

BANBURY

GREEN BUFFER REPORT

FINAL REPORT

SEPTEMBER 2013



Banbury Green Buffer Report

Evidence Base for the Green Buffers Around Banbury
26th September 2013

^A Worton Rectory Park
Oxford OX29 4SX
United Kingdom

^T +44 (0) 1865 887050

^F +44 (0) 1865 887055

^W www.lda-design.co.uk

LDA Design Consulting LLP
Registered No: OC307725
17 Minster Precincts, Peterborough PE1 1XX

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This document has been prepared and checked in accordance with ISO 9001:2008.

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1.0 Introduction

The historic market town of Banbury lies within the administrative boundary of Cherwell District Council (CDC) and is the District's principal town. The town is identified within the South East Plan as a 'Primary Regional Centre' that serves the needs of its sub-region and is expected to be the focus of major retail developments, employment, housing and other cultural and community uses. It is proposed that most employment and housing growth will take place on the edge of the town, although measures will also be taken to strengthen the historic town centre.

When considering the growth of the town, it is recognised that there are several constraints to development including topographic and landscape features, infrastructure and areas of flood risk, with various historic and biodiversity areas of value. These natural and man-made barriers have shaped how the town has grown and will also contribute to shaping future growth, potentially limiting the number of strategic development sites available on the edges of the existing town.

In order to maintain the distinctive identity of Banbury and that of its surrounding villages, green boundaries were identified indicatively within The Cherwell Local Plan Proposed Submission (August 2012) between the areas of growth and the edge of the town and adjacent settlements. It is the intention that the Green Buffers will protect the identity of settlements, vulnerable gaps between existing or planned built up limits of Banbury and neighbouring villages, and to protect valuable landscape or historic features. Existing important views will also need to be taken into account.

1.1. Scope of the Report and Structure

LDA Design Consulting LLP (LDA Design) was commissioned by CDC to provide a review of the Green Buffer around Banbury as illustrated indicatively in The Cherwell Local Plan Proposed Submission (August 2012). The brief requires this study to determine clear criteria for inclusion of land within the Green Buffer, review the illustrative Green Buffer against those criteria and recommend revised boundaries to the Green Buffers, ensuring that areas recommended for inclusion meet the requirements of the emerging Green Buffer policy.

The study has taken into account the Strategic Sites allocated for development in the Proposed Submission Local Plan but, where appropriate, gives a broad indication as to whether areas of the site could meet the criteria for inclusion in the Green Buffer.

The purpose of the report is to form part of the evidence base of the emerging Local Plan, providing the detailed justification for the designation of land as Green Buffers at Banbury. The report should be read in conjunction with the Banbury Environmental Baseline Report (LDA Design 2013) and the Banbury Analysis of Potential Strategic Development Report (LDA Design 2013).

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The report is structured as follows:

Section 2: outline of policy context at a national and local level, focusing at a local scale on Green Buffer policy with the emerging Local Plan and associated countryside policy and any relevant green infrastructure policy pertaining to development allocations.

Section 3: methodology for identifying the extent of the Green Buffer.

Section 4: a detailed description of each area of Green Buffer.

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2.0 Policy Context

2.1. National Planning Policy

The National Planning Policy Framework (NPPF) sets out overarching principles for planning in England and how planning policy can be expected to be applied. The document states at paragraph 6 that *‘the purpose of the planning system is to contribute to the achievement of sustainable development’* and that *‘the planning system should play an active role in guiding development to sustainable solutions’* (paragraph 8).

To this end, three dimensions of sustainable development are highlighted – economic, social and environmental – requiring the planning system to perform a number of roles. These are:

- *‘an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’*

The NPPF continues in paragraph 8 stating that:

‘These roles should not be taken in isolation, because they are mutually dependent...Therefore to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.’

To deliver sustainable development through the planning system, the NPPF notes at paragraph 17 core principals of planning to be [inter alia]:

- *‘not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

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- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework’.*

The NPPF also offers guidance in relation to plan making, in particular Local Plans, stating in paragraph 157 that Local Plans should:

- *‘identify land where development would be inappropriate, for instance because of its environmental or historic significance’.*

2.2. Local Planning Policy

2.2.1. The Cherwell Local Plan

The Cherwell Local Plan, Proposed Submission (August 2012) sets out the priorities and policies for Cherwell District, including a vision for the District as well as planning policies grouped around three themes: Theme One – Developing a Sustainable Local Economy; Theme Two – Building Sustainable Communities; and Theme Three – Ensuring Sustainable Development.

Of relevance to this study are the proposed planning policies and supporting text contained within Theme Three relating to Green Buffers and local landscape protection and enhancement, which are outlined below.

Policy ESD 15: Green Boundaries to Development

The supporting text to the proposed Green Buffer policy identifies that green boundaries will be defined *‘between areas of growth on the edge of Banbury and surrounding villages to maintain their distinctive identity and prevent coalescence’*. The supporting text also identifies that the buffers are *‘intended to define the limits of development and protect gaps between the existing/planned edge of Banbury and the villages of Hanwell, Drayton, Bodicote and Adderbury’*. Additional buffers are shown on the Proposed Submission Policies Map to the south west of Banbury to protect the prominent landscape feature of Crouch Hill and the historic Salt Way, and to ensure that development does not extend beyond the existing built limits of the town towards Bloxham and Broughton.

The policy states that:

‘Proposals for development on the edge of the built up area must be carefully designed and landscaped to soften the built edge of development and assimilate it into the landscape. Existing important views of designated or attractive landscape features will need to be taken into

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account. Proposals will also be considered against the requirements of 'Policy ESD 13: Local Landscape Protection and Enhancement'.

Green buffers as indicated on the Proposed Submission Proposals Maps will be kept free from built development to protect the identity of settlements, vulnerable gaps between the existing or planned built up limits of Banbury and Bicester and neighbouring villages, and to protect valuable landscape or historic features.

Green buffers will take the form of community woodland where opportunity exists and when woodland planting is appropriate in landscape terms.'

Policy ESD 13: Local Landscape Protection and Enhancement

As outlined in the above proposed policy, consideration will also be given to *Policy ESD 13: Local Landscape Protection and Enhancement* when considering development proposals. This policy seeks to conserve and enhance the countryside and landscape character of the whole district, and so includes land within the area defined as a Green Buffer.

The policy recognises the important relationship between the District's towns and adjoining countryside and the need to avoid an abrupt transition from built development to open farmland, with special attention to be given to the landscaping of existing and proposed development. The policy states that:

'Where new development will extend to the built up limits of the towns the Council will seek a masterplan and well-designed approach to the urban edge. This could incorporate the enhancement of existing hedgerows and woodlands and new areas of woodland planting and hedgerows to be incorporated as part of the development, to ensure the satisfactory transition between town and country'.

Furthermore, the policy states that 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.'

Policy ESD 18: Green Infrastructure

Policy ESD 15 indicates that Green Buffers do not negate the need for green infrastructure provision within strategic development sites. Policy ESD 18 Green

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Infrastructure seeks to maintain and enhance the district's green infrastructure network. The policy seeks to do that through the following measures:

- *'Pursuing opportunities for joint working to maintain and improve the green infrastructure network, whilst protecting sites of importance for nature conservation';*
- *'Protecting and enhancing existing sites and features forming part of the green infrastructure network and improving connectivity between sites in accordance with policies on supporting a modal shift in transport ('Policy SLE 4: Improved Transport and Connections'), open space, sport and recreation ('Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision'), adapting to climate change ('Policy ESD 1: Mitigating and Adapting to Climate Change'), SuDS ('Policy ESD 7: Sustainable Drainage Systems (SuDS)'), biodiversity and the natural environment ('Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment'), and Conservation Target Areas ('Policy ESD 11: Conservation Target Areas')'*
- *'Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond'*
- *'All strategic development sites (Section C 'Policies for Cherwell's Places') will be required to provide and link to green infrastructure.'*

2.2.2. The South Northamptonshire Local Plan

The South Northamptonshire Local Plan (1988 – 2006, Adopted Oct 2007), whilst adopted in 2007, has a number of policies and proposals that were 'saved' by Government Office in September 2007. Saved policies will remain until replaced by policies in the emerging Local Development Framework. Policies of relevance to this study are outlined below.

Policy EV7 Important Local Gaps

The policy identifies that one of the main Local Gaps is adjacent to Banbury, where settlements are only separated from the urban area by small stretches of open land. The Local Gap is identified to restrict development and control development pressures affecting attractive rural areas, thereby preventing coalescence of settlements and protecting their identity.

The policy identifies three specific areas of Local Gap. Of relevance to the study is area (ii), identified below:

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‘(ii) Land within the District between the M40 and Chacombe, Middleton Cheney and Warkworth

A number of development proposals in recent years are clear evidence of development pressure in the vicinity of Banbury and Junction 11 of the M40. If development were to be permitted it could affect the comparatively small and important stretch of open countryside between Banbury, Junction 11, Chacombe, Middleton Cheney and Warkworth and would severely erode this gap which has retained its rural character, despite the construction of the A422 bypass’.

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3.0 Methodology

The purpose of the study is to provide a review of the Green Buffers as illustrated in The Cherwell Local Plan Proposed Submission (August 2012) and accompanying Proposed Submission Policies Map (Appendix 5) to recommend a definitive Green Buffer to be defined for Banbury through the Local Plan process.

3.1. Green Buffer Policy Review

To allow the Green Buffer to be defined, an initial review of Green Buffer policy has been undertaken by LDA Design. Suggested changes to the wording of the draft policy contained within the emerging Local Plan have been provided by LDA Design following discussion with Cherwell District Council. Clear criteria have been defined to determine the purposes of a Green Buffer. These purposes and the suggested wording of the emerging policy are:

‘Green buffers as indicated on the Proposals Map will be maintained to:

- *maintain Banbury and Bicester’s distinctive identity and setting*
- *protect the separate identity and setting of neighbouring settlements which surround the two towns*
- *prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements*
- *protect the identity and setting of landscape and historic features of value that are important to the identity and setting of the two towns*
- *protect important views’*

A Green Buffer policy will protect the distinctive identity and setting of Banbury and its surrounding settlements. Important historic routes and arrival points between and into settlements will also be protected, enhancing the sense of arrival and reinforcing the identity of the town as an ancient market centre. The distinction between Banbury and surrounding villages will be preserved, protecting important gaps, preventing coalescence and maintaining the separate identity of settlements. The setting of other assets such as landscape and historical features will be protected as part of the Green Buffer designation. Important views and visual links between settlements and the adjacent countryside will also be protected.

The expanded purposes of the Green Buffer are outlined in further detail in the following section.

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3.1.1. Purposes of the Green Buffer

Maintain Banbury and Bicester's distinctive identity and setting

The countryside around the town of Banbury provides attractive approaches to the settlement, creating a rural setting to the town. Whilst the eastern side of Banbury has been subject to industrialisation and the development of large infrastructure elements such as the M40 corridor and main line railway, beyond this the rural landscape remains largely intact with numerous small scattered settlements, often historic in character.

The town itself is strongly contained by landform, with the River Cherwell and its floodplain located on the eastern side of the town and the Sor Brook and its tributaries to the west. The rounded ridge-line located to the west and south west of the town, between the Sor Brook and the Cherwell, marks the edge of development to the town, whilst to the east and north, a series of undulating hills and valleys beyond the River Cherwell create a sense of enclosure in the wider landscape.

Banbury's landscape setting imposes and defines environmental limits for growth of the town. These limits have been reached in many places, such as adjacent to the floodplain of the River Cherwell and on the south west fringes of the town adjacent to Salt Way. Any further development beyond these environmental limits would harm the special character of Banbury and its relationship to its landscape setting. Banbury's Green Buffer will ensure that development is focussed in suitable areas at the edge of the town, maintaining the town's distinctive identity and setting. The Green Buffers are key to shaping the town and to allow its character as a compact historic market town to be retained.

Protect the separate identity and setting of surrounding settlements

As with the setting and identity of Banbury town itself, the setting and identity of surrounding settlements is also integral to the special character and quality of the area. The rural villages, mostly historic in character, are scattered throughout the surrounding landscape. These settlements are frequently located on the upper slopes of ridges and hills, extending down the landform and affording views over the countryside, and also often having a visual relationship with the edge of Banbury. Approaches to the villages form an important part of their character, overall setting and identity. The Green Buffer policy will allow the setting and identity of these surrounding settlements to be protected.

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Prevent coalescence between the two towns and their surrounding settlements ensuring the gaps between the existing/planned edge of the towns and surrounding settlements are kept free from built development that would harm the character of the Green Buffer

Fundamental to the distinctive identity and setting of Banbury and its surrounding settlements is ensuring the town and villages do not merge. The areas of countryside, or gaps, between both the existing or planned edge of Banbury and the surrounding settlements, are important in maintaining the character and setting of the town and villages, and creating distinctive approaches and their rural setting. The Green Buffer will prevent development extending beyond the settlements to such an extent that the identity of individual settlements is lost, and development coalesces and valuable open countryside is lost. The designation will be essential to protect important gaps, preventing development which would harm its character.

Protect valued features of landscape and historical importance and their settings

Whilst many features of landscape and historical importance are protected through formal designations, for example Conservation Areas and Registered Parks and Gardens, others remain without recognised designations. However, undesignated features are often recognised locally for contributing positivity to the character of the area and sense of place. In addition, research has yielded information on the value of many undesignated features, both in their own right as heritage assets and also for the important contribution they make to the historic character of the landscape and people's enjoyment of the countryside. The Green Buffer designation will afford such features and their settings protection.

Protect important views

As a result of the topographical variations of the landscape surrounding Banbury, there is often a strong visual link between the edges of the town and surrounding countryside including settlements. Important views include views to and from Banbury over the surrounding countryside in which Banbury can be appreciated in its landscape setting. Often important views can contribute to the designated status of areas, such as Conservation Areas. However, important views are not necessarily designated views alone, but those which contribute to the experience of a place and visually link Banbury and its surrounding landscape and settlements.

The Green Buffer will allow existing important views to be retained, therefore maintaining the important visual link between Banbury and the surrounding environment, and contributing to the qualities of the countryside and people's enjoyment of it.

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3.1.2. Four Stages of Study and Recommendations

Following the policy review and purposes being defined for the Green Buffer, the methodology for establishing the location and extent of Green Buffer around Banbury has been structured as follows. It has involved four stages following on from the Policy Review.

- 1) Define Study Area
- 2) Baseline Survey
- 3) Field Work
- 4) Analysis and Green Buffer Proposals

3.2. Stage One: Defining the Study Area

The Study Area for the Green Buffer has been based on that defined for the Banbury Environmental Baseline Report (LDA Design, February 2013).

