Chapter 4: County and District Wide Analysis

I leap across a wordless landscape,
keystrokes flipping from
screen to screen
century to century
making forest green recede and cower
in the face of the encroaching tide of tangerine fields
eaten away in their turn
by bruise purple, plague red
towns and villages.

From ‘Navigating Polygonia’ by Dr Romola Parish, Poet in Residence.

This chapter considers the occurrence and distribution of landscape types across the county of Oxfordshire and across the five individual districts. It also examines the age of the current landscape and how it has changed since the medieval period. Finally, it uses data captured by the HLC project alongside the results of a public survey to suggest historic significance values for each landscape type.

4.1 The Distribution of Landscape Types across Oxfordshire
4.2 The Occurrence and Distribution of Landscape Types in the Five Districts of Oxfordshire
4.3 Period of Origin of the Current Landscape
4.4 Oxfordshire’s Landscapes Through Time
4.5 Historic Significance Values
4.1 The Distribution of Landscape Types across Oxfordshire
Landscape has been characterised into **15 Broad Types** and subdivided into **109 HLC Types**

A total of **16,102 Polygons** have been defined, covering **260,105.6 Hectares** and averaging **16.2 Hectares per Polygon**
Description

This description is a summary and more detailed information can be found in the reports for each individual Broad and HLC Type (Chapter 3).

One of the most striking observations is how agricultural Oxfordshire is, with 73.8% of the county characterised by Enclosure Types. These Enclosures are spread throughout the county and are only less common in the heavily wooded area of the Chiltern Hills and within the county’s major settlements. Older Enclosure Types – in particular Ancient and Piecemeal – have slight concentrations in the north-west and the south-east of the county, broadly corresponding with the Cotswold and Chiltern Hills, but not confined to the AONBs in these areas. More modern Reorganised and Prairie Enclosures are slightly more common in the south and south-west of the county, in the area of Wantage and Faringdon.

The swathe of Woodland Types identified in the south-east of Oxfordshire is also very clear. This relates to the aforementioned Chiltern Hills upland and does coincide largely with the Chiltern Hills AONB. A less obvious, but equally important area of woodland lies to the north-west of Oxford and represents the remains of the Ancient Wychwood Forest.

Scattered across the county are the variously sized Towns surrounded by Commercial and Industrial Types. The largest of these Towns are: Banbury, Bicester, Witney, Didcot, and Abingdon. Larger than all of these and lying at the heart of the county is Oxford itself, at the centre of the Communication network of roads, canals, and railway lines.

Large Ornamental landscapes are a significant part of the character of the area to the north-west of Oxford, including Blenheim, Eynsham Hall, and Cornbury parks. Of similar size are the Military Airfields in the north and west of the county, with sites like Upper Heyford and Brize Norton being influential in the creation of the character of these areas.

Major Extractive sites are typically found beside the Rivers Windrush and Cherwell, where they are involved in the quarrying of river gravels. These quarries represent the largest Industrial sites in the county and when quarrying ceases their conversion to lakes often ensures that these sites continue to play an important role in the character of the area.
4.2 The Occurrence and Distribution of Landscape Types in the Five Districts of Oxfordshire

4.2.1 Introduction

This section looks at the occurrence and distribution of Broad and HLC Types across the five districts found within Oxfordshire – Cherwell District, Oxford City, South Oxfordshire, the Vale of the White Horse, and West Oxfordshire. It compares and contrasts the landscapes in these five areas.
4.2.2 Cherwell District

Cherwell

Broad Types

HLC Types
Description
Cherwell District covers approximately 58,658 hectares of the north-eastern part of Oxfordshire and includes the Towns of Banbury and Bicester as well as many Villages and Hamlets, such as Hornton and Hanwell in the north and Fencott and Murcott in the south. It is a predominantly rural area, characterised by Enclosures, Rural Settlement, and Woodland. Enclosures are the most common Broad Type, accounting for 76% of the district. Reorganised Enclosures and Prairie/Amalgamated Enclosures are the most frequently occurring, but Planned Enclosures are also a common landscape type. Older Enclosure types – Piecemeal and Planned Enclosures – tend to be found in the north of the district, to the north of the River Cherwell. Rural Settlement Types cover 6.7% of the district and chiefly comprise Villages and Farmsteads. These are more densely concentrated, but generally smaller in size, in the north. In the south, close to Oxford, there are a number of larger Villages, including Kidlington, one of the largest in England. Woodland Types, which cover 3% of the land, are predominantly Secondary Woodland and include the areas of woodland regeneration along the disused railway line at Southrop. Woodland is found throughout, but has a slight concentration in the south and west of the district. In the south of the district there are some very large Ornamental Landscapes, such as Kirtlington and Middleton Parks, and equally sizeable Military sites, like the disused RAF base at Upper Heyford. Whilst less common in terms of total area, these two types dominate their immediate surrounds. Cherwell District is traversed by a range of different Communications types, notably the M40 motorway, London-Oxford Airfield, and the London – Birmingham railway line. A number of large Industrial sites, particularly Extractive Works associated with gravel and stone extraction, are found close to the lower reaches of the River Cherwell and in the area around Bicester.

There is quite a distinction apparent between the land in the north of Cherwell District and that in the south. The former is more rural and dotted with small settlements; the latter is more diverse and includes large military, industrial, and ornamental landscapes.
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4.2.3 Oxford City District

Broad Types

HLC Types
Description

Oxford City District covers approximately 4,573 hectares at the heart of Oxfordshire and includes the City of Oxford and its suburbs of Marston, Headington, Cowley, Rose Hill, Blackbird Leys, Littlemore, Iffley, New Hinksey and New Botley, Summertown, and Cutteslowe. The district also includes the detached Villages of Wolvercote and Binsey. It is a predominantly urban area, characterised by Urban Settlement, Civil Provision, and Recreation Types, but also a number of Enclosures. Urban Settlement is the most common Broad Type, accounting for 40% of the district. Civil Provision types cover 10.8% of the district and chiefly comprise Educational and Health Facilities and sites associated with Oxford Colleges. Some of the largest individual sites relate to the university hospitals, the John Radcliffe, the Churchill, Nuffield, and Hornton. These sites are found in the north-east of the district. Educational Facilities, such as St Edward’s School, Oxford Brookes University, and Oxford Spires are found throughout. In contrast, the Oxford Colleges tend to focus in the centre of the city. Recreation Types, which cover 11% of the land, are dominated by Sports Facilities like Rose Hill recreation ground and the many grounds associated with university sports. Southfields Golf Course, however, is the single largest site of this type and dominates a large area of the eastern part of the city. There are two main areas of Enclosures within the district: between Marston and Summertown, along the Cherwell, and to the west of Summertown, along the Thames. The land around the Thames is also frequently characterised as Unenclosed Rough Ground. Port Meadow common dominates this type, lying along the whole length of the north-western edge of the city.

There is quite a distinction apparent between the land in the north-west of the district and that in the south-east. The former is characterised by the Villages of Binsey and Wolvercote, set within Enclosures and on the edge of Port Meadow. The latter is dominated by large Processing and Manufacturing sites and Business Parks.
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4.2.4 South Oxfordshire District

Broad Types

South

HLC Types
Description
South Oxfordshire District covers approximately 67,921 hectares of the south-eastern part of Oxfordshire and includes the Towns of Thame, Wallingford, Didcot, and Henley-on-Thames as well as many Villages and Hamlets, such as Wheatley in the north and Sonning Common in the south. It is a predominantly rural area, characterised by Enclosures, Woodland, and Rural Settlement. Enclosures are the most common Broad Type, accounting for 71% of the district. Reorganised Enclosures and Prairie/Amalgamated Enclosures are the most frequently occurring. There are two areas of Piecemeal Enclosure, one around the M40 and the other between the woods of the Chiltern Hills. Ancient Enclosures and Assarts have also been identified amongst these woods. A swathe of Planned Enclosure can be seen stretching diagonally across the district between Cholsey and Chinnor, beneath the Chilterns escarpment. Woodland Types cover 11.7% of the land and are predominantly Ancient Woodland (5.8%), such as Kingston Wood near Crowell. There is a marked concentration of Woodland corresponding with the Chiltern Hills and the area of the AONB. Rural Settlement Types cover 6.3% of the district and chiefly comprise Villages and Farmsteads, but a number of Hamlets are also recorded. In the south of the district there is a concentration of Ornamental Landscapes, such as Stonor Park and Greys Court, but the largest individual site of this type lies outside of this area, in the north-west, at Nuneham Park. As in Cherwell, Industrial sites cluster around the Towns and the major River, in this case the Thames. Two large Airfields, Benson and Chalgrove, dominate landscapes in the centre of the district and attract further industrial activity.

