



CHERWELL LANDSCAPE SENSITIVITY ASSESSMENT

*Banbury, M40 Junction 10, Bicester, Heyford Park, Begbroke,
Gosford, Islip, Kidlington, Shipton-on-Cherwell and Yarnton*

**FINAL REPORT
SEPTEMBER 2022**

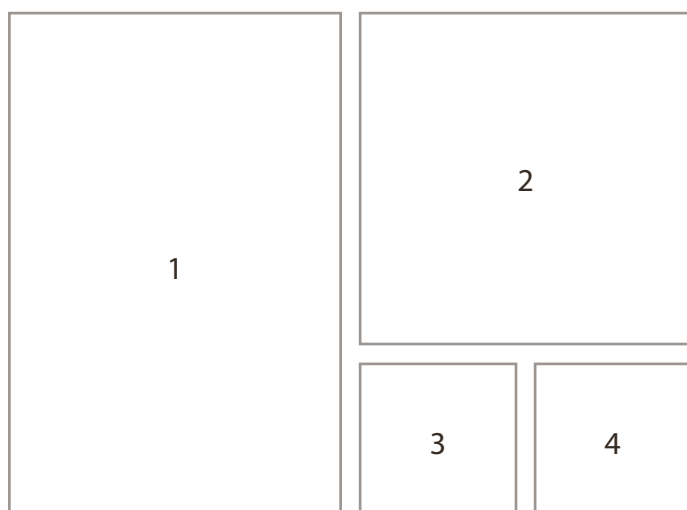
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Photos on front cover

1. View towards Kidlington Road, Islip
2. View towards Graven Hill, Bicester
3. View across countryside surrounding Islip
4. View towards Wroxton

EXECUTIVE SUMMARY

This Landscape Sensitivity Assessment (LSA) provides a comparative assessment of landscape sensitivity and value around the principal locations of Banbury, M40 Junction 10, Bicester, Heyford Park and the Kidlington, Yarnton and Begbroke area. It identifies the key characteristics and features which contribute to landscape sensitivity, and sets out a judgement of overall sensitivity for built development, woodland planting and recreation scenarios. The study forms part of the evidence base used in preparing the new Local Plan for the District and aims to inform decisions on potential locations for development.

Landscape sensitivity is defined by Natural England in 'An approach to landscape sensitivity assessment...' (2019) as "a measure of the resilience, or robustness, of a landscape to withstand specified change... without undue negative effects on the landscape and visual baseline and their value". The assessment requires judgements in relation to susceptibility (the degree to which a landscape might respond to the specific development scenario without undue negative effects) and value (which society places on the landscape, which can be recognised through designation as well as through indicators of value). The landscape sensitivity indicators for this study include both 'landscape' and 'visual' aspects of sensitivity. The aspects considered are:

- Physical character

- Natural Character
- Cultural and Historic Associations
- Perceptual and Scenic Qualities
- Settlement Form and Edge
- Views and Visual Character

Study areas around each of these settlements were defined and agreed with Cherwell District Council (CDC) following a desktop analysis of the likely extent of future development pressure, including consideration of the 'Call for Sites' submissions in 2020 and 2021. A total of 51 assessment units were considered as part of the LSA.

For each assessment unit a five-point rating from 'low' to 'high' was used to consider the susceptibility and value of the landscape, and to illustrate the overall level of landscape sensitivity to each development scenario. For each assessment unit guidance is also provided on mitigation measures to help reduce adverse effects on landscape and views and to maximise benefits arising from development.

A supporting element to the study is to provide a summary of the findings of the Cherwell District: Natural Capital Assets report and the Natural Capital in Oxfordshire Short Report and Oxfordshire's emerging Nature Recovery Network in the context of the four principal locations for development.

