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Cherwell District Council

Banbury Landscape Sensitivity and

Capacity Assessment

(September 2013)

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1.0 Introduction

1.1 Introduction

- 1.1.1 This report has been prepared on behalf of Cherwell District Council.
- 1.1.2 WYG was commissioned to carry out further Landscape Sensitivity and Capacity Assessment (LSCA) work to supplement and build upon the Cherwell District Council Landscape Sensitivity and Capacity (CDC LSCA) Assessment prepared in September 2010 by Halcrow Group Limited.
- 1.1.3 The purpose of this report is to provide an update to the existing CDC LSCA using verified baseline desk based information. This document will be used to provide an evidence base to support the Cherwell Local Plan.



2.0 Policy Context

2.1 Policy Review

- 2.1.1 For the purpose of this study, it is not intended to extract planning policy from national and local guidance but provide a brief overview of the planning structure in place within which CDC operates.
- 2.1.2 At a national Level, the National Planning Policy Framework (NPPF) provides a framework within which planning decisions should be made. The purpose of the NPPF is to 'help achieve sustainable development'¹. The Framework sets out the overall planning policies for England and how these should be applied at a local scale giving a framework within which local authorities should operate.
- 2.1.3 At a local level within the Cherwell District, the Cherwell Local Plan (Adopted 1996) with its saved policies remains the relevant policy document when making planning decisions. At the present time the South East Plan also forms part of the development plan. These will remain to be the policies used for decision making until replaced by the Local Development Framework.
- 2.1.4 The Non-Statutory Cherwell Local Plan 2011 was intended to replace the 1996 Local Plan however the plan was not completed prior to the implementation of revised national guidance. Whilst not adopted as part of the development plan, the 2011 Local Plan is used as interim planning policy for the purposes of development control and therefore reference should be made to it in the decision making process.

¹ National Planning Policy Framework, Department for Communities and Local Government, March 2012.



3.0 Scope & Methodology

3.1 Scope of Assessment

- 3.1.1 This document provides an assessment of the landscape sensitivity and capacity of 10 sites on the periphery and within the town of Banbury. Following this, the sites have then been cross referenced to The Cherwell Local Plan (Local Plan), Proposed Submission, August 2012 to provide further analysis of sensitivity and capacity in relation to the Local Plan. The site areas for each are identified within the CDC LSCA (2010) and have been used as a starting point from which to progress the assessment.
- 3.1.2 Whilst carrying out the desk based review and site assessment work, WYG has reviewed the existing site boundaries and, where considered necessary, provided opinion on areas to either exclude that are not appropriate to be considered for development or areas to be included.
- 3.1.3 Where the boundaries have been amended, this has been stated within the review of each site and the rationale for the amendments clearly set out.

3.2 Methodology

- 3.2.1 The methodology for this Landscape Sensitivity and Capacity Assessment has been developed in consideration with Landscape Character Assessment, Guidance for England and Scotland, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, (LCA Topic Paper 6) produced by Scottish Natural Heritage and The Countryside Agency (now part of Natural England) and the application of guidance by the experienced assessors preparing this document.
- 3.2.2 This assessment draws upon the basis of information contained within the CDC LSCA, September 2010 prepared by Halcrow Group Limited. This has then been supplemented with additional baseline data and discipline specific site walkovers to verify the baseline data used in the assessment.
- 3.2.3 The scope of the LSCA is to provide an assessment of the 10 sites identified within the CDC LSCA; described as sites A J within the Assessment and the additional sites contained within the Local Plan, sites 7, 8, 9, 12 and 14. The site boundaries of these areas have been verified as part of this assessment.



3.2.4 To assess sensitivity and capacity, it is important to provide a definition for each term. Within this Assessment, the following definitions are used:

Landscape Sensitivity

'Landscape sensitivity... relates to the stability of character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive."

The model for analysing landscape character sensitivity is based upon the following assumptions:

i) Within each landscape type certain attributes may play a more significant role than in others in defining the character of that landscape.

ii) Within each landscape type, certain attributes may be more vulnerable to change than others.

iii) Within each landscape type, the degree to which different attributes are replaceable, or may be restored, may vary.

iv) The condition of the landscape – the degree to which the described character of a particular landscape type is actually present 'on the ground' – will vary within a given area of that landscape type.

Being able to appreciate and assess the significance, vulnerability and replacing different attributes, the relative stability or resilience of the various attributes within given landscape types can be assessed. Then, taking into account condition, or representation of character, the sensitivity of a particular area of landscape can be determined.

Chris Bray. Worcestershire County Council. Unpublished paper on a County Wide Assessment of Landscape Sensitivity. (Landscape Character Assessment, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.)

Landscape Capacity



'Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.'

> Grant, A. in association with Clarke, P. and Lynch, S. (2010). Landscape capacity studies in Scotland – a review and guide to good practice. Scottish Natural Heritage Commissioned Report No.385.

3.3 Assessing Sensitivity to Development

- 3.3.1 The assessment of sensitivity can be carried out for use in strategic applications or as a response to the consideration of specific types of change or development. This Landscape Sensitivity and Capacity Study methodology has been prepared to assess the sites for their capacity to accept specific development types as follows:
 - Residential
 - Employment (Commercial & Industrial)
 - Recreation (Formal & Informal)
 - Woodland
- 3.3.2 In order to assess the sensitivity to change for each area to accept the defined types of development, a development scenario identifying key aspects must be determined against which to carry out the assessment. Each of the above development types are set out below with a 'typical' development scenario describing the key features of the development.

Residential

3.3.3 Development comprising typically two storey developments with associated access infrastructure, including lighting and associated public open space as required by planning conditions. Development in accordance with The Cherwell Local Plan Proposed Submission Policy BSC 2, housing density will not be less than 30 dwellings per hectare.



Employment

- 3.3.4 Commercial Development comprising typically of commercial units of varying size for the sale of goods to trade or end consumers. Development will usually comprise areas of car parking, service yards, associated infrastructure and low medium level lighting for access and security.
- 3.3.5 Industrial Development comprising typically of medium to large scale industrial manufacturing units with associated large service yards, medium to high security fencing and medium to high level lighting.

Recreational

- 3.3.6 Formal Development including the provision of sports pitches/fields. Good access with associated car parking and the potential for the provision of club house facilities. Site may have the potential for flood lighting.
- 3.3.7 Informal Development including the creation of country parks which may/may not be accessible on foot only or with limited car parking provision.

Woodland

- 3.3.8 Development of species appropriate woodland in either woodland blocks or clusters to fit with the surrounding natural environment. The development may or may not contain public access via designated footpath routes.
- 3.3.9 Within this assessment, landscape sensitivity is taken to be comprised of Landscape Character Sensitivity and Visual Sensitivity. Both of these elements of sensitivity can be broken down further into subcategories to demonstrate how the landscape character and visual sensitivity is comprised as defined in LCA Topic Paper 6.
- 3.3.10 The following descriptions of sensitivities used within this LS&C are not objective in the description of the landscape and/or visual features or seen as explicit criterion upon which the assessment is based. The following are used as general indicators in assessing landscape and where it is deemed more appropriate to deviate from these, explanation as to the reasons why is given.

3.4 Assessing Landscape Sensitivity



- 3.4.1 Landscape sensitivity is subdivided into four elements comprising the assessment of the following landscape character features and criterion:
 - Natural Factors extent & pattern of semi-natural habitat

High Sensitivity = Diverse natural landscape with high plant species diversity, presence of water bodies and water courses, good habitats suitable for supporting wildlife, potentially wildlife designations with the site, good land diversity. A landscape with rugged landform or dramatic landform features (which may be large in scale) or a small scale landform, a landscape with strong variety in land cover and small-scale/irregular in appearance containing numerous human scale features.

Medium - High Sensitivity = A landscape with distinct landform features, and/or irregular in topographic appearance (which may be large in scale), or a smaller scale landform, e.g. a landscape with irregular small-scale fields, variety in land cover and presence of human scale features such as trees, domestic buildings.

Medium Sensitivity =A landscape with distinct convex hills, perhaps also incised by valleys, likely to be a medium scale landform. A landscape with medium sized fields, some variations in land cover and presence of human scale features such as trees, domestic buildings.

Medium-Low Sensitivity = A simple gently rolling landscape, likely to be a medium-scale landform. A landscape with large-scale fields, little variety in land cover and occasional human scale features such as trees and domestic buildings.

Low Sensitivity = Absence of vegetation within large areas of the site, low diversity plantation, arable land, lack of water courses or water bodies, poor quality water logged areas, lack of wildlife habitats and vegetation disturbed and disrupted land, e.g. an extensive lowland flat landscape or elevated plateau, often a larger scale landform or a very large-scale landscape with uniform groundcover and lacking in human scale features.

• Cultural Factors – land use, enclosure pattern

High Sensitivity = A site with strong historical and heritage features clearly evident within the landscape. Strong relation of historical features to the continuing landscape use.



Retention of historic field enclosures and land use. A complex landscape with a strong evidence of good time depth.

Medium – Higher Sensitivity = Where, on the whole, indicators do not meet the High criteria but exceed those for Medium Sensitivity.

Medium Sensitivity = An area exhibiting some evidence of historical and heritage features within the landscape with some reference to continued historical land uses.

Medium – Low Sensitivity = Where, on the whole, indicators do not meet the Medium criteria but exceed those for Low Sensitivity.

Low Sensitivity= A site with poor landscape features that do not relate to the site or location context or poor retention of field enclosure with a generic modern agricultural land use.

Aesthetic Factors – scale, enclosure, pattern, form/line, movement,

High Sensitivity = A landscape of scale and character type that is unified with a strong landscape pattern, well used and appreciated by the local community. A natural landscape absent of intrusive elements including development and artificial lighting giving a perception of peace and tranquillity e.g. an area has a scenic quality (likely to be recognised as AONB/Heritage Coast) and the scenic qualities will be affected by development or an extremely open landscape such as an unenclosed plateau with no field boundaries or trees.

Medium-High Sensitivity = An open landscape with little sense of enclosure (low, few or no hedge banks or hedgerows, few trees) e.g. a landscape has a medium-high scenic quality where most of the special qualities are likely to be affected by development

Medium Sensitivity = A landscape that has a medium scenic quality and some of the special qualities may be affected by development

Medium-Low Sensitivity = A landscape that has low-medium scenic quality or special qualities are unlikely to be affected by development.



Low = A landscape that has little remains of historic pattern or enclosure. An area perceived to be of low quality to the surrounding community. A landscape greatly influenced by the external influences preventing a sense of peace and tranquillity. For example a landscape that has a low scenic quality such as an industrial area or despoiled land-special qualities will not be affected by development.

• Landscape Quality/Condition – Representation of typical Character

High Sensitivity = All landscape elements remain intact and in good repair. All buildings are in local vernacular and materials with few or no detracting elements are evident.

Medium-High Sensitivity = Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few or no detracting elements are evident.

Medium Sensitivity = Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident.

Medium-Low Sensitivity = Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident.

Low Sensitivity = No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence.

- 3.4.2 Within the assessment, where 'Natural Factors' include ecological designations, the individual value of these have been assessed by a qualified ecologist. The value of each designation is considered within the overall assessment of landscape character sensitivity. Similarly, where 'Cultural Factors' include recognised heritage features as part of the landscape character, the individual value of these has been assessed by a qualified archaeologist and the value of each designation considered within the overall assessment of landscape character sensitivity.
- 3.4.3 The methodology for the assessment of ecological and heritage features is contained within Appendix C and Appendix D respectively.
- 3.4.4 Landscape Sensitivity has been categorised on a five point scale (high/mediumhigh/medium/medium-low/low). For the purpose of transparency, the descriptive categories have

been assigned a numerical value for the calculation of sensitivity, although this is only used as an indicative guide to overall landscape sensitivity and the final assessment had been made by professional judgement. Where this differs from the numerical approach, this is justified within the report.

Table 1 Landscape Sensitivity

	Natur	al Fa	actor	5	C	Cultur	al I	Factor	5	A	esthe	etic F	acto	rs	Qı	uality	/ Co i	nditio	on		Lan	dscap	e Sei	nsitiv	ity
н	M- H	М	M- L	L	Н	M- H	М	M-L	L	Н	M- H	М	M- L	L	Н	M- H	М	M- L	L	=	Н	M- H	м	M- L	L
5	4	3	2	1	5	4	3	2	1	5	4	3	2	1	5	4	3	2	1	H	17- 20	13- 16	9- 12	6 - 8	4- 5

3.5 Assessing Visual Sensitivity

- 3.5.1 Visual Sensitivity is subdivided into three elements comprising the assessment of the following visual aspects. Each of these is assessed on a 5 point scale from high to low. The assessment criteria for high and low assessments are provided alongside each of the visual aspects assessed:
 - General Visibility land form influences, tree and woodland cover
 - High Sensitivity = site forms part of sequential views, the site is highly visible from the surrounding area, forms a key element of a wider view, key views in to and out of the area.
 - Medium-High Sensitivity = Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
 - Medium Sensitivity = Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.



- Medium-Low Sensitivity = Where, on the whole, indicators do not meet the Medium criteria but exceed those for Low Sensitivity.
- Low Sensitivity = limited views into the site from the surrounding area, restricted views into the site area, non significant element of wider panoramic view, little visual features of importance.
- Population numbers and types of residents, numbers and types of visitors
 - High Sensitivity = a large number of sensitive receptors have key views into the site area from surrounding residential properties, large number of viewers, well used recreational/leisure routes through/passing nearby the site with views.
 - Medium-High Sensitivity = Where, on the whole, indicators do not meet the High criteria but exceed those for Medium Sensitivity.
 - Medium Sensitivity = a combination of sensitive and non sensitive receptors have views into the site from surrounding residential properties and industrial/commercial premises.
 - Medium-Low Sensitivity = Where, on the whole, indicators do not meet the Medium criteria but exceed those for Low Sensitivity.
 - Low Sensitivity = a few or no sensitive surrounding receptors; primarily industrial/commercial, limited number of viewers, limited number of users passing through the site or within close proximity.
- Mitigation Potential scope for mitigating potential visual impact
 - High Sensitivity = Limited or no potential to provide mitigation, mitigation would obscure/screen key views, mitigation would alter the character of the area.
 - Medium-High Sensitivity = Where, on the whole, indicators do not meet the High criteria but exceed those for Medium Sensitivity.
 - Medium Sensitivity = Some potential to provide mitigation in limited areas of the site without obscuring key views or changing landscape character.



- Medium-Low Sensitivity = Where, on the whole, indicators do not meet the Medium criteria but exceed those for Low Sensitivity.
- Low Sensitivity = good potential to provide mitigation within the site area to mitigate views and retain landscape character, mitigation would not interrupt key views.
- 3.5.2 Each of these elements has been assessed by a Chartered Landscape Architect whilst carrying out a site walkover to verify baseline information. During this walkover a judgement relating to the sensitivity of each element to the specific type of development has been made. This judgement has been made in the context of the site area itself and the wider landscape context within which it is located.
- 3.5.3 Each of the above elements of landscape character sensitivity and visual sensitivity are assessed using desk based resources and during the site walkover process and each assigned a descriptive value. Within the assessment, five categories of sensitivity have been used (high/high-medium/medium/low/low) to allow differentiation between the potential suitability of each area for certain development types.

	General Visibility Visibility by surrounding population						ling	Potential for Mitigation						Visual Sensitivity						
н	M- H	М	M-L	L	Н	M- H	М	M-L	L	Н	M- H	М	M-L	L	=	Н	M-H	М	M-L	L
5	4	3	2	1	5	4	3	2	1	5	4	3	2	1	Ш	14- 15	11- 13	8- 10	5-7	3-4

Table 2 Visual Sensitivity

3.6 Overall Landscape Character Sensitivity

3.6.1 Landscape character sensitivity is a result of combining the landscape sensitivity and the visual sensitivity. Landscape sensitivity and visual sensitivity have been combined using the matrix below.

Table 3 Landscape Character Sensitivity

			۷	isual Sensitivit	ţ	
		Low	Medium Low	Medium	Medium High	High
	Low	Low	Low	Medium - Low	Medium - Low	Medium
tivity	Medium Low	Low	Medium - Low	Medium - Low	Medium	Medium - High
Landscape Sensitivity	Medium	Medium - Low	Medium - Low	Medium	Medium - High	Medium - High
Landsc	Medium High	Medium - High	Medium	Medium - High	Medium - High	High
	High	Medium	Medium - High	Medium - High	High	High

3.7 Assessing Landscape Value

3.7.1 Landscape Value has been assessed by the assessing landscape practitioner whilst carrying out the site visits. During this process, an assessment of landscape value has been made. Within this assessment, landscape value has been defined based upon the definition contained within Landscape Character Assessment Guidance for England and Scotland, paragraph 7.8 as follows:

`Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.'

Cherwell District Council A075481-2



Landscape Character Assessment Guidance for England and Scotland, 2002, Page 53.

- 3.7.2 Landscape value has been assessed during the site visit with the benefit of the heritage and ecological experts present. The assessment has been made considering the following elements:
 - Value of designations (landscape, heritage and ecological)
 - High Sensitivity = A site with internationally recognised designations of landscape, heritage or ecological importance.
 - Medium-High Sensitivity = A site with nationally recognised designations of landscape, heritage or ecological importance.
 - Medium Sensitivity = A site with regionally recognised designations of landscape, heritage or ecological importance.
 - Medium-Low Sensitivity = A site with locally recognised designations of landscape, heritage or ecological importance.
 - Low Sensitivity = A poor quality landscape with no landscape, heritage or ecological designations or designation which is of only very local importance.
 - Scenic value and tranquillity within the local context
 - High Sensitivity= A site with important views and vista's within the local context which define the setting for the site and surrounding area. Key 'recognised' vistas and/or views depicted in literature.
 - Medium-High Sensitivity = Where, on the whole, indicators do not meet the High criteria but exceed those for Medium Sensitivity.
 - Medium Sensitivity = A site with approximately half of the area screened by vegetation preventing views into and out of the site and restricting the potential for key views and vista's.
 - Medium-Low Sensitivity = Where, on the whole, indicators do not meet the Medium criteria but exceed those for Low Sensitivity.



- Low Sensitivity = A site completely or almost completely screened. No or limited views into and out of the site giving little visual connection with the surrounding area and landscape.
- Perceived value by local community groups/interest groups
 - High Sensitivity = A highly valued local/regional resource potentially for its landscape, visual or recreational functions within the local and wider area. Of high local interest to local and regional groups for landscape, heritage or ecological reasons even where no formal designation or group exists.
 - Medium-High Sensitivity = A moderately valued local resource valued for its landscape, visual or recreational functions within the local area. Of moderate interest to local groups for landscape, heritage and ecological interest.
 - Medium Sensitivity = A landscape of moderately perceived local value used in some areas by local community and interest groups.
 - Medium-Low Sensitivity = A landscape of minimal perceived value by surrounding communities. Potentially a small scale local interest group although not particularly active.
 - Low Sensitivity = A landscape of no perceived value to the local community. Generally unused and/or un-managed.
- 3.7.3 The perceived value by the local community groups/interest groups will be assessed using the consultation responses received and contained within the CDC LSCA (2010). These have been reviewed as part of the data collation process and a judgement of the value of each area incorporated into the overall assessment of landscape value for each area.

Value of Designations				Scenic Value				Perceived Value					Value							
н	M- H	М	M-L	L	Н	M- H	М	M-L	L	Н	M- H	М	M-L	L	=	Н	M-H	М	M-L	L
5	4	3	2	1	5	4	3	2	1	5	4	3	2	1	=	14- 15	11- 13	8- 10	5-7	3-4

Table 4 Landscape Value



3.8 Determining Landscape Sensitivity and Capacity

3.8.1 Landscape capacity is determined through the combination of the landscape sensitivity with the landscape value as shown below.

Table 5 Landscape Capacity

		Landscape Value								
		Low	Medium Low	Medium	Medium High	High				
	Low	High	High	Medium / High	Medium / High	Medium				
Sensitivity	Medium Low	High	Medium / High	Medium / High	Medium	Low / Medium				
Landscape Character Sensitivity	Medium	Medium / High	Medium / High	Medium	Low / Medium	Medium / Low				
Landscape	Medium High	Medium / High	Medium	Low / Medium	Medium / Low	Low				
	High	Medium	Low / Medium	Medium / Low	Low	Low				

- 3.8.2 The use of a matrix as shown above gives an indication of landscape capacity. The resulting capacity for each area has been considered using professional judgement to ensure that the capacity generated through the matrix is a true representation of the actual site capacity. Where professional judgement is used to change the capacity, the reasoning and justification for this is given within the text for each site.
- 3.8.3 The definition of capacity for each value used within the table above is set out below.



<u>High Capacity</u> – Most of the area has capacity to accommodate development as long as development has regard for the existing landscape character and visual resource. Limited areas may require particular protection of important features.

<u>Medium-High Capacity</u> – The site has capacity to accommodate development as long as recognition is given to protect the landscape character and visual resource of the site.

<u>Medium Capacity</u> – The site is able to accommodate development within some areas as long as regard is given to the surrounding areas to preserve landscape character and visual amenity

<u>Medium-Low Capacity</u> – The site may be able to accommodate limited development although the natural constraints of the site will result in careful consideration to the type and scale of development considered to prevent adverse effects upon landscape character.

<u>Low Capacity</u> - The site would not be capable of accommodating development without an adverse impact upon the landscape character that would be considered to be significant. In some instances, there may be the opportunity for some localised, low scale development to enhance and promote the existing uses.



4.0 Site Assessments

4.1 Site A

Site Overview

- 4.1.1 The site is located north of Banbury between Dukes Meadow Drive and Hanwell village and comprises approximately 105ha of primarily arable land divided by mature hedgerows. To the south of the site is an area of new build residential development (Hanwell Fields Estate), to the east and west open countryside and to the north Hanwell village. The site falls to the north east into the valley of a tributary of the River Cherwell which is located to the east beyond the M40.
- 4.1.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site comprising three Landscape Types as follows:
 - Wood Pasture Valleys and Slopes;
 - Farmland Slopes and Valley Sides; and
 - Farmland Plateau.
- 4.1.3 At a local level, CDLA identifies the site as being located primarily within the Incised Ironstone Plateau landscape character area with the eastern edge extending into the Upper Cherwell Basin landscape character area. For details relating to each of these character areas refer to Appendix F at the end of this report.

Key Features and Site Visit Information

- 4.1.4 A site walkover was carried out on 22nd November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.1.5 The area forms a buffer to the northern edge of Banbury with development bound by Dukes Meadow Drive. The only development beyond this to the north is the presence of the football and cricket pitches with associated club house in the east corner of the site although, due to the use, this does not infringe on the rural appearance in the south east corner of the site.



- 4.1.6 In the west of the site, the area is crossed by a number of public footpaths all of which are well trodden routes. The field boundaries in the east of the area show signs of use as informal routes for walkers. The southern area of the site to the north of Hanwell Fields Community School and associated local centre facilities comprises an area of grassland and scrub which has a network of informal footpaths throughout.
- 4.1.7 From within the area, middle and long distance panoramic views are available across the valley within which the site is located to the north west and south east. To the north west, the village of Little Bourton is visible on the horizon whilst to the south east, the Grimsbury industrial area on the eastern edge of Banbury adjacent to the M40 occupies a significant portion of the view with the roofs of the large buildings at contrast with the agricultural landscape beyond.

Landscape Sensitivity

- 4.1.8 The landscape within the site area is quite unified in its appearance and is of a human scale which is influenced by the presence of the adjacent residential area of Hanwell Fields. There are a number of ecological features both within and surrounding the area including protected species such as bats, badgers, barn owl and water voles. There was also a badger set noted within the site during the ecological survey. The site is of medium sensitivity for its natural factors due its mosaic of habitats and potential for wildlife.
- 4.1.9 The site are has a direct influence upon the setting of the Hanwell Conservation Area located to the north of the site due to the visual association. This association, combined with the strong field pattern, important historical hedgerows and association yet separation from Banbury contribute to the historical context of the area. Cultural factors within the site are of medium sensitivity.
- 4.1.10 The landscape use within the site is reasonably unified with the general field pattern extending beyond the northern site boundary. The tranquillity of the area is impinged upon to a slight degree by the presence of Dukes Meadow Drive on the southern boundary of the area although this is not noticeable within the north of the site. The area has scenic and recreational value within the local area and is valued for providing a buffer to the northern edge of the town. The area is therefore considered to have a medium-high aesthetic value.
- 4.1.11 Much of the area is used as arable land with strong hedgerow field boundaries that are well established. In the south, there is a large area of rough grassland and scrub which generally appears to receive minimal management. The eastern corner of the site is in use as recreational



fields; this use has removed all traces of past land use. Generally the site is of medium landscape quality.

4.1.12 The combined landscape sensitivity of the site is considered to be medium - high.

Visual Sensitivity

- 4.1.13 The site is located on a north east facing valley side and therefore visibility from the north and east into the site is generally good. The presence of mature vegetation on the field boundaries and the location of a small block of woodland within the west of the site does screen some areas however much of the area remains visible within sequential views from the north and east. From the south and west, views are limited due to the presence of residential development and the localised topography. The general visibility is considered to be of medium high sensitivity.
- 4.1.14 From the north east, the site is visible from a number of sensitive receptors including Little Bourton village and Banbury Cemetery and Crematorium. The site forms part of the visual setting of the Cemetery which is important to be retained. Vegetation located to the south of Hanwell village screens views from the village although there is an isolated property in the north west corner of the site (to the south west of Hanwell village) which has views into the site. Located outside the site area but within Hanwell village is the Hanwell Community Observatory which relies upon the current dark skies for its successful operation. The site forms part of the sequential views gained along the M40 road corridor and is heavily used; however, the route is not considered to be of high sensitivity. Residential properties on the north edge of Banbury have views over the southern extent of the site before the land falls into the tributary valley. The area is considered to be of high sensitivity to the surrounding population.
- 4.1.15 Development within the area could be mitigated through the implementation of a landscape strategy although this would have an effect upon the visual appearance and alter the character from open valley side to a wooded valley appearance. The site is therefore considered of high sensitivity to mitigation.
- 4.1.16 The combined visual sensitivity of Site A is considered to be high.

Landscape Character Sensitivity



- 4.1.17 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.1.18 The Landscape Sensitivity has been assessed as medium high sensitivity and the Visual Sensitivity has been assessed as high sensitivity. Using the matrix in Table 3, this results in a high Landscape Character Sensitivity for Site A.

Landscape Value

- 4.1.19 The site does not contain any landscape designations however the western area of the site forms part of the visual setting for the Hanwell Conservation Area which should be maintained and the conservation area encroaches into the boundary of the site. The value of heritage designations is therefore considered to be of medium sensitivity.
- 4.1.20 Although there is mature vegetation on the field boundaries, views into and out of the area are possible which are gained by those participating in recreational activities within the site area and the wider landscape. Within the local context the site is of medium sensitivity due to the tranquillity provided within the area in contrast to the town of Banbury immediately south and the presence of the M40 to the east.
- 4.1.21 The area is of importance to local residents due to the formal recreational use located within the eastern corner of the site whilst it is also of importance for the informal recreational use by walkers as identified along field boundaries during the site walk over. The perceived value by local residents is therefore considered to result in a medium high sensitivity.
- 4.1.22 The value of Site A is considered to be medium.

Landscape Capacity

4.1.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site A is medium – low. The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.1.24 Although the overall rating is considered medium – low for the site, the capacity to accommodate residential development is considered to be weighted towards low. The development of residential



properties north of Dukes Meadow Drive may result in urban sprawl to the north of Banbury and create a poorly defined development limit which currently exists at Dukes Meadow Drive. There would also be indirect effects of residential development affecting the setting of the Hanwell Conservation Area and Banbury Cemetery and Crematorium.

Capacity for Employment Development

4.1.25 Although the overall rating is considered moderate – low for the site, the capacity to accommodate commercial or industrial development is considered to be weighted towards low. This land use, although present to the east of the town, is not currently located in the north of the town and this would therefore significantly alter the landscape character and visual quality of the existing urban fringe landscape.

Capacity for Recreation Development

- 4.1.26 There is a medium-low potential to accommodate some additional low key formal recreation within the area with the most logical location within the vicinity of the existing cricket and rugby facilities. This type of use higher up the valley side would require more significant earthworks that would alter the character and visual appearance of the site.
- 4.1.27 Although there is a medium to low potential for built development within the area, there is a high potential to develop the existing informal recreation uses currently located within the southern area of the site immediately north of Dukes Meadow Drive. Enhancement of the area for example as a country park on the edge of the town may be appropriate.

Capacity for Woodland Development

4.1.28 The creation of large blocks of woodland within the area would alter the existing landscape character and visual qualities of the area by screening existing views in to and out of the site. There is however a medium potential to carry out strategic enhancement of existing areas of woodland such as that located in the west of the site (south of Hanwell) and also to carry out enhancements to the existing dense field boundaries in some areas without screening views.

Future Management and Maintenance

4.1.29 Recommendations for future management and maintenance within the area are for the enhancement of the existing informal recreational uses currently present. A recognised network of



footpaths throughout the area and easier access into the area could increase the use of this valuable informal recreational area for the adjacent residential area of Hanwell Fields and Hardwick Estates to the south.

4.2 Site B (Local Plan Proposed Submission – Banbury 2)

Site Overview

- 4.2.1 The site is located north of Banbury and crosses Hardwick Hill Road to the west of the M40 motorway. The site is approximately 81ha and comprises a mixture of arable land, a business park, Banbury Cemetery and Crematorium, and a number of isolated properties.
- 4.2.2 The site is located on the southern extent of the ridgeline that separates the River Cherwell valley and a smaller tributary feeding into the River Cherwell from the north west; the site is therefore generally south to south west facing.
- 4.2.3 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, OWLS identifies the site comprising two Landscape Types as follows:
 - Upstanding Village Farmland; and
 - Clay Vale.
- 4.2.4 At a local level, CDLA identifies the site as being located within the Upper Cherwell Basin. For details of each of these character areas refer to Appendix B.

Key Features and Site Visit Information

- 4.2.5 A site walkover was carried out on 22nd November 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.2.6 The site is not available for public access apart from the A423 road that passes through the centre of the site dividing it into an east and west parcel of land. The eastern parcel contains a relatively new business park in the south which is accessed from the south off Noral Way. To the north and east of the business park the land is undeveloped and remains in agricultural use with an area of rough scrub to the east. In the corner of the eastern area is an isolated property (Hardwick House)



and Banbury Office Village which is a new build facility adjacent to the roundabout junction of the A423 (Hardwick Hill) and Dukes Meadow Drive.

- 4.2.7 The western site area is a mixture of arable land in the north and south which is separated by Banbury Cemetery and Crematorium. The south west and west of the area is occupied by Hardwick Gorse which is an area of rough grassland following the alignment of a River Cherwell tributary forming the west site boundary. Immediately north of the Cemetery and Crematorium is an isolated property with two associated fields enclosed by overgrown hedgerows; both of these fields show strong signs of ridge and furrow across the fields.
- 4.2.8 Within the north of the area adjacent to the M40 corridor is a telecoms mast. Although this is a noticeable feature within the north of the site, from the southern extent of the site it is screened by vegetation associated with the cemetery and the localised topography within the site forming a localised horizon in the foreground.

Landscape Sensitivity

- 4.2.9 The valley side of the tributary gently rise to the north up to a plateau extending north along the route of the A423. The scale of the landscape is small to medium with a combination of small fields associated with properties and larger fields to the east of Hardwick Hill Road. The existing vegetation within the site provides limited habitat potential for wildlife although prior ecological surveys have recorded a number of species within the site (refer to ecology report within Appendix C). The sensitivity of natural factors is medium low.
- 4.2.10 The site area has one listed building and four non-designated heritage sites. The presence of these is within the east of the site in the proximity of Hardwick House although it is noted within the heritage assessment that the development of Hardwick Business Park and the modifications to Hardwick House have affected the coherence of these designations. The sensitivity of cultural factors is therefore considered to be medium low.
- 4.2.11 The area to the north of the Cemetery has retained a strong field pattern containing signs of historic ridge and furrow in smaller fields associated with Hardwick Hill House. The area south of the Cemetery and east of Hardwick Hill Road have lost this pattern with the fields being amalgamated to accommodate modern day agricultural practices. Although the site area has few important elements of specific scenic quality, the area as a whole does perform an important



function in defining the northern extent to the urban development limit whilst enabling views north and west when heading north out of Banbury. The sensitivity of aesthetic factors is medium – high.

- 4.2.12 As noted within Appendix D, there are a number of heritage assets located both within and within close proximity to the site although a number of these have been compromised to some degree due to the presence of the adjacent industrial areas, the A423 and the M40 road corridor. A number of landscape features do however remain to be evident when progressing through the area such as the ridge and furrow located north of the Cemetery; even these elements are however partly detracted due to the presence of the telecoms mast in the north of the site.
- 4.2.13 The combined quality and condition is medium-low.

Visual Sensitivity

- 4.2.14 The general visibility of the site is restricted from the north and east due to the localised topography and the presence of the M40 road corridor. From the south, the site is visible when heading north out of Banbury and forms part of the transitional views to open countryside north of Banbury. When looking out of the site to the south, much of Banbury town is visible however the industrial areas in the foreground adjacent to the M40 corridor (Wildmere Industrial Estate and Overthorpe Trading Estate) draw the viewers eye. Short to middle distance views are available to and from the west to the village of Hanwell and into Site A which forms part of the visual context and setting of Banbury Cemetery and Crematorium and the rural setting of the town. These are important views that should be retained. The sensitivity of general visibility is considered to be medium-high.
- 4.2.15 As discussed above, the site is publically inaccessible apart from the road passing through the centre which is located in a cutting along much of the route. The visual perception of road users which is the principal use within the area is therefore medium-low. The presence of the Cemetery within the area does however elevate the sensitivity within the west of the area as users/visitors to the cemetery use the area for contemplation and reflection; the visual sensitivity of the area is therefore elevated to the west of Hardwick Hill. The area is also overlooked by properties located on the northern edge of Banbury which have a combination of direct and oblique views to the north and north east. The sensitivity of the area to the residential population and users of the area is considered to be high overall.



- 4.2.16 Development within the east of the site does have the potential to be mitigated visually as the area is relatively well contained and it therefore has a low sensitivity. Mitigation potential within the west of the area differs due to the overlooked nature of the area and presence of the Cemetery. Planting within the area, especially close to the boundaries of the cemetery would alter the character of the area and the views into/out of the area and potentially compromise the setting of the cemetery. The sensitivity to mitigation is therefore considered to be high.
- 4.2.17 The visual sensitivity of Site B is considered to be high.

Landscape Character Sensitivity

- 4.2.18 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.2.19 The Landscape Sensitivity has been assessed as medium sensitivity and the Visual Sensitivity has been assessed as high sensitivity. Using the matrix in Table 3, this results in a medium - high Landscape Character Sensitivity for Site B.

Landscape Value

- 4.2.20 There are no ecological or landscape designations associated with the site area. There is one listed building, Hardwick House, located within the eastern area which is of national importance although the existing business park development located around the designated building has compromised the designation as noted within the heritage assessment. The presence of a national designation within the area would indicate a medium-high sensitivity however due to the surrounding development, this has been downgraded to a medium sensitivity.
- 4.2.21 Within the local context, the site has important views connected with the presence and setting of Banbury Cemetery and Crematorium as the area is visited for the peace, tranquillity and contemplation. This is of high importance to the western part of the site but less so the east of the Hardwick Hill. This is fundamental to the operation of the Cemetery and therefore the area has a high scenic and tranquillity value.
- 4.2.22 The area to the east of the Hardwick Hill is not believed to be perceived by local residents to be of high value due to the infringement of the M40 corridor, business park and Hardwick Hill. To the



west of the Hardwick Hill, the perceived value of visitors to the Cemetery is considered to be high. The overall perceived value of the area is considered to be medium – high.

Landscape Capacity

4.2.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site B is medium – low. The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.2.24 The development of residential properties within the western area would not be in keeping with the existing landscape character of the area or the presence of Banbury Cemetery and Crematorium due to the change in the cemetery setting that would occur. The capacity for residential development is weighted more toward low than medium.

Capacity for Employment Development

- 4.2.25 The east area of the site has a medium low capacity to accommodate commercial employment that is in keeping with the existing Hardwick Business Park located in the south east corner of the site. This would not be appropriate to the west of the A423.
- 4.2.26 Although industrial development is present to the south of the site (and formerly at the Alcan Works to the south of Noral Way), there is a natural break formed by the existing Hardwick Business Park in the south of the site. It is considered that the site has a low capacity to accommodate industrial employment in this rural fringe area.

Capacity for Recreation Development

- 4.2.27 Formal recreation within the area would require significant changes in the localised topography of the site and would therefore change the character of the site. There is a low capacity for this type of development.
- 4.2.28 There is a medium high capacity to accommodate informal recreation within the western area of the site in the area of Hardwick Gorse as long as this is carried out sensitively whilst maintaining the views into and out of the area and the setting of the Cemetery. The area could be enhanced for



informal recreation connecting the public open space associated with the residential area of Hanwell Fields immediately to the south with the Banbury Cemetery and Crematorium to the north.

Capacity for Woodland Development

4.2.29 The site has a low capacity for the development of woodland as this would change the landscape and visual character of the area and the setting of the Cemetery preventing views across the tributary valley in the foreground.

Future Management and Maintenance

4.2.30 There is a need within the area to maintain the roadside embankments of the A423 (Hardwick Hill) that passes through the centre of the site. The area to the east of Hardwick Business Park requires maintenance as the area is currently inaccessible with the remaining structures in a poor state of repair and potentially dangerous.

Cherwell District Council Proposed Submission Local Plan - Site 2

- 4.2.31 The site boundary carried forward into the CDC Proposed Submission Local Plan is contained within the existing Site B boundary assessed above.
- 4.2.32 There are a number of areas that have been excluded when considered with the Local Plan; these include Banbury Cemetery and Crematorium and the land to the north of the Cemetery, the residential property at the junction of the A423 and Dukes Meadow Drive and Hardwick Business Park.
- 4.2.33 The assessment of landscape, ecological and cultural heritage factors has been reviewed in light of the boundary changes carried forward to the Local Plan and the landscape capacity for development is considered to remain as assessed for the original Site B boundary.

4.3 Site C

Site Overview

4.3.1 The site is located on the north east edge of Banbury immediately north west of Wildmere Industrial Estate and crosses the M40 road corridor. The site comprises approximately 60ha of land

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including rough grassland to the west of the M40 and Banbury Flood Alleviation Scheme and pastoral agricultural land to the east of the M40.

- 4.3.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, OWLS identifies the site comprising two Landscape Types as follows:
 - Clay Vale; and
 - River Meadows.
- 4.3.3 At a local level, CDLA identifies the site as being located within the Upper Cherwell Basin landscape character area. For details relating to each of these character areas refer to Appendix F at the end of this report.

Key Features and Site Visit Information

- 4.3.4 A site walkover was carried out on 23rd November 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.3.5 The areas to the east and west of the M40 are remarkably different in landscape character and features and the presence of the M40 segregates these areas physically and visually apart from a footpath tunnel passing under the M40. The resultant effect of this is two separate areas with little relevance to each other.
- 4.3.6 The area to the west of the M40 is contained to the east by the M40 itself, to the south by Wildmere Industrial Estate and to the north west by mature tree cover along the alignment of the Oxford Canal at Hardwick Lock. In 2012 this area was subject to a Planning Application by Cherwell District Council for the change of use of the land to a country park with associated car parking provision (application ref 12/00302/CDC); this application was approved in July 2012 and it is therefore considered that this area will in the near future be converted to a country park connecting into the adjoining Oxford Canal. (Refer also to Cherwell Local Plan Proposed Submission area 'Banbury 14' contained within this study).
- 4.3.7 To the east of the M40, the northern area of the site has recently undergone construction works to create the Banbury Flood Alleviation Scheme. This scheme has involved the creation of an area of attenuation immediately to the east of the M40 in the north of the site; associated with this are a number of footpaths on raised embankments providing public access around the area.



4.3.8 The southern area to the east of the M40 remains in agricultural use as pasture. The field pattern within the valley bottom and rising up to the east remains relatively well in tact apart from where the A361 road breaks the regular pattern. The A361 is a busy road to the east of the M40 and is visually and audibly intrusive within the site.

Landscape Sensitivity

- 4.3.9 The site possesses a low diversity of habitats and is simple in its composition both to the east and west of the M40. The scale of development to the east of the M40 at the Flood Alleviation Scheme is very large and in contrast to the scale of landscape within the site. Much of the area in the north of the site to the east and west of the M40 is of lower natural habitat quality. The sensitivity of natural factors is medium low.
- 4.3.10 The presence of the Banbury Flood Alleviation Scheme has removed previous historic characteristics within the area although to the south of the scheme, traces of ridge and furrow remains on the field boundaries even though removed from the fields themselves. The presence of the M40 passing through the site has to a certain extent truncated archaeological remains however the area to the west of the M40 remains intact. The sensitivity of cultural factors is considered to be medium.
- 4.3.11 The site area is fragmented physically by the M40 and in land use terms resulting in a landscape which over much of the area does not retain any evidence of historic land use apart from in the southernmost area. The area as a whole is of medium low aesthetic quality due to the external factors and past degradation.
- 4.3.12 The scenic quality of the area to the east of the M40 is considered to be of average quality. Although the field pattern has been broken by the presence of the A361 passing through the area, it is still evident. The scenic quality of the northern area east of the M40 and area to the west of the M40 is considered to be of lower landscape quality due to the external influences on the area from the surrounding industrial estates and the presence of the Banbury Flood Alleviation Scheme. The site generally has a medium – low landscape sensitivity.

Visual Sensitivity

4.3.13 The general visibility into the area is average to poor from surrounding areas of landscape although the M40 passes through the area and divides it within views through the embankment



vegetation into the site areas. Views into the west area are generally screened by industrial units whilst short distance views into the eastern area are possible from the higher up the valley side of the River Cherwell. Within the area there are few features of visual importance, although the newly constructed Banbury Flood Attenuation Scheme does draw the viewer's eye to the north of the area. The general visual sensitivity of the area is medium – low.

- 4.3.14 A large number of receptors have views into the area when passing along the M40, these are not considered to be of high sensitivity due to the temporary and sequential nature of the views. There are however a number of surrounding residential and industrial properties that have views towards the site resulting in a medium sensitivity.
- 4.3.15 Areas of the site that could have potential for mitigating development is largely restricted to the southern area to the east of the M40 as other areas either have existing development or have approved planning applications. The potential for mitigation within the southern area is limited without altering the character of what is currently an open landscape with views along the Cherwell Valley to the north and south. There is some potential along the embankments of the M40 although this would need to be strategically planned to retain existing views of the valley. The overall sensitivity to mitigation is therefore medium-high.
- 4.3.16 The overall visual sensitivity is considered to be medium.

Landscape Character Sensitivity

- 4.3.17 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.3.18 The Landscape Sensitivity has been assessed as medium sensitivity and the Visual Sensitivity has been assessed as high sensitivity. Using the matrix in Table 3, this results in a medium Landscape Character Sensitivity for Site C.

Landscape Value

4.3.19 No landscape, heritage or ecological designations are identified within the area that are of importance although there are signs of ridge and furrow in the south of the area. As a result of this there is a low value assigned to designations.



- 4.3.20 The western part of the site is heavily screened by industrial development and the M40 road corridor. To the east of the M40, views north are also prevented by the raised embankments of the Banbury Flood Alleviation Scheme. There are views along the valley to the north and south although these are limited by vegetation and localised topographical features. The area has a medium low scenic and tranquillity value.
- 4.3.21 It is presumed due to the planned development of the country park to the west of the M40 that there is a highly perceived value for the area. This is also the case for the Banbury Flood Alleviation Scheme to the east of the M40 as indicated by users of the footpath network during the site walkover process. The area is of medium high perceived value.
- 4.3.22 The overall landscape value of the area is medium low.

Landscape Capacity

- 4.3.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site C is medium high. In this instance however, the potential Landscape Capacity should be downgraded to medium low as much of the area is already either developed (Banbury Flood Alleviation Scheme) or has approved planning permission for development (Country Park). The assessment for potential development should therefore only relate to the southern extent of the site which is considered to be medium low.
- 4.3.24 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.3.25 There is a low capacity for residential development within the area as this land use would not be in keeping with the existing agricultural land use. Development of residential properties to the east of the M40 would significantly alter the perception of the massing of the town.

Capacity for Employment Development

4.3.26 There is a medium potential for commercial or industrial units to be located in the southern area to the east of the M40 up to the boundary with the A361 only; development beyond this may become fragmented and lead to urban sprawl within the rural area to the east rising towards Overthorpe.



Capacity for Recreation Development

4.3.27 The southern area to the east of the M40 does not have potential for recreation however the northern area and the land to the west of the M40 has a medium - high potential for informal recreation. The approved planning permission would implement this to the west whilst within the Flood alleviation Scheme, increased footpaths and signage as a recreational destination could be created. It is considered that formal recreation within Site C to the west of the M40 could be accommodated although the area is land locked making this less feasible. To the east of the M40, it is considered that formal recreation could be accommodated in the area between the M40 and A361 although not to the east of the A361. Overall, there is a medium capacity for formal recreation.

Capacity for Woodland Development

4.3.28 There is a high potential for woodland development to the west of the M40 within the area of the proposed country park. The area to the east of the M40 is not suitable for woodland development due to the frequent flooding.

Future Management and Maintenance

4.3.29 The area in the north will require regular management and maintenance for the creation of the country park and the successful operation of the flood alleviation scheme. Should no development take place in the southern area of the site, management and maintenance of the existing hedgerows and road corridor (M40 embankment) should take place to ensure the successful development of these.

Cherwell District Council Proposed Submission Local Plan

4.3.30 Site C has not been carried forward as part of the Proposed Submission for the Cherwell Local Plan however the northern area of the site to the west of the M40 is included within Banbury 14 of the Proposed Submission. For further discussion on appropriate development within this area refer to Section 4.12 of this study.

4.4 Site D (Local Plan Proposed Submission – Banbury 6)

Site Overview



- 4.4.1 The site is located on the east edge of Banbury and comprises 74.5ha of land comprising Thorpe Way Industrial Estate, the sewage treatment works in the southern extent of the area and an area of rough grassland and bare ground between the Thorpe Way Industrial Estate and the M40. The site is relatively flat as it is located within the base of the River Cherwell valley and bound to the south by a dismantled railway line.
- 4.4.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as follows:
 - Urban; and
 - Clay Vale.
- 4.4.3 At a local level, CDLA identifies the site as being located within the Cherwell Valley. For details of each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.4.4 A site walkover was carried out on 23rd November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.4.5 The site comprises Thorpe Way Industrial Estate, allotments, sewage works and an area of land that has been partially cleared for future development along the east boundary with the M40 road corridor. The eastern area of the site is already subject to outline planning permission for development of large scale industrial/manufacturing units as part of the 'Central M40 Banbury' development by Barwood. At present however, this area comprises rough ground with isolated areas of scrub that are naturally regenerating. At the time of survey, the area was heavily waterlogged and partially inaccessible.
- 4.4.6 Thorpe Way Industrial Estate is typical in its arrangement of small to medium size units around a series of courtyards leading off Thorpe Way. At the very southern extent of the estate is Spital Farm Sewage Treatment Works; this covers a large area of the site in the south and was inaccessible for a site walkover.
- 4.4.7 The south west of the site contains Grimsbury's Allotments. The allotments remain in use and appear to be well taken up by residents within the local and wider area although not all of the area fenced off for allotment use is currently being used. Immediately south of the allotments is an



isolated field of rough grassland, this is cut off from the remainder of the industrial estate and Central M40 Banbury development by the sewage works and is in essence land-locked. Adjacent to the industrial estate is a pond used by the Banbury & District Angling Association.

4.4.8 Views in to and out of the site are generally restricted but do extend to the east as far as the horizon of the River Cherwell Valley at Overthorpe and Warkworth. Filtered views are possible along the River Cherwell Valley to the south beyond the disused railway line that forms the southern site boundary although these do become truncated by structure planting and screen planting along the route of the M40.

Landscape Sensitivity

- 4.4.9 Although there are large areas of the site with limited or no vegetation within the centre of the Industrial Estate, there are areas around the fishing pond and adjacent to the M40 that are more diverse in their composition. Within the area of the pond and surrounding land there may be the potential of great crested newts which are of European importance and therefore, although the site would otherwise be of medium to low sensitivity; the sensitivity has been elevated to medium to high due to this.
- 4.4.10 The assessment of cultural factors (Appendix D) highlights that surrounding listed buildings and conservation areas are of a sufficient distance to be unaffected by development within the Site. It also notes that archaeological remains associated with features such as the Jurassic Way may have been truncated by prior development such as the M40. Due to the past disturbance and limited potential for unrecorded remains, the site has a low cultural sensitivity.
- 4.4.11 Although the site is relatively unified in its land use and future proposed land use adjacent to the M40, the development of industrial units has adversely affected the historical land use and formed a relatively poor quality urban landscape. When passing through and within the site, the noise of the industrial estate units and presence of the M40 road corridor is in some locations overpowering and detracts from the limited views to open countryside beyond. The aesthetic quality of the site is considered to be low.
- 4.4.12 Within the main estate area, there are few areas of good quality landscape with most areas comprising partly dilapidated industrial units and poorly managed areas of hard landscape. The buildings comprise a combination of materials and styles throughout the area and lack cohesion; Spital Farm Sewage Treatment Works is visually detracting in the south of the area. The pond



within the centre of the site does appear to be maintained for angling (although at the time of survey the area was flooded and inaccessible) however it is generally screened from most locations. The quality of the area overall is considered to be low.

4.4.13 The Overall Landscape Sensitivity for the site is medium – low.

Visual Sensitivity

- 4.4.14 The general visibility of the site is limited to views into the eastern area from higher ground on the eastern valley side of the River Cherwell and filtered views from users of the M40 road corridor as they pass the area. Visibility into and out of the western area is restricted by the built up nature of the industrial estate and the residential area of Grimsbury beyond the site boundary. There are some views in to the site from the railway corridor passing the site to the south west although these views are filtered and limited to the southern extents of the site area. The sensitivity of general visibility is considered to be medium low.
- 4.4.15 Although the area is heavily used, this is primarily for industrial and manufacturing work purposes. The allotments are used for recreational purposes although this is not the primary use of the site. There are a number of sensitive residential receptors located to the east of the site at the villages of Overthorpe and Warkworth and these do have views into the undeveloped area although the general views are of an industrial landscape on the edge of the town which extends beyond the site boundary to the north into the Wildmere Industrial Estate. The visual sensitivity of users is considered to be low.
- 4.4.16 The area is considered to be of low sensitivity for mitigation. Mitigation could be incorporated into the site without obscuring views/vistas as there are no significant views identified within the area. Mitigation would assist in breaking up the existing massing of the industrial estate from elevated visual receptor locations to the east.
- 4.4.17 The visual sensitivity of the site is low.

Landscape Character Sensitivity

4.4.18 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.

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4.4.19 The Landscape Sensitivity has been assessed as medium – low sensitivity and the Visual Sensitivity has been assessed as low sensitivity. Using the matrix in Table 3, this results in a medium – low Landscape Character Sensitivity for Site D.

Landscape Value

- 4.4.20 The landscape quality of Site D is generally of low value apart from isolated areas around the pond in the centre of the site and although there are no recognised ecological designations there is the potential for the presence of a variety of species.
- 4.4.21 There are few areas of scenic value when passing through the area or looking into the area. The eastern area of grassland is also to be developed for industrial units which will limit the potential scenic value within the area adjacent to the motorway. In general, the site has little visual connection with the surrounding urban and landscape setting resulting in a low value.
- 4.4.22 As much of the area comprises industrial units and the Spital Farm Sewage Treatment Works, it is considered there will be little value placed on these areas by local groups. The pond in the centre of the site is however used by Banbury & District Angling Association and Grimsbury's Allotments do appear to be well used which does give value to some areas of the site. As a result of this, the perceived value of the site is medium low.

Landscape Capacity

- 4.4.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site D is high.
- 4.4.24 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.4.25 Although the area has a high capacity for development, the location of residential development would not be appropriate within the area as it would not be in keeping with the existing land uses within or surrounding the area.

Capacity for Employment Development



4.4.26 There is a high capacity to accommodate industrial and/or commercial development within the area as is already planned within the east of the site along the boundary with the M40 road corridor. In addition to the proposed development in the east of the area, development/redevelopment of the existing industrial estate would be appropriate to enhance the area.

Capacity for Recreation Development

4.4.27 There is a medium – low capacity for formal recreation within the area due to a lack of available space. There is medium potential to further enhance the pond area used for angling and to link this with areas to the south beyond the dismantled railway line.

Capacity for Woodland Development

4.4.28 There is medium - low capacity to carry out woodland development within the site although this would logically be contained within the southern and eastern areas of the site to provide a buffer to the railway corridor and M40 road corridor respectively. There is limited potential for woodland development within the confines of the existing estate.

Future Management and Maintenance

4.4.29 The existing industrial estate requires a management and maintenance plan to bring the estate to a reasonable state of repair. This could include a programme of works to improve street scene, boundaries and signage throughout the area. The allotments in the south west of the area appear to be well kept as does the pond in the centre of the site although this should not exclude them from inclusion within any future management and maintenance.

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- 4.4.30 The site boundary carried forward into the CDC Local Plan Proposed Submission is contained within the existing Site B boundary assessed above.
- 4.4.31 When carried forward the existing Thorpe Way Industrial Estate, Spital Farm Water Treatment Works and Grimsbury's Allotments have been excluded from the site.
- 4.4.32 The assessment of landscape, ecological and cultural heritage factors has been reviewed in light of the boundary changes carried forward to the Local Plan and the landscape capacity for development within the area adjacent to the M40 road corridor remains to be high. As with the



original site however; development in this area should be focused on a continuation of the existing employment land use located to the west within the Thorpe Way Industrial Estate.

4.4.33 This land use has already been secured in the proposed development of the Central M40 Banbury.The first phases of this development have already been completed.

4.5 Site E (Local Plan Proposed Submission – Banbury 1)

Site Overview

- 4.5.1 The site is located within the centre of Banbury and covers 25 ha of land including the railway station, Oxford Canal, River Cherwell and is mainly currently an area of light industry/manufacturing. The site is physically fragmented by the presence of the Oxford Canal and River Cherwell making permeability difficult to achieve.
- 4.5.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as comprising one single landscape type which is Urban. The CDLA also identifies the site as being urban and no description is provided for these Landscape Types. A brief description of the site is contained within the 'Key Features and Site Visit Information' contained below.

Key Features and Site Visit Information

- 4.5.3 A site walkover was carried out on 23rd November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.5.4 The site area is predominantly urban in character with the Oxford Canal and River Cherwell passing through it in a north south direction dissecting the area. The area located either side of the River Cherwell to the east of the Oxford Canal is known as The Tramway Industrial Estate. Banbury United Football Club is located within the southern extent of the site area and is bound to the south west by the River Cherwell and the south east by semi improved pasture. The football club is accessed through the industrial estate and comprises an area of informal car parking, football pitch, spectator's stands and high level flood lighting. The flood lighting associated with the ground is visible within the wider area although is not out of context within the surrounding context of the industrial estate and railway corridor.



- 4.5.5 To the east of the site is Banbury Railway Station which also comprises an area of hard standing used for car parking to the station frontage with the railway lines forming the boundary of Site E apart from a small area of land on the eastern side of the railway line.
- 4.5.6 The north west corner of the site contains a smaller area of industrial units which front on to Lower Cherwell Street. These mainly comprise small businesses in aging industrial units, some of which have been modernised or enhanced. The site boundary to the west is formed by Windsor Street/Cherwell Street. Along this boundary are the rears of industrial units that front on to Cherwell Street. This significantly affects the visual quality of this key route through the centre of Banbury.
- 4.5.7 The route of the River Cherwell as it passes through the site is in a lowered cutting and there is very limited public access along the river bank so views are only available from the river crossings in the north and south of the site. The Oxford Canal has a towpath alongside on the eastern bank which is a well used route locally connecting areas of the town and also forms part of the Oxford Canal Walk which is a long distance walking route and the Banbury Fringe Walk. Along the length of the tow path as it passes through the site, views into the wider area are often not possible due to ground level differences.
- 4.5.8 Within the site there are some areas of newer development such as the residential properties within the north of the area and offices to the south of the site. These more recent developments within the area show the potential that this partially degraded area has.

Landscape Sensitivity

- 4.5.9 Within the site there are areas of the industrial estates with minimal vegetation although the presence of the River Cherwell passing through these areas does offer some ecological and habitat value. However, there is a lack of other potential wildlife habitats associated with the site due to the urban context. The Oxford Canal also has limited potential for wildlife as much of the length has a formal channel edge with stone. The assessment of natural factors results in a low sensitivity.
- 4.5.10 There are two Grade II listed buildings located within the boundary of Site E however there are no nationally designated sites of heritage importance. There are also a number of non designated historical assets of which three are located within the site. Although there are designated structures within the area, the context and setting of these is already compromised by the presence of the surrounding industrial areas. There is also the potential for unrecorded archaeological remains



within the north west of the site as the site is located within the historic core. Overall, there are few historic structures that add value to the area and the area has been developed with little consideration to the historical context. The sensitivity of cultural factors is low.

- 4.5.11 The site is primarily industrial throughout with the Oxford Canal and River Cherwell passing through in a north south direction. There are few remains of historical features although there are listed buildings located alongside the canal. The overall character of the area is defined by the industrial use with the presence of the railway line and associated noise with the east of the site a strong influence on the area. The site has a low aesthetic value.
- 4.5.12 The composition of industrial buildings located within the Tramway Industrial Estate gives a fragmented appearance to the area. There are a variety of building styles, materials and forms of structure which results in a lack of coherency. There are a number of buildings that have been modernised and or refurbished to a certain extent which results in some buildings having a slightly higher quality appearance. Overall however the landscape/urban quality of the area is medium low.
- 4.5.13 The combined landscape sensitivity is low.

Visual Sensitivity

- 4.5.14 There are limited views into the area from the north, south and west due to existing development and the River Cherwell bounding the site. The north and west boundary are formed by roads and although these roads are heavily used, they do not enable views beyond the site periphery. Views are possible into the area from the east and in particular along the route of the railway line at this important entrance point into the town although the appearance is of a low quality industrial area. The general visibility is of low sensitivity.
- 4.5.15 Primary users of the site are those using the Tramway Industrial Estate and the arrival point of the railway station. Railway station users are considered to be of high sensitivity to the surroundings which is currently degraded. There are also users of the Oxford Canal tow path passing through the site. This route is well used however users are not in most locations able to view into the main site area due to the change in level between the tow path and the industrial estate and railway station. The sensitivity of the population using the site is medium.



- 4.5.16 There is a low sensitivity to the introduction of mitigation into the site area as there are limited views to retain and few landscape features of importance.
- 4.5.17 The combined visual sensitivity is medium low.

Landscape Character Sensitivity

- 4.5.18 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.5.19 The Landscape Sensitivity has been assessed as low sensitivity and the Visual Sensitivity has been assessed as medium low sensitivity. Using the matrix in Table 3, this results in a low Landscape Character Sensitivity for Site E.

Landscape Value

- 4.5.20 Much of the site has a limited value with regard to designations due to the high quantity of industrial units located within the site; there are a number of isolated listed buildings within the area that are protected. Taking this combination into consideration, there is a medium value placed upon designations.
- 4.5.21 The scenic value of the existing uses are considered to be poor in relation to surrounding areas and the presence of the industrial/commercial processes alongside the presence of the railway line to the east of the area impinges upon the tranquillity within the area. The area is generally inwardly focused with regard to the industrial areas and has limited connection with the surrounding areas.
- 4.5.22 Due to the industrial context of the site there is little use by the local community. The Canal and towpath is used by some people providing access to and through the town centre. Although there is no known interest group, the value placed upon the resource elevates the perceived value of the area from low to medium low.
- 4.5.23 The combined landscape value of Site E is medium low.

Landscape Capacity

4.5.24 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site E is high.



4.5.25 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.5.26 Although there is a medium - low potential for development within the area in general, it is considered that residential development as part of a mixed use development could be accommodated and therefore a medium capacity is applicable. It is considered that residential development could be associated with the existing residential development fronting on to the Oxford Canal to make the most of this valuable resource whilst maintaining the existing access along the associated tow path.

Capacity for Employment Development

4.5.27 There is high potential for employment within the area with the development of commercial properties within the northern area of the site. This would assist in the redevelopment of the arrival point from Banbury Railway Station when passing through the area towards the town centre. There is potential for employment development in the south of the area within the existing confines of the industrial estate which again should improve the appearance of the area.

Capacity for Recreation Development

4.5.28 Although a high capacity for development exists, there is generally a low capacity for recreational development due to the urban site context. There is however a medium capacity for development associated with the recreational route of the Oxford Canal and the River Cherwell as it passes through the town centre which has the potential to be enhanced as a linear park.

Capacity for Woodland Development

4.5.29 There is a medium – low capacity to develop woodland within the area as the site is currently primarily industrial. However, if the site is developed across the entire area, the opportunity to incorporate woodland into the site in association with the River Cherwell and Oxford Canal as part of a mixed use development would exist resulting in a medium – high capacity.

Future Management and Maintenance

4.5.30 The area in general requires management and maintenance of the Tramway Industrial Estate to enhance the perception of the area if it were to remain in its current use. Despite potential future



development, there is a need to carry out enhanced maintenance along the channel of the River Cherwell as at the time of survey a large volume of debris and waste material was contained within the channel. If the area is taken forward for development in line with the capacities identified above, suitable management and maintenance plans for each phase of development and the overall site should be prepared to create a high quality urban environment.