This Study Area is influenced by the planned expansion proposals for the town as set out within the Proposed Submission Local Plan and on a combination of the topography and visibility of Banbury from the surrounding landscape, physical features within the landscape such as roads and watercourses, the presence of surrounding settlements around the town and relevant environmental assets in the area .

This area is considered to represent the potential maximum landscape setting of Banbury in landscape terms, considering its context and immediate surrounding environment, the outlying villages and features of interest and taking into account the growth strategy as set out in the emerging Local Plan. The Study Area has been refined using Geographical Information Systems (GIS) to analyse terrain data and also by field observation.

The extent of the Study Area is illustrated on Figure BAN 1.1.

3.3. Stage Two: Baseline Study

As part of the baseline study, an analysis of a wide range of environmental baseline information supplied by Cherwell District Council and South Northamptonshire Council has been carried out. The baseline information considered included:

- Topography and Hydrology
- Landscape Character (Oxfordshire Wildlife and Landscape Study and the Current Landscape Character Assessment: Strategic Framework Study, (2006), Northamptonshire County Council)
- Ecological Habitats and Biodiversity

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- Historic Environment and Heritage Assets
- Access and Amenity
- The geography of the area including outlying villages and features in the landscape which we judged have a relationship with Banbury due to physical proximity, historic or other connectivity, intervisibility or other factors.

From an initial site reconnaissance visit and analysis of baseline data and OS base mapping (1:25,000), a boundary was drafted illustrating the potential outer extent of the Green Buffer areas. When drafting the Green Buffers, continual reference has been made to the main purposes of the Green Buffers as defined within the policy. The boundaries have been clearly defined following identifiable and logical features on the ground.

When defining the extent of the Green Buffer consideration was given to the Strategic Housing Sites identified on the Proposed Submission Proposals Map to ensure consistency with the Local Plan strategy for meeting future housing needs. The Green Buffers have a key role in shaping the growth of Banbury and fulfilling the objectives for the overall vision for the town. As such, the Green Buffers have been defined to take account of potential longer term development needs, by ensuring that land is not included within the Green Buffer where it is unnecessary for Green Buffer purposes.

At the time of writing, with the exception of the approved Bankside Phase 1 masterplan, the remaining Strategic Housing Sites identified within the Submission Local Plan do not have approved masterplans. Any green infrastructure provision, or other areas of land which could perform a Green Buffer function within the Strategic Development Sites have not been included within the identified Green Buffer areas. It is recommended that at an appropriate time in the future, and once the Strategic Development Sites have gained planning approval, that relevant areas of open land are appraised for potential inclusion within the Green Buffer policy area.

3.4. Stage Three: Field Work

The field work involved reviewing the landscape surrounding Banbury and surrounding settlements, considering the baseline data as outlined above and ensuring that land located within the Green Buffer fulfils the policy requirements and purposes of a Green Buffer as outlined in 3.1 above. Land within a Green Buffer is required to contribute to the maintenance of Banbury's distinctive identity and setting, and protect the setting and identity of surrounding settlements. Land has also been included within the Green Buffer to make certain that Banbury and the surrounding settlements do not coalesce, ensuring that the gaps between the town and surrounding villages are of a suitable scale to retain the separate identity of settlements and are kept free from built development that would harm the character of the Green Buffer. Field work further verified where Green Buffer is required to protect valued features of

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landscape and historical importance, and their settings. Settings are defined as the surroundings in which heritage or landscape features are experienced in their local context, considering present and past relationships to the adjacent landscape.

Whilst undertaking the field work, the visual environment of Banbury and surrounding villages has been reviewed. When looking at the visual environment, consideration has been given to the levels of intervisibility between the town and the surrounding landscape and settlements, and the importance of the arrival experience and approaches to Banbury and the villages.

The boundaries and extent of the Green Buffers have been verified as part of the field work, ensuring that land within the Green Buffers fulfils the policy criteria and that boundaries follow identifiable and logical features on the ground. Land was not included within a Green Buffer where it was not necessary for Green Buffer purposes.

3.5. Stage Four: Analysis and Green Buffer Proposals

This stage of the study involved integrating the baseline desk studies, detailed site studies in the field and professional judgement to propose nine Green Buffer areas around Banbury. The areas have been digitised using GIS and are illustrated on Figures BAN 1.2 – 1.11. Detailed descriptions for each area have been provided in Section 4 of this Study.

Regular contact was maintained with CDC planners during the course of the work to ensure compliance with the emerging Local Plan strategy and to take advantage of their knowledge of the District and plans for Banbury.

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4.0 Green Buffer Areas

Nine Green Buffer areas have been identified around Banbury, illustrated on Figure BAN 1.2. These nine areas are:

- Green Buffer 1: Hanwell
- Green Buffer 2: Little Bourton
- Green Buffer 3: Nethercote
- Green Buffer 4: Twyford and River Cherwell
- Green Buffer 5: Bodicote
- Green Buffer 6: Crouch Hill and Salt Way
- Green Buffer 7: North Newington
- Green Buffer 8: Wroxton
- Green Buffer 9: Drayton

A detailed description of the Green Buffer sections is provided below and illustrated on Figures BAN 1.3 – 1.11.

4.1. Green Buffer 1: Hanwell

The Hanwell Green Buffer is located on the northern edge of Banbury between Hardwick and the village of Hanwell. The southern boundary is aligned for some of its length with Dukes Meadow Drive and the Strategic Housing Sites at Banbury 5 and the western side of Banbury 2. To the west Warwick Road forms the boundary, to the east the A423 Southam Road, and to the north Main Street and the southern edges of the village of Hanwell, and a tributary of the River Cherwell. The Hanwell Green Buffer is illustrated on Figure BAN 1.3.

The main purposes of the Hanwell Green Buffer are to:

- Prevent coalescence between the village of Hanwell and the northern edge of Banbury;
- Provide a gap between the village of Hanwell and Banbury;
- Protect the setting of Hanwell as a historic village and designated Conservation Area;
- Protect the setting and identity of the castle and church as valuable historic features;
- Protect the approach to the village both from the east and west and the green approaches to Banbury from the north;

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- Protect important views over the rural landscape between Hanwell and Banbury; and
- Protect the historic routeways between Hanwell and Banbury.

The village of Hanwell lies approximately 1km from the existing edge of Banbury at its closest point and approximately 500m from the edge of the Strategic Housing Site at Banbury 5. The area of land between the village and northern edge of Banbury, extending from Warwick Road to the west, Southam Road to the east and the M40 motorway, Main Street in Hanwell and Hanwell Brook, tributary stream of the River Cherwell to the north, has been defined as Green Buffer to ensure that development does not extend beyond the existing edge of Banbury or that planned as part of the Strategic Housing Sites, thereby preventing coalescence of the settlements.

The area of land that has been defined as the Hanwell Green Buffer is generally free from built development, with the exception of Park Farm on the southern edge of Hanwell village, Sunview Farm and Hardwick Hill House accessed via Southam Road on the eastern edge of the Buffer, the recreation ground building off Dukes Meadow Drive and built development associated with the cemetery, again on the eastern edge of the Buffer. The Green Buffer policy will ensure that this area is kept free from further built development which would be harmful to the rural character of the landscape, thereby also ensuring the settlements do not coalesce.

The village of Hanwell itself is Anglo-Saxon in origin and grew up around a spring, evident today as a series of fishponds in the grounds of the 14th century Hanwell Castle. The Castle grounds now form the northern edge of the Hanwell Green Buffer. Also located along the northern boundary of the Buffer is the Church of St Peter's, a 14th century church with even earlier foundations. These historic features, along with a number of 16th century vernacular farmhouses contribute to Hanwell being designated as a Conservation Area. The Conservation Area boundary aligns with the Castle grounds, as well as dwellings on the southern edge of Main Street, and is largely coincident with the boundary of the Green Buffer. Extending the Buffer to the Conservation Area boundary and southern and eastern limits of the village ensures that the fields surrounding the settlement are retained to protect the overall character and setting of Hanwell, as well as protecting the setting of important historical features, including Hanwell Castle and the Church of St Peter.

To the east and west of Hanwell along Main Street, farmland to the south of the road is located within the Green Buffer policy area to ensure that the approaches to the settlement are kept free from built development that would be harmful to the character of the village. These fields again contribute to the overall setting and identity of Hanwell as a historic village and provide a rural approach to the settlement, in-keeping with its overall character. South west of the village, only two arable fields are evident separating Hanwell and the planned edge of Banbury at Banbury 5 Strategic Housing Site. These fields are essential to the Green Buffer to ensure not only

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the setting of the village and its historic assets are protected, but also to prevent the coalescence of Banbury and Hanwell. Furthermore, the fields contribute to containing Banbury within topographical limits surrounded by a rural landscape. Beyond Warwick Road to the west, the association with the urban edge of Banbury and settlement of Hanwell diminishes so, as such, this land is not located within the Green Buffer.

The southern extent of the Hanwell Green Buffer aligns with the edge of the Strategic Housing Sites at Banbury 2 and 5 and Dukes Meadow Drive. Beyond the developed edge of Banbury lies a rural landscape of arable and pastoral fields with well treed hedgerow boundaries occupying the valley slopes of a tributary to the River Cherwell. The rising landform of the valley sides forms a rural backdrop to the edge of the town, integral to its distinct setting and therefore located within the Green Buffer policy area. Further east, the valley slopes form the eastern edge of the Green Buffer adjacent to Southam Road and Banbury 2 Strategic Housing Site. This landform again provides a distinct edge to Banbury and a rural setting to the town. Defining the area as Green Buffer not only ensures that the setting to the town is maintained, but also that the approach to Banbury is retained and development does not extend along the ridge line towards Little Bourton.

Land within the Hanwell Green Buffer is largely under arable production with limited woodland blocks, although field boundaries can be well treed. Together, the valley landform, land cover and elevated nature of the village of Hanwell, ensure that views are apparent across the landscape towards the edge of Banbury. From the southern edge of Hanwell, immediate views are apparent over the rural valley landscape, with more distant views towards the motorway, industrial development in Banbury and the edges of residential development on the northern edge of town. Views towards the eastern valley slopes are also afforded from public rights of way on the southern and eastern edge of the village. Intervisibility across the valley and between Hanwell and the edge of Banbury will be retained through the Green Buffer policy, the visual environment helping to create a strong sense of place.

Crossing the Hanwell Green Buffer and connecting Banbury, the village and wider landscape are several designated public rights of way. A number of footpaths are located along ancient routes connecting local villages. The Buffer will allow these historic routes to be protected.

Through the use of the Green Buffer, not only will the setting of Hanwell and approaches towards the village be protected, but also that of historic features such as the Castle and St Peter's Church. The Green Buffer will ensure that development at Hardwick does not extend beyond its existing limits and those of Banbury 2 and 5, thereby preventing coalescence of Banbury and Hanwell. The Buffer will also contribute to the retention of rural approaches to Banbury from the north. Furthermore, important views from the edge of Hanwell towards Banbury will be

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retained, together with a network of rights of way connecting the town and village with the wider countryside.

Future Review of the Hanwell Green Buffer Boundary

Located on the southern edge of the Hanwell Green Buffer are the Strategic Housing Sites at Banbury 2 and 5. Whilst there are currently no approved masterplans available for these sites, their allocation within the Local Plan indicates that they will be developed at a future date. Should development come forward, the boundary of the Green Buffer will require review in the future to ensure that any green infrastructure provision or other areas of land which perform a Green Buffer function are included within the Hanwell Green Buffer, so long as they fulfil the Green Buffer policy criteria

Within the western section of Banbury 2, lying adjacent to Southam Road and the south eastern edge of the Green Buffer, the western and northern slopes of the proposed allocated site are likely in the future to fulfil the criteria for inclusion within the Green Buffer, the land providing an important function in the setting of Banbury and Hanwell and in views from various locations, and in contributing to the rural gap between the town and Hanwell. When the extent of any development on Banbury 2 (west) is known, the visually exposed retained open land should be reviewed for potential future inclusion in the Green Buffer.

At Banbury 5, located on the south western edge of the Hanwell Green Buffer, green infrastructure provision on the northern edge of the allocated site is likely to fulfil the criteria for inclusion within the Buffer and perform an important role ensuring a distinct gap is retained between Banbury and Hanwell, and that the settlements do not coalesce, also protecting the setting of the historic village.

4.2. Green Buffer 2: Little Bourton

The Little Bourton Green Buffer is located on the northern edge of Banbury between the M40 motorway and village of Little Bourton. The northern boundary of the Buffer aligns with the southern edge of the village and Cherwell District boundary; to the east the River Cherwell; to the south west the M40; and to the west the A423 Southam Road. The Little Bourton Green Buffer is illustrated on Figure BAN 1.4.

The main purposes of the Little Bourton Green Buffer are to:

- Prevent coalescence between the village of Little Bourton and Banbury;
- Provide a gap between the village of Little Bourton and Banbury;
- Protect the setting of Little Bourton and Banbury; and
- Protect important views over the River Cherwell Valley.

The village of Little Bourton lies approximately 1.4km north of the existing developed edge of Banbury and approximately 500m from the north eastern section of the

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Strategic Housing Site at Banbury 2. The area of land between the village and northern edge of Banbury, extending from the M40 motorway north towards the southern edge of Little Bourton and eastwards towards the River Cherwell has been defined as Green Buffer to ensure that development does not extend beyond the M40 and the planned edge of Banbury at Strategic Housing Site Banbury 2, thereby preventing coalescence of the settlements.

Within the area defined as Green Buffer there is currently limited development with the exception of Uplands Farm on the southern edge of Little Bourton and Barn Cottage accessed via Southam Road and located on the north eastern edge of the M40. The Green Buffer policy will ensure that the area is kept free from further built development that would be harmful to the character of the Green Buffer and rural landscape.

Little Bourton is located on an elevated spur of land dividing the valley of the River Cherwell to the east, and a tributary stream to the west. The western section of the clustered village is located on the upper reaches of the spur, whilst the eastern section descends the valley slopes. Immediately surrounding the village to the south and adjacent to the River Cherwell, smaller scale pastoral fields predominate with larger tracts of arable land adjacent to the M40. The Green Buffer policy to the southern limits of the village will ensure that the setting of the village is protected, in particular where the Green Buffer lies adjacent to the A423 and only two fields separate the village from the M40 motorway and the planned edge of Banbury at Strategic Housing Site Banbury 2. The location of the Green Buffer extending across the Cherwell valley, the eastern boundary extending to the River itself, will also protect the wider setting of the village and ensure the policy area and its boundary is coincident with that of the Local Gap policy in the adjacent District of South Northamptonshire. Locating the Green Buffer within the Cherwell valley will further ensure that the setting of the Oxford Canal Conservation Area is protected.

