



# Design Guide 5

## Settlement Type



## 5.1 SETTLEMENT TYPE

The settlements in the District are covered by Local Plan policies which describe the circumstances in which any development will be permitted. Most new development will occur in sustainable locations within the towns and larger villages where a wide range of facilities and services is already available.

Settlement character is determined by a complex series of interactions between it and the landscape in which it is set – including processes of growth or decline through history, patterns of change in the local economy and design or development decisions by landowners and residents.

As a result, the settlements of West Oxfordshire vary greatly in terms of settlement pattern, scale, spaces and building types. Some villages have a distinctive loose-knit form, allowing for a variety of views (both within the settlement and out over the countryside beyond).

Others have an enclosed character with only limited views. Open spaces within settlements, greens, squares, gardens – even wide streets – contribute significantly to the unique form and character of that settlement.

Where development is permitted, the character and context of the site must be carefully considered before design proposals are developed. Fundamental to successfully incorporating change, or integrating new development into an existing settlement, is a comprehensive understanding of the qualities that make each settlement distinctive.

The following pages represent an analysis of existing settlements in the District, looking at the pattern and topographic location of settlements; as well as outlining the chief characteristics of all of the settlements in the District (*NB see 5.4 for guidance on the application of this analysis*).

See Design Guide 11: New Development and Context

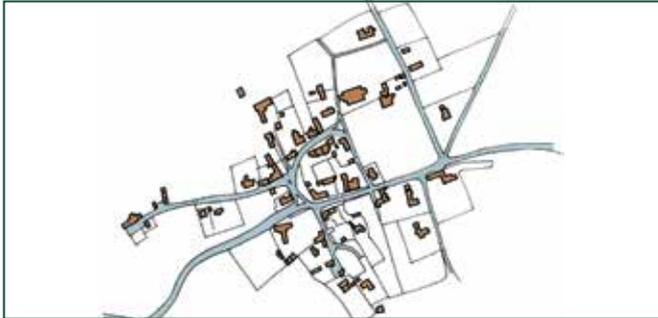


Fig. 1 Aerial view of Chipping Norton

## 5.2 SETTLEMENT PATTERN

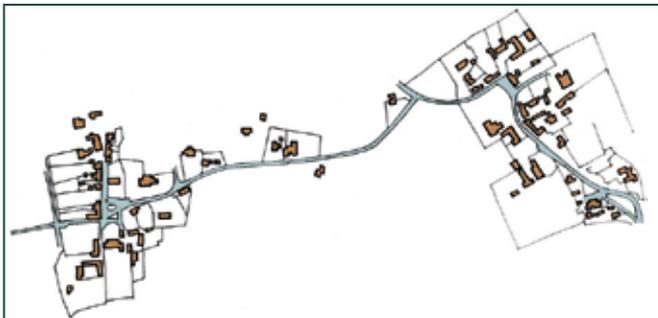
The towns and villages of West Oxfordshire generally exhibit one of four distinct settlement patterns:

### Nucleated



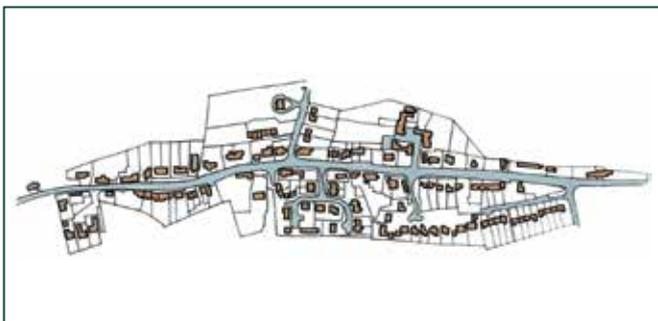
Nucleated settlements are compact, with less dense development on the periphery of the central core. Historically, the core may have been formed by a church or manor house (as at Stanton Harcourt). The tight-knit form of nucleated settlements makes them particularly vulnerable to loss of character if development takes place beyond the fringes of the settlement.

### Poly-focal



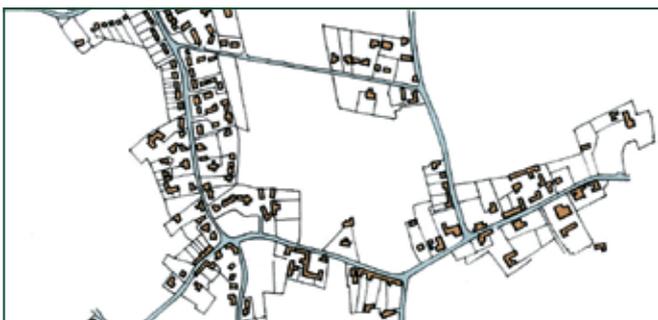
Poly-focal settlements have more than one original core or 'end'. Historically, these may have developed around several manorial holdings or farmsteads some distance apart, subsequently attracting growth around them. In villages such as Great Rollright and Filkins later infill in the gaps has blurred the distinctions between the once-separate cores. Open land surrounding and penetrating between cores is a vital component of the character of poly-focal settlements.