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4.5.31 Site E has been carried forward to the Local Plan Proposed Submission as Banbury 1 and comprises the same area within the town centre. As a result of this, the overall assessment of the site for development capacity remains as set out above in paragraphs 4.5.25 – 4.5.31.

4.6 Site F (Local Plan Proposed Submission – Banbury 4 & 12)

Site Overview

- 4.6.1 The site is located to the south east of Banbury and on the eastern edge of Bodicote and comprises approximately 27ha of primarily agricultural land that is in arable use. To the south is Bodicote Park Rugby Club and a Health Spa/Gymnasium. To the east, the land falls towards the River Cherwell valley before rising again east of the river. To the west is the urban area of Bodicote. At the time of assessment, land to the north comprised a continuation of the arable land located on the south east edge of Banbury however this area is subject to future housing development (Bankside Phase 1) and will therefore alter the context of the area. This has been taken into consideration within this assessment.
- 4.6.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as being located within the Upstanding Village Farmlands Landscape Type whilst at a local level, the CDLA identifies the site as being within the Cherwell Valley character area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.6.3 A site walkover was carried out on the 21st November 2012; a copy of the site survey record sheet is contained within appendix B.
- 4.6.4 The site area is relatively flat located on the plateau between the River Cherwell to the east and Sor Brook to the west and comprises two large fields in the centre and east and one smaller field in the



west of the area. The boundaries of the fields are well defined within the site where running in a north south orientation. The hedgerow boundaries to the south east and east have been removed and the boundaries now identified by access tracks.

- 4.6.5 Views to the west are prevented by mature trees located along the A4260 west of the site with the settlement of Bodicote located immediately beyond. To the east views are available across the River Cherwell valley although the river and Oxford Canal are not visible due to the localised horizon of the upper valley sides in the foreground. The visual horizon is formed to the east by the elevated ground at Langlands and the woodland of Cobbler's Pit Spinney to the east.
- 4.6.6 Direct views into and out of the site to the north extend as far as properties on Canal Lane and Dearfields Farm. There are filtered views beyond this to the edge of Banbury although these do not form the focus of the view. These views will however change with the development of Bankside Phase 1 north of the site which will prevent views to the north west.
- 4.6.7 From the south, views are available from Manor Farm Cottages and the northern edge of Twyford into the south east corner of the site where the boundary is formed by an access track. Views into much of the area from this location are prevented by structure planting on the boundary of Bodicote Park Rugby Club.

Landscape Sensitivity

- 4.6.8 The site is relatively simple in composition and therefore has a limited potential for wildlife habitats and diversity. The arable characteristics of the land within the site are typical of land within the area with much of the value generated through the presence of hedgerow boundaries. The value of natural factors within the site is low.
- 4.6.9 The area itself has few cultural features of notable reference although the Bodicote Conservation Area does encroach on the west boundary of the site; the conservation area obviously contains a number of listed buildings and heritage features although these are offered some protection from the vegetation located along the A4260. There are also a number of non designated heritage features within the study area although not within the site area. The presence of the Roman Road along the south boundary of the site in the alignment of the public footpath is of importance to the historical context of the site although the agricultural use of the surrounding land may have truncated any remains associated with the route of the road. The site has medium – low cultural sensitivity.

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- 4.6.10 The existing aesthetic qualities of the site are limited as the site comprises two and a half arable fields with hedgerow field boundaries on some site boundaries and gappy hedgerows within the site. There is little enclosure provided which does result in views across the River Cherwell valley to the east. The site has a medium low aesthetic quality due to an absence of landscape features.
- 4.6.11 Although the site is representative of the overall agricultural landscape character area, there are few features that make the area distinguishable with the local landscape context. As set out above, there are few landscape elements within the site boundary apart from two hedgerows running in a north south orientation dividing the area. The landscape quality is therefore medium low sensitivity.
- 4.6.12 The combined landscape sensitivity is medium low.

Visual Sensitivity

- 4.6.13 The site is currently well screened to the west along the A4260 and from the south by Bodicote Park and associated structure planting. To the north the site is not well screened with long ranging views available from Canal Lane. The context of this view will however change in the future with sensitive residential viewers located at the Bankside Phase 1 development abutting the northern site boundary. There are also views towards the site across the River Cherwell valley from isolated properties to the east and from Kings Sutton; although views of the site form part of a wider panoramic view and do not focus on the site area. The general visibility is considered to be of medium high sensitivity due to the inclusion of Bankside Phase 1.
- 4.6.14 As set out above, there will in the future be a large number of residential properties located immediately north of the site; this, combined with the users of the footpath located along the southern boundary of the site and views across the River Cherwell valley result in a high sensitivity for the area.
- 4.6.15 There is good potential to provide mitigation within the area as there is already a high volume of structure planting mitigating views from the south and west. The implementation of planting within the east of the site would also not alter the overall perception of views from the east of the River Cherwell valley as the site forms a small part of the panoramic views available. There is a low sensitivity to mitigation within the area.
- 4.6.16 The combined visual sensitivity is medium.



Landscape Character Sensitivity

- 4.6.17 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.6.18 The Landscape Sensitivity has been assessed as medium low sensitivity and the Visual Sensitivity has been assessed as medium sensitivity. Using the matrix in Table 3, this results in a medium low Landscape Character Sensitivity for Site F.

Landscape Value

- 4.6.19 There is no identified landscape, cultural heritage or ecological designation within site F although there is the potential for archaeological remains within the area (refer to Heritage Assessment Appendix D). The value of designations within the area is low.
- 4.6.20 The area does not contain any recognised views or vistas although the views across the River Cherwell valley are diverse panoramic views. Existing views from the north west at Canal Lane and from the edge of Banbury beyond will in the future become screened by the approved Bankside Phase 1 development. Once Bankside Phase 1 is completed there will be little connection with the surrounding area to the north, west and south. The scenic value of the site is medium low.
- 4.6.21 Apart from the public footpath access along the southern boundary of the site, the area has little use by the surrounding residents or users of recreational facilities. The perceived value is considered to be low.

Landscape Capacity

- 4.6.22 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site F is high.
- 4.6.23 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.6.24 There is a high capacity for residential development within the site area as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north. It is considered that development should not encroach further south than the existing southern site



boundary with Bodicote Park as this recreational land use forms a natural transition from urban to open countryside. Development beyond this risks the satellite settlements of Bodicote and Twyford becoming subsumed by the larger town of Banbury.

4.6.25 Development eastwards would also not be appropriate as this would encroach upon the River Cherwell valley and be a dominating visual focus from the base of the valley and along the Oxford Canal Walk.

Capacity for Employment Development

4.6.26 Although the site has a high capacity for development, the surrounding land use and existing landscape character is not able to accept commercial or industrial development. There is however medium - low potential to create employment through and extension of the recreational facilities located to the south (see below).

Capacity for Recreation Development

4.6.27 There is medium potential to extend the existing formal recreational use located immediately south of the site (Bodicote Park) to the north beyond the public footpath that forms the southern site boundary. The existing Rugby Club is well contained to the south by structure planting and it is not recommended to extend this use further towards Twyford as this could compromise the visual separation of Bodicote and Twyford to the south.

Capacity for Woodland Development

4.6.28 Woodland, although potentially acceptable within the area would not be wholly in keeping with the surrounding land uses or in keeping with the land use on the upper slopes of the River Cherwell valley. Development of woodland is therefore not recommended.

Future Management and Maintenance

4.6.29 Future management and maintenance requirements for the site are limited due to the lack of landscape features however the existing boundaries with Bodicote Park and the woodland planting along the roadside verge of the A4260 should be maintained to retain the existing qualities of the mature planted areas.

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- 4.6.30 The site boundary carried forward into the CDC Proposed Submission Local Plan is contained within the existing Site F boundary assessed above.
- 4.6.31 When carried forward, there is a small area to the west of the site that has been excluded and forms part of a newly allocated potential development site, Banbury 12.
- 4.6.32 The assessment of landscape, ecological and cultural heritage factors has been reviewed in light of the boundary changes carried forward to the Local Plan and the landscape capacity for development is considered to be as per the original boundaries with the identified areas excluded.

4.7 Site G

Site Overview

- 4.7.1 The site is located to the south of Banbury and to the north west of Bodicote. The site is bound to the north by Salt Way and existing residential properties beyond and to the south by Wykham Lane. Salt Way is an important historical route used for the transportation of salt between Droitwich and the south east and to this day remains an important bridleway connection on the southern edge of Banbury connecting Bodicote in the east to The Bretch in the west. To the west the area is bound by Wykham Park and to the east by the northern extent of Bodicote. The site is located on the northern upper valley side of Sor Brook before the land slopes south into the valley.
- 4.7.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the area as being within the Upstanding Village Farmlands Landscape Type. At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.7.3 A site walkover was carried out on 21st November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.7.4 The east of the area abuts the southern extent of Banbury and the north western corner of Bodicote and contains a cricket ground and recreational ground. There are also two large properties within the corner of the site which are accessed along Salt Way leading off White Post Road; the properties are screened by trees. One of the properties is Salt Way Day Nursery whilst the use of the second is not known as the land is private and inaccessible. Immediately beyond this to the



west within the site area, the land use is primarily arable with Bodicote's allotments on the southern boundary with Wykham Lane. There are a number of footpaths crossing the area in a north south direction connecting Salt Way with Wykham Lane. Salt Way is in itself a key feature of the site and surrounding area with its historic associations to the salt industry and its current value as a local and regional connection whilst forming the existing well defined visual and physical development limit of Banbury town. The area is also crossed in an east west direction by low voltage transmission lines, some of which provide power supplies to Wykham Farm Cottage, and the cluster of buildings around Wykham Farm.

- 4.7.5 The footpath route from Salt Way leading to Wykham Farm appears to be a well used route and passes through an area of immature/semi mature structure planting along a field boundary which breaks up the arable land to the east and west. The north west area of the site is a continuation of the arable land to the east and is absent of significant landscape features apart from the well established hedgerows with numerous hedgerow trees. In the west area of the site, there is a widened hedgerow extending in an east west orientation that provides division to the north and south even though the land use remains arable.
- 4.7.6 In the west of the site, the landscape is influenced by the presence of the formal driveway providing access to Wykham Park located south west of the site area. The entrance to the Park comprises a formal driveway with associated designed landscape and forms a visual contrast to the adjacent arable land.
- 4.7.7 Within the south west of the site is Wykham Park Farm. The farm has diversified to a certain extent and now also provides cafe/farm shop facilities and there is more activity within this area of the site than others.
- 4.7.8 Visually, the site is located on the upper slopes of the Sor Brook valley and is bound to the north by Salt Way on the southern edge of Banbury. The land slopes south gently from a height of approximately 135m AOD in the north west corner to 115m AOD in the south east corner. As the land slopes south, there are views down into and across the Sor Brook Valley. At the time of assessment, the valley bottom was showing signs of severe flooding due to persistent rain over a number of days. Beyond the valley to the south, the horizon is formed by an area of arable land on the upper southern valley side of Sor Brook at Bloxham. This view is notable within the local context and forms part of the panoramic views to the south from within the site area. Views to the west out of the site are filtered by the mature tree cover located along the A361 (Bloxham Road).

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To the north west beyond the site boundary, the land rises steeply on the outskirts of Banbury to a high point at Crouch Hill (contained within Site H). Crouch Hill is a noticeable landform adjacent to what is a relatively flat topography of the site. The site does however form part of a complex topographical landscape within the wider area to the south of Banbury comprising ridges and valleys associated with Sor Brook and the River Cherwell.

Landscape Sensitivity

- 4.7.9 The site has a mosaic of habitats within the site boundary and along the route of Salt Way which forms an intrinsic part of the site on the northern boundary. The diverse land use of agriculture, parkland to the west and amenity land in the east offers a variety of habitats for species. Salt Way is highlighted within the ecological surveys as being of particular importance for protected species. Due to the variety of habitats and size of the site there is a medium value assigned to natural factors.
- 4.7.10 The site contains one Grade II listed building (Wykham Farm) and a 17th/18th century farmhouse which has been altered since construction. There are no other designations within the site area. The setting of Wykham Farm includes the surrounding arable land extending up to Salt Way and therefore this is important to the context of the designation; this is also the case to the west and east. To the east, the setting is slightly compromised by the recreational land use. The site has a large field pattern with well established hedgerow boundaries which have the potential for historic boundaries. The setting of the site and historic character is complemented by the presence of the Roman Road to the south, Wykham Park to the south west and Salt Way immediately north. Given the designations within the site and historic references and assets, the site has a medium cultural sensitivity.
- 4.7.11 The site retains a strong landscape pattern with enclosure both on the site boundaries and most individual field boundaries provided by mature hedgerows and trees. Whilst there are varying land uses within the site the primary use is agricultural resulting in a unified perception of landscape character. The site also retains a strong sense of cohesion despite the visual separation of shelter belts in some locations. Salt Way located on the north boundary of the site forms a strong visual and physical boundary to the north of the site and southern extent of Banbury. The site area is moderately tranquil along the northern boundary and within the site itself in comparison to the eastern and western extents of the site which possess a higher quantity of vehicular movement and activities that intrude upon the area. The central area and along the northern boundary, although



subject to pedestrian movement and cycles using the NCN Route 5 is calmer in its characteristics which is notable when passing along Salt Way and the adjoining footpaths. The west boundary with Bloxham Road is however a busy primary route into Banbury which results in some audible intrusion within the west of the site. Wykham Lane on the south of the site is also relatively well used although this has a limited influence on the area. The aesthetic and tranquillity sensitivity of Site G is medium – high.

- 4.7.12 The quality of the overall landscape condition and representation of the typical character within the area varies from the presence of the cricket ground in the east of the site to the agricultural land and enclosure in the west. The east of the area contains new build development in the form of the cricket pavilion building whilst the main site area contains Wykham Farm which is listed. Although Wykham Farm has been restored, the development has been carried out sensitively and the character remains intact. The land and landscape within the site is generally in average to good condition and is of value within the local area. The overall landscape condition of the site is medium high sensitivity.
- 4.7.13 The combined landscape sensitivity of Site G is medium high.

Visual Sensitivity

- 4.7.14 The general visibility of the site varies significantly from the cardinal directions. From the north, Salt Way is heavily vegetated restricting views from the adjacent residential areas of Easington; this is also the case from the west along Bloxham Road with its tree lined verges which only enable filtered sequential views along the route. From the south, the site is visible from Wykham Lane. Beyond Wykham Lane the land falls into the Sor Brook valley and the upper valley side prevents views into the site; however, as the land begins to rise again on the southern valley side, longer ranging panoramic views into the site are possible. From the east, long distance views into the area are prevented by the settlement of Bodicote and, in particular, the presence of Cherwell District Council Offices and associated tree cover immediately east of White Post Road. The general visibility of the site is medium high.
- 4.7.15 Although there are a large number of residential properties immediately north of the site, many of these are screened by the tree cover associated with Salt Way; filtered views are however possible in places. The primary visual receptors towards the site and across the site are users of Salt Way whom have views of the site in the foreground when looking south across Sor Brook valley. Users



of this bridleway route include both walkers and cyclists as Salt Way forms part of NCN Route 5 (Oxford to Stratford-upon-Avon). The recreational route is heavily used by the surrounding population and the visibility along the route varies from open panoramic views south across the site along the eastern section to filtered and occasional 'framed' views along the section approaching Bloxham Road. There are a number of residential properties to the south of Sor Brook which also have panoramic views towards the site. These properties view the site in the context of Crouch Hill and associated field enclosure. The site has a high visual sensitivity for the surrounding population.

- 4.7.16 The site has varying degrees of potential for mitigation. The northern boundary along Salt Way is already vegetated and this could be increased although it may alter the perception of panoramic views from Salt Way to the south. Additional structure planting south of Salt Way may also have a detrimental effect upon the historic character as a linear route. Planting within the east of the area around the area of the cricket ground would also prevent middle and long distance views to the south and south west. Implementation of planting within the site could be carried out along existing field boundaries however; again this could potentially screen views altering the perception of the landscape and visual context. Potential does exist for the implementation of additional planting within the area as long as it is carefully designed and respects the historical assets of the site. There is a medium sensitivity to mitigation.
- 4.7.17 The combined visual sensitivity of Site G is medium high.

Landscape Character Sensitivity

- 4.7.18 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.7.19 The Landscape Sensitivity has been assessed as medium high sensitivity and the Visual Sensitivity has been assessed as medium high sensitivity. Using the matrix in Table 3, this results in a medium high Landscape Character Sensitivity for Site G.

Landscape Value

4.7.20 There are no landscape designations identified within the site area. There are a number of heritage sites located predominantly towards the centre of the site around Wykham Farm comprising a Grade II Listed Building, recorded heritage sites and the area around the farm is identified as an Archaeological Constraint Area. In addition to the historical designations within the



site, Salt Way is of historic importance to the landscape and visual context of the site even though not designated. Part of Salt Way is also a proposed Local Wildlife Site. At the time of preparing this study no information, including the location or extent of the designation is known and the proposed designation does not feature on the Thames Valley Environmental Records Centre web site. Taking the existing heritage designations and heritage assets into consideration and the potential ecological designation, the site is considered to be of medium sensitivity for its value of designations.

- 4.7.21 The tranquillity of the area is very much provided by the presence of Salt Way passing along the northern boundary of the site separating the site from the adjacent residential area of Easington, Banbury School and Sixth Form College. There is some intrusion into the area from the A361 Bloxham Road to the west and Wykham Lane to the south although these are not dominant factors affecting the overall tranquillity of the site. The site is partially screened from the north by vegetation along Salt Way only enabling filtered views. On the west boundary trees along the A361 Bloxham Road enable sequential filtered views into the site for road users. To the east views are possible into the east area of the site from Bodicote. Users of the cricket ground also have views across the site although the cricket ground is itself located within the site. From the south, views are possible into and out of the site across the valley of Sor Brook. The views out of the site to the south are wide ranging and panoramic. Looking north from the southern valley side of Sor Brook, the site forms part of the panoramic view towards Banbury allowing an appreciation of the town in its landscape setting and the context within which the distinctive topographical feature of Crouch Hill to the west is viewed. The site is considered to have a medium high scenic and tranquillity value.
- 4.7.22 Salt Way located on the northern boundary of the site, although outside the site boundary forms part of the inherent qualities of the site and therefore should not be excluded when considering the perceived value by users. The site is highly valued by users of this route which also forms part of the Banbury Fringe Walk. The site is crossed by a relatively dense network of public footpaths leading north south across the area; this is particularly so in the east of the site. These routes connect the residential area of Easington to the north with the valley of Sor Brook to the south of the site. Prior consultation carried out during the preparation of the CDC LSCA 2010 also highlighted Salt Way as a landscape feature of particular sensitivity. The perceived value of the site is considered to be high sensitivity.
- 4.7.23 The combined landscape value of Site G is medium high sensitivity.



Landscape Capacity

- 4.7.24 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site G is medium low.
- 4.7.25 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.7.26 Although a capacity of medium to low is identified, the site is considered to be weighted more towards low than medium for the suitability of residential development. Salt Way currently forms a defined green edge to the town maintaining the intrinsic landscape qualities of the agricultural land, associated heritage features and Wykham Park beyond to the south and to the setting of Salt Way itself. Residential development within Site G would alter the visual and physical perception of the overall landscape character within the site and wider area and should therefore be avoided.

Capacity for Employment Development

4.7.27 Although a capacity of medium to low is identified, the site is considered to be weighted more towards low than medium for the suitability of employment development. Both commercial and industrial development would not be in keeping with the surrounding land uses and adversely affect the existing landscape character of the site and wider area.

Capacity for Recreational Development

4.7.28 There is a medium potential for informal and formal recreation within the area. Potential exists to maximise the use of the existing footpath network connecting in to Salt Way and through the existing shelter belts located within the centre and west of the site to provide further links to Sor Brook and the area of Wykham Park. There is less potential for development of formal recreation without affecting the existing qualities of the site although this could be accommodated within the eastern extent of the site adjacent to the existing cricket ground. Any use should not have high level lighting etc. that would again affect the existing character.

Capacity for Woodland Development



4.7.29 There is medium - low potential for development of woodland block plantations within the site although there is potential for the further development of widened field boundaries and reinforcement of the boundary with Salt Way.

Future Management and Maintenance

4.7.30 Management of the site should include the protection and management of hedgerows within the site, in particular those identified as Important Hedgerows within the heritage assessment. The boundary with Salt Way should be managed and enhanced with existing footpath access into the site from Salt Way improved in places. The site should be managed to protect the heritage assets located within the Archaeological Constraints Priority Area associated with Wykham Farm in the centre of the site.

4.8 Site H

Site Overview

- 4.8.1 The site is located on the south west periphery of Banbury and covers 103Ha of land between the A361 in the south and Broughton Road to the north of the area. To the east, west and north west of the site, the land use is agricultural extending as far as the valley of Sor Brook which also forms the extent of the site to the south. To the north east of the site is a residential area on the outskirts of Banbury.
- 4.8.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as comprising two Landscape Types as follows:
 - Farmland Plateau; and
 - Upstanding Village Farmlands.
- 4.8.3 At a local level, CDLA identifies the site as being located within the Ironstone Hills and Valleys Landscape Character Area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

4.8.4 A site walkover was carried out on 22nd November 2012; a copy of the site survey record sheet is contained within Appendix B.



- 4.8.5 The site area is dominated by the presence of Crouch Hill which is also the prominent landscape feature of the local area. Crouch Hill is located within the north eastern corner of the site and rises to a height of 169m AOD. As with many of the views within the south west area of Banbury and further afield, the presence of Crouch Hill dominates the skyline.
- 4.8.6 The north, south and western slopes of Crouch Hill are arable land whilst the eastern slope is amenity grassland leading up to the summit which is capped with rough grassland and scrub. This provides a visual and physical connection to the adjacent residential area to the north east of the site. At the lower slopes of Crouch Hill to the south, Salt Way passes through the area in an east west direction and is well lined with mature trees and hedgerows creating a visual barrier within the area. Beyond Salt Way to the south, the land use remains arable in a regular field pattern until it reaches Crouch Farm. Beyond this to the south, fields have been amalgamated to create larger fields extending north south to the southern site boundary with Wykham Lane and the south eastern boundary with the A361 (Bloxham Road).
- 4.8.7 To the north of Crouch Hill the land is also arable as it falls into a localised valley running east west with Broughton Road at the base of the valley forming the northern site boundary. To the north west, is a nursery associated with Crouch Hill Farm, this area has a number of fields dedicated for growing plant material. Along a number of the west boundaries of these fields are lines of mature conifers that appear to have been planted to provide protection for the nursery stock fields.
- 4.8.8 From the top of Crouch Hill, 360° views are available across Banbury to the north and east whilst to the south and west, panoramic views are available across Sor Brook and beyond to Bloxham to the south and towards North Newington to the west.

Landscape Sensitivity

4.8.9 The presence of Crouch Hill and Salt Way provide a variety of wildlife habitats within the site including rough grassland, scrub, wooded areas and a small pond. There are three non designated sites within the study area including Salt Way, The Bretch and Wroxton Park, each possessing notable habitat potential. During the survey, evidence of protected species were found (badger footprints) which supports evidence presented by others. Although the landscape is of small to medium scale, the variety of habitat types and evidence of protected species result in a medium natural sensitivity.



- 4.8.10 Within the site area there is one Grade II listed building (Crouch Farm) which has been modified in the 18th and 20th century. There are two non designated heritage assets located within the site, Jurassic Way and Crouch Hill. The presence of Salt Way is associated with Crouch Hill, the latter having a historical significance as it was artificially raised and used as a military camp. The area demonstrates signs of pre-Parliamentary enclosure of irregular field pattern and strong hedgerow boundaries. The historical reference of Crouch Hill, Jurassic Way, and Salt Way result in a medium cultural sensitivity.
- 4.8.11 The site has few landscape features of importance within it apart from Salt Way passing through the site in an east west direction and Crouch Hill to the north of the Salt Way. Both of these elements are important within the local context and are particularly sensitive to development. The landscape to the north of Crouch Hill has retained its intimate field pattern although the use has changed to a nursery whilst to the south of Salt Way land is arable yet it retains many of its field boundaries and historical references such as extensive areas of ridge and furrow to the east of Crouch Farm. The area has a medium – high aesthetic sensitivity.
- 4.8.12 With regard to the quality of the agricultural land, the site is typical of the surrounding areas to the north within Site I and south east within Site G. Crouch Hill varies from this as it is a unique feature with the local and wider area and therefore is of high sensitivity within the local context. Salt Way passing through the centre of the site is also of local importance and is sensitive to development. The assessment of landscape quality is considered to be high.
- 4.8.13 The Landscape Sensitivity of Site H is medium high.

Visual Sensitivity

4.8.14 Crouch Hill is of high visual sensitivity within the local context with the upper slopes of the hill and vegetation on the top of the hill visible from a wide area including higher ground to the north of Banbury. The lower slopes are less visible from the main area of Banbury as they are screened by Crouch Hill itself and vegetation along the Salt Way to the south. Although the lower slopes extend to the south of the Salt Way, the land form is not visually associated with Crouch Hill due to the dense vegetation along the footpath route. The general visibility of the site is considered to be high due to the presence of Crouch Hill.



- 4.8.15 As stated above, Crouch Hill is visible from a wide area. The site is also viewed by a large number of visitors to Banbury approaching town from the south west along the A361. The site is considered to be of medium high sensitivity to the local population.
- 4.8.16 The mitigation potential within the area is limited due to the views gained from Crouch Hill into the surrounding landscape from the top of the hill and the lower slopes. Within the south of the area, south of Salt Way, mitigation planting would potentially screen views to the south across Sor Brook. The site has a high sensitivity to mitigation.
- 4.8.17 The combined visual sensitivity for Site H is high.

Landscape Character Sensitivity

- 4.8.18 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.8.19 The Landscape Sensitivity has been assessed as medium high sensitivity and the Visual Sensitivity has been assessed as high sensitivity. Using the matrix in Table 3, this results in a high Landscape Character Sensitivity for Site H.

Landscape Value

- 4.8.20 The site, in particular Crouch Hill is of importance within the local context and forms part of many panoramic views of the area. The views gained from the top of the hill are as important as the views towards the hill they enable the viewer to gain an appreciation of the setting of the town within the local and wider landscape context. The tranquillity of the site is compromised marginally by the presence of the A361 although the noise of the road is partially subdued by the mature trees along its length. The scenic value of the area is medium high
- 4.8.21 Although there are no known local groups associated with Crouch Hill, there is a great importance placed on both Crouch Hill and the Salt Way by local residents and those within the wider area of Banbury due to the historical connections. The remainder of the area has a large number of public footpaths which appear to be well used along with a number of informal tracks. The perceived value of the site is medium high.
- 4.8.22 The combined value of Site H is high.



Landscape Capacity

- 4.8.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site H is low.
- 4.8.24 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.8.25 There is a low capacity for residential development within the site due to the prominence of Crouch Hill and the importance of the Salt Way as a historical route. If the area south of the Salt Way was developed, this would result in fragmentation of development located on the urban fringe and not be in keeping with the existing well defined physical and perceptual boundary along the west edge of the town.

Capacity for Employment Development

4.8.26 There is a low capacity for both commercial and industrial employment within the area as this type of development would contrast with the existing land use and change the overall appearance and landscape character of the area.

Capacity for Recreation Development

4.8.27 There is no capacity for formal recreation within the area as this would require regrading of the land which may potentially result in damage to heritage features. There is a medium – low capacity to develop informal recreation along Salt Way and around Crouch Hill although this would need to be designed sensitively to prevent degradation to historical features and over development of the area.

Capacity for Woodland Development

4.8.28 There is limited scope for woodland development within the area. Within the area south of Salt Way, the introduction would alter the landscape character of the area on the upper slopes of Sor Brook and restrict the existing views across the Valley. To the north at Crouch Hill, development of woodland would prevent views of the Hill and restrict views to the wider area.

Future Management and Maintenance



4.8.29 The area should be sensitively managed to maintain the existing route of Salt Way with the mature trees and hedgerows lining it. There are also a number of heritage features such as the two large fields to the east of Crouch Farm demonstrating good ridge and furrow that should be retained. The site area would benefit from further studies to record heritage features and devise a management plan to protect both the features themselves and the setting.

4.9 Site I (Local Plan Proposed Submission – Banbury 3)

Site Overview

- 4.9.1 The site is located on the west edge of Banbury and comprises approximately 56ha of arable farmland. To the east, the site is bound by an almost continuous barrier of deciduous trees located on the edge of Bretch Hill, a residential area on the west outskirts of the town. To the south, the land use is predominantly agricultural as the land gradually rises to the top of Crouch Hill before falling into the valley of Sor Brook as it does immediately to the west of the site.
- 4.9.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a count level, OWLS identifies the site as being within the Farmland Plateau Landscape Type whilst at a local level, CDLA identifies the site as being with the Ironstone Hills and Valleys Landscape Character Area. For details relating to these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.9.3 A site walkover was carried out on 23rd November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.9.4 The northern area of this linear site is located on a plateau to the west of Banbury and remains relatively flat in nature until it reaches south of Withycombe Farm at which point it falls into the dry valley. Broughton Road is located within the base of the valley and forms the southern site boundary.
- 4.9.5 Within the northern area there are panoramic views out of the site to the west towards Wroxton, west of Sor Brook. When passing along the public right of way on the west boundary there is a notable view to the west towards a folly located within the eastern area of Wroxton Park. The conservation areas of Wroxton and Drayton extend to the site boundaries to the north/west of the site and the site therefore influences the setting of these.



- 4.9.6 The central area of the site is crossed by a series of public footpaths running in an east west direction connecting into the bridleway running in a north south direction on the west site boundary. These routes connect the existing residential area of Bretch Hill on the edge of Banbury to Sor Brook and the grounds of Wroxton Abbey.
- 4.9.7 Withycombe Farm is located roughly in the centre of this site and forms a natural break in the land use and topography to the north and south. Land use to the south of Withycombe Farm is a mixture of arable and pasture used for grazing horses associated with Withycombe Farm, a land use that is more akin to the steeper slopes located south of the farm as the land falls into the valley.
- 4.9.8 To the west from Withycombe Farm is a framed view that is available from the front/side of the property. This view is located between Withycombe Covert and a smaller block of mixed woodland located to the south. The framed view is across the Sor Brook valley to the west towards North Newington. The view is also available from the public right of way that passes immediately west of Withycombe Farm.

Landscape Sensitivity

- 4.9.9 Although the site is limited with regard to potential habitats, potential does exist for the presence of bats within the farm buildings of Withycombe Farm. There has also been reference in prior surveys to a badger set within the area. In general, the potential for species is in the south of the site as the northern area is limited in value. Overall the value of natural factors is medium low.
- 4.9.10 Of importance to the cultural setting of the site is the presence of Drayton Conservation Area to the west and the Registered Park and Garden of Wroxton Abbey west of the study area. Although not generally visible from within the site, Wroxton Abbey does posses a number of features that are visible from within the site such as the Grade II* Drayton Archway to the west of the site. Much of the Drayton Conservation Area is centred around the village itself although it does extend up to the west site boundary. There is potential for unrecorded remains within the site to the west or south with Withycombe Farm or the Wroxton Estate. The cultural sensitivity of Site I is medium.
- 4.9.11 In terms of aesthetics, the site is formed by two differing areas, each having their own characteristics. The area in the north of the site is flat and open with little enclosure on the site boundary enabling panoramic views to the west from within the site. In the south of the site, south of Withycombe Farm, the landscape becomes more intimate comprising smaller fields that are



enclosed by hedgerows and hedgerow trees; these features are important to the setting of Withycombe Farm. The overall aesthetic quality of the site is medium.

- 4.9.12 There are areas within the site where the landscape is in a good state of repair with the management of hedgerows and retention of historic field patterns; this is generally located within the south of the area. In the north however, the field pattern is much larger and landscape features such as hedgerows have been lost in places. Withycombe Farm has been modernised and appears to have been extended. This has been carried out sensitively retaining the original characteristics of the structure. The landscape quality and condition is considered to be medium.
- 4.9.13 The combined landscape sensitivity of Site I is medium.

Visual Sensitivity

- 4.9.14 The local topography and presence of Banbury to the east limits views into the site from this direction. From the south, views are possible into the valley along Broughton Road although the local horizon south of Withycombe Farm prevents views beyond to the north. Views are possible into the site from the west at Wroxton and from the grounds of Wroxton Abbey. The general visibility of the site is medium.
- 4.9.15 The visibility of the site from surrounding areas is low from the adjacent residential area to the east on the edge of Banbury. This is due to the screening provided by the deciduous woodland located on the east boundary of the site at Bretch Hill (along the northern end of Bretch Hill road) and fences and vegetation within the property curtilage of properties bordering the site to the east. Views into the northern area of the site are also not possible from Withycombe farm due to screening provided by the associated outbuildings. There are views across the valley of Sor Brook to the west and from Wroxton Abbey grounds and Wroxton itself although these are from circa 1km away. There are also limited views into the southern area from Broughton Road. The sensitivity of the surrounding population is medium for the site as a whole.
- 4.9.16 There is good potential to implement mitigation within the northern part of the area to mitigate views and maintain the existing landscape character. There is potential for structure/screen planting located along the west site boundary which would have the effect of bringing the existing tree lined boundary to Banbury further to the west. When viewed from the direction of Wroxton it is considered that this would not significantly alter the view. Within the south of the area there is



less potential to carry out mitigation although it would be possible in some areas along Broughton Road. There is a medium – low sensitivity to mitigation.

4.9.17 The combined visual sensitivity if Site I is medium.

Landscape Character Sensitivity

- 4.9.18 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.9.19 The Landscape Sensitivity has been assessed as medium sensitivity and the Visual Sensitivity has been assessed as medium sensitivity. Using the matrix in Table 3, this results in a medium Landscape Character Sensitivity for Site I.

Landscape Value

- 4.9.20 There are a number of heritage designations located around the listed building of Withycombe Farm which affect the setting of the farm. The Drayton Conservation area also adjoins the west boundary of the three large fields in the north of the site. Although the site does not lie within the conservation area it does directly affect the setting of the conservation area. The Wroxton Conservation Area is located beyond this to the west and has less direct reference to the site area; although the vistas to the folly (arch) within the nearby woodland west of the site contains the site as part of the backdrop. The value of designations is medium.
- 4.9.21 The scenic value of the northern area (fields) is considered to be lower than that located to the south of Withycombe Farm due to the lack of landscape features whereas the southern area forms part of the approach to Banbury along the more intimate valley at Broughton Road. The site is relatively tranquil apart from the north and southern extents where the site bounds Stratford Road and Broughton Road respectively. Views into and out of the southern half of the site are restricted however in the north, there are longer distance views across the Sor Brook Valley towards the grounds of Wroxton Abbey. There are a number of recognised views with the grounds of the Abbey although these are not part of the views from the site. The site area does however influence the backdrop of these views. The scenic value sensitivity is medium high.
- 4.9.22 There are no known local groups associated with the area however the area does appear to be relatively well used by the local community for walking as it shows heavy signs of footpath use;

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there is an obvious value placed upon the recreational uses although this appears more prominent within the southern section of the site. The perceived value of the area is medium – low.

4.9.23 The combined landscape value of the area is medium.

Landscape Capacity

- 4.9.24 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site I is medium.
- 4.9.25 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.9.26 There is a medium – high capacity for residential development within the northern area of the site comprising the three fields south of Stratford Road and west of Bretch Hill. The existing access track to Withycombe Farm heading north south provides a natural barrier to development in this direction. Any development in these fields should consider the adjacent Drayton Conservation Area and how development affects the setting. Residential development to the south of Withycombe Farm would not be appropriate as this would not be in keeping with the small scale valley along Broughton Road on the approach to Banbury.

Capacity for Employment Development

4.9.27 There is no capacity for industrial or commercial employment development within the area as this would affect the existing landscape and visual character of the area and have an adverse effect upon the conservation areas at Drayton and Wroxton.

Capacity for Recreation Development

4.9.28 The flatter areas of land in the north of the site has a medium capacity to be used for formal recreation although the site could not accommodate high level lighting etc as this would impact upon the adjacent conservation areas; informal recreation could also be contained within this area without having a negative effect upon the adjacent conservation area. Within the south of the area, formal recreation would not be possible without regrading the land which would alter the perception of the valley on the approach to Banbury along Broughton Road. The southern area has



a medium capacity to accommodate informal recreation especially in the area of rough grassland around the existing water tower and underground reservoir.

Capacity for Woodland Development

4.9.29 There is a medium – low potential for woodland development within the northern area of the site although the presence of woodland in this area would be at odds visually with the upper valley sides of the Sor Brook. The southern area also has limited potential for woodland development although this could be possible within the area of the water tower and reservoir to provide a local recreational resource.

Future Management and Maintenance

4.9.30 The northern area requires improvement to the field boundaries as these have been removed/lost along the west boundary of the site at the access to Withycombe Farm. There are a number of fields in the south of the area that appear to be partially overgrazed and therefore land management should be introduced to rectify this. Many of the field boundaries in this area are also of poor quality and require improvements or reinstatement as livestock/horses are frequently crossing these.

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- 4.9.31 The site boundary carried forward into the Local Plan is contained within the existing Site I boundary assessed above.
- 4.9.32 When carried forward, the site has been reduced in size to exclude the arable land located in the field immediately north of Withycombe Farm and all of the land from Withycombe Farm to the southern boundary. The remaining site comprises three arable fields located immediately south of the A422 Stratford Road.
- 4.9.33 The assessment for capacity to accept residential and employment purposes remains as stated above for the larger site area assessed. The potential for formal recreation also remains although this would ideally be located in the north of the area and associated visually with the educational facilities to the north of Stratford Road.



- 4.9.34 There is potential for the inclusion of informal recreation within the site. This could be in combination with development of residential properties located in the north of the area and used to provide a physical and visual buffer between new development and the adjacent conservation area.
- 4.9.35 The western boundary of the area would need to be defined sensitively with regard to any type of development as this adjoins the Drayton Conservation Area and affects the setting of the Conservation Area; a landscape buffer would need to be incorporated between the western boundary of the site and any development.

4.10 Site J (Local Plan Proposed Submission – Banbury 5)

Site Overview

- 4.10.1 The site is located on the north west periphery of Banbury and comprises approximately 35ha of agricultural land and informal amenity land that is separated by Warwick Road heading north west from Banbury. To the north of the site, the land is agricultural and forms part of Site A. Agricultural land use continues to the west of Warwick Road towards the valley of Sor Brook. The southern extent of the site is bound to the north and west by Drayton Leisure golf centre and to the south by North Oxfordshire Academy campus. To the east, the southern area is bound by Warwick Road and the residential area of Hardwick immediately beyond.
- 4.10.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Farmland Plateau Landscape Type whilst the CDLA locates the site within the Incised Ironstone Plateau Landscape Character Area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.10.3 A site walkover was carried out on 21st November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.10.4 The southern area of the site comprises arable farmland and has few landscape features of importance apart from the dense hedgerows located on the eastern site boundary with Warwick Road. Although the site is bound to the north, east and south by existing development, there are views out of the site to the west beyond the golf driving range towards the northern edge of



Drayton. The Drayton Conservation area abuts the site area at the south west corner and therefore the site area itself has an influence on the setting of the conservation area.

- 4.10.5 The northern area of the site is more diverse and comprises arable land, rough grassland used for informal recreation, two isolated properties with associated grounds and an attenuation pond in the southern corner associated with the Hanwell Fields development and associated distributor road that forms the southern site boundary.
- 4.10.6 The two large agricultural fields are located within the north of the site and are bound to the north by a dense, thick hedgerow/woodland barrier which provides visual and physical screening to the north towards Hanwell. There is a public footpath that runs part way along this boundary from east to west before heading north towards Hanwell village, however, an informal track is also present extending further west towards the public right of way that passes through the north west corner of the site connecting Hanwell to Drayton Lodge. There are also many other informal footpath routes along field boundaries within this area creating an intricate formal and informal footpath network.
- 4.10.7 The area in the north of the site adjacent to Dukes Meadow Drive is locally known as Hanwell Fields and is well used for informal recreation. This area extends in an east west direction alongside the road and provides a buffer between the Hanwell Fields residential development and two isolated properties immediately north of the open space.

Landscape Sensitivity

- 4.10.8 There are limited areas of potential for habitats with much of the site comprising arable fields with an area of grassland in the north east of the site. The area has potential for reptiles with potential surveys taking place at the time of survey. The site hedgerow boundaries provide some nesting for birds whilst the double hedgerow on the north boundary shows signs of mammal digging which may indicate the presence of badgers. In general the site is simple in its composition although the potential for protected species high. The overall sensitivity of natural factors is medium.
- 4.10.9 There are no designated heritage assets within the site boundary however the Drayton Conservation Area, Hanwell Conservation Area and Registered Park & Garden of Wroxton Abbey are just outside the site boundary. The setting of the Hanwell Conservation Area is not directly affected by the presence of the site due to the structure planting located along the northern site boundary. The Drayton Conservation Area is however affected by the southern extent of the site, although



this has already been compromised by the presence of the driving range and academy sports pitches. The northern area of the site is however linked to the historic landscape of Site A in forming the barrier between Hanwell and the residential area of Banbury. Due to the heritage assets associated with the area the cultural sensitivity is considered to be medium.

- 4.10.10 Within the north of the site, the area is enclosed to the south by existing residential properties to the south of Dukes Meadow Drive and to the north and north east by a buffer of semi mature trees defining the upper valley side of a River Cherwell tributary. Along the western boundary of the northern area some enclosure provided by hedgerows and trees along Warwick Road although filtered views are possible beyond this towards Drayton Lodge and Drayton in the distance. The aesthetic value of the northern area is medium. The southern area is more open in its characteristics with views to the west towards Drayton possible beyond the adjacent golf driving range and arable farmland. The sensitivity of aesthetic factors in the southern area is considered to be medium high.
- 4.10.11 The landscape within the area is in a good state of repair with dense mature hedgerows that are well maintained in the northern area and the grounds and properties of the two isolated dwellings in a good state of repair. The southern area is not as well kept with evidence of gappy hedgerows and absent field boundaries. Within the south of the area, the presence of North Oxfordshire Academy dominates the southern extents due to its scale within the locality. Although the southern area is of lower landscape quality, the northern area is of higher sensitivity giving a medium sensitivity.
- 4.10.12 The combined landscape sensitivity is medium high.

Visual Sensitivity

4.10.13 The general visibility is restricted from Hanwell to the north and from the east at the Crematorium by the semi mature tree belt located on the northern site boundary. To the west the northern area is partially screened by trees along Warwick Road enabling sequential filtered views. Medium to long distance views into the north area from the south are restricted by residential properties at Dukes Meadow Drive although there are a large number of viewers passing the site along Dukes Meadow Drive that have direct views into the area. The general visibility of the northern area is considered to be medium. Views are possible onto the southern area across the Sor Brook Valley from the urban areas of Wroxton and Drayton and a number of isolated dwellings. When passing



along Warwick Road to the east of the southern site area sequential filtered views are available through the roadside vegetation. The site has a variety of open views and screened/filtered views; however, given the sensitivity of some of these views, in particular from the adjacent conservation area, the general visibility of the site is considered to be high.

- 4.10.14 The northern area is well contained to the north, east and west by vegetation which limits views into the area. Existing residential properties to the south of Dukes Meadow Drive have direct views into the site and across the area to the northern boundary. Within the southern area, the site is overlooked by the North Oxfordshire Academy. There are also views into the site from Drayton to the south west and Wroxton beyond. The visual sensitivity of the southern area is of medium high sensitivity due to the adjacent Drayton Conservation area that adjoins the south western site boundary and the views gained into the Site from the Conservation Area. The combination of residential views into the northern area and views from the Drayton Conservation area result in a high visual sensitivity to surrounding population.
- 4.10.15 Within the northern area there is a high potential for mitigation along the boundary of Dukes Meadow Drive within the rough grassland area. In the south area to the west of Warwick Road, there is potential for mitigation along the west and southern site boundaries without resulting in a negative effect upon the adjacent Drayton Conservation Area. The site has a medium – low sensitivity to mitigation.
- 4.10.16 The combined visual sensitivity of Site J is medium high.

Landscape Character Sensitivity

- 4.10.17 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.10.18 The Landscape Sensitivity has been assessed as medium high sensitivity and the Visual Sensitivity has been assessed as medium high sensitivity. Using the matrix in Table 3, this results in a medium high Landscape Character Sensitivity for Site H.

Landscape Value

4.10.19 There are no landscape, ecological or heritage designations within the area. The Drayton Conservation area does however border the south west corner of the southern area. Although the

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Conservation Area does not extend into the site, the site forms part of the surrounding context to the designation and therefore has been considered. The value of designations is considered to be medium – low sensitivity.

- 4.10.20 There are limited views out of the northern site area due to the vegetation and residential properties around the site. The tranquillity of this area is compromised by vehicles using Warwick Road and Dukes Meadow Drive. The southern area does have mid to long distance views out of the site across Sor Brook and towards Drayton and Wroxton to the south west. The tranquillity of the southern area is infringed upon by vehicles passing to the east on Warwick Road. The scenic and tranquillity value of the site is medium low.
- 4.10.21 The northern and southern areas are currently subject to proposals for residential development and as a result of this a local action group has established (Hanwell Fields Development Action Group). The existing recreational value of the land and as a green buffer on the edge of Banbury is highly valued to the local residents.

The combined landscape value is medium.

Landscape Capacity

- 4.10.22 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of the northern area of site J is medium and the southern area of the site J is low medium.
- 4.10.23 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.10.24 The capacity to accommodate residential development within the northern area of the site in accordance with the density set out within the methodology of 30 dwellings per hectare is considered to be medium. The northern site area is well contained to the north by a semi mature tree belt, and although forms part of a valued area of landscape within the localised context, is capable of accommodating some development. Whilst the northern area is not considered to have high capacity for development, there is opportunity to locate residential properties to the north of Hanwell fields at a lower density subject to satisfactorily meeting the following guidelines:



- The woodland buffer within the north of the area is retained and enhanced to protect the setting of the adjacent Hanwell Conservation Area;
- Views of the development are screened where practicable from Warwick Road when travelling south; and,
- Development is sympathetic to the localised landscape and visual qualities of the site and in keeping with existing residential properties to the north of Dukes Meadow Drive.
- 4.10.25 Within the southern area there is considered to be a low medium capacity. The southern area is more open in its context and relationship with the surrounding landscape than the northern area enabling views into and out of the site area. The southern area does abut the Drayton Conservation Area but has fewer remaining historical connections as a result of the development of the golf course to the west and educational campus to the south. The site also comprises an area of land that if in filled would naturally form an extension to the western boundary of the town between Hardwick and the golf course with the latter forming a natural green boundary on the west edge of the town.

Capacity for Employment Development

4.10.26 There is a low capacity for either industrial or commercial employment development within both the northern or southern areas of the site as this would not be in keeping with the existing local landscape character or uses.

Capacity for Recreation Development

4.10.27 There is medium capacity to develop the northern area for informal recreational use with enhancements to the area immediately north of Dukes Meadow Drive which is already used for informal recreation within the areas of scrub grassland. The southern area has a medium capacity for formal recreation as the area is located on a flat plateau. Formal recreation in this area could be associated with either the adjacent golf course or the educational campus located to the south.

Capacity for Woodland Development

4.10.28 Although the site generally has a medium – low capacity, the northern area has a medium – high capacity for woodland due to the existing land use immediately north of Dukes Meadow Drive and the natural enclosure already afforded by the semi mature tree belts around the site. The



agricultural land in the south of the site would also be suitable for woodland development although this would appear more fragmented than in the north.

Future Management and Maintenance

4.10.29 The northern area requires maintenance of the existing grassland and woodland as there was evidence of fly tipping at the time of survey. The semi mature tree belt on the northern boundary also requires management to remove dead wood and debris. The southern area has poorly defined boundaries along the west of the site and the site would benefit from the reinstatement of the removed hedgerows.

Cherwell District Council Proposed Submission Local Plan – Banbury 5

- 4.10.30 The site boundary carried forward into the CDC Proposed Submission Local Plan is contained within the existing Site J boundary assessed above.
- 4.10.31 When carried forward, the area to the south west of the B4100 has been excluded and the site extends to the south west as far as the roundabout junction of the B4100 and Dukes Meadow Drive.
- 4.10.32 The assessment of the site remains to be medium capacity for development following the exclusion of the southern area of the site. There remains to be a medium capacity for residential development and a low capacity for employment development within Banbury 5 due to the sensitivity of the site highlighted above. The site does however retain a high potential for development of informal recreational uses and woodland.

4.11 Banbury 7: Strengthening Banbury Town Centre

Site Overview

4.11.1 The site encompasses the main commercial centre of the town and the former medieval core and main through route to the west. Site 7 mostly lies within Banbury town centre Conservation Area. With a few notable exclusions from this being the large Castle Quay shopping centre in the northeast; the medical centre in the west; an area including retail outlets, offices and car parking in the east of the site; and the central part including retail and the Calthorpe Council offices and car parking. The boundary extends west and east of Horse Fair to Windsor St and Cherwell St along the eastern boundary. To the north the site includes the Castle Quay Shopping Centre and to the



south the side roads extend south and east from the High Street. High Street forms the geographical centre of the site.

- 4.11.2 The site includes a range of building styles built in both regional vernacular and more modern style. Buildings range from 17th and early 18th century buildings up to more modern 20th Century developments in local brick. Buildings are set back from, but often tightly arranged within the closely packed side streets, interlinking historic lanes and close street frontages. The more open main thorough-fairs and pedestrian streets contain medium to low rise commercial buildings and some residential properties. Focal points are generally constrained by the enclosed street pattern, with glimpsed views above roof tops and where breaks in buildings allow to landmarks, such as St Mary's Church.
- 4.11.3 Properties along Horse Fair and South Bar St to the west of the site are often built in the local ironstone, flat fronted and bounded by off-street parking with intermittent street trees to the road corridor set within tree surrounds. Off street and parallel parking bays are a notable detractor to the setting and character of the street scene and form an intrusive element particularly where there is an absence of any set back from the highway. These main thorough fares have a range of modern construction and paving materials. There is a notable absence of natural paving materials from the pedestrian street scene. Granite cobbles are used within high demand areas at junctions and inside kerb edges but on the whole the pedestrian paving is concrete flag, macadam or brindle concrete block. More recent street scene improvements were observed at the corner of Horse Fair and High Street.
- 4.11.4 Boundary walls, gates pillars and edging in natural materials maintain reference to historic usage along Horse Fair and provide reference to historic development. Pedestrian areas along Market Street leading to Parsons St and High St have brindle brick paving intermixed with macadam. Street furniture is typically derived from a more established conservation palette with planters lantern columns and bollards.
- 4.11.5 The site is located within the Banbury Urban Area and therefore outside of Natural England's National Character Areas and at a Local level within the Cherwell District Council Landscape Assessment, categorised as an Urban Area.

Key Features and Site Visit Information



- 4.11.6 A site walkover was carried out on 12th December 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.11.7 The site occupies a broad area of Banbury town centre, extending from east to west from the Oxford Canal and prominent Castle Quay Shopping Centre, to Horse Fair in the west. Horse Fair and South Bar St create a strong linear pattern that is reinforced by the road corridor, flat development frontage and tree avenues. Banbury Cross dating to 1859, forms a focal point along the north-south route and the junction with the east-west route, West Bar Street and High Street. To the south, the site includes lower density development with larger format retail buildings, associated parking, and access and service yards. The Calthorpe retail Centre off Calthorpe St, houses a number of stores including TKMax and Farmfoods. The southern area of Site 7 includes the former 19th century suburb and the original medieval thoroughfare of Broad Street.
- 4.11.8 Green space and tree cover is limited within Site 7; however a few notable pockets of tree planting and open space exist within break in development and along carriageways. One of the most notable being Church Precinct, which forms the setting for the Grade I Listed 18th century church of St Mary along Horse Fair. The church includes a tower with cupola which is visible from many locations around the town and in long distance views. The presence of veteran trees within the Church yard and along the street frontage provide an area of relative peace and quiet and a valuable interruption to the main through road.

Landscape Sensitivity

- 4.11.9 As the site is located within the town centre, there are limited areas of habitat potential apart from amenity planting associated with built development. There is roosting potential for bats and birds although this is limited. As the site is generally absent of natural features, the sensitivity is low.
- 4.11.10 There are numerous listed buildings located within the site boundary as the site is located within the Banbury Conservation Area. Tooley's Boatyard is also located within the site and is a Scheduled Monument. The site is wholly within the historic core of the town and therefore the presence of historic features is high. For full details of the historic and archaeological designations with the site area refer to Appendix D. The overall cultural sensitivity of the site is assessed as medium high.
- 4.11.11 The site represents medium density retail and service mix. The east west transits from the Market Place contain a pleasant mix of pedestrian streets with interesting character and architectural detailing on many of the retained historic buildings. The Town Hall serves as a focal feature to the



main pedestrian entrance with its feature paving and roundabout. An avenue of mature trees leads to the Town Hall and serves in establishing a mature setting to the entrance. To the west beyond the Town Hall, the streets become more enclosed with a mix of facades and building periods. Market Place opens out to a square and parking provision providing a valuable trading resource.

- 4.11.12 The area as a whole is considered to have a medium aesthetic quality as a reflection of the historic character, experienced in parts of the town, busy market squares, street scene furniture, historic architectural features and the recent inconsistent material palette adopted by development frontages. The varied treatment of shop frontages and the over presence of off street car parking along the main thorough fairs obscuring the building line, serve as detracting elements and degrade the inherent character of the town. An absence of notable green space and landscape infrastructure throughout Site 7 supports a medium scenic quality sensitivity.
- 4.11.13 The combined Landscape Sensitivity of Banbury 7 is considered to be medium.

Visual Sensitivity

- 4.11.14 The general visibility into the area is constrained to near distance views due to the density of the building pattern and absence of focal points within the view. The relatively flat topography offers few vantage points other than those from elevated carriageway to the north of the site along Cherwell Drive. Views into the site tend to be focussed on the main thorough fares, however intervening trees and tree groups restrict open views from main roads beyond the near distance. Views south along North Bar St are restricted by the vertical alignment of the carriageway. The general visual sensitivity of the area is considered to be medium-low.
- 4.11.15 Views into the site are generally experienced by pedestrians and vehicle occupants whilst entering the town and travelling along the main thorough fares. Views are often sequential in nature as the viewer's pass through the site along a particular street. Whilst a large number of transitory receptors are anticipated to experience views into the site, these are not considered to be of high sensitivity due to the temporary nature of the view. Views gained from residential and commercial properties are anticipated to be restricted to upper floors and as a consequence are considered to be of lower sensitivity due to the nature of the view. There are no prominent vantage points within Site 7 or where the purpose for the visit is primarily to gain vantage over the town. Views into the site from the south and the raised carriageway of Concord Avenue are partially restricted by highway vegetation and intervening buildings. Views west from Cherwell Street are restricted by



large modern buildings fronting the road other than where breaks allow for example the junction with George Street. On balance, it is considered that receptors are considered to have medium low sensitivity as a reflection of the numbers and type of receptor.

- 4.11.16 Within the site it is considered that a number of areas have the potential for mitigating potential visual impact of development, these include; strengthening of the tree planting along the highway verge and ornamental planting along the embankment to the north of the Castle Quay shopping centre. This could be further supported by the adoption of a consistent street furniture palette along all highways including pedestrian barriers, crossing points and lighting columns.
- 4.11.17 The addition of street trees and structural amenity planting along North Bar St will also serve to mitigate development and enhance the overall street scene contributing towards the setting of the historic building frontage. The adoption of a consistent paving palette in both material and colour choice and improved pedestrian priority and way marking, would also serve to mitigate potential adverse impact of development. The numerous off street parking bays and areas of unbroken macadam surfacing would benefit from the introduction of green buffers to their margins and improvements to create separation to break the appearance of areas of parked vehicles.
- 4.11.18 The adoption of a consistent palette of materials and colour to shop frontages will serve to reinforce the particular character of the town's retail offer. Control of street signage and information will also aid the coherence of the street scene. Conserving historic boundary features including gateways, walling, walling tops will all serve to reinforce the historic character within the town. It is considered that the overall sensitivity to mitigation is therefore medium sensitivity.
- 4.11.19 The overall visual sensitivity is considered to be medium-low.

Landscape Character Sensitivity

- 4.11.20 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.11.21 The Landscape Sensitivity has been assessed as Medium sensitivity and the Visual Sensitivity has been assessed as medium-low sensitivity. Using the matrix in Table 3, this results in a medium low Landscape Character Sensitivity for Site 7.

Landscape Value



- 4.11.22 From within the site there are a number of key views including views along Horse Fair and South Bar St towards Banbury Cross and the frontage to St Mary's Church which is set within a mature tree setting. Site 7 forms part of the overall townscape, views which are glimpsed where breaks in buildings allow from the south and north. As a result it is considered that the site affords medium scenic and tranquillity value.
- 4.11.23 The retail centre of Banbury and Site 7 are clearly valued by the community with a number of historic references and visitor features contained within its boundary, the approach along Horse Fair and High Street lead to the Banbury Cross which is a notable local attraction. The compact centre provides informal retail in the form of market squares and markets which are again valued as a local resource. As a result the site affords a medium high sensitivity as a moderately valued local resource with moderate interest to local groups for its heritage interest.
- 4.11.24 The overall landscape value of the area is medium.

Landscape Capacity

- 4.11.25 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 7 is considered to be medium- high.
- 4.11.26 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.11.27 It is considered that the site has medium - low capacity to accommodate residential development of the type defined within the assessment methodology. Certain areas of the site are considered to have the capacity to accommodate sensitive residential development and where a clear association can be developed with existing communities, building scale and supporting service provision. Careful consideration will be required as to the form and scale of development due to the constrained nature of the sites, the designated assets and conservation area status. Areas of Site 7 towards the outer perimeter of site 7 exist to the north-east, east and southern boundary; these sites include previously identified capacity along the canal frontage, Cherwell Street and Calthorpe Street, respectively.

Capacity for Employment Development

Cherwell District Council A075481-2



4.11.28 Site 7 is considered to have a medium - high capacity for employment - commercial development of a type defined within the assessment methodology. The majority of Site 7 is currently employment based commercial development with a strong commercial centre, occupied by both large and smaller retailers and service providers. Key to capacity for future development is the corresponding infrastructure requirements and maintaining the integrity of the conservation area status. Development should respect both the character and visual amenity of Site 7. The site is not considered suitable for industrial development due to the character of the receiving urban landscape and the sensitivity of receptors within Site 7.

Capacity for Recreation Development

4.11.29 The site is considered to have a low capacity for formal or informal recreational development. It is considered that there may be some capacity for localised small scale development of managed outdoor or indoor multi-use games facilities as part of commercial development as long as these were seen to enhance the existing use and to give regard to the surrounding landscape character and visual resource.

Capacity for Woodland Development

4.11.30 The site is considered to have a low capacity for woodland development. However, it is recognised that future site infrastructure including amenity and small scale specimen trees planting, groups and planned street tree avenues could assist in reinforcing the existing landscape infrastructure within the site and also define green links throughout the town, particularly with Peoples Park to the west of the site.

Future Management and Maintenance

4.11.31 The management and maintenance of Site 7 should reflect the scale and form of future development proposals and corresponding long term management and maintenance objectives. The adoption of traditional building materials in new development and reinstatement and repair of architectural detailing could be considered to maintain the historic character and mitigate any adverse impact on the historic setting. Alterations and extensions to properties could be designed to be sympathetic to the existing building form and frontage. Historic boundary features including walls, veteran trees and established hedgerow could be managed to strengthen the setting. Inappropriate commercial frontages could be improved through the adoption of a colour and material palette for new development with further consideration of commercial signage and glazing.

Cherwell District Council A075481-2



The definition and treatment of public/private space in front and around commercial properties could also seek to reflect improvements in the street scene.

4.11.32 Off-street car parking along Horse Fair and South Bar Street could be improved through clearer demarcation between carriageway and perpendicular parking provision. The development of safe setbacks to carriageways could reinforce the hierarchy between carriageway and parking. The marking of advisory cycle lanes could also be improved. The frontages to parking provision could be subject to landscape treatment when in close proximity to sensitive receptors.

4.12 Banbury 8: Land at Bolton Road

Site Overview

- 4.12.1 The site is located immediately to the west of the Castle Quay Shopping Centre along the northern limit of the main retail centre of Banbury. The site occupies a prominent position at a main entry point to the town from the north at the junction of North Bar St and Castle St. The site is constrained on three sides by highway with developed road frontage to both Castle St to the north and North Bar St to the west. The southern boundary is formed partly by Bolton Road, which is enclosed at each end and the areas to rear of commercial properties along Parson's Street.
- 4.12.2 The site comprises approximately 2 ha of land occupied by 1 to 2 storey commercial office buildings, premises containing a Bingo entertainment complex and car parking. A large visually prominent multi-storey car park occupies up to half of the Castle Street road frontage with associated amenity planting, amenity trees and grass verge fronting Castle St and access through to Bolton Road. The multi-storey provides additional off-street open air parking at its rear via controlled access from Bolton Road. Within the site are a number of commercial depot premises and fragmented areas of off-street parking which service the numerous office premises to the west of the site. The rear of the commercial premises that front Parsons Road, many of which are listed and located within the Banbury Conservation Area boundary, form the visible facade to Bolton Road with a highly degraded aspect.
- 4.12.3 The site is located within the Banbury Urban Area and therefore outside of Natural England's National Character Areas and at a Local level categorizes as Urban Area within the Cherwell District Council Landscape Assessment.

