



North Hinksey Parish Neighbourhood Plan 2031 Appendices

Submission version November 2018

- ❖ **Achieving controlled, sustainable and appropriate development.**
- ❖ **Protecting elements that are key to the efficient functioning and well-being of the local community.**
- ❖ **Making North Hinksey Parish an even better place to live and work in, now and for future generations.**

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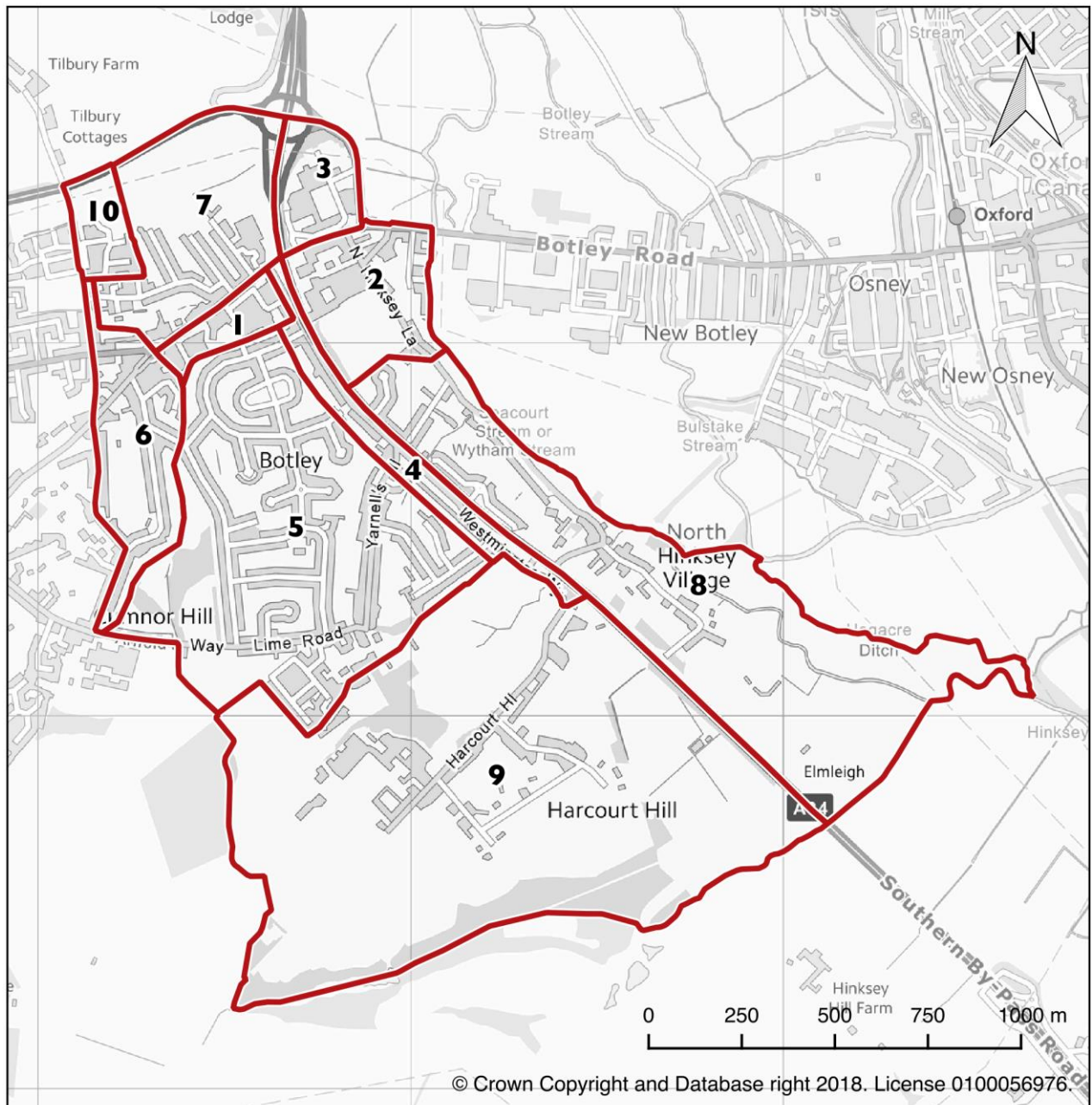
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Appendix A: Additional Parish Maps

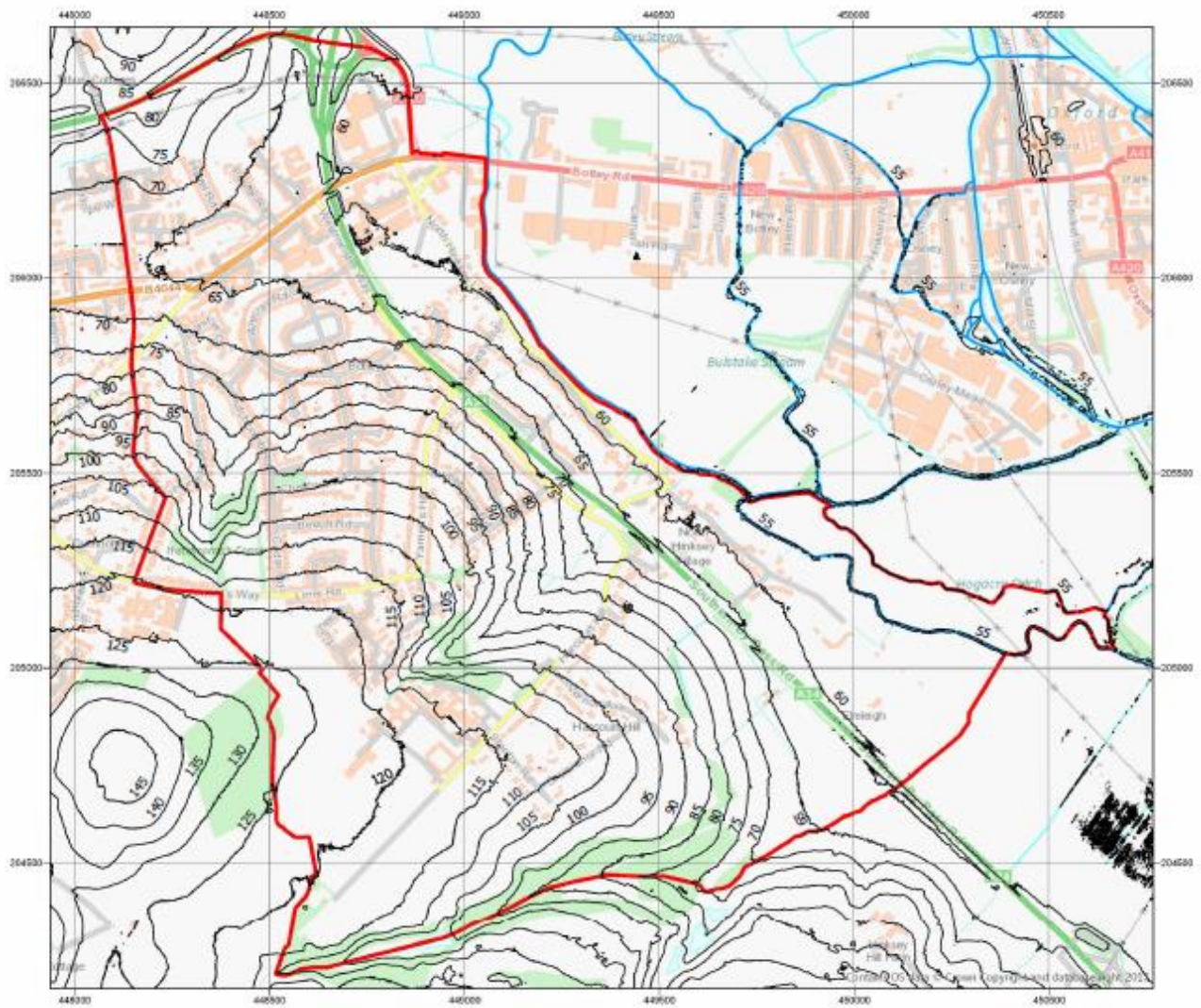
Map A.1 below indicates the locations of the ten Character Areas identified in the North Hinksey Parish Character Assessment (January 2018). Of these, areas 1 and 3 are commercial / retail, area 2 is a mixture of a historic village and industrial estates, and areas 4 to 10 are predominantly residential, although Brookes University Harcourt Hill Campus is also a significant presence within area 9.

Map A.1 – Character Areas:

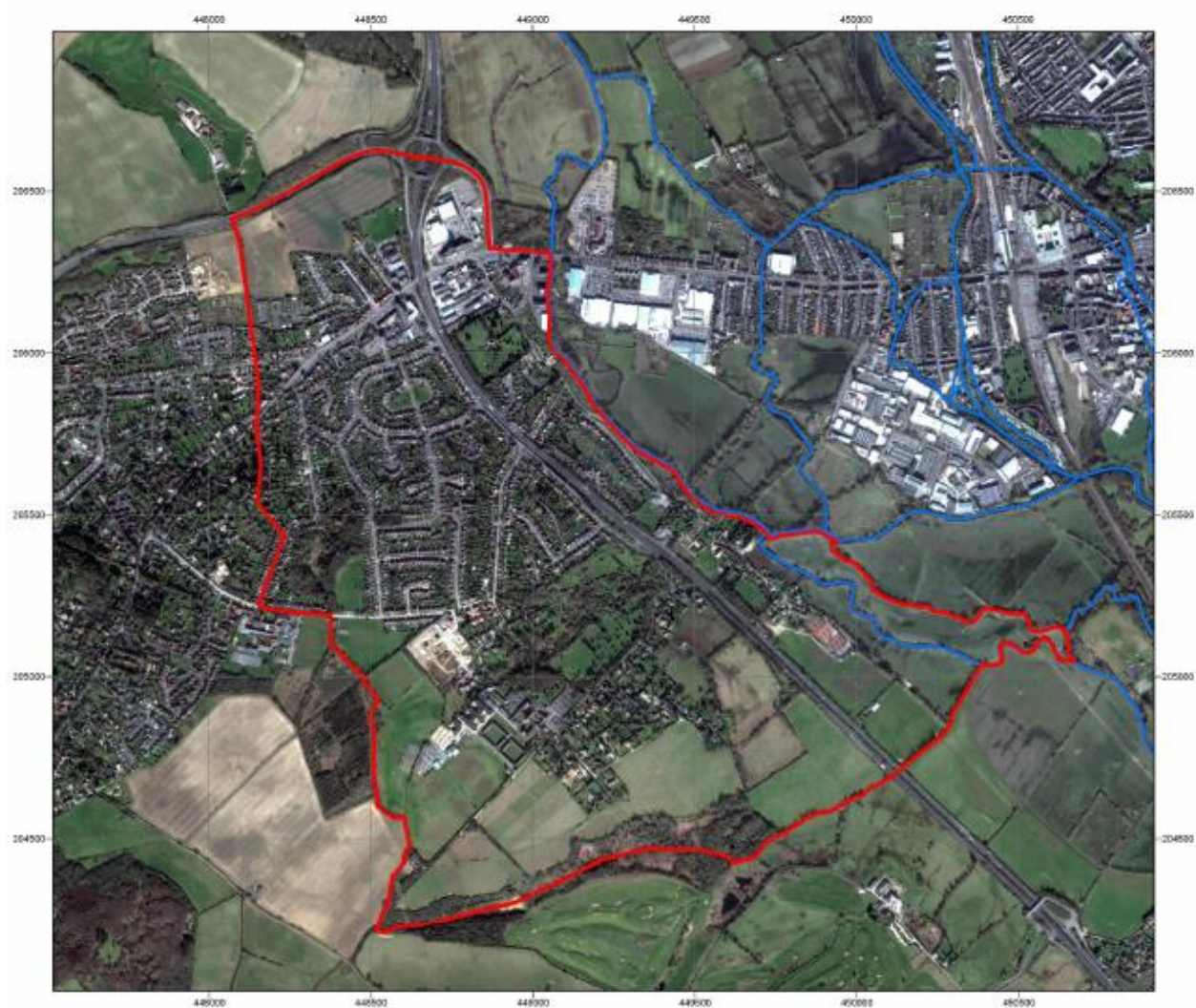


Character Area

Map A.2 - contours:



Map A.3 – satellite image:



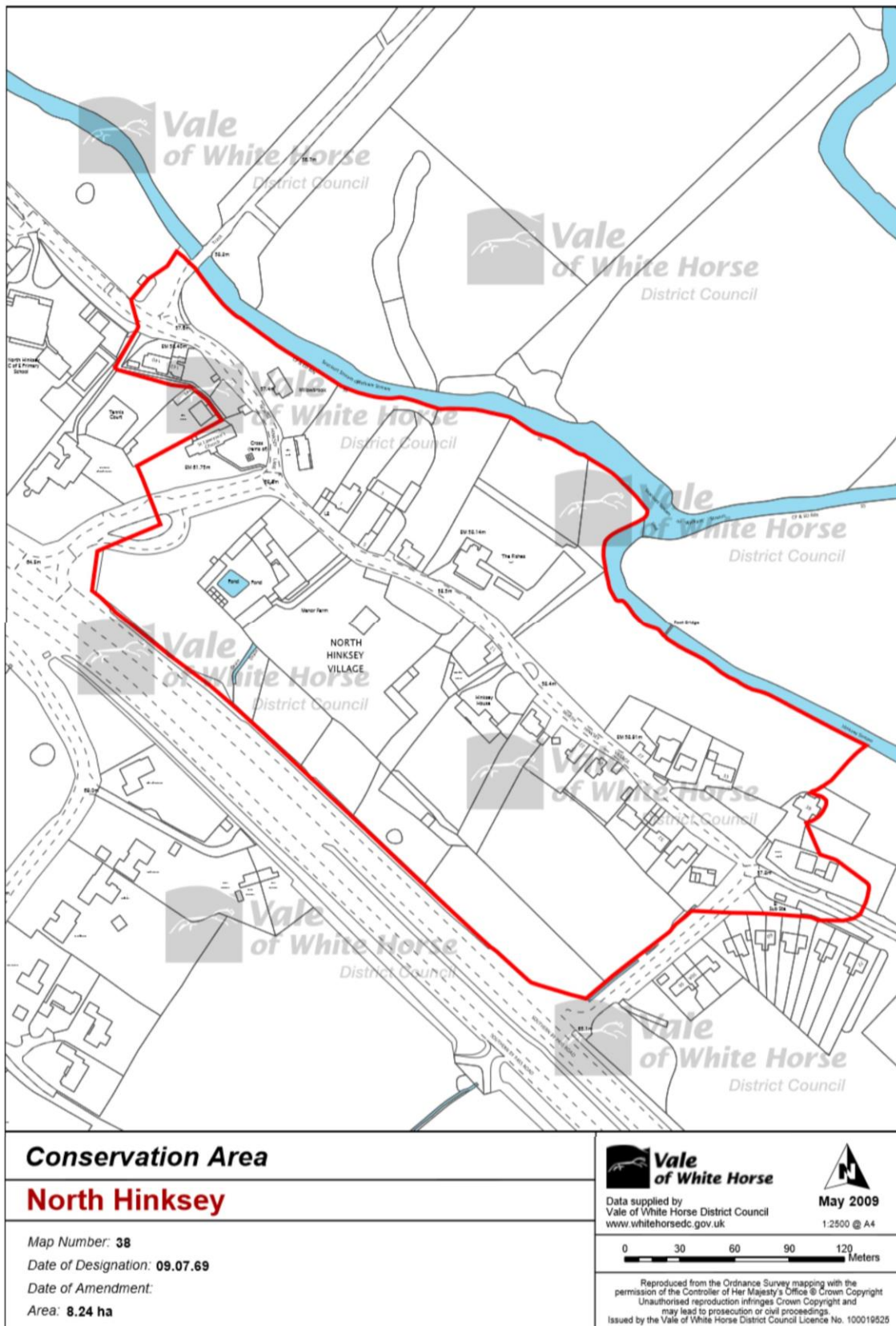
Appendix B - Housing:

Table B.1: Sites investigated for potential housing development suitability

Site	Location	Description and comment
1.	North Hinksey Village, at far south-eastern end.	Within the Green Belt on land owned by the rugby club, although the identified area of land is on the north-western edge of the overall club site, and is only used as an overflow car park, not for leisure activities. To the rear of existing housing. Close to the A34.
2.	North Hinksey Village, adjacent to the A34	Within the Green Belt to the north west of the rugby club. Located to the rear of properties on North Hinksey Lane, close to the A34. Private ownership.
3	North Hinksey Lane, to the south-east of Botley WI Hall	Land owned by NHPC and identified as an important local green space used as a Community Orchard.
4	Land between A420 and Hazel / Poplar / Elms Roads.	Constrained site partly within the Green Belt. Site restricted by required pylon buffer zone. Vehicular access currently not possible through recently built Tilbury Fields housing estate to the west, with other serious access restrictions through the three roads to the south of the site (all narrow roads, pedestrian / cycle access to Tilbury Fields is via Hazel Road, Poplar Road is a Private Road, Elms Road contains a school and doctors' surgery which is aiming to expand).
5	Copse on Cedar Road	Difficult site. Left over space that has degenerated through lack of management. Difference in levels. Would require careful eco-development. Identified as an important local green space. Also developers would need to take note of Policy UT1 regarding groundwater issues as it lies within the identified risk zone – see Utilities Appendix A.
6	Harcourt Hill, field opposite Brookes campus.	Within the Green Belt. Access issues, with potential increase in students and academics travelling to Brookes Campus as part of that redevelopment adding to pressure on the narrow Harcourt Hill Road and Westminster Way even before potentially adding any further housing nearby. See Policies TR1 to TR6 and other comments about transport issues shown under site 7 below. Also utilities issues.
7	Oxford Brookes University playing fields	Within Green Belt (see Core Policy 13) and providing important leisure facilities for parishioners as well as students. Can be accessed from existing routes, however there are transport issues in the vicinity and it would require access from the north to benefit public transport provision. To comply with policies in this Plan the playing fields would need to be relocated elsewhere on the campus site

		(impractical), but choice of any housing/accommodation location would also be dependent on an emerging OBU masterplan for a major redevelopment which would require built structures to be located within the same development boundaries as currently (Local Plan Inspector) making this area of the Campus unviable for any housing/accommodation. See Policies SI1, GS1, TR1 to TR6, and section 4.7 of this Plan including Policy BU1.
8	Oxford Brookes University Car Park	Depends on emerging Brookes masterplan and would involve relocation of car parking to elsewhere on the overall campus site (impractical). See additional comments for site 7 above which also apply here.
9	Field House site	Currently housing for elderly / sheltered housing. Redevelopment could provide a higher number of housing units of higher quality than at present, but would need to be in accordance with the Botley Centre SPD, and should continue to provide elderly/sheltered housing. See also Policies HS5 and HS7.

Map B.1: North Hinksey Conservation Area



Appendix C - Economy & Employment:

Sites for business use on maps C.1 (a) and C.1 (b):

CS1 - Botley Centre

CS2 - Seacourt Tower Retail Park

CS3 – Seacourt Tower

CS4 - Curtis Industrial Estate

CS5 - Hinksey Business Park

CS6 - Minns Business Park

CS7 – Richer Sounds (site of George PH)

CS8 - Raleigh Park Clinic site, 45 Raleigh Park Road

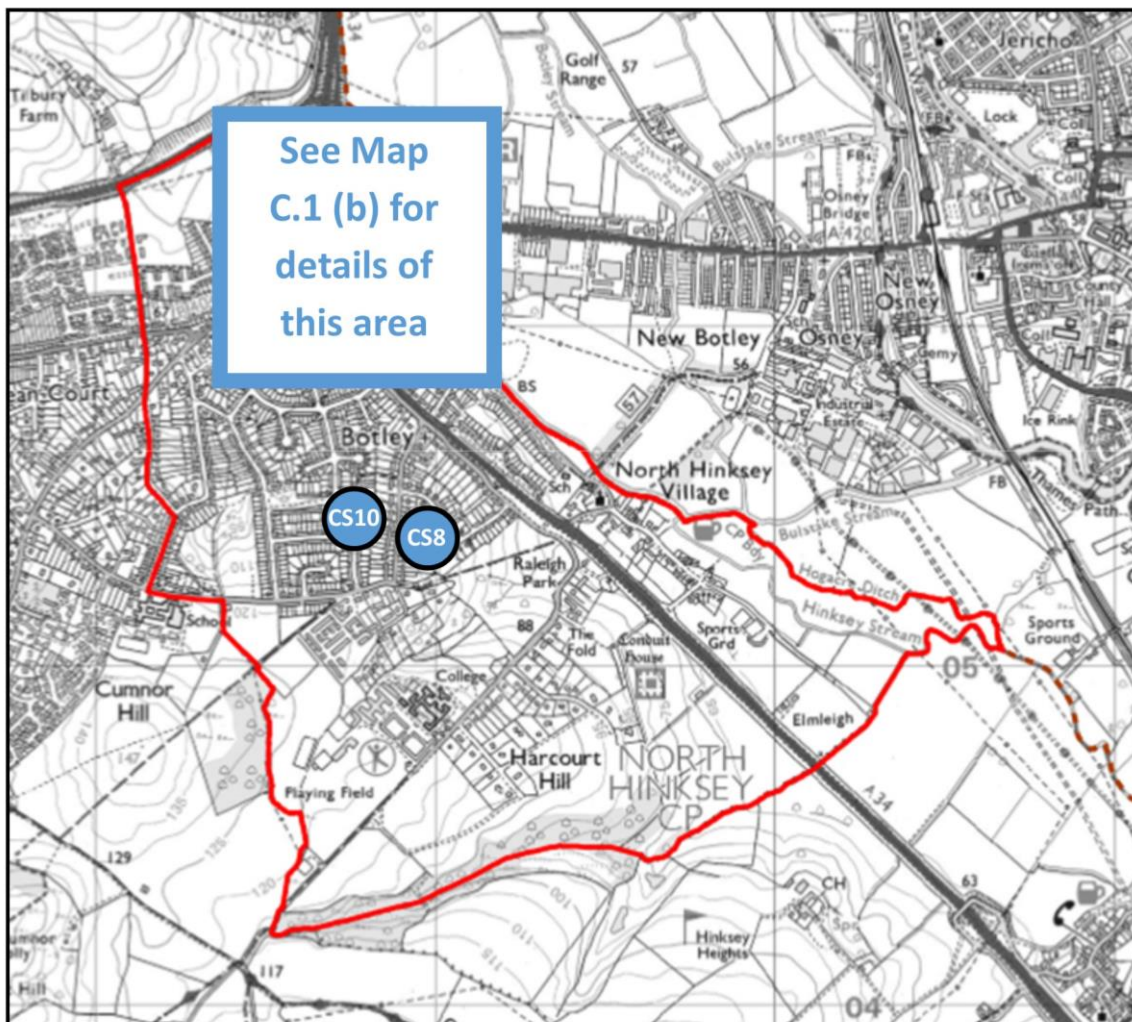
CS9 - Seacourt Bridge and surrounding business premises on north side of West Way