To the west, the A423 Southam Road defines the limit of the Green Buffer and ensures that when approaching Banbury from the north a green rural approach is retained. To the south west the M40 motorway and the Strategic Housing Site at Banbury 2 define the limits of the Buffer, ensuring development does not extend beyond the planned edge of the town.

Due to the location of Little Bourton on the upper reaches and eastern slopes of the elevated spur and the orientation of landform, the main prospects from the village are generally orientated south east over the Cherwell valley and from properties on the southern limits of the settlement. The Little Bourton Green Buffer will protect these views and also those afforded from the Oxford Canal Walk.

The Green Buffer policy will ensure that development does not extend beyond the planned edge of Banbury at Banbury 2, therefore ensuring that Little Bourton and Banbury do not coalesce. Furthermore, the setting of the village will be protected and

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a rural approach to Banbury will be retained from the north. The Buffer will also allow rural views over the Cherwell valley to be retained.

4.3. Green Buffer 3: Nethercote

The Nethercote Green Buffer is located on the eastern edge of Banbury between the M40 motorway and the boundary with South Northamptonshire District encompassing the hamlet of Nethercote. The northern boundary of the Buffer aligns with the A422 and South Northamptonshire District boundary; to the east and south with the South Northamptonshire District boundary; and to the west with the M40, south of Junction 11. The Nethercote Green Buffer is illustrated on Figure BAN 1.5.

The main purposes of the Nethercote Green Buffer are to:

- Prevent coalescence of Banbury and Nethercote and encroachment of development beyond the motorway;
- Protect the gap from built development; and
- Protect the setting of Nethercote
- Protect the setting of Banbury.

The hamlet of Nethercote lies approximately 400m from the existing edge of Banbury at its closest point, east of the M40 and Clearway House Industrial Estate on the eastern edge of the town. The area of land between the M40 motorway, Banbury Lane and Nethercote, and east of Banbury Lane up to the Cherwell District boundary has been defined as Green Buffer to ensure that development does not extend beyond the existing developed edge of Banbury, thereby preventing coalescence of the settlements. Although limited in size, further development within this area of land would affect the character of Nethercote, its setting and identity and also the wider rural landscape, which forms part of the 'Overthorpe escarpment' which is important in forming the landscape setting of Banbury to the east.

Development within the Nethercote Green Buffer is restricted to that associated with the hamlet, including scattered dwellings and farmsteads. Visible across the Green Buffer are large scale industrial units on the edge of Banbury, although vegetation adjacent to the motorway provides some screening. Due to the proximity and visibility of development on the edge of Banbury, further built development to the east of the M40 would harm the character of the area and the setting of Banbury. The Green Buffer policy will ensure that the area is kept free from further built development.

Locating the Green Buffer to the eastern side of the motorway will ensure that Banbury does not extend beyond its current limits, restricting development to the western side of the M40. Extending the Buffer to the District boundary in the east not only protects the settlement of Nethercote, but also provides a policy boundary that is coincident with that of the Local Gap policy in the adjacent District of South Northamptonshire.

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Through the use of the Green Buffer policy the setting of Nethercote will be protected and development will be contained to the western side of the M40 motorway, ensuring Banbury and Nethercote do not coalesce.

4.4. Green Buffer 4: Twyford and River Cherwell

The Twyford and River Cherwell Green Buffer is located on the south eastern edge of Banbury between Calthorpe, the mainline railway, Banbury United football ground and Riverside Tramway Road Industrial Estate to the north; the M40 motorway to the east; Twyford Road to the south; and the A4260 and proposed development within the Strategic Housing Sites at Bankside Phase 1 (approved) and Banbury 4 to the west. The Twyford and River Cherwell Green Buffer is illustrated on Figure BAN 1.6.

The main purposes of the Twyford and River Cherwell Green Buffer are to:

- Prevent coalescence between the planned edge of Banbury/Bodicote to the south and Twyford, and between the edge of Banbury and the development allocations to the east of Bodicote;
- Provide a gap between settlements keeping the area free from built development that would harm the character of the Buffer;
- Protect the important valley/floodplain landscape of the River Cherwell;
- Maintain the distinct identity and setting of Twyford and Banbury;
- Protect the setting of the Oxford Canal; and
- Protect important views and vistas over the valley landscape.

The settlement of Twyford lies approximately 900m south of the proposed edge of Banbury at Strategic Housing Site Banbury 4. The area of land extending northwards from the edge of the settlement and Twyford Road, contained to the west by the A4260 and east by the M40, and extending to the southern limits of Banbury 4 has been defined as Green Buffer to ensure that development does not extend into this area, thereby preventing coalescence of the settlements. Further north, the Green Buffer provides the function of separating the existing edge of Banbury at Bankside and the proposed edge of Banbury at Bankside Phase 1 ensuring they do not coalesce. The Twyford and River Cherwell Green Buffer also ensures that development does not coalesce between Calthorpe, the Oxford Canal and mainline railway, ensuring that both visually and physically the areas either side of the Cherwell valley remain separate. The setting of Banbury and important features such as the River Cherwell and Oxford Canal are also protected in this area by the Green Buffer policy ensuring the valley floor retains an open character.

The area of land defined as the Green Buffer is generally free from built development, with the exception of scattered dwellings and farmsteads between Twyford and the

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northern edge of Banbury 4. A number of historic bridges also located along the canal, contributing a further dimension to the built elements within the landscape.

Overall, the Twyford and River Cherwell Green Buffer is a relatively diverse landscape, a number of elements contributing to its distinct character. The Oxford Canal, opened in 1790, is designated as a Conservation Area and occupies the south western edge of the Cherwell valley, sitting alongside the meandering river. Although the historic setting of the watercourses has been eroded within Banbury, to the south east of the town where they enter the Green Buffer elements of their historic setting remain, including areas of ridge and furrow and the historic listed bridges of Foxes Lift Bridge, Nadkey Bridge and Haddons Lift Bridge. Adding further diversity to the Green Buffer are the mainline railway and M40 motorway along the north eastern and eastern boundaries respectively. Whilst these large scale infrastructure elements are somewhat incongruous in what was traditionally a rural valley landscape, many features of the agrarian landscape remain with a mosaic of larger scale arable fields and smaller areas of pastoral land enclosed by a network of hedgerows and scattered boundary trees, and post and wire fences. The Green Buffer policy will protect the valley landscape keeping it free from further built development, ensuring its distinctive character is retained. In doing so, the setting of the Oxford Canal Conservation Area will also be protected.

The Twyford and River Cherwell Green Buffer performs the function of protecting the setting of both Twyford and Banbury. The policy area encompasses land immediately north of Twyford Road, extending to the southern edges of Banbury 4 and to the A4260 in the west and M40 in the east. Extending the boundary up to the A4260 and including the rugby pitches south of the health club ensures the Buffer is coincident with the boundary of the Bodicote Green Buffer, protecting the rural approach and sense of arrival to the developed edge of Banbury/Bodicote. To the east, the motorway forms the majority of the boundary as eastward facing slopes predominate beyond this and therefore any association with the town diminishes. The remaining eastern boundary is formed by South Northamptonshire District where the Local Gap Policy area adjoins the Green Buffer.

Much of the western boundary is formed by the approved Strategic Housing Site at Bankside Phase 1. Green Infrastructure provision within the approved masterplan has been included within the Green Buffer and as such, the residential road of Bankside together with the edges of residential development in the approved masterplan forms the boundary of the Green Buffer. Extending the Green Buffer up to the existing residential edge of the town at Bankside ensures that development will not extend beyond that which is currently approved, maintaining the setting of the town, the Oxford Canal and also the new development once built out.

Due to the flat, low lying nature of the landscape views are afforded across the valley, in particular from the Oxford Canal Walk. From more elevated areas along Bankside

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views are also apparent to the south east over the Cherwell Valley. Intervisibility across the valley between the settled edge of Banbury, the Oxford Canal Walk and wider landscape will be retained due to the Green Buffer policy.

Through the use of the Green Buffer, the setting of Twyford will be protected, together with the retention of an area of undeveloped canal and riverside in close proximity to the town centre, contributing to Banbury's identity and setting. The Green Buffer will ensure that development does not extend beyond the existing and planned limits of Banbury at Bankside Phase 1 and Banbury 4, thereby preventing coalescence of the settlements. Furthermore, the Oxford Canal and River Cherwell will be protected as important landscape features, together with views both from and towards the valley.

Future Review of the Twyford and Cherwell Valley Green Buffer Boundary

Located on the south eastern edge of Banbury are the Strategic Housing Sites at Bankside Phase 1 (approved) and Banbury 4. Green infrastructure provision within the approved Bankside Phase 1 has been included within the Twyford and River Cherwell Green Buffer; however, should development come forward for Banbury 4 the Green Buffer will require review to ensure that any green infrastructure provision or other areas of land which perform a Green Buffer function within the masterplan are included within the Buffer policy area.

4.5. Green Buffer 5: Bodicote

The Bodicote Green Buffer is located to the south of Banbury around the southern, western and northern sides of the settlement of Bodicote. The southern area aligns with the settlement of Bodicote, extending over the Sor Brook valley and southern valley slopes. To the west, the Buffer extends from the edge of Bodicote to the minor valley and tributary stream flowing into the Sor Brook, and bridleway to the east of Wykham Farm. The Bodicote Green Buffer is illustrated on Figure BAN 1.7.

The main purposes of the Bodicote Green Buffer are to:

- Prevent coalescence between the settlement of Bodicote and Banbury, protecting the gap between the settlements;
- Protect the rural setting of Bodicote, in particular to the south and west;
- Protect the approach of Bodicote/Banbury along the A4260;
- Protect the open views across the Sor valley, south of Bodicote; and
- Protect the historic Salt Way on the southern edge of Banbury, and its setting.

Bodicote lies to the western side of the A4260 Oxford Road, approximately 200m separating the settlement and Banbury between White Post Road, Oxford Road and Bishop Loveday School. The area of land to the west of White Post Road and south of Sycamore Drive, extending to the public bridleway east of Wykham Farm southwards

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to Wykham Lane has been defined as Green Buffer to ensure the development does not extend beyond the existing edge of either Banbury or Bodicote, thereby preventing coalescence of the settlements, ensuring each retains a separate identity. The Green Buffer policy area extends south of Wykham Lane across the valley of the Sor Brook and eastwards to the south of Bodicote and to the edge of Oxford Road, ensuring that development does not extend beyond its current limits.

Existing development within the Bodicote Green Buffer is limited to isolated dwellings south of Wykham Road, many closely associated with the course of the Sor Brook, having once been important mill buildings. The dwellings are largely accessed via minor tracks and as such a rural character predominates. Whilst the area of land north of Wykham Lane is not as rural or remote as that to the south, the Green Buffer policy will ensure that the Green Buffer as a whole remains free from further built development that would harm its undeveloped character.

Bodicote originated as a linear settlement following the main roads of Church Street and High Street along the ridge of the valley to the west. The main expansion to the south, north and east has occurred in the last 150 years, though the heart of the village retains its historic character and as such has been designated as a Conservation Area. Whilst the majority of the Conservation Area is surrounded by more recent development, to the west of St John the Baptist Church the Conservation Area boundary is coincident with that of the Green Buffer. The landscape surrounding Bodicote and its Conservation Area is integral to its overall setting, recognised in the Conservation Area Appraisal (April 2008, Cherwell District Council). This rural landscape comprising a mosaic of large arable fields and smaller scale rolling pastoral farmland has therefore been defined as Green Buffer land. To the west the Buffer extends to the reservoir and minor valley connected to the Sor Brook to the south, beyond which, the physical and visual relationship with Bodicote diminishes. To the south, the Green Buffer is aligned with the ridgeline defining the upper reaches of the southern valley slopes of the Sor Brook, these slopes providing a backdrop to views of the valley from the edge of the settlement. Beyond the ridgeline, again, the visual and physical relationship with Bodicote is reduced with the undulating landform obscuring views.

The eastern edge of the Bodicote Green Buffer is defined by the A4260 Oxford Road. Land to the west has been included within the Buffer, excluding the committed site at Cotefield Farm and a small parcel of land adjacent to the west of Cotefield House (which provides a limited contribution to the Green Buffer), to ensure that the approach to Bodicote is kept free from built development that would harm the character and sense of arrival to the settlement when approaching from the south. Land within the adjacent Twyford and River Cherwell Green Buffer, east of the A4260 also allows the approach to the settlement to be protected.

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The valley landscape of the Sor Brook surrounding Bodicote is visually appealing, recognised within the Conservation Area Appraisal by the number of positive viewpoints identified. Of particular relevance are those from the western and southern edges of Bodicote from Malthouse Lane, the churchyard and Fairholme House Road. Viewing opportunities are also apparent from the public rights of way network within the valley and on the edge of Banbury, including Salt Way, and when approaching Bodicote from Wykham Lane. The open character of Salt Way in this location allows views into adjacent fields which are important in the setting of the historic route.

From the historic Salt Way, open views are apparent over the extent of the north western section of the Buffer, north of Wykham Lane. These important views and the level of intervisibility across the valley and from the edge of Banbury and Bodicote will be protected through the Green Buffer designation. The Green Buffer is important in protecting the rural setting of Salt Way to the south west, an important historic trackway, and ensuring that the open agricultural land is retained.

The Green Buffer policy for Bodicote will ensure that development does not extend beyond the existing limits of the settlements of Banbury and Bodicote, thereby preventing coalescence, and allowing each to retain their distinct identity and setting. The policy will also protect the undeveloped rural character of the Buffer and contribute to the retention of the rural approach to Bodicote from the south. Furthermore, important views across the Sor valley will be retained and those afforded from public rights of way within the Buffer, contributing to the setting of the Conservation Area.

4.6. Green Buffer 6: Crouch Hill and Salt Way

The Crouch Hill and Salt Way Green Buffer is located on the south western edge of Banbury between the developed edge of the town and the wider countryside, north of Wykham Lane. Forming the boundaries to the Green Buffer are Broughton Road, the developed edge of Banbury and the historic Salt Way to the north; to the west and south field boundaries within the rural landscape; and to the east a well vegetated bridleway abutting the adjacent Bodicote Green Buffer. The Crouch Hill and Salt Way Green Buffer is illustrated on Figure BAN 1.8.