Key Features and Site Visit Information



- 4.12.4 A site walkover was carried out on 12th December 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.12.5 The northern boundary of the site is defined by a frontage to Castle Street and by a combination of pedestrian footways backed by car parking, building facades or in the case of the frontage of the multi-storey car park, by grass verge and amenity shrub planting and a number of specimen trees. To the north of Castle St, 2 and 3 storey terraced residential properties face the carriageway with off-street parallel parking. A number of commercial retail properties also face the entrance to Bolton Rd.
- 4.12.6 The access junction leading into the site from Castle St rises gently to the T-junction with Bolton Road and is lined by amenity shrub, grass and intermittent amenity trees.

Landscape Sensitivity

- 4.12.7 As the site is located within the town centre, there are limited areas of habitat potential apart from amenity planting associated with built development. There is roosting potential for bats and birds although this is limited. As the site is generally absent of natural features, the sensitivity is low.
- 4.12.8 A number of existing buildings located within the site area make little contribution towards the designation of the Conservation Area which gives the potential for enhancement within the site. The rear of properties located on Parson's Street form part of the setting of listed buildings and form part of the Conservation Area however these properties have been degraded over time reducing the overall value. Although it is noted that there are a number of facades of poor quality, the area still contributes towards the historic town centre core. There is potential for archaeological remains within the site associated with the medieval town and the castle. The overall sensitivity is assessed as low due to the past degradation of the area.
- 4.12.9 The site area presents a diversity of materials, architectural styles and scale. Development appears piecemeal with commercial occupation taking place over a number of decades in the northern part of the site. The southern boundary includes part of the private rear space to the buildings that form the Parson Street frontage.
- 4.12.10 To the south of the site, the definition between public and private space is poorly defined. There is an absence of a consistent boundary treatment, maintenance and structural condition. The curtilage and parking areas to the rear of properties along Parsons St have a random form and



arrangement and slightly degraded appearance. The presence of unmanaged amenity planting along the highway further assists in reinforcing this appearance. The rear entrance to the multistorey car park is bounded by highway barrier which is notably at odds with the historic character of the properties to the south of the site.

- 4.12.11 There are a number of buildings that are considered to have a low aesthetic quality due to the character and scale of the commercial buildings and inappropriate treatments; there are however a number of buildings that contribute towards the overall historic character of the town centre and conservation area. The commercial buildings are considered to present a poor relationship to the remainder of the site due to their scale, form and facades. Amenity tree planting and soft verges to the Castle St and Castle St/Bolton Road contributes to the partial softening of the highway frontage, but notably fails to provide adequate screening to the overriding mass of the multi-storey car park and large expanse of parking and commercial building. An absence of public realm, clearly defined pedestrian priority and poorly planned parking provision to the rear of Parsons St contributes towards low aesthetic landscape sensitivity.
- 4.12.12 The scenic quality of the site is considered to be of low landscape quality due to the external influences on the area from the surrounding vernacular building form.
- 4.12.13 The combined Landscape Sensitivity of Banbury 8 is low.

Visual Sensitivity

- 4.12.14 The general visibility into the area is constrained to near distance views by the presence and proximity of buildings within and along the perimeter of the site. Other than where breaks in the building form allow, views from the north extend to the building frontage and car parking provision. The presence of limited amenity planting and boundary treatments also limit the extent of views into the site from the north. The absence of any physical break in the building form along the west, south and east boundaries prevents the site forming part of a wider field of view.
- 4.12.15 Sequential and intermittent near distance views from along Castle Street will be partially restricted by the boundary walls, amenity planters and tree planting within the car parking associated with the entertainment offering. The general visual sensitivity of the area is considered to be low.
- 4.12.16 Although a large number of transitory receptors in the form of vehicle passengers and pedestrians have partial, intermittent views into the site from the north when passing along Castle St, these are



not considered to be of high sensitivity due to the temporary nature of the views. However, properties to the north of Castle St are considered to have a higher sensitivity due to the residential nature of their occupation. Views from the rear windows and curtilage of commercial properties to the west and south of the site are on the whole restricted by intervening, adjoining buildings and boundary treatments, resulting in medium - low sensitivity.

- 4.12.17 Areas of the site that could have potential for mitigating visual impact of development are considered to include the Castle Street and North Bar St frontages, where sympathetic boundary treatments could reinforce the entrance to the commercial centre of the town and present a sympathetic edge to the site from residential properties to the north of Castle St. Along the southern boundary of the site at the rear of Parsons St, there is significant opportunity to enhance the rear private curtilage and junctions with the highway through the adoption of a consistent boundary treatment and more suitable highway furniture. The overall sensitivity to mitigation is therefore low.
- 4.12.18 The overall visual sensitivity is considered to be low.

Landscape Character Sensitivity

- 4.12.19 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.12.20 The Landscape Sensitivity has been assessed as low sensitivity and the Visual Sensitivity has been assessed as low sensitivity. Using the matrix in Table 3, this results in a low Landscape Character Sensitivity for Site 8.

Landscape Value

- 4.12.21 There are no landscapes or ecological designations within the area that are of recognised importance. The site boundary does include an area of hard standing to the south of Bolton Rd and at the rear of Parsons Street included within the Banbury Conservation Area. As a result there is a medium sensitivity value assigned to designations within the area.
- 4.12.22 From within the site there are no important views or key vistas, however the observer is able to distinguish the roofline of the adjoining properties to the south and notably to the south west and



the tower of St Marys Church with cupola visible above the roofline properties to the south of the site. The area generally possesses a medium – low scenic and tranquillity value.

- 4.12.23 It is assumed that due to the general site condition, occupation and maintenance of the curtilage and boundary features to the south of the site that the landscape will be of minimal perceived value by surrounding communities. It is recognised that the site will be used as a transit route from the multi-storey car park to the main shopping centre to the east of the site. The area is considered to be of medium – low perceived value.
- 4.12.24 The overall landscape value of the area is medium low.

Landscape Capacity

- 4.12.25 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 8 is considered to be high.
- 4.12.26 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.12.27 There is a medium capacity for residential development within the site area. It is considered that the area of the site most suited to residential development is the frontage to Castle St. Such development should be accompanied by suitable landscape treatments and the establishment of a landscape buffer between the development and highway. Associated public realm could constitute improved access along the northern perimeter of the site and better access into and across the site. The area to the south of properties fronting on to Castle St (along Bolton Road) would be more suitable for commercial development (see below 4.12.28).

Capacity for Employment Development

4.12.28 There is a medium - high capacity for commercial development to be located across the site. Commercial development could comprise retail development creating an extension of the retail facilities at Market Place to the west and the associated Castle Quay shopping centre. It is anticipated that improved site infrastructure and public access would be incorporated within the public realm to form part of any employment development and to support connectivity to the retail



centre of the town. It is considered that light industry would not be appropriate within this area due to the scale of the site and the existing physical assets of the site and surrounding area.

Capacity for Recreation Development

- 4.12.29 The site is considered less suited to formal recreational development as defined within the assessment methodology due to the urban context of the site giving rise to a medium low capacity for formal recreational development.
- 4.12.30 The site is considered to have a medium low capacity for informal recreational development due to the constrained nature of the site, its setting and proximity to retail centre of the town. It is considered that the site could accommodate appropriate scale green links which consider the wider site use. It is therefore concluded that the site has a medium low capacity for recreational development.

Capacity for Woodland Development

4.12.31 The site is considered to have a low capacity for woodland development as defined within the assessment methodology. There is however some opportunity for small scale development of specimen tree planting and structural planting to enhance the existing use and screen highway infrastructure.

Future Management and Maintenance

4.12.32 The future management and maintenance of the site should reflect the development type and include long term management and maintenance objectives. Improvement to site access and approach could include a more appropriate palette of street furniture and boundary treatments and planned maintenance. Although it would be preferable to block off the rear of properties fronting on to Parsons St creating a more functional space at Bolton Road; to enable the continued operation of these businesses this may not be feasible. As an alternative, rear curtilage and facades of the properties fronting Parson's St require a consistent treatment to improve the visual quality of the site area including restrictions on unsuitable boundary features, consistent fencing and signage style and improvement to the overall appearance of the boundary to Bolton Road

4.13 Banbury 9: Spiceball Development Area

Site Overview



- 4.13.1 The site is located immediately north and east of the Castle Quay Shopping Centre. The site occupies a rectangular parcel of developed land lying between the Oxford Canal to the west and the River Cherwell to the east. The site is currently accessed from the north via Spiceball Park Rd which provides access into the site from a roundabout along Cherwell Drive, before terminating with a turning circle in the south of the site. The site occupies a prominent position at one of the main entry points into the town from the north from the A4260.
- 4.13.2 The site is constrained on all of its four sides. Cherwell Drive passes to the north on an elevated embankment before crossing the Oxford Canal to the north and west. To the east, the site extends to the western bank of the River Cherwell for the length of the site. To the south, the raised embankment of the A4260 (Concord Avenue) forms a physical constraint to the southern boundary. The Oxford Canal and pedestrian wharf extends the full length of the sites western boundary with the Castle Quay Shopping Centre.
- 4.13.3 The site comprises approximately 4.5 ha of land which is occupied by a range of developments, amenity planting and tree groups. A significant portion of the site is occupied by a multi-decked car park with additional open air parking extending across the site to serve the Castle Quay Shopping Centre. Pedestrian linkage is via footways and pedestrian bridges to the west and east. A social club, Banbury Museum, a residential/sheltered housing block and arts centre occupy the site and possess a range of architectural forms and are accessed via the internal road. The site of a former leisure centre to the east of the access road is being used as a temporary car park.. A pedestrian footbridge links the site to the new leisure centre occupying a site on the eastern bank of the River Cherwell.
- 4.13.4 The site is located within the Banbury Urban Area and therefore outside of Natural England's National Character Areas and at a Local level within the Cherwell District Council Landscape Assessment, categorised as an Urban Area.

Key Features and Site Visit Information

- 4.13.5 A site walkover was carried out on 12th December 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.13.6 The western boundary of the site follows the line of the Oxford Canal and a paved pedestrian wharf extending alongside the Castle Quay Shopping Centre. An area of additional car parking lies to the west of the Oxford canal, outside the site boundary. The pedestrian routes provide direct access to



the commercial premises. An avenue of specimen trees and amenity shrub planting are also incorporated into the public space.

Landscape Sensitivity

- 4.13.7 As the site is located within the town centre, there are limited areas of habitat potential apart from amenity planting associated with built development and potential for habitats along the banks of the River Cherwell. There is roosting potential for bats and birds although this is limited. The Oxford Canal is present within the area however the presence of numerous lock gates and formalised banks limits the potential for wildlife habitats. The area has a low sensitivity.
- 4.13.8 The Banbury Conservation area and Grimsbury Conservation Area are unlikely to be affected by development within the Spiceball area due to the presence of intervening buildings. The setting of Tooley's Boat Yard (Scheduled Monument) may however be affected. Some buildings within the area such as the grain mill have been significantly altered and modernised to bring them back in to use and in so have lost some of their features. The presence of large areas of car parking and derelict land in the area result in a lower sensitivity cultural value which is considered to be medium low.
- 4.13.9 The site area presents a medium density retail and social housing mix operating across the area with building heights ranging from approximately 2 4 storeys. Vehicle and pedestrian access coexist with relatively poor visibility to priorities. Desire lines are generally focussed on access to parking provision and less so to navigate across the site and to the southern portion of the site. Vertical elements include column lighting and CCTV columns, individual amenity trees occupy landscape areas alongside the site access road and along the eastern boundary.
- 4.13.10 The frontage to the Oxford Canal whilst clearly developed to incorporate a pedestrian wharf and public realm has limited pedestrian penetration from the east and accessibility is gained at ground level entry points whilst the pedestrian route is way marked across the site via the foot bridges. The canal forms a prominent linear feature within the site contributing to both the setting and context of the site but not one that is explored easily when moving across the site on foot. The open air parking provision is a prominent feature within the site and viewed from elevated vantage points as a wide expanse of parked vehicles. Few features soften the appearance of the expanse of vehicles with vegetation predominantly assigned to the boundary treatments of the site against road embankments and the River Cherwell.



- 4.13.11 The area as a whole is considered to have a medium low aesthetic quality due to the prominence of the retail development to the west and containment created by the highway infrastructure to the north and south. The site lacks a coherent planned infrastructure and bears little relationship to the Oxford Canal. There is an absence of historic reference within the vernacular with incongruous and detracting features across the site. The extent of parking, interspersed by limited vegetation and structural planting, further reinforces the retail character with limited visual focal points. The lack of clarity to the pedestrian routes throughout the public realm results in a medium low scenic quality sensitivity.
- 4.13.12 The combined Landscape Sensitivity of Banbury 9 is considered to be medium low.

Visual Sensitivity

- 4.13.13 The general visibility into the area is constrained to near distance views by the proximity of buildings and vegetation both within and along the boundaries of the site. Elevated, near distance views from the north extend to the frontage of the Castle Quay shopping centre and car parking provision. Limited amenity planting and boundary treatments restrict the extent of views into the site from the north. The general visual sensitivity of the area is considered to be medium low.
- 4.13.14 Whilst a large number of transitory receptors, such as vehicle passengers and pedestrians afford partially elevated views into the site from the north from along Cherwell Drive, these are not considered to be of high sensitivity due to the temporary nature of the view. Views into the site from the south and the raised carriageway of Concord Avenue are partially restricted by highway vegetation and intervening buildings. Views east from the pedestrian wharf alongside the Castle Quay shopping centre are restricted by the canal corridor and level changes, amenity tree planting and intervening car parking, resulting in a medium sensitivity.
- 4.13.15 Areas within the site with the potential for mitigating potential visual impact of development include the northern boundary of the site with Cherwell Drive along the raised embankment. The internal access road also presents an opportunity to establish green linkages between the northern and southern areas of the site and across the site from east to west. Areas along the north eastern boundary adjacent to the River Cherwell, whilst currently vegetated would benefit from management. A more planned green infrastructure could include establishing a radial pedestrian route along the river corridor and providing visual screening into the site from the east. The overall sensitivity to mitigation is therefore medium - low sensitivity.



4.13.16 The overall visual sensitivity is considered to be medium - low.

Landscape Character Sensitivity

- 4.13.17 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.13.18 The Landscape Sensitivity has been assessed as medium low sensitivity and the Visual Sensitivity has been assessed as medium low sensitivity. Using the matrix in Table 3, this results in a medium low Landscape Character Sensitivity for Site 9.

Landscape Value

- 4.13.19 There are no landscapes or ecological designations within the area that are of recognised importance although the site area does contain the River Cherwell and its associated vegetation along the river banks elevating the ecological value from low. As a result, there is a medium low sensitivity value assigned to designations within the area.
- 4.13.20 From within the site there are no important views or key vistas, however the site forms part of the overall townscape available to the general observer across the site from the south and north. The presence of the vegetated river and formal canal corridors which are both visible from the raised highway to the north affords the site a medium low scenic and tranquillity value.
- 4.13.21 The presence of the Oxford Canal and the historical context of its route through the site, and associated lock and former grain mill are adequately reflected in the current public realm. It is considered that the site is valued by the surrounding communities and the town. The presence of the Banbury Museum and Arts Centre serve to make reference to the sites historical past and also reflect the current value of the usage for both civic and educational value. The area is considered to be of medium low perceived value.
- 4.13.22 The overall landscape value of the area is medium low.

Landscape Capacity

4.13.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 9 is considered to be medium - high.



4.13.24 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.13.25 It is considered that the site has medium capacity for residential development within some areas. The scale of development would be influenced by the sites physical constraints, but would no doubt seek to take advantage of the nearby access to the main service centre of the town. It is considered that the areas of the site most suited for development would include areas with frontages to the River Cherwell and Oxford Canal; whilst recognising that any residential development would need to respect the local character and visual amenity.

Capacity for Employment Development

4.13.26 There is a medium - high capacity for development of employment/commercial to be located within the site with an anticipation that this will be accompanied by improved site infrastructure, vehicular access and control, public accessibility, boundary treatment and improved linkage through public realm to the town centre. The site is not considered suitable for development of employment – industrial development due to the scale of the site and physical assets.

Capacity for Recreation Development

4.13.27 The site is not considered suitable for formal recreational development as defined within the methodology; however it is considered that due to the urban context and adjacent sports facility, a managed outdoor multi-use games areas (e.g. all weather pitches) could form part of a commercial development. The area could alternatively be used as part of a wider informal recreational provision relating to the Oxford Canal and River Cherwell. Such development would need to be sympathetic to the character of the site. On balance the site is considered to have medium - low capacity for recreation development where the facility is part of a wider commercial development.

Capacity for Woodland Development

4.13.28 The site is considered to have a medium - low capacity to accommodate woodland development as defined within the assessment methodology. However, it is recognised that future site infrastructure should include amenity and small scale specimen tree planting. Groups and avenues of trees could assist in creating green links to the north and the Spiceball Country Park.

Future Management and Maintenance

Cherwell District Council A075481-2



4.13.29 The management and maintenance of the site should reflect the nature and form of future development proposals and corresponding long term management and maintenance objectives. Improvements to the site boundary features including the vegetation establishment along the banks of the River Cherwell for species diversity and habitat creation should be encouraged. Existing amenity planting and highway planting along the embankments require careful consideration within future maintenance and management.

4.14 Banbury 12: Land for the Relocation of Banbury United FC

Site Overview

- 4.14.1 The site is located to the south east of Banbury and on the eastern edge of Bodicote and comprises approximately 5.4ha of agricultural land that is in arable use. To the south are Bodicote Park Rugby Club and a Health Spa/Gymnasium. To the east, the land remains to be arable and comprises Site F (Banbury 4) before the land falls towards the River Cherwell valley. At the time of assessment, land to the north comprises a continuation of the arable land located on the south east edge of Banbury however this area is subject to future housing development (Bankside Phase 1) and will therefore alter the context of the area. This has been taken into consideration within the assessment of this area.
- 4.14.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site as being located within the Upstanding Village Farmlands Landscape Type whilst at a local level, the CDLA identifies the site as being within the Cherwell Valley character area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.14.3 A site walkover was carried out on the 21st November 2012. The survey for this area is contained within the site survey of Site F; a copy of the site survey record sheet is contained within appendix B.
- 4.14.4 The site area is flat and located on the plateau between the River Cherwell to the east and Sor Brook to the west and comprises half a field. The east and west boundaries are well defined with hedgerows and hedgerow trees. The southern boundary is defined by an access track to surrounding agricultural land and farm buildings. The northern boundary of the site cuts through the middle of the field and is therefore not defined on the ground.



- 4.14.5 Views to the west are prevented by mature trees located along the A4260 west of the site with the settlement of Bodicote located immediately beyond. To the east views are available beyond the hedgerow field boundary across arable land to the River Cherwell valley although the river and Oxford Canal within the valley are not visible due to the localised horizon of the upper valley sides in the foreground. The visual horizon to the east beyond the River Cherwell valley is defined by the elevated point at Langlands and the woodland of Cobbler's Pit Spinney woodland.
- 4.14.6 Direct views into and out of the site to the north extend as far as properties on Canal Lane and Dearfields Farm. There are filtered views beyond this to the edge of Banbury although these do not form the focus of the view. These views will however change with the development of Bankside Phase 1 located immediately north of the site which will prevent views to the north west.
- 4.14.7 From the south, views towards the site are prevented by the structure planting associated with Bodicote Park rugby club.

Landscape Sensitivity

- 4.14.8 The site is relatively simple in composition and therefore has a limited potential for wildlife habitats and diversity. The arable characteristics of the land within the site are typical of land within the area with much of the value generated through the presence of hedgerow boundaries. The value of natural factors within the site is low.
- 4.14.9 The area itself has few cultural features of notable reference although the Bodicote Conservation Area does encroach on the west boundary of the site; the conservation area obviously contains a number of listed buildings and heritage features although these are offered some protection from the vegetation located along the A4260. There are also a number of non designated heritage features within the study area although not within the site area. The presence of the Roman Road along the south boundary of the site in the alignment of the public footpath is of importance to the historical context of the site although the agricultural use of the surrounding land may have truncated any remains associated with the route of the road. The site has medium – low cultural sensitivity.
- 4.14.10 The existing aesthetic qualities of the site are limited as the site comprises half an arable field with hedgerow field boundaries to the east and west. The southern boundary is formed by a gravel access track which is in average to poor condition. The site has a medium – low aesthetic quality due to an absence of landscape features apart from the hedgerow boundaries.



- 4.14.11 Although the area is representative of the overall agricultural landscape character of the area, there are few features that make the area distinguishable with the local landscape context. As set out above, there are few landscape elements within the site apart from hedgerows on the boundaries of the area. The landscape quality is therefore medium low sensitivity.
- 4.14.12 The combined landscape sensitivity is medium low.

Visual Sensitivity

- 4.14.13 The site is currently well screened to the west along the A4260 and from the south by Bodicote Park and associated structure planting. To the north the site is not well screened with views available from Canal Lane. The context of this view will however change in the future with a number of sensitive viewers located at Bankside Phase 1 abutting the northern site boundary. There are also views towards the site across the River Cherwell valley from isolated properties to the east and from Kings Sutton, although views of the site form part of a wider panoramic view and are partially screened by the hedgerow trees located on the east site boundary. The general visibility is considered to be of medium high sensitivity due to the Bankside Phase 1 development.
- 4.14.14 As set out above, there will in the future be a large number of residential properties located immediately north of the site; this, combined with the users of the footpath located along the southern boundary of the site and views across the River Cherwell Valley result in a high sensitivity for the area.
- 4.14.15 There is good potential to provide mitigation within the area as there is already structure planting within the local area mitigating views from the east, south and west. The implementation of structure planting on the north boundary of the site would not alter the overall perception of views from the north at the Bankside development. There is a low sensitivity to mitigation within the area.
- 4.14.16 The combined visual sensitivity is medium.

Landscape Character Sensitivity

4.14.17 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.

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4.14.18 The Landscape Sensitivity has been assessed as medium – low sensitivity and the Visual Sensitivity has been assessed as medium sensitivity. Using the matrix in Table 3, this results in a medium – low Landscape Character Sensitivity for Banbury 12.

Landscape Value

- 4.14.19 There is no identified landscape, cultural heritage or ecological designations identified within Banbury 12 although the access track to the south of the site does follow the route of a Roman Road. The value of designations within the area is low.
- 4.14.20 The area does not contain any recognised views or vistas although the views across the River Cherwell valley are diverse panoramic views. Existing views from the north west at Canal Lane and from the edge of Banbury beyond will in the future become screened by the Bankside Phase 1 development. Once Bankside Phase 1 is completed there will be little connection with the surrounding area to the north, west and south due to existing screening. The connection of views to the east is distant and partially screened across the River Cherwell valley due to hedgerow trees on the east site boundary. The scenic value of the site is medium – low.
- 4.14.21 Apart from the public footpath access along the southern boundary of the site, the area has little use by the surrounding residents or users of recreational facilities. The perceived value is considered to be low.
- 4.14.22 The overall landscape value is low.

Landscape Capacity

- 4.14.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Banbury 12 is high.
- 4.14.24 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.14.25 There is a high capacity for residential development within the site area as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north. It is considered that development should not encroach further south than the existing southern site



boundary with Bodicote Park as this recreational land use forms a natural transition from urban to open countryside. Development beyond this risks the satellite settlements of Bodicote and Twyford becoming subsumed by the larger town of Banbury.

4.14.26 Development eastwards would also be appropriate into Banbury 4; see Site F/Banbury 4 above. Development beyond Site F/Banbury 4 would encroach upon the River Cherwell valley and be a dominating visual focus from the base of the valley and along the Oxford Canal Walk.

Capacity for Employment Development

4.14.27 Although the site has a high capacity for development, the surrounding land use and existing landscape character is not able to accept commercial or industrial development. There is however a low potential to create employment through an extension of the recreational facilities located to the south at Bodicote Park rugby club.

Capacity for Recreation Development

- 4.14.28 There is a high potential for development of formal recreation within the site either in the extension of the existing formal recreational facilities to the south or a new use.
- 4.14.29 Due to the restricted size of the site there is medium low potential for informal recreation within the area.

Capacity for Woodland Development

4.14.30 There is a medium – low capacity for woodland development within the site. Although potentially acceptable within the area, woodland would not be wholly in keeping with the surrounding land uses or in keeping with the land use on the upper slopes of the River Cherwell valley.

Future Management and Maintenance

4.14.31 Future management and maintenance requirements for the site are limited due to the lack of landscape features however the existing boundaries with Bodicote Park should be maintained to retain the existing qualities of the mature planted areas.

4.15 Banbury 14: Banbury Country Park

Site Overview



- 4.15.1 The site is located on the northern edge of Banbury immediately to the east of the mainline railway line from Birmingham and Oxford and extending across the M40 road corridor to the north and south of the motorway embankments. The site comprises approximately 12.98ha of land comprising recently remodelled land, open rough grassland scrub, scrapes and seasonal ponds and 19.57ha of rough grassland scrub to the south of the M40 road corridor.
- 4.15.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, OWLS identifies the site comprising two Landscape Types as follows:
 - Clay Vale; and
 - River Meadowlands.
- 4.15.3 At a local level, CDLA identifies the site as being located within the Upper Cherwell Basin landscape character area. For details relating to each of these character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.15.4 A site walkover was carried out on 12th December 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.15.5 The areas immediately to the east and west of the M40, abutting the motorway embankments respectively are similar in landscape character and features, with the embankments creating both a physical and visual separation of the two areas.
- 4.15.6 The area to the north of the M40 is contained to the east by the Oxford Canal boundary hedgerow and the new flood embankment associated with the Banbury Flood Alleviation Scheme. To the west it is contained by the Birmingham to Oxford mainline and south by the M40 embankment and its associated tree planting.
- 4.15.7 The area of the site to the south of the M40 is contained to the east by the highway embankment and tree planting, to the west by the Birmingham to Oxford mainline and to the south by mature tree planting extending north of the Wildmere Industrial Estate.
- 4.15.8 In 2012 the site area, excluding the triangular parcel of land to the north of the Oxford Canal but south of the M40 corridor, along with the area to the north of the M40 was subject to a Planning Application by Cherwell District Council for the change of use to a country park with associated car



parking provision (application ref 12/00302/CDC); this application was approved in July 2012 and it is therefore considered that this area will in the near future be fully developed to a country park connecting to the adjoining Oxford Canal.

4.15.9 To the east of the M40, the southern area of the site has recently undergone re-profiling and construction works to create the Banbury Flood Alleviation Scheme. This scheme has included the associated creation of flood attenuation, scrapes and disturbed land immediately to the east of the M40. A number of footpaths, raised embankments and landscape features were also witnessed.

Landscape Sensitivity

- 4.15.10 The site possesses a low diversity of habitats and is simple in its composition both to the east and west of the M40. The scale of development to the east of the M40 at the Flood Alleviation Scheme is very large and in contrast to the scale of landscape within the site. Much of the area in the north of the site to the east of the M40 is of lower natural habitat quality. The sensitivity of natural factors is medium low.
- 4.15.11 There are two Grade II listed structures at Bourton Lock immediately outside the northern site boundary and no designations within the site boundary. Trenches excavated prior to the construction of the flood alleviation scheme recorded Neolithic and Roman remains which would indicate a presence within the area. Much of the site has been disturbed for the creation of the Banbury Country Park and therefore any significant remains may be disturbed. The site is considered to have a medium – low sensitivity.
- 4.15.12 The site area is physically fragmented in land use terms by the M40, Oxford Canal and neighbouring Birmingham to Oxford mainline. This has resulted in a landscape which retains limited evidence of historic land use over much of the area other than an area to the north of the site towards Bourton Lock which contains mature tree cover and historic water 'issues' subsequently annotated as 'the Dell' within the Banbury Country Park Scheme Masterplan. Whilst the area immediately north of the M40 exhibits evidence of recent disturbance re-profiling to form scrapes and mounds the consented proposal for the Banbury Country Park will contain areas of new and improved habitat, tree and shrub planting and improved linked access to the canal. It is anticipated that with appropriate management and aftercare, the resulting landscape will be of higher quality than that currently present. The area as a whole is considered to have a medium -



low aesthetic quality due to the external factors and ongoing consented restoration work changing to medium - high sensitivity when the consented works are completed.

- 4.15.13 The landscape quality of the area to the south of the M40 is considered to be of lower quality than that to the north. The presence of the flood bank to the east of the Oxford Canal introduces a new linear feature into the adjacent landscape. The landscape quality of the area north of the M40 is considered to be of medium landscape quality. Whilst it is considered in contrast to the local landscape character type of 'River Meadowlands', it would upon completion be considered to be a valued landscape of medium quality. The site generally has a medium low landscape quality.
- 4.15.14 The combined Landscape Sensitivity of Banbury 14 is medium.

Visual Sensitivity

- 4.15.15 The general visibility into the area is considered average to poor from surrounding areas, although the M40 and Birmingham to Oxford mainline pass through the area providing filtered views through the embankment vegetation. Near distance sequential views from along the top of the informal pathway extending along the flood embankment are also possible. Views east into the area to the south of the M40 are generally screened by industrial units at Wildmere Industrial Estate, the Birmingham to Oxford mainline and trees cover along the boundary. Within the area there are few features of visual importance other than the line of the canal and newly constructed Banbury Flood Attenuation Scheme which is identifiable from areas to the north of the scheme. The visual sensitivity of the area is considered to be medium - low.
- 4.15.16 Although a large number of transitory receptors have views into the area when passing along the M40 and Birmingham to Oxford mainline, these are not considered to be of high sensitivity due to the temporary nature of the views. However, pedestrian users of the canal towpath are drawn to the recreational route for its distinctive setting and are considered to have a higher sensitivity due to the reason for their visit. There are limited numbers of properties that have views towards the site due to intervening woodland planting, including selected properties within Little Bourton at raised elevations to the north resulting in a medium sensitivity.
- 4.15.17 Areas of the site that could have potential for mitigating development are largely restricted to limited planting along western boundary of the Birmingham to Oxford mainline and the southern area to the west of the M40. Remaining areas have either consented or planned development or



construction is ongoing for the Country Park. The overall sensitivity to mitigation is therefore medium.

4.15.18 The combined visual sensitivity is considered to be medium - low.

Landscape Character Sensitivity

- 4.15.19 The Landscape Character sensitivity has been derived using `Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.15.20 The Landscape Sensitivity has been assessed as medium sensitivity and the Visual Sensitivity has been assessed as medium - low sensitivity. Using the matrix in Table 3, this results in a medium low Landscape Character Sensitivity for Site 14.

Landscape Value

- 4.15.21 There is no landscape, or ecological designation within the area that are of recognised importance. There are recorded heritage sites that have been identified within the site, but these are not designated. As a result of this there is a medium - low value assigned to designations within the area.
- 4.15.22 The western part of the site is heavily screened by the M40 road corridor whist to the east views east are also prevented by the raised embankments of the Banbury Flood Alleviation Scheme. There are some views along the valley to the north and south although these are limited by hedgerow vegetation along the canal towpath and mainline embankment. The area generally possesses a medium low scenic and tranquillity value.
- 4.15.23 It is presumed due to the planned development of the country park to the south and east of the M40 that the area is perceived to be of high value as a recreational resource. This is also the case for the Banbury Flood Alleviation Scheme to the east of the M40 as indicated by users of the footpath network during the site walkover process. The area is of medium high perceived value.
- 4.15.24 The overall landscape value of the area is medium.

Landscape Capacity



- 4.15.25 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 14 is medium - low capacity.
- 4.15.26 The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.15.27 There is a low capacity for residential development within the area as this land use would not be in keeping with the existing agricultural, woodland and informal recreational land use. Development of residential properties to the west and east of the M40 would significantly alter the perception of the massing of the town.

Capacity for Employment Development

- 4.15.28 There is a low potential for commercial development to be located in the southern area of the site within the triangular parcel of land adjacent to Hardwick Business Park to the west of the M40. There is a preference that this should be restricted to the area of land close to the M40 corridor as development beyond this to the south may become fragmented and encroach upon the setting of the Oxford Canal and Country Park.
- 4.15.29 It is considered that Industrial development would not be suited for the site due to its compatibility with the Oxford Canal and Country Park and the potential adverse effects on the setting and function of the surrounding land use.

Capacity for Recreation Development

4.15.30 The northern area and the site, east of the M40 corridor has medium – high potential for informal recreation development and a medium – low potential for formal recreation. The approved planning permission will implement informal recreation to the east of the M40 corridor linking to the south and the portion of the site immediately south of the Oxford Canal and east to the flood alleviation scheme. The Banbury Country Park masterplan proposes improved footpath routes, observation points and seating.

Capacity for Woodland Development



4.15.31 There is a medium – high potential for woodland development to the west of the M40 within the area of the proposed Country Park, extending south of the Oxford canal and reinforcing the existing tree and hedgerow cover in this area. The area to the west of the M40, north of the canal is considered more suited to wet woodland and species suited to wet conditions.

Future Management and Maintenance

4.15.32 The Country Park to the north of the M40 corridor will require regular management and maintenance to achieve a successful establishment of tree cover and habitats and upkeep of site infrastructure and access points. Should development take place in the southern area of the site, management and maintenance of the existing hedgerow along the canal towpath and planting along the M40 embankment should take place to ensure the successful development. Banbury Landscape Sensitivity and Capacity Assessment



Appendices

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Banbury Landscape Sensitivity and Capacity Assessment



Appendix A – Report Condition

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Banbury Landscape Sensitivity & Capacity Study, Banbury

This report is produced solely for the benefit of **Cherwell District Council** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd



Appendix B – Landscape Field Record Sheets

Cherwell District Council A075481-2 0 0

Banbury Landscape Sensitivity and Capacity Assessment



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Appendix C – Ecological Assessment & Survey Sheets

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C4.16Introduction

C4.16.1 WYG was commissioned by Cherwell District Council to undertake an ecological assessment of ten sites around Banbury.

The ecological investigations undertaken by WYG included the following scope of services:

- A desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest, and records of protected/notable species within the site and its environs;
- A scoping survey, involving a walkover of the site (where publicly accessible) to record the habitat types and dominant vegetation that were present. This also considered any invasive species, and a reconnaissance survey for evidence of protected fauna or habitats capable of supporting such species;
- An assessment of the potential ecological constraints that may be relevant to any future redevelopment of each site and also recommendations for any further surveys that may be required.

C4.17 Legislation and Policy Context

- C4.17.1 Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Conservation of Habitats and Species (Amendment) Regulations 2012;
 - EC Council Directive on the Conservation of Wild Birds 79/409/EEC;
 - National Parks and Access to the Countryside Act 1949;
 - The Protection of Badgers Act 1992;



- ODPM 06/2005: Biodiversity and Geological Conservation Statutory Obligations and their impact on the Planning System
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act 2006;
- The United Kingdom Biodiversity Action Plan 2006;
- The Local Biodiversity Action Plan (LBAP);
- National Planning Policy Framework 2012.

C4.18Assessment Methodology

- C4.18.1 The vegetation and broad habitat types within the sites were noted during the walkover survey and, where possible, assigned a category in accordance with those used for a Phase 1 Vegetation and Habitat Survey (Joint Nature Conservation Committee, 2003).
- C4.18.2 The sites were inspected for evidence of and their potential to support protected or notable species, especially those listed under the Conservation of Habitats and Species (Amended) Regulations 2012, the Wildlife & Countryside Act 1981 (as amended), including those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006 and Countryside & Rights of Way (CRoW) Act 2000, and listed on the UK and local Biodiversity Action Plans.
- C4.18.3 The sites were only accessed from public rights of way and viewed through gateways or gaps in vegetation where possible. Therefore, some areas of the sites were not assessed due to restricted access from the landowner and/or no public rights of way being present through or adjacent to the area. Notes have been included below to highlight any limitations relevant to this assessment.
- C4.18.4 The site boundaries we assessed for each site have taken account of both the boundaries supplied in the initial 2010 Halcrow report and those included within Cherwell District Council's Local Plan – however note that these differ in some cases. The assessment covered both of these boundary extents and details are shown on the plans in Section C17.



The following species were considered:

C4.18.5 Great Crested Newts Triturus cristatus

The sites were appraised for their suitability to support great-crested newts (GCN). The assessment was based on guidance outlined in the Joint Nature Conservation Committees' published Herpetofauna Workers' Manual (Joint Nature Conservation Committee, 2003) and the Great Crested Newt Conservation Handbook (Langton, Beckett & Foster, 2001).

C4.18.6 Reptiles

The sites were appraised for their suitability to support reptiles. The assessment was based on guidance outlined in the Joint Nature Conservation Committees' published Herpetofauna Workers' Manual (Joint Nature Conservation Committee, 2003).

C4.18.7 Bats

Any trees and structures within the site boundaries were appraised by an experienced ecologist from WYG for their suitability to support breeding, resting and hibernating bats using survey methods based on those outlined in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines Second Edition (2012) and English Nature's Bat Mitigation Guidelines (2004).

C4.18.8 Badgers Meles meles

The sites were surveyed for evidence of badger setts or other badger activity such as paths, latrines or signs of foraging. The methodologies used and any setts recorded were classified according to published criteria (Harris, Cresswell & Jefferies, 1989).

C4.18.9 Other Species

C4.18.10 The sites were also appraised for their suitability to support any other notable fauna including mammals (otter, water vole and brown hare), birds and invertebrates in accordance with the Institute of Ecology and Environmental Management (IEEM) *Guidelines for Preliminary Ecological Assessment*. IEEM 2012. Evidence of any current or historical presence of such species was recorded.



C4.19 Sources Consulted and Site Assessment

- C4.19.1 Information was gathered from Thames Valley Environmental Records Centre (TVERC) which is the local ecological records centre for the region, regarding the presence of nature conservation designations and protected and notable species within 2km of the sites. The Northamptonshire Biodiversity Records Centre (NBRC) was also contacted as several of the sites surveyed fell within 2km of the Oxfordshire and Northamptonshire county border.
- C4.19.2 In addition, a search for statutory and non-statutory designations was made of Natural England's interactive, web-based Multi Agency Geographic Information for the Countryside (MAGIC) database and the Natural England website 'Nature on the Map'. Historic data records for protected species were sought from online website National Biodiversity Network Gateway (NBN Gateway).

The data search requests covered:

- Statutory nature conservation designations, such as National Nature Reserves and Sites of Special Scientific Interest;
- Non-statutory nature conservation designations, such as Local Wildlife Sites;
- Protected species records, such as badgers, great crested newts and bats; and
- Notable species, such as those listed in the local Biodiversity Action Plan.
- Additional information was also supplied to WYG by Cherwell District Council which were ecological reports written by previous consultancies for certain sites:
 - Faulks, Perry, Culley and Rech (FPCR) Site F in 2006
 - Baker, Shepherd and Gillespie (BSG) Site I in 2010
 - Thompson Ecology Site B, Site C and Site E in 2006
 - LDA Design Site G and Site H in 2012



C4.20 Limitations

- C4.20.1 The comprehensiveness of any ecological assessment will be limited by the season in which surveys are undertaken. However, this scoping survey was completed at an acceptable time of year for this type of survey and therefore timing is not considered to represent a significant constraint to these survey results.
- C4.20.2 To determine likely presence or absence of protected species usually requires multiple visits at suitable times of the year. As a result, this survey focuses on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with especially those given protection under UK or European wildlife legislation.
- C4.20.3 This report cannot therefore be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day of the visit and highlights areas where certain sensitivities or further survey work may be relevant for future developments within these sites.
- C4.20.4 The details of this report will remain valid for a period of two years. Beyond this period, if works have not yet been undertaken, it is recommended that a new review of the ecological conditions on each site should be considered.

C4.21 Baseline Context

C4.21.1 Nature Conservation Assessment

In accordance with the overall methodology being used in the main Landscape Sensitivity & Capacity Study, each habitat type has been graded into one of five categories according to their perceived nature conservation value and the presence/potential for any features protected under statute or local policy guidance. An assessment of the nature conservation value of the site was made broadly following the criteria outlined within the Guidelines for Ecological Impact Assessment (EcIA) produced by the Institute of Ecology and Environmental Management (IEEM, 2006). The grading system assigns importance within a geographic frame of reference. However, in the case of evaluating the importance of individual species populations, consideration is also given to its distribution and status and any relevant nationally and regionally published guidelines or criteria.



Table C1 – Criteria for determining ecological sensitivity of each site.

Sensitivity	Criteria / Examples	
	Site/feature/population of IEEM EcIA 'International' value or equivalent	
	• An internationally designated site or candidate site (SPA, pSPA, SAC, cSAC, pSAC , Ramsar site,	
	Biogenetic Reserve) or an area which meets the published selection criteria for such	
	designation, irrespective of whether or not it has yet been notified.	
	• A viable area of a habitat type listed in Annex I of the Habitats Directive or smaller areas of	
	such habitat which are essential to maintain the viability of a larger whole.	
5 (High)	Any regularly occurring population of an internationally important species, which is threatened	
	or rare in the UK (i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer	
	10km squares in the UK (categories 1 and 2 in the UK BAP)) or of uncertain conservation status	
	or of global conservation concern in the UK BAP.	
	A regularly occurring, nationally significant population/number of any internationally important	
	species.	
	Site/feature/population of IEEM EcIA 'National' value or equivalent	
	A nationally designated site (SSSI, NNR, Marine Nature Reserve) or a discrete area, which	
	meets the published selection criteria for national designation (e.g. SSSI selection guidelines)	
	irrespective of whether or not it has yet been notified.	
4	A viable area of a priority habitat identified in the UK BAP or smaller areas of such habitat	
(Medium/	which are essential to maintain the viability of a larger whole.	
High)	Any regularly occurring population of a nationally important species which is threatened or rare	
	in the region or county (local BAP).	
	• A regularly occurring, regionally or county significant population/number of any nationally	
	important species.	
	• A feature identified as of critical importance in the UK BAP.	

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Sensitivity	Criteria / Examples			
	Site/feature/population of IEEM EcIA 'Regional' value or equivalent			
	• Viable areas of key habitat identified in the Regional BAP or smaller areas of such habitat which			
	are essential to maintain the viability of a larger whole.			
	• Viable areas of key habitat identified as being of Regional value in the appropriate Natural Area			
3	profile.			
3 (Medium)	Any regularly occurring, locally significant population of a species listed as being nationally			
(Medium)	scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural			
	Area on account of its regional rarity or localisation.			
	• A regularly occurring, locally significant number of a regionally important species.			
	Sites which exceed the County-level designations but fall short of SSSI selection guidelines,			
	where these occur.			
	Site/feature/population of IEEM EcIA 'County' value or equivalent			
	Semi-natural ancient woodland greater than 0.25 ha.			
	County/Metropolitan sites and other sites which the designating authority has determined meet			
2	the published ecological selection criteria for designation, including Local Nature Reserves			
	selected on County / metropolitan ecological criteria (County/Metropolitan sites will often have			
(Medium/ Low)	been identified in local plans).			
LOW)	A viable area of habitat identified in County BAP.			
	Any regularly occurring, locally significant population of a species which is listed in a			
	County/Metropolitan "red data book" or BAP on account of its regional rarity or localisation.			
	• A regularly occurring, locally significant number of a County/Metropolitan important species.			

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Sensitivity	Criteria / Examples			
	Site/feature/population of IEEM EcIA `Local/District/Borough' value or equivalent			
	Semi-natural ancient woodland smaller than 0.25 ha.			
	Areas of habitat identified in a sub-County (District/Borough) BAP or in the relevant Natural			
	Area profile.			
	District sites that meet the published ecological selection criteria for designation, including			
	Local Nature Reserves selected on District/ Borough ecological criteria (District sites, where			
	they exist, will often have been identified in local plans).			
1	Sites/features that are scarce within the District/Borough or which appreciably enrich the			
Low)	District/Borough habitat resource.			
	A diverse and/ or ecologically valuable hedgerow network.			
	A population of a species that is listed in a District/Borough BAP because of its rarity in the			
	locality or in the relevant Natural Area profile because of its regional rarity or localisation.			
	• A regularly occurring, locally significant number of a District / Borough important species during			
	a critical phase of its life cycle.			
	Areas of habitat considered to appreciably enrich the habitat resource within the context of the			
	Parish or neighbourhood (e.g. species-rich hedgerows).			
	Local Nature Reserves selected on Parish ecological criteria.			

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C4.22 References

- C4.22.1 Baker, Shepherd and Gillespie (2010) *Land to West of Bretch Hill, Banbury. Extended Phase 1 Habitat Survey.* BSG
- C4.22.2 Bat Conservation Trust (2012). *Bat Surveys Good Practice Guidelines*, 2nd Edition. Bat Conservation Trust, London.
- C4.22.3 Chanin, P. (2003) *Monitoring the otter*. Conserving Natura 2000, Rivers Monitoring Series No. 10, English Nature, Peterborough
- C4.22.4 Eaton, M.A., et al. (2009). *Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and Isle of Man*. British Birds 102:296-341
- C4.22.5 English Nature (2002). Badgers and Development. English Nature, Peterborough, UK.

C4.22.6 Faulks, Perry, Culley and Rech (2006) Ecological Appraisals. FPCR.

- C4.22.7 Gent, T. & Gibson, S. (2003). *Herpetofauna Workers' Manual*. JNCC, Peterborough.
- C4.22.8 Halcrow (2012) Landscape Sensitivity and Capacity Assessment. Halcrow
- C4.22.9 Harris, S., Cresswell, P. & Jeffries, D. (1989). *Surveying Badgers. An occasional publication of the mammal society* No. 9. Mammal Society, London.
- C4.22.10 Institute of Ecology and Environmental Management (IEEM) *Guidelines for Ecological* Impact in the United Kingdom. IEEM 2006
- C4.22.11 Institute of Ecology and Environmental Management (IEEM) *Guidelines for Preliminary Ecological Assessment*. IEEM 2012.
- C4.22.12 Joint Nature Conservation Committee (2007). *Handbook for Phase 1 Habitat Survey: A technique for environmental audit*. JNCC, Peterborough. Langton, T.E.S., Beckett, C.L. and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook*. Froglife, Halesworth.
- C4.22.13 LDA Design (2012) Environmental Assessment Report. LDA Design.



- C4.22.14 Mitchell-Jones, A.J. & McLeish, A.P. (Eds) (2004). *Bat Workers Manual*, 3rd Edn. JNCC, Peterborough.
- C4.22.15 Oldham, R.S., Keeble, J., Swan, M.J.S. & Jeffcote, M. (2000). *Evaluating the suitability of habitat for the great crested newt Triturus cristatus*. Herpetological Journal, 10(4), 143-155.
- C4.22.16 Strachan, R. & Moorhouse, T. (2006). *Water Vole Conservation Handbook* (2nd Edn). Wildlife Conservation Research Unit, Oxford.
- C4.22.17 Thompson Ecology (2006) *Banbury and North Cherwell Site Allocations. Desk Study and Extended Phase 1 Habitat Surveys.* Thompson Ecology



C5.0 Halcrow Site A

C5.1 Designated Features

C5.1.1 MAGIC and TVERC highlighted one statutory designated site, Neithrop Fields Cutting Site of Scientific Importance (SSSI) approximately 800m east of the site. This SSSI was designated for its geological features.

C5.2 Protected Species

C5.2.1 NBNG highlighted four records of bats within 2km of the site. TVERC also produced a number of protected species records within 2km of the site. The significant species included badgers, barn owl, water vole and bats. Other significant species noted also included several bird species, invertebrates (highlighting butterflies) and common frog.

C5.3 Non-Designated Features

C5.3.1	TVERC highlighted three	ee non-designated sites.
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Site name	Designation	Distance from site (Approximate from a central point within site)	Reason for Designation
Grimsbury Plantation Reserve	BOS	1.63km ESE	Ornithology
Hanwell Gorse	DWS	1.20km N	Deciduous woodland
Fishponds Wood, Hanwell	LWS	Adjacent to N boundary	Woodland

BOS – Banbury Ornithological Society

DWS – District Wildlife Site

LWS – Local Wildlife Site



C5.4 Assessment of Ecological Factors

- C5.4.1 Site was dominated by arable fields with a large area of rank tussocky grassland in the south of the site, which was criss-crossed by informal footpaths. To the east within the site was an area of amenity grassland and associated buildings, with a flood alleviation pond directly adjacent to the amenity grassland. Fields were bounded by mature hedgerows which were dominated by hawthorn. Broadleaf woodland was present in blocks mainly on the northern part of the site.
- C5.4.2 Protected species are present on, (or using) the site with badger footprints noted across the site, mainly along public footpaths. A badger sett was also recorded in the north of the site. The hawthorn hedgerows supplied foraging habitat for a number of wintering bird species including redwing and fieldfare. (Section C17, photographs 1-6).
- C5.4.3 Due to the mosaic of habitats present on site, it was considered that the site would also be potentially suitable for a range of protected species. Evidence of badgers had been noted during the survey and other species present could also include reptiles, great crested newts (due to presence of ponds), breeding birds including suitable foraging habitat for barn owl and bats.

C5.5 Nature Conservation Assessment

C5.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium (3)**. This value is due to the size of the site, the wide mosaic of habitats present and the potential for a range of protected species – including the presence of badger.

C5.6 Further Works Required

C5.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Badger	All year



Banbury Landscape Sensitivity and Capacity Assessment

Reptile	March - October
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Great crested newt	Mid-March – mid-June

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C6.0 Halcrow Site B (Banbury Local Plan Site 2)

C6.1 Designated Features

C6.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C6.2 Protected Species

C6.2.1 NBNG highlighted four records of bats within 2km of the site. TVERC also produced a number of protected species records within 2km of the site. The significant species included badgers, barn owl, water vole, bats and one record of grass snake. Other significant species noted also included several bird species and invertebrates highlighting butterflies. The Thompson (2006) report suggested that the site had suitable trees for roosting bats.

C6.3 Non-Designated Features

Site name	Designation	Distance from site (Approximate from a central point within site)	Reason for Designation	
Grimsbury Plantation Reserve	BOS	1.63km ESE	Ornithology	
Hanwell Gorse	DWS	1.20km N	Deciduous woodland	
Fishponds Wood, Hanwell	LWS	0.99km N	Woodland	
BOS – Banbury	BOS – Banbury Ornithological Society			

C6.3.1 TVERC highlighted three non-designated sites.

DWS – District Wildlife Site

LWS – Local Wildlife Site



C6.4 Assessment of Ecological Factors

- C6.4.1 The site was dominated by arable fields with the M40 dominating the northern/eastern boundary. A cemetery and crematorium was present in the centre of the site. Fields were bounded by managed hedgerows. Within the cemetery and crematorium grounds were amenity grassland and ornamental planting, some large mature trees were also present within these grounds. A small business park was located on the southern boundary. (Section C17, photographs 7-12).
- C6.4.2 The habitat has some potential for protected species but this would mainly be around the cemetery and crematorium and business park. Species potential include reptiles, breeding farmland birds and bats. The business park contains a pond which has potential for great crested newts.

C6.5 Nature Conservation Assessment

C6.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low/Medium (2)**. This value has been elevated above Low, as whilst being of limited intrinsic value, the habitats have the potential for great crested newts as a minimum.

C6.6 Further Works Required

C6.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Reptile	March - October
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Tree assessment for bats	All year
Great crested newt	Mid-March – mid-June



C7.0 Halcrow Site C (Banbury Local Plan Site 14)

C7.1 Designated Features

C7.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C7.2 Protected Species

C7.2.1 TVERC also produced a number of protected species records within 2km of the site. The significant species included badgers, water vole and one record of grass snake. Other significant species noted also included a large number of bird species, some of which are Schedule 1 species under the Wildlife and Countryside Act. The report produced by Thompson (2006) suggested that the site could be suitable for great crested newts, grass snake, bats and water voles.

C7.3 Non-Designated Features

Site name	Designation	Distance from site	Reason for Designation
Grimsbury Plantation Reserve	BOS	Adjacent to S boundary	birds
Disused railway west of Chacombe	LWS	1.97km NE	Acts as a wildlife corridor
Cherwell valley (North)	EIL	On site	No reason for designation supplied

C7.3.1 TVERC highlighted three non-designated sites.

BOS – Banbury Ornithological Society

LWS – Local Wildlife Site

EIL – Ecological Important landscape

C7.4 Assessment of Ecological Factors

C7.4.1 The M40 dissects the site with the River Cherwell to the north and improved grassland grazed by cattle to the south. The northern part of the site was part of a newly created country park and had a new flood alleviation scheme in place creating public footpaths. This area around the river had



flooded during the survey so could not be surveyed. To the south fields were bounded by heavily managed hawthorn hedgerows.

- C7.4.2 Beyond the M40 the site ran northwards bounded by the M40, the main railway line to the west and the Oxford Canal to the east. Within this area were large fields of grassland with evidence of inundation possibly from the Oxford Canal. (Section C17, photographs 14-18).
- C7.4.3 The habitats on site provided potential for a range of protected species including farmland birds and badgers on the grazed grasslands, water vole, otter, and birds along the River Cherwell with the rivers underpass under the M40 providing potential for roosting bats. Mature trees were also present along the hedgerows with potential for bats and nesting birds.

C7.5 Nature Conservation Assessment

C7.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium/Low (2)**. This value is due to the mosaic of habitats including the Oxford Canal, River Cherwell and a main railway line.

C7.6 Further Works Required

C7.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Badger	All year
Reptile	March - October
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Otter	All year
Water Vole	Beginning March – end September



C8.0 Halcrow Site D (Banbury Local Plan Site 6)

C8.1 Designated Features

C8.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C8.2 Protected Species

C8.2.1 NBNG highlighted one record of great crested newt within 2km of the site. TVERC highlighted records pertaining to grass snake, bats and water vole. Other significant species included a large number of bird species, mainly associated with Banbury Sewage Farm. NBRC supplied records of water bird species mainly relevant to the River Cherwell.

C8.3 Non-Designated Features

C8.3.1 MAGIC or TVERC did not highlight any non-designated sites within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 0.71km to the south. It is designated for its ornithological diversity.

C8.4 Assessment of Ecological Factors

- C8.4.1 The site was dominated by an industrial estate, residential housing and Spital farm Sewage Works. A large fishing lake was present in the middle of the site which was then surrounded by broadleaf woodland and scrub. To the eastern corner of the site was rough grassland on which great crested exclusion fencing was present, this could indicate a population of great crested newts (or reptiles) within or around the fishing lake and its associated habitats. This area around the lake was currently flooded at the time of the survey so could not be investigated further. A small area of allotments was present in the south-western corner of the site, associated with new housing. No access was gained to the sewage farm. (Section C17, photographs 19-24).
- C8.4.2 Habitats on site have limited potential for protected species apart from the areas associated with the lake which is assumed relate to a population of great crested newts (or reptiles). The habitat



surrounding the lake has potential for breeding birds, bats with the rough grassland potential for reptiles.

C8.5 Nature Conservation Assessment

C8.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be <u>Medium/High (4)</u>. This value is due to the likely presence of European Protected Species (suspected to be great crested newts) in association with the adjacent lake and the potential for the site to contain additional protected or notable species.

C8.6 Further Works Required

C8.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Reptile	March - October
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Great crested newt	Mid-March – mid-June



C9.0 Halcrow Site E (Banbury Local Plan Site 1)

C9.1 Designated Features

C9.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C9.2 Protected Species

C9.2.1 NBNG highlighted two records of bats and one record of brown hare within 2km of the site. TVERC highlighted records pertaining to badger, grass snake, bats and water vole. Additional species also included a large number of bird species, mainly associated with Banbury Sewage Farm. NBRC supplied records of water bird species mainly relevant to the River Cherwell.

C9.3 Non-Designated Features

C9.3.1 MAGIC or TVERC did not highlight any non-statutory designated features within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 1.25km to the east south east. It is designated for its ornithological diversity.

C9.4 Assessment of Ecological Factors

- C9.4.1 Site was dominated by industrial estate with small pockets of amenity grassland, including a sports pitch, and ornamental planting. The River Cherwell and the Oxford Canal bisected the site from north to south adjacent to each other, these being the main ecological features on site. The Oxford Canal was heavily canalised with very little in bank-side or aquatic vegetation, the River Cherwell has a moderate flow, with bank-side vegetation including willow and ash as well as scrub consisting nettle and bramble. Both the river and the canal were swollen with recent flood water creating areas of flood debris.
- C9.4.2 The surrounding site was large industrial units and the main railway line creating the eastern boundary along with associated railway station and ancillary buildings. (See Section C17, photographs 25-30)



C9.4.3 The site has very few habitats suitable for protected species apart from the river and canal system (e.g. for otter), however some of the industrial units, especially within the vicinity of the river and canal could provide potential habitat for bats or nesting birds.

C9.5 Nature Conservation Assessment

C9.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low (1)**.

C9.6 Further Works Required

C9.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the site's ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Otter	All year round
Water Vole	Beginning March – end September



C10.0 Halcrow Site F (Banbury Local Plan Site 4 and Site 12)

C10.1 Designated Features

C10.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C10.2Protected Species

C10.2.1 NBNG did not produce and protected species records within 2km of the site, however TVERC highlighted records of bats, grass snake and water vole within 2km of the site. Other species included a number of bird species. NBRC supplied records of water bird species mainly relevant to the River Cherwell. An ecological report produced by FPCR (2006) suggested that the site has trees that have potential for roosting bats.

C10.3 Non-Designated Features

C10.3.1 TVERC or MAGIC did not highlight any non-statutory designated features within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 1.71km to the north. It is designated for its ornithological diversity.

C10.4Assessment of Ecological Factors

- C10.4.1 This site consisted of three arable fields with a single track along the southern boundary. The arable fields are of limited ecological value apart from farmland birds, where red-legged partridge were seen in small flocks in adjoining fields. (Section C17, photographs 31-36).
- C10.4.2 The track had some ecological potential with a thin strip of deciduous woodland running next to it and a large mature species rich hedgerow, creating a 'tunnel' affect between the woodland and the hedgerow with the track running down the middle. This linear habitat has the potential for nesting birds and foraging bats.



C10.5 Nature Conservation Assessment

C10.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low (1)**.

C10.6 Further Works Required

C10.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round



C11.0 Halcrow Site G

C11.1 Designated Features

C11.1.1 MAGIC or TVERC did not highlight any statutory designations within 2km of the site.

C11.2 Protected Species

C11.2.1 NBNG produced one record of a bat and one record of brown hare within 2km of the site. TVERC highlighted within 2km of the site records of badger, grass snake, bats and water vole. Other species included swift, butterflies and common toad. A previous report produced by LDA Design focused the ecology assessment primarily on the Salt Way. They considered this ancient trackway under the criteria for the designation of a Local Wildlife Site and highlighted the potential for brown hairstreak butterfly, bats, dormice and badger along with the presence of an extensive species-rich hedgerow.

C11.3Non-Designated Features

C11.3.1 MAGIC did not highlight any non-statutory designations within 2km of the site, however TVERC highlighted a District Wildlife Site, The Salt Way which is an ancient trackway and wildlife corridor which runs along the northern boundary.

C11.4Assessment of Ecological Factors

C11.4.1 The site was dominated by large improved grassland and arable fields bounded by linear woodland, hedgerows and mature trees with amenity grassland associated with scattered/isolated housing. Watercourses in the form of small wet ditches crossed the site. The Salt Way track runs along the northern boundary from east to west and creates a green corridor of an extensive mature hedgerow. A collection of farm buildings were present in the centre of the site and to the south western boundary. To the south-west the site has a more parkland character with semi-improved grassland, large hedgerows and large mature standard trees, this area was associated with



Wykham Park Farm and Wykham Park School (located just south of the site boundary). (Section C17, photographs 37-42).

C11.4.2 Due to the mosaic of habitats throughout the site and the maturity of the trees within some areas of woodland including hedgerows along the Salt Way, the site has potential for a wide variety of protected species. Within the improved grassland habitats and associated linear woodland of this area, along with the gentle topography of the land, this has good potential for badgers, bats, nesting birds and reptiles. The adjacent arable fields supply suitable habitat for farmland birds, with red-legged partridge sighted during the survey. Buildings within the site also provide suitable potential habitat for roosting bats. Salt Way was highlighted as having particularly high potential for a range of protected species.

C11.5 Nature Conservation Assessment

C11.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium (3)**. This value is due to the size of the site, the wide variety of habitats evident across it and the potential for a number of protected species to be present throughout.

C11.6 Further Works Required

C11.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Badgers	All year
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Reptiles	March - October
Invertebrates (butterflies)	July - September
Dormice	March - October



C12.0 Halcrow Site H

C12.1 Designated Features

C12.1.1 MAGIC did not highlight any statutory designations within 2km of the site.

C12.2 Protected Species

C12.3 NBNG produced two records of bats and one record of brown hare within 2km of the site. TVERC highlighted the presence of bat, brown hare, badger and water vole within 2km of the site. Additional species included birds, flowers and common toad. A previous report produced by LDA Design focused the ecology assessment primarily on the Salt Way. They considered this ancient trackway under the criteria for the designation of a Local Wildlife Site and highlighted the potential for brown hairstreak butterfly, bats, dormice and badger along with the presence of an extensive species-rich hedgerow.

C12.4 Non-Designated Features

Site name	Designation	Distance from site (Approximate from a central point within site)	Reason for Designation
The Saltway	DWS	On site	Ancient trackway and wildlife corridor
The Bretch	LWS	1.35km WNW	Limestone quarry
Wroxton Park	EIL	1.32km S	Ancient parkland

DWS – District Wildlife Site

LWS – Local Wildlife Site EIL – Ecologically Important Landscapes



C12.5 Assessment of Ecological Factors

- C12.5.1 Salt Way track dissected the site through the middle from east to west, with Crouch Hill and Crouch Hill Farm nursery to the north of the track and Crouch Farm surrounded by arable fields to the south of the track. Crouch Hill itself displayed a mosaic of habitats from amenity grassland, scrub, rough grassland, young woodland, planted trees and a pond. This area appeared heavily used by dog walkers and informal footpaths criss-crossed the area. To the south of Salt Way track were arable fields bounded by managed hedgerows. (Section C17, photographs 43-48).
- C12.5.2 The mosaic of habitats mainly associated with Crouch Hill provided suitable features for protected species. Badger footprints were noted during the survey on Crouch Hill, this supports the information supplied by TVERC and within the LDA report which states there was a badger sett located on the western extent of Salt Way. A number of bird species were also recorded. Large trees on site also have potential opportunities for roosting bats and the arable fields provide suitable habitat for farmland birds. The pond also has potential habitat suitable for great crested newts. Salt Way was highlighted as having particularly high potential for a range of protected species.

