

Pyrton Neighbourhood Plan 2018 - 2033

Review of Potential Development Sites

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1. Land at Poppett's Hill Farm

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping and the site's planning history indicate that the site appears to be used for cattle farming. The site is isolated. The next nearest farm is Stoke Grange Farm, located circa 0.47 miles to the northeast.
Site area	Circa 1.10 hectares
Greenfield/agricultural/previously developed/brownfield	Agricultural land
Site boundaries	Agricultural fields surround the site.
Surrounding land uses	Agricultural
Existing access/adjacent to a highway	Farm tracks
Topography	Flat
Vegetation	Hedgerows
Planning history / pre-application discussions	<ul style="list-style-type: none"> 21/11/1996 – replacement of fire damaged agricultural barns with new building – Approved 14/01/1997. 22/02/1994 – Erect farm building – Approved 19/04/1994. 14/06/1977 – Erection of pre-fabricated calf house and loose box building – Approved 13/09/1977. 05/01/1973 – Erection of third cubicle house, silo barns, 1-4, milking parlour and amend position of slurry silo – Approved 20/02/1973. 24/08/1972 - Erection of two cubicle houses and construction of slurry store – Approved 21/11/1972.
Suggested use (where applicable)	No more than a few houses.
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	The site falls outside of the Chilterns AONB, which is circa 3 miles to the south.
Site of Special Scientific Interest (SSSI)	The site falls outside of a SSSI. The nearest SSSI is Spartum Fen circa 1.3 miles to the north and Knightsbridge Lane SSSI circa 1.8 miles to the south.
Registered Park or Garden	The site falls outside of a Registered Park and Garden but the nearest is Shirburn Castle circa 2.5 miles southeast.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 3.6 miles to the southeast, and the Chiltern Beechwoods SAC is circa 4.3 to the southeast. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 3.8 miles to the south east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR circa 3.9 to the southeast.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.
Scheduled Monument (SM)	'Ice house' at Ascott House circa 3.6 miles west.

Conservation Area	The site is not within a conservation area. The nearest conservation areas are in the centre of Pyrton and Watlington, as well as Shirburn.
Mineral safeguarding or mineral consultation area	No
Listed building	The Old Rectory (grade II), The Old Stores (grade II), Church of St Mary Magdalen Chest Tomb (grade II) and Manor Farmhouse (grade II) are all circa 0.6 miles east of the site.
Ancient woodland	Cornwell Copse, Wheatfield Wood and Clare Copse are all located circa 0.5 – 1 mile from the site.
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	Unknown
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development	
Contamination	Unknown
Archaeological / heritage	Unknown
Topography / gradient	Unknown
Natural features	Unknown
Utilities / services	Unknown
Flood risk / drainage	Unknown
Highways / access	Unknown
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Undifferentiated Grade 3
Public rights of way (PROW)/footpaths	Footpath running to the east of the site.
Physical problems/limitations	Unknown
Effects on or resulting from neighbouring/existing uses	Limited if any effects due to isolated location.
Proposals to overcome constraints	Unknown
Surveys undertaken	Unknown
Heritage	
Overview	There are no known heritage assets on the site or in the surrounding area and any proposals would relate to the redevelopment of existing farm buildings. Archaeological potential is unknown and any remains present may have been truncated during construction of the extant buildings.
Landscape / visual	

Landscape resources, character and sensitivity	<p>The site is located within the <i>Undulating Open Vale</i> landscape type. Broadly, the sites resources are typical of the wider landscape characteristics and recognisable as a 'large scale farmland mostly under intensive arable cultivation' and a 'weak structure,' 'open, denuded and elevated character, with high inter-visibility'. Locally, there is 'some intrusion of main roads' but not experienced on site.</p> <p>The site currently comprises an area of hardstanding and a number of large agricultural buildings in an elevated and exposed location. There are few positive features of note on site, of limited enclosure and absent landscape structure.</p>
Landmark features	None
Cultural associations	None on record.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Moderate sensitivity to change.
Relationship with townscape and wider landscape	N/A
Site inter-visibility	As noted, the site is in an elevated and exposed location and shares extensive inter-visibility with the surrounding landscape.
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High visual sensitivity.
Opportunities for mitigation and landscape compatibility of mitigation	Mitigation possible to reduce the prominence of development in an isolated location but will reduce the sense of openness characteristic of the <i>Undulating Open Vale</i> .
Conclusion	In consideration of the sites isolation, capacity for residential development on site is very limited.
<i>Sustainable development</i>	
Relationship to existing built form of Pyrton	Circa 2.4 miles to the north.
Is the site in close proximity to nearby shops / services?	The site is isolated and there are no nearby shops/services.
What is the quality of existing routes / infrastructure?	Relatively poor – only footpaths and farm tracks
Would residents be likely to walk / cycle to local services?	No
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes but would involve work to the farm tracks/footpaths
Desirable location to live	Unlikely as it is isolated
<i>Deliverability</i>	
Single or multiple ownership	Unknown

Are there any matters that would restrict deliverability (e.g. legal / physical)?	Unknown
Requirement for third party land to deliver the site?	Unknown
SHLAA conclusion	
Overall view	N/A
Landscape Capacity Assessment conclusion (final draft August 2015)	
Overall view	N/A

2. Land at New Farm

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping indicates that the site is surrounded by dwelling houses along Knightsbridge Lane. The current use consists of derelict sheds, open space and some storage.
Past uses	Hay and straw storage, farmyard, milking sheds workshop and animal housing.
Site area	Circa 0.11 hectares
Greenfield/agricultural/previously developed/brownfield	Previously developed/agricultural.
Site boundaries	Knightsbridge Lane to the west, farm track to the south, fields to the north and east.
Surrounding land uses	Dwelling houses/agricultural
Existing access/adjacent to a highway	Access via Knightsbridge Lane.
Topography	Flat
Vegetation	Some boundary hedging and trees.
Planning history / pre-application discussions	<ul style="list-style-type: none"> • 21/07/2003 – Erection of a two storey extension – Approved 15/09/2003 • 02/01/2002 – Barn to store machinery – Approved 27/02/2002. It is understood that a pre-application advice request has been submitted but no further information is available.
Suggested use (where applicable)	Single dwelling
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	The site does not lie within an AONB. The nearest AONB is the Chilterns, circa 0.5 miles to the southeast.
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. The nearest SSSI is Knightsbridge Lane SSSI circa 0.4 miles to the north. Also close by is Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI.
Registered Park or Garden	The site lies adjacent to Shirburn Castle.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 1.8 miles to the east, and the Chiltern Beechwoods SAC is circa 2.9 to the east. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 2 miles to the east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 1.4 to the southeast.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.
Scheduled Monument (SM)	N/A