There is quite a distinction apparent between the north-west and the south-east of the district. The former is characterised by Enclosures and a diversity of other landscape types whilst the latter is heavily wooded and preserves a number of older field types.
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4.2.5 The Vale of the White Horse District

HLC Types

Broad Types
Description
The Vale of the White Horse District covers approximately 57,622 hectares of the south-western part of Oxfordshire and includes the towns of Abingdon, Wantage, and Faringdon as well as many Villages and Hamlets, such as Botley and Kennington on the edge of Oxford in the east and Uffington and Ashbury in the west. It is a predominantly rural area, characterised by Enclosures, Rural Settlement, and Woodland. Enclosures are the most common Broad Type, accounting for 75% of the district. Reorganised Enclosures are very common and cover in excess of one third of the district alone. Older Enclosure types – Piecemeal and Planned Enclosures – tend to be found in the north of the district, whereas modern types – Reorganised, Prairie, and Paddocks – concentrate on the southern boundary of the district. Rural Settlement Types cover 6.8% of the district and some Villages are quite sizeable, particularly in the part of the district nearest to Oxford. There is a very definite line of settlements either side of Wantage, running in a narrow line along the bottom of the North Wessex Downs escarpment. Woodland Types, which cover 5.6% of the land, are almost equally distributed between Ancient, Secondary, and Plantation types. In general, Woodland tends to be absent from the central part of the district, either side of the Great Western Main Line Railway. The eastern edge of the district, in the great loop of the River Thames, shows a diversity of land use not seen elsewhere in the district, with Farmoor Reservoir, large Golf Courses, Ancient Woodland at Bagley Wood, Abingdon Airfield and adjacent Military Barracks, and a concentration of Villages. A string of Racing Sports sites can be seen on the southern edge of the district, utilising the open landscape of the downs for equestrian activities. This same area is marked by Unenclosed Rough Ground, areas like Ardington Down and White Horse Hill, linked by the prehistoric Routeway, the Ridgeway. A number of large Ornamental Landscapes, such as Buscot Park and Buckland House Deer Park lie on the land south of the Thames and, in total, this type covers 2.4% of the district.
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4.2.6 West Oxfordshire District

West

Broad Types

HLC Types
Description
West Oxfordshire District covers approximately 71,323 hectares of the north-western part of Oxfordshire and includes the Towns of Eynsham, Witney, Carterton, Bampton, Burford, Woodstock, Charlbury, and Chipping Norton as well as many Villages and Hamlets, such as Great Rollright and Great Tew in the north and Kelmscott and Clanfield in the south. It is a predominantly rural area, characterised by Enclosures, Woodland, and Rural Settlement. Enclosures are the most common Broad Type, accounting for 77.5% of the district. Reorganised Enclosures and Prairie/Amalgamated Enclosures are the most frequently occurring, but Planned Enclosures are also a common landscape type. There is a slight concentration of older Enclosure types – Piecemeal and Planned Enclosures – in the north of the district, but this is less discernible than in Cherwell District. Woodland Types, which cover 6.2% of the district, are predominantly Ancient Woodland, but Plantations are also common. The largest area of Woodland lies at the heart of the district – the remnants of the Ancient Wychwood Forest. Rural Settlement types cover 5.3% of the district, with a cluster of larger Villages in the triangle between Witney, Eynsham, and Woodstock. Ornamental Landscapes are also quite common and cover 3.9% of the district, the highest percentage recorded in any of the districts. These landscapes are made up of large sites like Blenheim Park, Cornbury Park, and Eynsham Hall Park. In general, Ornamental Landscapes tend to be found in the northern part of the district, north of Witney, and often east of Charlbury. The large Military Airbase at Brize Norton dominates the landscape south of Carterton and, combined with the nearby disused site as Broadwell, makes this landscape type an important part of the south-west of the district. Large Extractive Works and Flooded Extractive Pits concentrate in the bottom of the Windrush Valley, south west of Witney. These include the large complex at Gill Mill and Standlake.

A distinction can be observed between the north of the district, characterised by smaller Towns, large Ornamental Landscapes, and smaller Villages, and the south where Towns are larger and Military and Industrial types are more common.
<table>
<thead>
<tr>
<th>HLC Type</th>
<th>Area</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Amenities - Sewerage Treatment Works</td>
<td>32.61</td>
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<td>Civic Amenities - Utilities</td>
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<td>Civic Amenities - Waste Disposal</td>
<td>32.60</td>
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<td>Civil Provision - Educational Facility</td>
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<td>Civil Provision - Gov Office and Civic Centre</td>
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<td>Civil Provision - Health Care Facility</td>
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<td>Civil Provision - Police station</td>
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<tr>
<td>Civil Provision - Religious and Funerary</td>
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<td>Commercial - Business Park</td>
<td>30.57</td>
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<td>Commercial - Fish Farm</td>
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<td>Commercial - Retail park</td>
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<td>Commercial - Road Side Service Centre</td>
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<td>Commercial - Shopping Centre</td>
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<td>Communication - Airfield (Commercial)</td>
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<td>Communication - Main Road</td>
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<td>Communication - Telecommunications</td>
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<td>Communication - Canals and Locks</td>
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<td>Communication - Major Road Junction</td>
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<td>Communication - Rail transport sites</td>
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<td>Ancient Enclosure</td>
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<tr>
<td>Assarted Enclosure</td>
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<tr>
<td>Closes</td>
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<tr>
<td>Crofts (medieval &amp; Post Medieval)</td>
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<td>Enclosure - Paddocks and Stables</td>
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<td>Enclosure - Reclaimed land</td>
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<td>Ladder Field System</td>
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<td>Open Field System</td>
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<td>Piecemeal Enclosure</td>
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<td>Planned Enclosure</td>
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<td>Prairie / Amalgamated Enclosure</td>
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<td>Reorganised Enclosures</td>
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<td>Squatter Enclosure</td>
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<td>Industry - Depot</td>
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<td>Industry - Processing Industry</td>
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<td>Industry - Extractive Works</td>
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<td>Industry - Flooded Extractive pits</td>
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<td>Industry - Industrial Estate</td>
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<td>Industry - Manufacturing</td>
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<td>Industry - Mill / Mill Complex</td>
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<td>Industry - Scrap Yard</td>
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<td>Military - Castle</td>
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<td>Military - Communications</td>
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<td>Military - Military Airfield</td>
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<td>Orchard and Hort - Allotment</td>
<td>39.57</td>
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<td>Orchard and Hort - Nursery/ Garden Centre</td>
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<td>Orchard and Hort - Orchard</td>
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<tr>
<td>Orchard and Hort - Vineyard</td>
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<td>Orn -Deer Park</td>
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<tr>
<td>Orn -Domestic Garden</td>
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<tr>
<td>Orn -Ornamental water body</td>
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<tr>
<td>Orn-Parkland / Designed Landscape</td>
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<tr>
<td>Managed Archaeological Site</td>
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<tr>
<td>Recreation - Community Centre</td>
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<td>Recreation - Country Park</td>
<td>35.59</td>
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</tr>
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<td>Recreation - Golf Course</td>
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<td>Recreation - Hunting Site</td>
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<td>Recreation - Nature Reserve</td>
<td>49.80</td>
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<td>Recreation - Other Leisure facilities</td>
<td>37.72</td>
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<tr>
<td>Recreation - Racing Sports Sites</td>
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<td>Recreation - Sports Facilities</td>
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<tr>
<td>Rural - Caravan/Chalet/ Camping site</td>
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<td>Rural - Country House</td>
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<td>Rural - Dwelling</td>
<td>126.82</td>
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<td>Rural - Hamlet</td>
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<td>Rural - Hotel</td>
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<td>Rural - Village</td>
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<td>Rural -Farmstead</td>
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<td>Unenclosed -Green</td>
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<td>Unenclosed -Rough Ground</td>
<td>100.87</td>
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<td>Urban - Dwelling</td>
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<td>Urban - Historic Urban Core</td>
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<td>Urban - Public House</td>
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<td>Urban - Town</td>
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<td>Water - Fresh Water Body</td>
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<td>Water - River</td>
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<td>Water - Water Meadow</td>
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<td>Woodland - Ancient Woodland</td>
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<td>Woodland -Plantation</td>
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<td>Woodland -Secondary Woodland</td>
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</tr>
<tr>
<td>Woodland -Woodland Pasture</td>
<td>4.48</td>
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</tr>
</tbody>
</table>
4.2.7 Comparing the Districts of Oxfordshire

West Oxon is the largest district and comprises the widest range of landscape types. The Vale, on average, is made up of the largest units of land characterised as the same type whilst the City has the smallest. This suggests greater variability between types in the landscape of the City. However, this variability is restricted to the smallest total number of landscape types.

<table>
<thead>
<tr>
<th></th>
<th>Cherwell</th>
<th>City</th>
<th>South</th>
<th>Vale</th>
<th>West</th>
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<tr>
<td>% of Area</td>
<td>22.6</td>
<td>1.8</td>
<td>26.1</td>
<td>22.2</td>
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<tr>
<td>% of Polygons</td>
<td>18.3</td>
<td>20.2</td>
<td>24.2</td>
<td>16.1</td>
<td>21.2</td>
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<tr>
<td>Average Polygon (ha)</td>
<td>19.9</td>
<td>1.4</td>
<td>17.4</td>
<td>22.2</td>
<td>21.2</td>
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<td>Broad Types</td>
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<td>15</td>
<td>15</td>
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<td>HLC Types</td>
<td>72</td>
<td>55</td>
<td>79</td>
<td>66</td>
<td>80</td>
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</tbody>
</table>
Period of Current Landscape

N.B. It was not possible to assess Period in the City as this was not recorded in the same way by the Oxford City HLC.