### Linear



Linear settlements have a distinctive ribbon form, and develop along both main roads and the smaller side roads that branch off these routes. Development in linear settlements may only be a single house deep on each side (as at Long Hanborough) thereby allowing significant views into the landscape beyond. Recent development within linear settlements is often in the form of parallel closes, as at Over Norton.

### Dispersed

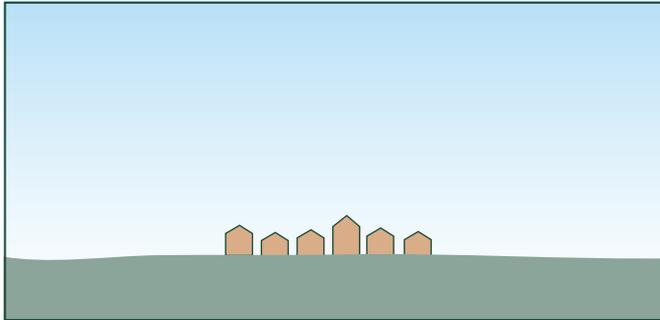


Dispersed settlements are characteristic of West Oxfordshire, with original manors or separate farm groups forming key but distinct elements. Around and between these groups accumulated loose patterns of cottages and scattered houses, (as at Combe and Wootton). Open land is also a key component within dispersed settlements. Later infill can give a previously dispersed settlement a less gappy, and more nucleated form, and result in loss of character.

## 5.3 SETTLEMENT LOCATION

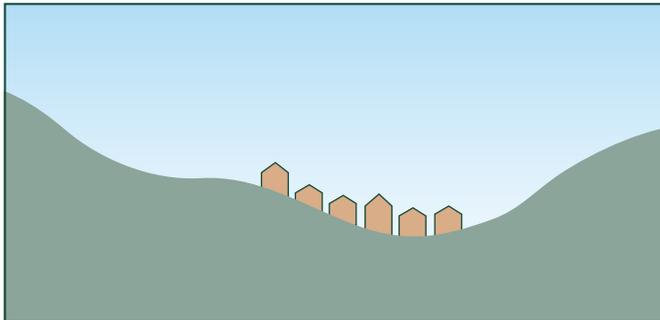
The settlements of West Oxfordshire are generally found in one of four principal location types:

### Low-lying/ floodplain



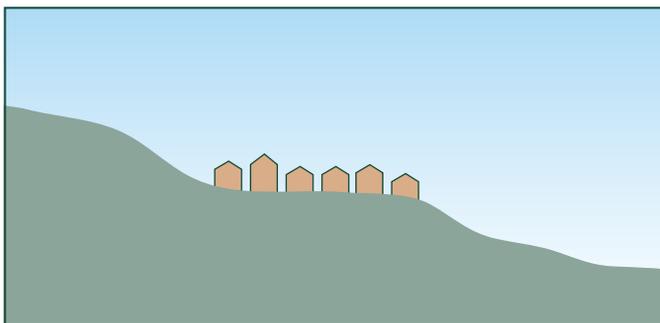
The low-lying or floodplain settlements are generally found in the Thames Vale character area. This landscape is open, expansive and essentially flat, and the settlements here lie mainly between the 60 and 75 metre contours. Natural constraints on development include rivers and manmade water courses, and the associated river floodplains (rather than factors relating to landform, such as steep gradients).

### Enclosed/ valley



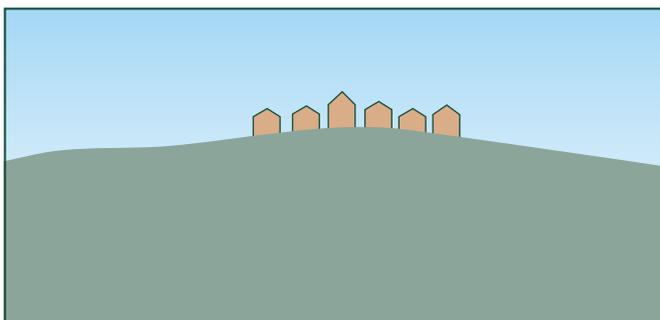
The enclosed or valley settlements occupy the mainly open, rolling landscape of the Limestone Wolds, together with the Ironstone Valleys and Ridges and the Nothern Valleys and Ridges. All are visually contained by their topography. This containment takes one of three forms: river valley, as at Wootton; dry valley, as at Fulbrook; or bowl-shaped, as at Tackley. The settlements lie across contours on enclosed hillsides, but do not tend to spill over hill tops.

### Hill terrace/ spur



The hill terrace/ spur settlements are generally located on open hillsides. This location type is not visually enclosed; rather the settlements tend to occupy open, flat hill terraces, and are contained within contours. Growth can be linear, along a hillside as it is at Long Hanborough and Minster Lovell (Charterville); or more nucleated, on a hill spur, as at Churchill and Combe.

### Open wolds



The open wolds settlements all occupy the Limestone Wolds character area, in landscape that is open, expansive and gently undulating. The settlements here are neither visually enclosed nor contained within contours; rather they range loosely over the landform. The open wolds settlements vary greatly in elevation, with parts of Brize Norton lying below 80 metres; and parts of Enstone lying above 150 metres.