Conservation Area	The site is not in a conservation area but is located to the immediate north of Pyrton conservation area. There is an additional conservation area in the centre of Watlington as well as Shirburn.
Mineral safeguarding or mineral consultation area	No
Listed building	West Lodge and attached gates, gate piers and wall (grade II) and the Plough Inn Public House (grade I) are approximately 60 metres from the site, the Old Smithy (grade II) approximately 150 metres from the site.
Ancient woodland	N/A
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	No
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development – as reported by the landowners / developers	
Contamination	No
Highways / access	No
Archaeological / heritage	No
Topography / gradient	No
Natural features	No
Utilities / services	No
Flood risk / drainage	No
Contamination	No
Archaeological potential	No
Proposals to overcome constraints	No
Surveys undertaken	No
Technical considerations / constraints to development – other	
Highways / access	N/A
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Grade 2
Public rights of way (PROW)/footpaths	Bridleway (Oxfordshire Way) running to the south of the site
Physical problems/limitations	Unknown
Effects on or resulting from	Unlikely as dwellings and agricultural fields surround the site.

neighbouring/existing uses	
Heritage	
Overview	The site is outside the Pyrton conservation area but immediately adjacent to the boundary. It is also close to the boundary of the Shirburn Castle registered park and garden and conservation area. The grade II listed West Lodge is 60 metres away and prominent in views along the shared drive and farm access and the open aspect to the south allows views towards the specimen trees within the park and along the boundary. The site forms the boundary of the Old Forge as well as part of the setting of a number of designated heritage assets so proposals for redevelopment of the existing buildings and yard would need to demonstrate appropriate form and design. Archaeological potential is unknown and any remains present may have been truncated during construction of the extant buildings.
Landscape / visual	
Landscape resources, character and sensitivity	<p>The site lies within a sub-area of the <i>Eastern Vale Fringes</i> defined as the <i>Semi-enclosed Rolling Downs</i> and adjacent to the <i>Parkland and Estate Farmland</i> type. The landscape features of the semi-enclosed rolling downs are its <i>'rural character with few detracting influences, although main roads create some localised intrusion'</i> and its semi enclosure contained by <i>'intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland'</i> that give rise to <i>'moderate intervisibility.'</i></p> <p>The site is characterised by an area of hardstanding, unused agricultural buildings and limited positive features of note. Although still in-keeping with the rural character of the village and Semi-enclosed Rolling Downs, the site is degraded.</p> <p>The adjacent landscape <i>'Parkland and Estate Farmland'</i> type is characterised by <i>'well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture'</i> and its <i>'rural and unspoilt character,'</i> <i>'generally enclosed character'</i> with <i>'low intervisibility'</i>.</p>
Landmark features	None
Cultural associations	Adjacent to the boundaries of the Pyrton conservation area and Shirburn Castle registered park and garden and conservation area and the Oxfordshire Way.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High sensitivity to change.
Relationship with townscape and wider landscape	N/A
Site inter-visibility	Filtered views of the site from Shirburn Castle registered park and garden to the east and limited by intervening vegetation although some glimpsed views are possible. Broadly, the site is particularly well contained and so views are limited to the immediate landscape / townscape. Of particular note are the possible views from the Oxfordshire Way and driveway to Shirburn Castle.
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Medium visual sensitivity.

Opportunities for mitigation and landscape compatibility of mitigation	Mitigation planting is required to ensure the interface between any possible residential development and the registered park and garden is in keeping with the wider landscape structure and uses native species appropriate to its setting.
Conclusion	There is some capacity for low-density (single house) residential development. Proposals would need to provide appropriate mitigation to improve the interface between the site and driveway to Shirburn Castle. If suitable proposals are put forward with appropriate boundary treatment and architectural vernacular, this could restore an existing degraded site, improving the immediate setting of the registered park and garden and conservation area provided that the single development was sited away from the boundary of with the Old Forge.
Sustainable development	
Relationship to existing built form of Pyrton	Within the village of Pyrton, located at the very north.
Is the site in close proximity to nearby shops / services?	Watlington is circa 1 mile away.
What is the quality of existing routes / infrastructure?	Unmade farm track which would require upgrading.
Would residents be likely to walk / cycle to local services?	Possibly, but the only services are approximately 1.0 mile away in Watlington
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	Yes – would fit in well with the existing village.
Deliverability – as reported by the landowners / developers	
Single or multiple ownership	Multiple (two owners)
Are there any matters that would restrict deliverability (e.g. legal / physical)?	No
Requirement for third party land to deliver the site?	No
Other comments– as reported by the landowners / developers	
Comments	N/A
SHLAA conclusion	
Overall view	N/A
Landscape Capacity Assessment conclusion (final draft August 2015)	

Overall view	N/A

3. Land opposite Hall Close

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping indicates that the site is surrounded by dwelling houses along Knightsbridge Lane. Currently used as rough paddocks.
Past uses	Horse paddock.
Site area	Circa 0.38 hectares
Greenfield/agricultural /previously developed/brownfield	Greenfield
Site boundaries	Knightsbridge Lane to the west, dwelling houses to the north and south, open grass field joining Shirburn Castle Park and Gardens to the east
Surrounding land uses	Predominantly dwelling houses and Pyrton Village Hall.
Existing access/adjacent to a highway	Access via Knightsbridge Lane/Pyrton Lane.
Topography	Flat
Vegetation	Some boundary hedging and trees.
Planning history / pre-application discussions	<ul style="list-style-type: none"> • 15/11/1963 - Site for houses and accesses – Refused 20/12/1963. • 19/08/1969 - Dwellinghouse and double garage – Refused 30/12/1969. • 29/10/1971 – Residential development for 6 houses with garages and accesses – Refused 24/11/1971
Suggested use (where applicable)	Retain field as local green space to preserve the historic open aspect of this ancient village by enabling views of the Shirburn historic park and the Chiltern escarpment.
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	The site falls outside of the Chilterns AONB, which is circa 1 mile to the southeast.
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. The nearest SSSI is Knightsbridge Lane SSSI circa 0.4 miles to the north. Also nearby is the Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI.
Registered Park or Garden	The site lies adjacent to Shirburn Castle.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 1.8 miles to the east, and the Chiltern Beechwoods SAC is circa 2.9 to the east. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 2 miles to the east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 1.4 to the southeast.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.
Scheduled Monument (SM)	N/A