Across the four districts analysed, Modern landscapes are most common, followed by Post-Medieval landscapes. However, variability is apparent. Interestingly, Modern and Post-Medieval landscapes in all districts considered are almost equal, suggesting a balance between continuity of 16th – 19th century landscapes and 20th – 21st century change. Modern landscapes are more common in the Vale of the White Horse than elsewhere, accounting for 56% of the land, and Post-Medieval landscapes are, accordingly, less common. This suggests that this district has seen the highest levels of change within the landscape in the 20th and 21st centuries. In the Vale, Modern landscapes tend to be found in the south of the district, in the area of the North Wessex Downs. In contrast, the Modern landscapes in Cherwell quite clearly relate to the land surrounding major infrastructure routes – the railway and motorway. Post-Medieval landscapes are most common in South Oxfordshire (46%) and Cherwell District (41%). Medieval landscapes are slightly more common in Cherwell (3.5%) and tend to relate to Parkland/Deer Parks and the historic cores of settlements. Prehistoric landscapes most often survive in South Oxfordshire and relate directly to the areas of downland which still exist in the area of the Chiltern Hills.
Frequency and Distribution of Broad Types
Unsurprisingly, all the districts, with the exception of Oxford City, are dominated by Enclosure Types, with this type accounting for more than 70% of each district. Naturally, Urban Settlement Types predominate in Oxford City. The remaining 13 Broad Types show considerable variability, with Civil Provision and Recreation in the City and Woodland in South being the next most common types. Woodland Types, for example, vary between 0.9% in the City and 11.7% in South Oxfordshire. In general, and as we might anticipate, Cherwell, South, Vale, and West share many characteristics, whereas Oxford City is quite distinct. Land characterised as Rural Settlement is quite consistent across the four former districts (between 5.3% and 6.8%) but far rarer in Oxford (0.6%). Conversely, Recreation is far more common in the City (11.1%) than in the other districts (0.8% to 2.3%). In the main, natural landscapes - Woods, Enclosures, Ornamental landscapes – tend to be more common outside of the City. However, Orchards and Horticulture Types and Unenclosed Land are more often found in the City. More information regarding the latter can be found in Case Study 5 (Chapter 5) which compares the distribution of types within the City and the rest of the county. Despite large Extractive Works in west Oxfordshire, Industrial Types are more common in Oxford City; this is due to large sites such as the BMW Mini plant and Oxford University Press.

With the exception of Sewage Works, Civic Amenity Types are most common in the Vale. Reservoirs and Utilities, in particular, account for a high percentage of these types in this district. This is due to two major sites – Farmoor Reservoir and Didcot Power Station. Farmoor is located close to the major urban centre of Oxford and the power station lies on the edge of Didcot. These sites require a lot of space, but relate to urban populations. Land identified as these types is rarest in West Oxfordshire.
Civil Provision

This type is most common in Oxford and the type Oxford College is only recorded here. In part, this is a consequence of different digitisation limits – only sites larger than 2ha were recorded in rural areas whereas sites of 1ha were recorded in urban areas. Many churches, schools, police stations etc. smaller than 2ha won’t, therefore, have been recorded outside of Oxford. In spite of this bias, however, there is likely to be some truth in the distribution of this type; as a feature associated with large populations and urban centres, it is more likely to cluster in Oxford than anywhere else in the county.

Commercial

This type is most commonly found in Oxford City, in part due to the digitisation sizes used. In addition, the types Bank, Office/Commercial, Offices, and Shops have only been identified in Oxford City and were not used to characterise the rest of the county. Concentrations of Offices and individual shops will exist in all the major settlements in Oxfordshire. Business and Retail Parks are far more common in Cherwell, which likely relates to the good communication links in this district. Few sites of this broad type have been identified in South Oxfordshire.
Types Bridge, Car Park, and Road were only recorded in Oxford City. The prevalence of Main Roads in the City is due to the presence of Oxford’s ring road. Railways also converge on the city and the station is one of the largest in the county. Cherwell district is also very well equipped with communication links, with Airfields, Canals, and Motorways being most common here. Rail transport sites are also quite common, being on the Birmingham – London mainline. West Oxfordshire has the least amount of land recorded as this broad type, with Airfields being the most common and consisting primarily of Enstone Airfield. The historic communication route, the Ridgeway, cuts across the southern part of both South Oxfordshire and the Vale of the White Horse.

Across the four rural districts, Reorganised Enclosures are most common, followed by Prairie/Amalgamated Fields. This implies a high degree of modern agricultural adaptation in all areas. This is greatest in the Vale and lowest in West. Planned Enclosures are most common in Cherwell, but Piecemeal Enclosures are rare. In West, both Planned and Piecemeal Enclosures are frequently occurring. It appears, therefore, that historic farming landscapes are better preserved in West than elsewhere. Paddocks are most often found in the Vale and West, reflecting equestrian centres in these areas. Despite being predominantly urban, the City includes a number of fields. These tend to be regular and likely Planned fields, although there are also a number of fields which pre-date the 18th century and are characterised as Ancient.
Surprisingly, Industrial types comprise a greater percentage of the City than any other district. This is due to a number of large manufacturing plants and Industrial estates towards the fringes of the urban area. Extractive Works are most common in Cherwell, whilst Flooded Extractive Pits are more common in West. This may indicate a longer history of modern extraction in West, with many older sites which have now been flooded for use as Recreational sites or Nature Reserves. Stone quarries are found, but are not as common as the large gravel sites on the river terraces of the Cherwell and Windrush. Outside of Oxford, Industrial estates are most common in Cherwell and tend to be found on well-connected urban fringes around Banbury and Bicester. More information about Processing and Manufacturing Industries can be found in the Case Study 5 (Chapter 5).

Airfields account for the greatest percentage of Military types in Oxfordshire and are most common in Cherwell, covering 1.3% of the district. This includes the disused sites of Upper Heyford and Barford St John. Military Airfields are also an important component of West’s landscape, with the major site at Brize Norton, a repatriation centre. Barracks and Shooting Ranges are most common in the Vale. The historic Military types – Castle, Defence Site, and Hillfort – are far less common and, unlike the modern types, are found in Oxford City too.
Urban Gardens were only characterised in Oxford City. Allotments are a far more common feature of Oxford City than any other district, accounting for 1.9% of the land, far greater than the 0.1% of South Oxfordshire, the next most common district. The size of the Allotments in and around Oxford is a lot greater than elsewhere, providing for the urban population. Some smaller sites in the other districts may have been overlooked by this project. In contrast, Garden Centres and Orchards are more commonly found outside of Oxford, with the former requiring the space of the more rural districts. Orchards tend to be found close to Villages, most frequently in South and the Vale.

Parkland/Designed Landscapes are the most common Ornamental Type in Oxfordshire and account for approximately 3.5% of West Oxfordshire. Whilst less common in Cherwell, South, and Vale districts this type still covers between 2 and 2.3% of the land. They are, therefore, important parts of the rural landscape. The high percentage in West is a result of sites like Blenheim Park and Eynsham Hall Park which are very large sites. Deer Parks are also most common in West Oxfordshire. Domestic Gardens make up more of South Oxfordshire than other districts and include places like Chiselhampton House gardens.
Recreation Types are most common in the City, accounting for more than 11% of the land. This is significantly more than the 2.3% of the land in the Vale characterised as such, the next most common. West Oxfordshire has the lowest amount of land characterised as Recreation – just 0.8%. Sports Facilities are the most common type in the City, but Golf Courses tend to occur more frequently in the other districts. Golf Courses cover a similar percentage of Cherwell, South, and Vale, but are less common in West. Racing Sports Sites, particularly those associated with equestrian activities, are an important component of the landscape in the Vale and proliferate on the downs to the south of the district. Nature Reserves are most common in Cherwell, in part due to the large site at Otmoor managed by the RSPB.

Unsurprisingly, this type is rarest in the City district. In Cherwell, South, and Vale the percentage of land characterised by this type is between 6.3 and 6.8%. The percentage in West is lower – just 5.3% - possibly indicating a smaller rural population. Hamlets are most commonly found in South, often in and around the woods of the Chiltern Hills. Farmsteads are most frequently found in Cherwell district – covering 2.2% of the land. Farms also account for a high percentage of West Oxfordshire – 1.9% - which, when compared to the 2.4% of land covered by Villages, seems very high. Country Houses are also most common in Cherwell and West – 0.28% and 0.25% respectively.
Interestingly, Rough Ground is most common in the City, accounting for 7.6% of the land. The lowest levels of Rough ground are recorded in West Oxfordshire – just 0.1%. Much of the land in the City comprises Port Meadow, the various college meadows, and riverine landscapes beside the Thames. In South and Vale, Rough Ground relates to open downland on the Chiltern Hills and North Wessex Downs. Greens are quite rare, in part due to their small size, and are most often identified in South Oxfordshire. More information about Unenclosed Land can be found in Case Study 5 (Chapter 5).

Unsurprisingly, being the only city in Oxfordshire, the City type relates solely to Oxford City where it accounts for almost 38% of the land. Conversely, the Town type is absent from Oxford City. In the other districts this type is most common in Cherwell (2.1%), due to the large towns of Bicester and Banbury, and least common in South Oxfordshire (1.4%). Being a major settlement, the Historic Urban Core is much larger in Oxford than in the other county towns.
Lying on the confluence of two major rivers, the Thames and the Cherwell, it is not surprising that the River type takes up so much of the City district – 1.7%. This is much higher than the other districts which range between 0.01% in the Vale and 0.71% in South Oxfordshire. The higher percentage in South Oxfordshire likely reflects, in part, the larger size of the River Thames here. Fresh water Bodies are more common in South and in Cherwell. Water Meadows are also far more common in Cherwell, but some are recorded in West Oxfordshire beside the River Windrush.

Woodland types are far more common in South Oxfordshire than in any other district, covering 11.7% of the land. West Oxfordshire has the next highest percentage, but this is just 6.2%. Cherwell has the lowest percentage of land covered by Woodland – 3% outside of the City. That the City almost has 1% may be surprising. Ancient Woodland is the most common type in all the districts except Cherwell where Secondary Woodland covers more land. Woodland Pasture is the rarest type, covering just 0.4% of land in South and 0.01% in West Oxfordshire. Plantations cover slightly more than 2% of the land in West Oxfordshire, but only 0.9% of Cherwell.
4.3 Period of Origin of the Current Landscape

Period Maps

To see how old the current landscape of Oxfordshire is, maps showing records characterised by the attribute Medieval, Post-Medieval, or Modern were created. These periods were defined using the Historic England categories of 410-1539, 1540-1900, and 1901-2050 respectively.

The extracted data not only shows the age of different parts of Oxfordshire, but also the predominant type surviving from each period.