## Design Guide 5: Settlement Type

Settlement	Conservation Area	Nucleated	Poly-Focal	Linear	Dispersed
<b>THAMESVALE</b>					
Alvescot	✓			●	●
Aston	✓	●		●	
Bampton	✓	●			
Barnard Gate					●
Black Bourton				●	●
Broadwell				●	●
Cassington	✓	●		●	
Church Hanborough	✓	●		●	
Clanfield		●		●	
Cote				●	
Ducklington	✓	●		●	
Eynsham	✓	●			
Filkins & Broughton Poggs	✓		●	●	
Freeland				●	●
Hardwick	✓			●	
Kencot	✓			●	
Kelmscott	✓				●
Langford	✓		●		
Lew					●
Little Faringdon				●	
Northmoor	✓	●		●	
Radcot	✓				●
South Leigh			●		
Standlake				●	
Stanton Harcourt	✓	●		●	
Yelford		●			
<b>LIMESTONE WOLDS</b>					
Ascott-Under-Wychwood				●	
Asthall	✓	●			
Asthal Leigh					●
Bladon	✓			●	
Brize Norton				●	●
Burford	✓			●	
Carterton		●			
Chadlington				●	●
Charlbury	✓	●			
Chilson		●			
Churchill	✓	●			
Church Enstone		●			
Cleveley					●
Combe	✓	●			
Crawley		●			●
Curbridge				●	●
Dean					●
Delly End		●			
East End		●			
Enstone					●
Fawler	✓	●			
Field Assarts				●	

✓ Conservation Area

## Design Guide 5: Settlement Type

Low Lying/ Floodplain	Enclosed/ Valley	Hill Terrace/ Spur	Open Wolds	Settlement
<b>THAMESVALE</b>				
●				Alvescot
●				Aston
●				Bampton
				Barnard Gate*
●				Black Bourton
●				Broadwell
●				Cassington
		●		Church Hanborough
●				Clanfield
●				Cote
●				Ducklington
●				Eynsham
●				Filkins & Broughton Poggs
				Freeland*
●				Hardwick
●				Kencot
●				Kelmscott
●				Langford
				Lew*
●				Little Faringdon
●				Northmoor
●				Radcot
				South Leigh*
●				Standlake
●				Stanton Harcourt
●				Yelford
<b>LIMESTONE WOLDS</b>				
	●			Ascott-Under-Wychwood
	●			Asthall
			●	Asthall Leigh
				Bladon*
			●	Brize Norton
		●		Burford
			●	Carterton
			●	Chadlington
			●	Charlbury
			●	Chilson
		●		Churchill
			●	Church Enstone
	●			Cleveley
		●		Combe
			●	Crawley
				Curbridge*
			●	Dean
			●	Delly End
		●		East End
	●		●	Enstone
			●	Fawler
			●	Field Assarts

\* Settlement located in the distinctive Clay Vale belt

## Design Guide 5: Settlement Type

Settlement	Conservation Area	Nucleated	Poly-Focal	Linear	Dispersed
Fifield		●			
Finstock	✓			●	
Fordwells				●	
Fullbrook			●		
Glympton			●		
Hailey	✓		●	●	
Heythrop			●		
Holwell		●			
Idbury	✓	●			
Kiddington					●
Kingham	✓	●			
Leaffield	✓			●	●
Long Hanborough	✓			●	
Lyneham				●	
Milton-Under-Wychwood		●			●
Minster Lovell (Charterville)		●		●	
Minster Lovell	✓	●		●	
New Yatt				●	
North Leigh				●	
Ramsden	✓			●	
Rousham				●	
Poffley End				●	
Shilton	✓	●		●	
Shipton-Under-Wychwood	✓	●			
Spelsbury	✓	●			
Stonesfield	✓	●			
Swinbrook	✓	●		●	
Tackley	✓	●			●
Taston		●			
Taynton	✓	●		●	
Westwell		●			
Witney	✓	●			
Woodstock	✓	●		●	
Wootton	✓	●			●
<b>IRONSTONE VALLEYS</b>					
Great Tew	✓			●	
Ledwell		●			
Little Tew					●
Middle Barton	✓	●			
Sandford St. Martin	✓			●	
Swerford	✓		●		
Steeple Barton	✓				●
Westcott Barton	✓				●
Worton					●
<b>NORTHERN VALLEYS</b>					
Chastleton	✓	●			
Chipping Norton	✓	●		●	
Cornwell	✓	●			●
Great Rollright	✓		●		
Over Norton	✓			●	