Conservation Area	The site is within the Pyrton conservation area. There is an additional conservation area in the centre of Watlington as well as Shirburn.
Mineral safeguarding or mineral consultation area	No
Listed building	The site lies in between The Old Smithy (grade II) and the Court House (grade II)
Ancient woodland	N/A
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	No
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development – as reported by the landowners / developers	
Contamination	No
Highways / access	No
Archaeological / heritage	No
Topography / gradient	No
Natural features	No
Utilities / services	No
Flood risk / drainage	No
Proposals to overcome constraints	No
Surveys undertaken	No
Technical considerations / constraints to development – other	
Highways / access	Access to the site would need to be constructed.
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Grade 2
Public rights of way (PROW)/footpaths	Bridleway running to the north of the site, footpath running to the west.
Physical problems/limitations	Presently no access to the site.
Effects on or resulting from neighbouring/existing uses	Unlikely – dwellings and agricultural fields surround the site.
Heritage	

Overview	The site is within the Pyrton Conservation Area and there are listed buildings immediately to the north and south. The Conservation Area in this location includes the open land to the north east up to the wooded edge of Shirburn Castle parkland. Archaeological potential is unknown.
Landscape / visual	
Landscape resources, character and sensitivity	<p>The site is located within the '<i>Parkland and Estate Farmland</i>' landscape type and is characterised by a '<i>well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture</i>' and its '<i>rural and unspoilt character,</i>' '<i>generally enclosed character</i>' with '<i>low intervisibility</i>'.</p> <p>The site is currently unmanaged and located within the village envelope of Pyrton, designated a Conservation Area, and sharing many of the characteristics of the landscape type described above.</p> <p>The site has a distinct and unspoilt rural character, is particularly tranquil and contributes to the rural, low density character of the village.</p>
Landmark features	None
Cultural associations	Within Pyrton Conservation Area.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High sensitivity to change.
Relationship with townscape and wider landscape	N/A
Site inter-visibility	Filtered views of the site from Shirburn Castle registered park and garden to the east and limited by intervening vegetation although some glimpsed views are possible. The south-western boundary of the site with Knightsbridge Road is currently open. Broadly, the site is particularly well contained, however, and views are limited to the immediate landscape / townscape.
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Low visual sensitivity.
Opportunities for mitigation and landscape compatibility of mitigation	Mitigation required to ensure the interface between any possible residential development and the registered park and garden is in keeping with the wider landscape structure and uses native species appropriate to its setting.
Conclusion	There is some capacity for low density residential development. Proposals would need to provide appropriate mitigation to the eastern boundaries, ensuring that development reflects the existing linear settlement pattern. However development would do irreparable damage to the historic open structure of Pyrton. This site should therefore be retained as a local green space.
Sustainable development	
Relationship to existing built form of Pyrton	Within the village of Pyrton.

Is the site in close proximity to nearby shops / services?	No, the nearest shops/services are in Watlington are circa 1 mile away.
What is the quality of existing routes / infrastructure?	Access to the site would need to be constructed.
Would residents be likely to walk / cycle to local services?	Yes, but more likely to use motor vehicle
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	Yes – would fit in well with the existing village.
Deliverability – as reported by the landowners / developers	
Single or multiple ownership	Single
Are there any matters that would restrict deliverability (e.g. legal / physical)?	No
Requirement for third party land to deliver the site?	No
Other comments – as reported by the landowners / developers	
Comments	N/A
SHLAA conclusion	
Overall view	N/A
Landscape Capacity Assessment conclusion (final draft August 2015)	
Overall view	N/A

4. Land between Old Vicarage Cottage and The Lodge House

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping indicates that the site is located in between 2 dwellings – The Old Vicarage Cottage and The Lodge House. The current use is open ground.
Past uses	Open ground
Site area	Circa 0.27 hectares
Greenfield/agricultural/previously developed/brownfield	Greenfield
Site boundaries	Lane leading to the B4009 to the east, fields to the north, south and east.
Surrounding land uses	Predominantly fields, dwelling houses.
Existing access/adjacent to a highway	Close to junction with Pyrton Lane.
Topography	Flat
Vegetation	Low brick wall, some hedging and trees.
Planning history / pre-application discussions	Unknown

Suggested use (where applicable)	Housing
Allocated for development	No
<i>Relationship to designations</i>	
Area of Outstanding Natural Beauty (AONB)	The site falls outside of the Chilterns AONB, which is circa 0.5 miles to the southeast.
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. The nearest SSSI is Knightsbridge Lane SSSI circa 0.7 miles to the north. Also nearby are the Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI.
Registered Park or Garden	The site lies adjacent to Shirburn Castle.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 1.8 miles to the east, and the Chiltern Beechwoods SAC is circa 2.9 to the east. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 1.9 miles to the east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 1.1 to the southeast.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.

Scheduled Monument (SM)	N/A
Conservation Area	The site is not within a conservation area but lies immediately adjacent to Shirburn and Pyrton conservation area. There is an additional conservation area in the centre of Watlington.
Mineral safeguarding or mineral consultation area	No
Listed building	Hampden Cottage Manor Lodge (grade II) is circa 0.1 mile north of the site and Old Shirburn Vicarage (grade II) circa 100 metres north of the site.
Ancient woodland	N/A
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	No
Does a watercourse pass through the site or fall within 20 metres of it?	No

<i>Technical considerations / constraints to development – as reported by the landowners / developers</i>	
Contamination	No
Highways / access	Access will be required as part of the development.
Archaeological / heritage	No
Topography / gradient	No
Natural features	No
Utilities / services	No
Flood risk / drainage	No
Proposals to overcome constraints	No constraints to the knowledge of the landowner.
Surveys undertaken	No
<i>Technical considerations / constraints to development – other</i>	

Highways / access	A new access would need to be constructed onto the lane, but width is restricted at this location.
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Grade 2
Public rights of way (PROW)/footpaths	Bridleway running to the north of the site, footpath running to the west.
Physical problems/limitations	Presently no access to the site, which will be required as part of any development
Effects on or resulting from neighbouring/existing uses	Unlikely – dwelling and agricultural fields surround the site.
Heritage	
Overview	The site is adjacent to the boundary of Shirburn Castle registered park and garden and conservation area marked by The Lodge House. The park edge in this location is open and marked by field boundaries. The flint and brick wall along the front boundary of the site is part of a longer sequence of walls that extend from the grade II listed Old Shirburn Vicarage within Pyrton Conservation Area to the junction with Pyrton Lane. The site forms part of the setting of a number of designated heritage assets so proposals would need to demonstrate appropriate form and design. Archaeological potential is unknown.
Landscape / visual	
Landscape resources, character and sensitivity	The site is located within the <i>'Parkland and Estate Farmland'</i> landscape type and is characterised by a <i>'well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture'</i> and its <i>'rural and unspoilt character,' 'generally enclosed character'</i> with <i>'low intervisibility'</i> .