CS10 - Laburnum Road Convenience Store currently Lucky House, 49 Crabtree Rd

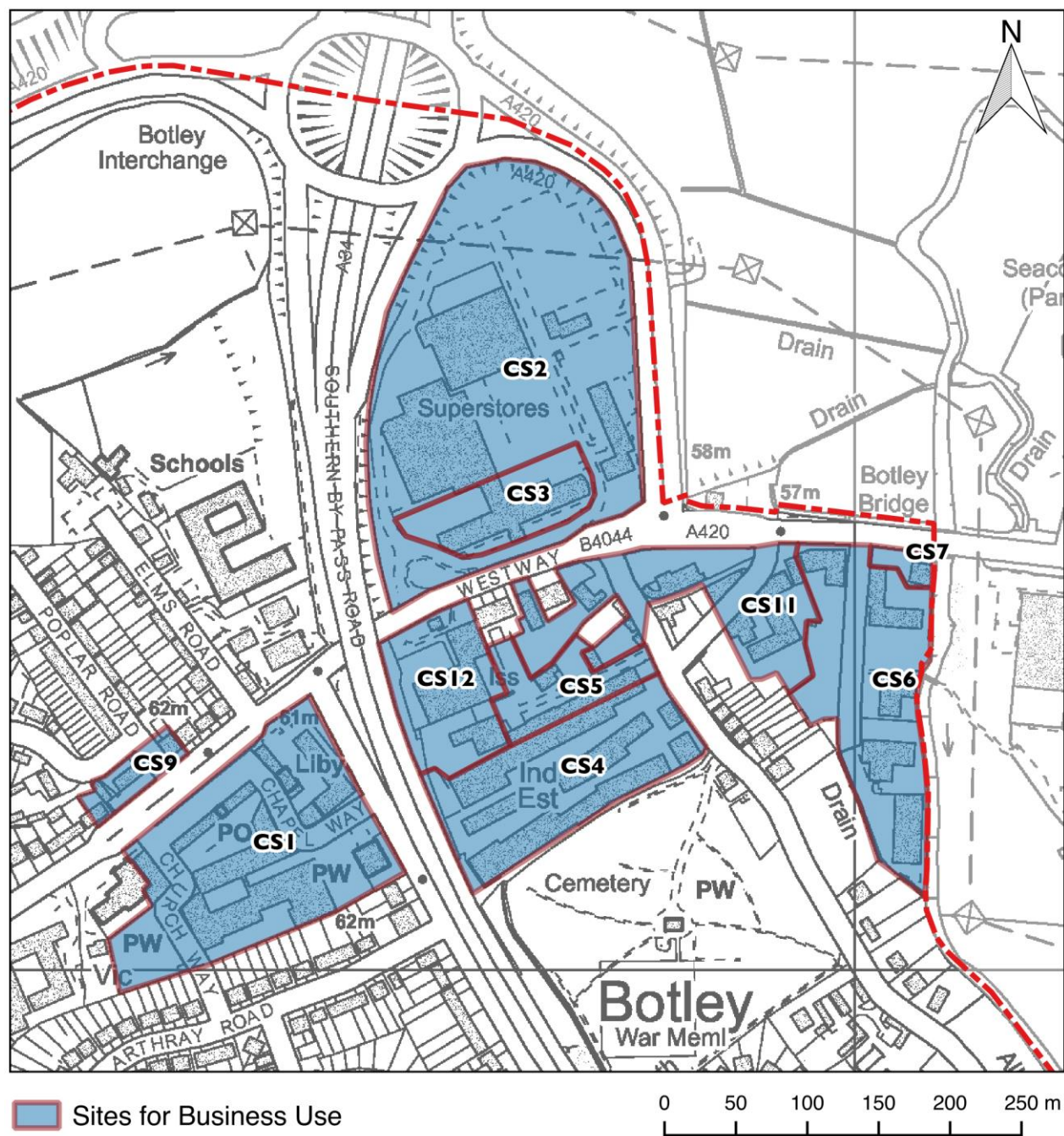
CS11 - McDonalds site and surroundings

CS12 - Travis Perkins / Enterprise site

Map C.1 (a) Sites for business use in North Hinksey Parish - overview



Map C.1 (b) Sites for business use in North Hinksey Parish – detail of main commercial area



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Table C.1: Diversity of businesses in the Strategic Business Areas designated in the VOWHDC Local Plan 2031 Part 1

Curtis Industrial Estate

Unit	Business	Activity
6	Always Easy Recycling Ltd	Scrap yard
15	Api Computer Support Systems	PC Manufacturers
14	Brookos Tyre & Exhaust Centre	Tyre fitting, wheel and exhaust repairs
20	C R Marks Oxford Ltd	Motor Factors
28	Catwalk Wholesale Ltd	Clothes & Fabric Wholesaler
13	Chris Andrews Publications Ltd	Book Publishing
36	Cooz's Records Ltd	Recording Studio
25	Edmundson Electrical Ltd	Electrical Wholesalers
25	Electric Center	Electrical equipment
6	Eyejusters Ltd	Adjustable close focus spectacles
		Suppliers to Refrigeration and Air Conditioning trades
14	Fridge Spares Wholesale Ltd	
	M & J Auto Repair (North Hinksey Garage)	Motor services
2	Minty (Oxford) Ltd	Beds, mattresses and storage
	Newey & Eyre	Electrical Distributors
17	North Hinksey MOT Centre	Vehicle Repair Shop
12	Oxford Food Bank	Foodbank
	Oxford Glass & Glazing Systems Ltd	Glass repairs & bespoke glass
14-15	Oxford Picture Library	Film & Photographic Libraries
5	S I Pumps Ltd	Pump Sales & Servicing
	Southern Energy Products	Boiler / heating installation & repair
15	Tyre Services Great Britain Ltd	
		Plumbers: see also Plumb Center, Pipe Center and Drain Center
35	Wolseley UK Ltd	

Hinksey Business Centre

3TH Ltd	Training
Botley Road Motors	Motor services
Bruce Butcher Electrical Ltd	Electrical services
DCS Couriers	Courier
Elliot Brown Agency	Commercial Model Agency
Key Agent	Property management
Natural Bread Company	Bakers & bread making courses
Northgate Vehicle Hire	Van Hire

Minns Business Park

Dehns	Patent Attorneys
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Ogilvy 4D Ltd
Savills
tci renewables
Vicon Motion Systems

Medical industry consultants
Real Estate Services
Renewable Energy Consultants
Motion Capture Systems

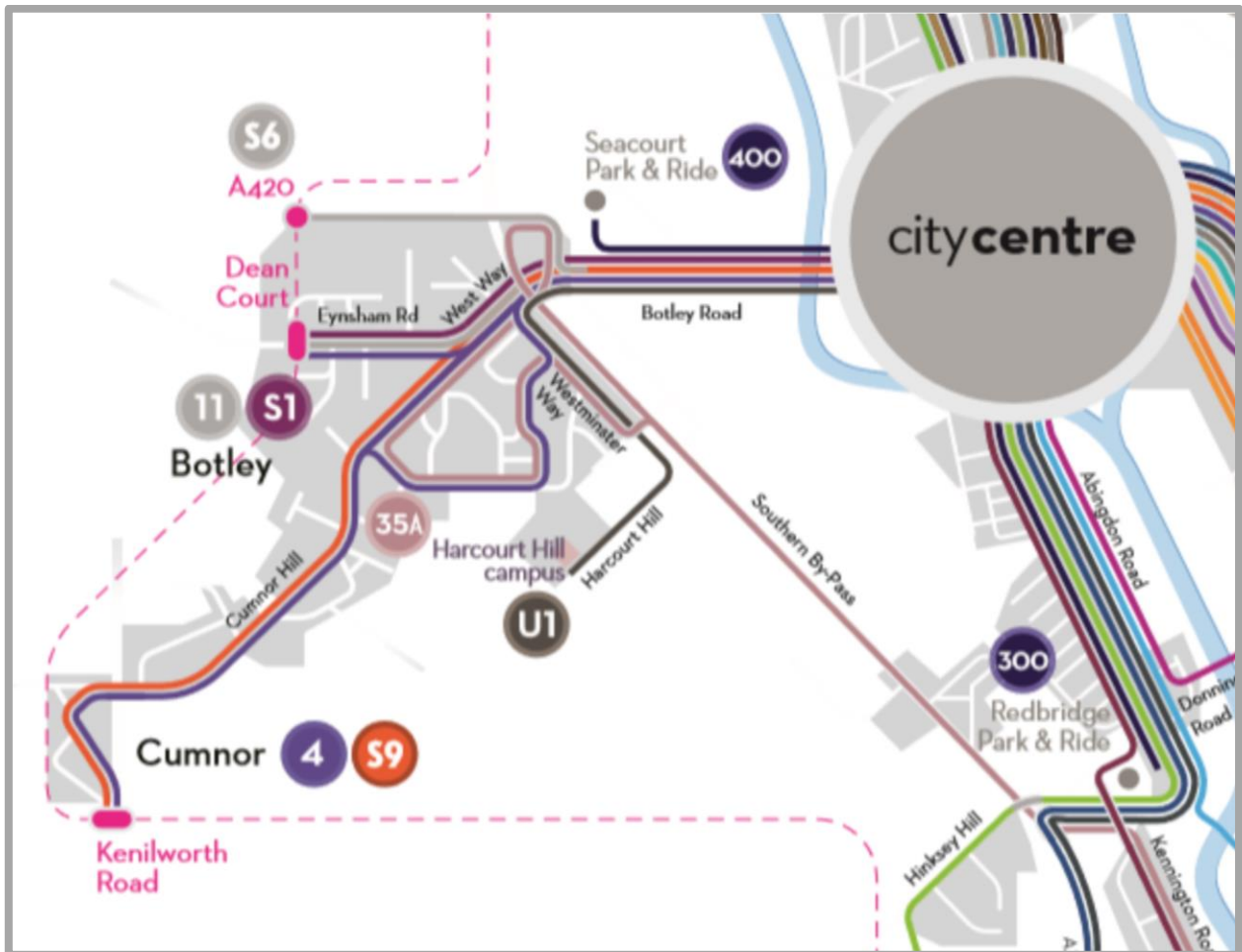
Seacourt Retail Park

AKS Ward
Bidwells Ltd
Blake Morgan
Caudex Medical
Cluttons Styles & Whitlock
Focus
Handelsbanken
Hartwell Ford BP Petrol Station
HM Courts & Tribunals Service
Homebase
Lambert Smith Hampton
McBains Cooper
Oxford Outcomes

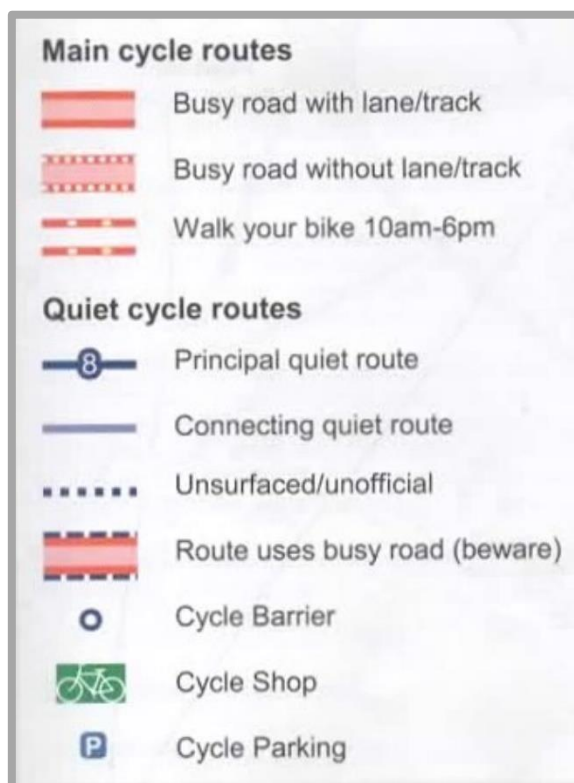
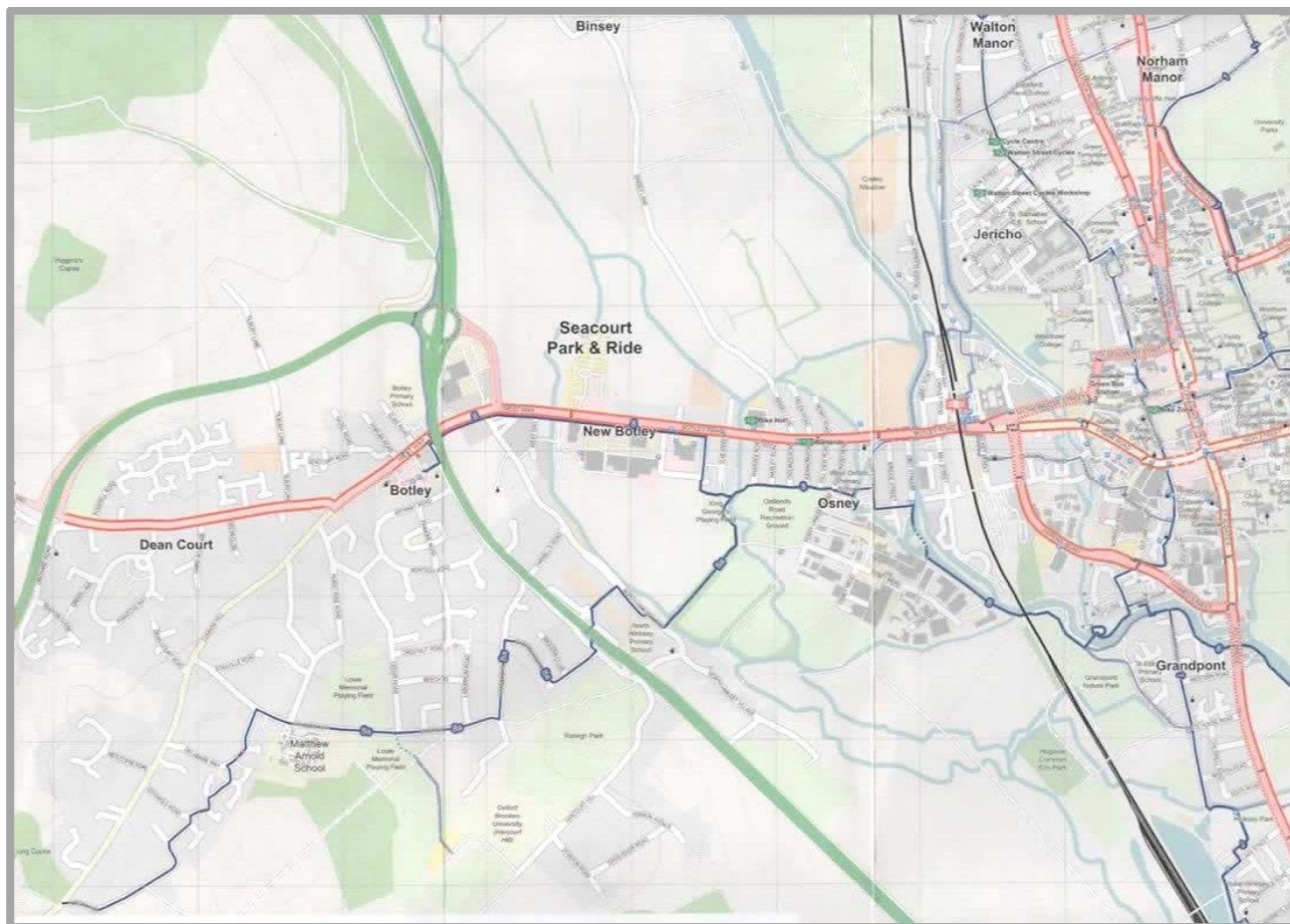
Construction Consultancy
Property & Land Consultants
Solicitors
Pharmaceutical consultants
Chartered surveyors & property consultants
Financial advisors & insurance consultants
Bespoke banking services
Petrol Station
Ministry of Justice agency
DIY supplies
Commercial property consultants
Property consultants
Pharmaceutical consultants