C12.6 Nature Conservation Assessment

C12.6.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium (3)**. This value is due to the site's size, the variety of habitats present (including notable blocks of woodland) and the potential for a range of protected species to be present – including evidence of badgers within the site boundary.

C12.7 Further Works Required

C12.7.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey



Banbury Landscape Sensitivity and Capacity Assessment

Phase 1 habitat survey	Beginning April – end September
Badgers	All year
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Reptiles	March - October
Great crested newt	Mid-March – mid-June
Invertebrates (Butterflies)	July - September
Dormice	March - October

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C13.0 Halcrow Site I (Banbury Local Plan Site 3)

C13.1 Designated Features

C13.1.1 MAGIC highlighted one Statutory designated site nearby - Neithrop Fields Cutting – which is approximately 400m north-east of the site. This SSSI was designated for its geological features.

C13.2 Protected Species

C13.2.1 NBNG highlighted three records of bats and one record of brown hare within 2km of the site. TVERC highlighted records of badger, grass snake and bats within 2km of the site. Further significant species also included birds and common frog. A report by BSG (2010) suggested that the site has a badger sett present within a hedgerow and trees that have suitable features for roosting bats.

C13.3Non-Designated Features

C13.3.1 TVERC highlighted severa	I non-designated sites:
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Site name	Designation	Distance from site (Approximate from a central point within site)	Reason for Designation
The Saltway	DWS	0.71km WNW & 1.18km E	Ancient trackway and wildlife corridor
The Bretch	LWS	0.78km NW	Limestone quarry

DWS – District Wildlife Site LWS – Local Wildlife Site

C13.4Assessment of Ecological Factors

C13.4.1 A linear site consisting of four arable fields with improved grazing pasture for horses in the southern part of the site. Fields were bounded by managed hedgerows containing standard trees

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and a small farm associated with the improved pasture and small linear section of scrub. (Section C17, photographs 49-54).

C13.4.2 Although this site is limited in its habitats, there is potential for bats within farm buildings, breeding farmland birds and reptiles in the areas of scrub. Previous survey by BSG (2010) suggested that a badger sett was present within one of the arable field's hedgerow.

C13.5 Nature Conservation Assessment

C13.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium/Low (2)**. This value is due to the varied habitats to the south of the site, although the north of the site does have limited potential for protected species. There is also evidence of badgers having previously been present within the site.

C13.6 Further Works Required

C13.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Badgers	All year
Breeding bird	Beginning April – end September
Bat roost assessments (daytime)	All year round
Reptiles	March - October



C14.0 Halcrow Site J (Banbury Local Plan Site 5)

C14.1 Designated Features

C14.1.1 MAGIC highlighted one Statutory designated site, Neithrop Fields Cutting approximately 150m east of the site. This SSSI was designated for its geological features.

C14.2Protected Species

C14.2.1 NBNG highlighted three records of bats within 2km of the site. TVERC highlighted records within 2km of the site pertaining to badgers, grass snake and bats, other species included common frog and a small number of bird species.

C14.3 Non-Designated Features

Site name	Designation	Distance from site (Approximate from a central point within site)	Reason for Designation
Wroxton Park	EIL	1.92km SW	Ancient Parkland
Hanwell Gorse	DWS	1.88km NE	Deciduous woodland
Fishponds Wood, Hanwell	LWS	1.22km NNE	woodland

C14.3.1 TVERC highlighted three non-designated sites:

EIL – Ecological Important Landscape DWS – District Wildlife Site LWS – Local Wildlife Site

C14.4Assessment of Ecological Factors

C14.4.1 The site was dominated by arable fields, an area of rank tussocky grassland to the north-east and a caravan site in the middle of the site. The fields were bounded by mature hedgerows and a flood



alleviation pond was located next to the main road and roundabout on the southern boundary. On the northern boundary was a mature double hedgerow.

C14.4.2 Within the rank tussocky grassland some artificial reptile refugia mats were present, indicating a potential reptile population (or a presence/likely absence survey underway as a minimum) within this area. Arable fields would be suitable for farmland birds with the hedgerows providing nesting and foraging habitat. The pond has the potential to supply habitat suitable for great crested newts. The double hedgerow had evidence of mammal digging underneath which could be attributed to badgers. (Section C17, photographs 55-60).

C14.5 Nature Conservation Assessment

C14.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Medium (3)**. This value is due to the presence of mature hedgerows and the potential for badgers and great crested newts.

C14.6 Further Works Required

C14.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Badgers	All year
Breeding bird	Beginning April – end September
Reptiles	March - October
Great crested newt	Mid-March – mid-June



C15.0 Banbury Local Plan Site 7

C15.1Designated Features

C15.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C15.2Protected Species

- C15.2.1 NBNG highlighted two records of bats and one record of brown hare within 2km of the site. TVERC highlighted records pertaining to badger, grass snake, bats and water vole. Additional species also included a large number of bird species, mainly associated with Banbury Sewage Farm. NBRC supplied records of water bird species, mainly in relation to the River Cherwell.Non-Designated Features
- C15.2.2 MAGIC or TVERC did not highlight any non-statutory designated features within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 1.50km to the eastsouth-east. It is designated for its ornithological diversity.

C15.3 Assessment of Ecological Factors

- C15.3.1 The site contained the city centre of Banbury, dominated by business units and commercial shops. A large indoor shopping centre encompassed the northern half of the site with a pedestrian road dissecting the site north-east to south-west. Other buildings also included a large parish church with associated churchyard. Car parking also dominated parts of this site. The north-eastern boundary was created by the Oxford Canal. (Section C17, photographs 61-66).
- C15.3.2 The site has very few habitats suitable for protected species apart from the church yard and the Oxford Canal. The older buildings, especially within the vicinity of an area of parkland adjacent to the north-west, called the 'Peoples Park', could provide potential habitat for roosting/foraging bats and nesting birds.



C15.4 Nature Conservation Assessment

C15.4.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low (1)**. This value is due to the limited habitats on site, although there is some potential for bats within the buildings and potentially otter along the Oxford Canal.

C15.5 Further Works Required

C15.5.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey	
Phase 1 habitat survey	Beginning April – end September	
Bat roost assessments (daytime)	All year round	
Otter	All year	



C16.0 Banbury Local Plan Site 8

C16.1 Designated Features

C16.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C16.2Protected Species

C16.2.1 NBNG highlighted two records of bats and one record of brown hare within 2km of the site. TVERC highlighted records pertaining to badger, grass snake, bats and water vole. Additional species also included a large number of bird species, mainly associated with Banbury Sewage Farm. NBRC supplied records of water bird species mainly in relation to the River Cherwell.

C16.3 Non-Designated Features

C16.3.1 MAGIC or TVERC did not highlight any non-statutory designated features within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 1.75km to the eastsouth-east. It is designated for its ornithological diversity.

C16.4Assessment of Ecological Factors

- C16.4.1 The site was in the city centre of Banbury, dominated by business units with associated car parking and a large multi-storey car park. (Section C17, photographs 67-68).
- C16.4.2 The site has very few habitats suitable for protected species, some ornamental planting around the car parks could supply suitable bird nesting habitat with older buildings may have potential for roosting bats.

C16.5 Nature Conservation Assessment

C16.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low (1)**. This value is

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due to the limited habitats on site, although there is some potential for bats within the buildings and bird nesting in the ornamental planting.

C16.6 Further Works Required

C16.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the sites ecological value, at that time:

Survey	Optimal time period for survey	
Phase 1 habitat survey	Beginning April – end September	
Bat roost assessments (daytime)	All year round	

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C17.0 Banbury Local Plan Site 9

C17.1 Designated Features

C17.1.1 MAGIC or TVERC did not highlight any statutory designated sites within 2km of the site.

C17.2 Protected Species

C17.2.1 NBNG highlighted two records of bats and one record of brown hare within 2km of the site. TVERC highlighted records pertaining to badger, grass snake, bats and water vole. Additional species also included a large number of bird species, mainly associated with Banbury Sewage Farm. NBRC supplied records of water bird species, which mainly relate to the River Cherwell.

C17.3 Non-Designated Features

C17.3.1 MAGIC or TVERC did not highlight any non-statutory designated features within 2km of the site, however NBRC highlighted the River Cherwell Local Wildlife Site approximately 1.75km to the eastsouth-east. It is designated for its ornithological diversity.

C17.4Assessment of Ecological Factors

- C17.4.1 The site was in the city centre of Banbury, dominated by business units with associated car parking and car parking for the adjacent shopping centre. A Sports and Arts Centre was located on the southern section of the site. The Oxford canal fronts onto the south-western boundary (although it lies outside the site boundary) and the River Cherwell on the north-eastern boundary. (Section C17, photographs 69-74).
- C17.4.2 The site has very few habitats suitable for protected species, some ornamental planting around the car parks could supply suitable bird nesting habitat with older buildings may have potential for roosting bats. The River Cherwell could have potential for otter and water vole, however the Oxford Canal only has the potential for otter (foraging) only as the banks are unsuitable for the creation of water burrows and consists of a number of consecutive lock gates.



C17.5 Nature Conservation Assessment

C17.5.1 Based on the site conditions at the time of survey and the desk study information made available, the site's ecological sensitivity to future redevelopment is considered to be **Low (1)**. This value is due to the limited habitats on site, although there is some potential for bats within the buildings, birds nesting in the ornamental planting and otters along the Oxford Canal.

C17.6 Further Works Required

C17.6.1 Depending on the proposed extent and development type, the following further surveys may be required to establish the site's ecological value, at that time:

Survey	Optimal time period for survey
Phase 1 habitat survey	Beginning April – end September
Bat roost assessments (daytime)	All year round
Otter	All year
Water Vole	All year



C18.0 Summary of Ecological Value and Recommendations

C18.1Table C12. Summary table for conservation value

Site	Description	Value
H-A	Arable, tussocky grassland. Potential for badgers, reptiles, breeding birds, bats and great crested newts	3
H-B (B-2)	Arable, improved grassland. Potential for reptiles, breeding birds, bats and great crested newts	2
H-C (B-14)	Improved grassland, river. Potential for badger, reptile, breeding birds, bats, otter and water vole	2
H-D (B-6)	Industrial estate, sewage farm, fishing lake, woodland. Potential for reptiles, breeding birds, bats and great crested newts	4
H-E (B-1)	Industrial estate, river, canal. Potential for breeding birds, bats, otter, water vole	1
H-F (B-4 & 12)	Arable. Potential for breeding birds and bats	1
H-G	Improved grassland, arable, linear woodland. Potential for badgers, bats, breeding birds, dormice and reptiles	3
H-H	Arable, improved grassland, woodland and scrub. Potential for badgers, bats breeding birds, reptiles, dormice and great crested newts	3
H-I (B-3)	Arable. Potential for badgers, bats, breeding birds and reptiles	2
H-J (B-5)	Arable, tussocky grassland. Potential for reptiles, breeding birds and great crested newt	3
B-7	Centre of Banbury, commercial and industrial units, church and churchyard. Potential for bats and breeding birds	1
B-8	Centre of Banbury, commercial units and car parking. Limited potential for nesting birds and bats in buildings	1
B-9	Centre of Banbury, commercial and business units with car parking. River Cherwell and Oxford Canal. Potential for bats, birds, otter and water vole	1
	B – Banbury Local Plan site code	

H – Halcrow site code

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C18.2Analysis

C18.2.1 A rating of high indicates that the site is most sensitive to development, whereas low indicates they appear to be the least sensitive. Therefore the sites which have been rated as low or low /medium would appear to be more appropriate for future development as less onerous mitigation is

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considered likely for the habitats/potential protected species that are currently considered to be a possible constraint.

C18.2.2 It should be noted that only once further dedicated surveys have been completed on each site, could accurate advice regarding the actual level of ecological impacts or potential mitigation measures be robustly provided. The advice provided above is intended as an initial assessment for strategic planning purposes only and should not be considered a comprehensive or absolute assessment of a site's ecological value.



C19.0 Survey Forms & Photographic Record

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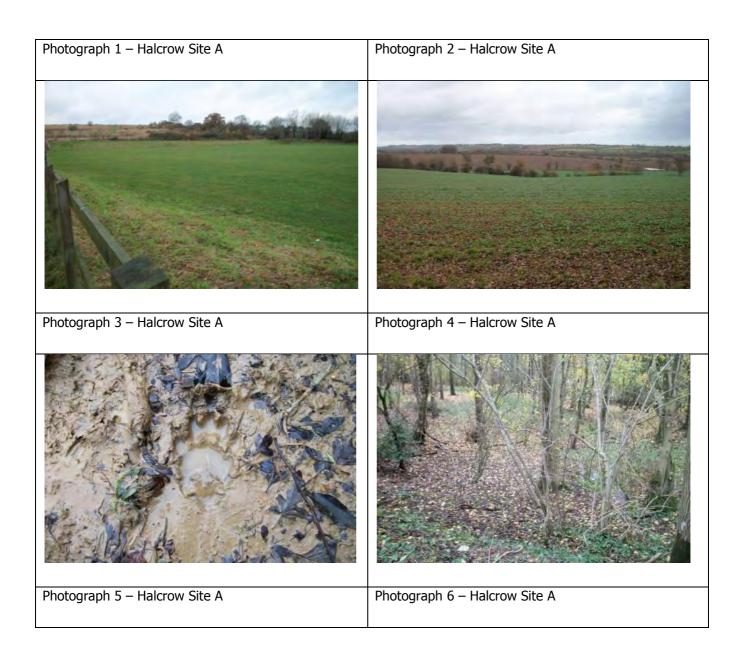
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		HABIT	AT SURVEY CHECK	LIST	
PROJECT	Banbury			DATE	22.11.2012
	Halcrow Site			SURVEYOR	CB
Arable fields, rank g sloping valley. Access via a public r	rassland, wo	odland, mature heo	. ,.	nd long the northe	ntion lagoon all in gently ern edge. Unofficial paths ran ble.
habitat pres	ent	Potential for the	following features	s / species:	Notes/comments
Land use		reptiles			Flood alleviation pond in
arable, amenity, me grazed, rough grass		GCN (foraging if p Barn owl Ground nesting/far	onds within 500m) mland birds ower meadow / chal	k grassland	SE corner
water pond, ditch, canal, river		GCN water vole otter white clawed crayfi fish (eg. eels)	ish vintering (eg waterfor		Flood alleviation pond in SE corner. Small stream to the N.
woodland conifers / broadleaf		badger dormice bats			Badger foot prints on site and sett in woodland to N
scrub		nesting birds hedgehog reptiles (in glades dead wood (invert ground flora (eg. l	•	abitat)	
hedgerow		UK BAP habitat	ancient woodland ancient / importan Badgers	t hedgerow	Hawthorn hedgerows around fields
mature trees		bats nesting birds			In woodland and hedgerows
buildings		bats nesting birds (eg.	sparrow, swift, swall	ow, barn owl)	One building associated with amenity sports pitches
invasive species		Japanese knotweed giant hogweed Himalayan Balsam	1		
other (please specify) Wildlife sightings			n handhans hada		ugh grassland. Woodland copse

Redwing and fieldfare in large flock (+30) feeding on hawthorn hedgerows adjacent to rough grassland. Woodland copse to N has pheasant rearing fencing present. Fox on site.

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HABITAT SURVEY CHECKLIST					
PROJECT Bank	bury	DATE	22.11.2012		
LOCATION Halc	row Site B (Banbury Local Plan Site 2)	SURVEYOR	CB		
Arable fields, hedgerows, dissecting site N to S. Bu	BRIEF SITE DESCRIPTION (including any relevant info on access, constraints etc) Arable fields, hedgerows, improved grassland surrounding crematorium site. M40 on E boundary and main road dissecting site N to S. Business park to S. Access was via public path in Cemetery, views into the site via gaps in the hedgerows along the main road.				
habitat present	Potential for the following featur	es / species:	Notes/comments		
Land use arable, amenity, meador grazed, rough grassland	v, GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / ch	alk grassland			
water pond, ditch, canal, strea river	GCN		Pond in business park surrounded by amenity grassland		
woodland conifers / broadleaf	badger dormice bats nesting birds				
Scrub	hedgehog reptiles (in glades & around edges of dead wood (invertebrates) ground flora (e.g. bluebells, fungi)	-	Some lines of trees in hedgerows		
hedgerow	UK BAP habitat ancient woodlan ancient / importa Badgers		Boundary of arable fields		
mature trees	bats nesting birds		In crematorium		
buildings	bats nesting birds (e.g. sparrow, swift, sw	allow, barn owl)	Large house next to business park		
invasive species	Japanese knotweed giant hogweed Himalayan Balsam				
other (please specify)					
Wildlife sightings:	1		_ I		

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Photograph 7 – Halcrow Site B (Banbury Local Plan	Photograph 8 – Halcrow Site B (Banbury Local Plan
Site 2)	Site 2)
Photograph 9 – Halcrow Site B (Banbury Local Plan	Photograph 10 – Halcrow Site B (Banbury Local Plan
Site 2)	Site 2)
Photograph 11 – Halcrow Site B. (Banbury Local Plan	Photograph 12 – Halcrow Site B (Banhury Local Plan
Photograph 11 – Halcrow Site B (Banbury Local Plan	Photograph 12 – Halcrow Site B (Banbury Local Plan
Site 2)	Site 2)

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HABITAT SURVEY CHECKLIST					
PROJECT	Banbury		DATE	23.11.2012 & 18.12.2012	
LOCATION		te C (Banbury Local Plan Site 14)	SURVEYOR	СВ	
Improved fields gra a country park. Lar Access was very lir	BRIEF SITE DESCRIPTION (including any relevant info on access, constraints etc) Improved fields grazed by cattle, heavily managed hedgerows, site dissected by M40 and River Cherwell. Part of site now a country park. Large part of site to N flooded at time of survey. Access was very limited to a public right of way along the River Cherwell, some views over the site on the southern side and along the River Cherwell via a new public right of way.				
habitat pre	sent	Potential for the following features	s / species:	Notes/comments	
Land use arable, amenity, m grazed, rough gra		reptiles GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall		Field grazed by cattle	
water pond, ditch, canal, river	stream,	GCN water vole otter white clawed crayfish fish (eg. eels) birds -breeding / wintering (eg waterfo aquatic inverts (UKBAP species)		River Cherwell burst banks and flooded part of site to N at time survey.	
woodland conifers / broadlea	f	badger dormice bats nesting birds hedgehog			
Scrub		reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (eg. bluebells, fungi)	abitat)		
hedgerow		UK BAP habitat ancient woodland ancient / importan Badgers	t hedgerow	Heavily managed hedgerows on field boundaries, sloping fields.	
mature trees		bats nesting birds		Trees in field boundaries	
buildings		bats nesting birds (eg. sparrow, swift, swalld	w, barn owl)		
invasive species		Japanese knotweed giant hogweed Himalayan Balsam			
other (please specify)					
	Wildlife sightings: Mute swan pair seen in flooded fields. Underpass under the M40 possible habitat for bats				

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Photograph 13 – Halcrow Site C (Banbury Local Plan	Photograph 14 – Halcrow Site C (Banbury Local Plan
Site 14)	Site 14)
Photograph 15 – Halcrow Site C (Banbury Local Plan Site 14)	Photograph 16 – Halcrow Site C (Banbury Local Plan Site 14)
Photograph 12 Halaray Site C (Paphyre Load Dian	Photograph 19 Halarow Site C (Paphway Least Plan
Photograph 17 – Halcrow Site C (Banbury Local Plan	Photograph 18 – Halcrow Site C (Banbury Local Plan
Site 14)	Site 14)

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HABITAT SURVEY CHECKLIST				
PROJECT Banbury		DATE	23.11.2012	
LOCATION Halcrow S	ite D (Banbury Local Plan Site 6)	SURVEYOR	СВ	
BRIEF SITE DESCRIPTION (including any relevant info on access, constraints etc) Site dominated by large industrial units and sewage works with adjacent fishing lake, small woodland and rough ruderal				
	buses and associated allotments present	to the E. Parts of site	e flooded at time of survey –	
no access. M40 to E boundary				
	he site via industrial estate public roads,	with the western sid	e accessed by public roads in	
a residential area, no access to	o the sewage works.			
habitat present	Potential for the following feature	es / species:	Notes/comments	
Land use	reptiles		GCN exclusion fencing	
arable, amenity, meadow,	GCN (foraging if ponds within 500m)		along edge of rough grassland – parts flooded	
grazed, rough grassland	Barn owl		at time of survey	
	Ground nesting/farmland birds		at time of survey	
	UKBAP habitats - flower meadow / cha	alk grassland		
water	GCN	ant gracerana	Fishing lake, GCN fencing	
pond, ditch, canal, stream,	water vole		suggests a population.	
river	otter		Fishing lake was flooding	
liver	white clawed crayfish		surrounding land – survey	
	fish (eg. eels)		impossible.	
	birds -breeding / wintering (eg water	owl, kingfisher)		
	aquatic inverts (UKBAP species)			
woodland	badger		Adjacent and around edge	
conifers / broadleaf			of fishing lake. Couldn't	
	bats		survey the woodland due	
	nesting birds		to flooding	
Scrub	hedgehog		Around fishing lake	
berub	reptiles (in glades & around edges of	hahitat)	<u> </u>	
	dead wood (invertebrates)	habitaty		
	ground flora (eg. bluebells, fungi)			
hedgerow	UK BAP habitat ancient woodland	1	Edge of fishing lake	
neugeron	ancient / importa		Edge of fishing lake	
	Badgers	in neugerow		
	200.9010			
mature trees	bats		Around fishing lake	
	nesting birds		J J	
hadden og			To devolution have been a	
buildings	bats		Industrial units and	
	nesting birds (eg. sparrow, swift, swa	llow, barn owl)	housing	
invasive species	Japanese knotweed			
-	giant hogweed			
	Himalayan Balsam			
other				
(please specify)				
Wildlife sightings:				
House sparrow and pied wagtail around edge of allotments				

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Photograph 19 Halcrow Site D (Banbury Local Plan	Photograph 20 – Halcrow Site D (Banbury Local Plan
Site 6)	Site 6)
Photograph 21 – Halcrow Site D (Banbury Local Plan	Photograph 22 – Halcrow Site D (Banbury Local Plan
Site 6)	Site 6)
Photograph 23 – Halcrow Site D (Banbury Local Plan Site 6)	Photograph 24 – Halcrow Site D (Banbury Local Plan Site 6)

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HABITAT SURVEY CHECKLIST					
PROJECT Banbury		DATE	23.11.2012 & 18.12.2012		
LOCATION Halcrow Si	te E (Banbury Local Plan Site 1)	SURVEYOR	СВ		
Industrial estate with River Che Banbury Station.	BRIEF SITE DESCRIPTION (including any relevant info on access, constraints etc) Industrial estate with River Cherwell and Oxford Canal bisecting site. Main line railway on E boundary with associated				
habitat present	Potential for the following features	s / species:	Notes/comments		
Land use arable, amenity, meadow, grazed, rough grassland	reptiles GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall		Small areas of amenity in industrial estate		
water pond, ditch, canal, stream, river	GCN water vole otter white clawed crayfish fish (e.g. eels) birds -breeding / wintering (e.g. waterf aquatic inverts (UKBAP species)		Bankside vegetation (dominated by willows) to River Cherwell. Oxford Canal canalised.		
woodland conifers / broadleaf	badger dormice bats nesting birds hedgehog				
Scrub	reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (e.g. bluebells, fungi)	abitat)	Along the River Cherwell banks		
hedgerow	UK BAP habitat ancient woodland ancient / importan Badgers	t hedgerow			
mature trees	bats nesting birds		Along the River Cherwell banks		
buildings	bats nesting birds (e.g. sparrow, swift, swal	low, barn owl)	Industrial units by canal		
invasive species	Japanese knotweed giant hogweed Himalayan Balsam				
other (please specify)					
Wildlife sightings: Mallard on River Cherwell.	1		1		

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Destograph 25 Halerow Cita E (Danhury Logal Dian	Dhotograph 26 Holgrow Cito E) Banhum Logal Dian
Photograph 25 – Halcrow Site E (Banbury Local Plan	Photograph 26 – Halcrow Site E) Banbury Local Plan
Site 1)	Site 1)
Photograph 27 – Halcrow Site E (Banbury Local Plan	Photograph 28 – Halcrow Site E (Banbury Local Plan
Site 1)	Site 1)
Photograph 29 – Halcrow Site E (Banbury Local Plan	Photograph 30 – Halcrow Site E (Banbury Local Plan
Site 1)	Site 1)

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		HABITAT SURVEY CHECK	LIST	
PROJECT	Banbury		DATE	21.11.2012
LOCATION	Halcrow S 12)	Halcrow Site F (Banbury Local Plan Site 4 and Site		СВ
BRIEF SITE DE	SCRIPTION	(including any relevant info on access, co	nstraints etc)	
Two arable fields			,	
Access via farm t	racks (public	right of way) along the southern boundar	y, views across the	e site.
habitat pi	resent	Potential for the following features	s / species:	Notes/comments
Land use				
arable, amenity,	meadow,	GCN (foraging if ponds within 500m)		
grazed, rough gra	assland	Barn owl		
		Ground nesting/farmland birds		
UKBAP habita		UKBAP habitats - flower meadow / chal	k grassland	
water		GCN		
pond, ditch, cana	al, stream,	water vole		
river		otter		
		white clawed crayfish		
		fish (eg. eels) birds -breeding / wintering (eg waterfowl , kingfisher)		
		aquatic inverts (UKBAP species)	wi, Kingiishei)	
woodland		badger		Strips of woodland along
conifers / broadle	eaf	dormice		
	cui	bats		track edge on S boundary
		nesting birds		
Comula		hedgehog		
Scrub				
		reptiles (in glades & around edges of had dead wood (invertebrates)	aDilal)	
		ground flora (eg. bluebells, fungi)		
hedgerow		UK BAP habitat ancient woodland		Possible important
neugerow		ancient / importar	nt hedgerow	hedgerow On S boundary
		Badgers	le neugeron	, ,
		Dadgers		
mature trees		bats		On S boundary
		nesting birds		
buildings		bats		
banango		nesting birds (eg. sparrow, swift, swalld	ow, barn owl)	
invasive specie	nvasive species Japanese knotweed			
•		giant hogweed		
		Himalayan Balsam		
other				
(please specify)				
Wildlife sightin		· · · · · · · · · · · · · · · · · · ·		I
Red-legged partr	idges in small	flocks in several surrounding fields.		

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Photograph 32 – Halcrow Site F (Banbury Local Plan
Site 4)
Photograph 34 – Halcrow Site F (Banbury Local Plan
Site 4)
Photograph 36 – Halcrow Site F (Banbury Local Plan
Site 4)

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HABITAT SURVEY CHECKLIST				
PROJECT	Banbury		DATE	21.11.2012
LOCATION	Halcrow Sit	te G	SURVEYOR	СВ
Large arable and s trees within parkla Access was via the	emi-improve nd setting. S Salt Way tra	including any relevant info on access, col d grassland fields, woodland and hedgerd alt Way track on the N boundary. Small a tock along the northern boundary where th as viewed from the main road on the sou	ows with mature trees rea of allotments. here were views acros	
habitat pre	esent	Potential for the following features	s / species:	Notes/comments
Land use		reptiles	- •	Reptiles on allotments to
arable, amenity, grazed, rough gra		GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall	k grassland	the S
water pond, ditch, canal river	, stream,	GCN water vole otter white clawed crayfish fish (eg. eels) birds -breeding / wintering (eg waterfov aquatic inverts (UKBAP species)		Ditches are very small and usually underneath hedgerows
woodland conifers / broadlea	af	badger dormice bats nesting birds		Strips of woodland across the site and along Salt Way.
Scrub		hedgehog reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (eg. bluebells, fungi)	abitat)	Some scrub on field boundaries
hedgerow		UK BAP habitat ancient woodland ancient / importan Badgers	t hedgerow	On field boundaries
mature trees		bats nesting birds		In hedgerows and in middle of fields
buildings		bats nesting birds (eg. sparrow, swift, swall	ow, barn owl)	Farmhouse buildings
invasive species		Japanese knotweed giant hogweed Himalayan Balsam		
other (please specify)				
Wildlife sighting Red-legged partrid				

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	HABITAT	SURVEY CHECKLIST	
PROJECT B	anbury	DATE	22.11.2012
LOCATION H	alcrow Site H	SURVEYO	R CB
Arable fields, semi-imp Way track divides the Access via public right		ound Crouch Hill, rough grassia	and, woodland, hedgerows. Salt ws to the north and south of the
habitat prese	t Potential for the fo	llowing features / species:	Notes/comments
Land use arable, amenity, mea grazed, rough grassla	nd Barn owl Ground nesting/farml		Possible pond on site although no access.
water pond, ditch, canal, st river	eam, GCN water vole otter white clawed crayfish fish (eg. eels)	ering (eg waterfowl , kingfishe	Possible pond on site although no access.
woodland conifers / broadleaf	badger dormice bats nesting birds		Badger prints on Crouch Hill
Scrub	hedgehog		Scrub and young woodland on Crouch Hill
hedgerow	UK BAP habitat	ancient woodland ancient / important hedgerow Badgers	On field boundaries
mature trees	bats nesting birds		Field boundaries and within fields, some on Crouch Hill
buildings	bats nesting birds (eg. spa	arrow, swift, swallow, barn owl	Farm buildings
invasive species	Japanese knotweed giant hogweed Himalayan Balsam		
other (please specify)			
Wildlife sightings:			

windlife sightings: Some flooding of fields limited survey. Hedgerows were predominantly heavily managed. Birds seen included redwing, fieldfare, and buzzard.

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HABITAT SURVEY CHECKLIST			
PROJECT Banbury		DATE	23.11.2012
LOCATION Halcrow	Site I (Banbury Local Plan Site 3)	SURVEYOR	СВ
	N (including any relevant info on access, c	onstraints etc)	
	e grazed pasture for horses, hedgerows.		
	e via a public right of way running down th	e western boundary	of the site and through the
southern most fields within t	he site.		
habitat present	Potential for the following feature	es / species:	Notes/comments
Land use	reptiles	· •	
arable, amenity, meadow,	GCN (foraging if ponds within 500m)		
grazed, rough grassland	Barn owl		
grazea, rough grassiana	Ground nesting/farmland birds		
	UKBAP habitats - flower meadow / cha	alk grassland	
water	GCN		
pond, ditch, canal, stream,	water vole		
river	otter		
	white clawed crayfish		
	fish (eg. eels)		
	birds -breeding / wintering (eg waterf	owl , kingfisher)	
	aquatic inverts (UKBAP species)		
woodland	badger		
conifers / broadleaf	dormice		
	bats		
	nesting birds		
Scrub	hedgehog		
Scrub	reptiles (in glades & around edges of	habitat)	
	dead wood (invertebrates)	Habitat)	
	ground flora (eg. bluebells, fungi)		
hedgerow	UK BAP habitat ancient woodland	4	Anecdotal evidence of
nedgerow	ancient / importa		badger in hedgerow
	Badgers	int neugerow	budger in neugerow
	Daugers		
mature trees	bats		
	nesting birds		
buildings	bats		Farmhouse buildings
	nesting birds (eg. sparrow, swift, swa	llow, barn owl)	
invasive species	Japanese knotweed		
-	giant hogweed		
	Himalayan Balsam		
other			
(please specify)			
Wildlife sightings:			
Bullfinch,			

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Photograph 49 – Halcrow Site I (Banbury Local Plan Photograph 50 – Halcrow Site I	
Site 3) Site 3)	
Photograph 51 – Halcrow Site I (Banbury Local Plan Photograph 52 – Halcrow Site I	I (Banbury Local Plan
Site 3) Site 3)	
Destagraph F2 Helenow Cite 1 (Destury Legel Dies	
Photograph 53 – Halcrow Site I (Banbury Local Plan Photograph 54 – Halcrow Site I	I (Banbury Local Plan
Site 3) Site 3)	

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		VEY CHECKLIST		
PROJECT	Banbury	DATE	21.11.2012 & 18.12.201	
LOCATION	Halcrow Site J (Banbury Local Plan Site	5) SURVEYOR	CB	
N of site rank tuss was located on the Access via public ri	CRIPTION (including any relevant info or bocky grassland with S half arable fields. Be northern boundary. ght of way and tracks made by walkers a through gaps in hedgerows from the mai	ounded by managed hedgerov long hedgerows on the northe	-	
habitat pre	sent Potential for the followi	ng features / species:	Notes/comments	
Land use arable, amenity, grazed, rough gra	meadow, GCN (foraging if ponds with	nin 500m) irds	Reptile refugia found on site in tussocky grassland field to the N	
water pond, ditch, canal river	GCN	(eg waterfowl , kingfisher)	Pond is possible part of a flood alleviation scheme near a round-a-bout.	
woodland conifers / broadlea	f dormice bats nesting birds			
Scrub	hedgehog reptiles (in glades & around dead wood (invertebrates) ground flora (eg. bluebells,			
hedgerow		t woodland t / important hedgerow rs	Managed around arable fields, gappy in places. Thick double hedgerow to the north	
mature trees	bats nesting birds			
buildings	bats nesting birds (eg. sparrow,	, swift, swallow, barn owl)	Buildings in a caravan site	
invasive species	Japanese knotweed giant hogweed Himalayan Balsam			
other (please specify)	· · · · ·			

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Photograph 55 Halcrow Site J (Banbury Local Plan	Photograph 56 – Halcrow Site J (Banbury Local Plan
Site 5)	Site 5)
Photograph 57 – Halcrow Site J (Banbury Local Plan	Photograph 58 – Halcrow Site J (Banbury Local Plan
Site 5)	Site 5)
Photograph 59 – Halcrow Site J (Banbury Local Plan	Photograph 60 – Halcrow Site J (Banbury Local Plan
Site 5)	Site 5)

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Banbury Landscape Sensitivity and Capacity Assessment





HABITAT SURVEY CHECKLIST				
PROJECT	Banbury		DATE	18.12.2012
LOCATION		ocal Plan Site 7	SURVEYOR	CB
Centre of Banbury parish church. A p boundary.	, very urban. edestrianised	including any relevant info on access, cor Consisted of business units, commercial street runs through the centre of the site e city centre, most areas were accessible	shops, a large shopp e. Oxford Canal loca	ated on the north eastern
habitat pro	esent	Potential for the following features	/ species:	Notes/comments
Land use arable, amenity, n grazed, rough gra- urban		reptiles GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall	k grassland	Site dominated by hard standing
water pond, ditch, canal river	, stream,	GCN water vole otter white clawed crayfish fish (eg. eels) birds -breeding / wintering (eg waterfov aquatic inverts (UKBAP species)	-	Canal heavily canalised and has locks, could be used by otters
woodland conifers / broadlea	af	badger dormice bats nesting birds hedgehog		
Scrub		reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (eg. bluebells, fungi)	ibitat)	
hedgerow		UK BAP habitat ancient woodland ancient / importan Badgers	t hedgerow	
mature trees		bats nesting birds		
buildings		bats nesting birds (eg. sparrow, swift, swal	low, barn owl)	Some potential in the older buildings.
invasive species	5	Japanese knotweed giant hogweed Himalayan Balsam		
other (please specify)				
Wildlife sighting Very active urban		of member of the public walking through	on a regular basis.	

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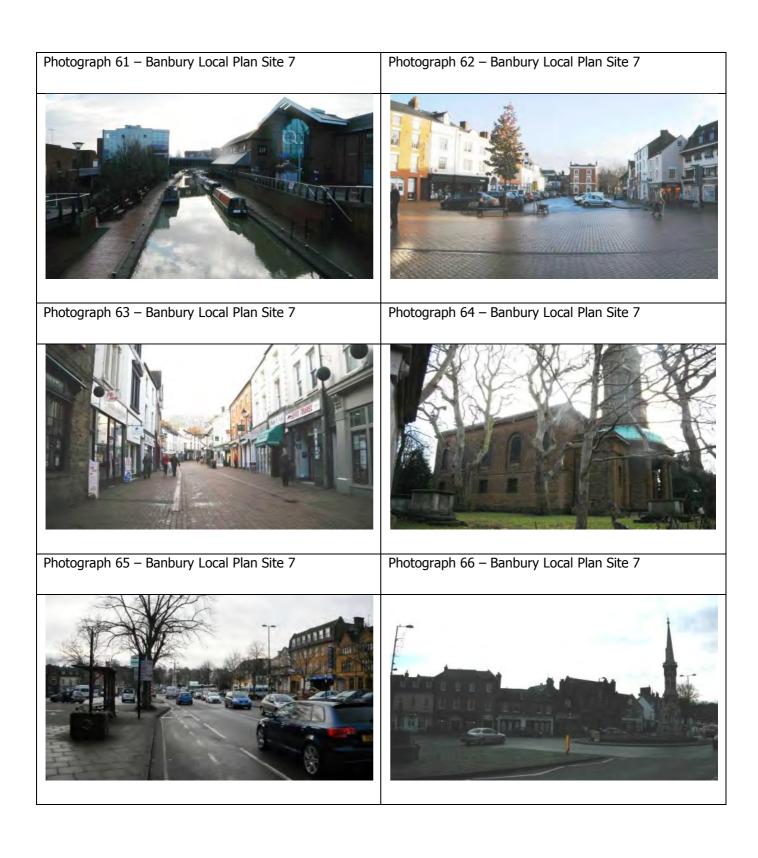
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Banbury Landscape Sensitivity and Capacity Assessment

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HABITAT SURVEY CHECKLIST						
PROJECT	Banbury		DATE	18.12.2012		
LOCATION	Banbury Lo	ocal Plan Site 8	SURVEYOR	CB		
Centre of Banbury park. Small patch	BRIEF SITE DESCRIPTION (including any relevant info on access, constraints etc) Centre of Banbury, very urban. Consists of business units and associated car parking, including a large multi-storey car park. Small patch of ornamental planting next to the car park. Due to this site being part of the city centre, most areas were accessible via public paths and roads.					
habitat pre	esent	Potential for the following features	s / species:	Notes/comments		
Land use arable, amenity, m grazed, rough gras urban		reptiles GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall	< grassland	Site dominated by hard standing		
water pond, ditch, canal, river	, stream,	GCN water vole otter white clawed crayfish fish (eg. eels) birds -breeding / wintering (eg waterfov aquatic inverts (UKBAP species)	vl , kingfisher)			
woodland conifers / broadlea	af	badger dormice bats nesting birds				
Scrub		hedgehog reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (eg. bluebells, fungi)	abitat)	Potential for breeding birds in ornamental planting.		
hedgerow		UK BAP habitat ancient woodland ancient / important Badgers	t hedgerow			
mature trees		bats nesting birds				
buildings		bats nesting birds (eg. sparrow, swift, swall	ow, barn owl)	Potential in some of the older buildings		
invasive species		Japanese knotweed giant hogweed Himalayan Balsam				
other (please specify)						
Wildlife sighting Very active urban		of member of the public walking through	on a regular basis.	·		

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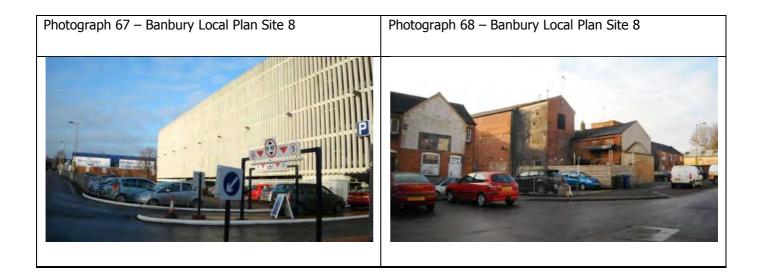
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HABITAT SURVEY CHECKLIST				
PROJECT Banbury		DATE	18.12.2012	
1	Local Plan Site 9	SURVEYOR	CB	
Centre of Banbury, very urba boundary was Oxford Canal a were present around the edg	I (including any relevant info on access, cor n. Consisted of carparks, office buildings, sp and the north eastern boundary the River Ch es of the car parks. through the business park and there were were	ports centre and an nerwell. Small patc	hes of ornamental planting	
habitat present	Potential for the following features	/ species:	Notes/comments	
Land use arable, amenity, meadow, grazed, rough grassland, urban	reptiles GCN (foraging if ponds within 500m) Barn owl Ground nesting/farmland birds UKBAP habitats - flower meadow / chall	grassland	Site dominated by hard standing	
water pond, ditch, canal, stream, river	GCN water vole otter white clawed crayfish fish (eg. eels) birds -breeding / wintering (eg waterfov aquatic inverts (UKBAP species)	vl , kingfisher)	Potential along the River Cherwell. Canal locks and bridges run through this section of the Canal	
woodland conifers / broadleaf	badger dormice bats nesting birds			
Scrub	 hedgehog reptiles (in glades & around edges of ha dead wood (invertebrates) ground flora (eg. bluebells, fungi) 	bitat)	Potential for breeding birds in ornamental planting.	
hedgerow	UK BAP habitat ancient woodland ancient / important Badgers	hedgerow		
mature trees	bats nesting birds			
buildings	bats nesting birds (eg. sparrow, swift, swallo	w, barn owl)		
invasive species	Japanese knotweed giant hogweed Himalayan Balsam			
other (please specify)				
Wildlife sightings: Very active urban site with lo	ts of member of the public walking through	on a regular basis	5.	

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Cherwell District Council A075481-2

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Photograph 69 – Banbury Local Plan Site 9	Photograph 70 – Banbury Local Plan Site 9
Photograph 71 – Banbury Local Plan Site 9	Photograph 72 – Banbury Local Plan Site 9
Photograph 73 – Banbury Local Plan Site 9	Photograph 74 – Banbury Local Plan Site 9

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Banbury Landscape Sensitivity and Capacity Assessment

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Appendix D – Heritage Assessment & Survey Sheets

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D1.0 Archaeology and Heritage Assessment

D1.1Introduction

- D1.1.1 This chapter presents the approach and findings of the assessment on archaeological and cultural heritage features and resources. The assessment considers the context of the study and the Banbury area in general terms, before undertaking specific assessments of the ten sites under consideration.
- D1.1.2 The assessment details the methodology followed, and provides a review of the baseline cultural heritage features and resources of the proposed site and study areas, together with an assessment of their sensitivity. The chapter then presents the results of the assessment of the potential capacity of the site to accept different development types. Where appropriate, enhancement measures and further works required are presented and discussed.
- D1.1.3 Within the context of this chapter cultural heritage should be taken to mean the above and below ground archaeological resource, built heritage and historic landscape. The nature of the landscape and capacity study means however that greater emphasis is placed on features which contribute to the landscape sensitivity and capacity. Where appropriate other features e.g. buried archaeological remains, which do not have a landscape component but have an effect on the conclusions that may otherwise be drawn are discussed within the text.
- D1.1.4 The 'development site' referred to in this assessment includes all the area shown within the red line boundary for each site under consideration.

D1.2Legislation and Policy Context

Ancient Monuments and Archaeological Areas Act, 1979

D1.2.1 Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.



D1.2.2 The assessment of sensitivity and capacity takes account of the presence of Scheduled Monuments within, or immediately adjacent to the site, where there are upstanding remains which contribute to the historic landscape or as indicators of significant archaeological remains. Although the Act does not allow for the protection of the setting of Scheduled Monuments this is addressed within the National Planning Policy Framework and as a result the setting of Scheduled Monuments will also be considered.

Planning (Listed Buildings and Conservation Areas) Act, 1990

- D1.2.3 The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- D1.2.4 The assessment of sensitivity and capacity takes account of Listed Buildings and Conservation Areas as significant assets which contribute to the historic character of an area. In addition the assets and potential development types will be considered with regard to the requirements of the Act to preserve the settings of Listed Buildings and enhancing the character and appearance of Conservation Areas.

Hedgerow Regulations Statutory Instrument No. 1160, 1990

- D1.2.5 These regulations protect hedgerows on ecological and historical grounds from removal without prior permission and consideration of the planning authority. The regulations apply to a hedgerow which measures over 20m in length, has existed for at least 30 years and satisfies at least one of several historical criteria.
- D1.2.6 The assessment of sensitivity and capacity will consider the contribution made by hedgerows to the historic character of the areas. The assessment will not specifically consider whether the hedgerows are "Important" under the Regulations as sufficient documentary research is not being completed for this project, unless this becomes apparent from examination of mapping, consultation responses or site visits.



National Planning Policy Framework, 2012

- D1.2.7 The National Planning Policy Framework (NPPF) provides the overarching and guiding principles for plan making and decision making within England. One of the twelve core planning principles is that planning should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" (para 17).
- D1.2.8 With regard to plan making the NPPF states that "Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment In developing this strategy, local planning policies should take into account....the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw in the contribution made by the historic environment to the character of place" (para 126). It also states that: "Where appropriate, landscape character, and for areas where there are major expansion options assessments of landscape sensitivity" (para 170).
- D1.2.9 The landscape sensitivity and capacity assessment will have due regard to the NPPF when identifying sensitivity and capacity. The development of the Local Plan, of which this study forms part of the evidence base must take account of the NPPF (para 212) and be consistent with national policy (para 182). The study will also take account of the policies relevant to the historic environment and decision making (paras 131-140) as these will be material to the determination of applications on the sites in the future.

Cherwell Local Plan, Adopted 1996

D1.2.10 The Cherwell Local Plan adopted in 1996 has a number of policies which were saved in 2007 under the provisions of the Planning and Compulsory Purchase Act, 2004. These policies form part of the current development plan but are due to the replaced by the proposed Local Plan 2012 and therefore will be given limited weight in the assessments. The policies are:



C10 Development which would have a detrimental effect upon the character and appearance of historic landscapes, parks and gardens and battlefields and their settings will normally be resisted.

C23 There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a Conservation Area.

C25 In considering proposals for development which would affect the site or setting of a Scheduled Ancient Monument, other nationally important archaeological sites and monuments of special local importance, the council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate.

C27 Development proposals in villages will be expected to respect their historic settlement pattern.

C33 The council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a Listed Building or in preserving a view or feature of recognised amenity or historical value.

C34 Buildings whose height or appearance would spoil views of St Mary's Church, Banbury, will not normally be permitted.

D1.2.11 In addition there are a number of other policies relevant to heritage, but not this study, including C11 Rousham Park, C18 Listed Building Consent, and C21 Reuse of Listed Buildings.

The Non-Statutory Cherwell Local Plan, 2011

D1.2.12 The Non-Statutory Cherwell Local Plan, 2011 was adopted as interim planning policy in December 2004 when it was decided to suspend further progression of the document due to the changes implemented as a result of the Planning and Compulsory Purchase Act, 2004. These policies form part of the current development plan but are due to be replaced by the proposed Local Plan 2012 and therefore will be given limited weight in the assessments.

D1.2.13 The plan contains a number of policies relevant to heritage and this study.



EN34 The Council will seek to conserve and enhance the character and appearance of the landscape the through control of development. Proposals will not be permitted if they would:

- (i) cause undue visual intrusion into the countryside;
- (ii) cause undue harm to important natural landscape features and topography;
- (iii) be inconsistent with local character;

(iv) harm the setting of settlements, buildings, structures or other landmark features;

(v) harm the historic value of the landscape.

EN35 The Council will seek to retain woodlands, trees, hedges, ponds, wall and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would results in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.

EN39 Development should preserve Listed Buildings, their features and settings, and preserve or enhance the character or appearance of designated Conservation Areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

EN40 In a Conservation Area or an area that makes an important contribution to its setting planning control will be exercised to ensure, inter alia, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, wall, trees or other features which make a positive contribution to the character or appearance of a conservation Area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.

EN44 Special care will be taken to ensure that development that is situated within the setting of a Listed Building respects the architectural and historic character of the building and its setting.



EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public, In particular it will:

(i) Seek to ensure that Scheduled Ancient Monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;

(ii) Ensure that development which could adversely affects sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;

(iii) Not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in situ or a suitable strategy has been put forward to mitigate the impact of development proposals;

(iv) Ensure that where physical preservation in situ is neither practical nor desirable and sites are not Scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

EN48 Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

D1.2.14 In addition there are a number of other policies relevant to heritage, but not this study including EN42 Change of Use of Listed Buildings and EN43 Demolition of Listed Buildings.

The Proposed Submission Cherwell Local Plan, 2012

D1.2.15 The Proposed Submission Cherwell Local Plan, 2012 is the emerging replacement plan for the local area. It has been subject to public consultation and is in a period of review prior to submission to the Secretary of State and public examination by a Planning Inspector.



D1.2.16 The following policies are relevant to heritage and this study. As the emerging policies for which the development sites under consideration will be beholden to in the future they have been given greater weight in the assessment than the existing local plan policies which will be superseded.

Policy ESD 13: Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Impact on areas judged to have a high level of tranquillity
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape.

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS).

Policy ESD 16: The Character of the Built Environment

New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design will be essential.



New development should:

- Respect local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting
- Preserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including features, archaeology, areas and their settings, and ensure new development is sensitively sited and integrated. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings and areas into appropriate use will be encouraged
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings

.....

The Council will provide more detailed design policies in the Development Management DPD. The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. CLG Circular 01/06(vii) sets out the matters to be covered and further guidance can be found on the Council's website.

For major sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites.



D1.3Assessment Methodology

- D1.3.1 No standard method of assessment is provided for the assessment of cultural sensitivity in the context of landscape capacity studies. A set of assessment criteria have therefore been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement), Design Manual for Roads and Bridges (DMRB), Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective).
- D1.3.2 Professional judgement is used in conjunction with these criteria to undertake the assessment of sensitivity. For some sites there may be a number of sensitivities that could be attributed due to varying conditions within the site. In these cases the significance of contributory factors will be balanced to achieve an overall decision; however this may be qualified to identify specific deviations from sensitivity rating. The criteria for assessing sensitivity are outlined below.

Sensitivity	Examples
High	Registered Battlefields, Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes with exceptional coherence, integrity, time-depth, or other critical factor(s). World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Assets identified as High Potential Areas by the Historic Environment Record. Grade I Listed Buildings and built heritage of exceptional quality.
High-Medium	Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives. Assets identified as High Potential Areas by the Historic Environment Record. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.
Medium	Designated or undesignated special historic landscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes. Designated or undesignated assets of regional quality and importance that contribute

Table D1.1: Criteria for Assessing Sensitivity of Cultural Factors



Sensitivity	Examples
	to regional research objectives. Assets identified as Medium Potential Areas by the Historic Environment Record.
	Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association.
Medium-Low	Historic landscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
	Undesignated assets of local importance. Assets identified as Low Potential Areas by the Historic Environment Record. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.
Low	Historic (unlisted) buildings of modest quality in their fabric or historical association. Landscapes that are badly fragmented and the contextual associations are severely
	compromised or have little or no historical interest.
	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note.

D1.4Sources Consulted and Site Assessment

D1.4.1 The following data sources have been consulted during the course of this assessment:

- English Heritage designated data sets (GIS and database for World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields);
- Cherwell District Council GIS data sets for heritage (Conservation Areas, National Monuments Record, Oxfordshire Historic Environment Record Archaeological Constraint Priority Areas, Historic Mapping);
- Banbury Conservation Area Appraisal (Cherwell District Council, 2004);
- Cherwell Landscape Sensitivity and Capacity Study (Halcrow Group, Sept 2010);
- Salt Way, Banbury. Heritage Assessment Report (Oxford Archaeology, 2012. Appendix 2 to LDA, 2012 Environmental Assessment Report); and
- Solent Thames Regional Research Framework (various 2009/10).



- D1.4.2 The Oxfordshire Historic Environment Record Archaeological Constraint Priority Areas are a representative sample from the Historic Environment Record that identify the most significant sites and areas where proposed development will trigger requests for archaeological assessment and evaluation. The following category definitions were provided by Cherwell District Council taken from the guidance provided by Oxfordshire County Council:
 - In High potential areas OCC would wish to be consulted on all applications which involve ground disturbance (so nothing first floor, change of use etc);
 - In Medium areas OCC would only wish to be consulted on applications greater than one house; and
 - In Low areas OCC would only wish to be consulted on applications over 10 houses.
- D1.4.3 Site assessment visits were undertaken on 21st-23rd November and 12th December 2012. The weather was very wet and overcast on 21st November, overcast but dry on 22nd November and bright and dry on 23rd November. It was bright, but very cold and frosty on 12th December. Each site was visited and where appropriate a walkover survey was undertaken. A written and photographic record was kept and the field survey sheets can be seen in Section D16.
- D1.4.4 A study area of 500m buffer of the site boundary has been considered within each assessment to place the Sites within their immediate local context.

D1.5Limitations

- D1.5.1 The heritage assessment undertaken for this project is not a comprehensive archaeological and heritage assessment. The following have not been consulted during the course of the project due to time constraints and because it was believed they would add little additional value to the sensitivity and capacity study: aerial photography or National Mapping Programme data, County archives and pre-Ordnance Survey mapping, County journals and academic articles. The archaeological events of Sites 1, E, 7, 8 and 9 are not discussed in detail.
- D1.5.2 The Archaeological Priority Areas do not include every heritage asset recorded on the Historic Environment Record. Consultation with the Historic Environment Record Officer (Susan Lisk, by



telephone October 2012) confirmed that these priority areas would be the most appropriate level of data to use for this capacity study, rather than the full Historic Environment Record data.

- D1.5.3 There is no completed Historic Landscape Characterisation (HLC) for the county and a full HLC assessment was beyond the scope of this commission. The historic landscape character has been assessed based on the information available and the site visits.
- D1.5.4 Where possible consideration has been given to Important Hedgerows as defined by the Hedgerow Regulations (1990), including consideration of Ordnance Survey maps, consultation responses and the Oxford Archaeology Heritage Assessment for Salt Way (2012). A full review of archival and Historic Environment Record sources has not however been undertaken. It is therefore possible that further hedgerows will be defined as "Important" with additional research.
- D1.5.5 Consideration has been given to historic mapping, however a full historic map regression exercise is beyond the scope of this assessment. The first edition 6" to 1 mile Ordnance Survey mapping (1885-1892) has been examined for each of the Sites with the exception of Sites E, 1, 7, 8 & 9 where the larger 25" to 1 mile mapping of 1900-1905 was examined in the town centre area to obtain better resolution.

D1.6Baseline Context

- D1.6.1 Palaeolithic: The Palaeolithic is characterised by a hunter-gatherer lifestyle with the use of stone tools. Britain was attached to Europe via a land bridge and the landscape was covered in ice for significant periods. During the Lower/Middle Palaeolithic, the evidence suggests that early human activity was concentrated in the river valleys with finds of handaxes from the Caversham Ancient Channel in Oxfordshire (Wenban-Smith with Bridgland and Cramp, 2010).
- D1.6.2 The Upper Palaeolithic in Oxfordshire is represented by the site of Mingies Ditch. The evidence suggests seasonal open-air settlements with the exploitation of local flints. Gatehampton Farm, Goring in Oxfordshire is another site of importance and has been interpreted as a kill/butchery site and is located close to sources of high quality flint (He,y 2010).
- D1.6.3 Mesolithic: At the start of the Mesolithic, a more temperate climate emerged encouraging the growth of woodland and thus attracting woodland creatures, such as elk, roe deer, pig and beaver.



These new resources required an adaption in hunting methods and equipment, such as specialist wood-working tools and tool kits suited to hunting small game in enclosed areas (Hey, 2010).

- D1.6.4 Whilst relatively little evidence has been recovered dating to the Mesolithic period in Oxfordshire, two sites of importance have been excavated: New Plantation, Fyfield and Tubney and Windmill Hill, Nettlebed. Finds of a variety of microlithic stone tools demonstrate the different functions, such as cutting, plant and animal processing and food preparation, processing skins and hides and stone tool production. This indicates that these sites represent base camps where numerous activities took place (Hey, 2010).
- D1.6.5 Neolithic: Whilst this period is known for the introduction of agriculture and a more sedentary lifestyle, the evidence suggests that hunting and gathering still continued alongside the new practises. Monumental structures were built during this period, such as long barrows and causewayed enclosures. Pottery was also introduced during the Neolithic (Bradley, 2010).
- D1.6.6 Bronze Age: The landscape changed during the Bronze Age with the expansion of fixed settlements, the introduction of round barrows and the division of land for more effective farming. Evidence suggests that emmer wheat was the main crop grown during the Bronze Age, although by the late Bronze Age, spelt wheat became more popular. Beaker pottery was introduced during this period indicating strong connections with Europe (Bradley, 2010; Lambrick, 2010).
- D1.6.7 Iron Age: The Iron Age is typified by the introduction of new types of settlements, such as banjo enclosures and hillforts. In conjunction with these new settlements is land division. This was largely carried out for agricultural purposes, such as stock management and crop production, and tended to be rectilinear in shape. Some of these land divisions may also have functioned as territorial boundaries. Botanical evidence suggests that there was a change from the Bronze Age with a preference for spelt wheat production instead of emmer. This may have been due to a higher yield production (Lambrick, 2010).
- D1.6.8 Roman: The *Atrebates*, the *Dobunni* and the *Catuvellauni* tribes inhabited Oxfordshire during the Romano-British period. In the earlier Romano-British period there was little distinction in the material culture current immediately before the Roman invasion and afterwards with both Roman imports and native artefacts found throughout. Pottery and decorative metalwork, in particular, follow this pattern. This period (from the 1st century BC to the late 1st/early 2nd centuries AD) also



witnesses changes in settlement patterns with the emergence of new settlements, such as villas, and the abandonment of the hillforts and the banjo enclosures typical of the Iron Age. There was also an increase in imported goods from the Mediterranean as Britain became fully integrated into the Empire (Fulford, 2010).

- D1.6.9 Early Medieval: Place-name evidence suggests that Banbury is an early Saxon name meaning 'defended enclosure' ('burh') of 'Ban(n)a'. Banbury was occupied during the Saxon period and became the centre of an estate held by the Bishops of Dorchester, followed by the Bishops of Lincoln after 1072. Whilst the town is mentioned in the Domesday Book, it was not considered to be a place of significant wealth at this time. The centre of the town would have lain to the west of the present-day centre (Cherwell District Council, 2004).
- D1.6.10 Medieval: During the early twelfth century, Banbury Castle was constructed by Bishop Alexander de Blois, which provided a stimulus for urban development. Around the same time, it is likely that a borough was established including a market place and plots. By the thirteenth century, records show that Banbury had begun to prosper and was particularly renowned for its ale and cloth production. By the end of the twelfth century and early thirteenth century, the town extended to the south and south-west sides of the market place. The suburb of Newland was established by the mid-thirteenth century, along with the five bars or gateways: North Bar, South Bar, East Bar, West Bar and Bridge Bar. These bars were constructed for the collection of tolls, rather than for defensive purposes. Banbury also had three crosses built during the medieval period: White Cross, High Cross and Bread Cross, all of which were destroyed during the seventeenth century. (Cherwell District Council, 2004).
- D1.6.11 The population of Banbury during the thirteenth century has been estimated at 1,300 based on documentary records. In the early fourteenth century, a cattle market was set up and a separate sheep market was established in the fifteenth century. However, from the late thirteenth to the fifteenth century, the town does not appear to have grown, which may have been largely due to the plague.
- D1.6.12 By the fifteenth century, the town recovered and began to thrive again as a market town. In the mid-sixteenth century records indicate a population of 1,400. The Bishop of Lincoln's power came to an end at this time, transferring it to the Crown. In 1554, Queen Mary granted a charter and the town was run by common council (Cherwell District Council, 2004).



- D1.6.13 Post-medieval: From the sixteenth century to the mid-nineteenth century, a number of small-scale industries were carried out in Banbury, such as shoemaking, weaving wool cloth and printing. The town also became the central collection point for the wool trade of the south Midlands (Cherwell District Council, 2004).
- D1.6.14A number of events during the seventeenth century caused major changes to Banbury including the Civil War and three major fires in 1628, 1643 and 1644 resulting in the loss of over a third of the town's dwellings. Enhanced fortification of the castle and siege during the Civil War also led to the demolition of further buildings. By the end of the seventeenth century, peace brought increased prosperity to Banbury, particularly in the cloth industry and inns. Areas that had been destroyed were re-built, such as at Horsefair, North Bar Street and South Bar.
- D1.6.15 The main roads were turnpiked from 1743 onwards and the Oxford Canal was constructed in 1778, which brought major expansion in trade and industry. From the eighteenth to the mid-nineteenth century, plush-weaving flourished, which led to the construction of some purpose-built cottages and mills, although the majority of this work was carried out in outbuildings or burgage plots within the town. The 1801 census reveals a population of 2,755 and by 1821, this number had grown to 5,673. Many of the inhabitants were self-employed artisans and tradesmen.
- D1.6.16 Other major industries in the nineteenth century expanded, such as breweries, building, shoemaking and coal merchants. The Vulcan Foundry at Neithrop was a major employer at this time producing agricultural implements (Cherwell District Council, 2004). A decline is noted during the agricultural depression between the 1870s and 1920s as Banbury was still a rural market town dependent on its agricultural hinterland.
- D1.6.17 Modern: During the twentieth century, the town began to prosper again after World War I with the influx of large-scale industries unrelated to agriculture, such as the Spencer Corset Company and an aluminium factory (Cherwell District Council, 2004).

D1.7References

- D1.7.1 Bradley, R. (2010) Solent Thames Research Framework Resource Assessment: The Neolithic and Early Bronze Age.
- D1.7.2 Cherwell District Council (1996) Cherwell Local Plan, Adopted 1996.