	<p>The site is located within the village envelope of Pyrton, designated a conservation area, and sharing many of the characteristics of the landscape type described above.</p> <p>The site is relatively small, bounded and separated from the road to the centre of Pyrton by an intact brick and flint wall to approximately 1.5m high located on a sloping grass verge.</p>
Landmark features	None
Cultural associations	Adjacent to the boundaries of the Shirburn Castle registered park and conservation area.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High sensitivity to change.
Relationship with townscape and wider landscape	N/A
Site inter-visibility	<p>Filtered views of the site are possible from Shirburn Castle registered park and garden to the north east. A small tree group is located on the south eastern boundary, separating the site from The Lodge House.</p> <p>Views of the site from the road into the centre of Pyrton are currently screened by an intervening brick wall, however, views of future residential development would occur when the wall was breached to accommodate site access.</p>
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Medium visual sensitivity.
Opportunities for mitigation and landscape compatibility of mitigation	Mitigation planting is required to ensure the interface between any possible residential development and the registered park and garden is in keeping with the wider landscape structure and uses native species appropriate to its setting.
Conclusion	There is some capacity for low density (two or less houses) residential development in the vernacular style. Proposals would need to provide appropriate mitigation to the north-eastern boundaries, retaining vegetation to the south east and ensuring that development reflects the existing linear settlement pattern. Properties should be set some distance back from the road edge and bounded by an appropriate treatment or retaining the large majority of the existing wall.

<i>Sustainable development</i>	
Relationship to existing built form of Pyrton	Within the village of Pyrton.
Is the site in close proximity to nearby shops / services?	Watlington is circa 0.7 miles away.
What is the quality of existing routes / infrastructure?	Access to the site would need to be constructed.
Would residents be likely to walk / cycle to local services?	Yes
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	Yes – would fit in well with the existing village.
<i>Deliverability – as reported by the landowners / developers</i>	
Single or multiple ownership	Single
Are there any matters that would restrict deliverability (e.g. legal / physical)?	No
Requirement for third party land to deliver the site?	No

<i>Other comments – as reported by the landowners / developers</i>	
Comments	N/A
<i>SHLAA conclusion</i>	
Overall view	N/A
<i>Landscape Capacity Assessment conclusion (final draft August 2015)</i>	
Overall view	N/A

5. PYR 2

Assessment criteria	Response
Site characteristics	
Site description/current use	The site lies completely within the rural parish of Pyrton, Pyrton is designated as an "Other Village" and as such has no development allocation, any development that may occur is to be limited to infill i.e. 1 to 3 dwellings. Aerial mapping indicates that the site is located adjacent to Watlington recreation ground and cricket club and Icknield Community College. Current use is as agricultural land.
Past uses	N/A
Site area	Circa 13.95 hectares
Greenfield/agricultural/previously developed/brownfield	Agricultural
Site boundaries	Pyrton Lane borders the west of the site and the lane leading to the B4009 to the north. Watlington recreation ground to the east and Icknield Community college and allotments to the south.
Surrounding land uses	Agricultural fields, allotments, dwelling houses, Watlington recreation ground and Icknield Community College.
Existing access/adjacent to a highway	Adjacent to Pyrton Lane and the B4009 (Watlington Road).
Topography	Flat
Vegetation	Mixture of hedgerows and fencing.
Planning history / pre-application discussions	<ul style="list-style-type: none"> • P05/E0228/RET – Siting of single storey portacabin for office accommodation – Permitted. • P02/S0324/LD – Warehouse and distribution B8 use – Certificate of Lawful use development. • P57/M0395 – Siting for new farmhouse and farm buildings. • P16/S2576/O – Live outline planning application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage.
Suggested use (where applicable)	Retain as a local gap between Watlington and Pyrton as any development would cause the coalescence of Watlington and Pyrton and have an irreversible negative impact on the AONB, which is located on the other side of the B4009, the setting of the Grade II* listed Pyrton Manor, and the Shirburn registered park and garden.
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	Chilterns AONB adjacent to the site
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. SSSI's located nearby include Knightsbridge Lane SSSI, Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI.
Registered Park or Garden	The site lies adjacent to Shirburn Castle.
Special Protection Area (SPA)	The nearest SPA is some distance away.

Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 1.7 miles to the east, and the Chiltern Beechwoods SAC is circa 2.7 to the east. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 1.7 miles to the east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 0.8 to the southeast.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.
Scheduled Monument (SM)	N/A
Conservation Area	The site is not in a conservation area but is located between Shirburn Conservation Area to the north and Watlington Conservation Area to the south. There is an additional conservation area in the centre of Pyrton.
Mineral safeguarding or mineral consultation area	No
Listed building	Lodge and attached wall, approx. 300 metres south of Shirburn Castle – circa 0.4 miles from the site. Cluster of listed building to the northwest within the village of Pyrton and to the south within Watlington, including the Grade II* listed Pyrton Manor.
Ancient woodland	N/A
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	Run-off from this field has contributed to flooding in both the properties in Church Lane and properties within Pyrton village including the White House and the Plough.
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development – as reported by the landowners / developers	
Contamination	No
Access / highways	"No constraint to development. A Transport Assessment demonstrates that suitable vehicular access can be achieved at two locations onto Pyrton Lane and excellent pedestrian routes into the town centre and local facilities can be provided. However Pyrton Lane is a poorly made up country lane and any increase in vehicle movements will seriously degrade the surface of the road."
Archaeological / heritage	"The heritage assets around the site do not constrain the principle of the site as being suitable for development. However, the proposed distribution of proposed development within the site takes full account of the surrounding heritage assets. This conclusion has been informed by a full Archaeological Desktop Assessment and Heritage Statement (Built Environment) which takes account of the setting, significance and special interest of Pyrton, Shirburn and Watlington conservation areas as well as Shirburn Castle (grade I) and its associated parks and gardens (grade II)."
Topography / gradient	"No constraint to development. A Topographical Survey demonstrates that the site is fairly flat. The land falls gently to the west at gradients of between 1 in 30 and 1 in 60 with a maximum level difference of approximately 10m across the site."
Natural features	"The existing natural features in and around the site do not constrain the principle of the site as being suitable for development. This conclusion has been informed by a full Arboricultural Report (trees and hedgerows) and Ecology Report incorporating enhanced Phase 1 Habitat Survey. The proposed distribution of proposed development within the site takes full account of the surrounding landscape, as set out in a Landscape and Visual Impact Appraisal (to be submitted with an application), which has taken account of views from the AONB."