Period was not recorded for the City of Oxford; therefore, this analysis was only conducted on data from the rest of the county.
4.3.1 Current Type by Period

Period of Origin

- Medieval: 3.1%
- Post-Medieval: 42.9%
- Modern: 54.0%

Oxfordshire Historic Landscape Characterisation
Description

Medieval:
Surviving Medieval features are found throughout Oxfordshire, mainly in the cores of Rural and Urban Settlements. This reflects the use of HER data and Listed Building information which often records a Medieval date of origin for built environments, but which leaves the natural environment under-represented. Looking at the distribution of surviving Medieval Rural Settlements, the sites identified in the south-eastern corner of the county, in the Chiltern Hills, tend to be smaller and slightly fewer in number than elsewhere.

Post-Medieval:
Post-Medieval landscapes are common in Oxfordshire and widespread. They tend to focus in rural areas and comprise mostly Enclosure types. There is a marked lack of Post-Medieval features, however, on the southern edge of the county, on the North Wessex Downs, despite this being a rural area. Other areas lacking these features include: a band running north-west and south-east from Banbury and probably relating to the reorganisation of the landscape along the M40; a slight ring out from the boundary of the City of Oxford which may be associated with expansion of commuter settlements in the 20th century; and the area around Didcot.

Modern:
Concentrations of modern landscape features tend to coincide with the absences observed in the post-medieval data – the North Wessex Downs, Didcot, the M40, and an outer ring around Oxford. The line of modern landscape features along the Downs is shown to extend eastwards, beneath the Chiltern Hills and suggests different management within the AONBs of the North Wessex Downs and Chilterns – with one comprising many modern features and one pushing modern development to its fringes.
4.3.2 Medieval

Broad Types

[Map and pie chart showing various types of land use in Oxfordshire, with percentages for each type: Civic (80.3%), Civil (0.3%), Commercial (0.3%), Communication (0.3%), Enclosure (0.3%), Industry (0.3%), Military (0.3%), Orchards (1.6%), Ornamental (1.6%), Recreation (1.6%), Rural Settlement (1.6%), Unenclosed (1.6%), Urban (0.3%), Water (0.3%), Woodland (0.3%).]
Description
The majority of the current landscape of Oxfordshire characterised as ‘Medieval’ belongs to the Broad Type Rural Settlement. Whilst this will reflect the high survival of medieval buildings within villages and hamlets, it underestimates the survival of other landscape features. This is due to the lack of medieval sources used outside of settlements. Some Ornamental Landscapes – Parkland and Deer parks – surviving today may originate from the medieval period. Middleton Park, for example, underwent landscaping in the 18th century, but was formerly a medieval park.
4.3.3 Post-Medieval

Broad Types
Description
The most frequent types surviving in the current landscape of Oxfordshire characterised as ‘Post-Medieval’ belong to the Broad Type Enclosures. Woodland and Rural Settlement types also frequently date to this period. The high number of post-medieval enclosures surviving likely reflects the large number of fields created in the 18th and 19th centuries. Whilst many fields have been reorganised or converted to other uses in the modern period, the sheer number of records of this type created in the post-medieval period insures their high level of survival. The high frequency of post-medieval woodland types likely reflects the use of Natural England’s definition of Ancient Woodland, which requires that woodland dates from at least 1600 AD to be categorised as ‘Ancient’. Many of the woodlands attributed to the Post-Medieval period may, therefore, be of an older date. Large Ornamental Landscapes of the 18th and 19th centuries also survive from this period.
4.3.4 Modern

Broad Types

- Civic
- Civil
- Commercial
- Communication
- Enclosure
- Industry
- Military
- Orchards
- Ornamental
- Recreation
- Rural Settlement
- Unenclosed
- Urban
- Water
- Woodland
Description
As with the Post-Medieval period, the most frequent type dating to the Modern period is the Broad Type Enclosures. Again Rural Settlement and Woodland types are also common, but the amount of records characterised as Urban Settlement has grown significantly. The high number of modern enclosures reflects the reorganisation and amalgamation of fields to meet 20th century demands for increased production and the expansion of settlements into former agricultural landscapes. Rural Settlements continued to expand with the growing population, but Urban Settlement types have also begun to grow at a significant rate. Recreation Types have also grown in number between the Post-Medieval and Modern periods, as the interest in Leisure activities increases and disposable incomes grow.
4.4 Oxfordshire’s Landscapes Through Time

4.4.1 Timeslice Maps

To see how the character of Oxfordshire has changed over time, maps which show the character of the landscape at specific points in time were created. These are called ‘Timeslices’ and show the landscape in the early 16th, the late 18th, the late 19th, and the early 20th century and in 2000 and 2010. These dates were defined by the Historic England date for the end of the ‘Medieval’ period, the date of Davis Map, the 1st Edition OS, the 3rd Edition OS, aerial photographs, and Master Map.

Current and Previous Type data were extracted from the HBSMR database where the recorded ‘Year From’ date pre-dated the various specified ‘Timeslice’ dates (see below).

<table>
<thead>
<tr>
<th>Timeslice Map Date</th>
<th>Query</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early 16th Century</td>
<td>‘Year From’ ≤ 1539</td>
</tr>
<tr>
<td>Late 18th Century</td>
<td>‘Year From’ ≤ 1797</td>
</tr>
<tr>
<td>Late 19th Century</td>
<td>‘Year From’ ≤ 1881</td>
</tr>
<tr>
<td>Early 20th Century</td>
<td>‘Year From’ ≤ 1922</td>
</tr>
<tr>
<td>2000</td>
<td>‘Year From’ ≤ 2000</td>
</tr>
<tr>
<td>2010</td>
<td>‘Year From’ ≤ 2010</td>
</tr>
</tbody>
</table>

Queries used to create the six Timeslice Maps

‘Year From’ date was chosen due to the method in which the date of a polygon was recorded. The ‘Year To’ date indicates when a character type is shown on one of the various sources. It, therefore, records when a character type is certainly present. However, the ‘Year From’ date records when a character type is likely to have been created. This is deduced either by a preceding map source or from the general date range of the period to which the character type is thought to belong. The ‘Year From’ date, therefore, records when a type is likely to have come into existence and is more appropriate for displaying the landscape of Oxfordshire at specific points in time. It should be noted, however, that it is the likely foundation date which is recorded.

The extracted data returned all Current and Previous Types for each polygon which pre-dated the queried date. Where both Current and Previous Type, or numerous Previous Types, pre-dated the queried date, multiple types were returned for each polygon. Only the most recent type was relevant and, therefore, earlier types were stripped out within Microsoft Excel. For example, three types recorded for polygon HOX1000 predate 2000, but the one which would have been present in the landscape in 2000 would have been an Orchard (below).

<table>
<thead>
<tr>
<th>HLCUID</th>
<th>BroadTypeDesc</th>
<th>HLCTypeDesc</th>
<th>YearFrom</th>
<th>YearTo</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOX1000</td>
<td>Enclosure</td>
<td>Open Field System</td>
<td>1700</td>
<td>1797</td>
</tr>
<tr>
<td>HOX1000</td>
<td>Enclosure</td>
<td>Planned Enclosure</td>
<td>1778</td>
<td>1810</td>
</tr>
<tr>
<td>HOX1000</td>
<td>Orchards and Horticulture</td>
<td>Orchard and Hort - Orchard</td>
<td>1920</td>
<td>1999</td>
</tr>
</tbody>
</table>

Example of data extracted from the HBSMR database for the Timeslice of the year 2000

The cleaned data was then mapped within MapInfo and the six Timeslice maps were exported.

N.B. As these maps use Current and Previous Types the use of these maps in Oxford City is of limited use as only Current Type has been recorded within the city by this project.
4.4.1.1 Timeslice: Early 16th Century

Broad Types

HLC Types
Description

Large parts of the Oxfordshire landscape have not been assigned a character type which pre-dates 1539. This is due to the type and nature of the resources used. Where character has been assigned it is due to the assumption that certain character types identified in later sources are likely to have a medieval or earlier origin. For example, Open Field systems identified by the presence of ridge and furrow in LIDAR data or on aerial photographs.

Amongst those character types assigned, Open Fields are most common followed by Unenclosed Rough Ground and Rural Settlements. Some Parkland has also been identified, such as Middleton Park, and the Historic Urban Cores of most of the towns in the county.

Ancient Woodland is likely to have extended across various parts of the county, but this has not been recorded as dating to as early as the Medieval period due to the use of Natural England’s Inventory to identify these woods. This Inventory requires a wooded area to date only to at least 1600 to be characterised as ‘Ancient’ and, therefore, a wood’s characterisation as Ancient does not necessarily mean it would have existed in 1539.
4.4.1.2 Timeslice: Late 18\textsuperscript{th} Century
Description
With the Davis and Rocque Maps covering the whole county of Oxfordshire, it was possible to assign character to most of the landscape in 1797.

Enclosures are the most common Type, but large areas of the county still comprised of Unenclosed Land. Ancient Woodland is found in two clusters – the Chilterns and to the north-west of the county in what was formerly Wychwood Forest – and is surrounded by concentrations of Assarted Enclosures, suggesting the earlier extent of these woods. A number of Parks are also found across the county by this time – Eynsham Park, for example.

Large areas of Open Fields still existed in 1797, for example beneath the scarps of the Chilterns and the North Wessex Downs, but across the county enclosure of these fields and of open ground had started to occur. In the main this was in a piecemeal fashion, for example surrounding Banbury, but some Planned Enclosure had occurred by this time, particularly in the south-west of the county.
4.4.1.3 Timeslice: Late 19th Century

Broad Types

HLC Types
Description
By the end of the 19th century, the majority of the county’s Open Fields and Unenclosed Land had been enclosed, with some notable exceptions, particularly in the south-eastern corner of the county. Large swathes of the county had either been enclosed or seen the reorganisation of earlier fields by Planned Enclosure and reorganisation of fields on a smaller scale or in a more irregular fashion had also been more commonplace. This reorganisation of fields and the amalgamation of smaller fields into larger units involved the removal of many old field boundaries. At this time, Ancient Woodland, particularly Wychwood, had also been eroded and appropriated for agricultural production.