✓ Conservation Area

## Design Guide 5: Settlement Type

Low Lying/ Floodplain	Enclosed/ Valley	Hill Terrace/ Spur	Open Wolds	Settlement
			●	Fifield
	●	●		Finstock
			●	Fordwells
	●			Fullbrook
	●			Glympton
			●	Hailey
			●	Heythrop
		●		Holwell
			●	Idbury
	●			Kiddington
			●	Kingham
			●	Leafield
		●		Long Hanborough
		●		Lyneham
			●	Milton-Under-Wychwood
		●		Minster Lovell (Charterville)
	●			Minster Lovell
			●	New Yatt
			●	North Leigh
	●			Ramsden
		●		Rousham
			●	Poffley End
	●			Shilton
	●			Shipton-Under-Wychwood
			●	Spelsbury
		●		Stonesfield
	●			Swinbrook
	●			Tackley
			●	Taston
	●			Taynton
			●	Westwell
●				Witney
	●	●		Woodstock
	●	●		Wootton
<b>IRONSTONE VALLEYS</b>				
		●		Great Tew
		●		Ledwell
	●			Little Tew
	●			Middle Barton
	●			Sandford St. Martin
	●			Swerford
	●			Steeple Barton
	●			Westcott Barton
		●		Worton
<b>NORTHERN VALLEYS</b>				
			●	Chastleton
		●		Chipping Norton
		●		Cornwell
		●		Great Rollright
		●		Over Norton

## 5.4 NEW DEVELOPMENT

The preceding analysis of the settlements of the District may be used to better inform design decisions in specific contexts. For example, in the case of villages with a dispersed settlement pattern, the infilling through development of otherwise open spaces could result in cumulative harm to the distinctive character of that settlement. Likewise, where development in a village has traditionally been contained within a valley, new development that spills out over the valley sides is likely to radically alter the character of that settlement.

Within settlements themselves, great care should be taken with respect to new road and housing layouts, in order that these respond meaningfully to the unique context of each settlement pattern. Standard modern suburban layouts are almost never appropriate for historical settlements.

At the building and street level, great care should be taken to identify prevailing characteristics in terms of local architecture, building details and materials, surface and boundary treatments.

### SETTLEMENT GAZETTEER

The following gazetteer is intended to give a short 'pen portrait' for each of the settlements in West Oxfordshire. Each entry describes the relative size of the settlement, its location (both within the District and its landscape setting) its pattern of growth, and whether the settlement has Conservation Area status.

✓ Conservation Area

#### Alvescot ✓

Village located in the south-west of the District, close to the southern fringes of the Limestone Wolds. Settlement is low-lying, and has evolved haphazardly to give an informal and dispersed form. The village comprises a number of farmsteads linked by modest infill.



#### Aston ✓

Village located in the south of the District, on flattish water meadows north of the river Thames. Aston has a relatively compact form with some later growth to the east. The detached hamlets of Cote, Shifford and Chimney lie off to the east.

#### Bampton ✓

Large village located in the south of the District, on a flattish and low-lying terrace. Bampton comprises a sizable loose-knit historical settlement, with a block of later estate development to the north-east. Growth to the south of the village is constrained by the Shill Brook.

#### Barnard Gate

Small hamlet located in the west of the District in the transitional zone between the Limestone Wolds to the north and the Thames Vale to the south. The settlement has a fragmented form and consists of a number of farms. It is bisected by the Chil Brook.

## Thames Vale

### **Black Bourton**

Small village located in the south-west of the District, on flat, low-lying land immediately south of Carterton. Scattered farms, including Mill Farm off to the east, give the village a loose-knit form. The Shill Brook runs by on an east-west axis.

### **Broadwell**

Village located in the south-west of the District, on low-lying land. Broadwell merges seamlessly into neighbouring Kencot. From the cluster of buildings at the north of the village it evolves a linear form along the road to Langford to the south.

### **Cassington** ✓

Village located in the south-east of the District, bordered by the rivers Evenlode and Thames. The settlement is compact, and growth is constrained both by the disused gravel pits to the north, and the A40 which passes by to the south.

### **Church Hanborough** ✓

Small village located in the south-east of the District, close to the border with the Limestone Wolds. Church Hanborough has a compact, linear form, with houses and cottages set informally along the road that winds through the village.

### **Clanfield**

Village located in the south-west of the District, on low-lying land north of the river Thames. Clanfield has a distinctive form, with a compact core to the north, a 'tail' of linear growth tapering away to the south, and new development branching off west along Mill Lane.

### **Cote**

Hamlet located in the extreme south of the District, in an area of flat, expansive farmland criss-crossed by drainage channels. Cote has a fragmented, linear form, and is strung out along the road that runs past Aston to the west, down to Shifford on the Thames to the south.

### **Ducklington** ✓

Village located in the south of the District, just south of Witney, on a terrace above the floodplain of the river Windrush. The historical settlement is linear, but infill has since accounted for the area between this portion and the A415, which runs past to the south-west.



### **Eynsham** ✓

Large village located in the south-east of the District, on the flat river plain of the Thames and its tributary the Chil Brook. The reasonably compact historical core has witnessed some infill and extensive modern development between it and the A40 to the north.

### **Filkins and Broughton Poggs** ✓

Village located in the south-west of the District, on the border with the Limestone Wolds. Filkins occupies a terrace over 85m, and has been unified by linear infill with nearby Broughton Poggs to form a straggling settlement that runs parallel to, and east of, the A361.

