Landscape designations:	Wider setting of the Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: B4009 Britwell Road Adjacent houses Footpath south of WATI	Types of viewers: Residents Road users Local walkers	Opportunities for mitigation and landscape compatibility of mitigation: Opportunity to replace conifer planting with deciduous tree planting for the benefit of the village landscape
Views out of the site to: Screened by conifers at present	Magnitude of viewers (level of use and popularity): Several residents Busy road Footpath well used	Impacts of mitigation: Improvement to townscape
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Older industrial site screened by conifers	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium/low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently falling site Steep bank to Britwell Road	Boundary features other than vegetation: Close boarded fencing to houses	Tranquillity – Noise levels: Local industrial noise Road traffic
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion / detractors: Adjoining industrial buildings
Soil quality:	Parkland features: no	Tranquillity – Light pollution/dark skies: Local village lighting
Water features: None		
Landcover and land use: Industrial buildings Hardstandings	Conservation Area: Watlington Conservation Area runs along the eastern boundary of the site	
Tree belts, individual trees and riverside trees: Conifer belt around 3 sides Trees along part of north-west boundary to adjoining industrial site	Landscape features of CA: No	
Hedgerows and hedgerow trees: No	Built form: Industrial buildings	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: No	Open access areas: N/A
Wetland and meadow: No	Scheduled Ancient Monuments: No	Recreational areas: No
Common land: N/A	Settlement pattern: Compact urban core to the village Peripheral industrial sites in north-west	
Heathland: N/A	Contribution of private gardens to landscape character: Separated by fencing and conifers	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: No	Cultural associations: Not known	Aesthetic sensitivity – landscape pattern: Urban intensively used medium scale plot
BAP/Phase I records: BAP Priority Habitats: Available survey data:	Features of cultural importance: No	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium/low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement:
Character of the urban edge: <ul style="list-style-type: none">••
Presence in a floodplain:
Relationship with adjacent wider countryside:
Character of adjacent village(s):
Historic links with the wider area if known:
Ecological links with the wider area if known:
Recreational links with the wider area:
VDS/Parish Plan – relevant extracts:

Site : WOO 4

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 004
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys/LCT Semi-enclosed dipslope <ul style="list-style-type: none">• typically level or more gently sloping ground;• comparatively open fields contained within a strong structure of woods, hedgerows or trees to form a loose mosaic;• dominance of arable cultivation;• strong structure of woods and hedgerows generally provides visual containment and results in moderate to low intervisibility;• distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character but with some 'suburbanising' influences within rural settlements and along main roads (eg. A4074, A4130), and localised intrusion of built development and power lines (eg. around Sonning Common and Caversham)
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Oxford Road Reading Road (including views of listed barns) S. Stoke Road Houses Farm MOT garage Village green and village hall (including views of listed barns) Glimpses from PRoW (Chiltern Way Extension)	Types of viewers: Residents Walkers AONB visitors Village hall and village green users Reading Road users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: School Village hall Reading Road	Magnitude of viewers (level of use and popularity): Fairly busy roads Well used village hall and village green Regional footpath	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? no	Visual perceptions (activity and expectations of local visual receptors): AONB – expectations of beauty Village	
Panoramic views: none		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping	Boundary features other than vegetation: Post and wire fences CBF, barbed wire, tin sheeting	Tranquillity – Noise levels: Intermittent traffic Nearby school Village hall and recreation ground Tidmore Lane to north is rural and quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Pylons School building
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village Street lights
Water features: None		
Landcover and land use: Grazing	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to west Individual trees to north	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Native hedge to west and south boundary Conifer hedge to northern boundary	Built form: Shed in north	Accessibility by public footpath: None
Woodland and copses: None	Setting of listed buildings: 3 x listed building east of the site – Granary, Barn and farmhouse; southern part of site forms the setting	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Isolated	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Conifer hedge to north	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed / enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Irregular, small
BAP/Phase I records: None	Features of cultural importance: Nearby war memorial	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Medium / High	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Open – low density Well vegetated to west
Presence in a floodplain: None
Relationship with adjacent wider countryside: Somewhat typical of LCA but cut off from wider countryside by agricultural / light industrial use to north
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dip slope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRow*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)
- The rural aspect of the Black Lion side of Greenmore