Appendix D - Transport:

Map D.1 – Bus routes through North Hinksey Parish and Central Oxford



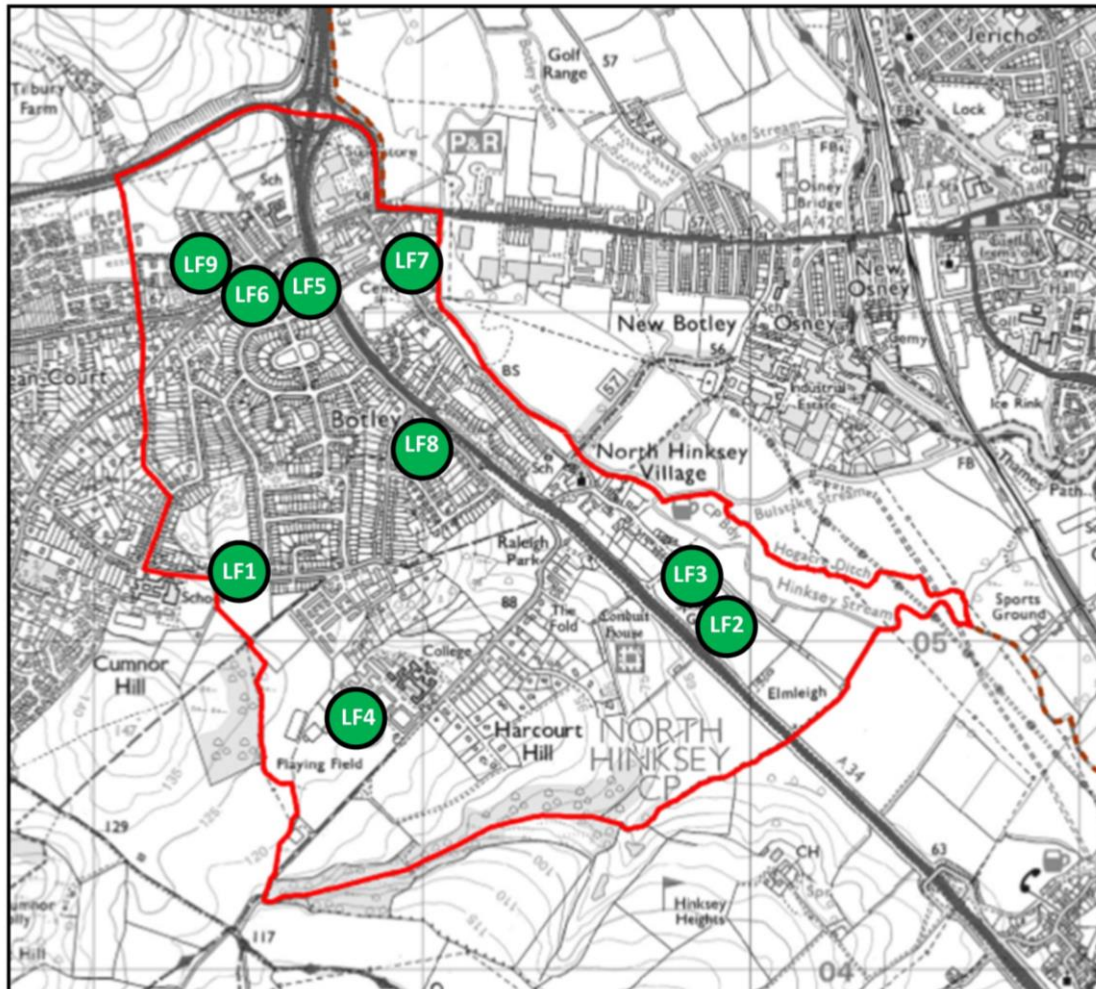
Map D.2 – cycle routes from North Hinksey Parish to Oxford City Centre



Appendix E - Social Infrastructure:

Maps of social infrastructure facilities and other locations of significant importance to the community

Map E.1 leisure facilities and venues in North Hinksey Parish



LF1 – Louie Memorial Playing Fields (including Pavilion and Scout Hut)

LF2 – Oxford Rugby Football Club

LF3 – Oxford Sports Lawn Tennis Club

LF4 – Brookes University Sports, Harcourt Hill

LF5 – Seacourt Hall

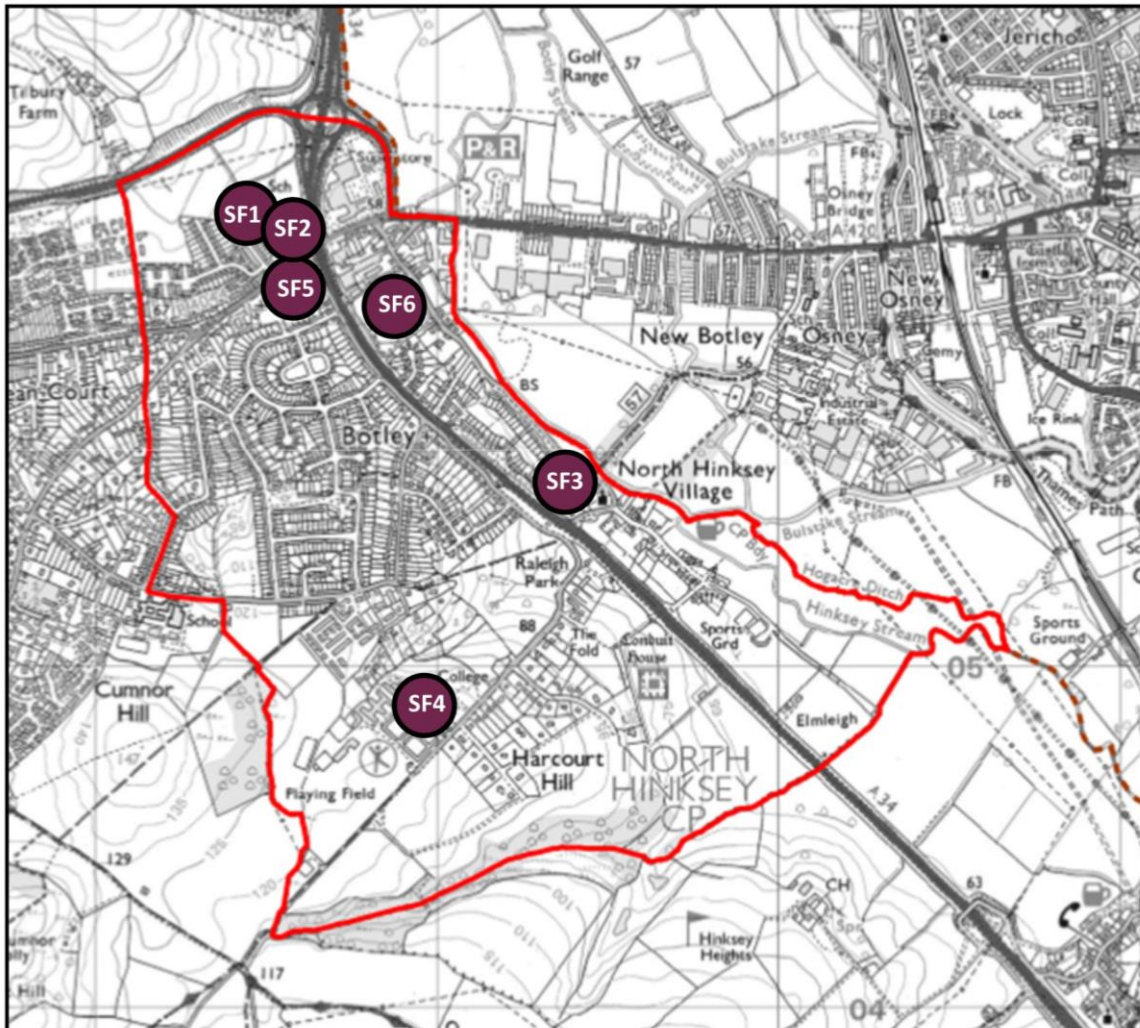
LF6 – St Peter & St Paul Church Hall

LF7 – The WI Hall

LF8 – The Rosary Room

LF9 – Hall in Seacourt Road

Map E.2: Social facilities (health facilities, educational facilities, libraries & cemeteries):



SI1 – Elms Road Medical Centre

SI2 – Botley School

SI3 – North Hinksey School

SI4 – Brookes University Harcourt Hill Campus

SI5 – Botley Library

SI6 – Botley Cemetery

Map E.3: Historic Buildings and Monuments, Churches, and other Miscellaneous Sites:

HM1 – St Lawrence’s Church (C of E)

HM2 – SS Peter & Paul Church (C of E)