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1.0 INTRODUCTION

Background and Purpose

- 1.1 Cherwell District Council (CDC) is preparing a new Local Plan which will cover the period until 2040. It will establish detailed planning policies and site allocations. In this period Cherwell will need to accommodate new housing and employment growth. The existing adopted Local Plans' principal locations for development are Banbury, Bicester, Heyford Park and the Begbroke, Kidlington and Yarnton area. This assessment also considers the area around M40 Junction 10. As part of the evidence base for the Local Plan, the Council needs to consider whether the landscape around the main growth areas has the capacity to accommodate additional new development without causing significant adverse effects on its character, taking into account allocated development sites some of which are now committed or under construction.
- 1.2 The Environment Partnership (TEP) Ltd. was commissioned by Cherwell District Council in January 2022 to provide landscape capacity and sensitivity evidence to inform the preparation of its new Local Plan.
- 1.3 The focus of the assessment is the district's principal locations for development as set out in paragraph 1.1 and the area around M40 Junction 10.
- 1.4 The purpose of the study is to provide a robust and up to-date evidence base and assessment to inform site selection and future development in order to minimise harm to landscape character and the setting of settlements.
- 1.5 A supporting element to the study is to provide a summary of the findings of two reports on Natural Capital in the context of the four principal locations for development. These are the 'Cherwell District: Natural Capital Assets' report and 'Natural Capital in Oxfordshire Short Report' (2021). The emerging Nature Recovery Network prepared by Wild Oxfordshire is also referred to. The summary of the findings is provided in Chapter 4.0.

Policy Context

International

- 1.6 The European Landscape Convention (ELC) came into force in the UK on 1st March 2007; the principal component of the ELC is the need to develop a framework of policies (economic, social and environmental) dedicated to the protection, management and planning of landscape, and raising awareness of

landscape issues at all levels.

- 1.7 The ELC adopts a broad definition of landscape: *“landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*.
- 1.8 This places a broad emphasis on landscapes everywhere and in any condition – land, inland water, marine, natural, rural and peri-urban, outstanding, ordinary or degraded. It therefore provides the focus on landscape as a resource in its own right.
- 1.9 The ELC recognises that today’s landscapes are the result of continuous change and that this change will continue in the future. The ELC Implementation Framework places the emphasis on the effective planning, good design and sensitive management of landscapes with people in mind. UK planning policy is compliant with this approach.

National

- 1.10 The National Planning Policy (NPPF) (July 2021) sets out the Government’s planning policies for England, how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to

sustainable development.

- 1.11 Paragraph 174 of Section 15 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan). Paragraph 175 indicates that plans should distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.

National Planning Practice Guidance

- 1.12 National Planning Practice Guidance in relation to the Natural Environment highlights that *‘to help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed’* (Paragraph: 037 Reference ID: 8-037-20190721).

Local

- 1.13 The Cherwell Local Plan 2011 - 2031 was adopted in July 2015 and will be replaced by the emerging Cherwell Local Plan.

- 1.14 Policy ESD 13: Local Landscape Protection and Enhancement emphasises that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

information used in the assessment.

- Appendix B contains a glossary of terms.

Neighbourhood Plans

- 1.15 Heyford Park forms part of the Mid-Cherwell Neighbourhood Plan, Area. The Mid-Cherwell Neighbourhood Plan identifies 'important views and vistas', which are considered further in the assessment unit summaries.
- 1.16 Neighbourhood Plans for Shipton-on-Cherwell and Thrupp, and Islip are currently in preparation.

Structure of the Report

- 1.17 The report is structured as follows
- Chapter 1 presents an introduction and policy context.
 - Chapter 2 sets out the methodology for the landscape sensitivity assessment.
 - Chapter 3 sets out the sensitivity of each assessment unit, categorized by settlement.
 - Chapter 4 provides a summary of published natural capital information.
 - Appendix A contains the sources of

2.0 METHOD

General

- 2.1 This section sets out the method for the landscape sensitivity assessment. This includes information on approach, the assessment criteria and process followed.
- 2.2 The method for this assessment is based on guidance contained in Natural England's 'Approach to landscape sensitivity assessment' (2019).

Assessment Approach

- 2.3 Landscape sensitivity, within the context of spatial planning and land management, is defined in Natural England's 'An approach to landscape sensitivity assessment - to inform spatial planning and land management' document as ***“a measure of the resilience, or robustness, of a landscape to withstand specified change... without undue negative effects on the landscape and visual baseline and their value”***.
- 2.4 In accordance with the guidance set out within 'An approach to landscape sensitivity assessment - to inform spatial planning and land management', this assessment involved three main stages:

- Stage 1: Desk-based assessment

- Stage 2: Fieldwork
- Stage 3: Reporting

Stage 1: Desk-based assessment

Establishing the Landscape Baseline

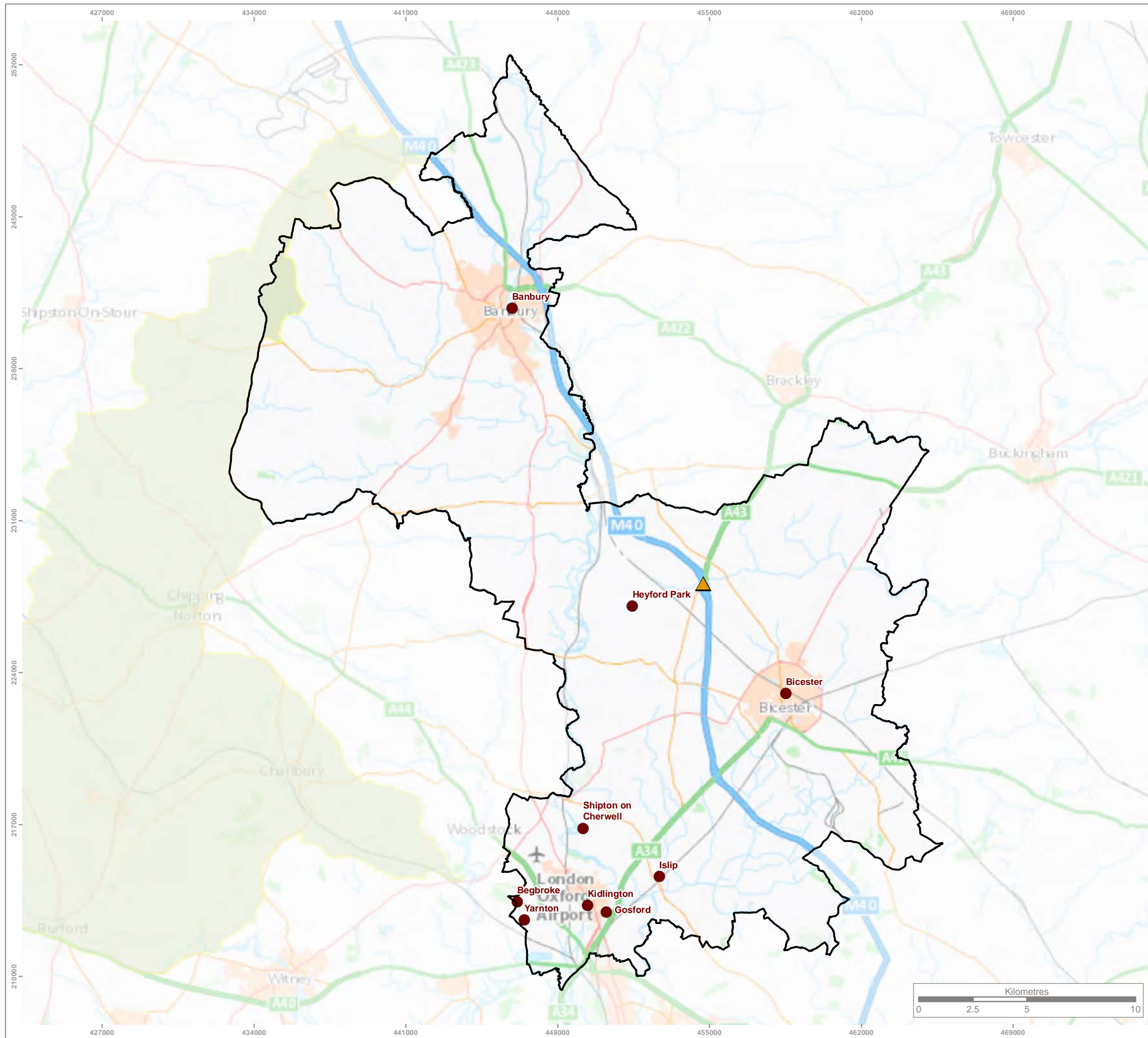
- 2.5 Relevant documents were reviewed to form the starting point and overall context for the study.
- 2.6 Key sources of information used to inform the assessment include:
- Published landscape character assessment documents at the national, county and district level;
 - Oxfordshire Historic Landscape characterisation mapping;
 - Ordnance survey base maps (1:250K, 1:50K and 1:25K);
 - Biodiversity designations (local and national);
 - Oxfordshire Wildlife and Landscape Study (OWLS);
 - Historic England designations;
 - Relevant Local Authority data for Conservation Areas and non-designated heritage assets which contribute to landscape character; and
 - Aerial photography (Google Earth).

Defining the Study Area and Assessment Units

- 2.7 The main areas on which this

assessment focuses (see 1.1) are shown on Page 6 overleaf.