### **Freeland**

Village located in the east of the District, and lying above the 100m contour. Constraints upon growth include significant tracts of wood and marshland to the west and south. The western border represents a strongly defined edge that follows the route of an early lane.

✓ Conservation Area

### Thames Vale

#### **Hardwick** ✓

Village located in the south of the District, midway between Witney and Stanton Harcourt on the B4449. Hardwick has a compact, linear form, with Cokethorpe Park and School, together with the church, forming outliers to the west.

#### **Kencot** ✓

Village located in the south-west of the District. Although essentially linear in form, Kencot comprises three distinct groupings: the first around the junction with the B4477 to the north, the second including the Manor and farm further south, and the third around Manor Farm, where the village merges into Broadwell.

#### **Kelmscott** ✓

Small conspicuously unspoilt village located in the extreme south-west of the District, on flat and low-lying land north of the Thames. Kelmscott has a highly attractive dispersed form, with farms, cottages and the eponymous manor house scattered along meandering lanes, and punctuated by significant areas of open land.

#### **Langford** ✓

Large, well preserved village located in the south-west of the District, close to the Gloucestershire border. Langford occupies a low-lying and open setting. Although essentially poly-focal, the historical settlement is relatively compact, with a separate and distinct early core and Saxon church to the south.

#### **Lew**

Small village located in the south-west of the District, in the transitional zone between the Limestone Wolds to the north and the Thames Vale to the south. Lew has a fragmented form and comprises a handful of farms and houses together with a church.

#### **Little Faringdon**

Small village located in the extreme south-west of the District, just north of Lechlade on Thames. Little Faringdon has a linear form, but with notable dispersed elements in the forms of a farm and a mill on the river Leach to the south-west.

#### **Northmoor** ✓

Village located in the extreme south-east of the District, due south of Stanton Harcourt and just north of the Thames. Northmoor has a reasonably compact core, but has seen some linear growth (i.e. along Chapel Lane) and has a clutch of dispersed elements in the forms of outlying farmsteads.

#### **Radcot** ✓

Small hamlet located in the extreme south of the District, on the Thames, south of Clanfield and east of Kelmscott. Radcot has a dispersed form and comprises a handful of houses, a hotel and farm, together with the ancient bridge over the Thames. Also the site of a significant battlefield.

#### **South Leigh**

Village located in the transitional zone between the Limestone Wolds and the Thames Vale. South Leigh has a disparate form, with Church End to the north, farms and the manor off to the south-east and linear growth in between. The village is bisected by the Limb Brook.

#### **Standlake**

Village located in the south of the District, in a low-lying and open setting, between expansive gravel pits to the north and south. Standlake has a distinctive attenuated U-form, with linear infill linking previously dispersed nuclei. The Windrush flows by to the east.

#### **Stanton Harcourt** ✓ / **Sutton** ✓

Village located in the south-east of the District, in a low-lying setting, north-east of a WWII airfield and extensive disused gravel pits. Settlement is poly-focal, with a significant historic core at Stanton Harcourt, and a second, linear core at Sutton to the north.

#### **Yelford**

Small hamlet located in the south of the District, in a relatively flat landscape (but for Rickless Hill to the north) south of Ducklington. Yelford has a compact, nucleated form and comprises a handful of houses, a pair of farms and a church.

✓ Conservation Area

## Limestone Wolds

### Ascott-Under-Wychwood

Village located in the west of the District, in an enclosed setting along the 95m contour following the line of the river Evenlode. This and a railway line constrain growth to the north of the village. Ascott-Under-Wychwood comprises two former hamlets, divided by London Lane.

### Asthall ✓

Village located in the west of the District, in an enclosed valley setting on the south bank of the Windrush. But for Asthall Farm to the east, the settlement has a compact, nucleated form. The Roman road, Akeman Street, runs passed to the south.

### Asthal Leigh

Small village located in the west of the District, mainly along the 122m contour. Asthal Leigh has a dispersed form with some linear qualities, with scattered houses and farms lining the roads that meet at a junction on which the church stands.

### Bladon ✓

Village located in the extreme east of the District, close to the border with the Thames Vale. Bladon has a distinctive linear form, with houses following the course of the Witney to Woodstock road. The settlement is constrained by Blenheim Park to the north.



✓ Conservation Area

### Brize Norton

Village located in the south of the District, in an open and exposed setting. Brize Norton has a loose-knit form, with a number of dispersed farms, some of which have been linked by later infill. RAF Brize Norton covers a large area to the south-west of the village.

### Burford ✓

Exceptionally well preserved medieval town located in the west of the District. Burford's main axis runs up the valley side away from the Windrush, and is intersected by a secondary axis that follows a hill terrace to give a cruciform plan. The High Street, which is lined by early houses, most of which are Listed, is especially distinctive.

### Carterton

Town located in the south-west of the District, in a flattish and exposed setting, north of RAF Brize Norton. Carterton forms a sizable and dense conurbation on a C20 grid plan. During the late C20 the settlement extended greatly to the north and east.

### Chadlington

Village located in the north of the District, in an open and elevated landscape. Chadlington forms a dispersed and loose-knit settlement at the convergence of numerous minor roads. Later infill has done much to unify the previously dispersed parts of the village.