Site : WOO 5

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 5
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 8 Chilterns Escarpment – Enclosed escarpment <ul style="list-style-type: none">• Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland;• Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest);• Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours;• Enclosed, intimate character within densely wooded areas;• Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland;• Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
Landscape designations:	Within Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Roads Houses Catholic church – Christ the King PRoW	Types of viewers: Road users Residents Walkers Church visitors	Opportunities for mitigation and landscape compatibility of mitigation: Little vegetation to build upon
Views out of the site to: Houses Long views to west Wooded ridge to north-east	Magnitude of viewers (level of use and popularity): Lots of houses Local PRoW	Impacts of mitigation: Loss of openness within field and long views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Within AONB, rural character	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium/ High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and wire fence Post and rail fence Various to rear gardens	Tranquillity – Noise levels: Fairly quiet and rural
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead wires
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village, no street lighting
Water features: None		
Landcover and land use: Grazing	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees in rear garden of house on Reade's Lane	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedges to west, north and south Hedgerow trees to west	Built form: none	Accessibility by public footpath: Yes, along east boundary
Woodland and copses: None	Setting of listed buildings: Picketts Cottage to south-west of 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: Hedges and trees to east	Aesthetic sensitivity - Elements of openness/enclosure: Open, within field

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple Medium large scale
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Fairly open to east and south, more wooded to north
Presence in a floodplain: None
Relationship with adjacent wider countryside: Links to countryside to west
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. Site is part of the semi-rural approach to the village from the north west
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRow*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 006

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 006
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 8 Chilterns Escarpment – Enclosed escarpment <ul style="list-style-type: none">• Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland;• Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest);• Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours;• Enclosed, intimate character within densely wooded areas;• Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland;• Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Visually contained site	Types of viewers: Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Houses Views generally limited	Magnitude of viewers (level of use and popularity): Unknown – probably few	Impacts of mitigation: Compatible
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB, village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Probable temporary fencing for horse paddocks	Tranquillity – Noise levels: Not known, but fairly quiet in general area
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Not known
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of the village
Water features: None		
Landcover and land use: Horse paddocks, private garden with tennis court	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to northern boundary and sub-dividing south western section	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Possibly to northern boundary	Built form: Stables / sheds on northern boundary	Accessibility by public footpath: No
Woodland and copses: None	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: Isolated	
Heathland: None	Contribution of private gardens to landscape character: Some trees in adjacent rear gardens	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	Regular, some complexity
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Not seen, but appears from aerial photographs to be well vegetated in parts and more open elsewhere
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of LCA, being partly enclosed by woodland, small-scale and intimate
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is on flat ground at the top of the scarp
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRow*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 7

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 7
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 8 Chilterns Escarpment – Enclosed escarpment <ul style="list-style-type: none">• Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland;• Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest);• Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours;• Enclosed, intimate character within densely wooded areas;• Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland;• Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpses from road Houses	Types of viewers: Road users Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Houses Views generally limited	Magnitude of viewers (level of use and popularity): Small number of houses Quiet road	Impacts of mitigation: Compatible
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Within AONB, village edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Post and rail fence Temporary electric fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Overhead wire
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village
Water features: None		
Landcover and land use: Horse grazing	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees belt to north west Individual trees – hawthorn and apple - internally	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedgerow and hedgerow trees to south – conifer to east	Built form: none	Accessibility by public footpath: None
Woodland and copses: Small area of native woodland in south east corner	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:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	None	Enclosed
Other significant vegetation cover: Occasional scrub clumps	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small scale Regular Moderately 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>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Some link with countryside to north west
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is an open part of the rural, linear development on the approach to the village from the west.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRow*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 10/11