- D1.7.3 Cherwell District Council (2004) Banbury Conservation Area Appraisal.
- D1.7.4 Cherwell District Council (2011) The Non-Statutory Cherwell Local Plan, 2011.
- D1.7.5 Cherwell District Council (2012) The Draft Cherwell Local Plan, 2012.
- D1.7.6 DCLG (2012) National Planning Policy Framework.
- D1.7.7 Fulford, M. (2010) Solent Thames Research Framework Resource Assessment: The Roman Period.
- D1.7.8 Halcrow Group (Sept 2010) Cherwell Landscape Sensitivity and Capacity Study.
- D1.7.9 HMSO (1979) Ancient Monuments and Archaeological Areas Act.
- D1.7.10 HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.
- D1.7.11 HMSO (1990) Hedgerow Regulations Statutory Instrument No. 1160.
- D1.7.12 Hey, G. (2010) Solent Thames Research Framework Resource Assessment: Late Upper Palaeolithic and Mesolithic Periods.
- D1.7.13 Lambrick, G. (2010) Solent Thames Research Resource Framework: The Later Bronze Age and Iron Age Period.
- D1.7.14LDA (2012) Environmental Assessment Report [Salt Way].
- D1.7.15 Oxford Archaeology (2012) Salt Way, Banbury. Heritage Assessment Report. Appendix 2 to LDA, 2012 Environmental Assessment Report.
- D1.7.16 Various (2009/10) Solent Thames Regional Research Framework. http://thehumanjourney.net/index.php?option=com_content&task=view&id=552
- D1.7.17 Wenban-Smith, F. with D. Bridgland and K. Cramp (2010) Solent Thames Research Framework Resource Assessment: The Lower/Middle Palaeolithic Period



D2.0 Site A

D2.1Designated Features

- D2.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the boundary of Site A. The Conservation Area of Hanwell just encroaches into the northern boundary of the site.
- D2.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields. There are eleven Listed Buildings within the study area as identified in Table D2.1 below and shown on Figure D1.

Table D2.1: Designated Heritage Assets Within the Site A Study Area

Identifier	Grid Reference	Description	Туре	Grade
1216364	SP 43570 43576	Church of St Peter. Built in the 13th century and substantially rebuilt in the 14th century.	Listed Building	Ι
1216365	SP 43563 43554	Chest Tomb Dated 1676 To Mrs Elizabeth Hidd Approximately 15 Metres South West Of Porch, Church Of St Peter.	Listed Building	II
1216366	SP 43587 43563	Group of 5 Chest Tombs, Dated L C18th - E C19th Century Between 10 to 18 Metres South of Chancel, Church of St Peter.	Listed Building	II
1216367	SP 43527 43832	Spring Farmhouse. Mid to late Cl7th with later additions and alterations in C18th and C20th.	Listed Building	II
1216368	SP 43479 43695	6 Main Street. 2 cottages now 1 house. Date stone 1749. Probably C17th origins.	Listed Building	II
1216369	SP 43570 43624	Left Gatepier Approximately 50 Metres West of Hanwell Castle. C17th ironstone gatepier.	Listed Building	II
1216370	SP 43571 43619	Right Gatepier Approximately 50 Metres West of Hanwell Castle. C17th ironstone gatepier.	Listed Building	II
1216371	SP 41704 43954	Headstone to Ursula Goodwin Dated 1640, Approximately 4 Metres South East of Chancel, Church of St Ethelreda.	Listed Building	II
1216372	SP 41700 43937	Chest Tomb Dated 1812 Approximately 20 Metres South of Chancel, Church of St Ethelreda.	Listed Building	II
1216373	SP 41684 43947	Eighteenth Century Chest Tomb Approximately 7 Metres South of Porch, Church of St Ethelreda.	Listed Building	II
1216374	SP 41698 43852	Gatepiers and Gate Approximately 10 Metres East of Manor House. Early C18th.	Listed Building	II
1392653	SP 45584 42757	Office Building, Gates and War Memorial of the Former Northern Aluminium Co Ltd.	Listed Building	II



- D2.1.3 The majority of the Listed Buildings are located in Hanwell village to the north. They include the Grade I Listed church, associated Grade II monuments and farmhouses. The setting of the buildings is focussed on the village, however they also have an outward setting to the south of the site across the fields and as part of the rural location. The Hanwell Conservation Area encompasses these buildings and the grounds of the castle.
- D2.1.4 The three buildings associated with the aluminium works are now isolated as the remainder of the site has been demolished. The site has planning consent for new employment development. The site includes the factory war memorial, which is likely to have local significance, at least for those with family members commemorated on it.
- D2.1.5 The hedgerow within the south-east of the site which follows the parish boundary will be an Important Hedgerow under the Hedgerow Regulations as it follows a parish or township boundary. The hedgerow is marked on Figure D1.

D2.2Non-Designated Features

D2.2.1 There are eleven recorded, non-designated heritage assets within the study area, of which one is within the development site. There is some duplication within these records and the designated heritage sites, such as Hanwell Castle. There are also eight archaeological events within the study area. The non-designated heritage assets can be seen in Table D2.2 below.

Identifier	Grid Reference	Description	Туре	Grade
337271	SP 43540 43810	Stocks (site of)	National Monuments Record	N/A
337276	SP 43750 43800	Medieval village shrinkage, Saxon & Romano British pottery	National Monuments Record	N/A
337268	SP 43550 43540	Ro coin found 1863 AD	National Monuments Record	N/A
337253	SP 43630 43600	Hanwell Castle. Castellated manor house begun c.1498. Most of the building was demolished in the C18th and the remains used as a farmhouse. The south west tower and south wing survive from 1498. Five ornamental fishponds (probably	National Monuments Record	N/A

Identifier	Grid Reference	Description	Туре	Grade
		C18th) are nearby.		
22724.0	00 45006 40005		National	
337219	SP 45906 42995	Hardwick. Deserted medieval village	Monuments Record	N/A
974918		Port Way. Roman road extending from Hanwell to Oxford.	National Monuments	N/A
974910	SP 51328 34101		Record	
337274	SP 43147 42059	Wroxton and Banbury Mineral railway. Dismantled	National Monuments	N/A
557274	SP 43147 42059	railway opened in 1880 and closed in 1980.	Record	
DOX16656	SP 434 442	Possible Roman Foundation Walls and Undated	Oxfordshire Archaeological	High
DOVI0020	SP 434 442	Pottery	Priority Area	
DOX16658	SP 428 437	Roman Villa Town Grounds	Oxfordshire	High
DOX10036			Archaeological Priority Area	
DOX16664	SP 436 436	Hanwell Historic Core. Medieval Shrunken Village, Medieval/Post Medieval Fish Ponds	Oxfordshire Archaeological	Medium
DOX10004			Priority Area	Mediuili
DOX16666	SP 456 430	Wardwick Deserted Medieval Village and Post- Medieval Rectangular Enclosure	Oxfordshire Archaeological	High
DOX10000			Priority Area	High
		Watching brief undertaken on two areas of development at Hanwell Fields. Only medieval	Archaeological	
100483	SP 43700 42500	agricultural furrow bases and drainage channels	Event	N/A
		were encountered	Archaeological	
632498	SP 43750 43800	Hanwell Shrunken Village	Event	N/A
653656	SP 43700 43800	Medieval ditch recorded at Hanwell.	Archaeological Event	N/A
1395518	SP 45200 42500	Hanwell Fields Evaluation	Archaeological	N/A
1200412	CD 45200 42500	Hanwell Fields Evaluation	Event Archaeological	NI/A
1398413	SP 45200 42500	Hanwell Fields Evaluation	Event	N/A
1087198	SP 43580 43860	Spring Farm, Main Street. Medieval castle	Archaeological Event	N/A
1359706	SP 43700 42500	Twenty-nine trenches excavated in advance of proposed residential development, recording	Archaeological	
		undated (?prehistoric) features sealed beneath	Event	N/A
		ridge and furrow cultivation.		

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Identifier	Grid Reference	Description	Туре	Grade
1395390	SP 44900 42400	Four trenches excavated on the site of a new Primary School at Hanwell Fields. No archaeological features/deposits were revealed.	Archaeological Event	N/A

- D2.2.2 The only recorded heritage site within the study area is the Port Way (974918). This is a Roman road which runs from through Hanwell and Banbury. The line of the road is projected to follow the footpaths and track through the western half of the site.
- D2.2.3 There are two significant Roman sites recorded on the north western edges of the Roman study area (DOX16658 and DOX16656). These areas both contain recorded remains of Roman walls and pottery. The walls are indicative of substantial buildings and the site to the west (DOX16658) has been given an indicative interpretation of a Roman villa. A coin found within the village of Hanwell may be associated with these sites (337268).
- D2.2.4 Other archaeological sites within the study area include the village of Hanwell which has shrunk compared to its medieval form. The site of the village stocks (337271) is included on the Historic Environment Record. Hardwick Deserted Medieval Settlement (DOX16666 and 337219) is located in the far east of the study area and the medieval village of Drayton with associated mill and fishponds to the north of the village lie just outside of the south-west of the study area.
- D2.2.5 The archaeological events within the study area have identified medieval features within Hanwell and to the south of the site within Hanwell Fields a number of undated ditches were recorded which may be of prehistoric date.
- D2.2.6 The historic mapping indicates that there is a greater sub-division of fields across the site in the late 19th century. These fields have been amalgamated at a later date to reflect changing arable cultivation practices. The land to the south of the site was still in agricultural use.
- D2.2.7 The village of Hanwell is present to the north of the site and the track along the western boundary of site A was noted as Gullicott Lane. Two fields to the south of the village (which would encompass the area up to the woodland in the centre of the site) were depicted as parkland and therefore closely associated with the village.



D2.3Assessment of Heritage Sensitivity

- D2.3.1 A photographic record of the site can be seen on Figure D1, Appendix E. The setting of the Conservation Area and Listed Buildings in Hanwell extends into the site, at least to the crest of the hill and including the woodland in the centre of the site. The historic character of the southern and eastern portions of the site are less clearly associated with Hanwell village, however it does form part of a continuous agricultural landscape from the north which runs through the site and out to the west.
- D2.3.2 This landscape of mixed arable and pasture fields with hedgerow boundaries forms a clear break between the town and village. The field pattern has strong hedgerow boundaries, including a Hedgerow considered Important under the Regulations, and the continuation of the village as a settlement separate from Banbury contributes to the historic landscape character of the study area. If development were to occur within the northern lee of the hill, or adjacent to the village and Conservation Area this would be likely to have an adverse effect on the setting of the designated heritage assets.
- D2.3.3 The survival of any archaeological remains associated the Roman road which runs through the site is currently unknown, however the arable use of the land that includes this monument may have truncated remains. Effects on the road are unlikely to be significant due to the relative extent of disturbance in relation to its overall length. However the line of the road continues in extant footpaths and tracks indicating significant continuity of use from the Roman period onwards. There is a potential for previously unrecorded archaeological remains within the development site, particularly associated both with the road and with sites to the north from the Roman period and Hanwell village from the medieval period.
- D2.3.4 The overall cultural sensitivity of Site A is assessed as Medium.

D2.4Enhancement Opportunities

D2.4.1 There is potential for enhancement of the informal recreation areas through the site. This may include management of the land to reflect native species and past land use. Hedgerows can be managed and planted with suitable species mixes as is apparent on the northern boundary of the site adjacent to Hanwell.



D2.4.2 There is also a potential for public engagement and education with regard to the site and historic surroundings through physical or virtual interpretation. This may also include connection to the village at Hanwell and enhancement of interpretation there.

D3.0 Site B

D3.1Designated Features

- D3.1.1 There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site B. There is one Listed Building within the boundary of Site B, Hardwick House.
- D3.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Registered Battlefields. There is one further Listed Building within the study area as identified in Table D3.1 below and shown on Figure D2.

Table D3.1: Designated Heritage Assets Within the Site B Study Area

Identifier	Grid Reference	Description	Туре	Grade
1200559	SP 45899 42956	Hardwick House. Farmhouse, probably built in the 16th century with 20th century alterations and extensions.	Listed Building	II*
1392653	SP 45584 42757	Office building, gates and war memorial of the former Northern Aluminium Co Ltd. Office block built in two parts in 1936 and 1937 to a design by Gilbert Gardner of Oxford. It is built of red brick faced in part with stone, with aluminium panels, windows and rainwater goods. Gates were constructed in 1931 by Wallis Gilbert and Partners, aluminium. WWII war memorial.	Listed Building	II

- D3.1.3 Hardwick House remains a residential property, however it sits immediately adjacent to Hardwick Business Park and its former setting has therefore already been compromised, although the development is sympathetic to the architectural style of the farmhouse.
- D3.1.4 The three buildings associated with the aluminium works are now isolated as the remainder of the site has been demolished. The site has planning consent for new employment development.



D3.2Non-Designated Features

D3.2.1 There are thirteen recorded, non-designated heritage assets within the study area, of which four are within the development site, although there is some duplication within these records (two are for Hardwick House discussed above). There are also eight archaeological events recorded within the study area, of which six are located within the site. The non-designated heritage assets can be seen in Table D3.2 below and are shown on Figure D2.

Table D3.2 Non-Designated Heritage Assets Within the Site B Study Area

Identifier	Grid Reference	Description	Туре	Gra de
1411468	SP 458 427	War Production Factory. The monument includes an office building dating to the 1930s, gates and a World War II memorial. It functioned as an aluminium factory.	National Monuments Record	N/A
1013338	SP 460 420	Hardwick House. Farmhouse, probably built in the 16th century with 20th century alterations and extensions. Constructed of random coursed rubble filled stone walls, with a steeply pitched red tile roof.	National Monuments Record	N/A
337234	SP 4595 4300	Hardwick Farm. A 16th century farmhouse altered and extended in the 20th century.	National Monuments Record	N/A
337224	SP 464 428	Ring ditch and rectangular enclosure of prehistoric date.	National Monuments Record	N/A
337219	SP 45906 42995	Hardwick Deserted medieval village.	National Monuments Record	N/A
1076106	SP 457 438	Cropmarks of rectilinear enclosures of uncertain date.	National Monuments Record	N/A
1340619	SP 44188 53827	Construction of the Oxford Canal was authorized in 1769 with the intention to bring coal southwards from the Warwickshire coalfield to Banbury and Oxford; it was also to provide access to the River Thames.	National Monuments Record	N/A
337274	SP 43147 42059	Wroxton and Banbury Mineral Railway. Dismantled railway opened in 1880 and closed in 1980.	National Monuments Record	N/A

Identifier	Grid Reference	Description	Туре	Gra de
1361054	SP 41142 54740	The Birmingham and Oxford Junction line opened between Millstream Junction, in Oxford, and Banbury in 1850, and was initially broad gauge. The rest of the line to Birmingham was a double line of mixed gauge and opened in 1852.	National Monuments Record	N/A
337225	SP 41444 45382	Eydon Branch Railway. Dismantled railway, opened 1900 to link Banbury with the Great Central Railway. Closed in 1966.	National Monuments Record	N/A
DOX16665	SP 464 428	Prehistoric rectangular enclosure.	Oxfordshire Archaeological Constraint Priority Area	High
DOX16666	SP 45906 42995	Hardwick Deserted medieval village and post- medieval rectangular enclosure.	Oxfordshire Archaeological Constraint Priority Area	High
DOX16653	SP 458 443	Little Bourton Historic Core.	Oxfordshire Archaeological Constraint Priority Area	Medi um
1359701	SP 46000 43000	Hardwick Farm (Southern Road). Monitoring of alteration and building works at the farm revealed Roman and medieval features underlying the present buildings.	Archaeological Event	N/A
1097317	SP 46000 43000	Hardwick Farm. Monitoring of the construction of an access road recorded the continuation of a medieval hollow-way visible as an earthwork in the adjacent field.	Archaeological Event	N/A
1398413	SP 45200 42500	Hanwell Fields. 23 trenches excavated over an area of 11.3ha.	Archaeological Event	N/A
1157631	SP 46000 43000	Fourteen trenches excavated at Hardwick Farm following work in 1990. A Deserted Medieval Village and ridge and furrow were recorded.	Archaeological Event	N/A
1157953	SP 45800 42800	Evaluation comprised the limited excavation of two trenches and extensive augering of upstanding features within the earthwork complex at Hardwick Farm.	Archaeological Event	N/A
1157957	SP 45800 42800	Geophysical survey carried out over three areas as part of a wider site evaluation (Event 1157631) at Hardwick Farm. Magnetometer, Resistivity and Magnetic Susceptibility surveys were carried out.	Archaeological Event	N/A
1347216	SP 45800 42800	Hardwick Farm environmental assessment.	Archaeological Event	N/A
1915029	SP 46500 43000	Seventy-three trenches excavated for the flood alleviation scheme, recording Neolithic and Roman	Archaeological Event	N/A

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Identifier	Grid Reference	Description	Туре	Gra de
		activity, including a cremation.		
1395518	SP 45200 42500	Twenty-three trenches excavated in advance of further residential development at Hanwell Fields, recording largely undated features.	Archaeological Event	N/A

- D3.2.2 The two other recorded sites within the site boundary are both associated with Hardwick village, a Deserted Medieval Village and later post-medieval enclosures (DOX16666 and 337219). The site is assessed as having a high archaeological priority and therefore any development would trigger a requirement for archaeological assessment and potentially evaluation.
- D3.2.3 Other archaeological sites within the study area include a prehistoric ring ditch and rectilinear enclosure to the south-east of the site (DOX16665 and 337224) and enclosures of unknown date to the north (1076106) which may be associated either with the prehistoric remains or the medieval village. The remaining sites within the study area are associated with the industrial past of the area. Ridge and furrow remains were also observed in the north of the site and their location is shown on Figure D2.
- D3.2.4 Within the site the archaeological events relate to Hardwick Farm and the development of the business park. The investigations include surveys of the buildings and intrusive investigations to investigate buried deposits. The investigations identified Roman and medieval features within the site. In the vicinity of the site evaluation trenches in advance of construction of the flood alleviation scheme Neolithic and Roman remains were also recorded.
- D3.2.5 The historic mapping indicates that there is a greater sub-division of fields across the site in the late 19th century. These fields have been amalgamated at a later date to reflect changing agricultural practices. The south-west of the site area was called Hardwick Gorse and appeared to be composed of scrub land with Hardwick Copse, an area of woodland to the south.
- D3.2.6 Hardwick House and Hardwick Farm House were both shown on the historic mapping. There were no depictions of the Deserted Medieval Village or earthworks around the site. The cemetery and crematorium were not built at this point, nor was there any roadway on the alignment of the M40.



D3.2.7 Consultations were undertaken as part of the Halcrow study and the Banbury Civic Society indicated that the hillside above Hardwick Farm was the location of a decoy factory in World War II to draw bombing away from the aluminium factory which produced approximately 60% of the wartime aluminium. There are unlikely to be any substantive remains associated with this as they were temporary demountable structures, although there may be evidence for concrete shelters.

D3.3 Assessment of Heritage Sensitivity

D3.3.1 A photographic record of the site can be seen on Figure D2, Appendix E. The Listed Buildings make a limited contribution to the historic landscape character and time depth of the study area. Whilst the buildings associated with the aluminium works reflect the current industrial uses, the farmhouse has become slightly isolated from the surrounding agricultural land through the development of the business park, hotel and industrial activities on three sides. However, the business park has been developed in a sympathetic vernacular style. Hardwick Farm can be seen in Photograph D3.1 below. Both Listed Buildings have settings already partially compromised through development and loss of former associations, such that the development of Site B would not significantly affect their settings.

Photograph D3.1: Hardwick Farm Listed Building.





- D3.3.2 The survival of archaeological remains associated with Hardwick Deserted Medieval Village within the site is not known at this time. The investigations within the Hardwick business park have identified Roman and medieval remains so preservation is likely, however the arable use of the site may have partially truncated any remains. There is a potential for previously unrecorded archaeological remains within the development site.
- D3.3.3 With regard to the historical associations and coherence of the landscape the site is divided into east and west portions by Hardwick Hill road. The eastern half of the site which contains the recorded archaeological assets has a lesser historic landscape value as it has become isolated from the surrounding area by industrial and employment development, local roads and the M40.
- D3.3.4 The western half of the site remains connected to agricultural and open ground further west and therefore there is continuity of historical association and an increased historic landscape value. This area includes pasture fields with extant ridge and furrow remains dating from the medieval or early post-medieval periods as shown on Photograph D3.2. The cemetery and crematorium is an exception to this, but it remains as a discrete area fronting the road.



Photograph D3.2: Ridge and Furrow Remains in Site B.



D3.3.5 The overall cultural sensitivity of Site B is assessed as Medium-Low.

D3.4Enhancement Opportunities

D3.4.1 It is recommended that the hedgerows are retained and strengthened around the Hardwick Business Park and Hardwick House to retain the historic character of this area from new development to the north which is not likely to follow the same vernacular style.

D3.5Site 2

- D3.5.1 The site boundary carried through to the Local Plan is contained within Site B. It excludes the cemetery, crematorium, land within the north-west of Site B, including the ridge and furrow remains, and existing employment uses and Hardwick Business Park, including the Listed Building. The Site 2 boundary does encompass part of the Hardwick Deserted Medieval Village.
- D3.5.2 Although the Site 2 boundary excludes the Listed Building and the area still partially contributes to its setting and this does not significantly alter the historic landscape character or assessment for the east of the site. The western half of the site still contains agricultural land which has historical associations with land further west. Although this area excludes the fields with ridge and furrow remains these are a minor contributory factor to the sensitivity of Site B and therefore the sensitivity of the site is considered to be the same.
- D3.5.3 The overall cultural sensitivity of Site 2 is assessed as Medium-Low.

D4.0 Site C

D4.0.1 The Site 14 boundary extends to the north of the boundary of Site C, whilst Site C extends to the south. The study area under consideration for Site C is therefore a 500m buffer of Site C and Site 14, rather than of Site C alone.

D4.1Designated Features

D4.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site C. Within the study area there are no World Heritage Sites, Scheduled Monuments, Registered Parks and



Gardens or Registered Battlefields. There are four Listed Buildings within the study area as identified in Table D4.1 below and shown on Figure D3.

Table D4.1: Designated Heritage Assets Within the Site C and 14 Study Area

Identifier	Grid Reference	Description	Туре	Grade
1200559	SP 45899 42956	Hardwick House. Farmhouse, probably built in the 16th century with 20th century alterations and extensions.	Listed Building	II*
1215871	SP 46015 44173	Park Farmhouse	Listed Building	II
1215937	SP 46406 43819	Bourton Lock Oxford Canal	Listed Building	II
1287876	SP 46414 43816	Lock Cottage at Bourton Lock Oxford Canal	Listed Building	II

- D4.1.2 The setting of Bourton lock and of the lock cottage on the canal remains largely intact as the relationship to the canal is still clearly understandable and visible. Park Farm (1215871) has a setting which extends southwards toward and encompassing the development site.
- D4.1.3 Hardwick House (1200559) remains a residential property, however it sits immediately adjacent to Hardwick Business Park and its former setting has therefore already been compromised, although the development is sympathetic to the architectural style of the farmhouse.

D4.2Non-Designated Features

D4.2.1 There are fifteen recorded, non-designated heritage assets within the study area, of which two are within the development site, although there is some duplication within these records (two are for Hardwick House discussed above). There are also seven archaeological events recorded within the study area, of which one is located within the site. The non-designated heritage assets can be seen in Table D4.2 below and are shown on Figure D3.



Table D4.2 Non-Designated Heritage Assets Within the Site C and 14 Study Area

Identifier	Grid Reference	Description	Туре	Grade
337231	SP 47500 41500	Mesolithic flints found at Nethercote and now in Banbury Museum include a number of blades or flakes, a scraper and a microlith.	National Monuments Record	N/A
337219	SP 45906 42995	Hardwick Deserted medieval village.	National Monuments Record	N/A
1411468	SP 458 427	War Production Factory. The monument includes an office building dating to the 1930s, gates and a World War II memorial. It functioned as an aluminium factory.	National Monuments Record	N/A
337234	SP 4595 4300	Hardwick Farm. A 16th century farmhouse altered and extended in the 20th century.	National Monuments Record	N/A
337224	SP 464 428	Ring ditch and rectangular enclosure of prehistoric date.	National Monuments Record	N/A
1013338	SP 460 420	Hardwick House. Farmhouse, probably built in the 16th century with 20th century alterations and extensions. Constructed of random coursed rubble filled stone walls, with a steeply pitched red tile roof.	National Monuments Record	N/A
1361054	SP 41142 54740	The Birmingham and Oxford Junction line opened between Millstream Junction, in Oxford, and Banbury in 1850, and was initially broad gauge. The rest of the line to Birmingham was a double line of mixed gauge and opened in 1852.	National Monuments Record	N/A
1340619	SP 44188 53827	Construction of the Oxford Canal was authorized in 1769 with the intention to bring coal southwards from the Warwickshire coalfield to Banbury and Oxford; it was also to provide access to the River Thames.	National Monuments Record	N/A
1035203		Jurassic Way. Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A
337225	SP 41444 45382	Eydon Branch Railway. Dismantled railway, opened 1900 to link Banbury with the Great Central Railway. Closed in 1966.	National Monuments Record	N/A
337274	SP 43147 42059	Wroxton and Banbury Mineral Railway. Dismantled railway opened in 1880 and closed in 1980.	National Monuments Record	N/A
DOX16665	SP 464 428	Prehistoric rectangular enclosure.	Oxfordshire Archaeological	High

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Identifier	Grid Reference	Description	Туре	Grade
			Constraint	
			Priority Area	
DOX16666	SP 45906 42995	Hardwick Deserted medieval village and post- medieval rectangular enclosure.	Oxfordshire Archaeological Constraint Priority Area	High
DOX16653	SP 458 443	Little Bourton Historic Core.	Oxfordshire Archaeological Constraint Priority Area	Mediu m
DOX 16684	SP 464 418	Saxon field system and mid-late Iron Age settlement	Oxfordshire Archaeological Constraint Priority Area	High
1359701	SP 46000 43000	Hardwick Farm (Southern Road). Monitoring of alteration and building works at the farm revealed Roman and medieval features underlying the present buildings.	Archaeological Event	N/A
1097317	SP 46000 43000	Hardwick Farm. Monitoring of the construction of an access road recorded the continuation of a medieval hollow-way visible as an earthwork in the adjacent field.	Archaeological Event	N/A
1157631	SP 46000 43000	Fourteen trenches excavated at Hardwick Farm following work in 1990. A Deserted Medieval Village and ridge and furrow were recorded.	Archaeological Event	N/A
1157953	SP 45800 42800	Evaluation comprised the limited excavation of two trenches and extensive augering of upstanding features within the earthwork complex at Hardwick Farm.	Archaeological Event	N/A
1157957	SP 45800 42800	Geophysical survey carried out over three areas as part of a wider site evaluation (Event 1157631) at Hardwick Farm. Magnetometer, Resistivity and Magnetic Susceptibility surveys were carried out.	Archaeological Event	N/A
1347216	SP 45800 42800	Hardwick Farm environmental assessment.	Archaeological Event	N/A
1915029	SP 46500 43000	Seventy-three trenches excavated for the flood alleviation scheme, recording Neolithic and Roman activity, including a cremation.	Archaeological Event	N/A

D4.2.2 The two recorded sites within the site boundary are the projected line of the Jurassic Way (1035203) and the dismantled Eydon branch railway (337225). The line of the dismantled railway is



still visible as a landscape feature through Site C but there is no visible evidence of the Jurassic Way and it is unclear whether its line has been confirmed in the area.

- D4.2.3 There is a record of evaluation trenches having been excavated in advance of the flood alleviation scheme within the site which recorded Neolithic and Roman activity including at least one cremation. The report has not been examined but this would indicate a significant prehistoric and Roman presence within the site. Other archaeological sites within the study area include a prehistoric ring ditch and rectilinear enclosure to the north of the site (DOX16665 and 337224). T
- D4.2.4 To the south of the site there are records of an Anglo-Saxon field system (DOX16684) and just outside of the study area is the historic site of Grimsbury manor. This reflects a pattern across much of Banbury with dispersed villages and manors in the hinterland of the town.
- D4.2.5 Hardwick village to the north-west of the site, is a Deserted Medieval Village with later postmedieval enclosures (DOX16666 and 337219). A number of recorded archaeological events relate to Hardwick Farm and the development of the business park. The investigations include surveys of the buildings and intrusive investigations to investigate buried deposits. The investigations identified Roman and medieval features within the site.
- D4.2.6 The landscape to the south of the site, although affected by the motorway which cuts through the site is predominantly pasture. Ridge and furrow remains were observed in the southern area of the site and their locations are shown on Figure D3. These ridge and furrow remains are part of a wider extant landscape which extends into the east of the study area. The field boundaries are mainly hedgerows and the fields retain a relatively small size which respects the ridge and furrow remains.
- D4.2.7 The site has been much changed in the north-eastern section over the last few years as a new flood alleviation scheme for northern Banbury has been constructed. This included the construction of lagoons, embankments, landscaping, new fence lines and sluices. This has changed the character of the landscape in this area from a rural, agricultural aspect to one which is more man-made and industrial. This is reinforced by the motorway which bisects the site. This may soften over time as the vegetation grows and the recently profiled edges soften.
- D4.2.8 The historic mapping indicates that there have been a number of changes with regard to routeways. At the end of the 19th century the dismantled railway, motorway and north-south road connecting to the motorway had not been constructed. The changes from the construction of these



are largely responsible for the changes to field sub-divisions, however these are relatively few in number.

D4.2.9 Two structures were noted on the mapping which are no longer present. Huscote House was located in the immediate vicinity of the industrial estate to the west of the motorway and Huscote Mill was located to the east of the Site boundary on a mill steam from the River Cherwell which remains visible on mapping today.

D4.3Assessment of Heritage Sensitivity

- D4.3.1 A photographic record of the site can be seen on Figure D3, Appendix E. The designated heritage assets are sufficiently distant from the development site that their setting will not be affected if development takes place within the site.
- D4.3.2 The dominant historic character of the site is the small field pattern with strong hedgerow boundaries. Many of the boundaries respect the extant ridge and furrow remains and many of the other field boundaries within the site have curvilinear edges which indicate that when established they also respected the ridge and furrow remains. The landscape covers the majority of the site to the south. The value of the southern half of the site is considered to be Medium.
- D4.3.3 The character of the north-eastern area is dominated by the modern flood alleviation scheme which has removed all of the previous historic characteristics. In the north-west of the site and to the west of the M40 the land is rough grassland which has become physically isolated by virtue of the river, canal and motorway. Features such as the high voltage electricity pylons distract from the original character of the field, however it does remain a low lying pasture field adjacent to the river which is probably indicative of its historic uses. To the north of the site and to the east of the motorway further fields of this character survive. The value of the northern section of the site is considered to be Medium-Low.
- D4.3.4 The survival of the recorded prehistoric and Roman archaeological remains within the flood alleviation scheme site is unknown but it is likely that the scheme will have removed or truncated remains. In addition there is the potential for additional previously unrecorded archaeological remains to be discovered within the south of the site, particularly associated with the prehistoric or Roman periods as the land here has remained under pasture and undeveloped, probably since the medieval period based on the survival of ridge and furrow remains.



D4.3.5 The overall cultural sensitivity of Site C is assessed as Medium.

D4.4Enhancement Opportunities

D4.4.1 There is potential for enhancement as part of the consented County Park proposals which cover the northern part of the site. This may include the provision of information boards covering the history and archaeology of the area and could include additional material hosted on remote sources.

4.5 Site 14

- D4.5.1 The boundary for Site 14 includes the north-western field of Site C and then extends to the north and across the M40. There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site 14. There are two Grade II Listed Buildings immediately adjacent to the site boundary in the north of the site, Bourton Lock (1215937) and the Bourton Lock Cottage (1287876).
- D4.5.2 There are five recorded heritage sites within the Site 14 boundary and one archaeological event. The archaeological sites include the prehistoric enclosure and ring ditch north of the canal and straddling the motorway (DOX16665, 337224). These remains are part of a High Archaeological Constraint Area and although they may have been damaged by the construction of the motorway significant remains may be present either side. There may also be previously unrecorded archaeological remains associated with these remains to the north and south of the site.
- D4.5.3 There is a record of evaluation trenches having been excavated in advance of the flood alleviation scheme within the site which recorded Neolithic and Roman activity including at least one cremation. The report has not been examined but this would indicate a significant prehistoric and Roman presence within the site. The trenches are anticipated to have included consideration of the area to the north of the motorway where recent landform changes are evident.
- D4.5.4 The other recorded archaeological sites include the Jurassic Way (103502) and Eydon branch line (337225) as discussed above and the Oxford Canal (1361054). The canal bisects the site to the south of the motorway and then forms the eastern boundary. The value of the canal is enhanced by the presence of the Listed lock and lock cottage at the north of the site. The mainline railway line runs along the western boundary of the site (1361054).



- D4.5.5 The landscape to the south of the motorway, and for the northern most field is rough grassland, with mature hedgerows and large shrubs growing near the margins. It does not have a significant number of historic environment features however, it probably reflects its historic low lying grassland near the river and does continue to provide a rural setting to the canal. The field to the immediate north of the motorway exhibits a number of scrapes, bunds and changes to landform which are likely to be connected to the flood alleviation scheme and will be utilised within the consented Country Park scheme. This has changed the historic character in this area and it is bare earth and short cropped vegetation. This may soften over time as the vegetation grows and the recently profiled edges soften.
- D4.5.6 The overall cultural sensitivity of Site 14 is assessed as Medium-Low.

D5.0 Site D

D5.1Designated Features

- D5.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site D.
- D5.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields. There are two Listed Buildings and one Conservation Area within the study area as identified in Table D5.1 below and shown on Figure D4.

Table D5.1: Designated Heritage Assets Within the Site D Study Area

Identifier	Grid Reference	Description	Туре	Grade
1200124	SP 46332 40820	Lamprey and Son Limited Agricultural Merchants and St Leonards Primary School School, now offices dated 1860-1	Listed Building	II
1369549	SP 46217 40620	Elephant and Castle Hotel. Formerly a house, now hotel and public house. Late C17th/early C18th	Listed Building	II

D5.1.3 The Listed Buildings are located to the north of the site within Grimsbury Conservation Area and are typical of the post-medieval development of this area of the town. The buildings are sufficiently



distant from the site and screened by the intervening built environment that their settings do not extend to the site and they make no contribution to the historic character.

D5.1.4 The eastern boundary of the site which follows the County boundary was once formerly the parish boundary between Grimsbury and Warkworth. As such any hedgerows along this boundary would be considered "Important" under the Hedgerow Regulations (Banbury Civic Society consultation response). The line of the hedgerows can be seen on Figure D4.

D5.2Non-Designated Features

D5.2.1 There are fourteen recorded, non-designated heritage assets within the study area, of which two are within the site. There are also three archaeological interventions recorded, of which all are within Site D. The non-designated heritage assets can be seen in Table D5.2 below and are shown on Figure D4.

Identifier	Grid Reference	Description	Туре	Grade
1200124	SP 46332 40820	Lamprey and Son Limited Agricultural Merchants and St Leonards Primary School, now offices dated 1860-1.	Listed Building	II
1369549	SP 46217 40620	Elephant and Castle Hotel. Formerly a house, now hotel and public house. Late C17th/early C18th.	Listed Building	II
337197	SP 46190 40630	Hermitage (site of).	National Monuments Record	N/A
527399	SP 46100 40600	Baptist chapel, Bridge Street. Chapel of 1839, now incorporated into a supermarket.	National Monuments Record	N/A
337198	SP 46220 40629	St Leonard's Hospital. Located on the Northampton side of the town, the leper hospital was extant in 1265 for a master and leprous brothers. The last record of a master is 1398.	National Monuments Record	N/A
502171	SP 46297 40505	Banbury Merton Street station. Site of railway terminus of the Buckinghamshire Railway, opened in 1850 and closed in 1966.	National Monuments Record	N/A
502170	SP 46189 40438	Banbury General Station. Railway station on the Birmingham and Oxford line, opened in 1850.	National Monuments Record	N/A

Table D5.2 Non-Designated Heritage Assets Within the Site D Study Area

Identifier	Grid Reference	Description	Туре	Grade
337190	SP 46500 40500	A Roman urn was found at Banbury during the construction of the railway.	National Monuments Record	N/A
337189	SP 46500 40500	Roman coins found: 'u' carved stone (doubtful provenance).	National Monuments Record	N/A
1411539	SP 47800 41100	War Production Factory. Gun Range and Military Training Area WW2 Q-site.	National Monuments Record	N/A
1420330	SP 47840 40900	One of the road blocks constructed by Northamptonshire County Council by mid-July 1940, on behalf of the South Midlands Area Command.	National Monuments Record	N/A
974918	SP 51328 34101	Port Way. Roman road extending from Hanwell to Oxford.	National Monuments Record	N/A
1035203		Jurassic Way-Linolnshire. Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A
337027	SP 81196 30518	Buckinghamshire Railway. Partly dismantled railway. The Buckinghamshire Railway was a merger of two companies proposing lines from Bletchley to Banbury and Aylesbury to Oxford. The Bletchley - Banbury section opened in 1850.	National Monuments Record	N/A
1361054	SP 4114 254740	The Birmingham and Oxford Junction line opened between Millstream Junction, in Oxford, and Banbury in 1850, and was initially broad gauge. The rest of the line to Birmingham was a double line of mixed gauge and opened in 1852.	National Monuments Record	N/A
1340619	SP 44188 53827	Construction of the Oxford Canal was authorized in 1769 with the intention to bring coal southwards from the Warwickshire coalfield to Banbury and Oxford; it was also to provide access to the River Thames.	National Monuments Record	N/A
1051462	SP 47100 40700	Echo Park I/Land Adjoining Overthorpe Road. Twenty trenches were excavated, but despite detecting occasional ditches, the area was not used for settlement purposes	Archaeological Event	N/A
1051415	SP 47100 40800	Echo Park II/Land Adjoining Overthorpe Road Industrial Estate. 2% evaluation by trenching. No archaeological deposits noted.	Archaeological Event	N/A
1368762	SP 46800 40400	Thorpe Park Phase 3. Monitoring of development groundworks recorded no significant archaeological activity.	Archaeological Event	N/A

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- D5.2.2 The line of the prehistoric Jurassic Way which connected Yorkshire and Somerset is depicted through the development site. The accuracy of the route in this area is uncertain and it may be an extrapolation between other known points. In any event it is considered highly likely that the modern industrial development within the site has truncated and remains that may have been present. Also within the site is the line of the former Buckinghamshire railway which within the study area has been dismantled although the line of the railway is still visible.
- D5.2.3 Within the remaining study area there is evidence for the Roman Port Way (974918) road running across the north and east of the study area and several find spots towards the town centre (337190, 337189). The medieval leper hospital of St Leonard's (337198) is also located towards the town centre. In previous consultations the Banbury Civic Society identified that the location of the hospital is not securely known, but the "Spital Farm" located within the site is likely to have been associated with the hospital. The remaining sites are largely connected to the railway and post-medieval growth of the town.
- D5.2.4 The archaeological investigations that took place in Site D prior to construction of parts of the industrial estate identified some undated ditches and gullies, but no evidence of settlement of intensive archaeological uses of the site.
- D5.2.5 The historic mapping indicates that in the 19th century the division of fields in the undeveloped east of the site were the same as now depicted although the motorway had not been constructed. The majority of the remainder of the site was also still agricultural at this time.
- D5.2.6 Spital Farm was depicted in the west of the site and has been identified as the site of St Leonard's Hospital (lepers). The road along the top of the site running east-west was present and the railway to the south of the site was in use. The site has significantly altered since this period with the construction of the modern industrial estate removing almost all the historic features.

D5.3Assessment of Heritage Sensitivity

D5.3.1 A photographic record of the site can be seen on Figure D4, Appendix E. The Listed Buildings and Conservation Area are sufficiently distant from the site and screened by the intervening built environment that their settings do not extend to the site and they make no contribution to the historic character.



- D5.3.2 The extent of the archaeological remains associated with the Jurassic Way is unknown, however it is considered very likely that any remains will have been truncated. There is a negligible potential for previously unrecorded archaeological remains within the site as the majority of it has been extensively developed in the modern period and this will have truncated any remains. The area adjacent to the motorway that has not been previously developed is considered to have a low archaeological potential as it is sufficiently distant from the main town, low lying and wet and with no significant other recorded remains in the vicinity.
- D5.3.3 The site is considered to have a low value historic landscape as the majority of any historic land uses and divisions have been removed by modern development. There are no historic buildings or townscape within the site which could contribute to historic character.
- D5.3.4 The overall cultural sensitivity of Site D is assessed as Low.

D5.4Enhancement Opportunities

D5.4.1 There is a potential for the line of the former Buckinghamshire railway to be enhanced. As a dismantled railway it forms a clear barrier to the south of the site and a connection to the town centre. The line could be made into a public footpath and bridleway which would give access to the site and potentially from the site into the surrounding countryside.

D5.5Site 6

- D5.5.1 The site boundary carried through to the Local Plan is contained within Site D. It excludes the majority of the already extant industrial buildings, allotments, sewage works and former railway. The Site 6 boundary does encompass some recent development in the north of the site and the currently undeveloped land to the south.
- D5.5.2 The line of the Jurassic Way still passes through the site, however it lies under a recently constructed industrial building therefore no remains are anticipated to survive. The site is considered to have a low value historic landscape as the majority of any historic land uses and divisions have been removed by modern development. There are no historic buildings or townscape within the site which could contribute to historic character and therefore the sensitivity of the site is considered to be the same as for site D.



D5.5.3 The overall cultural sensitivity of Site 6 is assessed as Low.

D6.0 Site E

- D6.0.1 The Site E boundary is fully contained within the boundary of the Site 1 which has been taken forward to the Local Plan. The study area under consideration for Site E is therefore a 500m buffer of Site E and Site 1, rather than of Site E alone.
- D6.0.2 The heritage assets within the study areas of Sites E, 1, 7, 8 and 9 are very similar due to the proximity of the sites and density of assets within the city centre. Within section D15 therefore the designated and recorded heritage assets have been tabulated in a single table. The sites located within each study area are identified on the relevant figures.

D6.1Designated Features

- D6.1.1 There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site E. There are two Listed Buildings within Site E which are the Grade II Listed Old Town Hall (1199858) and bridge over the mill stream (2056184).
- D6.1.2 Within the study area there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields. There are a further 157 Listed Buildings, one Scheduled Monument and two Conservation Areas within the study area. The assets within Site E are identified in Table D6.1 below and shown on Figure D5. The remaining assets are tabulated in Section D15 for information.

Table D6.1: Designated Heritage Assets Within the Site E

Identifier	Grid Reference	Name	Street	Grade
1046184	SP 46028 40594	Bridge Over Mill Stream	Bridge Street	II
1199858	SP 45986 40353	Old Town Hall (Chapman Brothers)	Lower Cherwell Street (East Side)	II

D6.1.3 The Old Town Hall was built in 1790, rebuilt and re-sited in 1860. It has a five bay blocked arcade on the ground floor and has been recently converted. The bridge over mill stream dates to the 13th



century of limestone with pointed arches; however the Listed bridge is now almost completely obscured by the 19th century railway bridge.

D6.1.4 The majority of the Listed Buildings within the study area are located to the west of the Site, within the historic core of Banbury. There is strong correlation between the boundaries of the Banbury town centre Conservation Area and the location of Listed Buildings. There are fewer Listed Buildings located in the Grimsbury Conservation Area to the north-east of the site.

D6.2Non-Designated Features

D6.2.1 There are 66 recorded, non-designated heritage assets within the study area, of which three are within the site E boundary. The assets within Site E are identified in Table D6.2 below and shown on Figure D5. The remaining assets are tabulated in Section D15 for information. There is some overlap between the recorded heritage assets and designated assets, particularly the Listed Buildings.

Identifier	Grid Reference	Description	Туре	Grade
DOX16694	SP 45560 40390	Banbury Historic Core.	Oxfordshire Archaeological Priority Area	High and Medium
502170	SP 46189 40438	Banbury General Station. A Railway station on the Birmingham and Oxford line, opened in 1850.	National Monuments Record	N/A
1340619	SP 44188 53827	Oxford Canal. Oxford Canal was authorized in 1769. Completed 1790, remodelled 1820.	National Monuments Record	N/A

Table D6.2 Non-Designated Heritage Assets Within Site E

- D6.2.2 The historic core of Banbury extends into the north-west of the Site E area and is part of the medium value constraint area. The high constraint area is located to the west in the main town centre.
- D6.2.3 The other assets within the Site E boundary are the edge of Banbury train station (502170) and the line of the canal (1340619), both of which are of an Industrial period date and is consistent with



the development of this side of the town centre as an industrial area with most of the retail and commercial activities located to the west.

- D6.2.4 Within the wider study area there are few records of prehistoric date. The projected line of the Jurassic Way from Somerset to Yorkshire passes through the town (1035203), a Bronze sword (337215) and there are records of lithic artefacts found at Banbury Castle (3371995). The records of Roman and early medieval activity are confined to find spots of material such as pottery, coins. This is not particularly uncommon however as the medieval and later development is likely to have removed much of this evidence and it is unlikely to be recorded unless there is significant ground works within the centre, such as at Banbury Castle.
- D6.2.5 There are many more sites within the study area from the medieval period onwards when Banbury became an established town. These include the site of the castle which was demolished in 1648 (3371995), St Leonard's (337198) and St John the Baptist's hospitals (337193) which both catered for lepers. In addition some of the other buildings within the town have medieval origins.
- D6.2.6 The majority of the buildings within Site E are of post-medieval date around the canal and then of more modern date as one moves away from the canal to the west and south. The canal buildings are typical of canal side warehousing and light manufacturing and have evidence of openings on the canal side which would have provided access to the waterway. The remaining modern buildings are typical edge of town commercial and light industrial buildings and are of minimal heritage interest.
- D6.2.7 The historic mapping from the turn of the 20th century depicts the canal, river and railway as both present and forming the major land divisions within the site. With the exception of the railway station and a goods shed, towards the south of the area, almost all of the development was located to the west of the canal.
- D6.2.8 The development in the south up to the modern Swan Close Road was primarily industrial with sites such as the Cherwell Engineering Works, Britannia Works (agricultural implements) and sewage works annotated. Towards the north of the site were smaller premises with some residential and commercial uses. The alignment of these buildings is generally different to the current buildings, indicating that many have been replaced.



D6.3Assessment of Heritage Sensitivity

- D6.3.1 A photographic record of the site can be seen on Figure D5, Appendix E. The designated bridge over the stream has already had its setting significantly altered by the railway bridge and therefore changes within Site E are unlikely to affect it. The Old Town Hall has been relatively recently restored and converted. It is situated within an area of largely industrial uses and as such, currently has a poor setting to its frontage. Development in the area may introduce a higher quality of design and built environment to the site and therefore improve the setting. The other designated assets in the study area are sufficiently distant from the site and screened by the intervening built environment that their settings will not be affected unless high rise development is planned.
- D6.3.2 There is a potential for previously unrecorded archaeological remains within the site. Part of the north-west of the site lies within the Banbury historic core and therefore may contain buried remains related to the medieval town and castle.
- D6.3.3 There are very few historic buildings or townscape within the site which contributes to historic character, with a number of buildings which front onto the canal and described above, being the exception. The majority of any historic land uses and property divisions have been removed by modern development. The modern buildings have been developed with little overall coherence or respect for previous historic fabric in the area.
- D6.3.4 The overall cultural sensitivity of Site E is assessed as Low.

D6.4Enhancement Opportunities

D6.4.1 The restoration and conversion of the Old Town Hall has demonstrated that there is potential for some of the post-medieval buildings adjacent to the canal to be restored and converted to other uses. Such work should be undertaken in a sustainable way and it may not be possible with all buildings. With some additional work to the canal and it may be possible to create a pleasant corridor along the canal for both new land uses and informal public recreation.



6.5 Site 1

Baseline Information

- D6.5.1 The boundary of Site 1 which has been taken through to the Local Plan extends beyond the boundaries of Site E, primarily to the west and south. The Listed Buildings within Site 1 are the same as Site E, i.e. the Old Town Hall (1199858) and bridge across the mill stream (1046184). The Banbury town centre Conservation Area just encroaches into the north-west boundary of Site 1 and lies close to it in the west.
- D6.5.2 With regard to non-designated sites, Site 1 contains an additional two sites, the line of the mainline Birmingham to Oxford railway (1361054) and the projected line of the Jurassic Way (1035203). Additionally the north-west of the site includes an area of the High Archaeological Constraint area of Banbury historic core (DOX19964). The north-west of Site 1 lies much closer to the site of the former Banbury Castle, now under Castle Quay shopping centre.
- D6.5.3 The character of the buildings within Site 1 is similar to that within Site E. The buildings to the west are small scale commercial in nature with areas of car parking reflecting the proximity to the town centre. In the area immediately surrounding the canal there is a greater number of buildings of post-medieval date particularly of motor garages. In the south warehousing and large offices dominant and these are mostly of modern uses. The exceptions to this are a small area of park to the north of the site and the football ground to the south.

Assessment of Cultural Factors

D6.5.4 A photographic record of the site can be seen on Figure D5, Appendix E. The designated bridge over the stream has already had its setting significantly altered by the railway bridge and therefore changes within Site 1 are unlikely to affect it. The Old Town Hall has been relatively recently restored and converted. It is situated within an area of largely industrial uses and as such currently has a poor setting to its frontage. Development in the area may introduce a higher quality of design and built environment to the site and therefore improve the setting. Development within the site may affect the Conservation Area, due to their proximity. Any proposals should take account of the character and setting of the Conservation Area and be designed in sympathy.



- D6.5.5 There is a potential for previously unrecorded archaeological remains within the site. Part of the north-west and west of the site lies within the Banbury historic core and therefore may contain buried remains related to the medieval town and castle.
- D6.5.6 There are very few historic buildings or townscape within the site which contribute to historic character, though a number of buildings which front onto the canal are the exception. The majority of any historic land uses and divisions have been removed by modern development. The modern buildings have been developed with little overall coherence or respect for previous historic fabric in the area.
- D6.5.7 The overall cultural sensitivity of Site 1 is assessed as Low.

Enhancement Opportunities

D6.5.8 The restoration and conversion of the Old Town Hall has demonstrated that there is potential for some of the post-medieval buildings adjacent to the canal to be restored and converted to other uses. This should be undertaken in a sustainable way and it may not be possible with all buildings. With some additional work to the canal and it may be possible to create a pleasant corridor along the canal for both new land uses and informal public recreation.

D7.0 Site F

D7.1Designated Features

- D7.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site F.
- D7.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields. The Conservation Area of Bodicote just encroaches into the west of the study area. There are a number of Listed Buildings to the immediate west of the study area in Bodicote and to the east and north of the study area along the canal. The designated sites can be seen on Figure D6.



D7.2Non-Designated Features

D7.2.1 There are six recorded, non-designated heritage assets within the study area, none of which are within the site. The non-designated heritage assets can be seen in Table D7.1 below and are shown on Figure D6.

Table D7.1 Non-Designated Heritage Assets Within the Site F Study Area

Identifier	Grid Reference	Description	Туре	Grade
336980	SP 46710 37800	The Weeping Cross (corruption of Waeping meaning way point) stood in the triangular piece of sward on the Oxford Road opposite the third (from Banbury) Bodicote turning. It consisted of steps with a shaft carrying the cross which had been broken off.	National Monuments Record	N/A
337010	SP 46500 37500	A possible ring ditch.	National Monuments Record	N/A
337011	SP 47200 37600	Two possible cursus.	National Monuments Record	N/A
1028401	SP 45235 38066	Roman road running from Ettington to Finmere.	National Monuments Record	N/A
DOX16724	SP 47360 37175	A possible Neolithic cropmark.	Oxfordshire Archaeological Priority Area	High
DOX16725	SP 46960 37250	Roman pottery and bones.	Oxfordshire Archaeological Priority Area	High

- D7.2.2 The line of the Roman road from Ettington to Finmere runs along the southern boundary of the site (336980), although no other sites of Roman data have been recorded directly in association with it. To the south of the study area however a site has been recorded with Roman pottery and human remains (DOX16725). To the immediate west of the site is the former location of the Weeping Cross a probable medieval way cross although no remains are now present (336980).
- D7.2.3 Other archaeological remains within the study area are associated with the Neolithic and Bronze Age periods. These sites include two Neolithic cursus (337011, DOX16724) and Bronze Age ring ditches (337010). These sites may be indicative of a wider prehistoric presence in the area.



- D7.2.4 The historic mapping indicates that there is a greater sub-division of fields across the site, particularly in the east, in the late 19th century. These fields have been amalgamated at a later date to reflect changing arable cultivation practices. The land to the south of the site was still in agricultural use.
- D7.2.5 There were two farms to the north of the site: New College Farm and Sandhill Farm which are no longer extant. College Farm House which is located to the immediate west of the site had not been constructed at this time. The track which follows the line of the Roman road on the south of the site was present.

D7.3Assessment of Heritage Sensitivity

- D7.3.1 A photographic record of the site can be seen on Figure D6, Appendix E. The setting of the Conservation Area and Listed Buildings in Bodicote do not extend to the site so development here will not affect their setting. Similarly the canal corridor and Listed Buildings along the canal are set some distance from the site and their settings are inter-related, rather than extending outwards toward the site.
- D7.3.2 This landscape of arable fields with hedgerow boundaries includes some boundaries with curved corners or dog legs which may indicate earlier land uses or boundaries which are being respected. In terms of the historic landscape character the routeways through the landscape and their continued use into the modern period are characteristic of continuity and time depth. These routes include the Roman road which is now the line of a public footpath to the south of the site, the canal and the Oxford Road to the west of the site which was a main route in and out of Banbury with the Weeping Cross associated with this.
- D7.3.3 The survival of any previously unrecorded archaeological remains associated the Roman road which runs to the south of the site, or prehistoric remains is unknown, however the arable use of the site may have truncated any remains.
- D7.3.4 The overall cultural sensitivity of Site F is assessed as Medium-Low.



D7.4Enhancement Opportunities

D7.4.1 There is potential for the history of the area to be explained through public information. This could include measures such as a replica of the Weeping Cross placed at the entrance to the site and/or interpretation boards outlining the history of the area and historic routeways.

7.5 Site 4

- D7.5.1 The Site 4 boundary carried through to the Local Plan is contained within Site F. It is based on the east of the site. Although the Site 4 boundary is further from the site of the Weeping Cross this is only a minor contributory factor to the sensitivity of Site F and therefore the sensitivity of the site is considered to be the same.
- D7.5.2 The overall cultural sensitivity of Site 4 is assessed as Medium-Low.

7.6 Site 12

- D7.6.1 The Site 12 boundary carried through to the Local Plan is contained within Site F. There are no significant alterations to the factors which contribute to the historic landscape and character of Site 12 when compared to Site F as a whole and therefore the sensitivity of the site is considered to be the same.
- D7.6.2 The overall cultural sensitivity of Site 12 is assessed as Medium-Low.

D8.0 Site G

D8.1Designated Features

- D8.1.1 There are no World Heritage Sites, Scheduled Monuments, Conservation Area, Registered Parks and Gardens or Registered Battlefields within the boundary of Site G. The site contains one Grade II Listed Building, Wykham Farm (1046877), a late 17th/early 18th century farmhouse which has later alterations.
- D8.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, or Registered Battlefields. There are a further 37 Grade II Listed Buildings within the



study area and the Grade II* Church of St John the Baptist. The sites are identified in Table D8.1 below and shown on Figure D7.

TableD8.1: Designated Heritage Sites Within The Site G Study Area

Identifier	Grid Reference	Description	Туре	Grade
1046877	SP 45093 38274	Wykham Farmhouse. This farmhouse dates to the late 17th/early 18th century with later alterations. It is constructed of finely jointed ironstone ashlar.	Listed Building	Π
1046181	SP 44113 37895	Gateways, walls and gatepiers with wrought iron gates attached to 17th century range to north east of 19th century house. Two gateways, walls and gatepiers probably dating to the 17th century, partly rebuilt and renewed in the 20th century.	Listed Building	п
1283504	SP 44092 37893	Wykham Park (Tudor Hall School) 17th century Range to North East of 19th century house. This former house is now a school boarding house and music rooms. It dates to the 17th century and earlier and remodelled in the 20th century. A re-set date stone records 1619 in left end wall.	Listed Building	п
1283504 (1391357)	SP 44086 37840	Wykham Park (Tudor Hall School) immediately to the south of 17th century Wykham Park Hall. It was built in 1740, with extensive additions and alterations of 1865- early 20th century.	Listed Building	п
1277788	SP 46054 38184	Lodge to Bodicote House. It dates to the 19th century and constructed of regular coursed ironstone rubble.	Listed Building	II
1248703	SP 46159 38071	Bodicote House. Large house, now the offices of the Cherwell District Council. It dates to the 18th century with 19th century additions.	Listed Building	II
1248370	SP 46080 37982	Bristow House. This is a large house dating to the 17th century and remodelled in the 19th century. It is noted as having datestone recording 1603. It is built of regular coursed ironstone rubble.	Listed Building	II
1248383	SP 46036 37671	Herbal House. It probably dates to the 17th century and is built of regular coursed ironstone rubble.	Listed Building	II
1248384	SP 46036 37655	Westway. This 18th century house was built of regular coursed ironstone rubble.	Listed Building	II
1248386	SP 46010 37724	Baker's Arms Public House. The date stone records the following: N/TE/1702.	Listed Building	II

Identifier	Grid Reference	Description	Туре	Grade
1248399	SP 46011 37661	Headstone approximately 15 metres south east of porch of St John the Baptist Church. It dates to the early 18th century.	Listed Building	II
1248400	SP 45999 37657	Headstone dated 169? Approximately 15 metres south of porch of St John the Baptist Church.	Listed Building	II
1248401	SP 45994 37663	Row of 3 headstones approximately 5 metres south of porch of St John the Baptist Church. They date to the early 18th century.	Listed Building	II
1248674	SP 45999 37654	Headstone to left of headstone dated 169? Approximately 15 metres south of porch of St John the Baptist Church. It dates to the late 17th/early 18th centuries.	Listed Building	Π
1248677	SP 46116 37766	Draycot House. This house dates to the 17th century and was remodelled in the 18th century. It is built of regular coursed ironstone rubble.	Listed Building	Π
1248678	SP 46141 37765	Corner Cottage Thatch Stone. This house is now 2 houses dating from the 17th century and remodelled in the 20th century.	Listed Building	II
1248679	SP 45921 37782	Old Barn House. This house had 2 builds. Originally constructed in the 17th century, extended 18th and 19th centuries. A date stone records W/WE/1709.	Listed Building	п
1248702	SP 45932 37710	Town Furlong Farmhouse. This former farmhouse is now a house dates to the 17th century or earlier, remodelled in the 19th and 20th centuries.	Listed Building	п
1248705	SP 46040 38095	Brown Thatch. A 17th/18th century house constructed of regular coursed ironstone rubble. It was remodelled in the 19th century.	Listed Building	II
1248707	SP 46049 38039	Ivy Cottage. This comprises two cottages, now a house. It dates to the 18th century. It is built of regular coursed ironstone rubble with a thatched roof.	Listed Building	П
1248721	SP 46011 37929	The old Bakery. This house dates to the early 18th century constructed of finely jointed ironstone ashlar.	Listed Building	II
1248722	SP 46010 37919	The Close. This house was built in the 17th century, remodelled in the 18th/19th century. Built of regular coursed ironstone rubble.	Listed Building	II
1248723	SP 46032 37769	The Hermitage. This house dates to the late 18th century and was remodelled in the 19th century. It is built of regular coursed ironstone rubble.	Listed Building	II

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Identifier	Grid Reference	Description	Туре	Grade
1248732	SP 46011 38071	Yew Tree Cottage. This house is probably originally 17th century. It was extended in the 20th century and constructed of regular coursed ironstone rubble.	Listed Building	П
1248733	SP 45978 37983	43 High Street. This house is probably early 18th century in date and constructed of regular coursed ironstone rubble.	Listed Building	II
1248735	SP 45991 37843	Reaper's Cottage. This cottage probably dates to the 18th century and is constructed of regular coursed ironstone rubble.	Listed Building	II
1248734	SP 45989 37851	17 and 19 High Street. This house is now 2 dwellings and probably dates to the 18th century. It is built of regular coursed ironstone rubble.	Listed Building	Π
1248740	SP 46003 37742	The Oven. This house dates to the 18th century of regular coursed ironstone rubble.	Listed Building	II
1248741	SP 45951 37942	The Paddocks. This farmhouse is now a house and probably dates to the 17th century or earlier, remodelled 19th century. It is built of regular coursed ironstone rubble.	Listed Building	п
1277760	SP 45993 37830	Goose Cottage. This comprises two houses dating to the 17th/18th century.	Listed Building	II
1277764	SP 45964 37975	The Old Farmhouse. The farmhouse is now a house with a date stone of TB/1687. It is built of regular coursed ironstone rubble.	Listed Building	II
1277765	SP 45952 37945	Wall to front and left of The Paddocks. It comprises a wall and doorway probably dating to the 18th century. Constructed of regular coursed ironstone rubble.	Listed Building	II
1277795	SP 46041 38028	Wall to Ivy Cottage fronting High Street. This comprises a wall and arched doorway dating to the 18th century and built of regular coursed rubble.	Listed Building	II
1277796	SP 46008 37857	12 High Street. This house dates to the 18th century and constructed of regular coursed ironstone rubble.	Listed Building	II
1277815	SP 46104 37763	West House. This house has undergone 2 builds and dates to the 18th century.	Listed Building	II
1277816	SP 46073 37732	Farm Place. Row of 4 cottages dating to the 17th century originally with later alterations and rebuilding.	Listed Building	II
1277817	SP 45922 37752	Old Barn Cottage. This cottage dates to the early 18th century and is constructed of regular coursed ironstone rubble.	Listed Building	II
1277943	SP 46066 37989	Garden wall to north and south of Bristow House. It probably dates to the 18th century and is built of regular coursed ironstone	Listed Building	II

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Identifier	Grid Reference	Description	Туре	Grade
		rubble.		
1277948	SP 45993 37683	Church of St John the Baptist. The chancel arch dates to the 13th century, the nave arcades to the 14th century and the West tower to 1844. The Church was remodelled in 1844 by John Plowman and H.J. Underwood.	Listed Building	II*

D8.1.3 Three of the Listed Buildings are associated with Wkyham Park, a 17th century house which is now a boarding school, Tudor Park School. The others are associated with Bodicote village to the southeast of the study area.