By the close of the 19th century, Oxfordshire was traversed by various railway lines and the urban centres of the county had expanded to meet the demands of a growing population.
4.4.1.4 Timeslice: Early 20th Century

Broad Types

HLC Types
Description
While still a predominantly rural county, by the early 20th century Urban Settlements were a large and significant part of Oxfordshire's landscape, having expanded rapidly to accommodate growing populations. This growth was not restricted to Urban Settlements and Villages and Hamlets also grew rapidly in the early 20th century - Kidlington, for example.

In the countryside, the reorganisation of earlier fields, including the amalgamation of smaller units, continued and these were now the most common type of enclosure within the county. Within these landscapes large Military Bases and Airfields were established, at such a scale as to dominate large parts of the county. The RAF Airfield at Upper Heyford, for example, was established during the First World War and dominates the countryside between Upper Heyford, Ardley, Fritwell, and Somerton.
4.4.1.5 Timeslice: 2000

- Broad Types
- HLC Types
**Description**

At the start of the 21st century, Oxfordshire was still a predominantly rural county. However, the large urban areas which developed in the early 20th century had continued to expand – Thame and Chipping Norton, for example – along with the smaller Villages and Hamlets.

Across the whole county there had been a diversification of land use, with many more large retail, industrial, and recreational types identified at the close of the 20th century compared to at the beginning. Examples of this include: the Nature Reserve at Otmoor, the Flooded Extractive Pits along the River Windrush used for fishing and sailing, the Commercial Airfield at Enstone on the former site of RAF Enstone, a Second World War Airfield, and the large Retail Park, Bicester Village, outside Bicester.
4.4.1.6 Timeslice: 2010

Broad Types

HLC Types
Description
At the scale of the whole county very little change in character is observable between 2000 and 2010. Secondary Woodland and Plantations have increased and there has been some expansion of both Rural and Urban Settlements. New Recreation sites have been founded and places like Harwell Science and Research Centre have been created.
4.4.2 Change Over Time Maps

Five further maps were then made which show character types which were created between two specified dates. These differ from the Timeslice Maps in that they show only polygons where a type has been recorded between two specific dates and do not show older types which would still exist in the landscape at that time. For example, they would show all polygons where a type was recorded for say between 1798 and 1881, but they would not show a type which pre-dated 1798 which survived in the landscape. These maps are useful for showing areas of change within the county. The six ‘Change over Time’ maps created show the landscape between 1540 and 1797, 1798 and 1881, 1876 and 1922, 1918 and 2000; and post 2000. As with the Timeslice Maps, dates were defined by data sources or Historic England periods. The overlapping dates reflect the different dates of the various OS map sheets – for example, the 1st Edition OS map in Oxfordshire comprises sheets dating to between 1876 and 1881.

These ‘Change over Time’ Maps were created by extracting Current and Previous Types from the HBSMR database where ‘Year From’ and ‘Year To’ fell within a specified date range (below).

<table>
<thead>
<tr>
<th>Change over Time Map date range</th>
<th>Query (where ‘n’ = ‘Year From’ – ‘Year To’)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-1540</td>
<td>-500000 ≤ n ≤ 1539</td>
</tr>
<tr>
<td>1540-1797</td>
<td>1540 ≥ n ≤ 1797</td>
</tr>
<tr>
<td>1798-1881</td>
<td>1798 ≥ n ≤ 1881</td>
</tr>
<tr>
<td>1876-1922</td>
<td>1876 ≥ n ≤ 1922</td>
</tr>
<tr>
<td>1918-2000</td>
<td>1918 ≥ n ≤ 2000</td>
</tr>
<tr>
<td>Post 2000</td>
<td>2001 ≥ n ≤ 5000</td>
</tr>
</tbody>
</table>

Queries used to create the six Change over Time Maps

N.B. As these maps use Current and Previous Types the use of these maps in Oxford City is of limited use as only Current Type has been recorded within the city by this project.
4.4.2.1 Change Over Time Map: 1540-1797

**Broad Types**

**HLC Types**
Description

The most common Broad Type identified between 1539 and 1797 is Enclosure, accounting for almost 50% of all types identified. With the exception of Enclosed Reclaimed Land, all Enclosure HLC Types are present, indicating that Planned Enclosure had begun by this time and that earlier fields were starting to be reorganised and amalgamated. Unenclosed Land is the second most common type, showing that large parts of the landscape still remained open. The remaining types dating to this period tend to be Ornamental, Rural Settlement, or Woodland. Canals and associated infrastructure were also constructed during this period. Commercial sites large enough to be included within this project are entirely absent and Civic Amenities and Industrial sites are rare. Urban Types are under-represented due to the absence of Previous Types recorded in Oxford.
4.4.2.2 Change Over Time Map: 1798-1881

**Broad Types**

**HLC Types**

**1796 - 1801 Broad Type**
- Civic Arrangements
- Civic Provision
- Commercial
- Communication
- Enclosure
- Industry
- Military
- Ornamental
- Recreational
- Rural Settlement
- Unenclosed Land
- Urban Settlement
- Water and Valley Floor
- Woodland

%
Description
This period is dominated by the process of enclosing Unenclosed Land and Open Fields and reorganising or amalgamating existing enclosures. Almost 80% of the types created between 1798 and 1881 have been assigned an Enclosure type, the majority of which were either Planned Enclosures or Reorganised Enclosures. Another major feature of this period is the arrival of the railways which linked Oxford and the county to London, Bristol, and the industrial heartland of the north-west and Midlands. Some leisure facilities, namely those relating to equestrian sports developed in this period and there is a concentration of these sites on the southern edge of the county. Small areas of Secondary Woodland and Plantations are created across the county in this period. An equal number of Rural Settlement sites have also been identified dating to this period. This may indicate the creation of timber Plantations in relation to increased populations. Small numbers of Industrial, Commercial, and Civil sites also begin to appear in this period.
4.4.2.3 Change Over Time Map: 1876-1922

**Broad Types**

<table>
<thead>
<tr>
<th>Type</th>
<th>Colour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic</td>
<td>Green</td>
</tr>
<tr>
<td>Civil</td>
<td>Blue</td>
</tr>
<tr>
<td>Comm</td>
<td>Yellow</td>
</tr>
<tr>
<td>Encl</td>
<td>Purple</td>
</tr>
<tr>
<td>Ind</td>
<td>Red</td>
</tr>
<tr>
<td>Milit</td>
<td>Black</td>
</tr>
<tr>
<td>Orch</td>
<td>Light Yellow</td>
</tr>
<tr>
<td>Orhens and Horticulture</td>
<td>Green</td>
</tr>
<tr>
<td>Rural Set</td>
<td>Dark Yellow</td>
</tr>
<tr>
<td>Urban Set</td>
<td>Brown</td>
</tr>
<tr>
<td>Water</td>
<td>Light Blue</td>
</tr>
<tr>
<td>Woodland</td>
<td>Light Brown</td>
</tr>
</tbody>
</table>

**HLC Types**

Oxfordshire Historic Landscape Characterisation
Whilst still the most common type created, Enclosure types were no longer quite so common in this period and their range of types had become narrower. Secondary Woodland and Plantations continued to be created and with newly increased frequency. Types associated with Orchards and Horticulture were created with much greater frequency than previously, reflecting both population increases and demands during the First World War. Also reflecting global conflict, Military sites developed at this time. Rural Settlements continued to grow and Urban Settlement types also expanded in this period. Industrial and Recreational sites continued to be founded, but with a wider diversity of HLC Types. Conversely, Ornamental Landscapes and Unenclosed Land were no longer being created with such frequency as in previous centuries.
4.4.2.4 Change Over Time Map: 1918-2000
This period is characterised by the creation of almost equal numbers of Enclosure and Rural/Urban Settlement Types and reflects the rapid expansion of settled areas into previously agricultural landscapes. A consequence of this is the creation of many Reorganised and Amalgamated Enclosures. Diversification of many types continued with a wider range of HLC Types associated with Civic Amenities, Civil Provision, Commercial, Communication, Recreation, and Industrial Broad Types being created during this period. Recreation types in general also experienced an increase. Military sites developed rapidly at this time, relating to the two World Wars and the Cold War. Major road building schemes, such as the M40, also date to this period and contributed to the reorganisation of the agricultural landscape. As in the late 19th and early 20th century, Secondary Woodland and Plantations continued to be created, but with reduced frequency.
4.4.2.5 Change Over Time Map: Post 2000
The small number of records relating to this period reflects its brevity, with only ten years’ worth of data recorded. Whilst Enclosure types have continued to be created with similar frequency as in the period between 1918 and 2000, the number of new Woodland types increased dramatically. It would appear that expansion of settlements has also slowed in these ten years, but that is likely to be a consequence of the smaller dataset. Interestingly, there is a greater difference between Rural rather than Urban Settlement, suggesting that expansion of Villages and Hamlets slowed more in the first decade of the 21st century than Towns and Cities.
4.4.3 Trajectory of Change

To assess whether a character type has increased or decreased since the post-medieval period, the area covered by each type was recorded in 1881 and in 2010.

This was achieved by extracting all records where a Current or Previous Type recorded a ‘Year From’ date which pre-dated 1881 or 2010 – this is the same as the methodology used to create the Timeslice Maps. An additional piece of information, however, was also extracted – the area of the polygon. As with the Timeslice Maps, polygons with multiple types pre-dating the specified date were cleaned to leave only that type current in the landscape in 1881 or 2010.