- 2.8 Study areas around each of these settlements were defined and agreed with CDC following a desktop analysis of the likely extent of future development pressure, including consideration of sites submitted in the 2020 and 2021 call for sites. Areas of allocated and committed development, or areas of development already under construction have been excluded from this study.
- 2.9 The study areas for each of the towns and villages were based on an outer radius of up to 2.5km from the settlement edge. Where possible, study area boundaries are defined by natural or man-made features such as roads, railway lines, watercourses and woodland.
- 2.10 Each study area was then subdivided into assessment parcels. Assessment parcels were defined so that they contained land with similar land uses or characteristics and were typically bounded by visible features, such as roads, woodlands or watercourses.
- 2.11 During subsequent field survey work the assessment units were reviewed to ensure that they are appropriate for the purposes of the study, and refinements have been made.



KEY

- Cherwell district boundary
- Areas of Outstanding Natural Beauty (AONB)
- Settlement location
- M40 junction 10



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Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Settlement Areas

Drawing Number
G9233.040

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:175,000 @ A3	23/08/2022

Development Scenarios

2.12 This study considers the sensitivity of the landscape to the principle of development, without knowing the exact size, location or quantity of that development type.

2.13 Four general assessment types have been considered by this assessment and the assumptions for each are set out below:

Residential Development

2.14 Residential development includes dwellings of up to 3 storeys with associated access and infrastructure, including lighting and public open space, at a density of no less than 30 dwellings per hectare (dph).

Employment Development

Commercial/Industrial

2.15 Commercial/industrial development includes units of varying sizes, areas of car parking, service yards, associated infrastructure and low medium level lighting for access and security.

Logistics

2.16 Logistics development includes medium to large scale logistics warehousing with service yards, associated infrastructure and medium high-level lighting for access

and security.

Open Space

Formal

2.17 Formal open space means sports pitches and courts including land remodelling, associated car parking, club house facilities and flood lighting.

Informal

2.18 Informal open space includes areas of public open space, similar in nature to a country park, accessible on foot and with limited car parking provision.

Woodland Planting

2.19 Woodland planting comprises blocks or clusters of woodland, of appropriate species to fit in with the surrounding natural environment. It may or may not have public access.

2.20 A further consideration in respect of potential woodland planting on agricultural land is that Grades 1, 2 and 3a are currently excluded from the low-risk map for woodland creation because of their high value for food production. Where applicable, each unit assessment pro-forma confirms the grade of agricultural land. Agricultural land classification maps for the study area are provided in each settlement summary.

Defining Assessment Criteria

2.21 In accordance with Natural England's 'An Approach to Landscape Sensitivity Assessment...', this study uses a criteria based approach. The criteria used by this study are defined in Table 1, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each.

2.22 Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity.

2.23 In terms of susceptibility, the following six criteria headings are used for this study:

- Physical character
- Natural character
- Cultural and historic associations
- Perceptual and scenic qualities
- Settlement form and edge
- Views and visual character

2.24 Table 2 provides indicators of higher and lower susceptibility for each of these criteria.

Determining Value

2.25 Natural England's guidance stresses the importance that the value society places on our landscapes and visual qualities inform the sensitivity assessment. The

Table 1: Five-point landscape sensitivity scale

Sensitivity	Definition
High	The key characteristics and qualities of the landscape are highly sensitive to change. It is unlikely to be able to accommodate the development scenario without significant change to character or adverse effects.
Moderate - High	The key characteristics and qualities of the landscape are sensitive to change. There may be very limited situations/locations where the development scenario can be accommodated.
Moderate	Some of the key characteristics and qualities of the landscape are sensitive to change. It may have some potential to accommodate the development scenario in certain locations.
Low - Moderate	Few of the key characteristics and qualities of the landscape are sensitive to change. There is potential to accommodate the development scenario.
Low	The key characteristics and qualities of the landscape are robust and are either unlikely to be subject to change or are not sensitive to the development scenario.


value of landscapes and their component parts can be ascertained with reference to designations (international, regional or local), valued attributes such as topography, cultural and historic features and associations and biodiversity, community values and recreational value. Some locally valued landscapes may not be designated as such but may be referenced in local guidebooks, locally promoted walks and guides for tourists.

- 2.26 Value of landscape and value of views are considered separately. Table 3 provides indicators of higher and lower value.


Making a Judgement

- 2.27 A five-point scale from 'low' to 'high' is used to indicate overall levels of landscape sensitivity within each assessment unit. Definitions for each of these ratings are provided in Table 1. The overall rating is based on professional judgement, taking account of all the individual criteria set out in Table 2, acknowledging that not all factors will be equally weighted.