The main purposes of the Crouch Hill and Salt Way Green Buffer are to:

- Maintain the setting of Banbury ensuring development does not encroach into the adjacent countryside;
- Protect the landscape feature of Crouch Hill and its immediate setting;
- Protect the approaches to Banbury
- Protect the setting of the historic Salt Way; and

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- Protect existing views into the open countryside from the edge of Banbury.

Containing Banbury to the south west, running roughly along the line of Salt Way, is a ridgeline, beyond which are gentle and then steeper slopes descending to the valley of the Sor Brook. The existing developed edge of Banbury is clearly defined by residential development and the grounds of Blessed George Napier Catholic School, beyond which lies the Salt Way, a continuous historic route along the edge of Banbury between Bodicote in the east and the Bretch in the west, totalling a distance of approximately 3.3km. This line generally separates the residential suburbs of Banbury to the north east and the undulating rural countryside to the south west between the eastern extent of the Buffer and Crouch Hill. Land to the south west of Salt Way and the existing residential edge of Banbury is included within the Green Buffer to maintain the distinct setting to the town, to protect the setting of Salt Way and to ensure that development does not extend beyond the ridgeline. The Green Buffer extends between 300m and 600m from the largely vegetated line of the Salt Way up to existing field boundaries, broadly with a mature and well vegetated character, beyond which the land is not considered to form part of the immediate setting of Salt Way, although the rural landscape beyond plays an important role in the wider landscape setting of Banbury. Due to the vegetated nature of field boundaries the visual relationship between Salt Way and the surrounding countryside diminishes beyond the Green Buffer boundary.

Occupying the northern extent of the Green Buffer is Crouch Hill, a distinct topographical landmark on the edge of the town rising to 169m AOD. The hill provides a prominent feature and backdrop to the adjacent residential area, as well as being notable in views from the south and west. It provides a valued recreational resource with a network of footpaths, as well as a historical resource having links back to the medieval period and beyond. Encompassing the hill and adjacent fields, the Green Buffer will protect the landscape feature and its setting.

Defining the north western boundary to the Green Buffer is Broughton Road. Together with Bloxham Road these two ancient routes provide green approaches to Banbury from the south west. Land to the south of Broughton Road is located within the Green Buffer to ensure that the green rural approach to the town is retained. Together with land to the north of Broughton Road within the adjacent North Newington Green Buffer they provide a well treed rural approach to Banbury. The Green Buffer extends to the point where the Salt Way crosses Broughton Road, including an area of tree planting to the west, not only to ensure the retention of the rural valley landscape along the B4035, but also to protect the wider setting of Crouch Hill when approached from the south west and of Salt Way. Bloxham Road provides an ancient arrival route into Banbury, the developed edge of the town demarcated by the Salt Way where it crosses Bloxham Road. To ensure this important historic green approach to the town is retained, fields to the east and west are included within the Green Buffer, also maintaining the overall setting to Banbury and that of the Salt Way.

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Located along the northern edge of the Green Buffer for much of its length before passing to the south of Crouch Hill and forming a section of the southern boundary, is the Salt Way. The track has historic links to the transportation of salt from Droitwich in the early medieval period and provides an important physical link for the appreciation of other historic assets within the wider landscape surrounding the town. The value of Salt Way is supported by research undertaken by Oxford Archaeology, identifying that the track was a local road of considerable antiquity that has been in existence since at least the 11th century and was well used for through traffic in the late 18th century, if not before. It is also a popular and valued recreational resource providing an important link in the strategic right of way network of Banbury. Land to the south of the Salt Way retains a strong rural character, the immediate surrounding fields integral to the setting of the route. The Green Buffer will ensure that the setting of the historic feature is protected, generally including land which has an immediate visual and physical relationship with the route.

A number of important viewing opportunities are apparent from within the Green Buffer. Along the length of the Salt Way the visual environment varies, some views being more enclosed or filtered than others and some sections of path having framed views to the countryside beyond. A general sense of the countryside to the south is, however, a distinguishing feature of Salt Way. Other notable views are from Crouch Hill where open expansive views are possible over Banbury and the wider countryside to the south and west. Due to the elevated nature of Crouch Hill, the landmark feature is also visible from many locations within the surrounding countryside. The Green Buffer policy will ensure the visual environment within the Green Buffer is retained and that Crouch Hill remains as a prominent undeveloped feature of the local landscape with expansive views to the countryside to the south.

The Crouch Hill and Salt Way Green Buffer policy will not only ensure that the setting of Banbury is maintained, but also the setting of Crouch Hill and Salt Way as important historic and landscape features within the landscape. The Green Buffer will also contribute to the retention of rural approaches to Banbury from the south west. Furthermore, important views both from within the Buffer and towards features such as Crouch Hill will be retained, the Green Buffer ensuring that the context of the latter feature remains largely rural in character in an extensive arch from the west through south to the south east.

4.7. Green Buffer 7: North Newington

The North Newington Green Buffer is located on the western edge of Banbury between Neithrop, the eastern edge of North Newington and the western valley slopes of the Sor Brook. The southern boundary aligns with the B4035 Broughton Road and the Banbury to Shutford Road, whilst the eastern edge is defined by the existing developed edge of Banbury. To the north, the boundary aligns with the southern edge of the Strategic Housing Site at Banbury 3, and southern edge of the Wroxton Green Buffer

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up to Keeper's Covert. The western boundary aligns with the lower slopes of the Sor Brook adjacent to Keeper's Covert, Newington Grounds Farm and the eastern edge of North Newington. The North Newington Green Buffer is illustrated on Figure BAN 1.9.

The main purposes of the North Newington Green Buffer are to:

- Prevent coalescence between Banbury and North Newington;
- Protect the distinct identity and setting of Banbury and the setting of North Newington as a historic village and Conservation Area;
- Protect the rural approach to Banbury from Broughton Road; and
- Protect the setting of the Sor Brook as a valuable and attractive landscape feature.

The village of North Newington lies approximately 1.6km from the western edge of Banbury at its closest point and approximately 1.1km from the edge of the Strategic Housing Site at Banbury 3. Including the area of land between the western suburbs of Banbury over the Sor Brook and towards the edge of North Newington will ensure that development does not extend beyond the existing edge of Banbury, preventing any potential coalescence of the settlements allowing each to retain its distinct identity. With the exception of isolated dwellings and scattered farmsteads, often accessed via minor tracks, the North Newington Green Buffer is generally free from built development. The landscape is dominated by the Sor Brook aligned north south through the centre of the Green Buffer, the valley a mosaic of large scale arable land with smaller scale pastoral fields and scattered copses descending the valley sides. The Green Buffer policy will ensure that the area is kept free from development that would harm the rural character of the valley and rounded ridgeline to the west of Banbury.

To the west of the settled edge of Banbury the landform rises to 155m AOD before falling into the Sor Brook valley. West of Neithrop, the undeveloped upper reaches of the ridgeline are integral to the setting of Banbury, containing development to the east. As such the Green Buffer has been aligned to include the ridgeline between the B4035 up to the boundary with the Strategic Housing Site at Banbury 3. Including land in this location, also ensures that a rural approach to Banbury is retained.

To the south western edge of the Green Buffer lies the village of North Newington. The architectural and historic importance of the village has led to its designation as a Conservation Area, the boundary of which extends into the Green Buffer along Banbury Road up to North Newington Mill and the course of the Sor Brook. Through the use of the Green Buffer, the village and its setting and therefore the Conservation Area will be protected.

Extending northwards from the Conservation Area and forming the western edge of the North Newington Green Buffer is the valley of the Sor Brook. Whilst the urban edge of Banbury has little visual influence in the valley bottom, there is a physical link,

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the valley defining the lower slopes of the topographical ridge containing the town. The Brook also forms a notable feature in its own right, the rural and attractive valley an important characteristic of the western edge of Banbury. As such, the Green Buffer encompasses the valley up to the boundary with the adjacent Wroxton Green Buffer to the north.

Although views are restricted from the valley bottom, more expansive views are apparent from public rights of way descending the ridgeline. Open panoramic views are afforded to the west and south west across the valley and to the wider landscape beyond. These will be afforded protection through the Green Buffer policy.

Through the Green Buffer policy not only will the setting of North Newington be protected, but also the setting of Banbury, ensuring development does not extend beyond the existing developed edge of the town and the allocated Banbury 3 area to breach the broad alignment of ridgeline over to the west. The Buffer will also ensure the settlements do not coalesce. Furthermore, the Sor Brook will be protected as a landscape feature and views over the wider valley and landscape beyond will be retained through the Green Buffer policy.

Future Review of the North Newington Green Buffer Boundary

Located on the north eastern edge of the North Newington Green Buffer is the Strategic Housing Site Banbury 3. Whilst there is currently no approved masterplan available for the site, its allocation within the Local Plan indicates it will be developed at a future date. Should development come forward, the boundary of the Green Buffer will require review to ensure that any green infrastructure provision or other areas of land which perform a Green Buffer function are included within the North Newington Green Buffer, so long as they fulfil the Green Buffer policy criteria.

Within Banbury 3, the south western section of the development site may potentially meet the criteria for inclusion within the Green Buffer, performing an important role ensuring the new developed edge of Banbury has an appropriate green interface with the wider surrounding countryside. Due to the location of the site on an elevated area of land, design development of this area will need to be carefully considered to ensure the visual amenity of the area, the setting of Banbury and the rural environment generally is not compromised.

4.8. Green Buffer 8: Wroxton

The Wroxton Green Buffer is located on the western edge of Banbury between Wroxton, Drayton and Neithrop. The northern boundary aligns with the A422 Banbury to Stratford Road and southern edges of Drayton and Wroxton, whilst to the west the Wroxton to North Newington road forms the boundary. To the south the Green Buffer aligns with the Wroxton Conservation Area boundary up to Keeper's Covert and then the Drayton Conservation Area boundary. Forming the eastern

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boundary is the edge of Strategic Housing Site Banbury 3. The Wroxton Green Buffer is illustrated on Figure BAN 1.10.

The main purposes of the Wroxton Green Buffer are to:

- Prevent coalescence between the villages of Wroxton, Drayton and the western edge of Banbury;
- Protect the setting of the villages of Wroxton and Drayton as historical villages and their Conservation Areas;
- Protect the historical landscape of Wroxton Abbey Historic Park and Garden as an important feature of the landscape; and
- Protect the visual environment between Wroxton and the edge of Banbury, retaining views over the rural valley landscape of the Sor Brook.

The village of Wroxton lies approximately 1.5km from the western edge of Banbury at its closest point, and approximately 1.4km from the edge of the Strategic Housing Site at Banbury 3, whilst the village Drayton lies approximately 400m west of Banbury and approximately 250m from the Strategic Housing Site. Including the area of land from the western edge of Banbury 3 through the Sor Valley and to the edge of Wroxton will prevent coalescence of the villages, allowing each to maintain their distinct identity, and also their separation from Banbury, as well as retaining Banbury within the topographical limits. The designation of land to the south of the A422, east of Drayton, ensures that separation is retained between Drayton and the town, and that a green rural approach is retained when approaching Banbury from the west.

With the exception of isolated dwellings, most notably at Park Farm, Drayton, Wroxton College, and various ornamental buildings associated with Wroxton Historic Park and Garden, the Wroxton Green Buffer is generally free from built development. The landscape is dominated by the valley of the Sor Brook running north - south through the middle of the Green Buffer and a smaller tributary valley aligned east - west through the centre of the historic parkland. The land is largely under arable production with some areas of pasture and scattered copses and clumps of trees. Whilst land within the Wroxton Green Buffer is included within Conservation Areas and a Historic Park and Garden, the Green Buffer policy will afford further protection and ensure that the area is kept free from built development that would be harmful to the rural, farmed character of the Buffer and that of the Sor Brook valley.

The village of Wroxton itself has a considerable history, with evidence of settlement dating back to Roman times. Whilst medieval Wroxton was dominated by the Augustinian priory, by the 17th century the priory was replaced by Wroxton Abbey, a notable feature of the village and surrounding landscape today. The importance of the village is reflected through its designation as a Conservation Area, the boundary of which aligns with the Green Buffer to the south, east, west and most of the northern

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boundary along the A422. The north western edge of the Buffer aligns with the southern limits of development within the village. The Wroxton Green Buffer also abuts the village of Drayton and encompasses a large proportion of the Drayton Conservation Area to the south and west of the A422. The Drayton Conservation Area extends to the Sor Brook in the west where it aligns with the Wroxton Conservation Area, whilst to the south and east it aligns with the Green Buffer Boundary. The farmed valley landscape and strong pattern of hedgerows dating from the enclosure period, in particular around Drayton, are integral to the character and setting of the villages, and as such are within the Conservation Area boundaries. Due to the Green Buffer boundaries being coincident with those of the Conservation Areas, the Buffer will afford further protection to the setting of these historic villages.

The Wroxton Green Buffer encompasses the designated Grade II* historic landscape at Wroxton Abbey in its entirety. The protected landscape includes a 17th century house surrounded by early and mid 18th century pleasure grounds, set within an 18th century landscape park. Bisecting the parkland are two east - west orientated steep sided valleys which join at the Great Lake. The Green Buffer policy will afford protection to the parkland, a valued feature of the historic landscape.

A relatively high level of intervisibility is apparent within the Green Buffer and between the villages of Wroxton and Drayton and, in places, the edge of Banbury. From the south western edge of Wroxton and within the elevated parkland landscape the western suburbs of Banbury are prominent on the eastern skyline, with similar panoramic views apparent over the parkland and parts of the pleasure grounds from the Grade II* listed obelisk. Being suburban in nature, these views to Banbury prejudice the setting of the heritage features to some degree. Views to the west are afforded from the edge of Drayton where there is a strong visual link with the Wroxton Abbey landscape. The designation of the landscape within this area as a Green Buffer will afford protection to these existing important views and ensure the level of intervisibility is retained.

Through the overall use of the Green Buffer policy, not only will the setting and identity of the villages of Wroxton and Drayton be protected, but also the setting and identity of Banbury, ensuring development does not descend the western slopes of the ridgeline, which could thereby extend Banbury beyond its environmental setting. The Green Buffer will also ensure that the settlements of Wroxton, Drayton and Banbury do not coalesce. Furthermore, the listed historic parkland at Wroxton will be protected as a valued feature of both landscape and historical importance, with the valley of the Sor Brook also protected. The Green Buffer will also allow the level of intervisibility across this landscape within the Green Buffer and between the settlements to be retained.