Using this method, the total area of the county covered by each character type was recorded for 1881 and 2010. These two figures could then be compared to see the percentage loss or gain of each type. This was then categorised using the following descriptor defined by the Warwickshire HLC:

- Increasing Rapidly (>50%);
- Increasing Moderately (20-50%);
- Increasing Slowly (5-20%);
- Stable (<5% change);
- Declining slowly (-5 - -20%);
- Declining rapidly (-20 - -50%);
- Declining critically (>-50%)

The results of this analysis are recorded on the individual HLC Type records and in the table below.
<table>
<thead>
<tr>
<th>HLC Type</th>
<th>Area 1881 (ha)</th>
<th>Area 2010 (ha)</th>
<th>% Gain or Loss</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reservoir</td>
<td>26.08</td>
<td>212.61</td>
<td>715.29</td>
</tr>
<tr>
<td>Utilities</td>
<td>1.95</td>
<td>174.59</td>
<td>8870.83</td>
</tr>
<tr>
<td>Sewerage Treatment Works</td>
<td>0.00</td>
<td>213.49</td>
<td>~</td>
</tr>
<tr>
<td>Waste Disposal</td>
<td>0.00</td>
<td>129.41</td>
<td>~</td>
</tr>
<tr>
<td>Educational Facility</td>
<td>60.16</td>
<td>1123.86</td>
<td>1768.13</td>
</tr>
<tr>
<td>Health Care Facility</td>
<td>16.93</td>
<td>47.73</td>
<td>181.97</td>
</tr>
<tr>
<td>Religious and Funerary</td>
<td>97.42</td>
<td>115.32</td>
<td>18.37</td>
</tr>
<tr>
<td>Gov Office and Civic Centre</td>
<td>0.00</td>
<td>30.35</td>
<td>~</td>
</tr>
<tr>
<td>Immigration Detention Centre</td>
<td>0.00</td>
<td>10.26</td>
<td>~</td>
</tr>
<tr>
<td>Police station</td>
<td>0.00</td>
<td>5.07</td>
<td>~</td>
</tr>
<tr>
<td>Prison</td>
<td>0.00</td>
<td>27.68</td>
<td>~</td>
</tr>
<tr>
<td>Park and Ride</td>
<td>0.00</td>
<td>17.29</td>
<td>~</td>
</tr>
<tr>
<td>Business Park</td>
<td>0.00</td>
<td>471.41</td>
<td>~</td>
</tr>
<tr>
<td>Fish Farm</td>
<td>0.00</td>
<td>7.30</td>
<td>~</td>
</tr>
<tr>
<td>Retail park</td>
<td>0.00</td>
<td>108.09</td>
<td>~</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>0.00</td>
<td>55.59</td>
<td>~</td>
</tr>
<tr>
<td>Road Side Service Centre</td>
<td>0.00</td>
<td>41.01</td>
<td>~</td>
</tr>
<tr>
<td>Main Road</td>
<td>72.30</td>
<td>522.00</td>
<td>621.96</td>
</tr>
<tr>
<td>Major Road Junction</td>
<td>3.92</td>
<td>238.75</td>
<td>5994.51</td>
</tr>
<tr>
<td>Motorways</td>
<td>0.00</td>
<td>380.53</td>
<td>~</td>
</tr>
<tr>
<td>Bike Path/ bridleway</td>
<td>1.71</td>
<td>7.59</td>
<td>345.03</td>
</tr>
<tr>
<td>Ridgeway</td>
<td>41.49</td>
<td>41.49</td>
<td>0.00</td>
</tr>
<tr>
<td>Canals and Locks</td>
<td>164.92</td>
<td>161.07</td>
<td>-2.34</td>
</tr>
<tr>
<td>Rail transport sites</td>
<td>787.21</td>
<td>966.89</td>
<td>22.83</td>
</tr>
<tr>
<td>Airfield (Commercial)</td>
<td>0.00</td>
<td>965.45</td>
<td>~</td>
</tr>
<tr>
<td>Telecommunications</td>
<td>0.00</td>
<td>12.23</td>
<td>~</td>
</tr>
<tr>
<td>Open Field System</td>
<td>1702.32</td>
<td>17.92</td>
<td>-98.95</td>
</tr>
<tr>
<td>Ancient Enclosure</td>
<td>7093.71</td>
<td>2597.55</td>
<td>-63.38</td>
</tr>
<tr>
<td>Closes</td>
<td>424.13</td>
<td>102.83</td>
<td>-75.76</td>
</tr>
<tr>
<td>Crofts</td>
<td>200.11</td>
<td>77.90</td>
<td>-61.07</td>
</tr>
<tr>
<td>Ladder Field System</td>
<td>262.89</td>
<td>205.11</td>
<td>-21.98</td>
</tr>
<tr>
<td>Squatter Enclosure</td>
<td>26.48</td>
<td>13.86</td>
<td>-47.68</td>
</tr>
<tr>
<td>Assarted Enclosure</td>
<td>1127.12</td>
<td>805.25</td>
<td>-28.56</td>
</tr>
<tr>
<td>Piecemeal Enclosure</td>
<td>51654.15</td>
<td>25139.29</td>
<td>-51.33</td>
</tr>
<tr>
<td>Planned Enclosure</td>
<td>79407.88</td>
<td>37765.81</td>
<td>-52.44</td>
</tr>
<tr>
<td>Prairie / Amalgamated Enclosure</td>
<td>23998.24</td>
<td>51868.66</td>
<td>116.14</td>
</tr>
<tr>
<td>Enclosed Reclaimed land</td>
<td>9.19</td>
<td>124.05</td>
<td>1249.19</td>
</tr>
<tr>
<td>Reorganised Enclosures</td>
<td>49168.75</td>
<td>71252.91</td>
<td>44.92</td>
</tr>
<tr>
<td>Paddocks and Stables</td>
<td>46.86</td>
<td>1804.22</td>
<td>3750.26</td>
</tr>
<tr>
<td>Processing Industry</td>
<td>1.20</td>
<td>9.17</td>
<td>661.19</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>24.72</td>
<td>20.79</td>
<td>-15.90</td>
</tr>
<tr>
<td>Mill / Mill Complex</td>
<td>119.27</td>
<td>50.77</td>
<td>-57.43</td>
</tr>
<tr>
<td>Activity</td>
<td>Area</td>
<td>Height</td>
<td>Change</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Brickworks</td>
<td>54.30</td>
<td>0.00</td>
<td>-100.00</td>
</tr>
<tr>
<td>Energy Industry</td>
<td>0.00</td>
<td>67.26</td>
<td>~</td>
</tr>
<tr>
<td>Extractive Works</td>
<td>337.93</td>
<td>1032.44</td>
<td>205.51</td>
</tr>
<tr>
<td>Flooded Extractive pits</td>
<td>0.00</td>
<td>1181.38</td>
<td>~</td>
</tr>
<tr>
<td>Depot</td>
<td>0.00</td>
<td>16.55</td>
<td>~</td>
</tr>
<tr>
<td>Industrial Estate</td>
<td>2.44</td>
<td>1377.97</td>
<td>56370.66</td>
</tr>
<tr>
<td>Scrap Yard</td>
<td>0.00</td>
<td>22.07</td>
<td>~</td>
</tr>
<tr>
<td>Timber Yard</td>
<td>0.00</td>
<td>9.30</td>
<td>~</td>
</tr>
<tr>
<td>Castle</td>
<td>3.51</td>
<td>3.51</td>
<td>0.00</td>
</tr>
<tr>
<td>Hillfort</td>
<td>40.11</td>
<td>8.11</td>
<td>-79.78</td>
</tr>
<tr>
<td>Military Base</td>
<td>0.00</td>
<td>10.22</td>
<td>~</td>
</tr>
<tr>
<td>Military Airfield</td>
<td>0.00</td>
<td>1537.67</td>
<td>~</td>
</tr>
<tr>
<td>Military Barracks</td>
<td>0.00</td>
<td>70.63</td>
<td>~</td>
</tr>
<tr>
<td>Military Shooting Range</td>
<td>49.43</td>
<td>26.63</td>
<td>-46.13</td>
</tr>
<tr>
<td>Military Communications</td>
<td>0.00</td>
<td>1.26</td>
<td>~</td>
</tr>
<tr>
<td>Allotment</td>
<td>342.17</td>
<td>196.74</td>
<td>-42.50</td>
</tr>
<tr>
<td>Orchard</td>
<td>506.26</td>
<td>156.88</td>
<td>-69.01</td>
</tr>
<tr>
<td>Vineyard</td>
<td>5.33</td>
<td>9.50</td>
<td>78.11</td>
</tr>
<tr>
<td>Market Garden</td>
<td>72.94</td>
<td>65.85</td>
<td>-9.72</td>
</tr>
<tr>
<td>Nursery/ Garden Centre</td>
<td>28.86</td>
<td>155.13</td>
<td>437.54</td>
</tr>
<tr>
<td>Parkland / Designed Landscape</td>
<td>6990.99</td>
<td>6387.67</td>
<td>-8.63</td>
</tr>
<tr>
<td>Deer Park</td>
<td>378.12</td>
<td>350.36</td>
<td>-7.34</td>
</tr>
<tr>
<td>Ornamental water body</td>
<td>105.91</td>
<td>109.48</td>
<td>3.37</td>
</tr>
<tr>
<td>Domestic Garden</td>
<td>253.63</td>
<td>313.45</td>
<td>23.59</td>
</tr>
<tr>
<td>Sports Facilities</td>
<td>9.69</td>
<td>574.48</td>
<td>5827.54</td>
</tr>
<tr>
<td>Racing Sports Sites</td>
<td>178.79</td>
<td>526.75</td>
<td>194.63</td>
</tr>
<tr>
<td>Other Leisure facilities</td>
<td>21.47</td>
<td>391.03</td>
<td>1721.39</td>
</tr>
<tr>
<td>Community Centre</td>
<td>0.00</td>
<td>7.80</td>
<td>~</td>
</tr>
<tr>
<td>Country Park</td>
<td>9.11</td>
<td>196.98</td>
<td>2062.12</td>
</tr>
<tr>
<td>Public Park</td>
<td>0.00</td>
<td>8.79</td>
<td>~</td>
</tr>
<tr>
<td>Golf Course</td>
<td>0.00</td>
<td>1915.87</td>
<td>~</td>
</tr>
<tr>
<td>Hunting Site</td>
<td>0.00</td>
<td>4.52</td>
<td>~</td>
</tr>
<tr>
<td>Nature Reserve</td>
<td>0.00</td>
<td>438.15</td>
<td>~</td>
</tr>
<tr>
<td>Managed Archaeological Site</td>
<td>9.35</td>
<td>57.83</td>
<td>518.78</td>
</tr>
<tr>
<td>Village</td>
<td>4435.37</td>
<td>9197.83</td>
<td>107.37</td>
</tr>
<tr>
<td>Hamlet</td>
<td>861.60</td>
<td>1386.35</td>
<td>60.90</td>
</tr>
<tr>
<td>Rural Dwelling</td>
<td>85.97</td>
<td>126.82</td>
<td>47.52</td>
</tr>
<tr>
<td>Hotel</td>
<td>17.46</td>
<td>41.16</td>
<td>135.76</td>
</tr>
<tr>
<td>Rural Caravan/Chalet/ Camping site</td>
<td>0.00</td>
<td>189.33</td>
<td>~</td>
</tr>
<tr>
<td>Country House</td>
<td>549.19</td>
<td>544.73</td>
<td>-0.81</td>
</tr>
<tr>
<td>Farmstead</td>
<td>3063.61</td>
<td>4280.11</td>
<td>39.71</td>
</tr>
<tr>
<td>Unenclosed Green</td>
<td>91.50</td>
<td>82.89</td>
<td>-9.41</td>
</tr>
<tr>
<td>Unenclosed Marsh</td>
<td>3.87</td>
<td>0.00</td>
<td>-100.00</td>
</tr>
<tr>
<td>Unenclosed Rough Ground</td>
<td>4594.07</td>
<td>1484.09</td>
<td>-67.70</td>
</tr>
</tbody>
</table>
Percentage Loss or Gain of each HLC Type