Utilities / services	"No. The location is on the edge of a town and there is no issue in principle with service provision. For example, the existing sewers are considered in the Flood Risk Assessment (to be submitted with an application) and options for connection are outlined."
Flood risk / drainage	"No constraint to development. A Flood Risk Assessment (with Drainage Strategy) confirms that the site lies in Flood Zone 1, the lowest possibility of flooding and, as such, all uses of land are appropriate in this zone. The assessment also considers the risk of flooding from surface water/overland flows and advises how to ensure there will be low risk from this source."
Proposals to overcome constraints	"The technical reports referenced above address any constraints to development, which has influenced the distribution of development. As a result, it is proposed that at least five hectares of Green Infrastructure (dedicated open space/parkland) shall be provided in the northern and western parts of the site. This will provide a permanent green buffer between Pyrton and Watlington settlements and the landowners are willing to dedicate this to Pyrton Parish Council or other public body so that it can be kept undeveloped in perpetuity. It is proposed the whole site be retained as a green buffer zone between Watlington and Pyrton and this is supported by both Pyrton and Watlington Parish Councils and in the survey conducted as part of the PNP, by the vast majority of Pyrton parishioners."
Surveys undertaken	"Yes, this is contained in the technical reports, which can be made available upon request."
Technical considerations / constraints to development – other	
Access / highways	Increase in housing will generate an increase in traffic along Pyrton Lane. See Pyrton Traffic Survey data
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Grade 2
Public rights of way (PROW)/footpaths	Footpath runs to the south of the site.
Physical problems/limitations	Unknown
Effects on or resulting from neighbouring/existing uses	Unknown
Heritage	
Overview	The site is adjacent to the boundary of Shirburn Castle registered park and garden and Conservation Area and on the approach to Pyrton Conservation Area from the B4009. There are no views of the edge of Pyrton Conservation Area and the site has no relationship to the historic centre of Watlington. The parkland setting of the grade II* listed Pyrton Manor immediately to the west across Pyrton Lane is enclosed by tree belts that have been reinforced by recent planting that will provide greater screening as it matures. The site forms part of the setting of a number of designated heritage assets so proposals would need to demonstrate appropriate form and design. The scale of the development has the potential to affect the character of the roads around the village and the overall impression of tranquillity. Archaeological potential is unknown.
Landscape / visual	

Landscape resources, character and sensitivity	<p>The site is utilized for arable cultivation and bounded by a gappy, outgrown hedgerow and hedgerow trees on the south eastern boundary and dense clipped hedgerow on the south western and north western boundaries. The site is distinctly rural, with few detracting features. Current traffic on the B4009, Shirburn Road, is audible but not intrusive.</p> <p>The site lies within a sub-area of the Eastern Vale Fringes defined as the Semi-enclosed Rolling Downs and adjacent to the Parkland and Estate Farmland type. The landscape features of the semi-enclosed rolling downs are its 'rural character with few detracting influences, although main roads create some localised intrusion' and its semi enclosure contained by 'intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland' that give rise to 'moderate intervisibility.'</p> <p>The adjacent landscape 'Parkland and Estate Farmland' type is characterised by 'well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture' and its 'rural and unspoilt character,' 'generally enclosed character' with 'low intervisibility'.</p>
Landmark features	None
Cultural associations	None on record
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High sensitivity to change.
Relationship with townscape and wider landscape	<p>Despite the sites proximity to the settlement of Watlington, the settlement edge is not visible and, compounded by the degree of tranquility, the site has a strong rural character. The recreation grounds have a limited urbanizing effect on the landscape locally but form a soft transition between rural and urban landscapes.</p> <p>The Chilterns escarpment is clearly visible and forms a backdrop to the site, lending a strong sense of place.</p> <p>The site ensures separation between the settlements of Watlington and Pyrton, and maintains the isolation and rural setting of Pyrton Manor and the Shirburn Castle registered park and garden..</p>
Site inter-visibility	<p>The site shares moderate inter-visibility with the surrounding landscape. To the south, the escarpment of the Chilterns is clearly visible above intervening vegetation and lends a strong sense of place. From the Icknield Way, within the AONB, possible views during summer are limited by vegetation adjacent to the national trail. During winter, vegetation partially filters longer distance and elevated views. Elsewhere, views are possible from private areas of farmland within the AONB but limited from public rights of way or accessible land.</p> <p>Open views are possible from a public right of way adjacent to the south-western boundary and within the site.</p> <p>More local views of development on site will be possible from the Icknield Community College adjacent to the sites south western boundary and Pyrton Land to the north-east. Visibility from Pyrton Manor is limited, due to the density and evergreen component of boundary vegetation.</p>
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Medium visual sensitivity.

Opportunities for mitigation and landscape compatibility of mitigation	There is potential on site to mitigate views from the Chilterns from the south but in so doing, the sites detachment from the existing settlement is augmented and so limits the potential to integrate any new development with the adjacent townscape.
Conclusion	<p>This site serves as a green buffer between Watlington and Pyrton, preserves their distinct identities and prevents coalescence.</p> <p>Full account should be taken of the likely impacts of developments on the setting of the AONB. The site is located within an area of rural land that shares inter-visibility with the Chilterns escarpment and contributes to its setting. Potential for harm to landscape setting and AONB as a result of settlement expansion.</p> <p>The site functions as an open gap between Watlington and Pyrton Manor grounds and Shirburn registered park and garden, maintaining the latter's rural and isolated setting. Development will have an effect on the adjacent Parkland and Estate Farmland landscape type due to its existing unspoilt character and urbanizing effect of residential development.</p> <p>Likely to be a significant perception of sprawl – development extending beyond soft settlement boundary – limited opportunity to create an improved gateway to the settlement due to the location of agricultural buildings and recreation ground between the site and B4009, Shirburn Road.</p> <p>The August 2015 Landscape Capacity Assessment concluded that, because of the “Potential harm to the setting of Watlington and the AONB”, it “should not progress to further assessment in Stage 2”.</p>
<i>Sustainable development</i>	
Relationship to existing built form of Pyrton	Located in Pyrton Parish, between Pyrton and Watlington.
Is the site in close proximity to nearby shops / services?	The site adjoins the north of Watlington, which has a range of shops and services including a primary school, medical centre.
What is the quality of existing routes / infrastructure?	Good but would likely require upgrading to accommodate an increase in residents.
Would residents be likely to walk / cycle to local services?	Yes
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	Yes
<i>Deliverability – as reported by the landowners/developers</i>	
Single or multiple ownership	Multiple ownership but a single entity for the purpose of bringing forward the site for development and a formal promotion agreement has been signed. There is also an agricultural tenant.
Are there any matters that would restrict	No. All site owners have signed a binding legal promotion agreement to bring the site to market upon the grant of planning permission.