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 10/11
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 8 Chilterns Escarpment – Enclosed escarpment <ul style="list-style-type: none">• Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland;• Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest);• Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours;• Enclosed, intimate character within densely wooded areas;• Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland;• Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpses of small parts of site from Goring Road and Bridle Path (road) Houses Glimpses from PRow	Types of viewers: Road users Residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Houses Views generally limited	Magnitude of viewers (level of use and popularity): Small number of houses Busy roads Local PRow	Impacts of mitigation: Compatible
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): In AONB, within village Views from PRow assumed to be those referred to in the parish plan	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat	Boundary features other than vegetation: Paddock fencing Garden fencing	Tranquillity – Noise levels: Roads fairly busy Quiet behind houses
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None seen, apart from non-native hedges to road frontages
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village Street lights along Goring Road and Bridle Path road
Water features: None		
Landcover and land use: Horse grazing and residential	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees belt to south western and south eastern boundaries Some individual trees internally	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Conifer hedgerows to road frontages	Built form: Houses on Goring Road and Bridle Path road Possible stable / shed internally	Accessibility by public footpath: None
Woodland and copses: None	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: Houses part of linear development along roads	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: Trees within gardens and backing onto site	openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small scale Regular Some complexity
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not typical of wider LCA 8; more typical of adjacent LCA 10 Chilterns Plateau with Valleys / LCT Wooded Dipslope, being flatter, influenced by urban edge and with low intervisibility
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is partly part of the linear development on Goring and Bridle Path roads and extends back behind the linear built form.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRow*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 12

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 12
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	<p>LCA 8 Chilterns Escarpment – Enclosed escarpment</p> <ul style="list-style-type: none"> Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland; Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest); Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours; Enclosed, intimate character within densely wooded areas; Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland; Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
	<p style="text-align: center;">LCA 10 Chilterns Plateau with Valleys – Wooded dipslope</p> <ul style="list-style-type: none"> Distinctive landform of plateaux dissected by a network of shallow, dry valleys; Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations; Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys; Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside'; Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements; Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW Goring Road – only small part glimpsed Houses	Types of viewers: Workers Road users Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Didcot Power Station	Magnitude of viewers (level of use and popularity): Small number of houses Local footpath Busy road	Impacts of mitigation: Compatible
Does the site form part of a skyline? None	Visual perceptions (activity and expectations of local visual receptors): AONB settlement edge Views from PRoW assumed to be those referred to in the parish plan	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping down east to west	Boundary features other than vegetation: Post and rail fence Post and wire fence	Tranquillity – Noise levels: Roads fairly busy Quiet behind houses
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: None seen, apart from non-native hedges to road frontages
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Village glow Street lights along Goring Road and Bridle Path road
Water features: None		
Landcover and land use: Horse grazing Private house and garden on Goring Road	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to south west	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Internal gappy hedgerows Conifer hedge to north east boundary on road	Built form: Sheds House on Goring Road	Accessibility by public footpath: None
Woodland and copses: None	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: Scattered	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: Some trees to rear gardens adjacent to site	openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple Regular
BAP/Phase I records: Deciduous wood to south of site	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Luckmore / Valentine wood – Ancient and semi natural to south		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not typical of wider LCA 8; somewhat typical of adjacent LCA 10 Chilterns Plateau with Valleys / LCT Wooded Dipslope, being flatter, influenced by urban edge and with low intervisibility
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is partly part of the linear development on Goring and Bridle Path roads and extends back behind the linear built form and with very low density development to south west.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 13