| Historic Urban Core     | 465.73 | 458.02 | -1.65 |
| City                   | 0.00   | 29.86  | ~     |
| Town                   | 122.44 | 4094.69| 3244.25|
| Urban Dwelling         | 8.00   | 3.88   | -51.52|
| Burgage Plots          | 0.67   | 0.00   | -100.00|
| Urban Hotel            | 0.00   | 4.78   | ~     |
| Urban Market           | 0.00   | 1.24   | ~     |
| Urban Public House     | 0.00   | 1.03   | ~     |
| Urban Caravan and Camp site/chalet site | 0.00 | 8.88 | ~ |
| River                  | 866.82 | 859.83 | -0.81 |
| Fresh Water Body       | 360.51 | 431.02 | 19.56 |
| Water Meadow           | 886.20 | 541.86 | -38.86|
| Watercress Beds        | 2.00   | 5.72   | 185.75|
| Ancient Woodland       | 7747.78| 7524.82| -2.88 |
| Secondary Woodland     | 3279.54| 5255.51| 60.25 |
| Plantation             | 1608.13| 4127.57| 156.67|
| Woodland Pasture       | 531.30 | 417.90 | -21.34|

**Increasing Rapidly (>50%)**

This is the most common trajectory of change. Those types which are Increasing Rapidly can be divided into those which were not present in 1881, but were in 2010, and those which were present in 1881, but which covered less ground than they did by 2010. The former includes types such as Military Airfields, Business Parks, Immigration Detention Centres, and Golf Courses. The latter category includes Secondary Woodland and Plantations, Educational Facilities, Prairie/Amalgamated Enclosures, and Watercress Beds. In this category, Paddocks, Sports Facilities, Major Road Junctions, Utilities, and Industrial Estates have seen the greatest increase, ranging between 3750% and 56371% gain. Golf Courses, which were not observed on the 1881 maps, now cover almost 2,000 hectares and represent the fastest increase of a new type over this period. These types tend to relate to modern road and air infrastructure, industry, agricultural changes, and an increase of interest in recreational facilities. Agricultural changes tend to comprise the amalgamation of smaller field units into larger fields suitable for modern farming techniques, but also include the conversion of land into Paddocks. This goes hand in hand with an increase in land used for recreational and sporting activities.

**Increasing Moderately (20-50%)**

Only a few types are Increasing Moderately, these are: Rail Transport Sites, Domestic Gardens, Farmsteads, Reorganised Enclosures, and Rural Dwellings. Of these, Rural Dwellings have seen the greatest increase (47.5%). This may reflect a general trend of counter-urbanisation in the 20th and 21st centuries, particularly by the wealthy. An increase in Farmsteads and Reorganised Enclosures likely indicates adaptations to the agrarian landscape, with larger barns and warehouses at farms expanding their footprint and the removal and replacement of older field boundaries to facilitate modern agricultural techniques.
Increasing Slowly (5-20%)
Two types have been identified as Increasing Slowly: Religious and Funerary Sites (18.4%) and Fresh Water Bodies (19.6%). There is no doubt that Religious sites have been under-represented by this project, given their typically small size, but this should not affect this result as sites of this type should be as identifiable on the 1st Edition OS as on the modern maps. It does suggest, therefore, that there has been some increase in the number or size of Religious sites across the county.

Stable (<5% change)
Eight types appear Stable between 1881 and 2010: Ancient Woodland, Canals and Locks, Historic Urban Cores, Country Houses, Rivers, The Ridgeway, Castles, and Ornamental Water Bodies. Historic Urban Cores were mapped using the 1st Edition OS maps, so their stability is to be expected and is a feature of the methodology employed. Ornamental Water Bodies have seen the greatest increase (3.4%), whilst Ancient Woodland has seen the greatest decrease (-2.9%). Whilst this is only slight, it should be of concern for conservation and environmental reasons. The conversion of Canals from industrial to recreational uses may have influence their survival in the modern period. Modern legislation which protects historic buildings and sites along with particular environments may have had a role in the preservation of types like Castles and the Ridgeway.

Declining Slowly (-5 - -20%)
Five types are classed as Declining Slowly: Manufacturing, Market Gardens, Unenclosed Greens, Parkland/Designed Landscapes, and Deer Parks. Much of this decline is likely to relate to increased pressure from housing development. In particular, village greens are vulnerable to development, as are the large and often historic park landscapes associated with Country Houses. Some Parkland and Deer Parks, however, have not been built on, but have been converted for recreational use or for woodland. The decline in Manufacturing sites likely reflects globalisation of many industries and the outsourcing of production abroad.

Declining Rapidly (-20 - -50%)
Seven types are classed as Declining Rapidly: Squatter Enclosures, Military Shooting Ranges, Allotments, Water Meadows, Assarted Enclosures, Ladder Field Systems, and Woodland Pastures. These Enclosure types tend to be Post-Medieval in date, but some may be older and their loss more significant as they often shaped settlement patterns. These Enclosures, along with Water Meadows and Woodland Pasture, are likely to have been replaced by other forms of Enclosure or, where close to settlements, by residential housing. Allotments are also susceptible to development and their removal is likely to affect the sense of community in an area. Water Meadows, Assarts, and Woodland Pasture can often support a range of biodiversity and their decline will have environmental impacts.
Declining Critically (>−50%)
In total, eleven types have been identified as Decreasing Critically: Open Field Systems, Hillforts, Closes, Orchards, Unenclosed Rough Ground, Ancient Enclosures, Crofts, Mill/Mill Complexes, Planned Enclosures, Urban Dwellings, and Piecemeal Enclosures. Open Fields have seen the greatest loss (−99%), whilst Piecemeal Enclosures have seen the least (−51.3%). With the exception of Mills and Urban Dwellings, all those types which are critically declining are non-built environments. Ancient Enclosures, Crofts, Orchards, and Piecemeal Enclosures have historically been located close to settlements and are, therefore, particularly vulnerable to the expansion of both rural and urban settlements. Often these types originated in the Medieval or early Post-Medieval period and were influential in the development of the character of an area. Open Fields, Unenclosed Rough Ground, Closes, and Planned Enclosures were often further from settlements and their loss in likely to relate more to changes in agricultural regimes and the growth of recreational sites. Unenclosed Rough Ground can be amongst the oldest elements in the county and their rapid removal is of significant importance. The loss of farming land and open ground to developments also has a high impact on the environment and biodiversity. The decline in Hillforts is less of a concern as this type has usually been converted to a Managed Archaeological Site for its preservation and for public engagement. The loss of large individual Urban Dwellings contributes to increasing homogeneity in urban areas and affects the historic value of a place. Many Mills and Mill Complex likely survive as buildings, but have been converted to other uses, often residential. In many cases the original mill machinery is preserved as a feature in the converted building; so, whilst no longer a mill, much of the character is retained.