deliverability (e.g. legal / physical)?	
Requirement for third party land to deliver the site?	No
<i>Other comments – as reported by the landowners/developers</i>	
Comments	<p>“The site directly adjoins the town of Watlington but lies completely within the rural parish of Pyrton, which is categorised as “an Other Village” in the Core Strategy with no development allocation and the proposal is intended to address the housing requirement for the town as set out in the adopted and emerging development plan. Watlington was formally identified as a 'Larger Village' in the Core Strategy adopted in December 2012 and this status in the settlement hierarchy is unchanged in the Preferred Options for the new Local Plan currently out to public consultation. It should be noted that the Core Strategy planned for housing growth at Watlington which has predominantly not yet occurred and this shortfall has been taken account of in Preferred Options for the emerging Local Plan with its proposal for 2,645 new homes in the Larger Villages (the Core Strategy sought 1,154 homes) which equates to about 10% growth per Larger Village. The District Council has advised that housing provision on PYR2 would firmly relate to Watlington's housing requirement, currently anticipated to be at least 200 dwellings in the Watlington Neighbourhood Plan and may yet increase further.</p> <p>We have carried out our own public and stakeholder consultation about PYR2 and how it can meet community aspirations and provide public benefits. This involved a public exhibition in Watlington Town Hall on Friday 26th February between 4.30pm and 6.30pm and then Saturday 27th between 10am and noon. And following this we have met with both Pyrton Parish Council and Watlington Parish Council to engage in dialogue about our vision for the site. It should be noted that at no time have the Developers contacted Pyrton Parish Council or made any attempt to contact any Parishioners, indeed the meeting referred to in the proceeding sentence was arranged at the instigation of Pyrton Parish Council.</p> <p>The resulting proposals include a new public car park and pupil drop-off area close to the entrance of Icknield Community College, Watlington Primary School and Rainbow Corner Nursery. This will have the benefit of taking congestion away from Love Lane, which suffers from excess of vehicles at peak times. It is intended that the detailed design, including number of parking spaces, will be worked up in consultation with local stakeholders including the schools and nursery.</p> <p>As part of the planning evidence base, the District Council's SHLAA identified WAT8/PYR2 as a potential site, but their Landscape Capacity Assessment conclusion of August 2015 concluded that it should not progress to further assessment in Stage 2 because of the potential harm to the setting of Watlington and the AONB. The technical work for the Watlington Neighbourhood Plan also assessed WAT8/PYR2 in terms of providing a comprehensive solution for traffic congestion and air quality. In particular, the 2014 Watlington Traffic Study, undertaken by Transport Planning Practice (TPP) recognised the benefits of development sites around Watlington delivering sections of an alternative route around the town centre.</p> <p>Findings from recent summer roadshows – undertaken by Watlington Parish Council for the Watlington Neighbourhood Plan - indicate that the general public are in favour of the strategy of developing sites to the north and west of the town (Council Refs: WAT8, WAT9, WAT10, WAT11 and WAT12) over all other alternatives. Since the previous roadshows there has been an increase in public support for an alternative route, from 59% in 2014 to 67% in 2016. As WAT8/PYR2 forms part of this potential alternative route, it needs to be able to connect in future, should this be necessary. The scheme will, therefore, allow for an alternative route for traffic around Watlington to run through the site..</p> <p>In the light of the above, our proposed Concept Masterplan is based on the principle of a Primary Route running through the scheme that is capable of taking existing through traffic along Pyrton Lane, but also additional through traffic to be diverted from the town centre should sites come forward in the future to deliver a high quality alternative route connecting to Cuxham Road and possibly Britwell Road as well. The current proposal therefore operates as a standalone scheme but does not prejudice the delivery of an alternative route to provide a comprehensive traffic solution for the town.”</p>

	lit should be noted that Watlington Parish Council in their letter to SODC outlining their objections to the application for development on this site are firmly of the opinion that it should remain as an open green buffer zone between Watlington and Pyrton.
<i>SHLAA conclusion</i>	
Overall view	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.
<i>Landscape Capacity Assessment conclusion (final draft August 2015)</i>	
Overall view	<p>Stage 1: Potential for harm to the setting of Watlington and the AONB.</p> <p>Stage 2: Should not progress to further assessment in stage 2.</p>

6. PYR 1

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping indicates that the site is located adjacent to Watlington recreation ground and cricket club. It is a former antiques warehouse.
Past uses	Former antiques warehouse / car wash / employment. Previously Ordnance storage for MOD.
Site area	Circa 1.94 hectares
Greenfield/agricultural/ previously developed/brownfield	Part brownfield
Site boundaries	The road to the centre of Pyrton borders the north of the site while agricultural land is located to the west and Watlington recreation ground to the south. B4009 Shirburn Road to the east
Surrounding land uses	Agricultural fields, allotments, dwelling houses, Watlington recreation ground and Icknield Community College.
Existing access/adjacent to a highway	Adjacent to the unnamed road leading down to Pyrton and the B4009 (Shirburn Road).
Topography	Flat
Vegetation	Mixture of hedgerows and fencing.
Planning history / pre-application discussions	<ul style="list-style-type: none"> • P05/E0228/RET – Siting of single storey portacabin for office accommodation – Permitted • P02/S0324/LD – Warehouse and distribution B8 use – Certificate of Lawful use development
Suggested use (where applicable)	Residential development
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	Chilterns AONB adjacent to the site.
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. SSSIs located nearby include Knightsbridge Lane SSSI, Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI.
Registered Park or Garden	The site lies adjacent to Shirburn Castle.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is c.1.7 miles to the east, and the Chiltern Beechwoods SAC is c 2.7 to the east. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.
National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 1.7 miles to the east.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 0.8 to the southeast.
Ramsar (Wetland) site	N/A
Scheduled Monument (SM)	N/A
Conservation Area	The site is not in a conservation area but is located in between Shirburn Conservation Area to the north and Watlington Conservation Area to the south. There is an additional conservation area in the centre of Pyrton.