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Banbury Green Buffer Report

Future Review of the Wroxton Green Buffer Boundary

Located on the eastern edge of the Wroxton Green Buffer is the Strategic Housing Site Banbury 3. Whilst there is currently no approved masterplan available for the site, its allocation within the Local Plan indicates it will be developed at a future date. Should development come forward, the boundary of the Green Buffer will require review to ensure that any green infrastructure provision or other areas of land which perform a Green Buffer function are included within the Wroxton Green Buffer, so long as they fulfil the Green Buffer policy criteria.

Within Banbury 3, the western section of the development site may potentially meet the criteria for inclusion within the Green Buffer, performing an important role ensuring the setting of the Drayton Conservation Area is not compromised. Due to the levels of intervisibility between the Green Buffer and edge of the Housing Site, design development of this area will need to be carefully considered to ensure the visual amenity of the area is not compromised and a substantial green interface is provided between the Site and Green Buffer. Furthermore, the planned expansion of Banbury in this area will need to take account of the alignment of public rights of way both within and on the periphery of the Housing Site to ensure the recreational amenity of the routes has been considered.

4.9. Green Buffer 9: Drayton

The Drayton Green Buffer is located on the north western edge of Banbury between Hardwick and Ruscote and the village of Drayton. The southern edge of the Buffer is defined by the A422; to the west the settled edge of Drayton, and edge of the Drayton Leisure Golf Course and Drayton Lodge; to the north Drayton Lodge; and to the east by Warwick Road, an arable field on the periphery of Banbury and the boundary of the North Oxfordshire Academy. The Drayton Green Buffer is illustrated on Figure BAN 1.11.

The main purposes of the Drayton Green Buffer are to:

- Prevent coalescence between the village of Drayton and the north western edge of Banbury;
- Protect the gap between the village of Drayton and Banbury;
- Protect the setting of Drayton as a historic village and Conservation Area to the north/east of the A422; and
- Protect views over the rural landscape between Drayton and Banbury.

Drayton lies approximately 175m from the existing developed edge of Banbury at its closest point. Between the town and village lies a narrow area of land, largely under arable production, with Drayton Leisure Golf Course occupying land to the west. The Green Buffer designation proposed on this land will ensure that the settlements do not

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Banbury Green Buffer Report

coalesce, each retaining their distinct identity and setting. Land within the Buffer is located on a rounded ridgeline, enclosing the settled edge of Banbury to the north west. The Green Buffer policy will ensure the rural setting to the town is retained. Given the limited area of land between Banbury and Drayton in the southern section of the Buffer, it is also critical that this gap is protected and kept free from built development that would harm the largely rural and undeveloped character of the landscape.

The village of Drayton itself has a linear form and is divided in two by the A422 Banbury to Stratford Road, the north eastern section lying adjacent to the Drayton Green Buffer. Although Drayton has varied in size throughout its history and since its origin in Saxon times, much growth is known to have occurred post World War I when Banbury saw a large expansion of industry, with the area of land between the village and Banbury reducing in size. The conservation of the village and its intrinsic character is key, reflected by its designation as a Conservation Area. The Drayton Green Buffer encompasses a section of the Conservation Area, north of the A422 and east of the village. The Conservation Area Appraisal (October 2008, Cherwell District Council) identifies that this land defines the immediate setting of the Conservation Area, and as such it is essential that it is located within the Green Buffer, protecting the setting and identity of the village. The inclusion of land within the Buffer north of the A422 also ensures there is a defined arrival point to Banbury.

To the west, the edge of the Green Buffer is defined by the fish pond and stream within the small valley on the western edge of Drayton Leisure Golf Centre. The valley landform in this location provides a defined edge to the Buffer, beyond which the association with the urban edge of Banbury begins to diminish. Locating the upper reaches of the ridgeline to the east of the Golf Course within the Buffer ensures that Banbury is retained within its topographical constraints, maintaining its distinctive identity.

The north eastern edge of the Buffer is defined by land surrounding Drayton Lodge and Warwick Road. This ensures that the setting of Banbury is maintained, as well as protecting the existing rural approach to the town.

Land at West of Warwick Road (shown with green hatching on Figure BAN 1.11) to the north of Oxford Academy has been excluded from the Green Buffer as analysis within the Strategic Development Site Analysis, Wroxton and Drayton Strategic Heritage Impact Assessment and analysis undertaken as part of the Green Buffer study, has shown that this land is not integral to the Green Buffer to protect the setting of Wroxton and Drayton Conservation Areas. Moreover, existing planting along the Green Buffer boundary to the east currently filters views towards the existing urban edge. The exclusion of this land from the Green Buffer will allow for longer term expansion to Banbury to meet future housing needs, should this be required. Should the land be utilised to meet future housing needs, it is recommended that the western

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Banbury Green Buffer Report

edge, adjacent to the Buffer, is designed to ensure an appropriate substantial green interface between the edge of Banbury and wider rural landscape.

However, should land West of Warwick Road not be required for housing needs it could be included within the Green Buffer for logical boundary reasons.

Although the visual environment of the Buffer is restricted from the small valley on the western edge, from more elevated vantage points such as public rights of way along the ridge line, there is a visual link from within the Buffer to the edge of Banbury. The Green Buffer policy will allow these views to be protected, in particular from the eastern edge of the Drayton Leisure Golf centre.

Through the use of the Green Buffer it will be ensured that the settlements do not coalesce and the gap will be kept free from built development, thereby ensuring both the town and village retain their distinct identity. Furthermore, the Buffer policy will ensure that the rural approaches to Banbury are retained. The Green Buffer will protect the setting of the town and that of Drayton as an important historic village and designated Conservation Area. The use of the Buffer policy around Drayton has also considered the need for potential future expansion to the town and ensured that land is not included within the Buffer where it would be unnecessary to keep the land permanently open. Overall, the Green Buffer will allow the existing character and form of the landscape to be retained and Banbury and Drayton to be maintained in their existing context.

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Banbury Green Buffer Report

5.0 Conclusion

Banbury was established in the medieval period at an ancient and strategic crossing point of the River Cherwell. Despite many years of growth, the town has retained much of its historic character, the surrounding landscape contributing greatly to its identity and sense of place. The farmland, hills and valleys surrounding the town form the environmental limits of Banbury, development beyond which would have the potential to have adverse impacts on the town, surrounding villages and the intrinsic character and beauty of the landscape and legibility of Banbury as a historic market town.

The refinement of the Green Buffer policy and identification of Green Buffer land through this study will help protect the setting of the town and its assets, ensuring retention of its character as a compact historic market town.

The Green Buffer policy will ensure that new development responds positively to the rural interface, creating a new long-term green edge to the town. It will also protect the distinctive identity and setting of surrounding settlements.

Important historic routes and arrival points between and into settlement will be protected, enhancing the sense of arrival and reinforcing the identity of the town as an ancient market centre.

The distinction between Banbury and surrounding villages will be preserved, protecting important gaps between built-up areas, preventing coalescence and maintaining the separate identity of settlements.

The setting of other assets such as landscape and historical features will also be protected as part of the Green Buffer designation. Important views and visual links between settlement and the adjacent countryside will be protected.

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Banbury Green Buffer Report

Appendices

Appendix 1. Study Area

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Banbury Green Buffer Report

Appendix 2. Banbury Green Buffer

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Banbury Green Buffer Report

Appendix 3. Response to Local Plan Representations

Local Plan Representation	Response
Consider deleting Green Buffer 9 as it relates to the Drayton/west of Warwick Road site and allocating the site for future development. (Hanwell Parish Council Rep ID 158 / Woolf Bond Planning LLP Rep ID 236)	<p>This refers to land West of Warwick Road which is shown hatched in the Green Buffer Report and indicated as “Land with potential to meet longer term development needs”. The Green Buffer Report indicates that this land is not integral to the purposes of the Green Buffer and has therefore not been included, but recommends that if the land is not required for housing needs it would be logical to include it in the Green Buffer. This is a policy decision and no change is required to the Green Buffer report.</p> <p>Response: No change to Green Buffer boundary or report.</p>
Consider removing land South of the railway line (Land owned by Power Park Ltd) and adjacent to Banbury 1 Green Buffer 4. (Power Park Ltd Rep ID 293)	<p>This area is located adjacent to the south of the railway line and adjacent to the north of the River Cherwell.</p> <p>The land in question contributes to the setting of the River Cherwell and Oxford Canal and should remain in the Green Buffer.</p> <p>Response: No change to Green Buffer boundary or report.</p>
Consider removing land to the South of Bodicote (Cotefield Farm) from Green Buffer 5. (RPS Planning Rep ID 238)	<p>This area of land lies to the south of Bodicote adjacent to the west of Cotefield House.</p> <p>The inclusion of this site in the Green Buffer has been re-assessed. The adjacent part of Cotefield Farm was granted planning permission on appeal (LPA ref. 11/00617/OUT) and is excluded from the Green Buffer. The remaining land affords a glimpsed view from Oxford Road across the Site but is well screened and does not play an integral role in the purposes of the Green Buffer. It can be removed from the Green Buffer without undue harm to the integrity or purposes of the</p>

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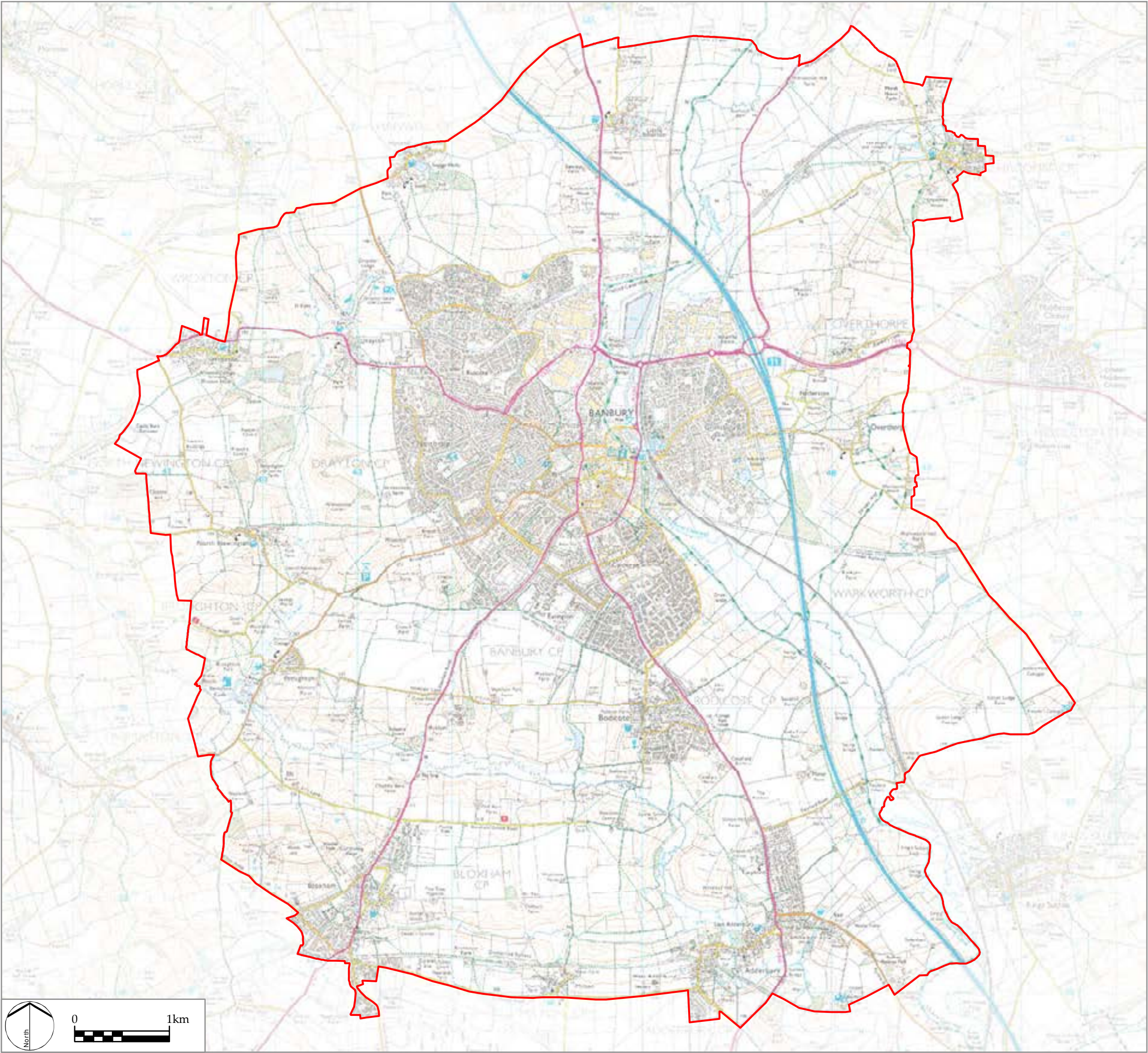
Banbury Green Buffer Report

	<p>designation.</p> <p>Response: Cotefield Farm removed from Green Buffer and paragraph 6 of Section 4.5 amended accordingly.</p>
<p>Consider removing Cotefield Farm from Green Buffer 5. (Rowland Bratt Rep ID 69)</p>	<p>As above.</p> <p>Response: Cotefield Farm removed from Green Buffer and paragraph 6 of Section 4.5 amended accordingly.</p>
<p>Consider removing land to the South of Broughton Road, Banbury from Green Buffer 6. (Framptons Rep ID 246)</p>	<p>This representation relates to the principle of the policy and the inclusion of the land within the Green Buffer but does not include a critique of the landscape evidence base documents.</p> <p>Response: No change to Green Buffer boundary or report.</p>
<p>Objection to the principle of Green Buffers and the production of evidence to post-justify them. The Green Buffer reports were written following the designation of Green Buffers. (Hives Planning Rep ID 195)</p>	<p>Objects to the principle of green buffers and the production of evidence to post-justify them rather than objecting to the specific contents of the landscape evidence base.</p> <p>Response: No change to Green Buffer boundary or report.</p>
<p>Deletion of “protection of important views” from the policy as it is neither justified nor effective. There is no explanation of what this means, what the criteria are for judging and what might be an important view. It is unclear how designating a green buffer will protect important views. (Rapleys Rep ID 232)</p>	<p>Important Views are an important element of the Green Buffer Designation. Text at 3.1.1 has been amended to provide more clarity.</p> <p>Response: Important view text (Section 3.1.1) amended to provide more detail.</p>