Removed from the Landscape
Three types which were identified on the 1st Edition OS have not been identified on modern maps: Brickworks, Unenclosed Marsh, and Burgage Plots. These types appear to have suffered from de-industrialisation, development, and agricultural adaptation. Unenclosed Marsh does still exist but is now managed as a Nature Reserve on Otmoor. Burgage Plots can also still be observed, but often their character has been so eroded as to no longer be the predominant type. Loss of historic property boundaries is a particular problem for this type.
4.4.4 Frequency of Foundation

The methodology used to establish the Trajectory of Change only compares the late post-medieval and modern landscape in Oxfordshire, so an additional set of analyses was undertaken which shows the ‘Frequency of Foundation’ for each character type in 1539, 1797, 1870, 1910, 1960, and 2001. This analysis shows how the creation of each type has changed over time, their introduction and their peak – for example, it shows when most of the Educational Facilities were created. It does not include any information about longevity of use or survivability in the landscape; it records only the creation of a type.

Frequency of Foundation was assessed by extracting all Current and Previous Types from the HBSMR database where the specified date lay between the recorded ‘Year From’ and ‘Year To’ date given for a polygon.

<table>
<thead>
<tr>
<th>HLCUID</th>
<th>BroadTypeDesc</th>
<th>HLCTypeDesc</th>
<th>YearFrom</th>
<th>YearTo</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOX15926</td>
<td>Civil Provision</td>
<td>Civil Provision - Educational Facility</td>
<td>1500</td>
<td>1650</td>
</tr>
<tr>
<td>HOX2882</td>
<td>Civil Provision</td>
<td>Civil Provision - Health Care Facility</td>
<td>1066</td>
<td>1539</td>
</tr>
<tr>
<td>HOX16058</td>
<td>Civil Provision</td>
<td>Civil Provision - Oxford College</td>
<td>1500</td>
<td>1650</td>
</tr>
</tbody>
</table>

Example of data extracted from the HBSMR database for the Frequency of Foundation table for 1539

Once data had been extracted for each specified date, it was sorted by character type to give the number of records of each type present at that point in time. This process was repeated for each specified date to show how the frequency of each type changed over time.

The results of these analyses are recorded on the individual HLC Type records in Chapter 3.

N.B. As these analyses use Current and Previous Types the use of these maps in Oxford City is of limited use as only Current Type has been recorded within the city by this project.
4.5 Historic Significance Values

4.5.1 Introduction

At its core, Historic Landscape Characterisation is value neutral, allowing it to be used as an evidence base for various applications. One such application, however, could be to use HLC data alongside other information to assign value to landscapes. To demonstrate how this might be achieved, historic significance values were suggested for each HLC type identified in Oxfordshire. These values should only be used to consider the historic significance of a landscape and as part of an initial examination. For meaningful results, these values must be combined with site specific evidence.

Significance Values should not be confused with Capacity Values which depend upon individual change scenarios, such as urban development or woodland plantation.

4.5.2 Methodology

To create Significance Values for each HLC Type, data were collected from two sources:

1. Data collected during the creation of the HLC dataset.
   a. Occurrence
   b. Trajectory of Change
   c. Biodiversity Potential
   d. Period of Origin

2. Data collected during two surveys.
   a. Public Survey. This used three Conservation Principles:
      • Historical Value – How well does an HLC Type link people to the past?
      • Aesthetic Value – How attractive or inspiring is an HLC Type?
      • Communal Value – How important is an HLC Type to a community?
   b. Oxfordshire County Council Archaeological Team Survey:
      • Archaeological Potential (equivalent to the fourth Conservation Principle – Evidential Value) – What is an HLC Type’s potential for preserved archaeological or historic building remains?

If any one of these values was not recorded for a type, a Significance Value was not calculated. For example, it was not possible to calculate Trajectory of Change for types found within Oxford City. This was due to the different way in which previous types were recorded by this independent HLC project. Similarly, the values calculated for types which are found within and without of the city derive solely from evidence from outside the city. The applicability of this information is, therefore, limited within the district of Oxford.

Values which were recorded were then weighted to reflect their importance in relation to the historic aspect of the landscape. For example, Period of Origin has a more direct effect on the historic nature of a landscape than Biodiversity Potential.

Occurrence: to differentiate between Very Rare Modern types, which have less of an impact on the historic character of a landscape, and Very Rare Medieval types which would be of more significance, the Occurrence value was further adjusted according to the Period of each type. This was done using the following formula: (Occurrence Value x Period Value)/5. The value was divided by five to give a number between 0 and 6, in line with the other values used.
Archaeological Potential and Historical Value: to reflect the importance of these values for historic character of a landscape, these values were weighted more heavily than Biodiversity Potential and Aesthetic/Communal Value. These were valued at 1 (low), 3 (medium), or 6 (high).

<table>
<thead>
<tr>
<th>Significance</th>
<th>Criteria</th>
<th>Weighted Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occurrence</td>
<td>How rare or commonplace is an HLC type?</td>
<td>0 (Low) to 6 (High)</td>
</tr>
<tr>
<td>Trajectory of Change</td>
<td>Is an HLC Type decreasing or increasing?</td>
<td>1 to 7</td>
</tr>
<tr>
<td>Biodiversity Potential</td>
<td>What is an HLC type’s potential for biodiversity?</td>
<td>1 to 5</td>
</tr>
<tr>
<td>Archaeological Potential</td>
<td>What is an HLC type’s potential for preserved archaeological or historic building remains?</td>
<td>1 to 6</td>
</tr>
<tr>
<td>Period of Origin</td>
<td>What period does an HLC type tend to date to?</td>
<td>1 to 6</td>
</tr>
<tr>
<td>Historical Value</td>
<td>How well does an HLC type link people to the past?</td>
<td>1 to 6</td>
</tr>
<tr>
<td>Aesthetic Value</td>
<td>How attractive or inspiring is an HLC Type?</td>
<td>1 to 3</td>
</tr>
<tr>
<td>Communal Value</td>
<td>How important is an HLC Type to a community?</td>
<td>1 to 3</td>
</tr>
</tbody>
</table>

**4.5.3 Results**

Perhaps not surprisingly, the landscape types where the highest historic significance has been assigned, using the criteria outline above, relate to archaeological sites – Hillforts, Castles, Managed Archaeological Sites, and the Ridgeway. It also includes the one remaining part of Oxfordshire where individual open field strips still influence the character of the current landscape (near Chimney). Conversely, those types assigned the lowest value are modern features of the landscape – Industrial Estates and Business Parks, Energy and Waste Facilities, and Motorways.

Arguably, these historic significance values are of more use in the middle of the spectrum. Such types include: Mills, Farmsteads, Educational Facilities, Public Parks, and Allotments. The historic value placed on these landscape types, both by the HLC derived values of occurrence, period origin etc. and by the public survey of Conservation Principles, could be a useful consideration in the management of these landscapes, highlighting their significance for preserving and enhancing historic character across the county.

These historic significance values are used in the modelling of capacity for urban development in Chapter 5.3.
<table>
<thead>
<tr>
<th>HL Type</th>
<th>Occurrence</th>
<th>% of County</th>
<th>Weighting Value (using period)</th>
<th>Adjusted Occurrence Value</th>
<th>Trajectory of Change</th>
<th>% Gain or Loss</th>
<th>Value</th>
<th>Biodiversity</th>
<th>Value</th>
<th>Archaeology</th>
<th>Value</th>
<th>Period</th>
<th>Value</th>
<th>Historical</th>
<th>Value</th>
<th>Aesthetic</th>
<th>Value</th>
<th>Communal</th>
<th>Value</th>
<th>Conservation Value</th>
<th>Significance Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Provision - Oxford College</td>
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<td>0.036</td>
<td>5</td>
<td>3</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Medium</td>
<td>2</td>
<td>High</td>
<td>6</td>
<td>Modern</td>
<td>3</td>
<td>High</td>
<td>6</td>
<td>High</td>
<td>3</td>
<td>High</td>
<td>3</td>
<td>18</td>
</tr>
<tr>
<td>Commercial - Bank</td>
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<td>0.000</td>
<td>5</td>
<td>1</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Low</td>
<td>1</td>
<td>Modern</td>
<td>3</td>
<td>Low</td>
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<td>1</td>
<td>Low</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Commercial - Office/Commercial</td>
<td>Very Rare</td>
<td>0.004</td>
<td>5</td>
<td>1</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Low</td>
<td>1</td>
<td>Modern</td>
<td>3</td>
<td>Low</td>
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<td>Low</td>
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<td>Low</td>
<td>1</td>
<td>Low</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Commercial - Offices</td>
<td>Very Rare</td>
<td>0.020</td>
<td>5</td>
<td>1</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Low</td>
<td>1</td>
<td>Modern</td>
<td>3</td>
<td>Low</td>
<td>1</td>
<td>Low</td>
<td>1</td>
<td>Low</td>
<td>1</td>
<td>Medium</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Commercial - Shops</td>
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<td>5</td>
<td>1</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Low</td>
<td>1</td>
<td>Modern</td>
<td>3</td>
<td>Low</td>
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<td>Low</td>
<td>1</td>
<td>Low</td>
<td>1</td>
<td>Low</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
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<td>5</td>
<td>3</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Medium</td>
<td>3</td>
<td>Modern</td>
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<td>Low</td>
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<td>Medium</td>
<td>2</td>
<td>High</td>
<td>3</td>
<td>11</td>
<td>#VALUE!</td>
<td></td>
</tr>
<tr>
<td>Communication - Bridge</td>
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<td>3</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Low</td>
<td>Medium</td>
<td>3</td>
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<td>3</td>
<td>Low</td>
<td>1</td>
<td>Medium</td>
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<td>High</td>
<td>3</td>
<td>9</td>
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<td></td>
</tr>
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<td>Communication - Car Park</td>
<td>Very Rare</td>
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<td>5</td>
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<td>Weighting Value (using period)</td>
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<td>% Gain or Loss</td>
<td>Trajectory of Change</td>
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