### Charlbury ✓

Market town located in the centre of the District. Charlbury forms a relatively compact valley-side settlement, lying mainly between the 91m and 122m contours. Development is constrained by the river Evenlode and the railway line to the south-west.

### Chilson

Hamlet located in the centre of the District, below the 122m contour, and to the north of Wychwood Forest. Chilson has a compact, nucleated form and is connected by lanes to the nearby settlements of Shorthampton and Pudlicote.

### Limestone Wolds

#### Church Enstone

Small village located in the north of the District, just below the 152m contour, and overlooking the river Glyme to the south. To the west is a spur of Heythrop Park, and to the east a disused airfield. Church Enstone has a distinctive, compact form, and lies just to the north of Enstone.

#### Churchill ✓

Village located in the north-west of the District, on a hill spur, mainly between the 155m and 165m contours. Topographical containment has led to a compact hillside settlement, with historic parkland to the south-east also constraining growth.

#### Cleveley

Hamlet located in the north of the District, in an enclosed valley below the 122m contour, and just east of Enstone. Although disjointed, Cleveley has a distinctive form that follows, in broken linear fashion, the course of the river Glynne.

#### Combe ✓

Village located in the east of the District, on a hill terrace above the 115m contour, overlooking the river Evenlode. Combe is situated among patches of woodland (once belonging to Wychwood Forest) and scattered farms, with notable areas of open rural space. It lies just to the west of Blenheim Park.

#### Crawley

Village located in the centre of the District, just to the north of Witney. Crawley has a nucleated form, with the settlement concentrated at the star-shaped meeting of five roads. Growth to the south is constrained by the river Windrush.

#### Curbridge

Village located in the south of the District, on the border with the Thames Vale, and just to the south-west of Witney. Curbridge is a small settlement showing linear growth along two sides of a triangle formed by minor roads. A railway divides Curbridge from Witney.

#### Dean ✓

Small hamlet located in the centre of the District, in an open setting north of Charlbury. Dean has a disjointed form, comprising a few houses and farms, together with a mill which lies on the Coldron Brook to the east.

#### Delly End

Village located in the centre of the District, due north of Witney. Delly End forms one of the 'ends' of Hailey (the other being Poffley End) and is a nucleated settlement articulated about a distinctive and sizable, triangular village green.

#### East End

Hamlet located in the east of the District, in an essentially open setting that falls away sharply to the east. East End has a predominantly linear form, constrained to the north both by the river Evenlode and by an elbow of ancient woodland.

#### Enstone

Village located in the north of the District, in the Glyme valley. Enstone and Neat Enstone form a conjoined, loose-knit settlement; Cleveley and Gagingwell lie off to the east (Cleveley in the valley bottom, and Gagingwell at the head of a small valley).

#### Fawler ✓

Hamlet located in the centre of the District, south-east of Charlbury and on the north bank of the river Evenlode. Fawler has a fragmented, linear form, following the course of the road from Charlbury round to Stonesfield to the east.

#### Field Assarts

Small hamlet located in the centre of the District, in an open landscape setting due south of Leafield. Field Assarts derives its name from its one-time situation within Wychwood Forest. It comprises a handful of buildings set along the roadside.

✓ Conservation Area

## Limestone Wolds

### Fifield

Village located in the extreme west of the District, west of Milton-Under-Wychwood. Fifield is a valley-side settlement ranged between the 140m and 170m contours. It has a relatively compact form, with housing lying alongside two parallel streets that run down to The Green.

### Finstock ✓

Village located in the centre of the District. Finstock is topographically varied. Linear infill along the triangle formed by the High Street, the Charlbury to Witney road, and School Road has partially consolidated the original dispersed clusters of housing.



### Fordwells

Hamlet located in the centre of the District, in an open wolds setting to the south of Leafield and just to the west of Field Assarts. Fordwells has a dispersed, linear form, with houses and cottages strung out loosely along the roadside.

### Fulbrook

Village located in the west of the District, in a folded and enclosed valley setting north of the river Windrush. Fulbrook is dispersed in form, and has a notable detached element in the form of Manor Farm, which occupies an exposed, hillside setting to the west.

✓ Conservation Area

### Glympton

Village located in the east of the District, between Kiddington and Wootton. Glympton occupies an enclosed valley setting and is of poly-focal form, with the park and church forming one grouping to the west, and a clutch of houses off to the east.

### Hailey ✓

Village located in the centre of the District, in an area of gently undulating topography. Hailey has a poly-focal form, with Delly End and Poffley End forming distinctive detached elements, and Middletown in between forming the core of later settlement.

### Heythrop

Small village located in the north of the District, in an open landscape setting to the east of Chipping Norton. Heythrop is of poly-focal form with scattered farmsteads. The hamlet of Dunthrop lies to the north, while the great swathe of Heythrop Park stretches off to the south-east.

### Holwell

Small village located in the extreme west of the District, in a hillside setting mainly above the 130m contour and to the south of Burford. Holwell is a compact, nucleated settlement that has grown up at the junction of a number of lanes.