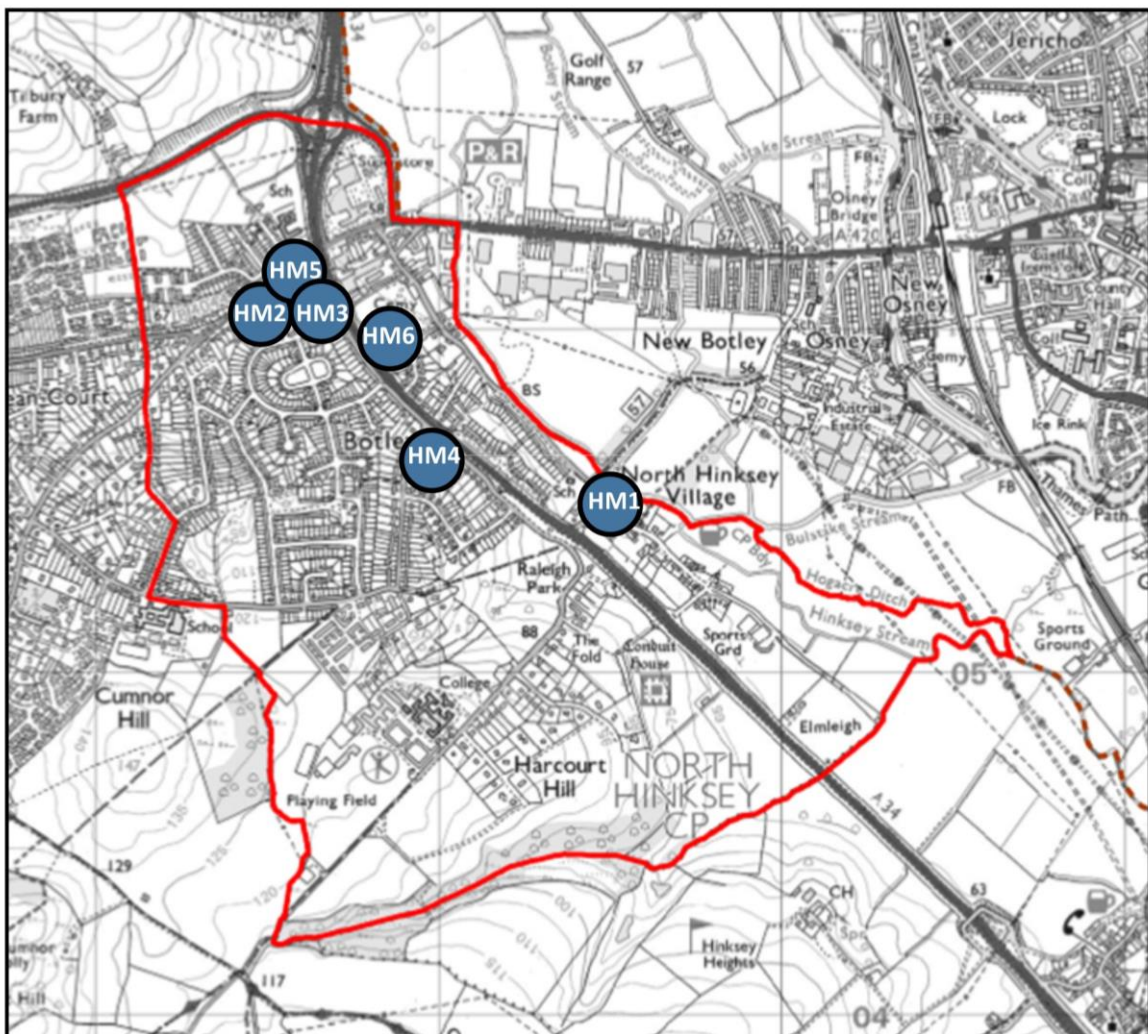
HM3 – Botley Baptist Church

HM4 – Our Lady of the Rosary Church (R.C.)

HM5 – Elms Parade

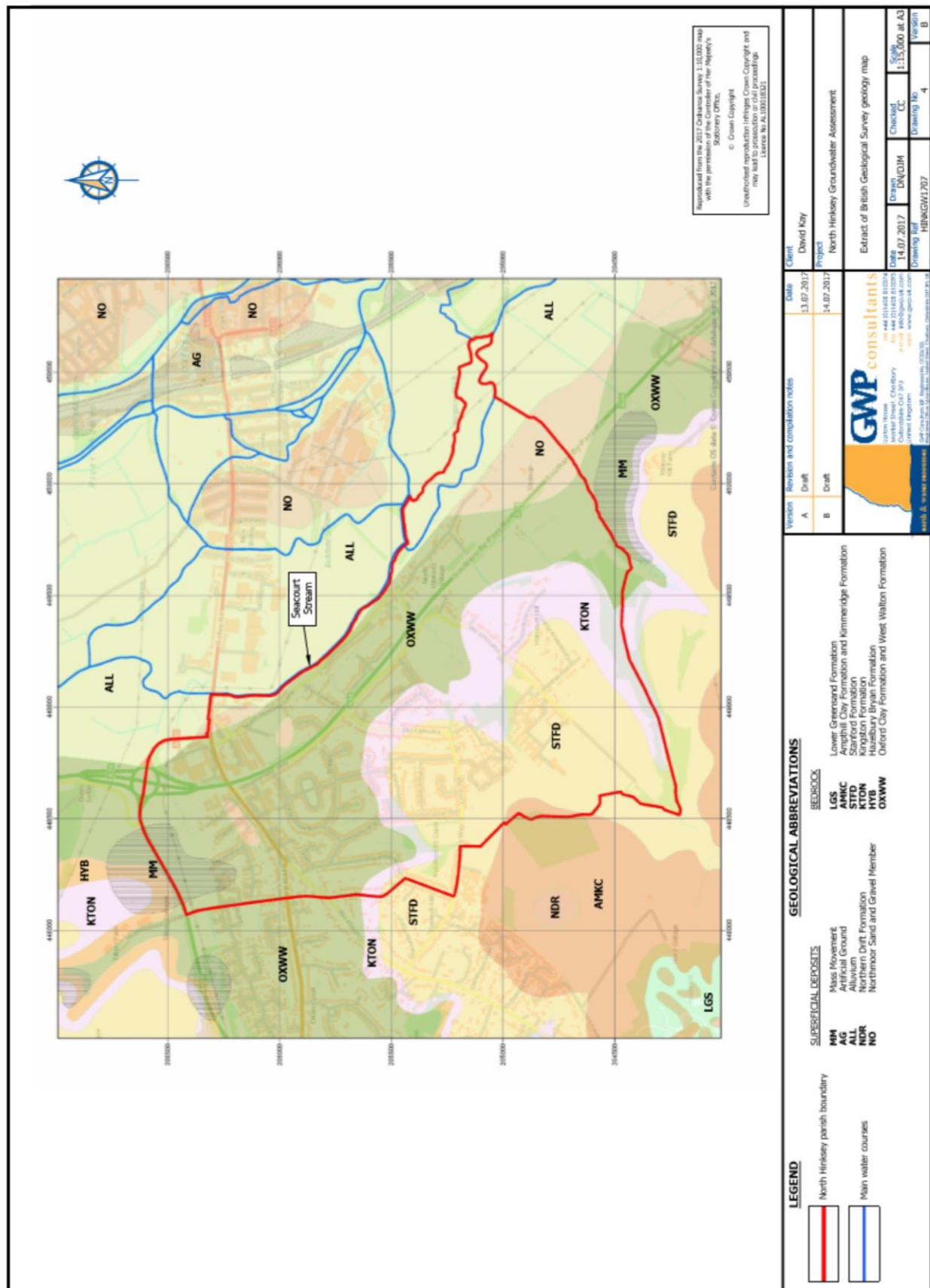
HM6 – Commonwealth War Graves in Botley Cemetery

Map E.3: historic sites and churches HM1 to HM6 In North Hinksey Parish

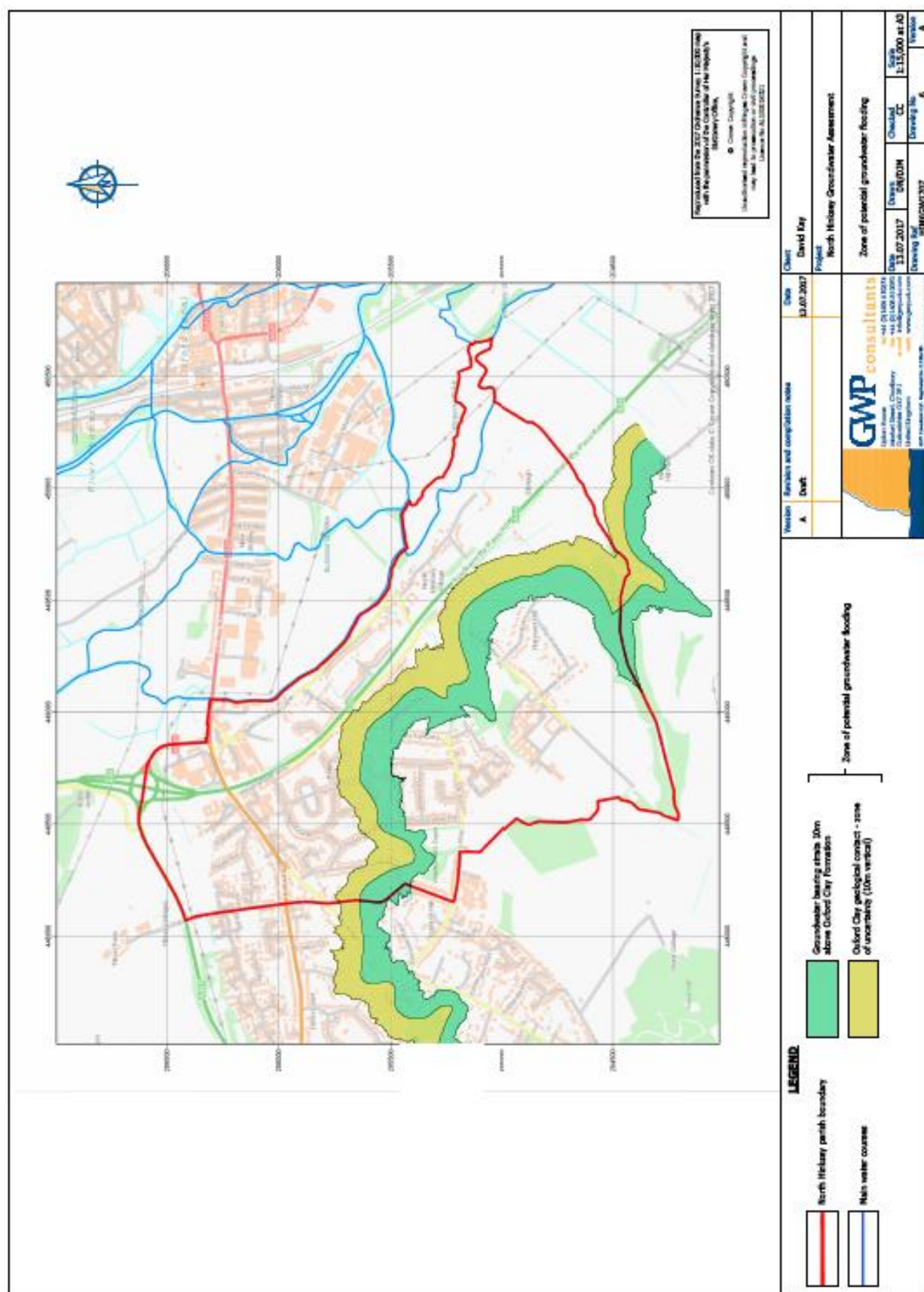


Appendix F - Utilities:

Map F.1 showing a geological map of North Hinksey Parish (taken from the GWP Consultants Groundwater Assessment of North Hinksey Parish (July 2017) - Drawing 4)