Table 2: Susceptibility indicators

Susceptibility Indicators				
Physical Character - This criterion considers the landform, land cover, pattern and scale of the landscape to evaluate its susceptibility to change. Flat landforms are generally less susceptible to development than steep or complex landform with prominent slopes, where development could mask the underlying topography. The scale and pattern of the landform should also be considered. Large-scale landforms are generally less susceptible to large-scale development than smaller, enclosed landforms.				
Lower Susceptibility  Higher Susceptibility				
Convex or flat landscapes with uniform landform. Large scale fields with a simple, uniform field pattern. Featureless landscapes.		Undulating landscapes with some distinct features. A mixture of field pattern scales. Moderate density of landscape features.		Steep landforms with exposed slopes. Small scale fields. Mosaic of complex and irregular field patterns. High density of distinctive landform features including wooded areas.


Natural Character - This criterion considers the presence of ecological, geological, geomorphological or physiographic features which contribute positively to the landscape and could be lost as a result of development. Areas with frequent and widespread natural features result in increased susceptibility to development, while landscapes with limited natural features will be less susceptible.

Lower Susceptibility  Higher Susceptibility				
An intensively farmed landscape with little to no semi-natural habitat. Developed areas.		A mixture of intensively farmed or developed areas and semi-natural habitat.		<p>Presence of designated ecological sites, or wildlife and habitats of ecological interest that contribute to sense of place.</p> <p>Widespread extent and survival of semi-natural habitat that is characteristic of the landscape type.</p> <p>Landscape which contains valued natural capital assets that contribute to ecosystem services,</p>


Cultural and Historic Associations - This criterion considers evidence of archaeological, historical or cultural interest which may contribute to the landscape. The presence of heritage assets e.g. Conservation Areas, Scheduled Monuments and Listed Buildings may contribute to landscape character.

Lower Susceptibility  Higher Susceptibility				
A landscape with no archaeological, cultural or historical interest or associations contributing to landscape character.		A landscape with some archaeological, cultural or historical interest or associations contributing to landscape character.		<p>A landscape with strong archaeological, historic or cultural interest contributing to landscape character.</p> <p>A landscape with strong associations with important historic/cultural persons or events, that is not diminished by modern human influence.</p> <p>Heritage assets that contribute to landscape and views.</p>

Perceptual and Scenic Qualities - This criterion considers perceptual qualities including scenic value, naturalness, remoteness and tranquillity. Remote, or tranquil landscapes are generally more susceptible to development than those with strong human influences.

Lower Susceptibility  Higher Susceptibility				
Low scenic quality with many intrusions or detractors. Weak sense of place.		A landscape with scenic qualities and/or some rural character, separation or isolation, but with some distinct intrusive elements		A highly tranquil and scenic landscape, lacking intrusive elements. Areas of high scenic quality e.g. National Park, AONB. Strong sense of place. Remote; tranquil; wild; spiritual; attractive; peaceful.

Settlement Form and Edge - This criterion considers the settlement form and character of existing edges and considers whether development in the landscape would be in accordance with the general pattern, setting and form of development. It also considers the form of existing settlement edges, for example whether they are enclosed by woodland planting, or open and exposed.

Lower Susceptibility  Higher Susceptibility				
<p>Development in the assessment unit could be accommodated within the existing settlement form/pattern.</p> <p>Development could provide the opportunity to improve an existing settlement edge.</p> <p>The area does not play a separation role.</p> <p>The assessment unit does not contribute to the setting and backdrop to the settlement.</p>		<p>Development in the assessment unit may be at odds with the settlement form/pattern, and may adversely affect the existing or future settlement edge.</p> <p>Plays a role in the perception of a gap between settlements.</p> <p>The assessment unit contributes to the setting and backdrop to the settlement.</p>		<p>Development in the assessment unit would have a poor relationship with the existing settlement form/pattern, and would adversely affect an existing settlement edge.</p> <p>Plays an important part in the perception of a gap between settlements.</p> <p>The assessment unit strongly contributes to the setting and backdrop to the settlement.</p>

Views and Visual Character - This criterion takes into consideration the visual character of the assessment unit, including the extent of openness or enclosure, visibility and key views and vistas. This includes visibility from any designated landscapes e.g. the Cotswolds AONB.