### Idbury ✓

Small village located in the extreme west of the District, north of Fifield and north-west of Milton-under-Wychwood. Idbury has a compact, nucleated form and occupies a hill terrace, with settlement contained within the 165m and 185m contours.

### Kiddington

Village located in the east of the District, in an enclosed valley setting to the north-west of Wootton. Kiddington has a dispersed form, comprising a core centred on the church and Kiddington Hall, and a number of outlying farms. The site of the medieval village of Asterleigh lies to the south-west.

### Limestone Wolds

#### **Kingham** ✓

Large village located in the north-west of the District, in an open setting above the 115m contour. Today's relatively unified form belies its original poly-focal form, centring on Church St., West End, and The Green. An oval of roads has attracted generally loose-knit infill.

#### **Leaffield** ✓

Village located in the centre of the District, in an open setting south of Wychwood Forest. Leaffield has a pronounced linear form resulting from the consolidation of a number of previously dispersed 'ends', including Lower End, Church Farm, and Chimney End.

#### **Hanborough (Long Hanborough)** ✓

Large village located in the east of the District, in an open setting, mainly along the 100m contour. The eastern and western arms have a pronounced linear form. The area south of the Witney road has absorbed most of the new growth. Church Hanborough lies to the south.

#### **Lyneham**

Hamlet located in the west of the District, due north of Shipton-under-Wychwood, on a hill terrace between the 105m and 110m contours. Lyneham has a linear form, with housing lying along the High Street and, parallel with this, Priory Road.

#### **Milton-Under-Wychwood**

Large village located in the west of the District, in an open setting between the 105m and 115m contours. Dense C20 housing and linear infill has given Milton its present core, and consolidated its original dispersed form. A detached hamlet survives at Upper Milton.

#### **Minster Lovell** ✓

Small village located in a valley side setting to the north of the river Windrush. Minster Lovell has a significant historic core, from which linear growth took place during the C17 and C18, resulting in the settlement growing in an informal fashion westwards towards the bridge over the Windrush.

#### **Minster Lovell (Charterville)**

Village located in the centre of the District, on an elevated ridge above the 115m contour. Charterville comprises a C19 planned utopian settlement of dispersed linear form. To the north of this, adjacent to the B4047, is a sizable block of C20 development.

#### **New Yatt**

Hamlet located in the east of the District, in an open setting above the 122m contour, between Hailey and North Leigh. New Yatt has a linear form, with housing strung out along New Yatt Lane. To the east lie dispersed elements in the forms of New Yatt Farm and Glenfield Farm.

#### **North Leigh**

Village located in the east of the District, in a fairly open setting. Dense linear infill strongly binds together the previously dispersed parts, but southward growth is constrained by Eynsham Park. Detached hamlets remain at Wilcote (compact) and East End (linear).

#### **Ramsden** ✓

Village located in the centre of the District, in a shallow bowl setting between the 122m and 152m contours, south of Finstock. Ramsden has a pronounced linear form, with houses and cottages standing along both the winding main street and Roman Akeman Street which crosses it.

#### **Rousham**

Small village located in the extreme east of the District, on a hill terrace between the 75m and 80m contours, north of Tackley. Rousham has a dispersed form, with a loose handful of houses fronting the road close to Rousham House on the eastern edge of the adjacent historic park.

#### **Poffley End**

Village located in the centre of the District, in an open setting due north of Witney. Poffley End is one of Hailey's two 'ends' (the other being Delly End). It has a distinctive linear form, with houses and cottages strung out along Poffley End Lane.

✓ Conservation Area

### Limestone Wolds

#### **Shilton** ✓

Village located in the south-west of the District, north-west of Carterton. Shilton occupies an enclosed valley setting, with a linear arm following the course of the Shill Brook and a compact, nucleated core with two churches to the south-west.

#### **Shipton-Under-Wychwood** ✓

Large village located in the west of the District, in a sloping, north facing valley-side setting, overlooking the river Evenlode. Former dispersed hamlets now largely consolidated by linear infill and some C20 estate development.

#### **Spelsbury** ✓

Village located in the north of the District, in an open setting to the north of Charlbury. Spelsbury has a reasonably compact, nucleated form (with the manor house, Glebe Farm and the church at its core). The small settlements of Taston and Dean lie to the north-east and north-west respectively.

#### **Stonesfield** ✓

Village located in the east of the District, on an exposed hill terrace just below the 122m contour, overlooking the steep lower slopes of the Evenlode valley to the south-west. Stonesfield is large and unusually compact, with very few dispersed components.

#### **Swinbrook** ✓

Village located in the west of the District to the east of Burford. Swinbrook has two distinct parts, with the village core situated in the Windrush valley, and a straggling linear component following the spring line up an enclosed valley to the north. The lost village of Widford lies off to the west.

#### **Tackley** ✓

Village located in the extreme east of the District in a relatively enclosed setting below the 85m contour. Tackley retains a distinctive loose-knit form, with C20 estate development at Nethercott. Constraints on growth include parkland and the railway to the west.