Mineral safeguarding or mineral consultation area	No
Listed building	Lodge and attached wall, approx. 300 metres south of Shirburn Castle – circa 0.3 miles from the site. Cluster of listed building to the northwest within the village of Pyrton and to the south within Watlington.
Ancient woodland	N/A
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	Unknown
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development – as reported by the landowners / developers	
Contamination	Unknown
Access / highways	No
Archaeological / heritage	The County Archaeologist has confirmed that any permission would require a condition relating to an archaeological scheme of investigation.
Topography / gradient	No
Natural features	No
Utilities / services	No
Flood risk / drainage	No
Proposals to overcome constraints	N/A
Surveys undertaken	Trees – no TPO, primarily on the boundary so can be retained. Ecology – no reptiles recorded, no bat roosts recorded.
Technical considerations / constraints to development – other	
Access / highways	Increase in housing will generate an increase in traffic along Pyrton Lane.
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Grade 2
Public rights of way (PROW)/footpaths	N/A
Physical problems/limitations	Unknown
Effects on or resulting from neighbouring/existing uses	Unknown
Heritage	
Overview	The site is adjacent to the boundary of Shirburn Castle registered park and garden and conservation area and on the approach to the Pyrton Conservation Area from the

	<p>B4009. The boundary of the designed landscape is wooded and the park is inward-looking, without wide external views. The site itself is enclosed by vegetation on the boundaries and the existing buildings are largely obscured in views from the roads. Watlington is not visible or perceptible from this location because of the topography and the vegetation of field boundaries and roadside hedges. The site forms part of the setting of a number of designated heritage assets so proposals for redevelopment of the existing buildings and yard would need to demonstrate appropriate form and design. Archaeological potential is unknown and any remains present may have been truncated during construction of the extant buildings.</p>
Landscape / visual	
Landscape resources, character and sensitivity	<p>PYR 1 lies within a sub-area of the Eastern Vale Fringes defined as the Semi-enclosed Rolling Downs and adjacent to the Parkland and Estate Farmland type. The landscape features of the semi-enclosed rolling downs are its 'rural character with few detracting influences, although main roads create some localised intrusion' and its semi enclosure contained by 'intact structure of hedges, with hedgerow trees and frequent linear belts or stands of planted woodland' that give rise to 'moderate intervisibility.'</p> <p>The site does not display the typical character traits of the Semi-enclosed Rolling Downs. Large agricultural units are prominent on site although largely screened from the surrounding landscape by a relatively dense and high hedgerow and hedgerow trees. The site has limited positive features of note and is part brownfield.</p>
Landmark features	No
Cultural associations	None on record.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	High sensitivity to change.
Relationship with townscape and wider landscape	The site is detached from the existing settlement boundary, separated by recreation grounds, and located beyond the perceived gateway of Watlington. The character of the site itself cannot be defined as rural but is located in an expansive rural setting, perceived in the context of the Chilterns escarpment.
Site inter-visibility	<p>The site shares limited inter-visibility with the surrounding landscape. To the south, the escarpment of the Chilterns, although viewed in the context of the site, does not share inter-visibility with the site.</p> <p>More local views of the site are possible from Pyrton Lane and the B4009, Shirburn Road. Visibility from Pyrton Manor is limited, due to the density and evergreen component of boundary vegetation.</p>
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Medium visual sensitivity.
Opportunities for mitigation and landscape compatibility of mitigation	Utilising and augmenting the existing boundary vegetation, screening of development is possible but equally the site Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998) has a poor relationship with the existing settlement, would be perceived as significant sprawl and encroachment into the countryside.
Conclusion	<p>Full account should be taken of the likely impacts of developments on the setting of the AONB. The site is located within an area of rural land that shares inter-visibility with the Chilterns escarpment and contributes to its setting. Potential for harm to landscape setting and AONB as a result of settlement expansion. Plus any development will inevitably result in a significant increase in light pollution.</p> <p>The site functions as an open gap between Watlington and Pyrton Manor grounds and Shirburn Castle registered park and garden, maintaining the latter's rural and isolated setting. Development will have an effect on the adjacent Parkland and Estate Farmland</p>

	<p>landscape type due to its existing unspoilt character and urbanizing effect of residential development.</p> <p>Likely to be a significant perception of sprawl as development would extend beyond the soft settlement boundary. There is also limited opportunity to create an improved gateway to the settlement due to the location of agricultural buildings and recreation ground between the site and B4009.</p>
<i>Sustainable development</i>	
Relationship to existing built form of Pyrton	Located in between Pyrton and Watlington and is not contiguous to any part of their extant development.
Is the site in close proximity to nearby shops / services?	The site is close to the north of Watlington, which has a range of shops and services including a primary school, medical centre and post office.
What is the quality of existing routes / infrastructure?	Good but would likely require upgrading to accommodate an increase in residents.
Would residents be likely to walk / cycle to local services?	Yes
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	Yes
<i>Deliverability – as reported by the landowners / developers</i>	
Single or multiple ownership	Single
Are there any matters that would restrict deliverability (e.g. legal / physical)?	No
Requirement for third party land to deliver the site?	N/A
<i>SHLAA conclusion</i>	
Overall view	Site is considered suitable in principle and available but development of this site will be considered through the plan- making process, during which its acceptability will be judged by comparison with other potentially suitable sites.
<i>Landscape Capacity Assessment conclusion (final draft August 2015)</i>	
Overall view	<p>Stage 1: May be limited potential for housing in the south subject to landscape and visual mitigation and protection of adjacent AONB.</p> <p>Stage 2: Notwithstanding the current levels of screening and although the site already contains substantial buildings and hardstandings, it is recommended that redevelopment of a similar area of floorspace or of a similar mass and scale would be detrimental to the local landscape and settlement character and the setting of the AONB and Shirburn Park. The site could be considered further as a potential site option provided that any development is no higher than the existing and the mass and scale of the built form is</p>

	<p>reduced. It is important that any new development not only conserves the landscape and visual status quo but enhances the character of the site to be in keeping with the pattern of loose knit low numbers of houses in small groups in the open countryside. Any access should be off Shirburn Road using the current access to the site from the B4009. Green infrastructure should be provided as described above. At a nominal density of 25 dph, 18 dwellings might be accommodated on site PYR1. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density would be necessary to avoid visual intrusion from the built form and to retain the rural character of this area.</p>
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7. Christmas Common mast site