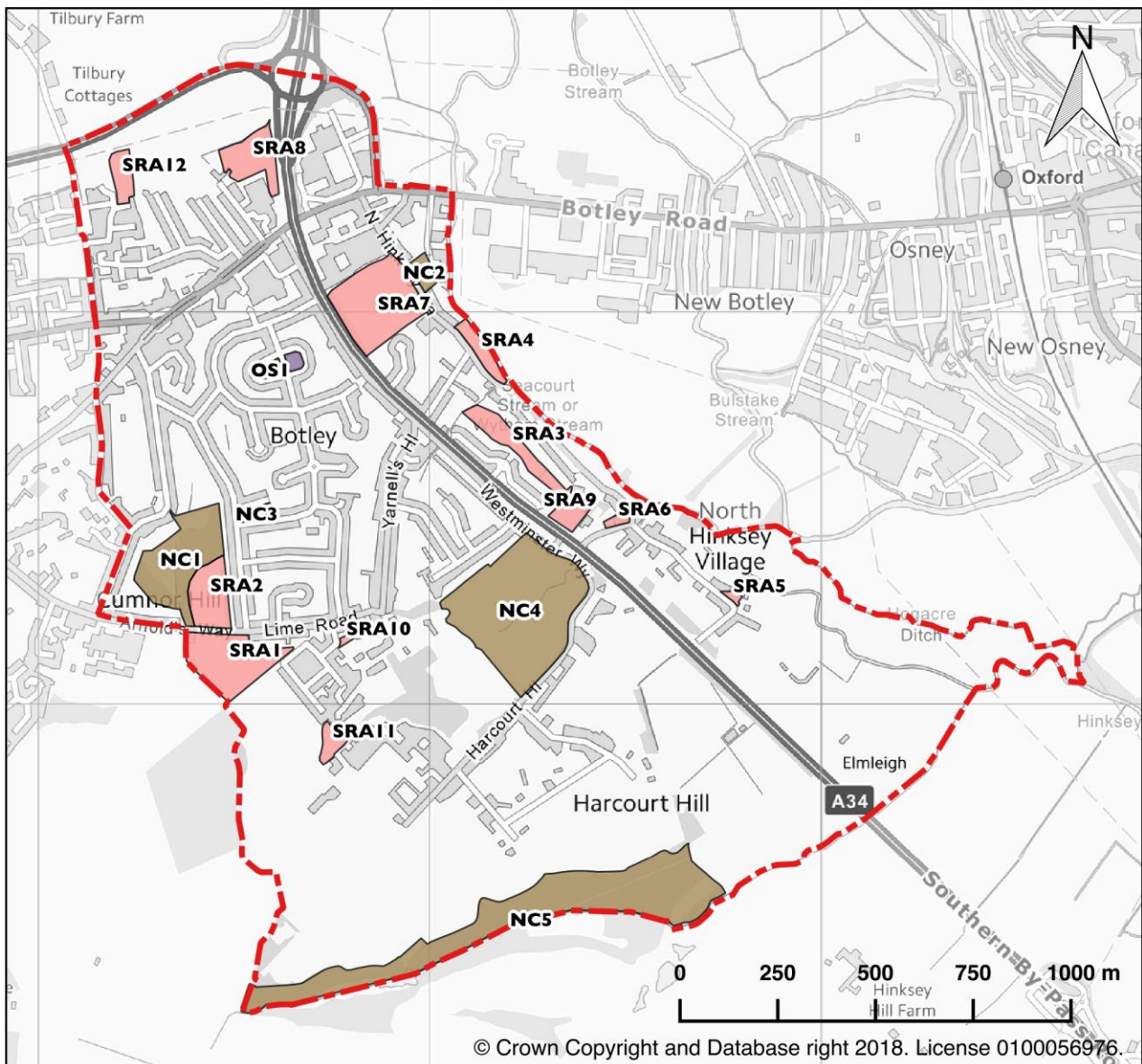


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Appendix G – Green Spaces

Map G.1 Green spaces within North Hinksey Parish:



- Sites of Sport, Recreation & Amenity Value
- Sites of Nature Conservation Value
- Sites of Open Space Value

Sites of sport, recreation & amenity value (SRA)

- SRA2 – Lower Louie Memorial field
- SRA3 – NHPC allotments on North Hinksey Lane (east)
- SRA4 - NHPC allotments North Hinksey Lane and Southern Bypass Road (west)
- SRA5 – North Hinksey Village Green
- SRA6 – St Lawrence’s Churchyard
- SRA7 - Botley Cemetery
- SRA8 – Botley Primary School playing fields

SRA9 – North Hinksey C of E Primary School playing fields
SRA10 – Turner Drive grassed area
SRA11 – Ruskin Close recreation ground
SRA12 – Tilbury Fields playground and recreation area

Sites of Nature conservation value: (NC)

NC1 - Lower Louie Memorial field copse and fen
NC2 - Nature Reserve & Community Orchard
NC3 - Chestnut Road copse

Sites of open space value

The grassed areas and verges designed into the Elms Rise estate and surrounding roads are an important feature and contribute to its character. They add to the distinctive open feel, enhance views over the surrounding countryside and reinforce the sense that you are in a semi-rural area.

OS 1 - St Paul's Crescent lawns

Please note: this map also depicts the following important green sites in North Hinksey Parish that are NOT designated as Local Green Spaces because they are within the Oxford Green Belt and have the protection of that designation:

SRA1 - Upper Louie Memorial field
NC4 – Raleigh Park
NC5 – Hinksey Heights Nature Reserve

Table G.1 The National Planning Policy Framework Green Spaces criteria applied to the green spaces of North Hinksey Parish

Location	NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.	NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.
Louie Memorial Fields, Copse and Fen, Arnold's Way	The site is located within the built up area of Botley / North Hinksey. The Parish boundary between North Hinksey and Cumnor runs along the upper field's SSW edge adjacent to Matthew Arnold School. The Fields sit at the top of Elms Rise estate.	The Fields have local historic significance: the land was given by the Kingerlee family to the Parish 1939 and is owned / managed by North Hinksey Parish Council for the recreational use of Parishioners. And to this day are used predominantly by Parishioners, along with those who attend the neighbouring school and live in the neighbouring Parish of Cumnor. The upper field is well-used for recreational facilities and community events. Its function as a recreational playing field was augmented in 2010 by the addition of an outdoor gym trail and an all-weather Multi-Use Games Area (MUGA). Part of the field is a designated football pitch, which is used by local teams and currently hired out in term-time to the Secondary school in the adjoining Parish. The Fields are a favourite site for community gatherings such as fetes. The sports pavilion is also used for regular meetings of local groups including the Youth Club and pop-up café events. The sloping Lower Field is busy all year round: it has a well-used, secure designated play area for children up to the age of 10., the open field is much-used by those exercising dogs or energetic children and hosts organised activities such as outdoor yoga and training. The copse and fen is a designated wildlife site crossed by well-used footpaths that allow access to this rare wild space to all from kids building dens to naturalists. The rare alkaline fen habitat is rich with a diverse range of wetland species, including	The lower Louie Memorial Fields are surrounded by built development on three sides and bounded by a road that bisects the original land into two sites. This is the largest open space within the Parish and contributes the only public site large enough to hold a full-size football pitch –an amenity which is frequently in use both formally and informally. The community uses and values the structured and unstructured recreation facilities that the fields, copse and fen provide. The elevated site affords valued, serene, long distance views across the north of Oxford and to Wytham Woods.

		Flag Iris and Mares Tail. The area is also an important wildlife corridor and many birds nest here.	
Nature Reserve and Memorial Garden & Community Orchard, North Hinksey Lane	The site is located within the built up area of Botley / North Hinksey in the northeast of the Parish.	The Parish's dedicated nature reserve was created in 2003 – 2004 with the involvement of the local community who continue to tend it. The reserve includes a wildflower meadow, two ponds and a more formal memorial garden that provides space for quiet contemplation and reflection in a peaceful environment. Part of the reserve has been planted with fruit trees as a community orchard, open to the public to enjoy the blossom and fruits. This is a very inclusive, community-lead space with benches and trees dedicated to local people and organisations. The entire small site benefits the community as green infrastructure and the maintenance of the pond and streams assist in alleviating flooding in the wider locality.	This site is surrounded by buildings on three sides, including the Minns industrial estate which gave the land originally as allotments (to which it could be reverted if required). The local community & Parish Council created and continue to care for the site. Many people who live or work in the vicinity enjoy the peace, space and wildlife in the reserve. The orchard fruit trees are the source of the annual Botley Apple Day celebrations in October.
Allotments, North Hinksey Lane	The site is located within the built up area of Botley / North Hinksey in the north-eastern edge of the Parish.	The allotments are managed by the NHPC Allotment committee. Tenancy is open to all and many allotment tenants live within the Parish. This is one of only two allotment sites within the Parish and is popular and much valued. The maintenance of the site & individual plots contributes to flood alleviation in the wider locality.	These allotments (plots 20-42) are sited on a narrow strip of land between the western bank of Seacourt Stream and the northern end North Hinksey Lane.
Allotments between North Hinksey Lane and Southern Bypass Road	The site is located within the built up area of Botley / North Hinksey in the northeast of the Parish.	The allotments are managed by the NHPC Allotment committee. Tenancy is open to all and many allotment tenants live within the Parish. This is one of only two allotment sites within the Parish and is popular and much valued.	These allotments (plots 43-119) are sited on a narrow strip of land between the southern end of North Hinksey Lane and the Southern Bypass Road. The site is surrounded on four sides by buildings and provides a 'green lung' close to the busy A34.
St Paul's Crescent lawns	The site is located within the built up area of Botley / North Hinksey in the south of the Parish.	This is an open area that provides flexible space for recreation and valuable green space for residents. There are several venerable mature native trees in the lawns which provide users with shade, the opportunity to climb trees and devise outdoor games around them. The lawns are of considerable local value: Crescent householders regard them as an essential local amenity space and have fought off applications to build on them over the past 80 years.	The lawns were an integral part of the original 1930's design of the Elms Rise estate. They are surrounded on all sides by housing and bisected by Finmore Road. The lawns provide both a safe open space for recreation, and privacy as houses around the Crescent are not closely overlooked.
Chestnut Road copse	The site is located within	This small patch of land lies in the Elms Rise estate. It is rich in a diversity of wildlife:	This site is of local value: the site has remained

	the built up area of Botley / North Hinksey in the central southwest of the Parish. The site lies on the northern corner of Chestnut and Cedar Roads.	native trees and plants, birds, butterflies and mammals. There are legally protected species resident on this site, and it's a significant and important link in the wildlife corridor between the Louie Memorial lower field copse and Raleigh Park. Residents of the surrounding roads recognise and cherish the wildlife that find sanctuary here and value the sylvan view that this miniature woodland provides.	protected from development historically whilst the Elms Rise estate was designed around it and now surrounds it with buildings and roads on four sides. The estate benefits from this patch of historic wood / scrub which speaks to the time when the whole hillside was farmland and copses.
Botley Cemetery, North Hinksey Lane	The site is located within the built up area of Botley / North Hinksey in the north-eastern area of the Parish.	The site has civic significance: It is owned and operated by Oxford City Council and was dedicated under the Interments Act in 1894. Since then has served both the local and wider communities. The cemetery has historic significance: burials include 739 Commonwealth war graves and almost 70 war graves of other nationalities, who were casualties of the First and Second World Wars. It is the only purpose-built Commonwealth War Graves Commission cemetery in Oxfordshire and has architectural features designed by Sir Edward Maufe. The cemetery is valued as a place of quiet contemplation and remembrance. It is also a habitat for wildlife including amphibians, birds and protected species of mammals.	The cemetery covers approximately 8 acres between Old Botley and the A34. Mature trees line paths to the chapel and around the site boundaries, protecting the peaceful, reflective space from the constantly busy and noisy A34 and linking the green, leafy space to the mature gardens along North Hinksey Lane and the community orchard and nature reserve opposite it.
North Hinksey Village Green	The site is located within the built up area of Botley / North Hinksey in the east of the Parish, at the centre of North Hinksey village.	This land is of historic significance as the traditional green around which the village has grown. Its history is documented in photographs taken by the renowned Oxford photographer Henry Taunt in the early 1900s. Today it provides more than a link to the past, it's a local recreation space used by the community for leisure, with a swing attached to one mature tree and a bench from which views over the Seacourt Stream and meadows are enjoyed. The village green is registered as common land and maintained by North Hinksey Parish Council.	The diminutive village green sits at the centre of the North Hinksey Village Conservation Area, in the centre of the village, and is the archetypal rural foil to the surrounding 17 th and 18 th Century thatched stone cottages.
Botley Primary School Playing Fields, Elms Road	The site is located within the built up area of Botley / North Hinksey. The school lies in the northern area of the Parish.	This land has recreational value to the community as a school playing field and site for outdoor activities that both the School and wider society can benefit from. Botley School playing fields lie in an area rich in wildlife, the fields provide additional habitats and the school augments its teaching with a Forest School area within its grounds.	The whole school site comprises approximately 3 acres and its playing fields run alongside the A34 slip road and are bounded by an arable field then the A420 to the north. The trees and plants of the playing fields mitigate some of the air pollution from the adjacent Botley interchange.