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Banbury Green Buffer Report

<p>It is considered that there is no need for a future review of the Hanwell Green Buffer Boundary in the area of Southam Road (west), because the inclusion of any part of the site within the Green Buffer cannot be justified against the designation and policy criteria. (Rapleys Rep ID 232)</p>	<p>In light of the planning consent for Southam Road (west) (LPA ref. 12/00158/OUT) the Green Buffer should be reviewed at an appropriate time to include areas of strategic landscape within the application site within the Green Buffer where appropriate.</p> <p>Response: Green Buffer to be reviewed at an appropriate time.</p>
<p>Objection to principle of Green Buffers (Savills Rep ID 303)</p>	<p>Relates to the principle of the policy rather than the content of the Landscape evidence base documents.</p> <p>Reference in the objection is made to PPS7 which has been replaced by the NPPF. Para 157 of the NPPF indicates that local authorities should indicate where they consider development to be inappropriate. Green buffers are intended to give additional protection to that afforded by ESD13 and countryside policies in indicating where development would have an impact on the identity and setting of Banbury, Bicester and surrounding villages, their coalescence and features of importance, to differentiate from land where the impact of development would be less significant on these objectives. Green buffers are not just aimed at preventing coalescence and the landscape evidence base demonstrates that development on the proposed strategic allocation sites can be accommodated without undue impact on these objectives. The first paragraph of the policy relates to land within the proposed strategic allocations and not to land within the proposed green buffers and there is therefore no conflict.</p> <p>Response: No change to Green Buffer boundary or report.</p>



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Study Area

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.1
Study Area

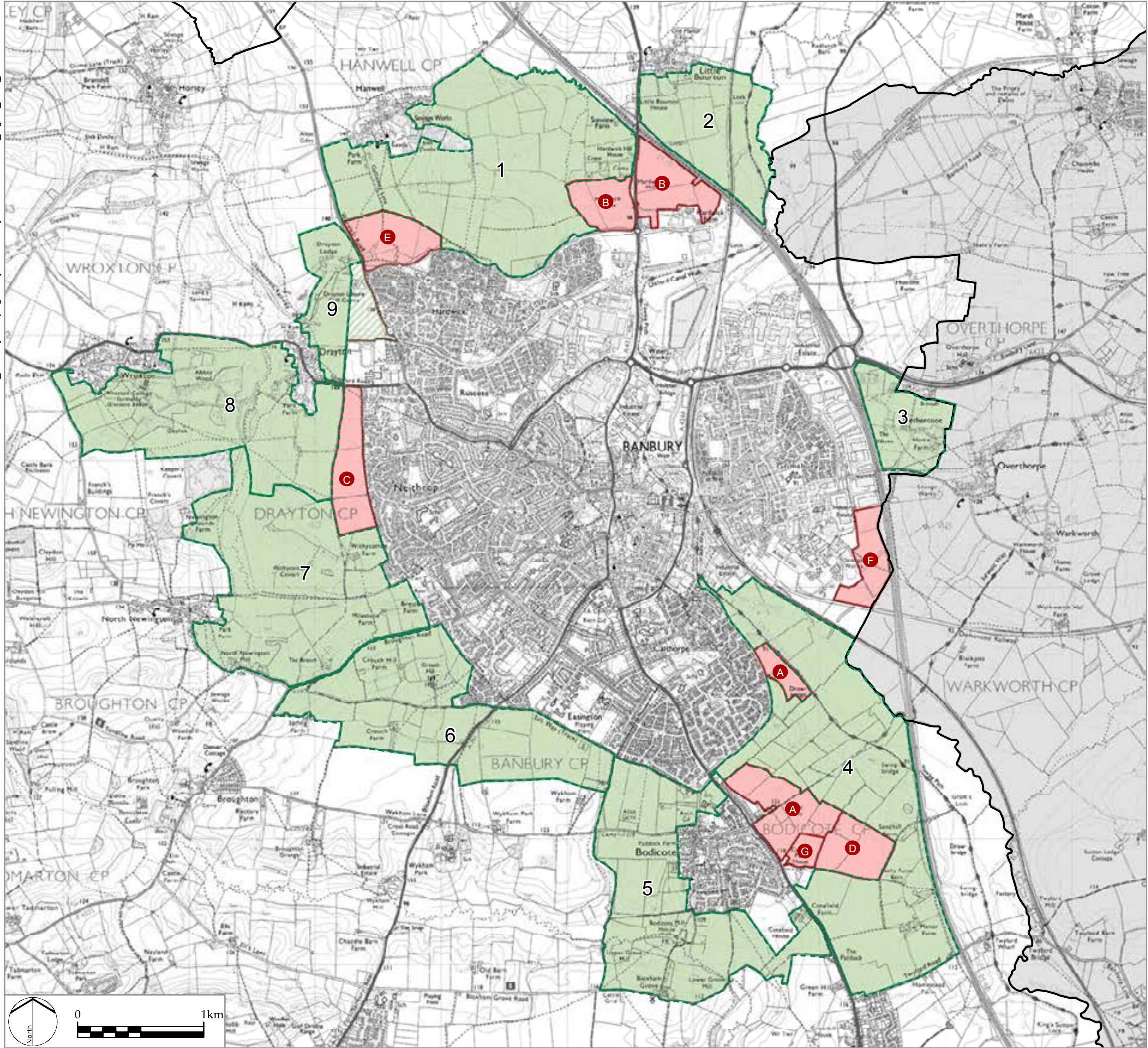
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LEGEND

District Boundary

South Northamptonshire District

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

A: Bankside Phase 1 (Approved)

B: Banbury 2: Southam Road

C: Banbury 3: West of Bretch Hill

D: Banbury 4: Bankside Phase 2

E: Banbury 5: North of Hanwell Fields

F: Banbury 6: Employment Land West of M40

G: Banbury 12: Banbury United Relocation Site

Proposed Banbury Green Buffer

1: Hanwell Green Buffer

2: Little Bourton Green Buffer

3: Nethercote Green Buffer

4: Twyford & River Cherwell Green Buffer

5: Bodicote Green Buffer

6: Crouch Hill & Salt Way Green Buffer

7: North Newington Green Buffer

8: Wroxton Green Buffer

9: Drayton Green Buffer

Land arising from Green Buffer study which may have potential to meet future development needs

Note: Refer to Figures BAN 1.3 - BAN 1.11 for detailed boundaries of Green Buffers 1 - 9

Rev A Green Buffer Amended at Cotefield Farm 11.09.13

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.2
Banbury Green Buffers

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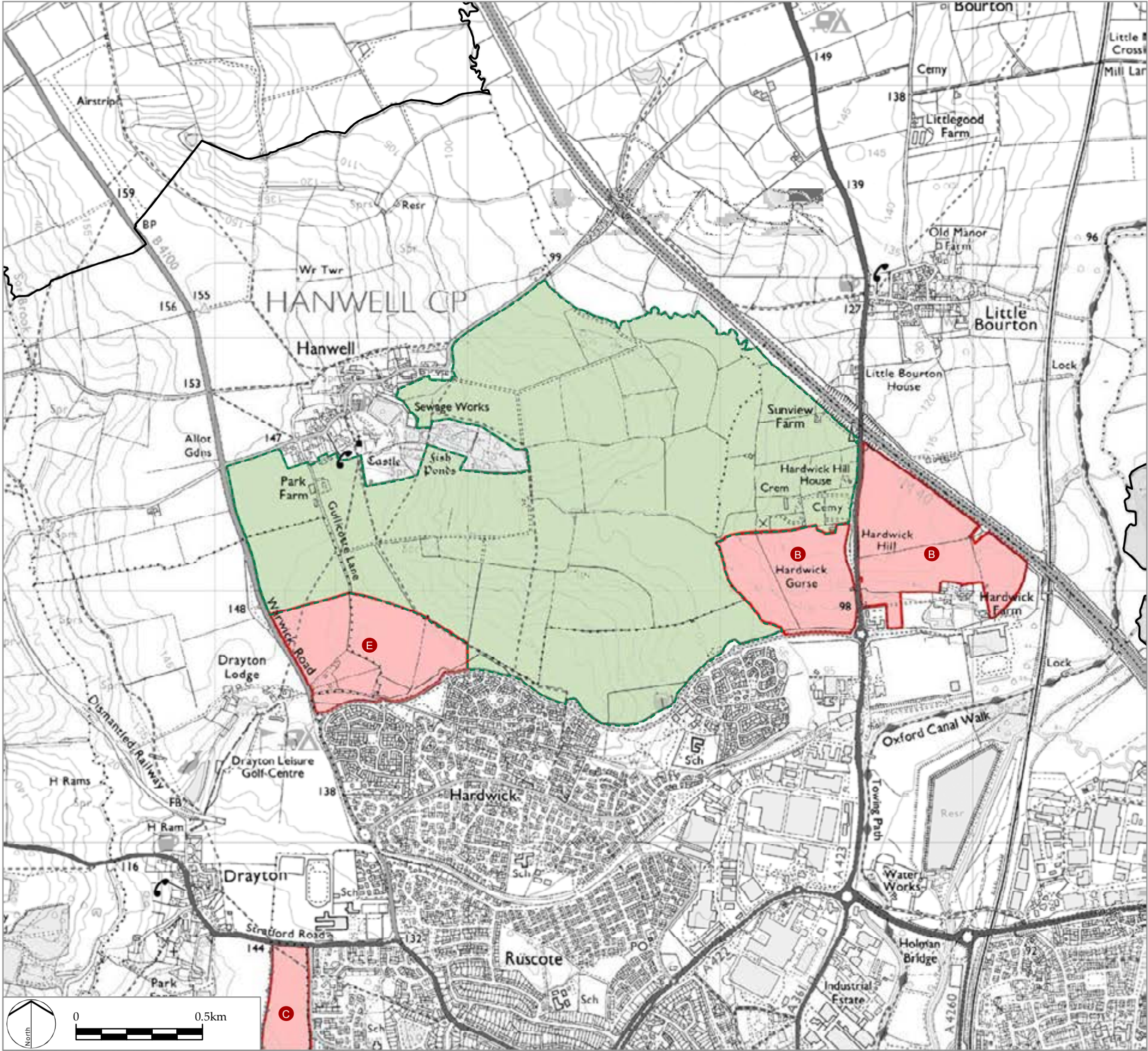
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LEGEND

District Boundary

South Northamptonshire District

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

Hanwell Green Buffer

B: Banbury 2: Southam Road
C: Banbury 3: West of Bretch Hill
E: Banbury 5: North of Hanwell Fields

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.3
Hanwell Green Buffer

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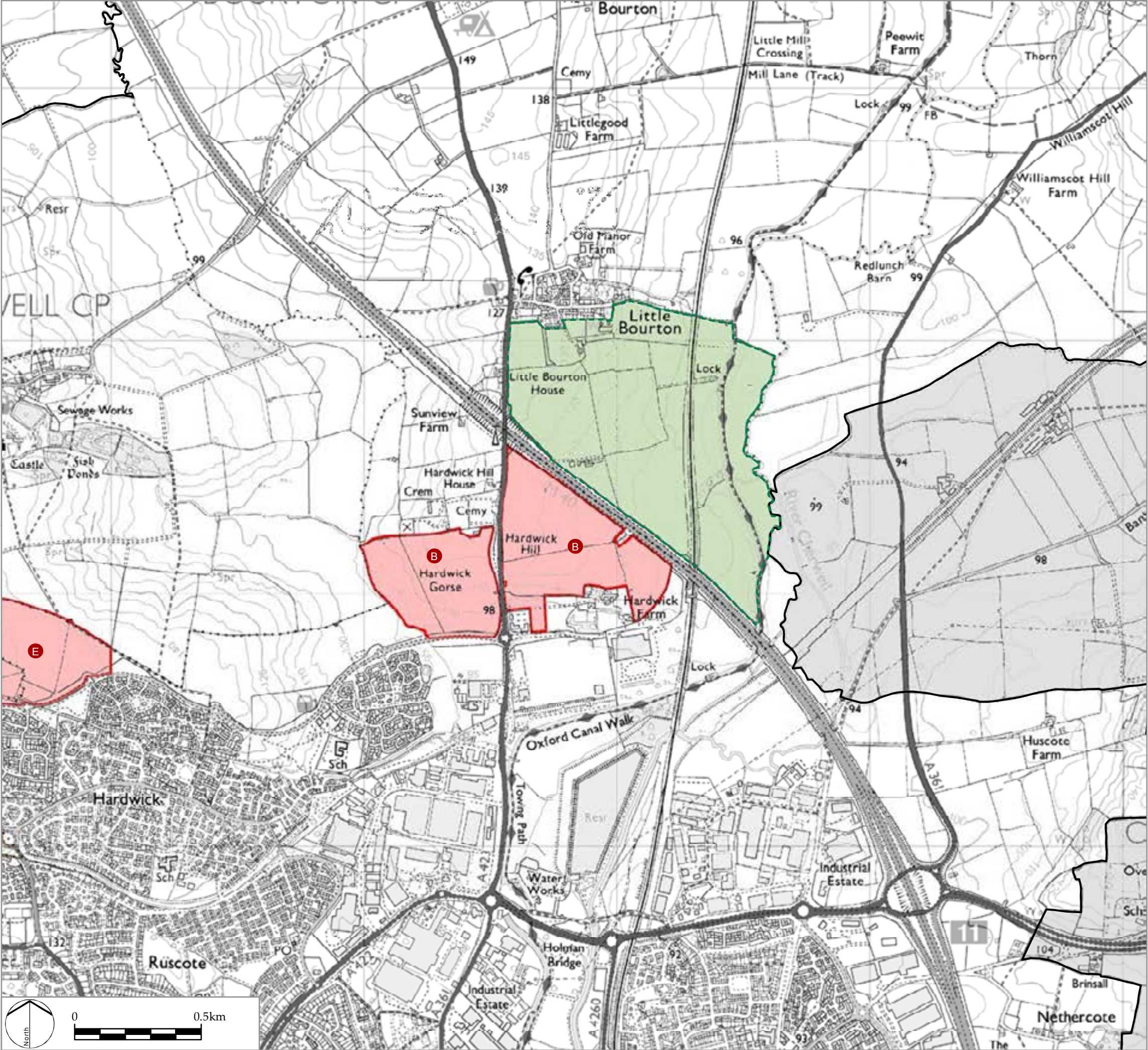
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LEGEND

District Boundary

South Northamptonshire District

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

B: Banbury 2: Southam Road
E: Banbury 5: North of Hanwell Fields

Little Bourton Green Buffer

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.4
Little Bourton Green Buffer