Photograph D8.1 Wykham Farmhouse Grade II Listed Building



D8.1.4 The hedgerow which runs through the centre of the site and along the western boundary of Wykham Farm follows the parish boundary and is an Important Hedgerow under the Hedgerow Regulations. In addition hedgerows along Salt Way and to the east of Wykham Farm are identified



as pre-enclosure hedgerows and so will also qualify as Important (OA, 2012). The hedgerows are marked on Figure D7.

D8.1.5 In addition the Banbury Civic Society have raised the possibility that the enclosure of fields around Wykham Farm pre-dates the Parliamentary Enclosure Acts and therefore would also qualify as Important hedgerows. It is unclear if this comment relates to additional hedgerows other than those identified in the OA 2012 assessment. Hedgerows associated with these boundaries will be considered Important under the Hedgerow Regulations, however it is outside the scope of this assessment to undertake a full survey. This is therefore noted and should be considered within any plan and decision making.

D8.2Non-Designated Features

D8.2.1 There are seventeen recorded, non-designated heritage assets within the study area and six archaeological events. Six of these assets are within the site and the Banbury Enclosure Project event covered the site. The non-designated heritage assets can be seen in Table D8.2 below and on Figure D7.

Identifier	Grid Reference	Description	Туре	Grade
337013	SP 45300 38200	Two ring ditches visible on aerial photographs.	National Monuments Record	N/A
337047	SP 44000 39200	A possible medieval ditch.	National Monuments Record	N/A
602186	SP 45070 39350	Proffitts House. A house built in the late 15th century, altered in the late 16th century.	National Monuments Record	N/A
337032	SP 43900 37900	A Roman building consisting of a tessellated pavement with walls and a 'beehive stone- vaulted oven' were found in Wykham in 1851. The oven or hypocaust was occupied in the 4th century. Many coins, 7 or 8 skeletons and animal bones were found.	National Monuments Record	N/A
337055	SP 43900 37800	Wykham. The site of a deserted medieval village.	National Monuments Record	N/A
337038	SP 46000 37830	Wykham Park (Tudor House School). The house dates to the early 17th century. It is	National Monuments	N/A

Table D8.2 Non-Designated Heritage Assets Within the Site G Study Area

Identifier	Grid Reference	Description	Туре	Grade
		also the site of a Chapel.	Record	
337016	SP 46000 37800	The medieval cross stood in the middle of the village of Bodicote, near the 'Plough Inn' until at least 1841.	National Monuments Record	N/A
1073150	SP 45900 37700	St John the Baptist Church. The chancel arch dates to the 13th century with 14th century nave arcades. The church was remodelled in 1844 by J Plowman and HJ Underwood.	National Monuments Record	N/A
546055	SP 45500 37700	Wykham Mill Farmhouse. Farmhouse of early 17th century origin.	National Monuments Record	N/A
1067113	SP 45210 38315	The site of part of a possible Neolithic causewayed enclosure. The site was discovered by RCHME during aerial reconnaissance in July 1996. Interpretation and analysis of cropmark evidence was undertaken as part of the Industry and Enclosure in the Neolithic Project.	National Monuments Record	N/A
1035203	SE 98974 01220	Jurassic Way-Lincolnshire. Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A
1028401	SP 45235 38066	Roman road running from Ettington to Finmere.	National Monuments Record	N/A
DOX 16708	SP 45093 38274	Neolithic causewayed enclosure.	Oxfordshire Archaeological Priority Area	High
DOX16707	SP 45300 38200	Two Bronze Age round barrows.	Oxfordshire Archaeological Priority Area	High
DOX16721	SP 44092 37893	Wykham Park. Site of a deserted medieval village, medieval chapel and manor house.	Oxfordshire Archaeological Priority Area	Medium
DOX16722	SP 45847 37881	Anglo-Saxon pottery recovered.	Oxfordshire Archaeological Priority Area	Medium
DOX16723	SP 46000 37800	Bodicote Historic Core.	Oxfordshire Archaeological Priority Area	Medium
1319102	SP 44010 37890	Tudor Park School. No significant archaeology was observed during a watching brief prior to new development	Archaeological Event	N/A
1351623	SP 44000 38050	Tudor Park School. Watching brief undertaken during the construction of an all-weather hockey pitch. No archaeology was revealed as the area had already been landscaped.	Archaeological Event	N/A

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Identifier	Grid Reference	Description	Туре	Grade
1087165	SP 43900 37900	Tudor Park School. A watching brief was maintained during ground works for a new dining hall and kitchen facilities, new maintenance building, removal of trees and a car parking extension. No significant archaeology was encountered.	Archaeological Event	N/A
521827	SP 43900 37900	Excavation at Wykahm Park	Archaeological Event	N/A
1064863	SP 45180 38320	Banbury Enclosure Project	Archaeological Event	N/A
1385554	SP4600037700	Land to the rear of Bodicote House. Monitoring of ground works to the rear of the property found no evidence for the medieval city wall.	Archaeological Event	N/A

- D8.2.2 The Jurassic Way (105203) is recorded passing through the development site, however it is not known whether this line has been confirmed or whether it is an extrapolation from other known points. Although the Salt Way to the north of the site has sometimes been suggested as a prehistoric routeway recent research by Oxford Archaeology (OA, 2012) could not find any evidence to support this.
- D8.2.3 There are several significant prehistoric sites within the Site G boundary. There are records of a Neolithic causewayed enclosure and ring ditches identified from aerial photography (DOX16708, DOX16707, 337013, 1067113). These sites are located within the central area of the site and stretch from the northern to southern boundaries.
- D8.2.4 A Roman road from Ettingon to Finmere is projected to run to the south of the site (1028401). The Roman records for the study area also include Roman buildings at and Wykham Park (337032). To the south of the site there are records of Anglo-Saxon pottery (DOX16722). Wykham was recorded in the Domesday Book and therefore was established some time in the early medieval period and was located in the vicinity of Wickham Park.
- D8.2.5 The Salt Way was probably established in the early medieval period to transport salt from Droitwich. It has remained a green lane since then. It certainly appears to pre-date the enclosure of fields on either side of the Salt Way and their conversion to arable cultivation resulting in ridge and furrow remains: historical aerial photographs show these respecting the line of the trackway



(OAN, 2012). This extensive ridge and furrow has almost entirely been levelled, with just one field by Crouch Farm on the far west of the study area surviving.

- D8.2.6 The medieval development of Bodicote is focussed in the west of the village and almost extends to the boundary of the site. This was mirrored by Wykham at the other end of the study area. There are also records of a medieval ditch at Crouch Hill (337047). It was reputedly fortified by both Royalist and Parliamentary forces during the Civil War. The majority of the built heritage in the area dates from the late 17th century onwards.
- D8.2.7 The historic mapping indicates that there was only limited sub-division of fields across the site in the late 19th century compared to the modern period. Wykham Farm and Park farm within the Site boundary were both present and there were buildings around Wykham Farm Cottage although they were not named. The building in the north-east of the site was noted as a vicarage. The Salt Way appeared to be a more substantial track along the north of the site with the alignment in the west much wider than the modern route.

D8.3Assessment of Heritage Sensitivity

- D8.3.1 A photographic record of the site can be seen on Figure D7, Appendix E. The setting of Wykham Farm includes the farmland in which it sits up to the Salt Way to the north and the remainder of the site to the west and south. Its setting to the east has been curtailed by the construction of recreational facilities which has changed the character
- D8.3.2 The Conservation Area and Listed Buildings of Bodicote are located to the south-east of the site. Whilst their primary focus is within the village and their inter-relationship the surrounding agricultural land also once formed the open field systems of the village. Development immediately adjacent to the village of Wykham Farm is likely to affect the setting of these assets. It may be possible to reduce this effect and by allowing a suitable buffer and design between the assets.
- D8.3.3 The dominant historic character of the site is the large field pattern with strong hedgerow boundaries and occasional woodland belts. Many of the boundaries are slightly curved which can often be an indicator of early field patterns. In the east of the site this character has been altered as the construction of the sports facilities has removed the curvilinear nature of the boundaries, straightening them and changing the agricultural character. In the west of the site there is a



narrow strip of land which borders the carriage road to Wykham Park. The character of this field is much more typical of parkland and a traditional grand house approach.

- D8.3.4 The character of the central area is complemented by historical associations and time depth of the site. The historic route of Salt Way and the Roman road to the south, sit alongside the relict boundaries between parishes in the area, which are important hedgerows. Whilst it is mostly under arable cultivation which has removed evidence for once extensive ridge and furrow remains there are limited areas of pasture remaining.
- D8.3.5 The survival of the recorded prehistoric archaeological remains around Wykham Farm is unknown at this time, however the arable use of the site may have truncated remains. In addition there is the potential for additional previously unrecorded archaeological remains to be discovered within the site, particularly associated with the Roman road to the south, the Saltway to the north or with the previously recorded prehistoric remains.
- D8.3.6 The overall cultural sensitivity of Site G is assessed as Medium.

D8.4Enhancement Opportunities

D8.4.1 No specific enhancement opportunities have been identified within this site.

D9.0 Site H

D9.1Designated Features

- D9.1.1 There are no World Heritage Sites, Scheduled Monuments, Conservation Area, Registered Parks and Gardens or Registered Battlefields within the boundary of Site H. The site contains one Grade II Listed Building, Crouch Farm (1199211), a 17th century farmhouse which has been remodelled in the 18th and 20th centuries.
- D9.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields. There are a further five Grade II Listed Buildings within the study area. The sites are identified in Table D9.1 below and shown on Figure D8.



Table D9.1: Designated Heritage Assets Within the Site H Study Area

Identifier	Grid Reference	Description	Туре	Grade
1046181	SP 44113 37895	Gateways, Walls and Gatepiers with wrought iron gates attached to 17th century range to the North East of a 19th century house.	Listed Building	II
1046182	SP 43628 37700	Wykham Mill Farmhouse and Attached Shop. It dates to the early 17th century with later additions and is constructed of ashlar ironstone.	Listed Building	п
1199211	SP 43614 38858	Crouch Farmhouse. This farmhouse dates to the late 17th century and was remodelled in the 18th century and 20th century. It is constructed of finely jointed ironstone and has two storeys plus attic.	Listed Building	п
1283504	SP 44092 37893	Wykham Park (Tudor House School). House now school boarding house and music rooms. It dates to the 17th century and earlier and remodelled in the 20th century. A re-set date stone records 1619 in left end wall. It is constructed of finely jointed ashlar ironstone.	Listed Building	II
1391357	SP 44086 37840	Wykham Park (Tudor House School) immediately to the south of Wykham Park Hall. It was built in 1740, with extensive additions and alterations of 1865-early 20th century.	Listed Building	II
1199223	SP 43629 37679	Barn attached to Wykham Mill Farmhouse. It probably dates to the early 18th century and it is constructed of regular coursed ironstone rubble.	Listed Building	II

- D9.1.3 Three of the Listed Buildings are associated with Wkyham Park, a 17th century house which is now a boarding school, Tudor Park School. The other two are associated with Wkyham Mill Farmhouse in the far south of the study area.
- D9.1.4 The hedgerow which runs along the western boundary of the site until Crouch Farm follows the parish boundary and is an Important Hedgerow under the Hedgerow Regulations. Additionally Oxford Archaeology have identified a number of pre-enclosure boundaries along Salt Way, to the north of Crouch Farm and to the east of Crouch Hill Farm. The hedgerows are marked on Figure D8.



D9.1.5 In addition the consultation response from Banbury Civic Society identified that the relationship between these features and the medieval Crouch Hill deer park is unknown. Hedgerows associated with these boundaries will be considered Important under the Hedgerow Regulations, however it is outside the scope of this assessment to undertake a full survey. This is therefore noted and should be considered within any plan and decision making.

D9.2Non-Designated Features

9.2.1 There are thirteen recorded, non-designated heritage assets within the study area and six archaeological events. Two of these sites, the Jurassic Way and Crouch Hill are within the site. The non-designated heritage assets can be seen in Table D9.2 below and on Figure D8.

Identifier	Grid Reference	Decription	Туре	Grade
337047	SP 44000 39200	A possible medieval ditch.	National Monuments Record	N/A
337042	SP 43200 39200	Pike Farm. Finds of an extensive scatter of Roman pottery led to a trial excavation in 1960 when a foundation wall, Roman coins, a brooch and fragmentary human remains were found.	National Monuments Record	N/A
337045	SP 42700 38600	A `U'- shaped enclosure.	National Monuments Record	N/A
337053	SP 43400 37900	A possible oval enclosure of uncertain date.	National Monuments Record	N/A
337032	SP 43900 37900	A Roman building consisting of a tessellated pavement with walls and a 'beehive stone- vaulted oven' were found in Wykham in 1851. The oven or hypocaust was occupied in the 4th century. Many coins, 7 or 8 skeletons and animal bones were found.	National Monuments Record	N/A
337055	SP 43900 37800	Wykham. Site of a deserted medieval village.	National Monuments Record	N/A
337038	SP 44080 37830	Wykham Park (Tudor House School). Early 17th century house and site of a Chapel.	National Monuments Record	N/A
337046	SP 43500 38500	Flint implement found 1916.	National Monuments	N/A

Table D9.2 Non-Designated Heritage Assets Within the Site H Study Area

Identifier	Grid Reference	Decription	Туре	Grade
			Record	
1035203	SE 98974 01220	Jurassic Way-Lincolnshire. Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A
1028401	SP 45235 38066	Roman road running from Ettington to Finmere.	National Monuments Record	N/A
DOX16696	SP 43200 39200	Roman building and artefacts. Roman pottery and Neolithic axe.	Oxfordshire Archaeological Priority Area	High
DOX16720	SP 43400 37900	Undated enclosure	Oxfordshire Archaeological Priority Area	Medium
DOX16721	SP 44080 37830	Wykham Park including deserted medieval village. It is also the site of a medieval chapel and manor house.	Oxfordshire Archaeological Priority Area	Medium
1319102	SP 44010 37890	Tudor Park School. No significant archaeology was observed during a watching brief prior to new development	Archaeological Event	N/A
1351623	SP 44000 38050	Tudor Park School. Watching brief undertaken during the construction of an all-weather hockey pitch. No archaeology was revealed as the area had already been landscaped.	Archaeological Event	N/A
1087165	SP 43900 37900	Tudor Park School. A watching brief was maintained during groundworks for a new dining hall and kitchen facilities, new maintenance building, removal of trees and a car parking extension. No significant archaeology was encountered.	Archaeological Event	N/A
521827	SP 43900 37900	Excavation at Wykham Park	Archaeological Event	N/A
632939	SP 43200 39200	Excavation at Pike Farm	Archaeological Event	N/A
632937	SP 43200 39200	Excavation at Pike Farm	Archaeological Event	N/A

D9.2.2 The Jurassic Way (105203) is recorded passing through the development site, however it is not known whether this line has been confirmed or whether it is an extrapolation from other known points. Although the Salt Way has sometimes been suggested as a prehistoric routeway recent research by Oxford Archaeology (OA, 2012) could not find any evidence to support this.



- D9.2.3 There are a number of enclosures identified within the study area which have not been securely dated. These may be of prehistoric date (337045, 337053, DOX16720) and add to other evidence for prehistoric occupation such as Neolithic axe find (DOX16696) and lithics (337046).
- D9.2.4 A Roman road from Ettingon to Finmere is projected to run to the south of the site (1028401). The Roman records for the study area also include Roman buildings at Pike Farm (337042, DOX16696) and Wykham Park (337032).
- D9.2.5 Crouch Hill (337047) is a natural hill which was artificially raised in antiquity. The periods when Crouch Hill was first in use are not clear. The Banbury Civic Society consultation response suggests that it was raised in the Iron Age whilst other sources such as Beesley (1841, cited Wikipedia) suggested the Saxon period. It is said to have been fortified by both Royalist and Parliamentary forces during the Civil War. There are local legends and folk traditions associated with the hill so it has a cultural significance for the community beyond its purely archaeological associations.
- D9.2.6 The Salt Way was probably established in the early medieval period to transport salt from Droitwich. It has remained a green lane since then. It certainly appears to pre-date the creation of fields on either side of the Salt Way and their conversion to arable cultivation resulting in ridge and furrow remains because historical aerial photographs show these respecting the line of the trackway (OAN, 2012). This extensive ridge and furrow has almost entirely been levelled, with just one field by Crouch Farm where it survives as shown on Photograph D9.1 below.
- D9.2.7 The area around Crouch Hill was part of the Bishop of Lincoln's deer park (Banbury Civic Society consultation response) although there appear to be no obvious traces of this in the modern landscape. Further research may identify the original boundaries or features which can be traced in the landscape.
- D9.2.8 The historic mapping indicates that there was only very limited additional field sub-division and that the modern field layout represents the 19th century field pattern. Crouch Farm and Crouch Hill Farm were both present within the site by this period. Butts and targets were shown in the field to the north-east of Crouch Hill as well although there are no visible traces of these now.



Photograph D9.1 Ridge and Furrow Adjacent to Crouch Farm.



D9.3Assessment of Heritage Sensitivity

- D9.3.1 A photographic record of the site can be seen on Figure D8, Appendix E. The setting of Crouch Farm includes the farmland in which it sits up to the Salt Way to the north and the remainder of the site to the east, west and south. Its setting is heightened through the survival of ridge and furrow remains adjacent to the house as the last remaining area of ridge and furrow in what was a previously extensive landscape of ridge and furrow.
- D9.3.2 Crouch Hill is a prominent landscape feature as the highest point on the west side of Banbury. It has a historical significance as it was artificially raised and has been used as a strategic military position. In addition there are local traditions associated with the site.
- D9.3.3 The key characteristic of the site is the small, irregular field pattern with strong hedgerow boundaries and occasional woodland copses. This pattern is indicative of pre-Parliamentary enclosure. This characteristic is complemented by the historical associations and time depth of the site. The historic route of Salt Way and the Roman road to the south, site alongside the relict



boundaries between parishes and manors in the area. Whilst it is mostly under arable cultivation which has removed evidence for once extensive ridge and furrow remains there are limited areas of pasture around Crouch Farm, the field bordering the residential development in the north-east and on Crouch Hill.

D9.3.4 The overall cultural sensitivity of Site H is assessed as Medium.

D9.4Enhancement Opportunities

D9.4.1 There is potential for enhancement of the informal recreation area on Crouch Hill. This may include management of the land to manage vegetation and scrub, reflect native species and past land use. Additionally there are opportunities for public engagement with the archaeology, traditions and history of the area through physical or virtual means. Crouch Hill and the amenity access to the hill in the north-east of the site.

D10.0 Site I

D10.1Designated Features

- D10.1.1 There are no World Heritage Sites, Scheduled Monuments, Conservation Area, Registered Parks and Gardens or Registered Battlefields within the boundary of Site I. The Grade II Listed Building of Withycombe Farmhouse is located in the southern half of the site.
- D10.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments or Registered Battlefields. There are a further ten Listed Buildings within the study area. The Conservation Area of Drayton is located to the immediate west of the site and the Registered Park and Garden of Wroxton Abbey is located in the west of the study area. The sites are identified in Table D10.1 below and shown on Figure D9.

Table D10.1: Designated Heritage Assets Within the Site I Study Area

Identifier	Grid Reference	Description	Туре	Grade
1435	SP 42074 41408	Wroxton Abbey. A 17th century country house surrounded by early and mid 18th century pleasure grounds, set within an 18th century landscape park.	Registered Park and Garden	II*

Identifier	Grid Reference	Description	Туре	Grade
1046852	SP 42875 41940	Roebuck Inn	Listed Building	II
1046853	SP 42886 41930	Ivy Cottage	Listed Building	II
1046854	SP 42912 41723	Rectory Cottage. This cottage dates to the 18th/19th century and is constructed of coursed, squared ironstone. It has a hipped, thatched roof and is single storey.	Listed Building	II
1046855	SP 42835 41581	Chest Tomb approximately 9 metres North of Chancel of Church of St Peter. It is dated 1829 and 1816.	Listed Building	II
1046856	SP 42853 41575	Chest Tomb approximately 9 metres North of North Aisle, Church of St Peter. It is dated 1804 and 1811.	Listed Building	II
1046857	SP 42939 41455	Two barns abutting and to the west of Park Farmhouse. It probably dates to the 17th century and is constructed of coursed squared ironstone.	Listed Building	II
1046858	SP 43318 40221	Withycombe Farmhouse and Attached Stable. It dates to the early to mid 17the century with later alterations.	Listed Building	Π
1369590	SP 42940 41777	The cottage and the cottage abutting on the left. These cottages date to the early 18th century with 20th century alterations. They were constructed of coursed, squared ironstone.	Listed Building	п
1369591	SP 42837 41564	Church of St Peter. The Church dates mainly to the 14th century. The tower was rebuilt in 1808 and repairs were carried out in 1822 and 1826. It was restored in 1877-8 by Edwin Dolby of Abingdon including the building of the south vestry. It is constructed of Ironstone ashlar.	Listed Building	II*
1369592	SP 42908 41470	Park Farmhouse and abutting tack room and stable. Farmhouse of 17th century origins with later alterations from the 18th to the 20th century. There is a datestone, inscribed GJG 1683, above the doorway on the east elevation. It is built of coursed, squared ironstone.	Listed Building	II
1369593	SP 42859 41082	Drayton Archway. Archway of c1750 probably designed by Sanderson Miller as part of the landscaping of the Wroxton Abbey estate. It is constructed of stone in a Gothic style and comprises two round turrets with blank slit windows and a 'ruined' arch between.	Listed Building	II*

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D10.1.3 Withycombe Farmhouse is a Grade II Listed Building. It is of 17th century date with later alterations and has associated stables. The setting of the farmhouse is the agricultural land and historic woodland copses which surround it. Development within this agricultural land will affect the setting of the Listed Building. The building can be seen in Photograph D10.1 below.

Photograph D10.1: Withycombe Farmhouse Listed Building.



D10.1.4 The Grade II* Registered Park and Garden of Wroxton Abbey lies to the west of the site behind a natural ridge on land falling away from the site. The majority of the Abbey Gardens are therefore not visible from the site and vice-versa. The main exception to this is the Grade II*Drayton archway, a folly from the 18th century, the northern part of the site where fields and woodland are visible and from limited locations by Withycombe Farmhouse where framed views to the north-west are available through gaps in hedgerows. The folly can be seen in Photograph D10.2 below.



Photograph D10.2: Wroxton Abbey Folly Listed Building.



- D10.1.5 The majority of the Listed Buildings in Drayton have a setting which is primarily focused in the village, with the exception of Park Farmhouse which is located to the south of the village. The Conservation Area of Drayton encompasses the Park, village and their Listed Buildings and extends to the western boundary of the site. As this boundary is an open trackway with no vegetation screening the site the setting of the designated assets currently includes the site.
- D10.1.6 Development within the site will affect the designated assets lying outside of the site boundary if development extends to the site boundary and suitable screening is not put in place. If suitable screening is planted then it is probable that any effects on the setting of the designated assets can be removed or minimised.
- D10.1.7 The hedgerow which runs along the eastern boundary of the site, to the south of Withycombe Farmhouse and along the western boundary of the site in the southern portion will be an Important Hedgerow under the Hedgerow Regulations as it follows a parish or township boundary. The hedgerow is marked on Figure D9.



D10.1.8 In addition the Banbury Civic Society have raised the possibility that the enclosure of fields around Withycombe Farm pre-dates the Parliamentary Enclosure Acts and therefore would also qualify as Important hedgerows. It is outside the scope of this assessment to undertake a full survey, therefore it is noted and should be considered within any plan and decision making.

D10.2Non-Designated Features

10.2.1 There are thirteen recorded, non-designated heritage assets within the study area and two archaeological events, although there is some duplication within these and the designated assets. None of these recorded assets are located within the site. The non-designated heritage assets can be seen in Table D10.2 below and on Figure D9.

Identifier	Grid Reference	Description	Туре	Grade
1328738	SP 4290 4147	Park Farmhouse and abutting tack room and stable. Farmhouse of 17th century origins with later alterations from the 18th to the 20th century. There is a datestone, inscribed GJG 1683, above the doorway on the east elevation. It is built of coursed, square ironstone.	National Monuments Record	N/A
337247	SP 4290 4145	Romano-British building, possibly a villa and finds including a coin hoard, located at Park Farm, Wroxton Abbey during the 18th century. The hoard consisted of a great number of Roman coins of the middle and smaller brass.	National Monuments Record	N/A
1328759	SP 4294 4145	Two barns abutting and to the west of Park Farmhouse. Both barns were probably built in the 17th century, the one to the left is of six bays and the one to the right is of three bays. It is built of coursed, squared ironstone with steeply pitched corrugated iron roofs.	National Monuments Record	N/A
337279	SP 4286 4108	Drayton Archway. Archway of c1750 probably designed by Sanderson Miller as part of the landscaping of the Wroxton Abbey estate. It is constructed of stone in a Gothic style and comprises two round turrets with blank slit windows and a 'ruined' arch between.	National Monuments Record	N/A
337047	SP 4400 3920	Possible medieval ditch	National Monuments Record	N/A

Table D101.2 Non-Designated Heritage Assets Within the Site I Study Area

Identifier	Grid Reference	Description	Туре	Grade
337042	SP 43200 39200	Pike Farm. Finds of an extensive scatter of Roman pottery led to a trial excavation in 1960 when a foundation wall, Roman coins, a brooch and fragmentary human remains were found.	National Monuments Record	N/A
616818	SP 42073 41409	Formal gardens, pleasure grounds and landscape park to Wroxton Abbey. The formal gardens were laid out in 1727 by Tilleman Bobart, possibly to a scheme by Henry Wise. Additions to the gardens were made in the mid 19th century.	National Monuments Record	N/A
337272	SP 43500 41500	Bronze palstave	National Monuments Record	N/A
337274	SP 43147 42059	Wroxton and Banbury Mineral Railway. Dismantled railway opened in 1880 and closed in 1980.	National Monuments Record	N/A
DOX16683	SP 42500 41500	Drayton Historic core and shrunken medieval village.	Oxfordshire Archaeological Constraint Priority Area	Medium
DOX16682	SP 42800 41000	Lithic scatter, pottery and fish ponds. Site of a possible minor Roman villa and the site and features of Wroxton Park.	Oxfordshire Archaeological Constraint Priority Area	High
DOX16693	SP 42900 41700	A possible Roman farmstead.	Oxfordshire Archaeological Constraint Priority Area	High
DOX16696	SP 43200 39200	Roman building and artefact. Roman pottery and a Neolithic axe have been found at the site.	Oxfordshire Archaeological Constraint Priority Area	High
632939	SP 43200 39200	Excavation at Pike Farm	Archaeological Event	N/A
632937	SP 43200 39200	Excavation at Pike Farm	Archaeological Event	N/A

D10.2.2 Although there are no recorded archaeological remains within the site the area to the west of the site contains a reasonably high density of archaeological remains from the prehistoric period onwards. Within and to the south of the park Mesolithic and Neolithic flint implements have been found (DOX16682, 1856861), a Neolithic axe was found in the south of the study area (DOX16696) and a Bronze Age palstave (axe) was recorded in Drayton (337272).

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- D10.2.3 There are records of a possible minor Roman villa within the park (DOX16682), a possible farmstead to the south of the park (DOX16693), with another Roman building in the south of the study area (337042, DOX16696).
- D10.2.4 The medieval and post-medieval periods saw the establishment of the villages, Wroxton Abbey and the construction of farmhouses such as Withycombe. This was also when the land was enclosed although it is unclear whether this was undertaken as part of the Parliamentary Enclosure phase or earlier.
- D10.2.5 The historic mapping indicates that there was only very limited additional field sub-division to the north of Withycombe Farmhouse. The field layout in the south of the site matches the modern field layout. Whilst Withycombe Farmhouse was present, Milestone Farm was not. Additionally the land to the east which is now under residential housing was mainly agricultural.

D10.3Assessment of Heritage Sensitivity

- D10.3.1 A photographic record of the site can be seen on Figure D9, Appendix E. The setting of Withycombe Farmhouse extends across the site, although to the south after the crest of the hill the association is less strong. The setting of designated heritage assets associated with Wroxton Abbey and Drayton also extend to the development site by virtue of the continuation of views over the site boundary due to a lack of hedgerows or other screening. The land drops away into Wroxton Abbey however so from within the Registered Park and Garden and Conservation Area these views are largely limited to those on the western edges.
- D10.3.2 The historic character between the northern and southern portions of the site is slightly different. The northern portion of the site has a very open, arable character to the west, but balanced by a number of strong hedgerow boundaries along the eastern edge and cutting east-west across the site. The archway within the Drayton Conservation Area and set amongst mature trees is a dominant feature in the landscape.
- D10.3.3 The southern portion of the site is distinct from the northern area as it is primarily pasture, is composed of much smaller fields, and is more enclosed and intimate toward the top of the hill, with views across the valley to Crouch Hill on the leeward side of the ridge.



- D10.3.4 There is a potential for previously unrecorded archaeological remains within the development site. These may include prehistoric or Roman remains associated with those recorded to the west and the south, or medieval and post-medieval remains associated with Withycombe Farmhouse or the Wroxton estate.
- D10.3.5 The overall cultural sensitivity of Site I is assessed as Medium.

D10.4Enhancement Opportunities

D10.4.1 No specific enhancement opportunities have been identified within this site.

10.5 Site 3

- D10.5.1 The Site 3 boundary carried through to the Local Plan is encompassed within the boundary of Site I. Site 3 is composed of the three northern fields of Site I. This excludes Withycombe Farmhouse and the field immediately above it and the land to the south around Milestone Farm.
- D10.5.2 The setting of Withycombe Farmhouse and the designated assets to the west still extends into the development site. However due to the separation of Withycombe farmhouse to the site by a field it may be possible to minimise the effects on the setting of the farmhouse through appropriate planting and design. Additionally the effects on the designated assets to the west may be reduced through design and by planting an appropriate boundary along the western edge of Site 3. This would have the effect of bringing the existing hedgerow boundary to the east adjoining the residential housing one field westwards.

D10.5.3 The overall cultural sensitivity of Site 3 is assessed as Medium.

D11.0 Site J

D11.1Designated Features

D11.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Area, Registered Parks and Gardens or Registered Battlefields within the boundary of Site J.



D11.1.2 Within the study area there are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields. There are four Grade II Listed Buildings within the study area. The Conservation Area of Drayton is located to the immediate south-west of the site and Hanwell is located in the north of the study area. The Registered Park and Garden of Wroxton Abbey is located just outside of study area to the south-west. The sites are identified in Table D11.1 below and shown on Figure D10.

Identifier	Grid Reference	Description	Туре	Grade
1046852	SP 42875 41940	Roebuck Inn. This inn dates to the late 17th century with 20th century additions and alterations.	Listed Building	II
1046853	SP 42886 41930	Ivy Cottage. This cottage dates to the mid 18th century and is constructed of coursed squared ironstone with ironstone quoins.	Listed Building	II
1046854	SP 42912 41723	Rectory Cottage. This cottage dates to the 18th/19th century and is constructed of coursed, squared ironstone.	Listed Building	II
1369590	SP 42940 41777	The cottage and the cottage abutting on the left. These cottages date to the early 18th century with 20th century alterations. They are built of coursed, squared ironstone and are single storey with an attic.	Listed Building	Π

Table D11.1: Designated Heritage Assets Within the Site J Study Area

D11.1.3 The hedgerow which runs through the centre of the northern part of the site and then along the eastern boundary of the southern half of the site follows the parish boundary will be considered an Important Hedgerow under the Hedgerow Regulations because it follows a parish or township boundary. The hedgerow is marked on Figure D10.

D11.2Non-Designated Features

11.2.1 There are seven recorded, non-designated heritage assets within the study area and two archaeological events. Two of these sites, a mineral railway and Roman road are within the site. The non-designated heritage assets can be seen in Table D11.2 below and on Figure D10.

Identifier	Grid Reference	Description	Туре	Grade
337272	SP 43500 41500	Bronze palstave.	National Monuments Record	N/A
974918	SP 51328 34101	Port Way. Roman road extending from Hanwell to Oxford.	National Monuments Record	N/A
337274	SP 43147 42059	Wroxton and Banbury Mineral Railway. Dismantled railway opened in 1880 and closed in 1980.	National Monuments Record	N/A
DOX16683	SP 42912 41723	Drayton Historic Core and shrunken medieval village.	Oxfordshire Archaeological Constraint Priority Area	Medium
DOX16667	SP 43140 42465	Post-medieval fishpond.	Oxfordshire Archaeological Constraint Priority Area	Medium
DOX16668	SP 43110 42275	Undated lynchet and site of a possible medieval/post-medieval watermill.	Oxfordshire Archaeological Constraint Priority Area	Medium
DOX16664	SP 43780 43590	Hanwell Historic Core and shrunken medieval village and medieval/post-medieval fishponds.	Oxfordshire Archaeological Constraint Priority Area	Medium
1400783	SP 43700 42500	A watching brief at Hanwell Fields.	Archaeological Event	N/A
1359706	SP 43700 42500	Twenty-nine trenches excavated in advance of proposed residential development, recording undated (?prehistoric) features sealed beneath ridge and furrow cultivation.	Archaeological Event	N/A

Table D11.2 Non-Designated Heritage Assets Within the Site J Study Area

- D11.2.2 The Port Way (974918) is a Roman road which runs through Hanwell and Banbury. The line of the road is projected to follow the footpaths and track along the north-eastern boundary of the site. There are further recorded remains of high status Roman buildings and a silver coin hoard to the north of the study area.
- D11.2.3 The other linear site within the site boundary is the line of the former Wroxton and Banbury mineral railway (337274). This line has been dismantled and the field turned over to arable cultivation, although it remains as an earthwork to the west of the site.



- D11.2.4 Other archaeological sites within the study area include the villages of Drayton and Hanwell, both of which have shrunk compared to their medieval form (DOX16664, DOX16683). Both villages contain features and buildings which relate to these medieval origins. To the west of the southern portion of the site lie the remains of post-medieval fishponds (DOX16667), a possible medieval watermill and lynchets (DOX16668). These would have served the village of Drayton and indicate a possible medieval origin for Drayton Lodge Farm (Banbury Civic Society consultation response).
- D11.2.5 Archaeological research within the study area at Hanwell Fields has identified a number of undated ditches which may be of prehistoric date.
- D11.2.6 The historic mapping indicates that there was greater field sub-division in both the north and south of the Site than is currently the case, although the layout is largely the same. Within the northern half of the site the houses Broken Furrow and Nutshell were not depicted although the field shape in this location mirrors the modern layout. To the south the golf course and club house were not present and the road alignment was slightly different, reflecting the lack of residential housing to the east.

D11.3Assessment of Heritage Sensitivity

- D11.3.1 A photographic record of the site can be seen on Figure D10, Appendix E. The setting of the Conservation Area and Listed Buildings in Hanwell does not extend into the site which lies over the crest of the hill and behind a woodland belt. The setting of Drayton and its Conservation Area does extend to the southern area of the site and the area to the west of the site where medieval mill remains are associated with the village. The Academy's sports pitches, the golf course, driving range and campsite have introduced amenity uses to the landscape and this now limits the extent of the setting. This arable landscape within the site has strong hedgerow boundaries, including a series of Hedgerows considered Important under the Regulations.
- D11.3.2 The historic character between the northern and southern portions of the site is slightly different. The northern portion of the site is closely related to the historic landscape of Site A. They both form part of the same barrier between the village of Hanwell and northern residential areas of Banbury. Although it is mostly under arable cultivation it does also include an area of open scrub land which is used for informal recreation in much the same way as land to the east of the site. Additionally the south of this area includes a couple of houses, a track and mature planting that provides a



break within the site from the residential housing to the south. The sensitivity of this northern portion is considered to be medium.

- D11.3.3 The southern portion of the site is distinct from the northern area as it is has lost most of its historical associations with the surrounding area due to the insertion of the golf course, the camp site in the north of the area and the construction of houses on the eastern boundary and separated from the site by a hedgerow and road. The sensitivity of this southern portion is considered to be medium-low.
- D11.3.4 The survival of any archaeological remains associated with the Roman road and the mineral railway which run through the site is unknown at this time, however the arable use of the site may have truncated any remains. Effects on the road are unlikely to be significant due to the relative extent of disturbance in relation to the overall length of the road, however the line of the road continues in extant footpaths and tracks indicating a continuity of use over millennia. There is a potential for previously unrecorded archaeological remains within the development site.
- D11.3.5 The overall cultural sensitivity of Site J is assessed as Medium.

D11.4Enhancement Opportunities

D11.4.1 There is potential for enhancement of the informal recreation area in the north of the site. This may include management of the land to reflect native species and past land use. Hedgerows can be managed and planted with suitable species mixes.

11.5 Site 5

- D11.5.1 The Site 5 boundary carried through to the Local Plan is formed of the northern portion of Site J with a small extension northwards to extend beyond the hedgerows and shelter belt. The Site 5 boundary does not include the mineral railway, however it still contains Important hedgerows and the Roman road.
- D11.5.2 The sensitivity of the northern part of the site was assessed as medium and this assessment is carried through for Site 5. It is noted that if development were to extend to the northern boundary of Site 5 it may well have an effect on the setting of Hanwell Conservation Area to the north as it will start to become visible from these areas.



D11.5.3 The overall cultural sensitivity of Site 5 is assessed as Medium.

D12.0 Site 7

D12.1Designated Features

- D12.1.1 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the boundary of Site 7. There are 155 Listed Buildings within the boundary of Site 7. The Scheduled Monument of Tooley's Boatyard is also within the north-east of the site and adjacent to the canal. There are a further 50 Listed Buildings within the study area. The designated assets within the Site 7 study area are identified in Table D15.1. The assets within the Site 7 boundary are highlighted in yellow for ease of identification.
- D12.1.2 Site 7 mostly lies within Banbury town centre Conservation Area. The key areas excluded from this are the Castle Quay shopping centre in the north-east; the medical centre in the west; an area including Matalan, offices and car parking in the east of the site; and the central part excluded from the Conservation Area including TK Maxx, Iceland, Calthorpe House Council offices and car parking.
- D12.1.3 The Banbury Conservation Area Appraisal (Cherwell District Council 2004) provides a comprehensive overview of the town centre area. The document divides the Conservation Area into a number of character areas. The appraisal is summarised here where there is relevance to the Site 7 boundaries, but are referred to the Conservation Area Appraisal for more details.
- D12.1.4 Site 7 is located within five of the identified character areas: Medieval Core; Church Precinct; Main Route Corridor; Large Villas in Grounds; and 19th Century Suburbs (east) Newland. With the exception of a very limited part of the Conservation Area located to the north of Site 7, within Site 8, the site boundary fully encompasses the medieval core. The Medieval Core includes the following characteristics visible within Site 7.
 - Preservation of the medieval street pattern and interlinking historic lanes. Buildings primarily of 17th to 19th century dates with a consistency of height and density, creating enclosed street frontages and back land developments. There are few long distance views although there are occasional glimpsed views of landmark features such as St Mary's Church.



- Seventeenth and early eighteenth century buildings were built of iron stone in the regional vernacular style: ironstone with plain elevations, windows with stone mullions, square headed lights and drip-moulds, lightly moulded doorway and steeply pitched roofs with gabled stone dormers.
 From the late eighteenth century this changed to local brick and a move to national trends in architecture.
- There are few traditional paving materials, with the exception of inn yards. Some pedestrianised areas of High Street, Broad Street and Bridge Street have brindle brick, although other areas, particularly to the south have a range of materials.
- The use of parts of High Street and Market Place for car parking detracts from the historic character of the area.
- A high density of Grade II and II*Listed Buildings, particularly associated with High Street, Parson's Street and Market Place.
- D12.1.5 The Site 7 boundary fully encompasses the Church Precinct. This area includes the following characteristics:
 - The Grade I Listed 18th century church of St Mary which replaced a 12th century church. The church includes a tower with cupola which is visible from many locations around the town and in long distance views. Associated monuments including the former vicarage, almshouses, church hall and tombs within the church yard, mostly Grade II Listed, add to the significance.
 - The area is one of the few open and green spaces within the town centre. The area is comparatively quiet compared to the rest of the town, with mature trees and hedgerows within the churchyard providing a buffer between other parts of the town.
 - There is less screening to the north of the area where the site backs onto the rear of Parson's Street properties and London Yard. The telephone exchange to the south is also very visible.
- D12.1.6 The Site 7 boundary partially compasses the Main Route Corridor character area. The character area continues to the north and south of the site boundary. The Main Route Corridor includes the following characteristics visible within Site 7:



- The west of South Bar Street includes imposing high status buildings which retain front gardens, whilst those to the east are smaller and do not have gardens. Along Horse Fair and North Bar Street there are a range of building sizes and styles without gardens. The buildings create a strong linear pattern, reinforced by the road and trees.
- Houses along Horse Fair include many in the regional vernacular style of the 17th century. Those along South Bar Street are mainly of 18th century date, with those on the west side higher status than those on the east.
- Parking lines the route, some areas having full car parks, whilst others have 90° parking. Only on the west side of South Bar street do gardens remain in addition to parking. The parking detracts from many of the historic buildings. The traditional materials along the road and footpaths have been almost entirely replaced with modern materials.
- Banbury Cross, dating to 1859, forms a focal point along the north-south route and the junction with the east-west route, West Bar Street and High Street. It is a busy junction and is not easily accessible to pedestrians.
- There is a concentration of Grade II Listed Buildings along the main north-south route. Banbury Cross is Grade II* Listed.
- D12.1.7 The Site 7 boundary only partially compasses the Large Villas in Grounds character area. The character area continues to the north and west of the site boundary. The area within Site 7 relates to the Grade II Whateley Hall hotel and the grounds associated with this former house to the north. Parts of the ornamental gardens and planting survive, although the significance is lessened by the car parking to the rear of the hotel and modern extensions.
- D12.1.8 The Site 7 boundary only partially compasses the Newlands, 19th century suburb, character area. The character area continues to the south of the site boundary and into the area of Marlborough Road and Albert Street. The area within Site 7 relates to the original medieval thoroughfare of Broad Street. It contains a number of buildings of note such as the complex of buildings associated with the Co-operative Society; however the historical character is degraded through poor shop fronts and loss of traditional materials. There are fewer Listed Buildings within this character area.



D12.2Non-Designated Features

- D12.2.1 There are 88 recorded, non-designated heritage assets within the study area, of which 61 are within the Site 7 boundary. The recorded assets within the Site 7 study area are identified in Table D15.1. The assets within the Site 7 boundaries are highlighted in yellow for ease of identification. There is some overlap between the recorded heritage assets and designated assets, particularly the Listed Buildings.
- D12.2.2 The historic core of Banbury almost wholly covers the Site. The majority of the site lies within the Oxfordshire Archaeological Area of High Priority which is centered on the medieval core and castle. The medium priority area is located to the south and east of the site. The high priority area for the castle, Tooley's boatyard and multi-period artefacts is within the north-east of the site (DOX16695).
- D12.2.3 Within the wider study area there are few records of prehistoric date. A Bronze sword (337215) and records of lithic artefacts found at Banbury Castle (3371995) are recorded within the site boundary. The projected line of the Jurassic Way from Somerset to Yorkshire passes through the south of the study area (1035203). The records of Roman and early medieval activity are confined to find spots of material including pottery and coins (e.g. 337188, 337218, 337217). This paucity of remains may be as the result of medieval and later development that has removed much of this evidence. Only where there are significant ground works taking place within the town centre, such as at Banbury Castle prior to the development of the Castle Quay shopping centre will any deeper and less truncated deposits be recorded.
- D12.2.4 There are many more sites within the study area from the medieval period onwards when Banbury became an established town. These include the site of the castle which was demolished in 1648 (3371995), St Leonard's (337198) and St John the Baptist's hospitals (337193) which both catered for lepers. Major excavations were undertaken on the site of the castle prior to the development of Castle Quay shopping centre and more detail is provided in the Baseline Context, Section D1.6 on the medieval town and is therefore not repeated here.
- D12.2.5 Some of the buildings within the town have surviving 16th century material such as the Reindeer Hotel (337229), 1 and 2 Boxhedge Road (337281), 16 Market Place (337238), Calthorpe House and Dashwood House (1046966). A number of other buildings may also have medieval fabric contained within them although this may be obscured by later alterations.



- D12.2.6 A larger number of the buildings were constructed in the 17th and 18th centuries as indicated in Table D15.2. This probably relates to rebuilding of the town after the Civil War. Some of the buildings have timber frames and jettied fronts. Later residential development occurred to the west and south of the main centre and the industrial development took place to the east around the canal. The built heritage is discussed in detail in section D12.1.
- D12.2.7 The historic mapping demonstrates the layout of the main town centre is largely the same as it is now. The main alterations are in the east of the site, to the north by Castle Quay shopping centre, south of the Town Hall, where the former brewery and Britannia Works sites have been replaced by car parking, commercial and office units. The other major area of change is around the central area currently occupied by TK Maxx and associated car parking on land formerly developed with residential housing and Calthorpe Manor.

D12.3Assessment of Heritage Sensitivity

- D12.3.1 A photographic record of the site can be seen on Figure D11, Appendix E. The Conservation Area and its associated Listed Buildings is considered in detail in Section 12.1. The Medieval Core, Church Precincts and Main Route Corridor are all considered to be of high-medium value as they have a strong character and integrity. There are numerous buildings remaining which have exceptional qualities in their fabric.
- D12.3.2 The Whateley Hall area and Newlands suburb do not have as strong a character and there are more alterations to these areas which detract from their historical integrity. These areas comprise a relatively small proportion of the Site and are considered to be of medium value. The remaining areas of Site 7 which are outwith the Conservation Area have limited historical interest. They are characterised by modern buildings and limited historical association or continuation of former land divisions. These areas form a limited proportion of the Site and are considered to be of low value.
- D12.3.3 The overall cultural sensitivity of Site 7 is assessed as High-medium.

D12.4Enhancement Opportunities

D12.4.1 There is potential to enhance the heritage of Site 7. Some of areas for enhancement highlighted below are drawn from the Conservation Area Appraisal and others are identified from this assessment:

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- The use of traditional building materials and repair of architectural details can be incorporated into historic buildings requiring repair and refurbishment to maintain historic character. Alterations and extensions should be designed so they are sympathetic to the existing buildings.
- Traditional shop fronts can be retained. Inappropriate shop frontages including glazing, signage, materials and loss of architectural features can be improved by more appropriate designs.
- A reduction in street parking in Market Street and the main route corridor would allow the introduction of improved areas of public realm, the re-introduction of traditional street materials and encourage the retention of gardens and boundary walls/gateways along South Bar Street. The reinstatement of missing boundaries can be encouraged.
- The public realm can be improved through the rationalisation of signage and street furniture to reduce clutter. A design palette can be introduced to promote the use of co-ordinated style and colour of street furniture and consistent use of paving and other materials.
- The back plots and rear of properties can be enhanced and strengthened through the reintroduction of boundary walls, removal of inappropriate structures, use of a consistent colour palette and maintenance. This is particularly appropriate to the rear of properties on Parson's Street to improved degraded boundaries and Horse Fair where piecemeal development detracts from the setting.

D13.0 Site 8

D13.1Designated Features

- D13.1.1 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the boundary of Site 8. There are is one Listed Building within Site 8 which is the Grade II Listed Trelawn. The Listed Building is on the very west of the site and is not anticipated to be altered as part of any changes to the site. The Conservation Area of Banbury town centre just encroaches into the southern boundary of the site along the rear plots to the buildings of Parson's Street.
- D13.1.2 Within the study area there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields. There are a further 179 Listed Buildings and one Scheduled Monument

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within the study area. The assets within Site 8 are identified in Table D13.1 below and shown on Figure D12. The remaining assets are tabulated in Table D15.1 for information.

Table D13.1: Designated Heritage Assets Within Site 8

Identifier	Grid Reference	Name	Туре	Grade
1046925	SP 45385 40743	Trelawn	Listed Building	II

D13.1.3 The majority of the Listed Buildings within the study area are located to the south of the site within the historic core of Banbury. There is strong correlation between the boundaries of the Banbury town centre Conservation Area and the location of Listed Buildings. Many of the buildings which back onto the development on Parson's Street are Listed Buildings. The land to the rear of these properties, within Site 8, is therefore considered likely to be within the curtilage of the Listed Buildings, as well as the Conservation Area. This part of the Conservation Area is characterised as the medieval core, although the majority of the buildings are of 17th century or later date.

D13.2Non-Designated Features

D13.2.1 There are 73 recorded, non-designated heritage assets within the study area, of which two are within the Site 8 boundary. The assets within Site 8 are identified in Table D13.2 below and shown on Figure D12. The remaining assets are tabulated in Table D15.2 for information. There is some overlap between the recorded heritage assets and the Listed Building.

Table D13.2 Non-Designated Heritage Assets Within Site 8

Identifier	Grid Reference	Description	Туре	Grade
DOX16694	SP 45560 40390	Banbury Historic Core.	Oxfordshire Archaeological Priority Area	High and Medium
337228	SP 45385 40743	Trelawn. A house built in the early 19th century, with later 19th century additions to the rear, converted to offices in the 20th century. The building is of two storeys, with a small attic in the north east corner and storage cellars below, and is built of brick.	National Monuments Record	N/A



- D13.2.2 The historic core of Banbury extends into the south of Site 8 and is part of the High value constraint area which includes the medieval core of the town and the area around Banbury Castle.
- D13.2.3 Within the wider study area there are few records of prehistoric date. The projected line of the Jurassic Way passes through the town (1035203), a Bronze sword is recorded (337215) and there are records of lithic artefacts found at Banbury Castle (3371995). The records of Roman and early medieval activity are confined to find spots of material such as pottery, coins. This paucity of remains may be as the result of medieval and later development that has removed much of this evidence. Only where there are significant ground works taking place within the town centre, such as at Banbury Castle prior to the development of the Castle Quay shopping centre will any deeper and less truncated deposits be recorded.
- D13.2.4 There are many more sites within the study area from the medieval period onwards when Banbury became an established town. These include the site of the castle which was demolished in 1648 (3371995), St Leonard's (337198) and St John the Baptist's hospitals (337193) which both catered for lepers. In addition some of the other buildings within the town have medieval origins.
- D13.2.5 The majority of the buildings in the study area are of post-medieval date, while those within the site boundary are predominantly of modern date. These reflect the location on the edge of the commercial centre of Banbury which has been turned over to marginal town centre uses.
- D13.2.6 The historic mapping indicates that this Area has changed significantly since the early 20th century. The rear plots for North Bar and Parson's street continue into the site significantly deeper than the modern, shorter back plots. In addition, the sub-divisions within the site and residential housing at the east end of the site have now been completely removed by the modern development.

D13.3Assessment of Heritage Sensitivity

D13.3.1 A photographic record of the site can be seen on Figure D12, Appendix E. The designated assets within the immediate surroundings and Conservation Area have the potential to be affected by any new development within Site 8. The existing buildings contribute little to the setting and character of the Conservation Area therefore there is a potential for the setting of the buildings to be enhanced by new development.

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- D13.3.2 The majority of the buildings within Site 8 are of modern date and present mixed architectural styles including offices, car parking, motor garage. There are also areas of surface car parking. The modern buildings are of minimal historic interest and do not contribute either to the Conservation Area or the wider historic character of the town centre.
- D13.3.3 The rear plots of the buildings fronting Parson's Street are of more significance because they are part of the setting of these Listed Buildings and form a part of the Conservation Area. However these rear plots have been significantly degraded over time with inappropriate development including parking barriers, boundary treatments, erection of ancillary buildings and a general lack of maintenance. They do not therefore have the value that would normally be associated with a Conservation Area or Listed Buildings. Overall the historic character and significance of this site is considered low as it retains little of the historic pattern or buildings. That said there is the potential to restore this character on the back plots of buildings fronting Parson's Street and increase the value.
- D13.3.4 There is a potential for archaeological remains to be recorded within the Site, particularly those areas associated with the medieval town of Banbury and its castle. This potential is heightened because although there is development within Site 8, much of it is surface car parking and is likely to preserve archaeological deposits beneath. Whilst the potential value of the archaeological remains is medium to high these are not visible as a component of the historic landscape.
- D13.3.5 The overall cultural sensitivity of Site 8 is assessed as Low.

D13.4Enhancement Opportunities

- D13.4.1 There is a potential for development within Site 8 to enhance the Conservation Area and setting of Listed Buildings. Improvements could be made to the rear plots of the buildings on Parson's Street to provide a strong boundary to the Conservation Area and restore associations with their buildings. The design of new buildings within the site may also improve the setting of the Conservation Area and Listed Buildings through the removal of the currently unsympathetic mixture of modern architectural styles.
- D13.4.2 There is also a potential for significant improvements of the understanding of the development of this area of the town should archaeological excavations take place in advance of development in the site which can be used for public engagement with the historic environment.

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D14.0 Site 9

D14.1Designated Features

- D14.1.1 There are no World Heritage Sites, Scheduled Monuments, Listed Buildings. Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the boundary of Site 9. Within the study area there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields. There are 124 Listed Buildings and one Scheduled Monument within the study area. There are also the Banbury town centre Conservation Area and Grimsbury Conservation Area within the study area. The assets within the Site 9 study area are identified in Table D15.1 and shown on Figure D13.
- D14.1.2 The majority of the Listed Buildings within the study area are located to the south-west of the site within the historic core of Banbury. There is strong correlation between the boundaries of the Banbury town centre Conservation Area and the location of Listed Buildings, with many fewer of the Listed Buildings within the Grimsbury Conservation Area.

D14.2Non-Designated Features

D14.2.1 There are 71 recorded, non-designated heritage assets within the study area, of which five are within the Site 9 boundary. The assets within Site 9 are identified in Table D14.1 below and shown on Figure D13. The remaining assets are tabulated in Table D15.2 for information.

Table D14.1 Non-Designated Heritage Assets Within Site 9

Identifier	Grid Reference	Description	Туре	Grade
DOX16694	SP 45560 40390	Banbury Historic Core.	Oxfordshire Archaeological Priority Area	High
1340619	SP 44188 53827	Oxford Canal. Construction of the Oxford Canal was authorized in 1769. Completed 1790, remodelled 1820.	National Monuments Record	N/A
1035203	SE 98974 01220	Jurassic Way-Lincolnshire. Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A



Identifier	Grid Reference	Description	Туре	Grade
1355082	SP 45747 40711	The Castle Quay shopping centre is located in the heart of Banbury on the banks of the Oxford Canal.	National Monuments Record	N/A
1305684	SP 45900 40700	Tweed Mill. A tweed manufactory identified from the 1885 Ordnance Survey map.	National Monuments Record	N/A

- D14.2.2 The historic core of Banbury extends into the west of Site 9 and is part of the High value constraint area which reflects the medieval core of the town and the area around Banbury castle.
- D14.2.3 The other assets within the Site 9 boundary are parts of the Castle Quay shopping centre (primarily car parks, 1355082) and a Tweed Mill (1305684). The Arts Centre in the south of the site was formerly a grain mill. The Oxford Canal is located within the site (1340619) and provides an historic route way through the site with associated historic features such as the boat yard outside of the site, bridges and locks.
- D14.2.4 Within the wider study area there are records of prehistoric date. The projected line of the Jurassic Way from Somerset to Yorkshire passes through the site boundary (1035203), a Bronze sword (337215) and there are records of lithic artefacts found at Banbury Castle (3371995). The records of Roman and early medieval activity are confined to find spots of material such as pottery, coins. This is not particularly uncommon however as the medieval and later development is likely to have removed much of this evidence and it is unlikely to be recorded unless there are significant groundworks within the centre, such as those Banbury Castle.
- D14.2.5 There are many more sites within the study area from the medieval period onwards when Banbury became an established town. These include the site of the castle which was demolished in 1648 (3371995), St Leonard's (337198) and St John the Baptist's hospitals (337193). In addition some of the other buildings within the town have medieval origins.
- D14.2.6 The majority of the buildings in the study area are of post-medieval date and within the site boundary of modern date. These reflect the location on the edge of the commercial centre of Banbury which has been turned over to marginal town centre uses.
- D14.2.7 The historic mapping indicates that this Area has changed significantly since the early 20th century. There was an additional line of the river through the study area which served the Tweed Mill and



Grain Mill. The area was dominated by the industrial uses and there were no features associated with the Castle Quay shopping centre.

D14.3Assessment of Heritage Sensitivity

- D14.3.1 A photographic record of the site can be seen on Figure D13, Appendix E. The Listed Buildings and town centre Conservation Area within the study area are unlikely to be affected by development within Site 9. The Castle Quay shopping centre lies between the site and these assets and this forms an effective barrier such that development would not be visible. Similarly, the Grimsbury Conservation Area is sufficiently distant so as not to be affected.
- D14.3.2 The Scheduled Monument of Tooley's boat yard may have its setting affected by development in this area as it is located on the opposite bank of the canal. However, it's setting is primarily focussed on the canal and this will not be removed. Opposite the boat yard is the Banbury Museum and Chamberlaine Court residential apartments which form an effective screen from much of Site 9.
- D14.3.3 The Arts Centre partially located within an historic grain mill, however it has been significantly altered and numerous extensions have been built onto the rear of the building. The canal is an historic routeway through the area and although much of its original setting has gone the canal within this area is well maintained and the new development such bridges across it have been constructed, so that whilst they are modern and not a pastiche of historic bridges, they do not detract from the canal. The value of the canal corridor is considered to be Medium-Low (2).
- D14.3.4 The other buildings within Site 9 include multi-level car parking for Castle Quay shopping centre, the Arts Centre and a number of areas of vacant land. The vacant areas of the site and modern car parking hold minimal historic interest. The value of these areas is considered to be Low (1).
- D14.3.5 There is a potential for archaeological remains to be recorded within the Site, particularly those associated with the medieval town of Banbury and the castle. This potential is heightened as although there is development within Site 8 much of it is preserved as surface car parking. Whilst the potential value of the archaeological remains is medium to high these are not visible as a component of the historic landscape.
- D14.3.6 The overall cultural sensitivity of Site 9 is assessed as Medium-Low.



D14.4Enhancement Opportunities

D14.4.1 There is a potential for further enhancement of the canal as part of any developments to take place within Site 9. This may include further improvements to the public paths or provision of public information boards.

D15.0 Site E and Site 1 Study Area Assets

D15.1.1 Sites within the Site 7 boundary have been highlighted in yellow for ease of identification. Sites within the boundaries of E, 1, 8 and 9 are identified in the relevant assessment text.