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 13
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Partly cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys – Wooded dipslope <ul style="list-style-type: none">• Distinctive landform of plateaux dissected by a network of shallow, dry valleys;• Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations;• Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses PROW	Types of viewers: Residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Good structure
Views out of the site to: Long views to Didcot Power Station	Magnitude of viewers (level of use and popularity): Small number of houses Local footpath	Impacts of mitigation: Compatible
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB settlement edge Views from PRoW assumed to be those referred to in the parish plan	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping from east to west	Boundary features other than vegetation: Post and rail fence Post and wire fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Currently some spoil mounds
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Village glow
Water features: None		
Landcover and land use: Horse grazing	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Gappy hedgerow to north west and internally	Built form: Sheds / stables	Accessibility by public footpath: Yes, along south east boundary
Woodland and copses: Adjacent to south	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: Clustered in north east corner	
Heathland: None	Contribution of private gardens to landscape character: Some trees in back gardens	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Regular
BAP/Phase I records: Deciduous woodland to east and south	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Ancient replanted woodland to east and south		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of LCA and with links to countryside to south west
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dip slope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site extends back behind the linear built form along Bridle Path road its southern part extends into the low density edge of settlement to the south east
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : WOO 15

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	WOO 15
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys – Wooded dipslope <ul style="list-style-type: none">• Distinctive landform of plateaux dissected by a network of shallow, dry valleys;• Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations;• Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Open views of south west part of site from Greenmore road; glimpses of rest of site	Types of viewers: Residents Road users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Elevated views to east Communications mast to south	Magnitude of viewers (level of use and popularity): Small number of houses Local road	Impacts of mitigation: Compatible
Does the site form part of a skyline? Possible from lower ground to east	Visual perceptions (activity and expectations of local visual receptors): AONB settlement edge Rural aspect of east side of Greenmore referred to in the parish plan	
Panoramic views: Possible from eastern side		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping / undulating, edge of plateau, top of dipslope	Boundary features other than vegetation: Post and rail fence Post and wire fence Chain-link fence Cbf	Tranquillity – Noise levels: Intermittent traffic But generally peaceful
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Communication mast to south-west
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lights on Greenmore and glow of village
Water features: None		
Landcover and land use: Grazing / stable yard	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedgerow along part of road frontage, part of northern boundary and hedgerow with trees along south eastern boundary	Built form: Stables	Accessibility by public footpath: None
Woodland and copses: Adjacent to southern boundary	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: Isolated in south part of site	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Garden to northern boundary has trees and hedges to shared boundary	Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Regular , small with some complexity
BAP/Phase I records: Deciduous woodland to south of site	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Houses on west side of Greenmore road are openly visible. Houses enveloped by site and to the north of the site are well vegetated.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of LCA and with some link to countryside to east
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site extends back to the edge of settlement set by the low density development to the north of the site and is just contained on the plateau without extending down the dipslope.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)
- The rural aspect of the Black Lion side of Greenmore

Site : I25

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	I25
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys <ul style="list-style-type: none">• Distinctive landform of plateaux dissected by a network of shallow, dry valleys;• Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations;• Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Goring Road Houses opposite Glimpses from PRow to north west and south east	Types of viewers: Road users Residents Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Good structure
Views out of the site to: Wooded edge to south east	Magnitude of viewers (level of use and popularity): Few houses Local PRow's Busy road	Impacts of mitigation: Compatible
Does the site form part of a skyline? None	Visual perceptions (activity and expectations of local visual receptors): AONB, village approach, but works yard	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping	Boundary features other than vegetation: Chain-link fence Cbf	Tranquillity – Noise levels: Busy road Noise in yard
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Works yard
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark
Water features: None		
Landcover and land use: Works yard Storage	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedgerows and hedgerow trees to north west along road, southern edge partly hedged	Built form: Barn Porta cabin Containers Sheds	Accessibility by public footpath: None
Woodland and copses: None	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: Scattered	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: Some trees in garden to south	openness/enclosure: Semi-enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small, discordant
BAP/Phase I records: Deciduous woodland across Goring Road	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Ancient replanted woodland across Goring Road		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not typical of LCA being currently used as a works yard
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dip slope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is beyond the main village envelope but part of a cluster of low density houses at Shirvells Hill. The site extends back behind the linear built form along Goring Road.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)
- The rural aspect of the Black Lion side of Greenmore