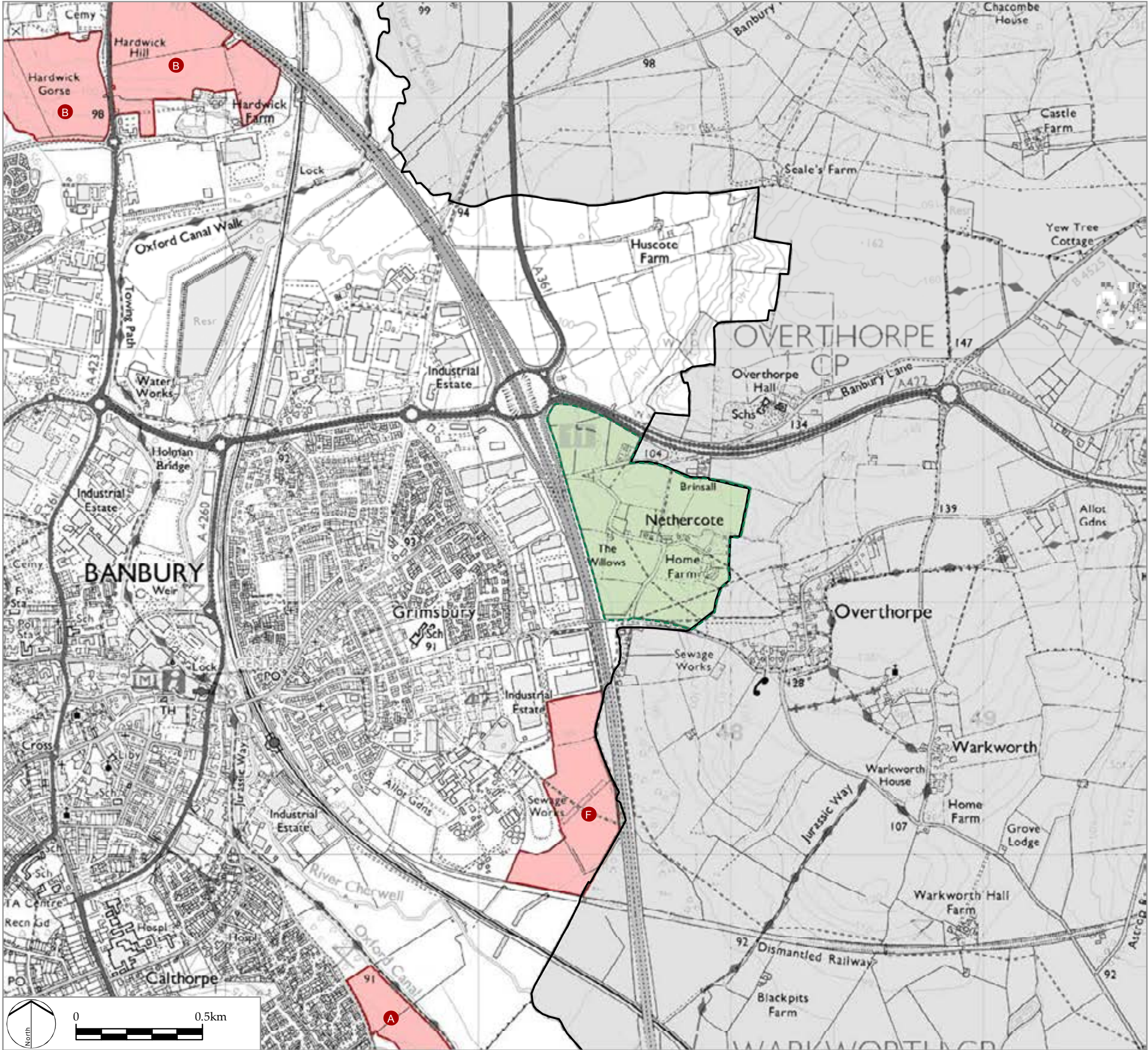
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LEGEND

- District Boundary
- South Northamptonshire District
- Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites
 - A: Bankside Phase 1 - (Approved)
 - B: Banbury 2: Southam Road
 - F: Banbury 6: Employment Land West of M40
- Nethercote Green Buffer

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.5
Nethercote Green Buffer

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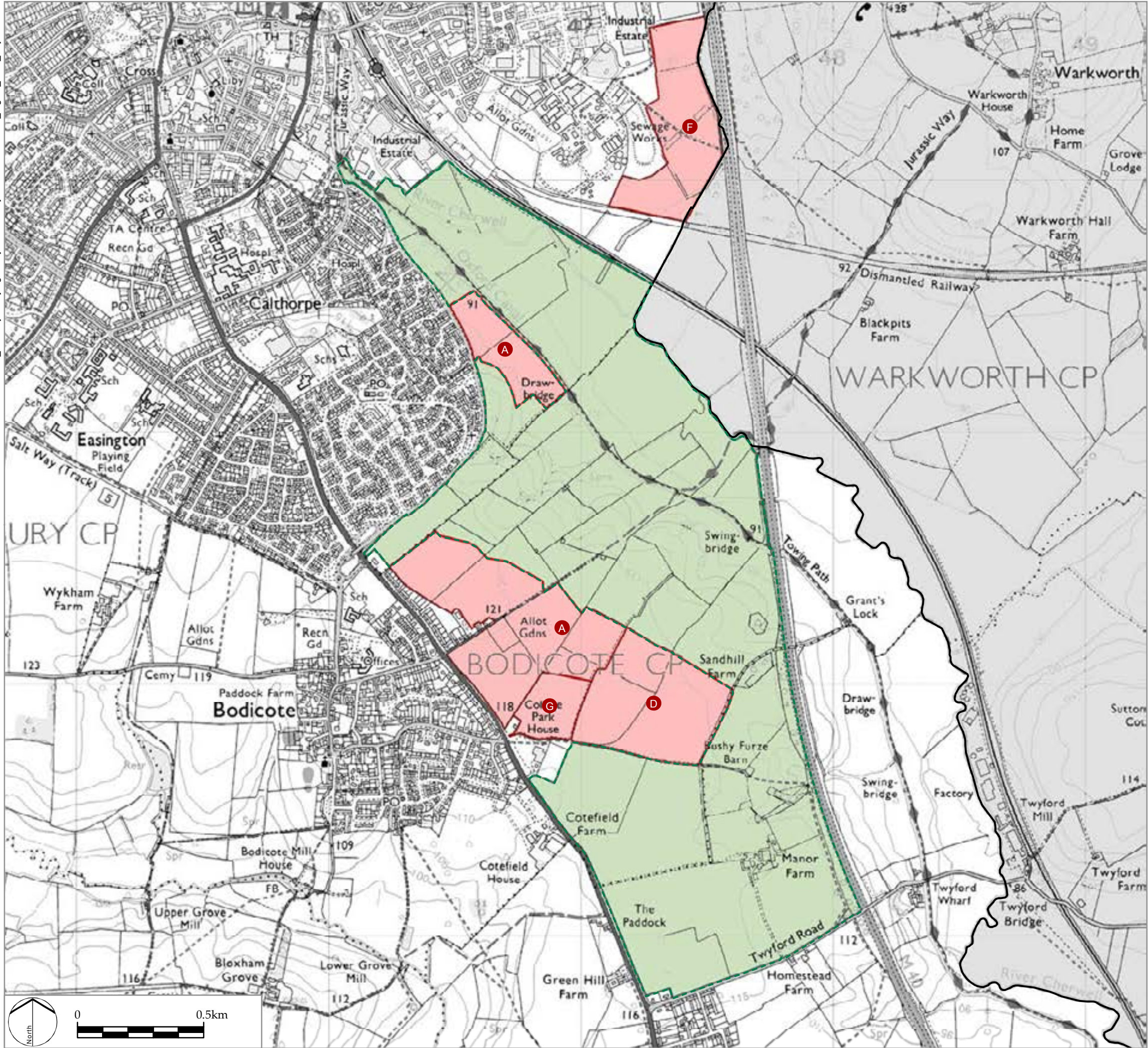
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LEGEND

- District Boundary
- South Northamptonshire District
- Cherwell Submission Local Plan (August 2012) Proposed Allocated Sites
- Twyford & River Cherwell Green Buffer

A: Bankside Phase 1 - (Approved)
D: Banbury 4: Bankside Phase 2
F: Banbury 6: Employment Land West of M40
G: Banbury 12: Banbury United Relocation Site

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

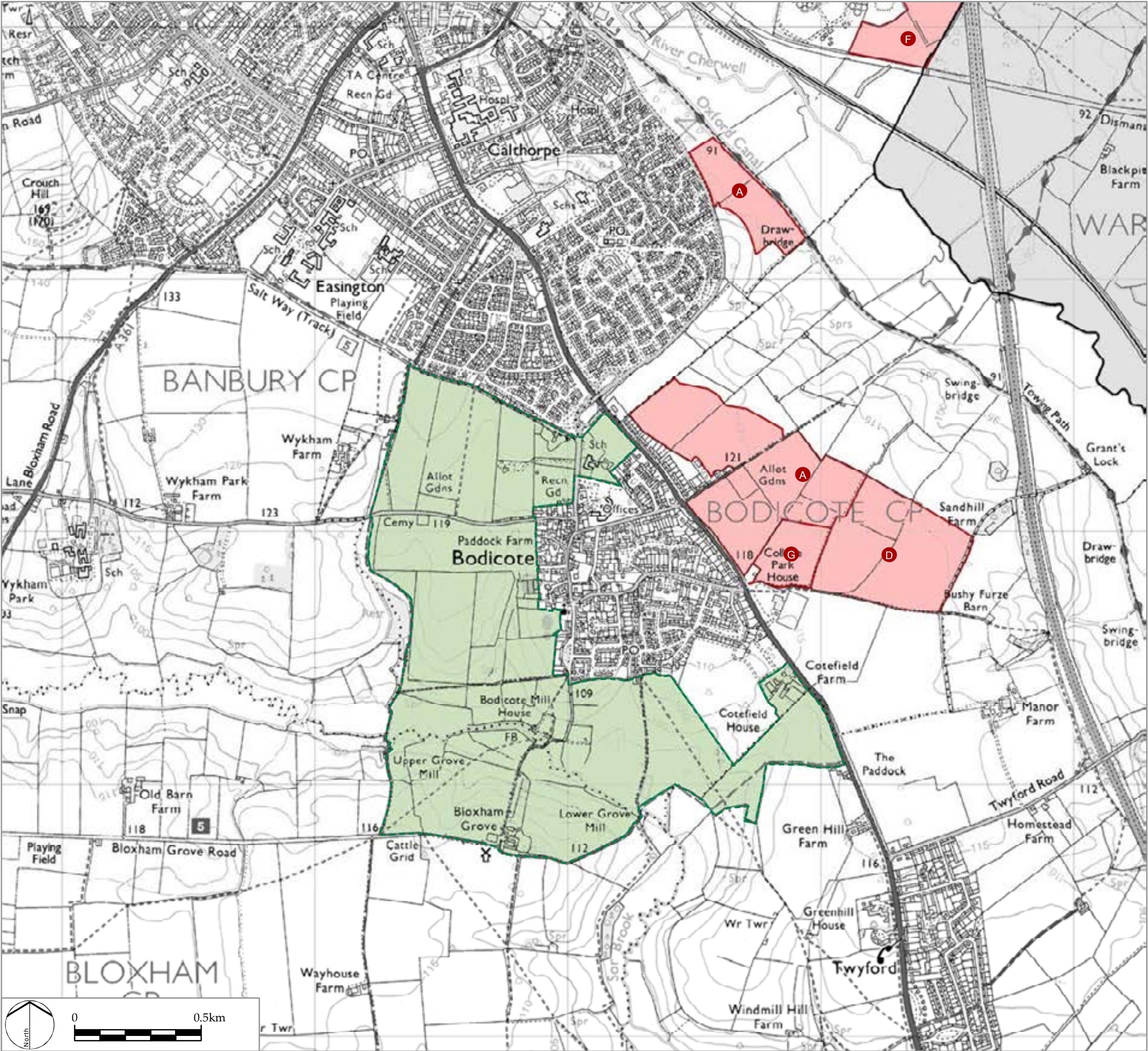
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Twyford and River Cherwell Green Buffer

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LEGEND

- District Boundary
- South Northamptonshire District
- Cherwell Submission Local Plan (August 2012) Proposed Allocated Sites
- Bodicote Green Buffer

A: Bankside Phase 1 - (Approved)
D: Banbury 4: Bankside Phase 2
F: Banbury 6: Employment Land West of M40
G: Banbury 12: Banbury United Relocation Site

Rev A Green Buffer Amended at Cotefield Farm 11.09.13

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.7
Bodicote Green Buffer

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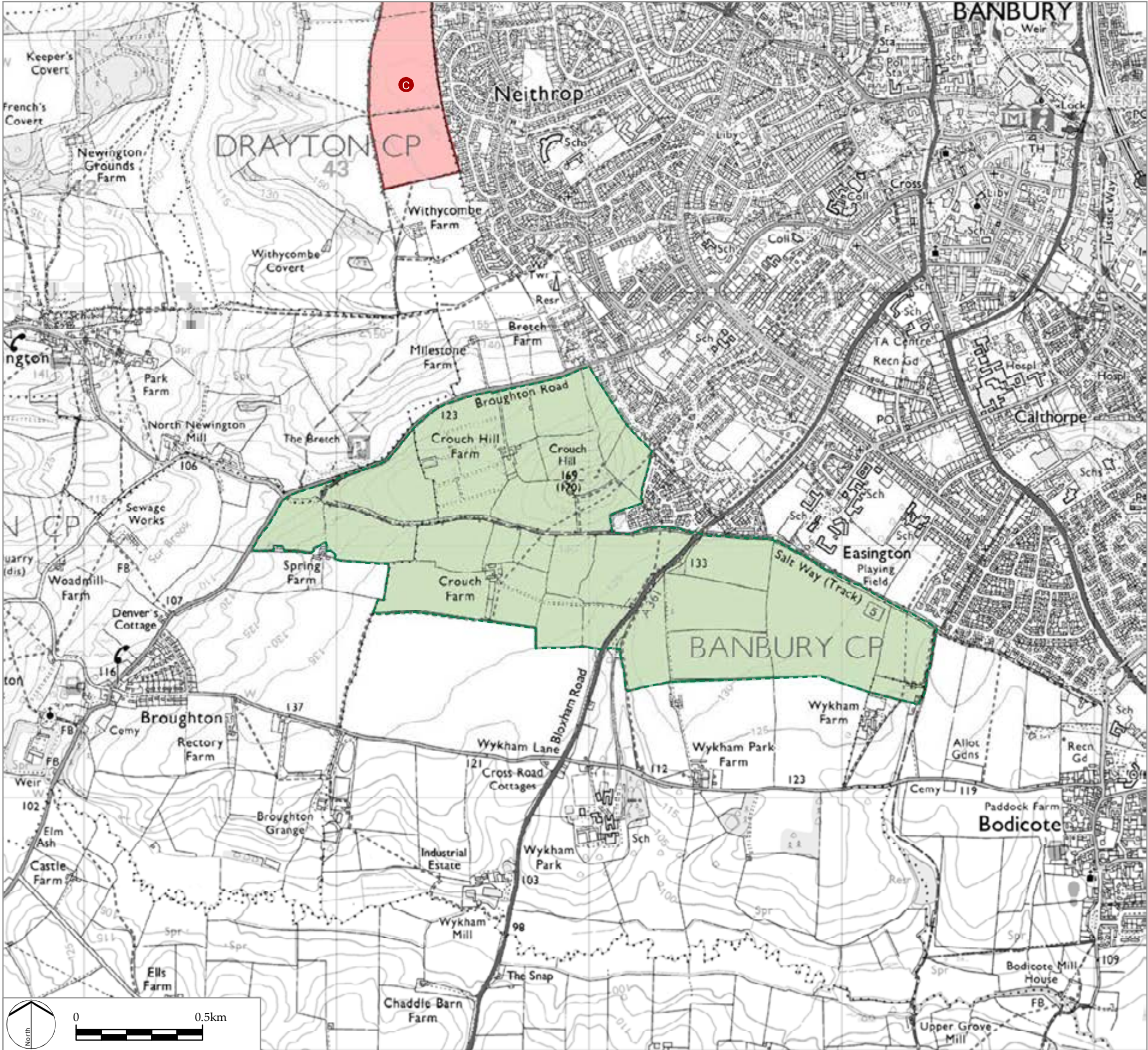
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LEGEND