Identifier	Grid Reference	Name	Grade
1046183	SP 44966 40794	Rose Cottage	II
1046184	SP 46028 40594	Bridge Over Mill Stream	II
1046874	SP 45448 40094	Appliance House (Rare Spares), The Old Malt House (Special Libraries Book Service)	II
1046875	SP 45195 40690	1 and 2 Park Close	II
1046876	SP 45110 40316	Glen Dyne	II
1046878	SP 45334 40137	K6 Telephone Kiosk	II
1046894	SP 45551 40670	Neil's	II
1046895	SP 45536 40659	53, 53a, 53b and 54, Parson's Street	II
1046896	SP 45518 40643	Goblet Home Brew, Holloways	II
1046897	SP 45472 40631	The Flying Horse Inn	II
1046898	SP 45444 40625	The Sphinx Restaurant	II
1046899	SP 45555 40629	Wine Vaults Public House	II
1046900	SP 45496 40608	Marriott of Banbury	II
1046901	SP 45483 40608	Banbury Gallery	II
1046902	SP 45431 40608	The Greeting Card Shop	II
1046903	SP 45392 40614	31, Parson's Street	II
1046904	SP 45335 40350	Lennons	II
1046905	SP 45350 40225	The Windsor Takeaway	II
1046906	SP 45367 40157	Church of St John The Evangelist (Roman Catholic)	II
1046907	SP 45383 40144	Presbytery, Church of St John The Evangelist	II
1046908	SP 45273 40364	Circuit Automation Limited	II
1046909	SP 45270 40340	Banbury Teacher's Centre	II
1046910	SP 45279 40308	48, South Bar Street	II
1046911	SP 45279 40264	Dental Surgery	II

Oxfordshire County Council Social Services

Table D15.1: Designated Heritage Assets Within Site E, 1, 7, 8 & 9 Study Areas

1046912

SP 45284 40192

II*

Identifier	Grid Reference	Name	Grade
1046913	SP 45379 40808	4-8, Southam Road	II
1046914	SP 45339 40105	Jervis and Partners	II*
1046915	SP 45722 40665	Burger Castle, Castle Centre, Unit 21, Castle Centre	II
1046916	SP 45687 40661	Unit 24, Castle Centre, West One, Castle Centre, WH Smith, Castle Centre	II
1046917	SP 45623 40676	Facade, Cornhill Corn Exchange, Castle Centre	II
1046918	SP 45607 40689	St John's Ambulance Headquarters	II
1046919	SP 45592 40688	Dodd Insurance Brokers	II
1046920	SP 45591 40680	Rain Restaurant and Wine Bar	II
1046921	SP 45684 40621	Copper Kettle, Millers Estate Agents, Wilsons Wines	II
1046922	SP 45651 40607	Supa Snaps	II
1046923	SP 45637 40593	Abbey National	II
1046924	SP 45603 40621	Unicorn Hotel, Doubled Gable Range in Courtyard to South	II
1046925	SP 45385 40743	Trelawn	II
1046926	SP 45410 40704	Cherwell Interiors	II
1046927	SP 45406 40658	David Taylor, Roberts Dental Surgeon	II
1046928	SP 45346 40680	The Cross Bar	II
1046929	SP 45349 40609	Dog and Gun Public House	II
1046930	SP 45435 39969	The Gables Nursing Home	II
1046931	SP 45343 40100	1-7, Oxford Road	II
1046932	SP 45387 40055	Banbury Moat House Hotel	II
1046933	SP 45402 39948	Thomas House	II
1046934	SP 45590 40658	Whitcher Menswear	II
1046935	SP 45677 40571	Preedy Newsagents	II
1046936	SP 45671 40561	Stead and Simpson	II
1046937	SP 45655 40570	Evans Collection	II
1046938	SP 45613 40546	Hairworks, Stantons Bakery	II
1046939	SP 45603 40546	Facade of Number 12 (Lloyds Bank)	II
1046940	SP 45590 40528	Dewhurst, Records and Tapes	II
1046941	SP 45433 40424	The Banbury Barbeque	II
1046942	SP 45410 40405	Lloyd and Stevens	II
1046943	SP 45359 40542	Gatepiers of St Marys Churchyard	II
1046944	SP 45436 40564	Chest Tomb approximately 5 metres East of Chancel of Church of St Mary	II
1046945	SP 45444 40540	Chest Tomb approximately 15 metres South East of Chancel of Church of St Mary	II
1046946	SP 45447 40528	Tomb Effigy approximately 25 metres South East of Church of St Mary	II
1046947	SP 45364 40497	Lloyd Wynne and Company	II
1046948	SP 45368 40462	Alliance Building Society, Compare Insurance Brokers	II
1046949	SP 45347 40384	Cross Cafe	II

Identifier	Grid Reference	Name	Grade
1046950	SP 45338 40370	Dillon's Newsagents	II
1046951	SP 45302 40572	Wall approximately 25 metres South of Friends' Meeting House	II
1046952	SP 45297 40501	Savill's Estate Agent	II
1046953	SP 45306 40506	Whately Hall Hotel	II
1046954	SP 45299 40438	12, Horse Fair	II
1046955	SP 45728 40643	Prudential Assurance, Thornton Baker	II
1046956	SP 45770 40612	Pillar Box approximately 1 Metre East of Wall in front of Town Hall	II
1046957	SP 45745 40649	Connell's, Leeds Permanent Building Society	II
1046958	SP 45798 40580	25, Bridge Street	II
1046959	SP 45781 40579	Macdonalds Restaurant	II
1046960	SP 45734 40581	Baptist Chapel Facade to Fine Fare Supermarket	II
1046961	SP 45573 40582	M and B Banbury Cross Public House	II
1046962	SP 45453 40030	1-10, Calthorpe Road	II
1046963	SP 45514 40579	Blue Belles	II
1046964	SP 45237 40204	Belmont Guest House	II
1046965	SP 45199 40172	7 to 9 (Consecutive) with Attached Railings	II
1046966	SP 45440 40393	Calthorpe House, Danvers House, Dashwood House	II*
1046967	SP 45587 40480	Wheatsheaf Inn	II
1046968	SP 45698 40611	Dewhurst	II
1046969	SP 45662 40598	Browns, Clays Butchers, Lunn Poly	II*
1046970	SP 45627 40587	Expressions, Thorntons	II
1046971	SP 45603 40578	Milwards	II
1046972	SP 45559 40544	White Lion Hotel	II
1046973	SP 45478 40490	Post Office	II
1046974	SP 45687 40572	Superdrug	II
1199232	SP 44907 40787	1, 1a and 2, Boxhedge Road	II
1199243	SP 44953 40791	Number 4 and attached Outbuilding and Barn	II
1199249	SP 44920 40766	18, Boxhedge Road	II
1199320	SP 45576 40569	The Granary	II
1199336	SP 45487 40030	12-17, Calthorpe Road	II
1199406	SP 45187 40170	10 and 11, Crouch Street	II
1199410	SP 45437 40187	Gatepier At Dashwood Road (Left)	II
1199468	SP 45708 40614	Halfords	II
1199481	SP 45672 40602	Forty Six	II
1199504	SP 45530 40530	Yorkshire Bank	II
1199526	SP 45488 40489	Currys	II
1199536	SP 45388 40430	Banbury Cross Tobacconist, Marshall's, R S Malcolm	II
1199633	SP 45506 40439	The Old Wine House	II
1199654	SP 45324 40399	Banbury Cross	II*

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Identifier	Grid Reference	Name	Grade
1199722	SP 45402 40565	Row of 29 Headstones ranged along North wall, Church of St Mary	II
1199728	SP 45437 40562	Chest Tomb, with Corner Balusters, approximately 5 metres East of Chancel of Church of St Mary	II
1199741	SP 45450 40530	Font approximately 26 metres South East of Church of St Mary	II
1199750	SP 45437 40524	3 Chest Tombs approximately 24 metres South East of Chancel, Church of St Mary	II
1199779	SP 45376 40470	The Woolpack Public House and left part of Compare Insurance	II
1199801	SP 45345 40377	Banbury Museum	II
1199808	SP 45352 40358	Congregational Chapel (United Reformed Church)	II
1199817	SP 45316 40588	Friend's Meeting House	II
1199846	SP 45299 40451	Collier, Bigwood and Belway	II
1199858	SP 45986 40353	Old Town Hall (Chapman Brothers)	II
1200085	SP 45646 40597	Number 13 Albest and Number 13 A Baxters	II
1200100	SP 45606 40598	Carpenters	II*
1200118	SP 45589 40623	Unicorn Hotel	II*
1200124	SP 46332 40820	Lamprey and Son Limited Agricultural Merchants, St Leonards Primary School	II
1200151	SP 45408 40672	Johnson and Gaunt Solicitors	
1200155	SP 45342 40726	Arrow Audio and Oscan Electronics	II
1200176	SP 45349 40078	Priory Cottage	
1200185	SP 45386 39993	33-39, Oxford Road	II
1200288	SP 45538 40625	Pebble's Fashion	II
1200438	SP 45423 40608	Hernandez Restaurant	II
1200446	SP 45341 40327	Swan Inn	II
1200460	SP 45356 40221	The Jolly Weaver Public House	II
1200469	SP 45382 40174	St John's School (Roman Catholic)	II
1200494	SP 45272 40377	Linden House	II
1200525	SP 45275 40312	Banbury Guardian	II
1200534	SP 45288 40220	42, South Bar Street (See Details For Further Address Information)	II
1200548	SP 45289 40182	Venture Founders	II
1200594	SP 45363 40128	6, St Johns Road	II
1200603	SP 45538 40096	1-9 Juniper Court, Juniper Court	II
1200633	SP 45112 40745	Neithrop House	
1200645	SP 45257 40407	Sunloch Gallery and Wall and Gatepier To Right	II
1283164	SP 45312 40539	Elt Banbury	II
1283184	SP 45373 40451	Kineton House, Lloyds Bank	II
1283202	SP 45368 40510	F B Hancock, Solicitors	II
1283223	SP 45375 40596	Chest Tomb approximately 50 metres North West of Portico, Church of St Mary	II

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Identifier	Grid Reference	Name	Grade
1283235	SP 45438 40550	Thorn Chest Tomb approximately 5 metres East of Chancel of Church of St Mary	II
1283269	SP 45420 40418	Coventry Building Society, HFC Trust and Savings, Tintern House	II
1283353	SP 45614 40586	Dorothy Perkins, H Samuel	II
1283363	SP 45135 40886	Orchard House (Health Centre)	II
1283390	SP 45448 40215	Gatepier approximately 52 metres East of Number 7 (Danvers House)	II
1283398	SP 45226 40195	1 and 2, Crouch Street	II
1283434	SP 45415 40342	Globe Inn	II
1300653	SP 45098 40316	Resthaven	II
1300680	SP 45354 40096	St Johns Priory School and Attached Walls	II
1300690	SP 45386 40792	The Three Pigeons Public House	II
1300705	SP 45276 40350	Shoosmith and Harrison Solicitors	II
1300709	SP 45281 40320	Britannic Insurance, Brown and Mumford	II
1300746	SP 45437 40606	Ammareque, Lowry	II
1300752	SP 45335 40357	Hunter's Estate Agents	II
1300758	SP 45361 40297	Kentucky Fried Chicken, Talbots, Wincotts	II
1300839	SP 45491 40606	M A Buzzard	II
1300841	SP 45469 40606	19, Parson's Street	II
1300871	SP 45597 40660	Cardshops	II
1300874	SP 45586 40662	Goldbar Jewellers, Whitcher Menswear	II
1300879	SP 45560 40660	Banbury Sewing Machine Centre	
1300888	SP 45347 40672	4b Micro Centres	II
1300891	SP 45336 40573	Church Hall, Church House	II
1300919	SP 45409 40693	Robert Atkins and Powdrell	II
1300944	SP 45695 40623	Buckell and Ballard, Eastbourne Mutual Building Society	II
1300957	SP 45672 40619	Leamington Spa Building Society	II
1369517	SP 45597 40537	John Tyler	II
1369518	SP 45529 40465	Jeanette Grant, Martin's Bank Chambers	II
1369519	SP 45408 40551	Church of St Mary	Ι
1369520	SP 45370 40535	Row of 6 Chest Tombs along the wall approximately 28 metres to 10 metres West of Portico, Church of St Mary	II
1369521	SP 45442 40554	Chest Tomb approximately 10 metres East of Chancel of Church of St Mary	II
1369522	SP 45420 40518	3 Chest Tombs approximately 20 metres South of Nave, Church of St Mary	II
1369523	SP 45363 40483	Elt Banbury	II
1369525	SP 45760 40618	Town Hall, Town Hall and attached walls	II
1369526	SP 45784 40671	38, Bridge Street	II
1369527	SP 45792 40579	26, Bridge Street	II

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Identifier	Grid Reference	Name	Grade
1369528	SP 45719 40573	Barclay's Bank	II
1369529	SP 45488 40050	18 and 19, Calthorpe Road	II
1369530	SP 45174 40194	21 and 22, Crouch Street	II
1369531	SP 45213 40182	3-6, Crouch Street	II
1369532	SP 45442 40188	Gatepier At Dashwood Road (Right)	II
1369533	SP 45716 40618	Hinds	II
1369534	SP 45693 40609	Lumbers	II
1369537	SP 45457 40608	Shoe Mart, The Children's Society	II
1369538	SP 45414 40612	Antique Shop	II
1369539	SP 45331 40321	Oxford Mail and Times	II
1369540	SP 45362 40190	Austin House	II
1369541	SP 45290 40208	H M Customs and Excise	II
1369542	SP 45740 40668	The Bear Inn	II
1369543	SP 45706 40661	Rumbelows, Castle Centre, Unit 22, Castle Centre	II
1369544	SP 45619 40691	Unit 1, Castle Centre	II
1369545	SP 45599 40718	Castle House	II
1369546	SP 45702 40622	Buckell and Ballard	II
1369547	SP 45658 40612	Carr Leport, Rebel Jeans	II
1369548	SP 45611 40624	Nationwide and Entrance To Unicorn Hotel	II*
1369549	SP 46217 40620	Elephant and Castle Hotel	II
1369550	SP 45408 40688	45, North Bar Street	II
1369551	SP 45380 39871	Easington House	
1369552	SP 45567 40660	Mogul Tandoori Restaurant	II
1369553	SP 45661 40569	Anglia Building Society, Fairfax Cholmeley and Company, Royal Insurance	II
1369554	SP 45622 40550	The Edinburgh Woollen Mill	II
1369561	SP 45277 40411	Number 4 and Steps, Railings, Plinth Front, Wall and Gatepier to Left	II
1369562	SP 45089 40303	52-60 (Even) and attached Doorway to Left	II
1369570	SP 45523 40653	Banbury Bags and Baggage, Philippa Kendall	II
1369571	SP 45497 40643	Ann Elizabeth Health Foods, The Reindeer Inn	II*
1369572	SP 45605 40641	Henman and Ballard Solicitors, The Marketeer	II
1369573	SP 45545 40626	Carmel, Lights, The Store	II
1374865	SP 44852 40740	Mereth, Neithrop Villa	II
1374866	SP 44943 40785	5, Boxhedge Road	II
1393132	SP 45546 40382	Former Mechanics Institute and Municipal Technical School	II

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Table D15.2: Recorded Heritage Assets within Site E, 1, 7, 8 & 9 Study Areas

Identifie r	Gri	id Refer	ence	Name	Description	Туре	Grad e
DOX16694	SP	45640	40280	Banbury Historic Core	Banbury historic core	Oxfordshire Archaeologi cal Priority Area	High
DOX16694	SP	45640	40280	Banbury Historic Core	Banbury historic core	Oxfordshire Archaeologi cal Priority Area	Medi um
DOX16695	SP	45600	40800	Site of Banbury Castle	Site of Banbury Castle, Tooleys Boatyard and associated buildings and multi-period finds	Oxfordshire Archaeologi cal Priority Area	High
337027	SP	81196	30518	Buckinghams hire Railway	Buckinghamshire Railway. The Buckinghamshire Railway from Banbury (SP 462405) to Verney Junction was opened on 1 May 1850. It was closed entirely on 2 December 1963 and has since been completely dismantled.	National Monuments Record	N/A
337188	SP	45500	40500	Findspot - Roman Coin.	Findspot - Roman Coin. A Roman middle brass coin of Diocletian, found on High Street in 1936.	National Monuments Record	N/A
337191	SP	45200	40370	Sugarford Bar	Site of the Sugarford Bar.	National Monuments Record	N/A
337192	SP	45320	40110	St John's Bar	The site of St John's Bar.	National Monuments Record	N/A
337193	SP	45350	40101	St John The Baptist Hospital	Part of the present hospital may survive as fabric in St John the Baptist's Hospital. The hospital was founded in 1229 and served both leprous and poor patients. It was suppressed in 1546 and later converted into a barn.	National Monuments Record	N/A
337194	SP	45100	40000	?Quarry	Alleged Roman quarry. Doubtful.	National Monuments Record	N/A

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Identifie r	Gri	id Refer	ence	Name	Description	Туре	Grad e
337195	SP	45700	40790	Banbury Castle	Banbury Castle. Site of a castle, demolished in 1648 and now built over. Excavation in 1973-74 uncovered three phases.	National Monuments Record	N/A
337196	SP	46090	40610	Bridge Gate	Site of Bridge Gate. A Bridge, noted on the 1922, 25" Ordnance Survey map.	National Monuments Record	N/A
337197	SP	46190	40630	Site of a Hermitage.	Site of a Hermitage. First recorded in 1521, exact site is not known.	National Monuments Record	N/A
337198	SP	46220	40629	St Leonards Hospital	Located on the Northampton side of the town, the leper hospital was extant in 1265 for a master and leprous brothers. The last record of a master is 1398.	National Monuments Record	N/A
337199	SP	45410	40240	Calthorpe House	A 16th century house constructed by G. Danvers incorporating an earlier house. Has 17th and 19th century additions	National Monuments Record	N/A
337200	SP	45350	40770	North Bar	The site of the North Bar.	National Monuments Record	N/A
337201	SP	45360	40500	24, Horse Fair.	24, Horse Fair. A Vicarage, constructed 1411, extensively repaired in 1649 due to damage from War. Altered in 1858.	National Monuments Record	N/A
337202	SP	45640	40280	Cole Bar	Site of Cole Bar, Broad Street. Site of one of the 5 Bars build by the Bishop of Lincoln in the 12th century, denoting the area of his Manor.	National Monuments Record	N/A
337215	SP	45350	40100	Findspot - Bronze Sword.	Findspot - Bronze Sword. A Bronze sword found at St John's Hospital.	National Monuments Record	N/A
337217	SP	45500	40500	Findspot - various artefacts.	Possible Anglo-Saxon axes, and Medieval arrowheads, quarrels and a knife found near Banbury.	National Monuments Record	N/A
337218	SP	45500	40500	Findspot- Anglo-Saxon sceatta.	An Anglo-Saxon silver sceatta found in allotments in 1964.	National Monuments Record	N/A
337220	SP	45620	40660	Market Cross	Suggested site of 15th-16th century High Cross or Market Cross.	National Monuments Record	N/A

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Identifie r	Grid Reference			Name	Description	Туре	Grad e
337221	SP	45570	40540	Bread Cross	Bread Cross, at the corner of High Street and Butchers Row. The suggested site of the Bread Cross, documented in 1441 and destroyed 1600.	National Monuments Record	N/A
337222	SP	45050	40250	The White Cross	The White Cross marked the western limit of the town on the Broughton Road in 1554, but in 1606 was referred to simply as a 'great stone'.	National Monuments Record	N/A
337223	SP	45600	40600	Findspot - Medieval pottery	Medieval green-glazed pottery from 12th-13th century. Found in an oval pit at the site of the White Horse hotel, Height Street, Banbury.	National Monuments Record	N/A
337226	SP	45410	40220	Danvers House	A house built in 1900, situated at Culthorpe Manor (Culthorpe Manor is also known as Culthorpe House).	National Monuments Record	N/A
337227	SP	45410	40230	Dashwood House	Dashwood House. A house built in 1876, situated at Calthorpe Manor. Part of a group of Grade II* Listed Buildings, consisting of Calthorpe House, Danvers House (337226), Dashwood House (337227) and Gate Piers at Dashwood Road (Listed, Grade II).	National Monuments Record	N/A
337228	SP	45380	40740	Trelawn	A house built in the early 19th century, with later 19th century additions to the rear, converted to offices in the 20th century. The building is of two storeys, with a small attic in the north east corner and storage cellars below, and is built of brick.	National Monuments Record	N/A
337229	SP	45500	40630	The Reindeer Hotel	The Reindeer Hotel, 47-48 Parsons Street. A 2-storeyed, half-timbered 16th century building with overhanging first floor. Remodelled in the 18th century. Listed Buildings, Grade II*.	National Monuments Record	N/A
337230	SP	45600	40640	Unicorn Hotel	Unicorn Hotel, 20 Market Place. A 2- storey, half-timbered 17th century inn. Listed Building Grade II*.	National Monuments Record	N/A
337232	SP	45800	40760	Tooleys Boatyard	Tooley's Boatyard. Opened 1790 by Evans, still in use today. Scheduled Monument number 1006323.	National Monuments Record	N/A

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Identifie r	Grid Re	eference	Name	Description	Туре	Grad e
337233	SP 454	00 40550	St Marys Church	St Marys Church. Site of former parish church, now occupied by the present parish church. The present church, built in 1797, replaced an earlier church of 13th century date.	National Monuments Record	N/A
337235	SP 456	510 40650	Nos 21 Market Place And 1 Parsons Street	21 Market Place and 1 Parsons Street. A 17th century house with modern front. Now used as a house and shop. Remains of an internal 17th century staircase. Listed Buildings, Grade II*.	National Monuments Record	N/A
337236	SP 452	90 40180	No 40 South Bar Street	An 18th century stonehouse.	National Monuments Record	N/A
337237	SP 456	510 40620	Nos 18 And 19 Market Place	18 and 19, Market Place. A 16th - 17th century house with 3 overhanging gables. Listed Buildings, Grade II*	National Monuments Record	N/A
337238	SP 456	510 40600	16 Market Place	House and shop built in the 16th century, remodelled in the 19th and 20th century. A mixed construction of ironstone rubble and timber frame with a 20th century tile roof. Number 16 comprises two thirds of the original extent of the house.	National Monuments Record	N/A
337239	SP 456	60 40600	Nos 85-87 High Street	85-87, High Street. An early 17th century house with inset sundial, dated to 1650. Listed Buildings, grade II*	National Monuments Record	N/A
337281	SP 449	80 40800	Nos.1 And 2 Boxhedge Road	These houses date to the 15th/16th centuries.	National Monuments Record	N/A
337282	SP 449	950 40790	Nos 4 And 5 Boxhedge Road	These houses date to the 17th century or earlier.	National Monuments Record	N/A
502170	SP 461	.89 40438	Banbury General Station	Railway station on the Birmingham and Oxford line, opened in 1850.	National Monuments Record	N/A
502171	SP 462	97 40505	Banbury Merton Street Station	Site of railway terminus of the Buckinghamshire Railway, opened in 1850 and closed in 1966.	National Monuments Record	N/A

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Identifie r	Grid Re	ference	Name	Description	Туре	Grad e
512443	SP 455	00 40480	17th century House.	A house built in the early 17th century.	National Monuments Record	N/A
512448	SP 456	00 40630	Parsons Cottage	A house built in the early 17th century.	National Monuments Record	N/A
515007	SP 455	00 40500	27-28 Bridge Street	27-28, Bridge Street. A late 17th century House. Listed Building, Grade II.	National Monuments Record	N/A
515008	SP 455	00 40500	Marston House	Marston House. 37, Bridge Street. A house built in the 17th century.	National Monuments Record	N/A
515009	SP 455	00 40500	35-36, Bridge Street.	A house built in the 18th century.	National Monuments Record	N/A
515010	SP 455	00 40500	57-129, Causeway.	A terrace of houses built between 1856 and 1871.	National Monuments Record	N/A
515016	SP 455	00 40500	4 High Street	A shop built in the 18th century.	National Monuments Record	N/A
515017	SP 455	00 40500	Lloyds Bank	12, High Street. A Lloyds bank built in 1783. Listed Building, Grade II.	National Monuments Record	N/A
515018	SP 455	00 40500	35, Horse Fair.	A warehouse built in the 18th century.	National Monuments Record	N/A
515019	SP 454	00 40500	St Mary's Vicarage	A vicarage built in 1649 with alterations made between 1849 and 1860. In the late 20th century the building was used as offices.	National Monuments Record	N/A
517005	SP 455	00 40500	13 Horsefair	A house built in the 19th century.	National Monuments Record	N/A
517006	SP 455	00 40500	18th century House	A house built in the 18th century.	National Monuments Record	N/A
527399	SP 461	00 40600	Baptist Chapel, Bridge Street	Chapel of 1839, now incorporated into a supermarket.	National Monuments Record	N/A

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Identifie r	Grid Reference	Name	Description	Туре	Grad e
542021	SP 45500 40500	St Johns Ambulance Headquarter s	Bank of 1840, now the headquarters of the St. John's Ambulance.	National Monuments Record	N/A
544688	SP 45200 40500	Banbury Cross Public House	Former 17th century house, now a public house.	National Monuments Record	N/A
623300	SP 45500 40500	Banbury	Medieval Borough mentioned in 1163 and 1166. Banbury is said to have been defended with earthen defences of post conquest date.	National Monuments Record	N/A
911185	SP 45300 40600	Dunnells Brewery	Complex of buildings largely of 19th century date associated with various brewing processes. Brewing is documented on the site by at least 1785 and continued till 1918. In 1993 much of the complex was demolished. There is evidence of an 18th century wall.	National Monuments Record	N/A
911271	SP 45300 40600	Dunnells Brewery	Long, narrow brick-built malthouse, with a two-storeys and basement range of eleven bays. The malthouse was built in the mid-19th century. This building was preceded by one of limestone.	National Monuments Record	N/A
911280	SP 45300 40600	Dunnells Brewery	The brewery is a simple rectangular brick block of five-storeys and nine bays, with heavy internal timber framework reinforced by wrought iron ties. Built in the early-mid 19th century.	National Monuments Record	N/A
911289	SP 45300 40600	Dunnells Brewery	Ancillary building consisting of two parallel, two-storey, brick ranges (a and b) with a lean-to extension (c). Built in the early 19th century. A first floor was inserted in the mid-late 19th century for an office. This is Building 3.	National Monuments Record	N/A
911297	SP 45300 40600	Dunnells Brewery	Ancillary building of two-storeys with brick range of five bays dating from the mid-19th century. This building is later than Building 3. Subdivision of the first floor probably in the 20th century relates to domestic use.	National Monuments Record	N/A

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Identifie r	Grid Refere	ence	Name	Description	Туре	Grad e
911306	SP 45300	40600	Dunnells Brewery	Building 5, an open-sided covered way linking the Brewery to the Malthouse built by 1882.	National Monuments Record	N/A
911322	SP 45300	40600	Dunnells Brewery	Two-storey, three-bay ashlar and squared limestone block-built public house of the 18th century. The interior appears to have been refitted in the 19th century, and most recently was used as offices.	National Monuments Record	N/A
911335	SP 45300	40600	Dunnells Brewery	Mid-late 19th century brick-built wagon entrance to the brewery. The entrance had been blocked by a late 19th-early 20th century shop front and has now been demolished.	National Monuments Record	N/A
1035203	SE 98974	1220	Jurassic Way - Lincolnshire	Lincoln to Stamford section of prehistoric route linking Yorkshire and Somerset. Partly utilised by Roman roads.	National Monuments Record	N/A
1075748	SP 45500	40500	Site of a Gunpowder Works	Gunpowder Works, presumed to have been in operation in Banbury during the Civil War. The exact location of the works is unknown.	National Monuments Record	N/A
1174493	SP 45736	40660	The Bear Inn	17th to early 18th century inn. It is of ironstone to the sides and rear and limestone and stucco on the front elevation, with a Welsh slate roof. To the right is the coach entrance to the rear yard.	National Monuments Record	N/A
1214413	SP 45400	40550	St Marys Church	Parish church built in 1793 to replace the former parish church which had been demolished by 1793. The tower and portico built first, and the nave, chancel and West tower were added in 1818-22. Altered 1858-9. Classical Style.	National Monuments Record	N/A
1305079	SP 45600	40800	Rope Works, Castle Gardens.	Rope Works, Castle Gardens. Site comprises a 3 storied mid or late 19th century house with a long 2 storied industrial building attached to the east end.	National Monuments Record	N/A
1305080	SP 45400	40300	Plush Works	Plush Works. The site of the textile mill was identified from the 1882 Ordnance Survey map.	National Monuments Record	N/A

Identifie r	Grid Referei	nce	Name	Description	Туре	Grad e
1305366	SP 45400 4	40600	48 and 49, North Bar.	48 and 49, North Bar. Industrial building of uncertain date. Listed Building, Grade II.	National Monuments Record	N/A
1305432	SP 45300 4	40600	Dyeworks	Dyeworks. Site of dyeworks largely demolished or rebuilt. There is a small early-mid 19th century building by the road at the entrance to the site. It is of 2 storeys, approximately 3 bays, and has a gabled roof with an apex ventilation louvre.	National Monuments Record	N/A
1305626	SP 45300 4	40700	17-19 North Bar	3 storey and 2 bay red brick house located at 17-19 North Bar. It has sash windows with splayed stone heads and a further bay addition to the south, forming the front end of the red brick 3 storey 3 bay rear workshop.	National Monuments Record	N/A
1305627	SP 45300 4	40600	Rear of 21 Horse Fair	Late 19th century 3 storey red brick wing of 6 bays added to the rear of a possibly 18th century ironstone rubble house of 2 storeys which forms the north side of the yard to the rear of the front range.	National Monuments Record	N/A
1305628	SP 45400 4	40500	29-30, Horse Fair.	29-30, Horse Fair. An 18th to 19th century, 2-storey, gabled industrial building or warehouse. The ground floor has been heavily altered in conversion in part to a car park.	National Monuments Record	N/A
1305684	SP 45900 4	40700	Tweed Mill.	Tweed Mill. A tweed manufactory identified from the 1885 Ordnance Survey map.	National Monuments Record	N/A
1305685	SP 45600 4	40800	Site of a Rope Walk, Castle Gardens.	Rope Walk. The ropewalk was identified from the 1885 Ordnance Survey map.	National Monuments Record	N/A
1307514	SP 45500 4	40400	58 High Street	58, High Street. A bank, built in the 18th century, developed into a post office in the 20th century. A 3-storey, brick building, remodelled in the 20th century. Listed Building, Grade II.	National Monuments Record	N/A
1311156	SP 45400 4	40400	39 High Street	39, High Street. A House, now shops, dating to the 18th century and remodelled in the 19th century. The building has two storeys and is brick-	National Monuments Record	N/A

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Identifie r	Grid R	leference	Name	Description	Туре	Grad e
				built and stuccoed. Listed Building, Grade II.		
1313397	SP 45	000 40000	Old Manor Farm	A possible 17th or 18th century house with later additions.	National Monuments Record	N/A
1319021	SP 45	i000 40000	Banbury Guardian	House, now offices. Built during the 17th and 18th centuries with later alterations. It is constructed from ironstone ashlar and rubble with steeply pitched slate roofs.	National Monuments Record	N/A
1319673	SP 45	800 40600	Halifax Property Services	33-34, Bridge Street. An early to mid 19th century building, now used as offices. A 3-storey, brick building on a corner site. Listed Building Grade II.	National Monuments Record	N/A
1338043	SP 45	820 40640	Beer House	A former beer house of late 19th- early 20th century date. It was situated in a three storey brick building.	National Monuments Record	N/A
1340619	SP 44	188 53827	Oxford Canal	Oxford Canal. Construction of the Oxford Canal was authorized in 1769. Completed 1790, remodelled 1820.	National Monuments Record	N/A
1355082	SP 45	747 40712	Castle Quay	Castle Quay. A new shopping centre incorporating elements of the historic Market Place.	National Monuments Record	N/A
1361054	SP 41	142 54740	Birmingham And Oxford Junction Railway	The Birmingham and Oxford Junction line opened between Millstream Junction, in Oxford, and Banbury in 1850. The line remains open for goods trains.	National Monuments Record	N/A
1362084	SP 45	340 40100	Jervis And Partners	Numbers 1 and 2 (Jervis and Partners) St John's Place. A pair of semi-detached houses built circa 1830-40, now used as offices. Built of red brick with stone dressings and a hipped slate roof. The building is three storeys with a basement.	National Monuments Record	N/A
1387812	SP 45	330 40570	Jimmie Black Theatre	Church rooms built in 1905 by W E Mills of Banbury. The building is L- shaped in plan and is built of ironstone ashlar with a plain tile roof. The main front of the building faces onto Horsefair with only one bay to	National Monuments Record	N/A

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Identifie r	Grid Reference	Name	Description	Туре	Grad e
			North Bar Street.		
1411537	SP 45900 4060	0 Rail depot	Rail depot.	National Monuments Record	N/A
1426990	SP 45000 400	Banbury 0 anti-tank island	Banbury anti-tank island.	National Monuments Record	N/A

D16.0 Survey Forms

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PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site A
DATE / TIME OF	
VISIT	22/11/12 09:15-11:30
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Overcast, dry, windy. Moderate-good visibility

EXISITING SITE USE / GROUND COVER

Mostly arable, planted with brassica crop. In the south of the site open, scrubby heath rising on the hill. The scrubby area has a network of informal footpaths. Playing fields in the south-west boundary with club house. Limited areas of woodland across the site.

BOUNDARIES (nature, screening)

Mature hedgerows to the majority of internal boundaries with mature trees. Fenced to south of the site with open visibility. Woodland screens village in north-east but views are more open in north-west where the boundaries are fences.

SURROUNDING LAND USES / LANDSCAPE

Village and woodland located to the north. Arable land to the west (after road) and east. Crematorium in east.

Mainly housing development to the south, but also arable land before reaching the road in the southwest.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.

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Topography is challenging. The northern boundary abuts Hanwell Conservation Area therefore there are issues with regard to setting and developing to crest of the hill. Flooding may be a localised issue on site.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys. There are limited areas of woodland not suitable for survey.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the line of the Roman road (974918) although it does follow the line of public footpaths.

There is a strong enclosure landscape with apparent time depth. Mature trees, woodland and hedgerows all contribute to the value. The landscape provides a setting for the Castle and village Conservation Area. It contributes to the sense of rural detachment. The hedgerow along the parish boundary is a mature and well established hedgerow and therefore considered "Important".

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, built heritage or landscape remains identified within the site.

SETTING ISSUES

The Conservation Area of Hanwell just encroaches into the site and abuts the northern boundary. The setting of the village and its Listed Buildings, including the church, extends to the south into Site A. The rural nature provides a break to the village and keeps a sense of rural detachment. Development in the north of the site and up to the crest of the ridge would have an effect on this setting.

Cherwell District Council



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PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site B (containing Site 2)
DATE / TIME OF	
VISIT	22/11/12 11:45-13:00
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Overcast, dry, windy. Moderate-good visibility

EXISITING SITE USE / GROUND COVER

Mostly arable to east of site, recently ploughed and planted. Some arable to south-west and north-west. Crematorium in centre of the site and some pasture fields to the west along the stream. South-east of the site occupied by Hardwick House, offices and business park.

BOUNDARIES (nature, screening)

Mature hedgerows to the majority of internal boundaries with mature trees. There is reasonable screening. Site is fairly well screened at eye level but there are longer distance views because of topography.

Fence to the southern boundary on the western side gives open views into this arable field.

SURROUNDING LAND USES / LANDSCAPE

Arable and limited pasture land to the west and north. M40 runs NW-SE along the eastern boundary with arable fields on the other side. Stream runs along the western boundary. There is light industrial to the south and a large area of vacant land with consent to be developed.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.



Hardwick Listed Building in the centre – setting issues.

Harwick deserted medieval village, archaeological constraint priority area, although unlikely to prevent development.

Crematorium and cemetery and a suitable setting will need to be preserved.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys. Previously developed areas such as the business park and cemetery are unlikely to be suitable for nonintrusive survey such as geophysics due to previous disturbance.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the deserted medieval village of Hardwick (DOX16666, 337219).

Hardwick House remains a residential house within the business park, but demarcated by walls and planting. It has partially lost some of its setting but the building itself remains of high value. The development of the business park has been undertaken sympathetically with regard to the vernacular architecture.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains or built heritage remains were identified within the site.

Two small fields containing ridge and furrow remains were identified in the north of the site to the west of Hardwick Hill.

SETTING ISSUES

The setting of Hardwick House should be taken into account when developing around the business park to either retain a vernacular style, or create a strong boundary and limit the extent of the buildings setting.

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PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site C
DATE / TIME OF	
VISIT	23/11/12 10:00-11:00
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, sunny, cold, good visibility

EXISITING SITE USE / GROUND COVER

Scrub/meadow land to the west of the M40. Recently constructed flood alleviation scheme adjacent to the M40 on the east side. Beyond the flood alleviation scheme it is primarily pasture land with one arable field.

BOUNDARIES (nature, screening)

The M40 bisects the site. The disused railway forms the northern boundary and the river forms the southern boundary to the west, bisecting the site to the east. There are recent fences around the flood alleviation scheme.

With the exception of the flood works the boundaries are primarily hedgerows to the east of the scheme.

SURROUNDING LAND USES / LANDSCAPE

There is light industrial works to the west of the M40/south of the western half. To the north are open areas which had been partially excavated during the construction of the flood alleviation scheme and river and canal.

To the east of the site the land is dominated by pasture, with some areas of arable cultivation.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.



Flood alleviation scheme must be retained. River Cherwell bisects the site.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Areas of recent construction works will not need to be evaluated as they are likely to have already removed archaeological remains.

There may be issues with gaining access to the field west of the M40 as it sites isolated by the river, motorway and stream.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the prehistoric Jurassic Way (1035203) and any remains are likely to have been removed by the construction of the flood alleviation scheme.

The line of the dismantled railway (337225) is visible along the northern boundary of the site as an embankment. It has limited historical value.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains or built heritage remains were identified within the site.

Several pasture fields containing ridge and furrow remains were identified in the south of the site to the east of the M40. These ridge and furrow remains are a limited part of a wider landscape which extends to the east beyond the site boundaries.

SETTING ISSUES

None identified.

Cherwell District Council



PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site 14
DATE / TIME OF	
VISIT	12/12/12 12:15-14:00
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, cold, frosty, dry, good visibility

EXISITING SITE USE / GROUND COVER

Scrub/meadow land to the south of the M40, bisected by canal. To the north of the M40 the southern field currently vacant scrub with low vegetation and evidence for recent changes to landform (bunding, scrapes) most likely as a result of the flood alleviation works to the south. To the north it is scrub land.

BOUNDARIES (nature, screening)

The M40 bisects the site and forms the eastern boundary of the southern half. The mainline railway forms the western boundary and to the north of the M40 the canal forms the eastern boundary. To the south of the M40 the River Cherwell forms the southern boundary. There is screening along the canal from hedgerows although there are longer distance views to Park Farm, Little Bourton.

SURROUNDING LAND USES / LANDSCAPE

There is light industrial works to the west of the M40/south of the western half. To the north are open areas which had been partially excavated during the construction of the flood alleviation scheme and river and canal.

To the east of the site the land is dominated by pasture, with some areas of arable cultivation.

PHOTOGRAPHS

Photographs for field north of the canal and south of the M40 and northern-most field were corrupted and not available. Photographs for other fields available. Geo-referenced and in job folder.



River Cherwell and canal bisect the site. M40 bisects the site. Archaeological Constraint Priority Area for prehistoric remains straddling M40 (DOX1665), however this is unlikely to prevent development.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Areas of recent ground reduction works may not need to be evaluated as the excavation may already have removed archaeological remains.

There may be issues with gaining access to the two fields west of the M40 as the sites are isolated by the river, motorway, canal and stream.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the prehistoric Jurassic Way (1035203) or the prehistoric remains (DOX16665, 337224).

The line of the dismantled railway (337225) is visible along the northern boundary of the site as an embankment. It has limited historical value. The mainline railway is still in operation, but has limited historic value (1361054).

The canal is also an extant feature within the site. It has some historic value as a routeway which is still used. Its value is increased by the Listed lock and cottage at the north end of the site which whilst outside the site boundary have a setting which extends into it.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, landscape remains or built heritage remains were identified within the site.

SETTING ISSUES

The setting of the lock and cottage at the north of the scheme should be taken into account when designing any development for this site. It will be important to retain the association with the canal.



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PROJECT	Banbury Landscape Sensitivity and Capacity Study	
JOB NO.	A075481-2	
LOCATION	Site E	
DATE / TIME OF		
VISIT	23/11/12 13:00-14:00	
SITE PLAN	Yes	
VISITED BY	Kirsten Holland	
WEATHER CONDITIONS		

Bright, dry. Very good visibility

EXISITING SITE USE / GROUND COVER

Primarily commercial to west, with industrial along the canal and to the south. Some parking in the south. Canal and river bisect the site. Train station and railway to the east. The industrial buildings around lower Cherwell Street include a number of garages.

BOUNDARIES (nature, screening)

Limited intervisibility across the site due to built up nature. Mix of boundaries including walls and fences of differing styles. Some development plots do not have clear boundaries e.g. Lower Cherwell Street. Buildings back onto western side of the canal.

SURROUNDING LAND USES / LANDSCAPE

Bounded by other commercial development to the west, further light industrial development to the south, railway to the east and Spiceball, canal and Castle Quay to the north. Urban and developed with limited areas along the canal and river where this changes to a more recreational feel.

PHOTOGRAPHS

Yes, representative photographic record, not every building/area. Geo-referenced and in job folder.



Listed Old Town Hall and bridge over mill stream in the north of the site. They will need appropriate care taken with regard to setting issues.

Potential for archaeological remains associated with the historic core of Banbury in north-west of site (medium constraint), but unlikely to be a major constraint on development. Canal, river and railway are linear features bisecting the site and can not be moved.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Extensive post-medieval and modern development is likely to have had effects on the upper levels of any buried remains. Services are likely to have cut deeper.

There is extensive hard standing so geophysics is unlikely to be helpful. Any evaluation or mitigation will need to be intrusive.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location,

condition, survival, period, significance)

The railway and station are extant and in use. There are clearly modern changes to them and they have limited significance.

There is no visible evidence of the archaeological remains associated with the historic core of Banbury and survival may be patchy under existing development.

The canal remains in use and as evidence of the historic route through the area. There are associated buildings (see below)

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains identified within the Site.

No significant historic landscape remains identified within the site.

A number of buildings of post-medieval date adjacent to the canal are clearly formerly associated due to evidence of blocked openings. These reinforce the nature of the historic canal and add to its significance and potential.

SETTING ISSUES

Listed Old Town Hall and bridge over mill stream in the north of the site will need appropriate care taken with regard to setting issues.

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PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site 1
	
DATE / TIME OF	
VISIT	12/12/12 10:30-11:30
	
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, cold, frosty, dry. Good visibility

EXISITING SITE USE / GROUND COVER

Primarily commercial to west, with industrial and parking to the south. Canal and river bisect the site. Train station and railway to the east.

BOUNDARIES (nature, screening)

Limited intervisibility across the site due to built up nature. Mix of boundaries including walls and fences of differing styles. Some development plots do not have clear boundaries e.g. Cherwell Street.

SURROUNDING LAND USES / LANDSCAPE

Bounded by other commercial development to the south and west, railway to the east and Spiceball, canal and Castle Quay to the north. Urban and developed with limited areas along the canal and river where this changes to a more recreational feel.

PHOTOGRAPHS

Yes, representative photographic record, not every building/area. Geo-referenced and in job folder.



Listed Old Town Hall within area E and bridge over mill stream in the north of the site. They will need appropriate care taken with regard to setting issues.

Potential for archaeological remains associated with the historic core of Banbury to west of site, but unlikely to be a major constraint on development.

Canal, river and railway are linear features bisecting the site and can not be moved.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Extensive post-medieval and modern development is likely to have had effects on the upper levels of any buried remains. Services are likely to have cut deeper.

There is extensive hard standing so geophysics is unlikely to be helpful. Any evaluation or mitigation will need to be intrusive.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location,

condition, survival, period, significance)

There is no visible evidence for the prehistoric Jurassic Way and any remains are likely to have been removed by development.

The railway and station are extant and in use. There are clearly modern changes to them and they have limited significance.

There is no evidence of the archaeological remains associated with the historic core of Banbury and survival may be patchy under existing development.

The canal remains in use and as evidence of the historic route through the area. There are associated buildings (see below)

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains identified within the Site.

No significant historic landscape remains identified within the site.

A number of buildings of post-medieval date adjacent to the canal are clearly formerly associated due to evidence of blocked openings. These reinforce the nature of the historic canal and add to its significance and potential.

SETTING ISSUES

Listed Old Town Hall within area E and bridge over mill stream in the north of the site will need appropriate care taken with regard to setting issues.

Conservation Area abuts western boundary in a number of locations and therefore development in this area will need to pay regard to the effect on the setting and character of these areas.



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PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site F
DATE / TIME OF	
VISIT	21/11/12 09:30-19:30
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Heavy rain, heavy cloud, cold. Moderate-poor visibility

EXISITING SITE USE / GROUND COVER

Mostly arable and harvested. Track to south of field.

BOUNDARIES (nature, screening)

Mature hedgerows to the internal boundaries, some of which are gappy. To the east bounded by open track. Track to the south is lined with hedgerow.

SURROUNDING LAND USES / LANDSCAPE

Arable and agricultural to the north and east. Sports fields to the south and residential developmet to the west.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.

Cherwell District Council A075481-2



No significant constraints identified.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the line of the Roman road (1028401) although it does follow the line of public footpaths.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, built heritage or landscape remains identified within the site.

SETTING ISSUES

None identified.

Cherwell District Council A075481-2



PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
	
LOCATION	Site G
Γ	
DATE / TIME OF	
VISIT	21/11/12 11:00-12:30
	
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Torrential rain, heavy cloud, cold and moderate wind. Moderate-poor visibility

EXISITING SITE USE / GROUND COVER

Mostly arable and brassicas. Limited areas of pasture around the farms. One field with an energy crop. Sports pitches and allotments in the south-east of the site.

BOUNDARIES (nature, screening)

Mostly mature hedgerows with reasonable screening. Some areas where there are fences (e.g. southern boundary) and tree lines. Areas with fence tend to have more open views.

SURROUNDING LAND USES / LANDSCAPE

Residential and school to the north, residential and offices to the east, farm land and school to the south and agricultural land to the west.

Area to the south around Tudor park School retains elements of the parkland landscape. Salt Way runs to the north.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.



Setting around Wykham Farm Listed Building.

Archaeological constraint areas around Wykham Farm although these are unlikely to prevent development.

Consideration to the limits of Banbury should be an issue.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys. There are limited areas of woodland not suitable for survey.

Areas of sports fields may not be productive if there has been significant drainage inserted.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the line of the Roman road (1028401) although it does follow the line of the current road.

No visible evidence for the line of the Jurassic Way.

No visible evidence for buried archaeological remains around Wykham Farm.

There is a strong enclosure landscape with apparent time depth. Mature trees and hedgerows contribute to the value as does the route of Salt Way. The landscape provides a rural setting for Wykham Farm contributes to the sense of rural detachment. A number of the hedgerows are mature and on the line of parish or early enclosure and therefore considered "Important".

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, built heritage or landscape remains identified within the site.

SETTING ISSUES

The setting of Wykham Farm should be taken into account when undertaking any design. As much of the rural setting should be maintained as possible.

Cherwell District Council



PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site H
Γ	
DATE / TIME OF	
VISIT	22/11/12 14:00-15:30
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Overcast, cold, very windy. Moderate visibility

EXISITING SITE USE / GROUND COVER

Almost entirely arable with some limited pasture around the farmhouses and woodland on top of Crouch Hill.

There are numerous informal footpaths going up and around Crouch Hill.

BOUNDARIES (nature, screening)

Hedgerows to the majority of boundaries with some mature trees along the boundaries.

SURROUNDING LAND USES / LANDSCAPE

Residential to the north-east of the site, but otherwise agricultural uses to all sides.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.

Cherwell District Council A075481-2

Setting around Crouch Farm Listed Building will need to be maintained. Topography of Crouch Hill will be a key consideration.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys. There are limited areas of woodland not suitable for survey.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No visible evidence for the line of the Jurassic Way (1035203).

No visible evidence for buried archaeological remains to the west of the site, or for historic uses of Crouch Hill.

There is a strong enclosure landscape with apparent time depth. Mature trees and hedgerows contribute to the value as does the route of Salt Way through the centre of the site. The landscape provides a rural setting for Crouch Farm. A number of the hedgerows are mature and on the line of parish or early enclosure and therefore considered "Important". Crouch Hill is an important vantage point with cultural associations.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains or built heritage remains were identified within the site.

One field of extant ridge and furrow remains were identified to the east of Crouch Farm.

SETTING ISSUES

The setting of Crouch Farm should be taken into account when undertaking any design. As much of the rural setting should be maintained as possible. The setting of Crouch Hill as an important vantage point with cultural associations should also be considered.

Chammell District Course





PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site I
DATE / TIME OF	
VISIT	23/11/12 08:30-10:00
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Dry, cold, clear. Moderate visibility

EXISITING SITE USE / GROUND COVER

Arable cultivation in the north and pasture to the south over the crest of the hill. Withycombe Farm and stables in the centre of the site.

BOUNDARIES (nature, screening)

Hedgerows to the east west boundaries in the north. Hedgerow and fence to the eastern boundary. No boundary to the west. Hedgerows within the southern half of the site. Screening to the east but open to the west towards Wroxton Abbey.

SURROUNDING LAND USES / LANDSCAPE

School to the north. Arable and woodland to the west and the south. Residential development to the east.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.



Setting around Withycombe Listed Building and Wroxton Conservation Area will need to be maintained. Topography to the south would need to be taken into account.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

Only limited remains for Wroxton Abbey are visible from the site including the archway and parts of the woodland.

Withycombe Listed Building is present and partially screened from the site through vegetation around it.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, landscape or built heritage remains were identified within the site.

SETTING ISSUES

The setting of Withycombe Farm should be taken into account when undertaking any design. As much of the rural setting should be maintained as possible. The setting of Wroxton Abbey and Conservation Area also needs to be considered and taken account of. This may be achieved through creation of a strong landscape buffer on the western edge of the site.

Cherwell District Council A075481-2



PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site J
DATE / TIME OF	
VISIT	21/11/12 14:30-15:30
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Heavy cloud, light rain, cold. Moderate visibility

EXISITING SITE USE / GROUND COVER

Arable to the north and south with areas of woodland, meadow and campsite.

BOUNDARIES (nature, screening)

Hedgerows to the majority of boundaries with a mature tree belt on the northern boundary. Fairly well screened in the north of the site. Less well screened in the south with views out towards the school.

SURROUNDING LAND USES / LANDSCAPE

Agricultural to the north, Golf course and agricultural land to the west, school to the south and residential development to the south east.

PHOTOGRAPHS

Yes, representative photographic record, not every field/direction. Geo-referenced and in job folder.

Cherwell District Council



Mature trees should be retained, particularly on the northern boundary where this provides a screen to the setting of Hanwell Conservation Area.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Area is primarily arable so this will need to be taken into account during the timing of any field surveys. There are limited areas of woodland not suitable for survey.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No visible evidence for the line of the railway to the south of the site (337274).

There is an enclosure landscape which dominates with a stronger character in the north of the site where it is more closely related to Site A.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No previously unrecorded archaeological remains, landscape remains or built heritage remains were identified within the site.

SETTING ISSUES

The setting of the Drayton and Wroxton Conservation Area to the south west of the site should be preserved. This may be achieved through suitable landscape screening and planting in the southern corner.



PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site 7
	
DATE / TIME OF	
VISIT	12/12/12 08:15-09:45
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, cold, frosty, dry. Good visibility

EXISITING SITE USE / GROUND COVER

The majority of the site is in commercial uses. There are also areas of car parking and the main northsouth route through the town centre. The site includes much of the historic core of the town, but also some of the modern commercial areas.

BOUNDARIES (nature, screening)

There are not many boundaries in this area, however to the west there are historic boundaries associated with the former residential properties. There is limited visibility across the area due to the built environment.

SURROUNDING LAND USES / LANDSCAPE

Bounded by other commercial development on all sides there is also elements of residential housing to the south and west.

PHOTOGRAPHS

Yes, representative photographic record, not every building/area. Geo-referenced and in job folder.



There are many listed Buildings within the site and it is almost wholly within the Conservation Area. Any development would need to respect these buildings and their setting.

Area is within the medieval core of Banbury and therefore there are likely to be archaeological remains although this is not likely to prevent development.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Extensive post-medieval and modern development is likely to have had effects on the upper levels of any buried remains. Services are likely to have cut deeper. There is extensive hard standing so geophysics is unlikely to be helpful. Any evaluation or mitigation will

need to be intrusive.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the prehistoric Jurassic Way and any remains are likely to have been removed by development.

There is no evidence of the archaeological remains associated with the historic medieval core of Banbury and survival may be patchy under existing development.

There are extensive Listed Buildings, Conservation Area and historic townscape within the site which are of high value and contribute to the street scheme.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No significant additional archaeological, built or landscape remains have been identified within the Site boundaries.

SETTING ISSUES

Any development across the area should take account of the Listed Buildings and Conservation Area. Any changes to buildings should be undertaken with the appropriate consents and in a sympathetic manner.

New development should be designed to fit in with the Conservation Area and not adversely affect the settings of the Listed Buildings.

Cherwell District Council



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ARCHAEOLOGICAL SITE WALKOVER VISIT

PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site 8
	
DATE / TIME OF	
VISIT	12/12/12 9:45-10:00
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, cold, frosty, dry. Good visibility

EXISITING SITE USE / GROUND COVER

The majority of the site is in commercial uses. There is a large car park, offices, garage and surface car parking and storage in the back plots to Parson's Street.

BOUNDARIES (nature, screening)

The boundaries to the rear of Parson's Street are generally dividing walls. There are few boundaries to the other areas of Site 8.

SURROUNDING LAND USES / LANDSCAPE

Bounded by other commercial development on all sides there is also elements of residential housing to the north.

PHOTOGRAPHS

Yes, representative photographic record, not every building/area. Geo-referenced and in job folder.



CONSTRAINTS ON DEVELOPMENT

The rear of the site is within the Conservation Area. The areas may also be in the curtilage of the Listed Buildings. Trelawn on the western boundary is a Listed Building and should be taken account of. The site lies within the historic core of Banbury, however the buried remains are unlikely to stop development.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Extensive post-medieval and modern development is likely to have had effects on the upper levels of any buried remains. Services are likely to have cut deeper. There is extensive hard standing so geophysics is unlikely to be helpful. Any evaluation or mitigation will need to be intrusive.

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location,

condition, survival, period, significance)

There is no evidence of the archaeological remains associated with the historic medieval core of Banbury and survival may be patchy under existing development.

The rear of the Conservation Area in this area is degraded and of lesser value that the main town centre.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No significant additional archaeological, built or landscape remains have been identified within the Site boundaries.

SETTING ISSUES

Any development across the area should take account of the Conservation Area and the rear of the Listed properties on Parsons Street. It is suggested that these could be improved through refurbishment of the walls, surfaces and removal of inappropriate structures.

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ARCHAEOLOGICAL SITE WALKOVER VISIT

PROJECT	Banbury Landscape Sensitivity and Capacity Study
JOB NO.	A075481-2
LOCATION	Site 9
DATE / TIME OF	
VISIT	12/12/12 10:00-10:15
r	
SITE PLAN	Yes
VISITED BY	Kirsten Holland

WEATHER CONDITIONS

Bright, cold, frosty, dry. Good visibility

EXISITING SITE USE / GROUND COVER

The site is in a mix of uses including car parking, vacant ground, canal, offices, flats, arts centre and museum. It is mostly hard standing with the exception of the canal.

BOUNDARIES (nature, screening)

The boundaries in this area are primarily walls to the canal, car parks and offices with a number of fences around other buildings and areas. There is moderate intervisibility on the site.

SURROUNDING LAND USES / LANDSCAPE

There is commercial development to the west and south. The Castle Quay shopping centre dominates to the west. There are leisure uses to the north with Spiceball Park and east with the leisure centre.

PHOTOGRAPHS

Yes, representative photographic record, not every building/area. Geo-referenced and in job folder.



CONSTRAINTS ON DEVELOPMENT

need to be intrusive.

Although the area is partially within the medieval core this is a very limited area of the site and should prevent development.

The canal and rivers are key features which must be incorporated.

CONSTRAINTS ON EVALUATION/MITIGATION (hardstanding, services, vegetation)

Extensive post-medieval and modern development is likely to have had effects on the upper levels of any buried remains. Services are likely to have cut deeper. There is extensive hard standing so geophysics is unlikely to be helpful. Any evaluation or mitigation will

PREVIOUSLY RECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

There is no visible evidence for the prehistoric Jurassic Way and any remains are likely to have been removed by development.

There is no evidence of the archaeological remains associated with the historic medieval core of Banbury or tweed manufactory and survival may be patchy under existing development.

The former grain mill of the Arts Centre retains some historic interest although it has a number of other extensions on it. The canal has been improved and restored to provide a pleasant area of public realm heightened by the association with a number of other features such as the locks and boatyard t o the west.

PREVIOUSLY UNRECORDED ARCHAEOLOGICAL & LANDSCAPE REMAINS (nature, location, condition, survival, period, significance)

No significant additional archaeological, built or landscape remains have been identified within the Site boundaries.

SETTING ISSUES

The setting of the canal should be taken into account in any development changes.

Cherwell District Council



Appendix E – Figures

Cherwell District Council A075481-2



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Appendix F – Landscape Character - Oxfordshire Wildlife and Landscape Study

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18/01/2013

Oxfordshire Wildlife & Landscape Study - Landscape Types

Landscape Types:

Clay Vale Introduction



3. CLAY VALE

Regional character areas

Northamptonshire Uplands, Cotswolds, Upper Thames Vale, Vale of Aylesbury and Vale of White Horse.

Location

This landscape type extends from the vale landscapes adjacent to the northern part of the River Cherwell to the Upper Thames area south of Bicester. It also occupies a large part of the Vale of White Horse to the north-east of Wantage and borders part of the River Thame and its tributaries.

Overview

This is a low-lying vale landscape associated with small pasture fields, many watercourses and hedgerow trees and well defined nucleated villages.

Key characteristics

- A flat, low-lying landform.
 Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields.
- Many mature oak, ash and willow hedgerow trees. .
- Dense, tree-lined streams and ditches dominated by pollarded willows and
- Small to medium-sized nucleated villages.

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18/01/2013

Oxfordshire Wildlife & Landscape Study - Landscape Types

Landscape Types:

Farmland Plateau Introduction



6. FARMLAND PLATEAU

Regional character areas

Cotswolds and Northamptonshire Uplands.

Location

This landscape type covers the plateau across the elevated northern part of the county. It extends across the areas between Chipping Norton and Banbury and is dissected by the rivers Evenlode, Glyme and Dorn. To the east of the Cherwell Valley the plateau continues northeast of Upper Heyford and Fritwell. The most southern part lies to the northwest of the River Windrush.

Overview

This landscape type is characterised by a high limestone plateau with a distinctive elevated and exposed character, broad skies and long distance views. Large scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views.

Key characteristics

- Level or gently rolling open ridges dissected by narrow valleys and broader vales.
- Large, regular arable fields enclosed by low thorn hedges and limestone walls.
- Rectilinear plantations and shelterbelts.
- Sparsely settled landscape with a few nucleated settlements.
 Long, straight roads running along the ridge summits.

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18/01/2013

Oxfordshire Wildlife & Landscape Study - Landscape Types

Landscape Types:

Farmland Slopes & Valley Sides Introduction



7. FARMLAND SLOPES & VALLEY SIDES

Regional character areas

Northamptonshire Uplands, Cotswolds and Chilterns.

Location

This landscape type covers the steep valley sides of the Upper River Cherwell and its tributaries, the valley sides of the rivers Evenlode and Windrush and the Thames Valley to the south of Shiplake.

Overview

A landscape type with prominent slopes within broader valleys. It is occupied by a mixed pattern of pasture and arable land. Long distance views across the valleys are characteristic.

Key characteristics

- Prominent slopes and valley sides interrupted by a number of small, narrow v-
- Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep-sided valleys.
 A well defined pattern of tall hedges and hedgerow trees.
- · Small woodland copses and belts on steep slopes and along watercourses in the minor valleys.Small unspoilt villages with rural character.

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18/01/2013

Oxfordshire Wildlife & Landscape Study - Landscape Types

Landscape Types:

River Meadowlands Introduction



10. RIVER MEADOWLANDS

Regional character areas

Northamptonshire Uplands, Northamptonshire Vales, Cotswolds, Upper Thames Vale, Vale of White Horse and Vale of Aylesbury.

Location

This landscape type covers the flood plains and valley floors of the rivers Cherwell, Thames, Thame, Evenlode, Windrush, Swere and Sor Brook.

Overview

This is a linear riverine landscape with a flat, well defined alluvial floodplain. It has pastoral character with meadows, wet and semi-improved pasture.

Key characteristics

- Flat, low-lying topography with seasonally flooded alluvial floodplains.
- Meandering river channels.
- Grazing meadows and small fields of permanent pasture.
 Riparian character with a strong pattern of riverside willows and tree-lined ditches.
- · Sparsely settled with a few roads.



18/01/2013

Oxfordshire Wildlife & Landscape Study - Landscape Types

Landscape Types:

Upstanding Village Farmlands Introduction



16. UPSTANDING VILLAGE FARMLANDS

Regional character areas

Northamptonshire Uplands.

Location

This landscape type covers the elevated landscapes in the north of the county to the north and south of Banbury, around Claydon and Kidlington, Great Bourton, Bloxham and Deddington.

Overview

A hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.

Key characteristics

- A steep sided, undulating landform.
 A well defined geometric pattern of medium-sized fields enclosed by prominent hedgerows.
- A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.



Landscape Types:

Wooded Pasture Valleys & Slopes Introduction

Oxfordshire Wildlife & Landscape Study - Landscape Types

24. WOODED PASTURE VALLEYS & SLOPES

Regional Character Areas

Northamptonshire Uplands, Cotswolds and Chilterns.

Location

18/01/2013

This landscape type extends over the steep-sided valleys in the Ironstone area around Wroxton and Shenington, the valleys of the rivers Glyme and Dorn in the Cotswolds, the tributary valleys of the River Windrush and the dry valleys to the south of the Chilterns.

Overview

This landscape type includes pastoral and wooded landscapes associated with the steep slopes and valleys of small streams and main rivers.

Key characteristics

- Steep sided valleys and slopes.Large, interlocking blocks of ancient and plantation woodland.
- · Small pasture fields with localised unimproved grassland.
- Tall, thick hedges and densely scattered hedgerow trees.
 Small, intact villages and hamlets.



Appendix G– Summary of Representations and Responses

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This Appendix includes details of the representations received following the issue of the Final V3 report, and WYGs response to the representations. Where changes to the report have been carried out, this has been stated below, and where validation of WYGs text has been carried out in response to a representation, this is also included below.

Hives Planning Rep ID 195 / David Lock Associates Rep ID 212

Summary of Representation:

Salt Way as a 'key landform and landscape feature' is questionable.

Response

Salt Way is considered a '*key landform and landscape feature*' in the context of the area to the south of Banbury. This, in combination with the historical references and defensible green buffer it creates make it an important landscape element.

WYG considers this assessment and description to be accurate.

Rapleys Rep ID 232

Summary of Representation:

4.2.7 - The assessment identifies that an area of scrub is located alongside the Hanwell Brook which it refers to as 'Hardwick Gorse'. This is factually incorrect as no scrub is present on the site and Hardwick Gorse is a feature which is no longer discernible on the ground. Only seven mature trees now exist in this area.

4.2.11 - The assessment identified that the 'area as a whole' enables 'views north and west when heading north out of Banbury'. However, views north and west from Southam Road are in fact screened by vegetation beyond more than 100m (approx.) north of the roundabout with Dukes Meadow Drive, particularly where Southam Road lies in a cutting.

4.2.14 - There is no direct visibility between the southern part of the west of Southam Road, and the village of Hanwell. Intervisibility is only available from footpaths surrounding the village.