Site : 305

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	305
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 8 Chilterns Escarpment – Enclosed escarpment <ul style="list-style-type: none">• Scarp face dominated by dense woodland cover or a mosaic of open grassland, scrub and woodland;• Predominantly semi-natural character with a series of broad-leaved woodlands of significant nature conservation value (many designated as Sites of Special Scientific Interest);• Smooth scarp profile masked by roughly textured vegetation, with sombre, muted colours;• Enclosed, intimate character within densely wooded areas;• Semi-enclosed character and some views out across the vale from the scarp within areas of open grassland, scrub and woodland;• Escarpment prominent in views but woodland cover helps to absorb prominent features and results in low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Houses Glimpses of driveway and south west corner of site from Beech Lane Possible views from PRoW to south, but largely screened	Types of viewers: Residents Walkers Road users	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Woodland to south	Magnitude of viewers (level of use and popularity): Low, site largely screened	Impacts of mitigation: Compatible with local character
Does the site form part of a skyline? Yes from PRoW to East	Visual perceptions (activity and expectations of local visual receptors): AONB but within village	
Panoramic views: none		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping to south-east towards dry valley	Boundary features other than vegetation: Divided by post and rail fence and post and wire fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Fencing
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Glow of village
Water features: None		
Landcover and land use: Paddocks (possibly for goats – property is called 'Goats Gambol') and house	Conservation Area: None	
Tree belts, individual trees and riverside trees: Individual trees towards eastern edge	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Conifer hedgerow to south east boundary	Built form: House and garage	Accessibility by public footpath: None
Woodland and copses: Adjacent to south west	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: Cluster	
Heathland: None	Contribution of private gardens to landscape character: Adjacent non-native hedges (WOO 8)	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Complex Small, irregular
BAP/Phase I records: Deciduous woodland to south boundary	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Ancient and semi natural wood abuts South west corner only		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Largely well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Not typical of LCA; currently closely associated with residential curtilage, though has some relationship with valley landscape to south
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site is part of the linear development along Beech Road.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)

The rural aspect of the Black Lion side of Greenmore

Site : 306

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	306
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys – Wooded dipslope <ul style="list-style-type: none">• Distinctive landform of plateaux dissected by a network of shallow, dry valleys;• Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations;• Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Ward's Farm industrial park to north Greenmore road – glimpses through gate Houses; views possible from countryside to south east (within AONB), though publicly accessible viewpoints are very limited	Types of viewers: Workers Road users Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good existing structure
Views out of the site to: Elevated, long views to east from within site	Magnitude of viewers (level of use and popularity): Small number of houses Moderately busy road	Impacts of mitigation: Compatible
Does the site form part of a skyline? Possible from lower ground to east, though not publicly accessible	Visual perceptions (activity and expectations of local visual receptors): AONB settlement edge	
Panoramic views: Possible from east part of site		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping / undulating, edge of plateau, top of dipslope	Boundary features other than vegetation: Post and rail fence Post and wire fence	Tranquillity – Noise levels: Intermittent traffic, some activity in industrial park Otherwise peaceful
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Adjacent industrial buildings
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lights Possible industrial park lights
Water features: None		
Landcover and land use: Rough grassland	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Gappy hedgerow to north boundary	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	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 adjacent garden to south	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed at west and open at eastern edge
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	Simple regular Small
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>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Houses on west side of Greenmore road are openly visible.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Somewhat typical of LCA and with some link to countryside to east
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dipslope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site extends back to the edge of settlement set by the low density development to the north and south of the site and is just contained on the plateau without extending down the dipslope.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)
- The rural aspect of the Black Lion side of Greenmore