#### **Taston** ✓

Small hamlet located in the north of the District, in an open setting between the 122m and 152m contours, north of Charlbury. Taston has a fragmented form, and comprises a loosely grouped collection of farms, together with a handful of houses and cottages.

#### **Taynton** ✓

Village located in the extreme west of the District, in a shallowly enclosed setting north-west of Burford. Taynton has a linear form, with houses and cottages lining the lanes that wind through the settlement. Four large farms and a number of areas of open land form significant components within the village.

#### **Westwell**

Small village located in the extreme west of the District, in an enclosed valley setting to the south-west of Burford. Westwell has a relatively compact, nucleated form (with the manor and church forming the historic core), but has a number of outlying farms to the east and west.

#### **Witney** ✓

Large historical market town located in the centre of the District in a low-lying site on the border with the Thames Vale. Elongated historic core, surrounded by large swathes of mainly C20 estate development. The river Windrush bisects the town, and the A40 has constrained growth to the south.

#### **Woodstock** ✓

Well preserved historical market town located in the extreme east of the District. Growth is constrained by Blenheim Park to the west, and the steep, wooded valley of the river Glyme to the north. Woodstock has a sizable early core, a linear 'tail' to the north, and C20 estate development to the east.

#### **Wootton** ✓

Village located in the north-east of the District, in a valley-side setting north of the river Glyme. Wootton has a relatively compact core, with sporadic later development and several significant dispersed elements scattered throughout the surrounding landscape.

✓ Conservation Area

### Ironstone Valleys & Ridges

#### Great Tew ✓

Small village located in the extreme north-east of the District, on an elevated, sloping site between the 183m and 122m contours. Great Tew is a planned estate village adjoining historic parkland, essentially created in the C19. It has a straggling, linear form, with a number of outlying farms.

#### Ledwell

Hamlet located in the extreme north-east of the District, on a hill terrace between the 155m and 165m contours, due north of Sandford St Martin. Ledwell has a compact, nucleated form and is unusual for not adjoining a through-road.

#### Little Tew ✓

Unspoilt village located in the extreme north of the District, tucked away in an enclosed, shallow bowl-shaped setting, to the west of Great Tew. Little Tew has a distinctive, loose-knit form, with mix of C17 and C19 houses and cottages scattered along the lanes the wind through the settlement.

#### Middle Barton ✓

Village located in the north-east of the District. Middle Barton lies partly in the parish of Steeple Barton, and is of loose-knit form with large blocks of C20 estate development to the north. Steeple Barton forms a separate and dispersed settlement to the east.



✓ Conservation Area

#### Sandford St Martin ✓

Village located in the extreme north-east of the District, in an enclosed valley setting due south of Ledwell. Sandford St Martin is essentially of linear form, with the church and vicarage at its core, a number of farms to the north and south, and the manor and adjoining parkland to the west.

#### Swerford ✓

Village located at the northern tip of the District, in an enclosed setting in the valley of the river Swere. Swerford has a pronounced poly-focal form, with the nucleated Church End to the west and East End, with its linear growth up Chapel Hill, to the east.

#### Steeple Barton ✓

Village located in the extreme north-east of the District, in an enclosed valley setting south-east of Middle Barton. Steeple Barton has an especially fragmented form, with Barton Abbey and a number of farms, houses and cottages scattered throughout patchy woodland.

#### Westcott Barton ✓

Small village located west of Middle Barton in the neighbouring parish of Westcott Barton, beside the river Dorn, between the 115m and 125m contours. Westcott Barton comprises a loose-knit settlement, strung out between Middle Barton and the Manor House at its western end.

#### Worton

Village located in the extreme north-east of the District, on a hill spur: between the 125m and 130m contours in the case of Over Worton, and in a shallow valley setting in the case of Nether Worton. The settlements form a poly-focal village, the latter historically a colony of the former.

### Northern Valleys & Ridges

#### **Chastleton** ✓

Well preserved small village located in the north-western spur of the District, in a hillside setting between the 150m and 175m contours. Chastleton comprises a handful of fine C17 houses and cottages scattered along the roadside, together with Chastleton House and the adjoining church and parkland.

#### **Chipping Norton** ✓

Market town located in the north-west of the District, in an unusually elevated valley-side setting mainly between the 183m and 213m contours. Linear, historical core with large volumes of C20 estate development (mainly along the 185m contour, but with some undue spillage over the hill top).

#### **Cornwell** ✓

Small village located in the extreme north-west of the District, on a hill terrace between the 150m and 160m contours west of Chipping Norton. Cornwell has a loose-knit form, comprising the manor house and a handful of farmsteads.

#### **Great Rollright** ✓

Large village located in the extreme north of the District, on a hill terrace between the 205m and 220m contours, with steep slopes to the east, south and west. Great Rollright's original poly-focal form has been eroded by later infill. Little Rollright lies off to the west.

#### **Over Norton** ✓

Village located in the north-west of the District, on a hill terrace, mainly below the 213m contour. Over Norton has a compact and linear form, with a modest historic component, a small amount of later growth to the west, and a number of outlying farmsteads to the north-east.