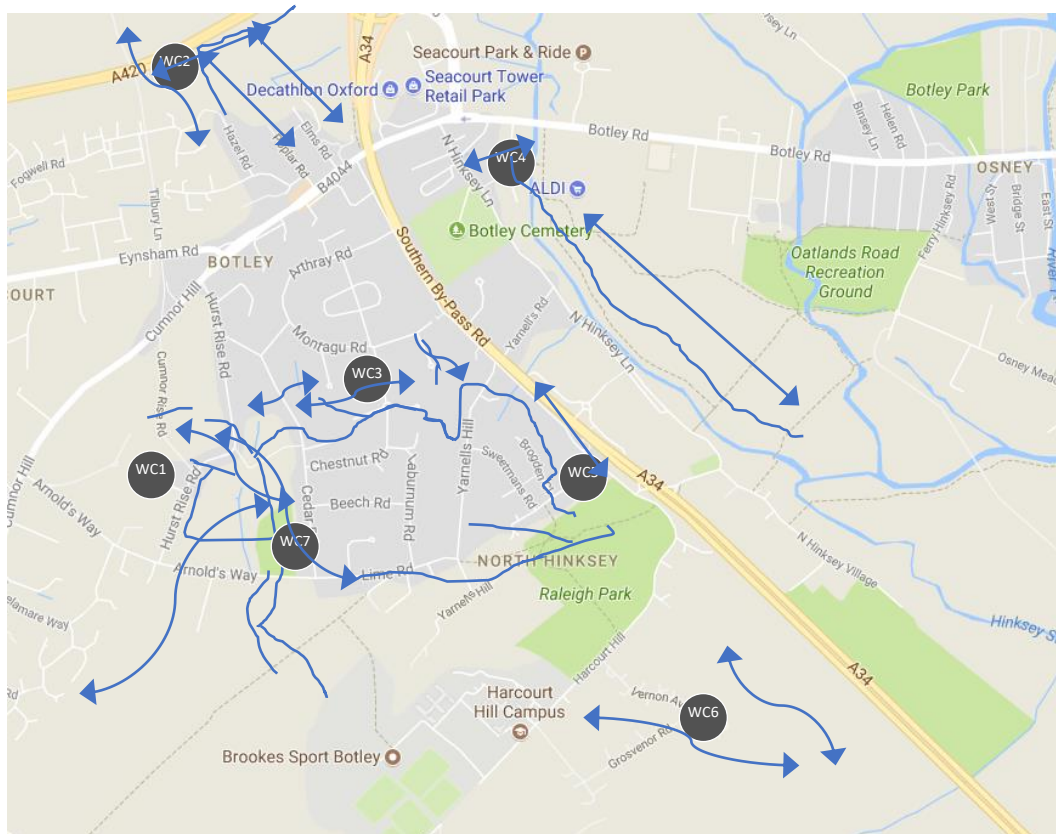
North Hinksey C of E Primary School playing fields, North Hinksey Lane	The site is located within the built up area of Botley / North Hinksey in the eastern area of the Parish.	This land has recreational value to the community as a school playing field and site for outdoor activities that both the School and wider society can benefit from. The playing fields provide part of a green corridor for flying species between the floodplain meadows and Raleigh Park.	The school site comprises approximately 1.5 acres and its playing fields lie between North Hinksey Lane and the A34. The trees and plants of the playing fields mitigate some of the air pollution from the adjacent A34.
Churchyard of St Lawrence, North Hinksey Lane	The site is located within the built up area of Botley / North Hinksey in the east of the Parish in North Hinksey village..	The churchyard wraps around the grade 2 listed 11 th century church of St Lawrence, the Church of England Mother Church of the Parish. The site is of considerable local value being the burial ground for generations of local people including notable poets and dignitaries after whom roads and parks in the Parish have been named. Burials include one Commonwealth war grave, a casualty of the first World War. The churchyard is managed to encourage wildlife and is part of a green corridor for flying species between the floodplain meadows and Raleigh Park. A public footpath winds through the high ground of neighbouring gardens to reach the churchyard avoiding floods, still used today and linking the past village life to the present.	The one acre site is surrounded by roads and houses on three sides. It sits proud of the surrounding road height by a metre, indicative of its long history as a tended local burial ground. The two large yew trees by the Norman entrance to the church also indicate the great age of this site and the unbroken continuous use by the community.
Turner Drive recreation area	The site is located within the built up area of Botley / North Hinksey in the south of the Parish.	This compact green space has been designed into the new housing estate to provide a close accessible safe outside place for recreation and peace. It was originally part of the garden of the neighbouring plot and retains some of the original mature trees as well as a compact, open lawn area.	It is a small tract of land providing rare outside space surrounded by buildings and roads on four sides, in a densely built new housing development,
Ruskin Close recreation area next to Brookes	The site is located within the built up area of Botley / North Hinksey in the south of the Parish.	This land has recreational value to the community as a playground and a grassed open space for outdoor activities. It comprises a patch of grassland bisected by a path and a small playground with rustic play equipment. This site lies adjacent to Brookes University Harcourt Hill campus and encourages permeability of access from one development to the other, whilst delineating the end of the housing development.	This recreation ground provides open space in a densely built new housing development on what was largely open scrubland. The site is on the edge of the Green Belt and lies between Brookes University's residential buildings and housing .
Tilbury Fields playground and recreation area	Located at the edge of the built up area of Botley / North Hinksey in the north of the Parish.	This land has been allocated in plans for the new 140+ homes Tilbury Fields estate to have recreational value to the community as a playground and a grassed open space for outdoor activities. At the time of writing, it is yet to be constructed / landscaped.	The playground and limited recreation area are sited at the edge of new housing estate, providing rare open space at the edge of dense housing.

Map G.2 - locations rich in wildlife



- W1** - Hutchcombe Copse, fen and upper & lower Louie Memorial Fields
- W2** - Poplar, Hazel and Seacourt Roads and surrounding fields
- W3** - Chestnut Road copse,
- W4** - Raleigh Park
- W5** - North Hinksey Nature Reserve,
- W6** - Hurst Rise Road,
- W7** - The Garth
- W8** - Maple Close,
- W9** - St Paul's Crescent

Map G.3 - Known wildlife corridors in North Hinksey Parish



WC1 – Between gardens and roads into Hurst Rise Road and the lower Louie Memorial Field, copse and fen

WC2 – Between the fields adjacent to the A420 and Hazel, Poplar and Elms Roads

WC3 – Between the lower Louie Memorial Field, copse and fen, linking to the copse at the west end of Chestnut Road, and east through gardens and passageways to Raleigh Park

WC4 – Between Botley Cemetery and the North Hinksey Nature Reserve and Community Orchard and along Seacourt Stream to the water meadows

WC5 – Numerous routes into and out of Raleigh Park from all directions

WC6 – Routes leading into and out of Hinksey Heights nature reserve

WC7 – Routes leading across Brookes' playing fields and into farmland and copses

North Hinksey's valued views (as collected at the public consultation events)

North Hinksey Parish residents value the views within, from and to the Parish which benefits from being surrounded on three sides by countryside and on the fourth by the historic city of Oxford. The appeal, worth and importance of the Parish's setting and views has been documented in the Botley Character Statement (January 2018). Following the responses received from the Neighbourhood Plan public consultations about the specific views that Parishioners value, the Green Spaces and Natural Environment Working Group have undertaken an assessment of those views, to evaluate their importance for protection under the Neighbourhood Plan.

This assessment follows the methodology devised by Bredon Parish Council and Neighbourhood Plan Group, (described in full at <https://www.wychavon.gov.uk/documents/10586/0/Assessment+of+Key+Views+in+Bredon+Parish+%28February+2017%29.pdf/e86151b5-aba8-d85b-859a-dc66843ed343/>)

The North Hinksey Green Spaces and Natural Environment Working Group have gratefully used this methodology with the intention to apply a generic, standardised approach that minimises subjectivity.

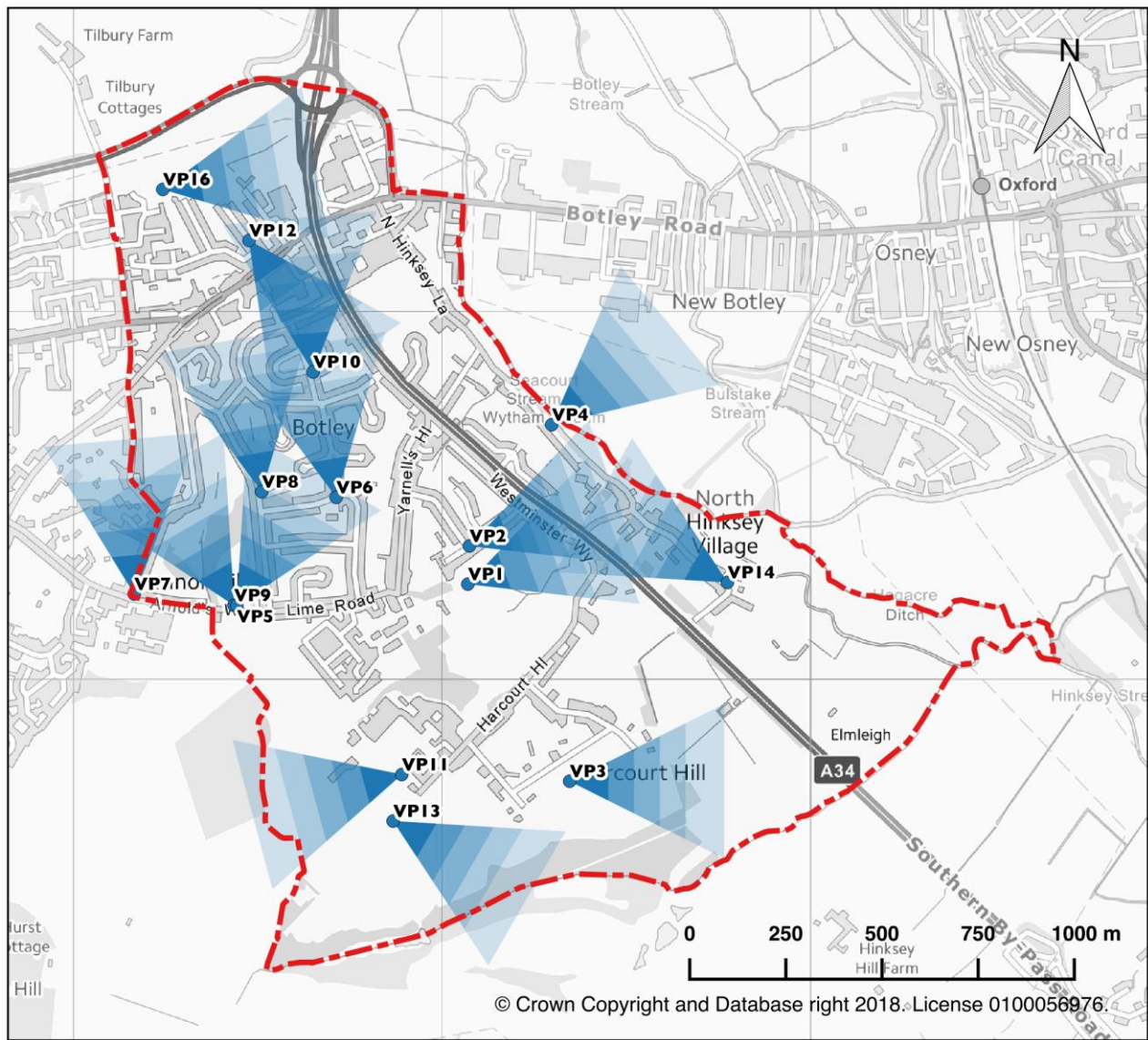
Table G2: North Hinksey Views Assessment Grid should be read with the following notes (further detail is given in the Assessment of Key Views in Bredon Parish document):

- Viewpoints are listed by reference number which is used consistently on the accompanying Map G4 and photographs. The viewpoints are all on public land or private land which is publicly accessible.
- Natural England have published a country-wide landscape character assessment that divides England into 159 National Character Areas: <http://publications.naturalengland.org.uk/publication/5431100?category=587130>. North Hinksey Parish lies wholly within NCA 109: the Midvale Ridge "a band of low-lying limestone hills stretching east–west from the Vale of Aylesbury in Buckinghamshire to Swindon. It is surrounded by the flat lands of the Oxfordshire clay vales, giving extensive views across the surrounding countryside."

Grading the importance of views:

- Views have been graded as either 'exceptional', 'special' or 'representative.'
- Exceptional views might include highly valued, panoramic views or long distance views across intact countryside; they might capture the quintessential character of an area; they might contribute to the enjoyment of important heritage or cultural locations; or they might be unique in their own way.
- Special views might include panoramic or long distance views, dramatic scenery and skyline features; they might help to reveal landscape character types; or they might be comparable to other special views.
- Representative views might include narrow or glimpsed views; they might be marred by the presence of negative features which detract from the quality of the experience; or they might be typical views which are replicated elsewhere.