Site : 307

SOUTH OXFORDSHIRE LANDSCAPE CAPACITY STUDY 2015 RECORD SHEET

Site:	307
Site character areas:	n/a
Date of site survey:	04.02.15
Surveyors:	AG / KB
Weather/visibility:	Cloudy
LCA:	LCA 10 Chilterns Plateau with Valleys – Wooded dipslope <ul style="list-style-type: none">• Distinctive landform of plateaux dissected by a network of shallow, dry valleys;• Heavily wooded character, including extensive stands of ancient, semi-natural broadleaved woodland, mature beech woods and more recent plantations;• Strong structure of woodland and complex landform creates an intimate and enclosed character with a particular feeling of secrecy in some valleys;• Distinctive pattern of winding rural roads, irregular field boundaries and scattered rural settlements, typical of 'ancient countryside';• Generally rural and unspoilt character with only localised suburbanising influences within villages, along road corridors or around the fringes of the main settlements;• Low intervisibility
Landscape designations:	Chilterns AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Road Houses PRoW to south east	Types of viewers: Residents Walkers Road users	Opportunities for mitigation and landscape compatibility of mitigation: Good structure
Views out of the site to: Wooded ridge to south east	Magnitude of viewers (level of use and popularity): Small number of houses Busy road	Impacts of mitigation: Compatible but may result in loss of long views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): AONB at gateway to village	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Low
Visual sensitivity score: Medium / Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping south east to north west	Boundary features other than vegetation: Post and rail fence Post and wire fence	Tranquillity – Noise levels: Busy road, intermittently quiet
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion / detractors: Sheds/ horse boxes, equestrian paraphernalia
Soil quality: Grade 3	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lights further to north
Water features: None		
Landcover and land use: Paddocks Garden	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt to south and north east Individual trees in garden	Landscape features of CA: n/a	
Hedgerows and hedgerow trees: Hedgerows and hedgerow trees north west	Built form: House Stables Sheds	Accessibility by public footpath: None
Woodland and copses: Adjacent to south	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: Cluster	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: Few trees and hedges	openness/enclosure: Enclosed
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Small scale Partly irregular
BAP/Phase I records: Deciduous woodland to east and west	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Ancient replanted woodland to east Ancient and semi natural woodland to west		
<i>Other information</i>		
Sensitivity score: Medium / Low	Sensitivity score: Low	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium / Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodcote
Character of the urban edge: Well vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Typical of LCA and with strong links to countryside to east and south
Character of adjacent village(s): The village straddles the Chilterns scarp and sits approximately between the 145m and 180m contours with the highest point at Greenmoor Hill in the south. The dip slope (quite steep in this location) falls to the east and the (in places less steep) escarpment falls to the west. The village is relatively scattered and made up of 19 th and 20 th century housing with the older part focussed around the crossroads of Oxford Road and Reading Road in the north. The site extends back behind the linear built form along Goring Road and the eastern part extends beyond the village envelope
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None

VDS/Parish Plan – relevant extracts:

Woodcote Parish Plan 2008 (*comments in italics*)

- Woodcote is an 'open' village, a scattered development of habitations among the woods and around the common. This 'open' nature is still a characteristic of Woodcote today.
- The most important areas (*of open space*) are the Greenmore Ponds and the Village Green and Allotments, which are, by law, designated as charitable land and administered by the Parish Council.

Woodcote Neighbourhood Plan 2013-2027 (*comments in italics*)

Protected views include:

- From Greenmore Farm to Reading
- To Didcot and Wallingford from South Stoke Lane
- Across the village green (*not clear if this means from all directions*)

Valued views include:

- The pastures behind the RC church (on South Stoke Road)
- View of Barns at Church lane (*not clear where this is – possibly Church Farm*)
- View of Bridle Path stables and paddocks from Greenmore (*not clear where this is*)
- View of paddocks and Fox Covert woods from Beech lane (*not clear where this is*)
- View across woods and fields behind Bridal Path (*assumed from PRoW*)

Comments include protecting the open character of the village by protecting the open space on the village outskirts / rural edges and in particular:

- The War Memorial crossroads from development
- Views across Church Farm to fields beyond (*not clear what is referred to here as fields to north of Church Farm not visible from Reading Road*)
- The rural aspect of the Black Lion side of Greenmore