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

C: Banbury 3: West of Bretch Hill

Crouch Hill & Salt Way Green Buffer

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.8
Crouch Hill and Salt Way Green Buffer

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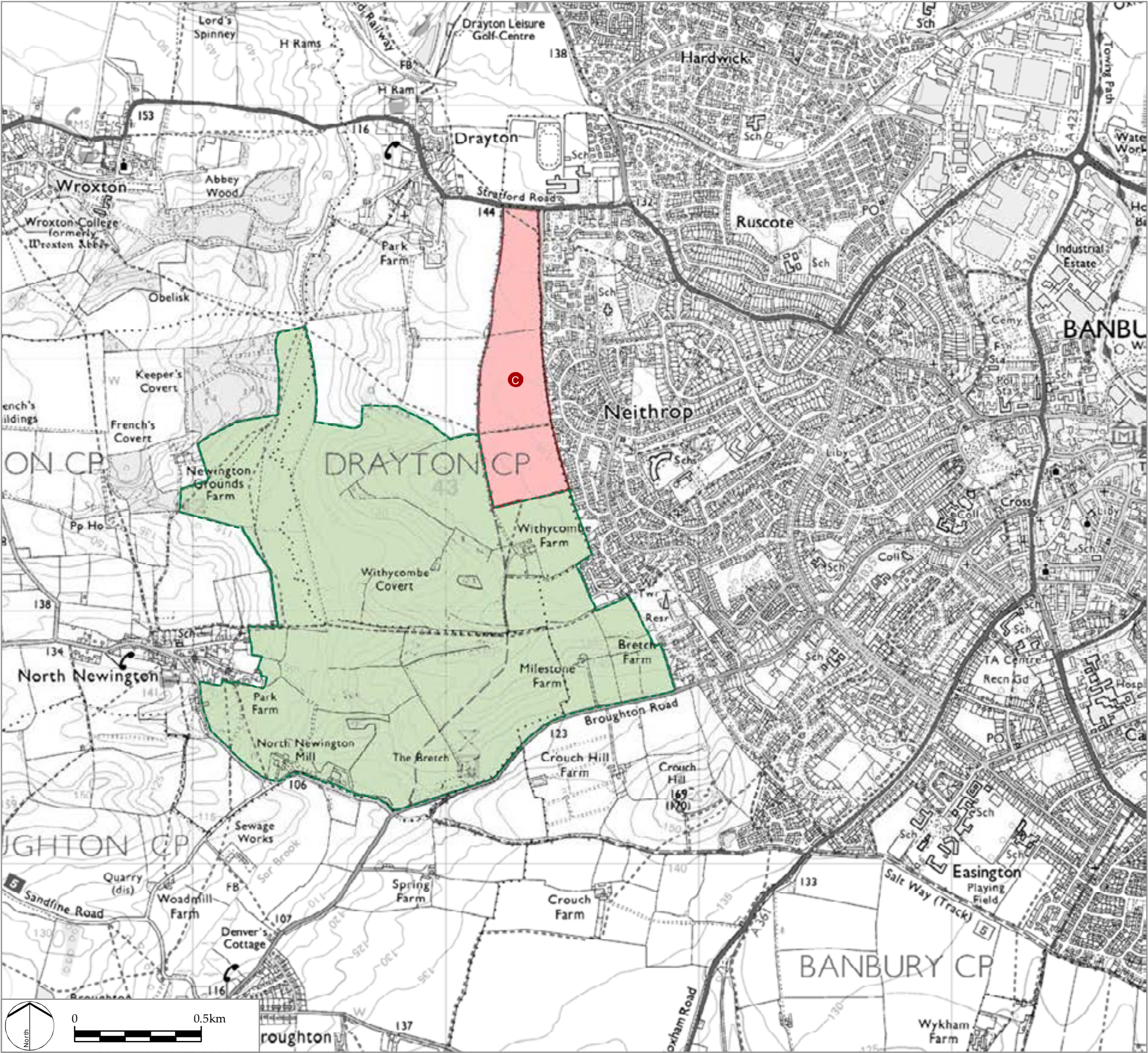
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LEGEND

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

C: Banbury 3: West of Bretch Hill

North Newington Green Buffer

LDA DESIGN

PROJECT TITLE
BANBURY GREEN BUFFER REPORT

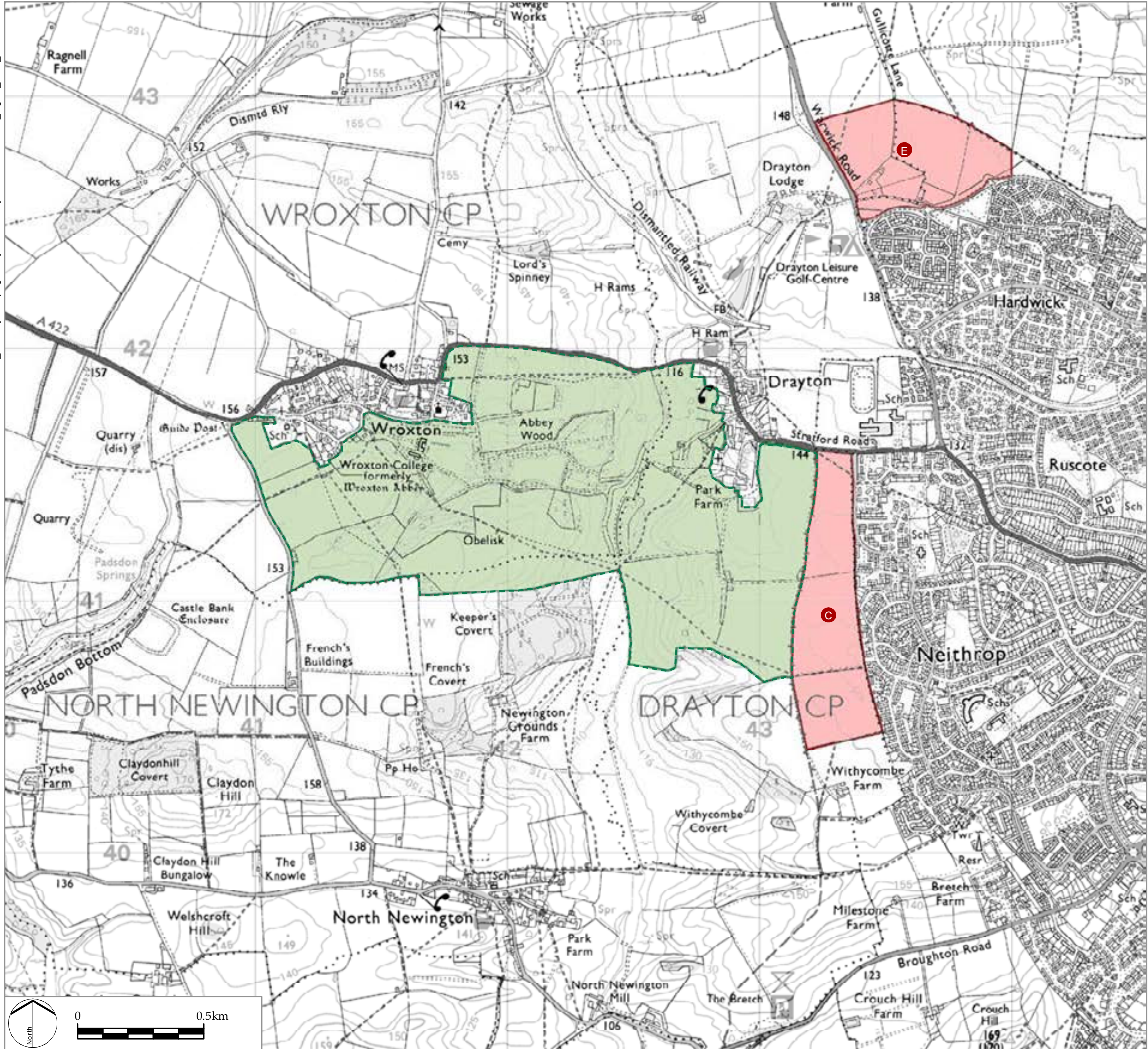
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North Newington Green Buffer

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LEGEND

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

C: Banbury 3: West of Bretch Hill
E: Banbury 5: Warwick Road - North of Hanwell Fields

Wroxton Green Buffer

LD A DESIGN

PROJECT TITLE
BANBURY GREEN BUFFER REPORT

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Figure BAN 1.10
Wroxton Green Buffer

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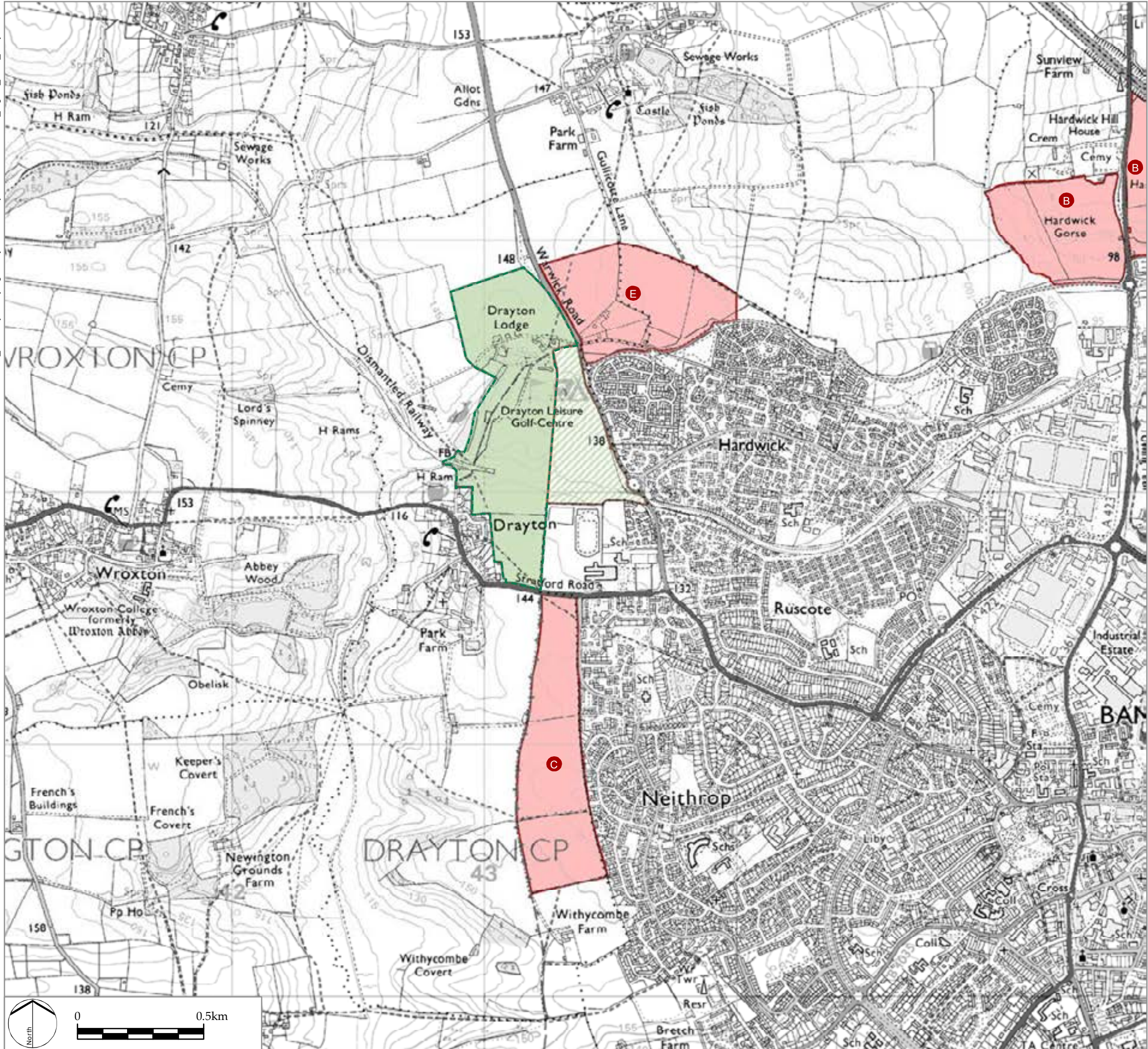
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LEGEND

Cherwell Submission Local Plan (August 2012)
Proposed Allocated Sites

B: Banbury 2: Southam Road
C: Banbury 3: West of Bretch Hill
E: Banbury 5: North of Hanwell Fields

Drayton Green Buffer

Land with potential to meet
longer term development needs

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PROJECT TITLE
BANBURY GREEN BUFFER REPORT

DRAWING TITLE
Figure BAN 1.11
Drayton Green Buffer

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STATUS	Final	APPROVED RT

DWG. NO. 3486_2011

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey, Cherwell District Council & South Northants Council