Map G.4 North Hinksey's valued views (as collected at the public consultation events)





Viewpoint 1: From Raleigh Park down to North Hinksey village & on towards Oxford



Viewpoint 2: From the corner of Sweetmans Road & Raleigh Park Road towards Oxford



Viewpoint 3: From Harcourt Hill Fields towards Oxford and south Oxfordshire



Viewpoint 4: From North Hinksey Lane towards the lines of trees along Seacourt Stream



Viewpoint 5: From Louie Memorial Fields over Port Meadow towards north Oxford and beyond



Viewpoint 6: From the top of Crabtree Road north to Wytham Woods, Port Meadow and North Oxford



Viewpoint 7: From Hurst Rise Road towards Wytham Woods and the fields below



Viewpoint 8: From the north and west side of the hill towards Tilbury Farm and fields above it



Viewpoint 9: From Louie Memorial Fields west to Wytham Woods



Viewpoint 9: From Louie Memorial Fields north to Seacourt Tower and Port Meadow



Viewpoint 10: From St Paul's Crescent north towards Wytham Woods



Viewpoint 11: From the top road into Brookes' campus towards Cumnor Hurst and Boars Hill



Viewpoint 12: From Poplar Road looking over Elms Parade and up Elms Rise estate hillside and a view from Hazel Road looking towards a wider aspect of Elms Rise and the hillside





Viewpoint 13: From the bridleway towards Hinksey Heights, Boars Hill and south of Oxford



Viewpoint 14: From North Hinksey Village Green north through the village



Viewpoint 15: From the footpath between Wytham View and Hazel Road eastnortheast

Table G2: North Hinksey views assessment grid

Map ref of view point	Location of view point	Landscape character of view point	Altitude of view point	Type of view point	Number & type of view point users	Direction of view
VP1	Raleigh Park	NCA 109: Midvale Ridge	99m	Historic/ Established viewpoint / recreational	Few; walkers / runners, dog walkers, other pedestrians	E
VP2	Corner of Sweetmans & Raleigh Park Roads	NCA 109: Midvale Ridge	94m	Movement corridor (road)	Few; vehicles, pedestrians, cyclists	ESE
VP3	Harcourt Hill Field, south side of Grosvenor Road	NCA 109: Midvale Ridge	108m	Historic / recreational	Few; dog walkers, other pedestrians, residents	E to S
VP4	North Hinksey Lane	NCA 109: Midvale Ridge	58m	Movement corridor (road & cycle path)	Moderate; vehicles, pedestrians, cyclists	E
VP5	Louie Memorial Fields looking north	NCA 109: Midvale Ridge	118m	Recreational / movement corridor (road)	Moderate; vehicles, pedestrians, cyclists, bus passengers,	NNE
VP6	Junction of Chestnut & Crabtree Roads	NCA 109: Midvale Ridge	100m	Movement corridor (road / bus route)	Moderate; vehicles, pedestrians, cyclists, bus passengers,	N, NW, NE
VP7	Hurst Rise Road junction with Arnold's Way	NCA 109: Midvale Ridge	121m	Movement corridor (road)	Moderate; vehicles, pedestrians& cyclists, bus passengers,	N
VP8	Junction of Toynbee Close and Hutchcomb Road	NCA 109: Midvale Ridge	97m	Movement corridor (road)	Few; vehicles, pedestrians, cyclists	N
VP9	Louie Memorial Fields looking north and west	NCA 109: Midvale Ridge	118m	Recreational / movement corridor (road)	Moderate; vehicles, pedestrians& cyclists, bus passengers,	N, NW, NE
VP10	St Paul's Crescent (East side, junction with Finmore Road)	NCA 109: Midvale Ridge	69m	Movement corridor (road / bus route)	Moderate; vehicles, pedestrians& cyclists	N
VP11	Road into Brookes' Sport (Privately owned, publicly accessible road)	NCA 109: Midvale Ridge	119m	Movement corridor (road on University grounds)	Moderate; vehicles, pedestrians, students, gym & sports facility users	W
VP12	Poplar Road	NCA 109: Midvale Ridge	62m	Movement corridor (road)	Few; vehicles, pedestrians& cyclists	S
VP13	Bridleway west from top of Harcourt Hill	NCA 109: Midvale Ridge	119m	Movement corridor (public bridleway)	Few; vehicles, pedestrians equestrians	S / SW / SE
VP14	North Hinksey village green	NCA 109: Midvale Ridge	62m	Historic heritage / movement corridor (road)	Moderate; vehicles, pedestrians& cyclists	N
VP15	Footpath between Wytham View and Hazel Road	NCA 109: Midvale Ridge	76m	Movement corridor (footpath)	Few; pedestrians, cyclists	N / NE

Map ref of view point	Location of view point	Description of view	Key components of view	Psychological experience of view	Importance of view
VP1	Raleigh Park	Elevated; framed by vegetation in foreground, opening to dominant view of historic cityscape in middle ground, framed in distance by vegetation on hills of skyline.	Green hillside park in foreground drops away to the iconic 'dreaming spires' views of Oxford, nestled under green hills that mirror the park.	Sense of awe at the beauty of the 'dreaming spires' surrounded by the calming, spacious green setting.	Exceptional. It is one of the viewcones defined by Oxford City Council / Oxford Preservation Trust/ Natural England.
VP2	Corner of Sweetmans & Raleigh Park Roads	Elevated, open, wide skies. Historic cityscape in middle distance framed by built development in foreground.	The iconic 'dreaming spires' views of Oxford are detracted by lampposts and warehouse buildings most obvious in winter.	The suburban setting makes the sudden views over Oxford city an unexpected, breath-taking surprise.	Special.
VP3	Harcourt Hill Field, south side of Grosvenor Road	Elevated view over historic city across treetops and spires to the wooded hills in the east and over fields & the southern edge of Oxford and beyond to the Chilterns to the south.	Views of historic cityscape to the north-east partially hidden by mature trees. The views to the south are of open countryside punctuated by pylons & the A34 & some larger buildings in the distance.	A historic view, captured from nearby by JMW Turner in 1835-40 in 'Oxford, from North Hinksey'. It's an impressive & interesting view today, providing new perspective on the city.	Exceptional
VP4	North Hinksey Lane	Open, dominant vegetation in the foreground of view (trees) which shields the industrial warehouses in the middle distance.	Mature willow trees line the banks of the Seacourt Stream making an attractive view between Spring & autumn. When the leaves fall, the view over fields opens up to warehouses filling the skyline behind.	In full leaf, this view is calming, peaceful and tranquil. The view of warehouses does not inspire the same beneficial reactions in the residents.	Representative – as the view changes with the seasons it moves from being special (leaf cover) to less attractive in winter.
VP5	Louie Memorial Fields looking north	Panoramic, elevated views of open skies and rural land stretching to a far horizon. Framed by vegetation with little built development visible. Little seasonal change.	Recreational fields in the foreground, built structures including the A34 / A420 junction in middle ground. The far distance includes the green swathe of Port Meadow & landscape to the horizon.	Users report that the view gives them a feeling of relaxation, peace, of space and calm being surrounded by the countryside.	Special.

Map ref of view point	Location of view point	Description of view	Key components of view	Psychological experience of view	Importance of view
VP6	Junction of Chestnut & Crabtree Roads	Elevated, spacious views over Elms Rise estate with Wytham woods on the western skyline and rural land to the north. Vast open skies. Little seasonal change.	In the foreground, the housing estate drops away down the hillside with local landmark Seacourt Tower to the east. In the middle ground, Wytham woods rise in front of north Oxford. Pylons & wires are mild detractors.	Significant for the openness of the skies above the regular, descending housing. The elevation & exposure adds to the spaciousness designed into the estate's layout.	Representative / special in terms of encapsulating the distinctive characteristics of the estate.
VP7	Hurst Rise Road junction with Arnold's Way	Contained views down the developed residential road, leading to a distant view of Wytham Woods and up to wide, open skies.	Residential housing and gardens, Wytham woods, sky. Parked cars, telegraph poles and wires are mild detractors.	Sense of a quiet, calm, residential space opening to a vista of impressive wide skies.	Representative
VP8	Junction of Toynbee Close and Hutchcomb Road	Broad views down the developed residential road, with a densely-built new estate in the middle ground and fields leading up to Wytham Woods on skyline.	Near residential housing is set well back in gardens. Wytham woods, & the sky dominate the view. A detraction is the crowded chaotic look of the new Tilbury Fields estate.	The large front gardens & impressive vista of wide skies above wooded hillside give a sense of space & distance. The large skies & elevation create a seaside aspect.	Special
VP9	Louie Memorial Fields looking north and west	As VP5: panoramic, elevated views of open skies, framed by vegetation. Some built development visible, characteristic of the Parish. Little seasonal change.	Recreational fields & copse in the foreground with arable fields climbing up to Wytham Woods forming skyline to the west. In the northern middle ground sits the locally iconic Seacourt Tower.	As with VP5, users report that the view gives them a feeling of relaxation, peace, of space and calm being surrounded by the countryside.	Special
VP10	St Paul's Crescent (East side, junction with Finmore Road)	Local view across the lawns of St Paul's Crescent, over the residential rooftops and 1960's Westway Tower to Wytham Woods on the skyline.	Spacious green lawns with mature trees edged with the hipped-roof houses typical of the Elms Rise estate. Low-rise buildings allow the hillside beyond and wide skies to be seen throughout the year, though partially hidden by leaves in summer.	Exemplary scene encapsulating ideals of the original 1930's estate: generous lawns create sense of openness and safety whilst the wooded hillside to the north alludes to the closeness of rurality amidst suburbia.	Representative / special in terms of encapsulating the distinctive characteristics of the estate.

Map ref of view point	Location of view point	Description of view	Key components of view	Psychological experience of view	Importance of view
VP11	Road into Brookes' Sport (Privately owned, publicly accessible road)	Long view across Brookes' University Harcourt Hill campus playing fields, bounded by trees to the wooded Boars Hill to the southwest, the wooded Cumnor Hurst to the northwest.	Green, open countryside and vast skies. The tended sports pitches in the foreground complement the densely wooded hills that rise behind them.	Glorious nature tamed and wild. The unbroken green covering reaches up to a low horizon. The eye is drawn along and up to huge western skies that display stunning sunsets.	Special
VP12	Poplar Road (alternative views in the same direction can be seen from Hazel Road and Murdoch Place)	Local view down this private road, to the 1930's Elms Parade of shops, then up the hillside across the rooves of the Elms Rise estate dotted with mature trees and planting.	Edwardian housing in the foreground. The 1930's shopping parade and housing estate dominate the middle-ground & background. The busy West Way road and some of the late 20 th century buildings are detractors.	A view that defines this part of the Parish: suburban with many elements of original 1930's built environment design, enhanced by greenery and colour from the gardens rising up the hillside.	Representative / special in terms of encapsulating the distinctive characteristics of the estate.
VP13	Bridleway west from top of Harcourt Hill	Long sweeping views over horse-grazing fields, a golf course and the ridge of Boars Hill and beyond to southern Oxford, with the Ridgeway path visible on the south-eastern horizon.	The whole of this section of the bridleway offers wide or glimpsed views across grazing pasture in the foreground; Hinksey Heights nature reserve and golf course with mixed planting and occasional houses on Boars Hill in the middle-ground and the sweeping vista that opens across the Thames valley to the Chiltern Hills.	An archetypal view of Oxfordshire mixed-use countryside. The pastures and gentle rolling hills give a feeling of calmness and spaciousness enhanced by the wide skies and song of skylarks and cuckoos in Spring and summer.	Special
VP14	North Hinksey village green	Short view north from the village green along North Hinksey village towards the public House (The Fishes).	In the foreground are some of the 17 th & 18 th century stone cottages that lie within the North Hinksey village Conservation area. The history, ambience & distinctiveness of the village are encapsulated.	Very attractive view within this unique, historic, serene part of the Parish. The thatched dwellings surrounded by green verges and cottage gardens create a timeless, tranquil feel.	Exceptional

Map ref of view point	Location of view point	Description of view	Key components of view	Psychological experience of view	Importance of view
VP15	Footpath between Wytham View and Hazel Road	Short view north across arable field to tree-line, Long view east across rooves & the city is punctuated by pylons & the Seacourt Tower.	Pylons & the A34 in the foreground detract from the long view of parts of the historic cityscape and surrounding wooded hills.	A strong sense of being on the edge of the city, and close to the surrounding countryside – a view from a liminal place .	Representative

Appendix H: Oxford Brookes University, Harcourt Hill Campus

Map H.1 – Harcourt Hill Campus major development site boundary

(map produced by Oxfordshire County Council)