Lower Susceptibility  Higher Susceptibility				
<p>Landscapes which are confined, contained or enclosed with few inward or outward views.</p> <p>Landscapes that do not form visually distinctive, or undeveloped skylines.</p>		<p>Semi-enclosed landscapes which have some inter-visibility with their surroundings.</p> <p>Some areas may form part of a distinctive or undeveloped skyline.</p>		<p>Landscapes which are open or exposed with far reaching views. Areas with sparse woodland/tree cover.</p> <p>Areas with strong inter-visibility with sensitive landscapes e.g. the Cotswolds AONB.</p> <p>Landscapes which form an important part of a view from sensitive locations e.g. views from promoted viewpoints, landmarks or scenic routes.</p> <p>Landscapes which form part of distinctive or undeveloped skylines.</p>

Table 3: Value Indicators

Value Indicators				
Landscape Value				
Lower Value  Higher Value				
Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.		A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level.		Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation. A landscape closely associated with an artist or writer of international renown (for example, Monet’s garden at Giverny).

Visual Value					
Lower Value					Higher Value
Views from within the community, but for which there is no particular indication of a higher value.		Views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the county or wider region.		Views experienced to and from a World Heritage Site, in recognition of the importance of a World Heritage Site at an International scale.	

Stage 2: Field Study

2.28 The field verification site assessment was undertaken by Chartered Landscape Architects between January and March 2022 to test and refine the outputs of the desk study.

2.29 Each of the assessment units was visited and considered against each assessment criterion and photographs were taken to represent key findings. Land was surveyed from roads and Public Rights of Way within and adjacent to each assessment unit to gain an understanding of landscape sensitivity. There was no access to private land.

Stage 3: Reporting

2.30 A pilot assessment was produced for agreement with Cherwell District Council before the full report was prepared.

2.31 Each settlement report produced as part of this study contains the individual landscape sensitivity assessment units focussed around the settlement edge. The settlement summaries are structured as follows:

- An aerial photograph showing the boundaries of the parcels identified for the settlement;
- An overview of the settlement in terms of its location, form, character and setting;

- A detailed map of the settlement and parcels, with relevant designations and constraints;

2.32 Each assessment unit profile comprises:

- An OS map and aerial image showing the assessment unit boundaries.
- Overall description of the landscape character context – i.e. which Landscape Character Area(s) the area falls within.
- Representative photographs of each assessment unit.
- Criteria-based landscape sensitivity assessment, with a description given against each assessment criterion and its sensitivity.
- Overall assessment of landscape sensitivity to future change from residential, employment, open space and woodland planting using the five-point scale rating.
- Confirmation of Agricultural Land Classification Grade.
- Identification of any key sensitivities.
- Recommendations and guidance for future development.

Limitations

2.33 This study provides an assessment of the relative landscape sensitivities of different landscape areas to residential, employment, open space and woodland

development, without knowing the exact form of development. It does not consider any potential mitigation.

2.34 While the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development.

2.35 Landscape Sensitivity Assessment is not used to assess the likely landscape and visual effects of individual development proposals. These would be subject to a separate Landscape and Visual Impact Assessment or Landscape and Visual Appraisal as part of any planning application.

2.36 The assessment is based on professional judgement, taking account of the interplay between the criteria. Weighting of criteria is not absolute and is subject to professional judgement.

2.37 It should also be noted that:

- The assessment considers the natural character of the landscape, but does not consider potential issues in relation to species and habitats.
- The assessment considers the heritage influences on the character of the landscape, but does not consider specific cultural heritage/

archaeological issues associated with designated heritage assets and their settings.

- The assessment considers the visual character of the landscape, but not visual amenity in relation to specific receptors.

2.38 This study was undertaken using OS 1:25,000 scale base mapping, involving desk study and field work from Public Rights of Way and public vantage points. Any variations in sensitivity are noted in the supporting text, but it is acknowledged that more detailed sensitivity assessments may highlight further variations within assessment units.

2.39 The assessment considers sensitivity to the 'principle' of development scenarios with assumptions made about the extent and location of the potential development. Sensitivity ratings relate to field-sized extensions rather than single houses and it should be noted that all landscapes are likely to have greatest sensitivity to large-scale development. Therefore, the sensitivity score can only be an overall indication of relative landscape sensitivity. Sensitivity often varies across the area and the landscape sensitivity judgement sections give an indication of higher or lower sensitivity areas.

3.0 RESULTS

- 3.1 The table below gives a summary of the comparative landscape sensitivity of each assessment unit for each development scenario. It should be noted that this reports on overall sensitivity for the majority of the area but does not include variation of sensitivity within the area.