4.2.24 - Banbury Cemetery and Crematorium is well enclosed with dense vegetation to the north and south, with only occasional glimpses across the southern boundary into the southern part of west of Southam Road. It is also secluded from Southam Road itself due to the cutting and hedgerow vegetation alongside the carriageway and layby. As a result, there is very little perception of the character of the cemetery from the road, and minimal connection between the character of the cemetery and the surrounding area. The conclusion that '*residential properties would not be in keeping with the existing landscape character*' within the rest of the site west of Southam Road, due to the 'change in the cemetery setting that would occur' is contested, since the densely vegetated enclosure would act as a buffer between adjoining uses. The weighting for residential capacity is therefore considered incorrect.

Response

4.2.7 - The area is described as an area of *'rough grassland and scrub'* in the context that it is not an area of improved amenity grassland etc such as that adjacent to it to the west. Whilst the reference to 'scrub' has been used, this is used in the context of scrub land rather than scrub vegetation present within the area. To avoid confusion, the reference to scrub has been removed.

4.2.11 – The comment appears to relate primarily to views available from Southam Road whereas the assessment considers views from the 'area as a whole' as WYG's report and the comment notes. Views west are possible from the southern end of Southam Road and intermittently when progressing north; apart from when the road passes through the cutting. Panoramic views are also available to the west and north from within the site as demonstrated by the following photographs:





View south west from within the Cemetery grounds.



View west from within the Cemetery grounds (adjacent to main buildings).



View north from within cemetery grounds towards ridge (circa 1.5km) to the north.

WYG therefore considers the comments that views to the west and north are limited to '100m (approx)' to be factually incorrect.



4.2.14 – Inter visibility is possible from within the site area towards Hanwell village in particular properties at the east end of Main Street (with red tiled roofs) as demonstrated by the following photograph:



Circled areas indicate properties within Hanwell Village. Right circle indicates properties on Main Street.

WYG therefore considers the statement to be factually incorrect.

4.2.24 – Whilst WYG would agree there is little perception of the presence of the Cemetery from Southam Road, the assessment of sensitivity and capacity is not only carried out from the road. As demonstrated by the photographs provided above (item 4.2.11) there are clear landscape connections with the surrounding land and visual connections to the foreground and beyond from within the Cemetery itself. Development of the surrounding land would result in the loss of these associations.

WYG would therefore disagree with the comment made on the basis of the above information.



Savills Rep ID 303

Summary of Representation:

The 'Landscape Sensitivity and Capacity Assessment' prepared by Halcrow, found that, for area G, its overall sensitivity was 'moderate' and that it had a "*moderate capacity to accept residential development but only on the parts of the site which are of low value and landscape sensitivity*'. However the supporting plan, Figure 4.1 of the assessment, identifies all of area G as having low – medium capacity to accept development. This is within the area subsequently defined as Green Buffer in CDC's draft Local Plan. With Site H, the report found that "*there is a moderate capacity to accept a development in the areas of larger fields towards Wykham Lane*", but identified on Figure 4.1 that area H ranged from low to medium capacity to accept development.

With the 'Final draft Banbury landscape sensitivity and capacity assessment' (March 2013), WYG have used the 2010 Halcrow-defined study areas to 'progress their assessment' (para 3.1.1). The WYG assessment found that Site G had a "*potential landscape capacity of medium – low*", which concurs with the Halcrow assessment. However, WYG shifts the bias of this conclusion, stating at para. 4.7.27 that "*the site is considered to be weighted more towards low than medium for the suitability of residential development*", although still concluding that development can be accommodated. Confusingly, WYG then contradict this completely by stating that "*residential development within Site G should be avoided*", thus undermining its own capacity assessment of the site.

For Site H, WYG concluded that for landscape value, the views from Crouch Hill "*are important*" but does not state why and there is no evidence base supporting this. WYG concluded that its landscape capacity was 'low' and that residential development "*would not be in keeping with the well defined boundary to the town*". Presumably, WYG mean a 'physical' boundary to the town as there is no defined boundary to the town in planning terms.

By contrast, for Site I (Bretch Hill), WYG concludes that potential landscape capacity is 'medium', yet Figure 4.1 of the Halcrow study found that almost all of the Site had 'low' landscape capacity given its proximity to the nationally designated Wroxton Abbey and locally designated Drayton Conservation Area. Indeed, the WYG assessment substantiates this by stating that "*Although the site does not lie within the conservation area it does directly affect the setting of it*". Yet the WYG assessment goes on to find



that there is a 'medium – high' capacity for residential development, while the Halcrow report found that it had a 'low' capacity for residential development over much of the site, leaving only a 'moderate' residential capacity where a portion of the site occupies lower ground adjacent to the existing edge of Banbury.

The Banbury 4 allocation was defined as Site F in the Halcrow assessment and judged to have 'high' capacity to accept residential development; the same was also concluded by WYG. The Halcrow assessment mentions the Bankside allocation but assesses Site F in isolation of development of it. WYG does take into consideration this allocation for future development, but appears to dismiss any potential coalescence it will create, by instead stating that any development further south of Bodicote Park risks Bodicote and Twyford being "*subsumed by the larger town of Banbury*", despite this already having been assured by the development of Bankside. Furthermore coalescence with Twyford is less likely than that at Drayton and Hanwell.

Response

Site G – WYG presumes Savills reference to 'para 4.7.27' should relate to reference to para 4.7.26?

The basis of the argument for Site G relates to interpretation of the text within para 4.7.26. WYG has stated that 'the site is considered to be weighted more towards low than medium for the suitability of residential development'.

Although the methodology matrix results in a medium-low capacity, as stated in para 3.8.2 '*The resulting capacity for each area has been considered using professional judgement to ensure that the capacity generated through the matrix is a true representation of the actual site capacity. Where professional judgement is used to change the capacity, the reasoning and justification for this is given within the text for each site.*'

Following the assessment of a low capacity, para 4.7.26 goes on to reference landscape and heritage elements that have influenced the rating of low that is applied to the site e.g. Salt Way and Wykham Park.

WYG therefore considers that *'residential development within Site G should therefore be avoided'* is a correct assessment and that there has been no undermining of the capacity assessment.



Site H – Views from Crouch Hill are as important as views towards Crouch Hill as they enable views over Banbury town centre and an appreciation of the setting of the town within the local and wider landscape context.

Whilst explicit justification of this statement is not made in para 4.8.20, the comment is made in the context also of the views available towards Crouch Hill and the importance of these views. Text has been added to paragraph 4.8.20 to justify the statement made relating to views from the top of Crouch Hill. Text has been added to paragraph 4.8.25 to clarify the physical and perceptual boundary that is being inferred within the paragraph.

The reference to the 'boundary' within the comment relates to not only the physical but also the perceptual, visual and character boundary that is formed by Salt Way and the residential development to the north-east of Crouch Hill.

Site I – Although the site affects the setting of the conservation area, it is considered that this does not preclude the potential of careful/sensitive development within the area. As stated in para 4.9.26 '*Any development in these fields should consider the adjacent Drayton Conservation Area and development affects the setting.*'

It is considered that development within the site resulting in the existing residential boundary edge being brought closer to the Conservation Area would not affect the integrity of the Conservation Area and that over time, potential visual effects that may be experienced could be mitigated with a landscape buffer along the west boundary of the development.

Site F/Banbury 4 – A presumption that Bankside will be constructed has been made as it has planning consent. Therefore, the perception of coalescence of Bodicote and Banbury will have already occurred. The development of Site F would result in infilling of land up to the existing developed limit of Bodicote Park rather than coalescence. Bodicote Park would then form the natural extent of development and create a 'softer' transition from residential to agricultural land up to the edge of Twyford.

WYG therefore considers the argument of coalescence to be weak.



Conclusion notes

Summary of Representation:

• The WYG report is suspiciously and selectively inconsistent with earlier work undertaken by Halcrow.

Response

The Halcrow work took the assessment process to a set level of detail. The subsequent WYG report has utilised additional baseline information and a more detailed methodology to arrive at conclusions which are justified through the supporting text.

Summary of Representation:

• It finds a site such as Bretch Hill, which Halcrow rightly found to be of low capacity due to the site's proximity to a designated conservation area and RPG now to have 'medium' capacity where CDC has long been known to support a strategic promotion. The existing farm track across the western edge of the draft allocated site is said to be "a natural barrier" to development, even though its line is not reinforced, even by a fence, let alone a stronger landscape feature.

Response

Although there is no physical fence boundary there is a visual boundary formed by the access track

and a boundary to the characteristics of the land as it begins to fall towards the Sor Brook valley beyond the track.

Summary of Representation:

• Conversely, WYG's work in areas of lesser constraint finds such areas of greater sensitivity than the work undertaken by Halcrow in 2009/10.

Response

This is as a result of a more thorough assessment using an additional level of detail to formulate outcomes.

Summary of Representation:

• The Council has failed to explain why the latest work (a) was necessary as no new guidance has been published since the Halcrow report was commissioned (b) why the WYG work reaches conclusions that appear to differ from the earlier work (which was commissioned and endorsed by

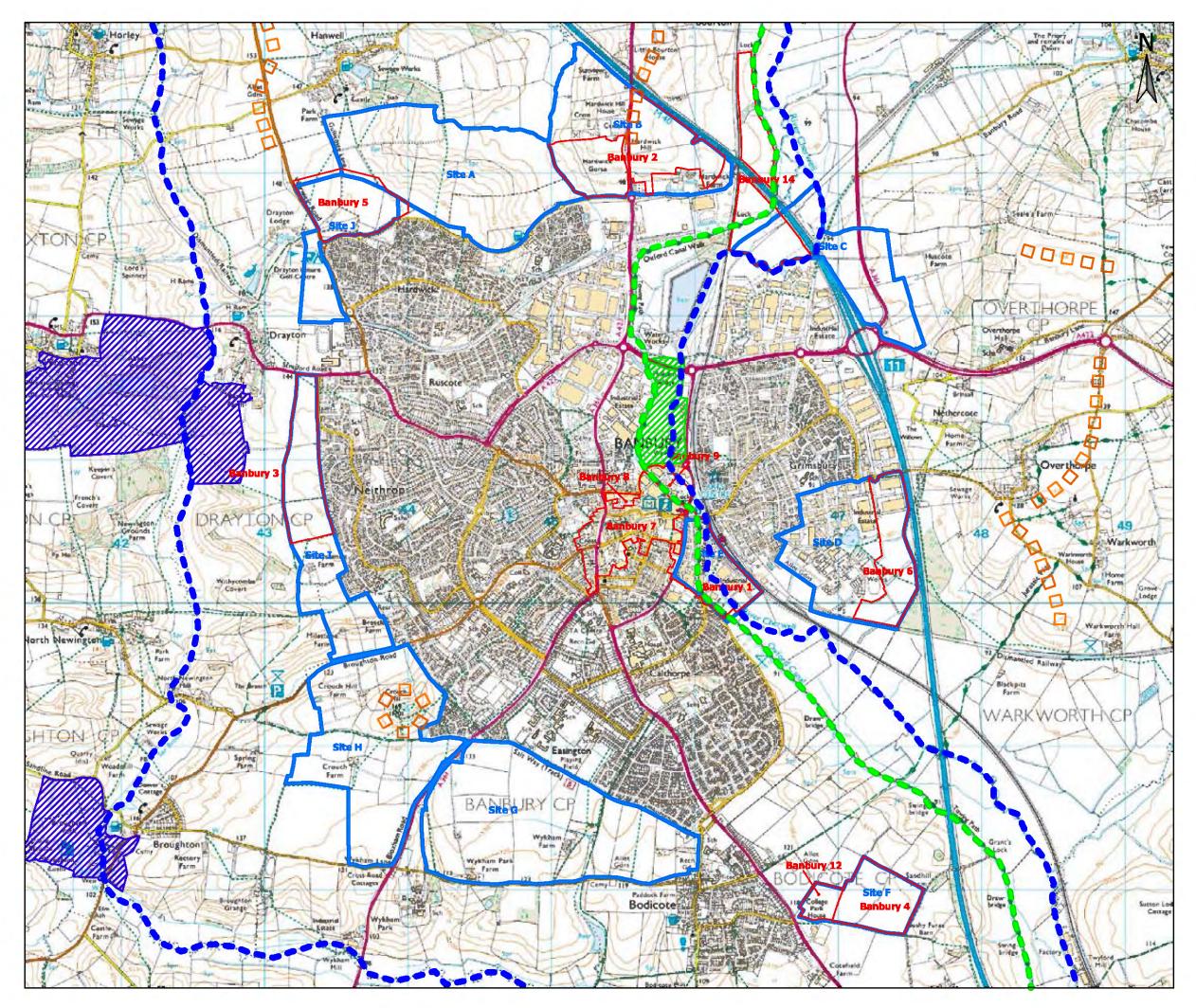
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the Council) as there is no methodological explanation of the differences in the two studies' conclusions and (c) why WYG's conclusions align so conveniently with the Council's long-published strategic allocation strategy. The latest work therefore raises as many questions as it does 'answers'.

Response

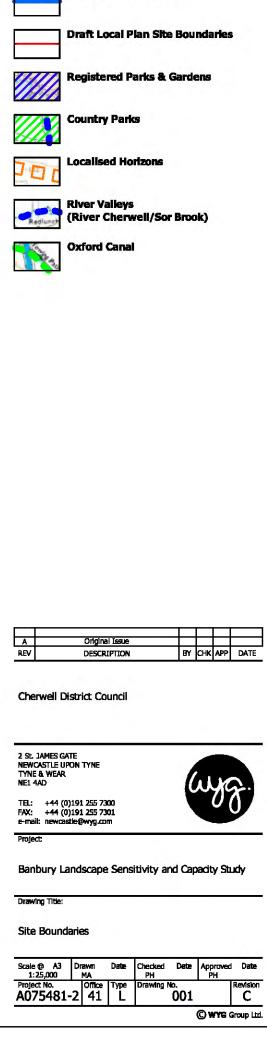
- a) The WYG report takes the Halcrow report to an additional level of detail and robustness.
- b) The former report (endorsed by the Council) was factually correct for the level of detail and methodology used. The WYG report takes the Halcrow Report to an additional level of detail. Both reports contain a methodology section and distinctions can be made.
- c) The WYG report does not necessarily align completely with all allocation strategies made by the Council. Where appropriate development types within sites are restricted due to localised sensitivities (as noted within Savills Rep ID 303, Site I reference above relating to Drayton Conservation Area) this has been noted within the report and a generalised approval of development has not been recommended without also recommending safeguarding measures.

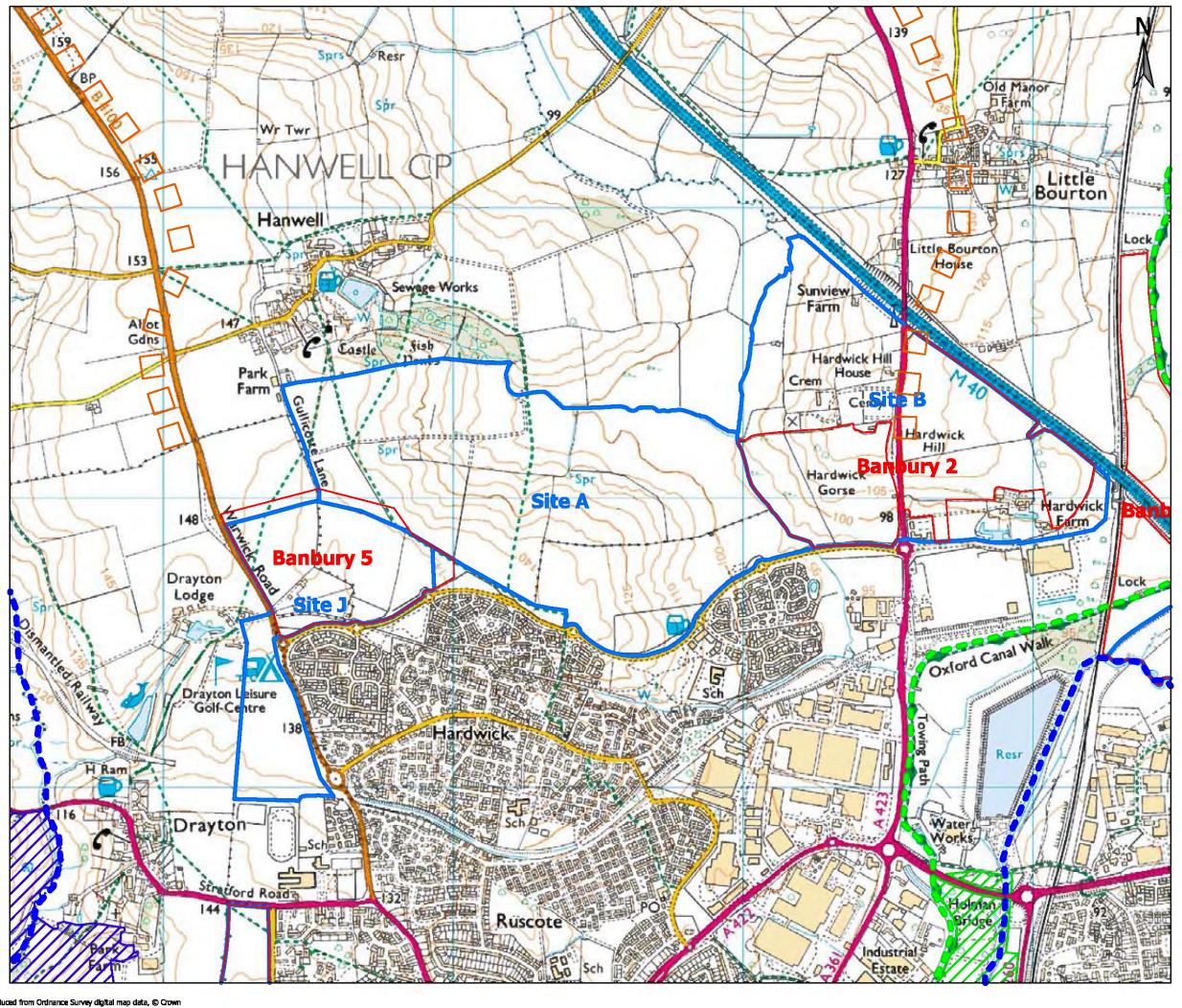


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Halcrow Site Boundaries

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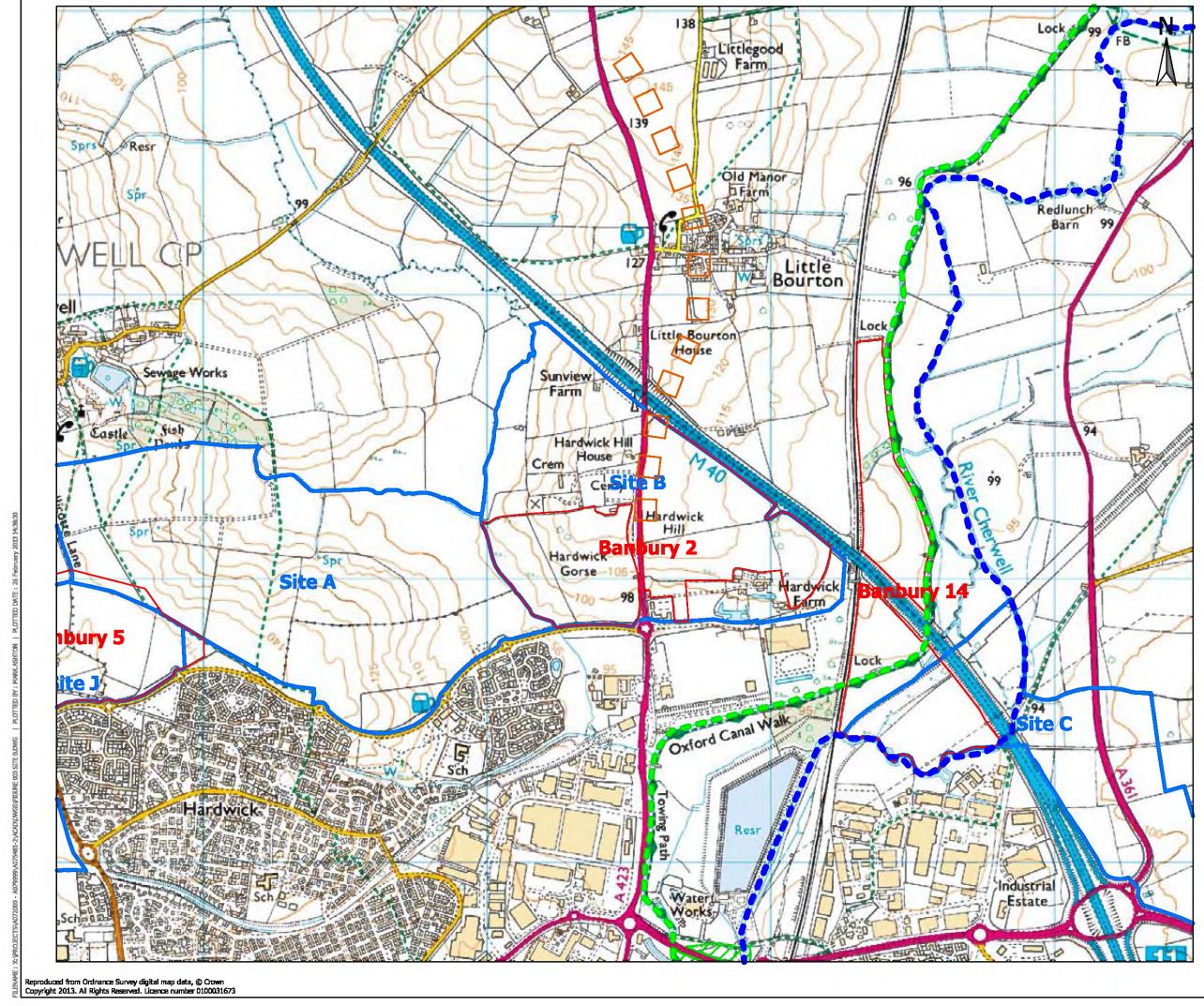




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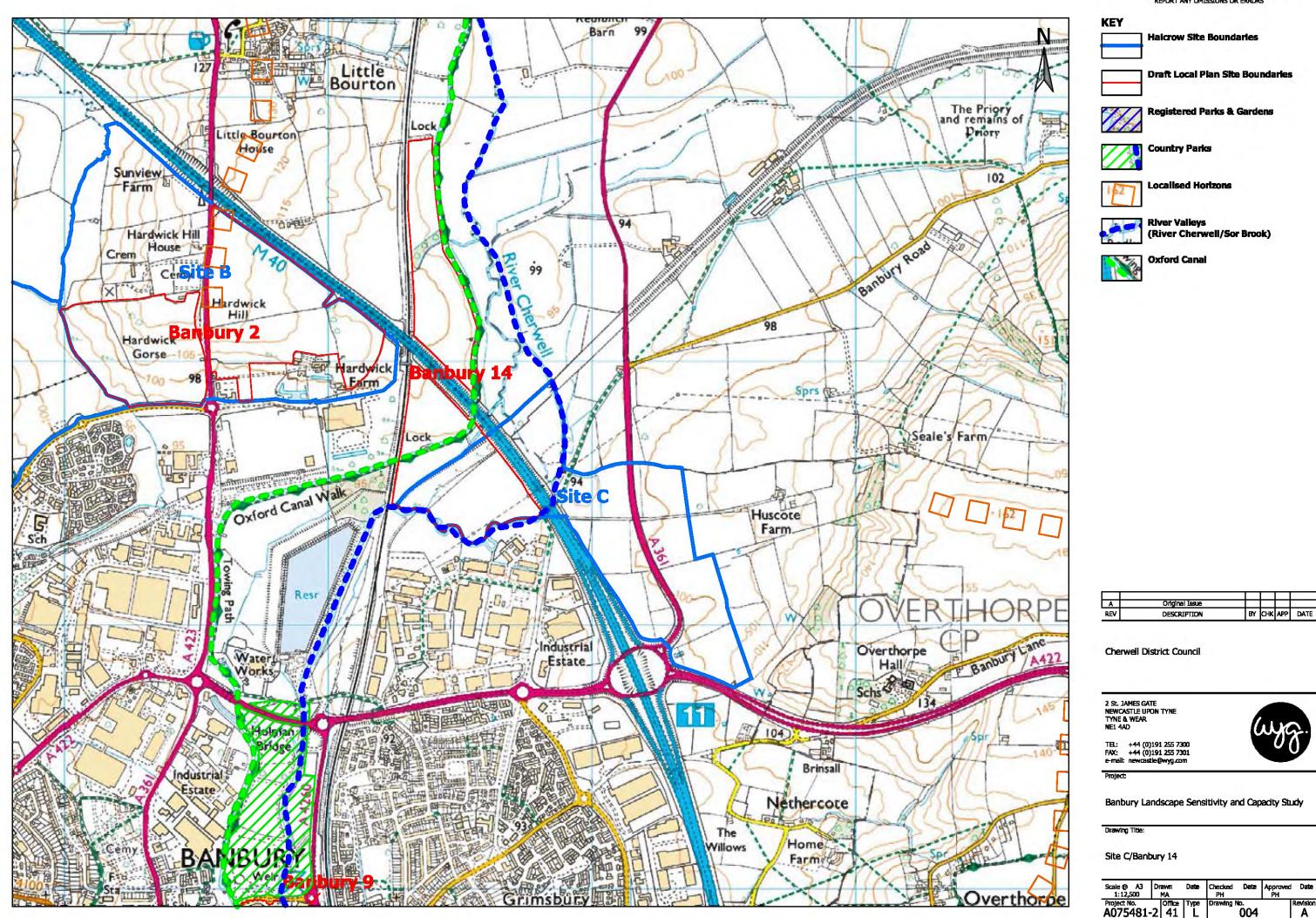
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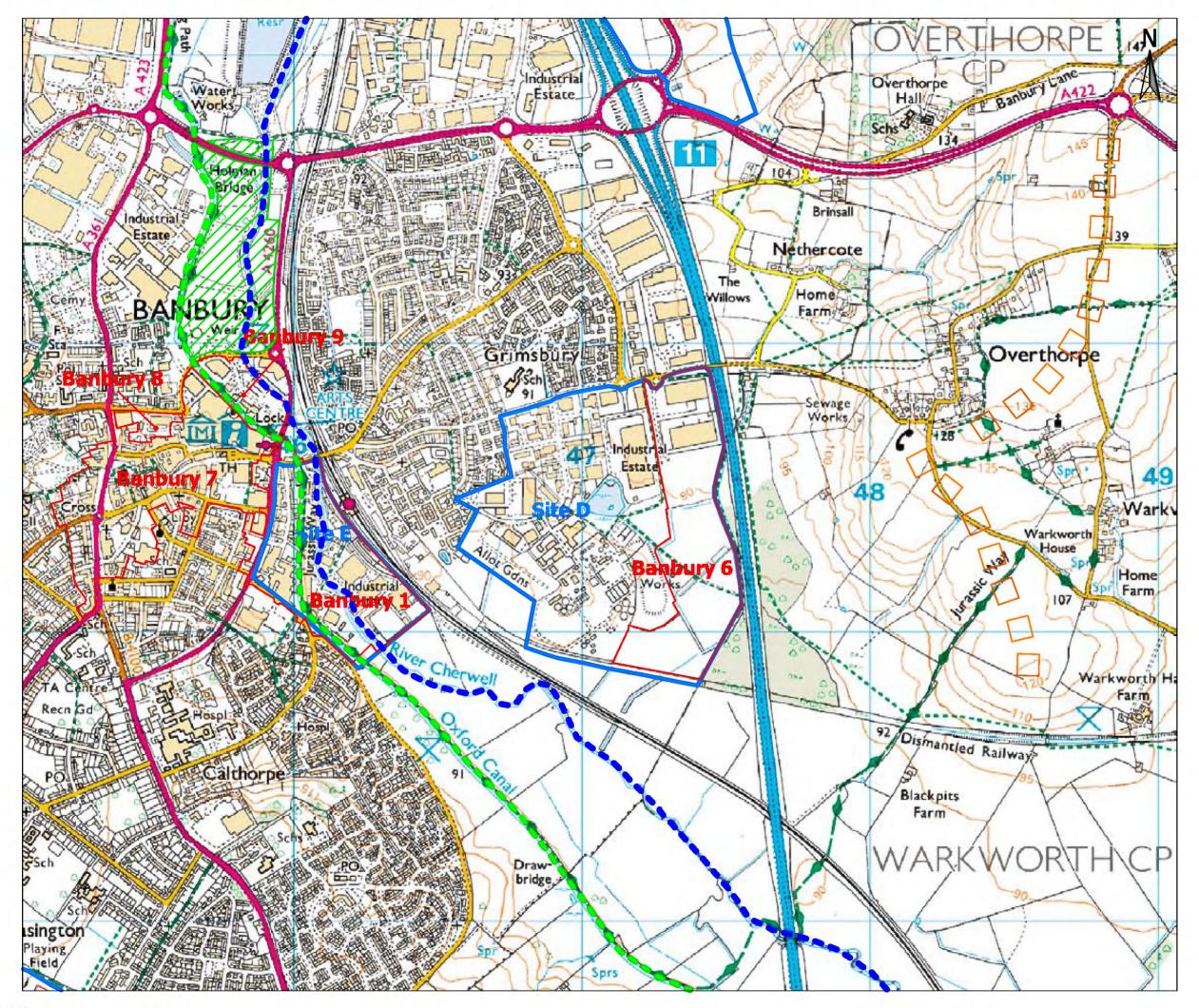


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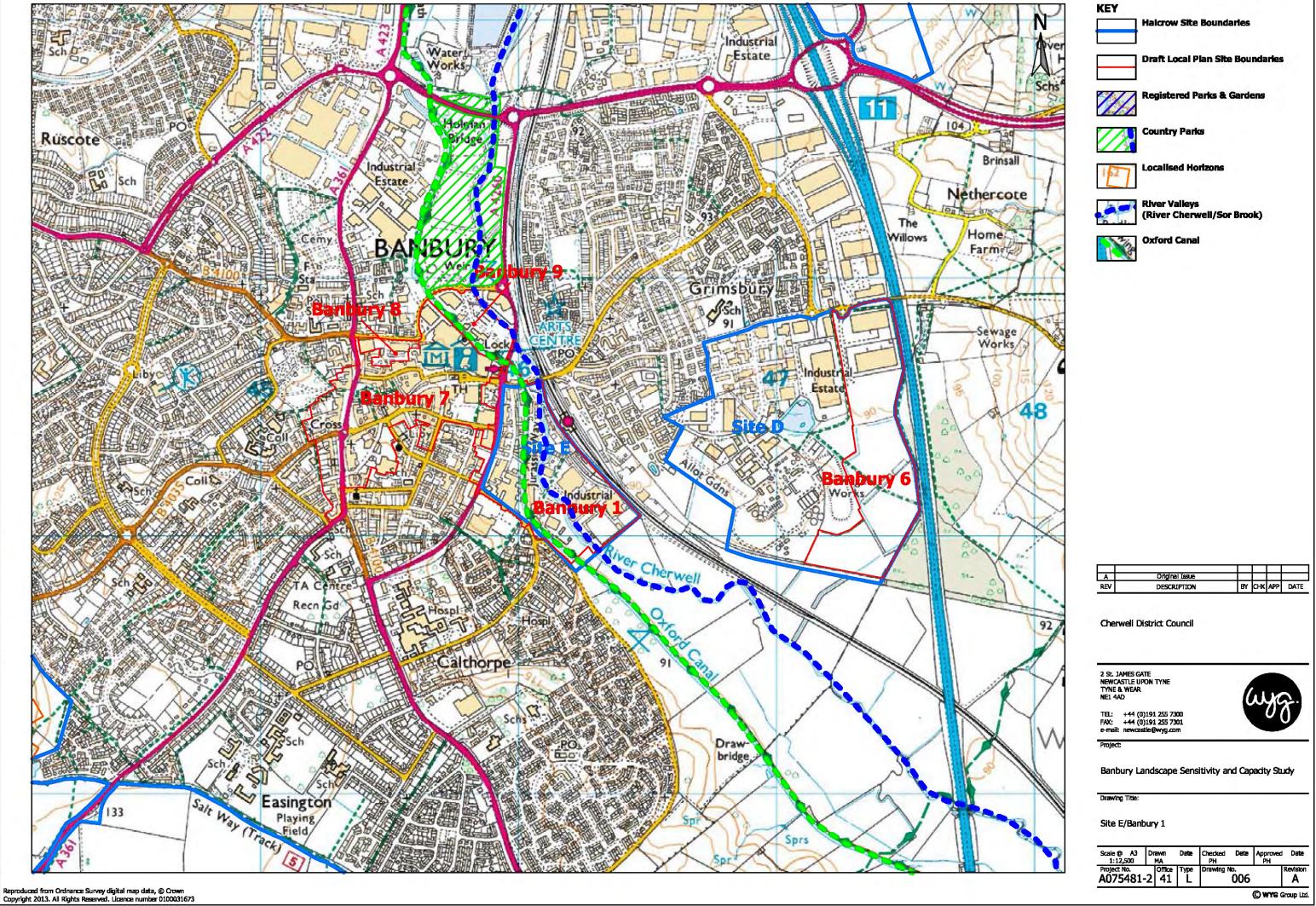


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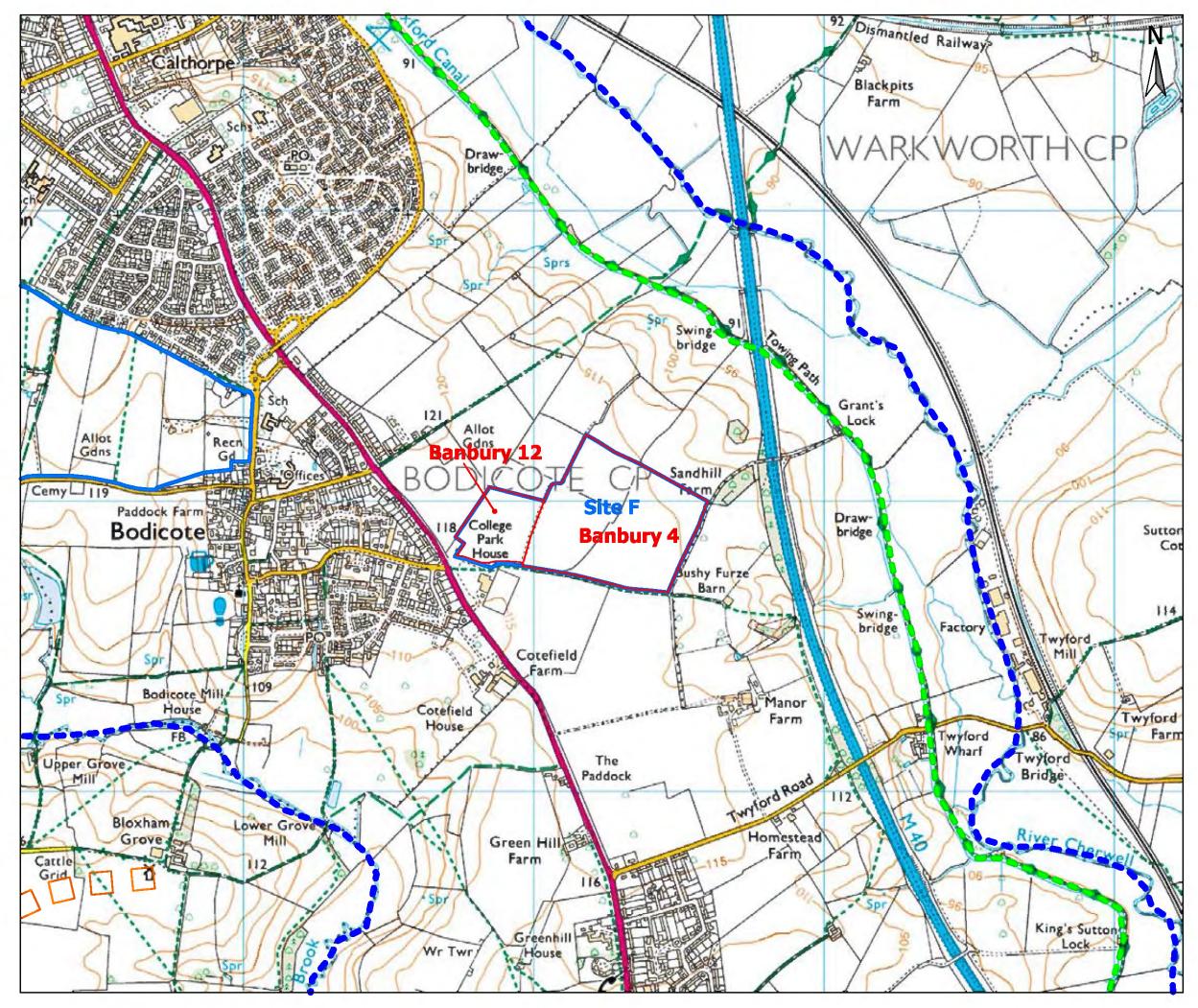


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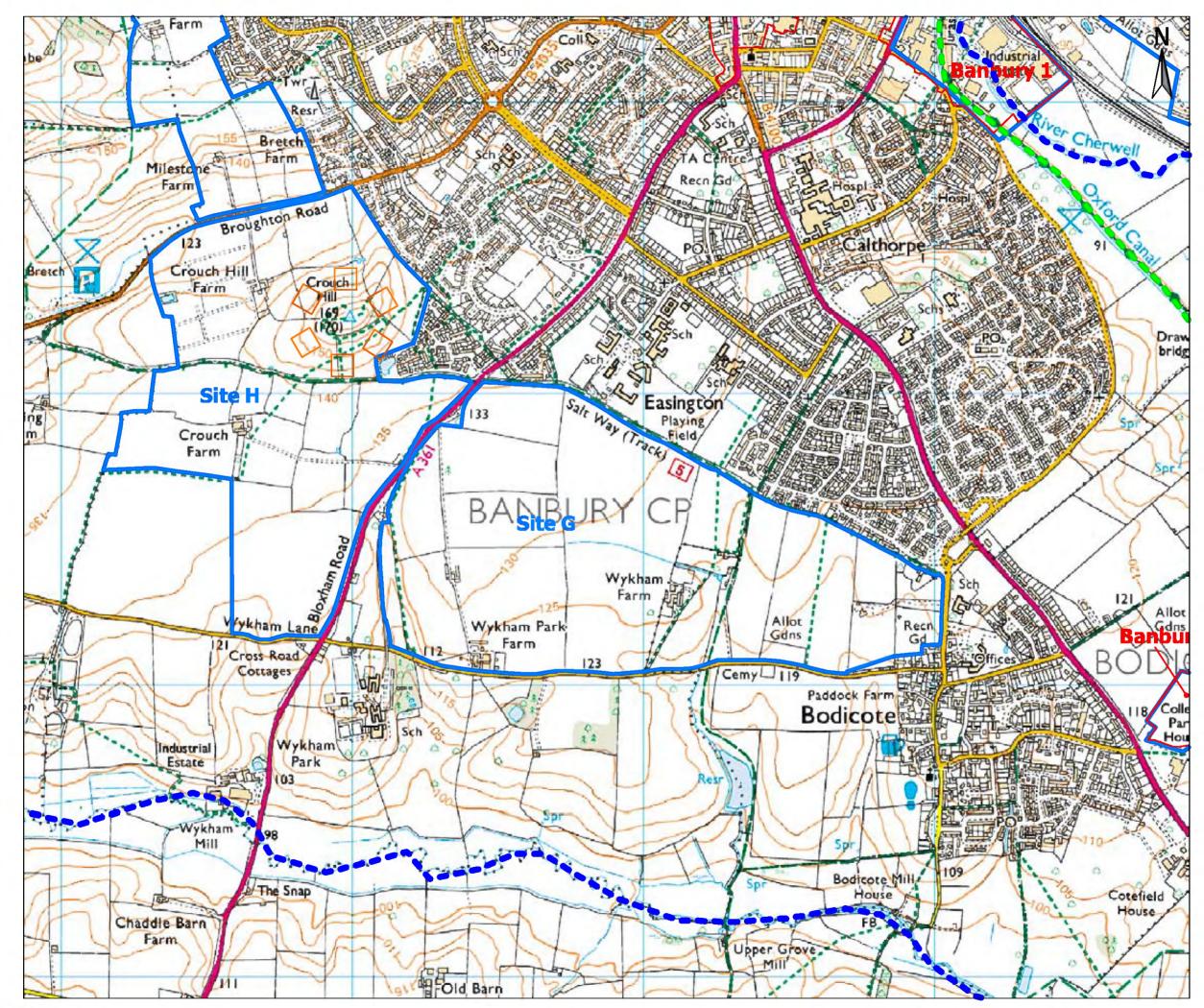


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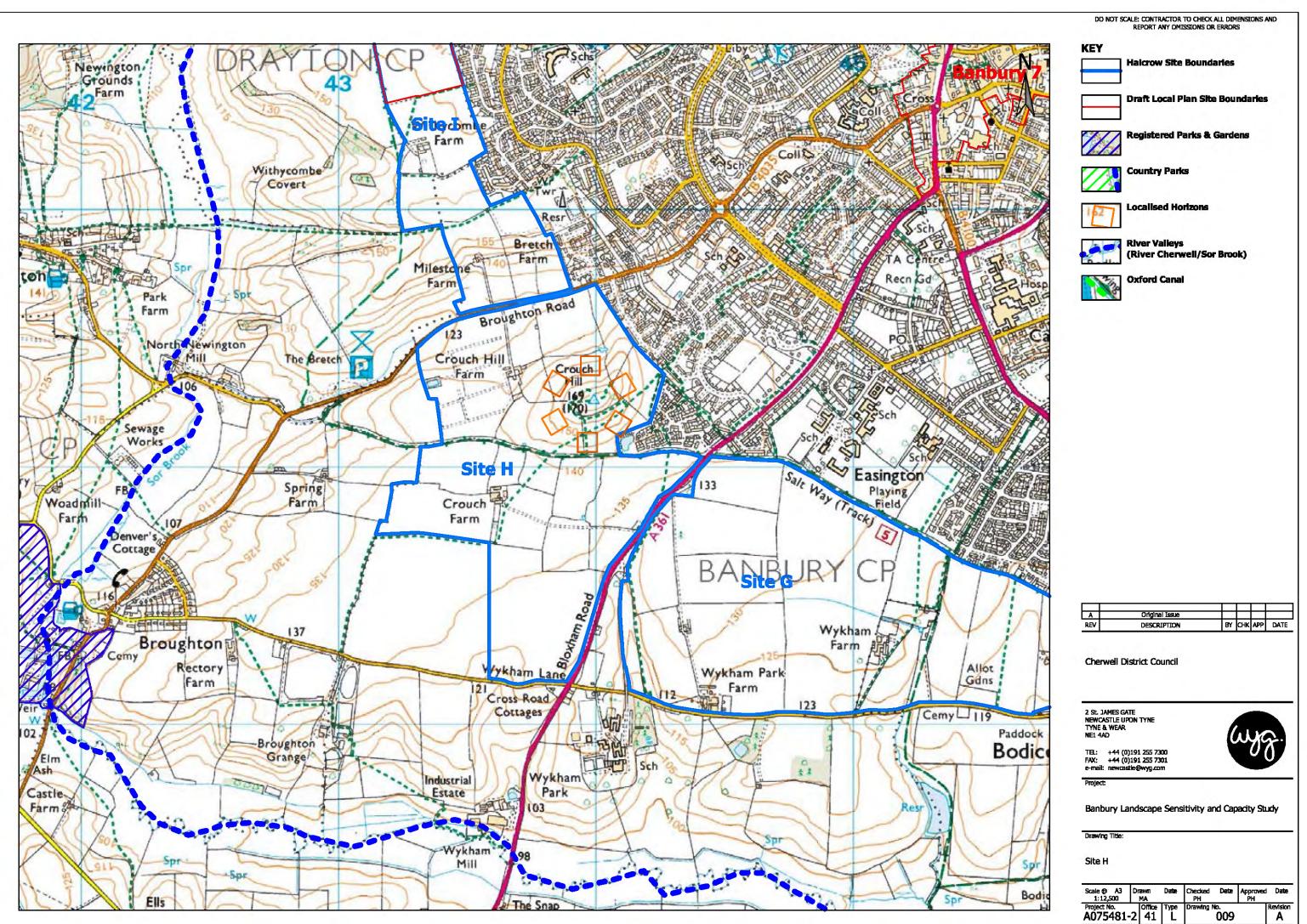


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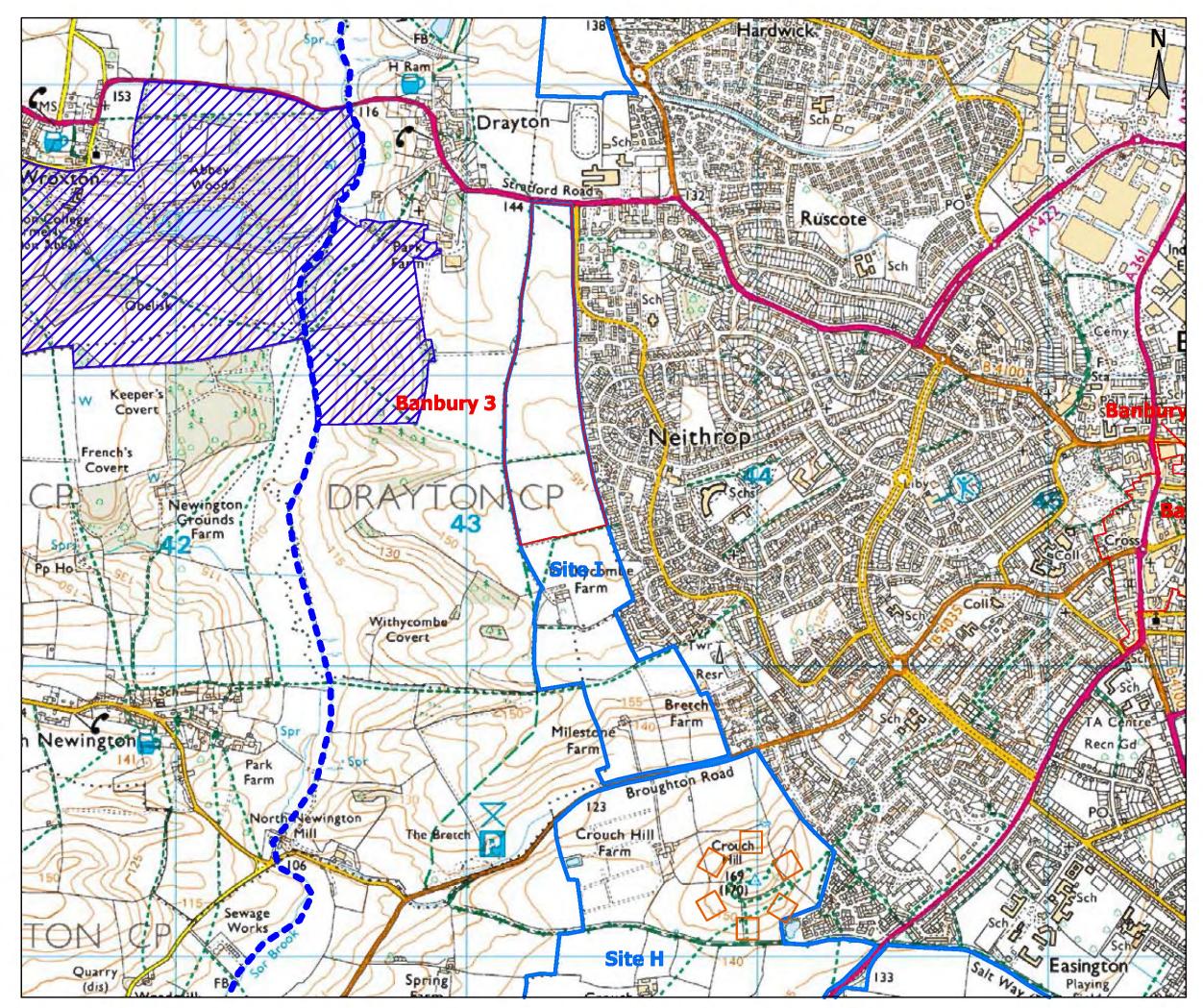
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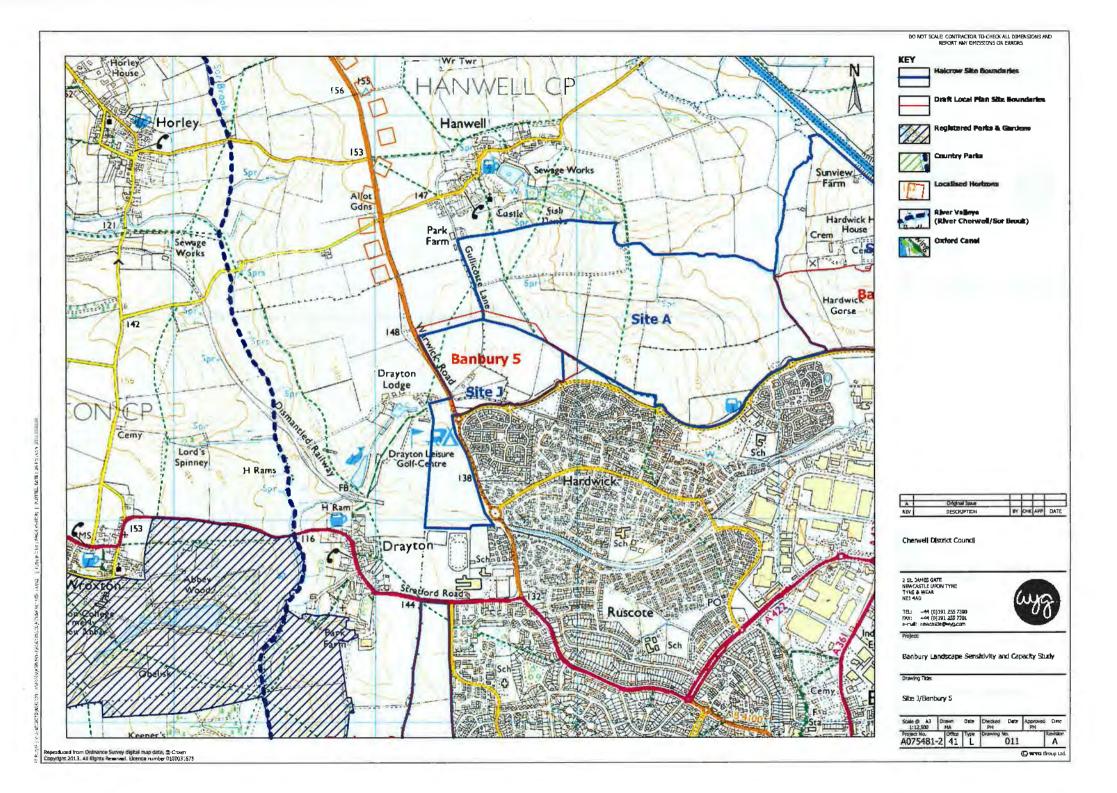


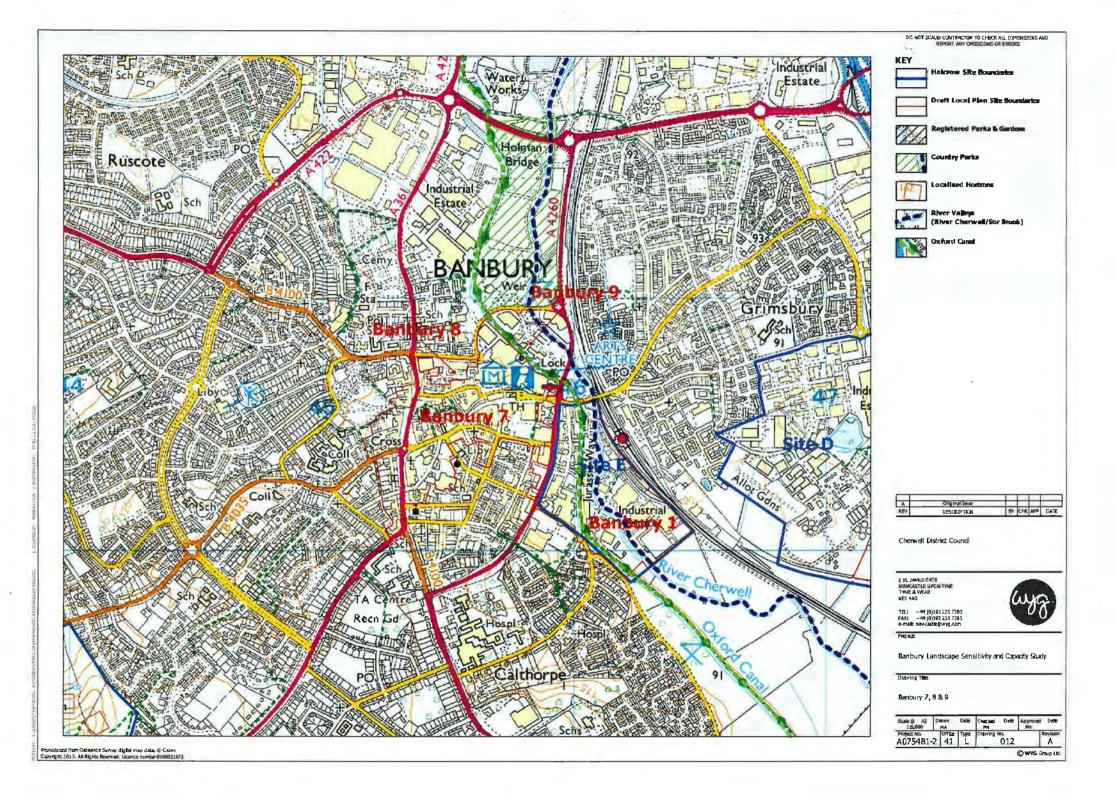
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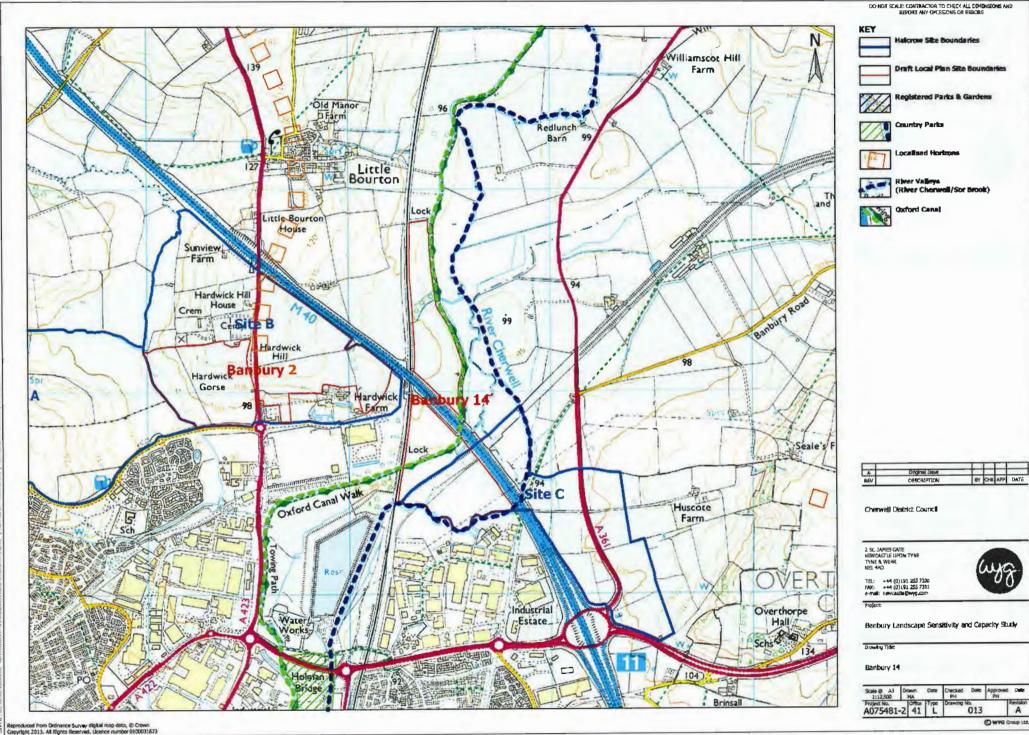


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Location A - Looking west from the roundabout junction of Dukes Meadow Drive and Lapsley Drive towards the recreation ground club house.



Location F - Looking north west from the north west site boundary towards an Isolated property with panoramic views south east into the site.



Location B - Looking north east from within the east area of Site A towards the crematorium adjacent to the M40 within Site B.



Location C - Looking north north east across the valley in the foreground towards Little Bourton and Great Bourton on the distant horizon.

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Halcrow Site Boundaries

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Cherwell Local Plan Proposed Submission August 2012 Boundarins

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DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY ORDSSIONS OR ERRORS KEY **Halcrow Site Boundaries** Cherwell Local Plan Proposed Submission August 2012 Rounderins Photograph Locations NI BOR Location D - Looking south into Site A from the public footpath passing through the site in a north south direction to the south east of Hanwell. The site forms the near horizon. Location E - Looking south east from the southern edge of woodland associated with Hanwell A Ondreal line Castle Immediately north of the site. Panoramic views across the site and north east Bnbury. BY OK AP REV DESCRIPTION Cherwell District Council 2 SL JAMES GATE NEWCASTLE UPON TYNE TYNE & WEAR NE1 4AD TBL: +44 (0)191 255 7300 FAX: +44 (0)191 255 7300 e-mail: newscardia@exp3.com Protect

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Location G - Looking south east across the site, Near views contained by hedgerows with filtered viewd across the north east periphery of Banbury beyond.



Location H - Looking south east across the site. Land to the south (right)prevents views of residential properties on the north of Banbury with distant views east available.



Location I - Looking north west from the centre of the site towards the woodjand associated with Hanwell castle immediately north of the site,



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Location J - Looking east from the southern boundary of the site with residential areas on the north edge of Banbury visible to the south east (right) and long distance views to the west.

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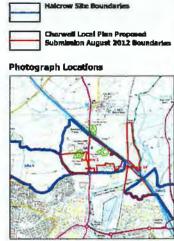
Location A - Looking south east across arable farmland located between the M40 and Hardwick Hill. Roofs of Wildmere Industrial Estate are visible beyond the site located within the Cherwell Valley.



Location B - Looking south west out of the cemetery across the valley in the foreground towards Site A and the residential area on the northern edge of Banbury.



Location C - Looking west across the site area towards the Lodge located at the Dukes Meadow Drive/Hardwick Hill roundabout junction and beyond to Site A and the periphery of existing housing located on the northern periphery of Banbury.



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Location D - Looking east from the edge of the existing business park over an area of scrub land located between the business park and the M40/railway line.

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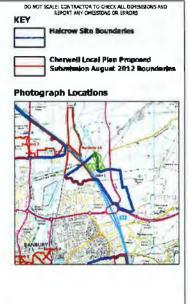
Location A - Looking north west across grassland/scrub to the west of the M40 at the public footpath underpass



Location B - Looking north from the top of an attenuation embankment to the east of the M40. At the time of survey the area was showing signs of flooding following heavy rain during the preceding days.



Location C - Looking south across land recently disturbed during the construction of the Banbury Hood Alleviation Scheme. Anticipated the land will be returned to pasture.



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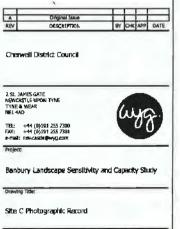
Location D - Looking north west towards Banbury Flood Alleviation Scheme and the M40 from the A361 to the east of the M40.

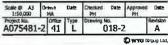


Location E - Looking north east across an area of pasture to the east of the A361, the area demonstrates signs of ridge and furrow across the field in the foreground.













Location G - Looking south east across the River Chenwell floodplain which is predominantly used as pasture. The land rises in the distance to the east towards Overthorpe.



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Location A - Looking north towards new build industrial units at the Banbury M40 Central business park.



Location B - Looking north along Thorp Way through the centre of Thorp Way Industrial Estate.



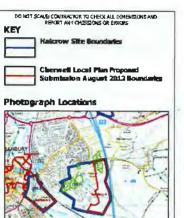
Location C - Typical view into a courtyard area leading off the main arterial route through the estate,



Location D - Looking south west intot he existing allotments in the west of the area.



Location E - Looking south across the area of land allocated for development of the Banbury M40 Central industrial park.



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Location F - Looking south east across the Banbury & District Angling Association fishing lake within the centre of the site.



Location G - Looking east from the west site boundary across Grimsbury's Allotmerts and new play area associated with the new residential area west of the site.

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Location A - Looking north west across the railway station car park towards the main station building in the left of the view. Beyond the site boundary to the east is an area of new build residential, shown in the right of the view.



Location B - Looking north along the Oxford Canal towards the road bridge defining the northern site boundary.



Location C - Looking south along the River Cherwell from the road access to Banbury Raliway Station.



Location D - Looking south along Upper Cherwell Street which is lined with industrial/manufacturing units,

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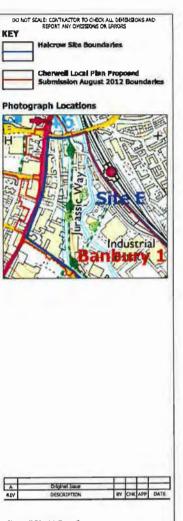
Location E - Looking north along the Oxford Canal. To the left (west) the land uses comprises a mix of residential and industrial uses.



Location F - Looking north east into a typical area of parking associated with the Tramway Industrial Estate.



Location G - Looking north east into the southern area of the Tramway Industrial Estate and beyond to an area of new build residential beyond the railway line and site boundary to the east,



Cherwell District Council

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Picted

2 St. DAMESIGATE NEWCASTLE UPON TYNE TYNE & WEAR NEL 4AD

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Banbury Landscape Sensitivity and Capadity Study

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