Assessment criteria	Response
Site characteristics	
Site description/current use	Aerial mapping indicates that the site is heavily treed and that there is a row of dwelling houses to the south of the site. The site is currently not in use.
Past uses	Former mast site.
Site area	Circa 0.31 hectares.
Greenfield/agricultural/previously developed/brownfield	Part brownfield
Site boundaries	Trees surround the site
Surrounding land uses	Agricultural fields and dwellinghouses.
Existing access/adjacent to a highway	Access via Stokenchurch to Howe Hill Road to the west of the site and a footpath leading into the site.
Topography	Flat
Vegetation	Boundary trees
Planning history / pre-application discussions	<ul style="list-style-type: none"> • New building to house generators – permitted 2nd April 1975 • Replacement of two antennae on existing tower for government purposes – permitted 23rd June 1976 • Erection of additional aerials and associated equipment cabins – permitted 20th March 1981 • Antenna Tower, EUC building and toilet block, site works – permitted 24th January 1985 • Construction of 3.7 metres high concrete wall around antenna tower – permitted 10th October 1989 • Conversion of existing brick built single storey offices to a one bed bungalow – withdrawn 31st July 2013
Suggested use (where applicable)	Re-use to provide faster broadband.
Allocated for development	No
Relationship to designations	
Area of Outstanding Natural Beauty (AONB)	The site lies within the Chilterns AONB.
Site of Special Scientific Interest (SSSI)	The site does not lie within a SSSI. The nearest SSSI is Watlington and Pyrton Hills SSSI, Shirburn Hill SSSI and Aston Rowant Cutting SSSI. Also located close by to the east of the site is Wormsley Chalk Banks SSSI.
Registered Park or Garden	The site lies inbetween Shirburn Castle, a grade II listed park and garden and Stonor, a grade II* listed park and garden.
Special Protection Area (SPA)	The nearest SPA is some distance away.
Special Area of Conservation (SAC)	The site falls outside of a SAC. The nearest SAC are Aston Rowant SAC, which is circa 1.3 miles to the northeast, and the Chiltern Beechwoods SAC is circa 2.4 to the northeast. The Little Wittenham SAC and Hartslock Wood are further away to the west to the southwest.

National Nature Reserve (NNR)	There are no NNR's in the parish. The nearest NNR is Aston Rowant NNR circa 1.2 miles to the northeast.
Local Nature Reserve (LNR)	There are no LNR's in the parish. The nearest LNR is the Watlington Chalk Pit LNR 0.9 to the northwest.
Ramsar (Wetland) site	The nearest Ramsar site is some distance away.
Scheduled Monument (SM)	N/A
Conservation Area	The site is not within a conservation area. The nearest conservation areas are in the centre of Pyrton and Watlington, as well as Shirburn.
Mineral safeguarding or mineral consultation area	No
Listed building	Portways Cottage (grade II) and The Squirrel (grade II) to the north. Christmas Common Farmhouse (grade II) Fox and Hounds Inn Public House (grade II) and Chiltern Cottage (grade II) to the south.
Ancient woodland	Northend Farm Wood is circa 0.1 miles to the north.
Tree Preservation Order (TPO)	No
Flood risk	
Flood risk zone	No
Has the site flooded in recent years?	Unknown
Does a watercourse pass through the site or fall within 20 metres of it?	No
Technical considerations / constraints to development	
Contamination	Unknown
Access / highways	Unknown
Archaeological / heritage	Unknown
Topography / gradient	Unknown
Natural features	Unknown
Utilities / services	Unknown
Flood risk / drainage	Unknown
Agricultural land classification/grade (Grade 1, 2 and 3a comprise Best and Most Versatile Land whilst Grade 3b, 4 and 5 are lower quality)	Non-agricultural
Public rights of way (PROW)/footpaths	Footpath into the site.
Physical problems/limitations	Unknown
Effects on or resulting from	Unlikely – the site is heavily treed.

neighbouring/existing uses	
Proposals to overcome constraints	Unknown
Surveys undertaken	Unknown
Heritage	
Overview	There are no known heritage assets on the site, and the closest are listed buildings at Christmas Common and at Portway, at a distance of circa 300-350m and beyond the woodland that surrounds the mast site. Any proposals would relate to the redevelopment of the existing structures. Archaeological potential is unknown and any remains present may have been truncated during construction of the extant buildings.
Landscape / visual	
Landscape resources, character and sensitivity	The site is located within the Chilterns Ridges and Valleys character area (South Oxfordshire Landscape Character Assessment) and specifically within the Wooded Dipslope character type. The key defining characteristic of the Wooded Dipslope area is a 'complex landform of ridges and valleys' and 'heavily wooded character.' The landscape is generally 'rural and unspoilt' and due to the extensive areas of woodland and undulating topography allows 'low intervisibility.' The site currently comprises an area of hardstanding, radio mast and equipment housing within a small clearing surrounded by a larger dense mixed deciduous woodland.
Landmark features	None
Cultural associations	None on record.
Landscape quality and sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Moderate sensitivity to change.
Relationship with townscape and wider landscape	N/A
Site inter-visibility	The site is enclosed within a dense woodland and so its ground profile is not visible. However, the existing radio mast is in an elevated position and is of a height that protrudes some distance above the tree canopies. The radio mast is therefore a prominent feature of the landscape and is visible for a large area of the surrounding lowlands and Chilterns escarpment.
Visual sensitivity (extracted from South Oxfordshire Landscape Character Assessment, 1998)	Low visual sensitivity.
Opportunities for mitigation and landscape compatibility of mitigation	Mitigation of any visual effects is very limited given the likely scale of potential development.
Conclusion	Like for like development on site would have a neutral effect on the surrounding landscape and visual amenity. The height of any new infrastructure should be comparable to existing and any works carefully considered and assessed to ensure that additional negative effects are avoided.

Sustainable development	
Relationship to existing built form of Pyrton	Located outside of the village of Pyrton within Christmas Common, circa 2 miles away.
Is the site in close proximity to nearby shops / services?	Watlington is circa 1.5 miles west is the nearest town with shops/services.
What is the quality of existing routes / infrastructure?	Good
Would residents be likely to walk / cycle to local services?	N/A, but could provide broadband improvements to the area for local residents/small businesses.
Opportunities for improvements to local infrastructure / paths / cycle routes / access to countryside	Yes
Desirable location to live	N/A
Deliverability	
Single or multiple ownership	Unknown
Are there any matters that would restrict deliverability (e.g. legal / physical)?	Unknown
Requirement for third party land to deliver the site?	Unknown
SHLAA conclusion	
Overall view	N/A
Landscape Character Assessment conclusion	
Overall view	N/A