Parcel Ref.	Scenario					
	Residential	Commercial	Logistics	Formal Recreation	Informal Recreation	Woodland Planting
Banbury						
LS BAN1	M-H	M-H	H	M	M-H	M
LS BAN2	M-H	M-H	H	M	M-H	M
LS BAN3	M	M	M-H	M	M	M
LS BAN4	M-H	M-H	H	M-H	L	L
LS BAN5	L-M	M	M-H	M	L-M	L-M
LS BAN6	L-M	M	M-H	M	L-M	L-M
LS BAN7	L-M	M	M-H	M-H	L-M	L-M
LS BAN8	M-H	M-H	H	M-H	L-M	M
LS BAN9	M-H	M-H	H	M-H	L-M	M
LS BAN10	L-M	M	M-H	M	L-M	M
LS BAN11	M-H	M-H	H	M-H	L-M	M
LS BAN12	M	M-H	M-H	M-H	L-M	M
LS BAN13	L-M	M	M-H	M	L-M	L-M
LS BAN14	M-H	M-H	H	M-H	L-M	L-M
LS BAN15	M	M-H	M-H	M-H	L	L-M
LS BAN16	L-M	L-M	M-H	M	L	L

Parcel Ref.	Scenario					
	Residential	Commercial	Logistics	Formal Recreation	Informal Recreation	Woodland Planting
M40 Junction 10						
LS M40 J10_1	M	M	M-H	M	L-M	L-M
LS M40 J10_2	M	M	M-H	M	L-M	L-M
LS M40 J10_3	L-M	M	M	M	L-M	L-M
LS M40 J10_4	L-M	M	M	M	L-M	L-M
Bicester						
LS BIC1	M	M	M-H	M	L-M	L-M
LS BIC2	M-H	M-H	H	M-H	M	M
LS BIC3	M-H	H	H	H	L-M	M
LS BIC4	M	M	M-H	M-H	M	M
LS BIC5	L-M	M	M-H	M	L-M	L-M
LS BIC6	L-M	M	M-H	M	L-M	L-M
LS BIC7	L-M	M	M-H	M	L-M	L-M
LS BIC8	L-M	M	M-H	M	L	L
LS BIC9	L-M	M	M-H	M	L-M	L-M
LS BIC10	M	M-H	M-H	M	L	L
LS BIC11	L-M	M	M	M	L	L
LS BIC12	L-M	M	M	M	L	L

Parcel Ref.	Scenario					
	Residential	Commercial	Logistics	Formal Recreation	Informal Recreation	Woodland Planting
Heyford Park						
LS HEY1	M	M	M-H	M-H	L-M	L-M
LS HEY2	L-M	M	M-H	M-H	L-M	L
LS HEY3	L-M	M	M-H	M	L-M	L-M
LS HEY4	M	M-H	H	M-H	L-M	L-M
Begbroke						
LS BEG1	L-M	L-M	M-H	M	L-M	L-M
Gosford						
LS GOS1	L-M	M	H	M	L-M	L-M
LS GOS2	L-M	L-M	M-H	L-M	L-M	L
LS GOS3	M	H	H	M-H	L-M	L-M
LS GOS4	M-H	H	H	M	L	L-M
Islip						
LS ISL1	M	M-H	H	M-H	L-M	M
LS ISL2	M-H	M-H	H	M-H	L-M	M
LS ISL3	M-H	M-H	H	M-H	L-M	L-M
LS ISL4	M-H	M-H	H	M-H	L-M	M
LS ISL5	M	M-H	H	M-H	L-M	M
LS ISL6	M	M-H	H	M-H	L-M	M

Parcel Ref.	Scenario					
	Residential	Commercial	Logistics	Formal Recreation	Informal Recreation	Woodland Planting
Kidlington						
LS KID1	M	M	M-H	M	L-M	M
LS KID2	H	H	H	M-H	n/a	n/a
LS KID3	M-H	M-H	H	n/a	L-M	M
LS KID4	M	M-H	H	M	L-M	L-M
Shipton-on-Cherwell						
LS SOC1	L-M	L-M	M-H	L-M	L-M	L
Yarnton						
LS YAR1	L-M	M	M-H	M-H	L-M	L-M
LS YAR2	L-M	M	M-H	M	L-M	L-M
LS YAR3	M	M	M-H	M	L-M	M

SETTLEMENT AREA: BANBURY

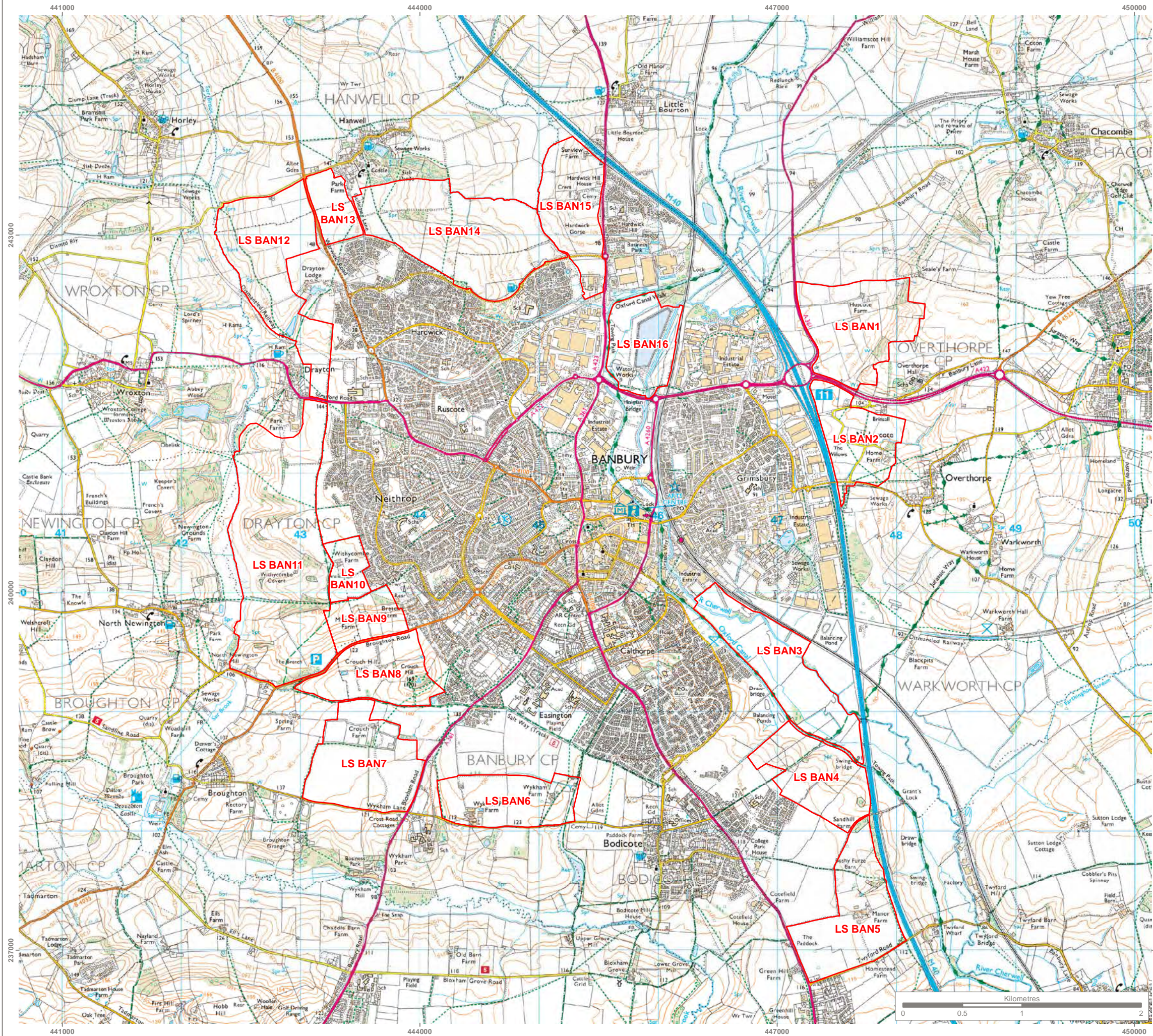


SETTLEMENT AREA: BANBURY

Settlement Overview

Banbury, located on the River Cherwell, is a historic market town and the largest of the three main urban centres (Banbury, Bicester and Kidlington) in Cherwell. The M40 motorway runs north-south to the east of the town, and junction 11 provides connectivity to the national road network. Recent growth around Banbury includes new areas of residential development to the north-east and west as well as large employment buildings in the vicinity of the M40 junction.

Banbury lies in a topographic 'bowl' in the landscape. To the west is the historic landscape, typified by steep sided valleys and attractive villages, with the Cherwell Valley running north- south. To the east, beyond the M40, the rising landform runs in to the West Northamptonshire countryside.



KEY

Sites to be assessed



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A	Updated site boundaries.	SA	LF	28/01/2022
Rev	Description	Drawn	Approved	Date



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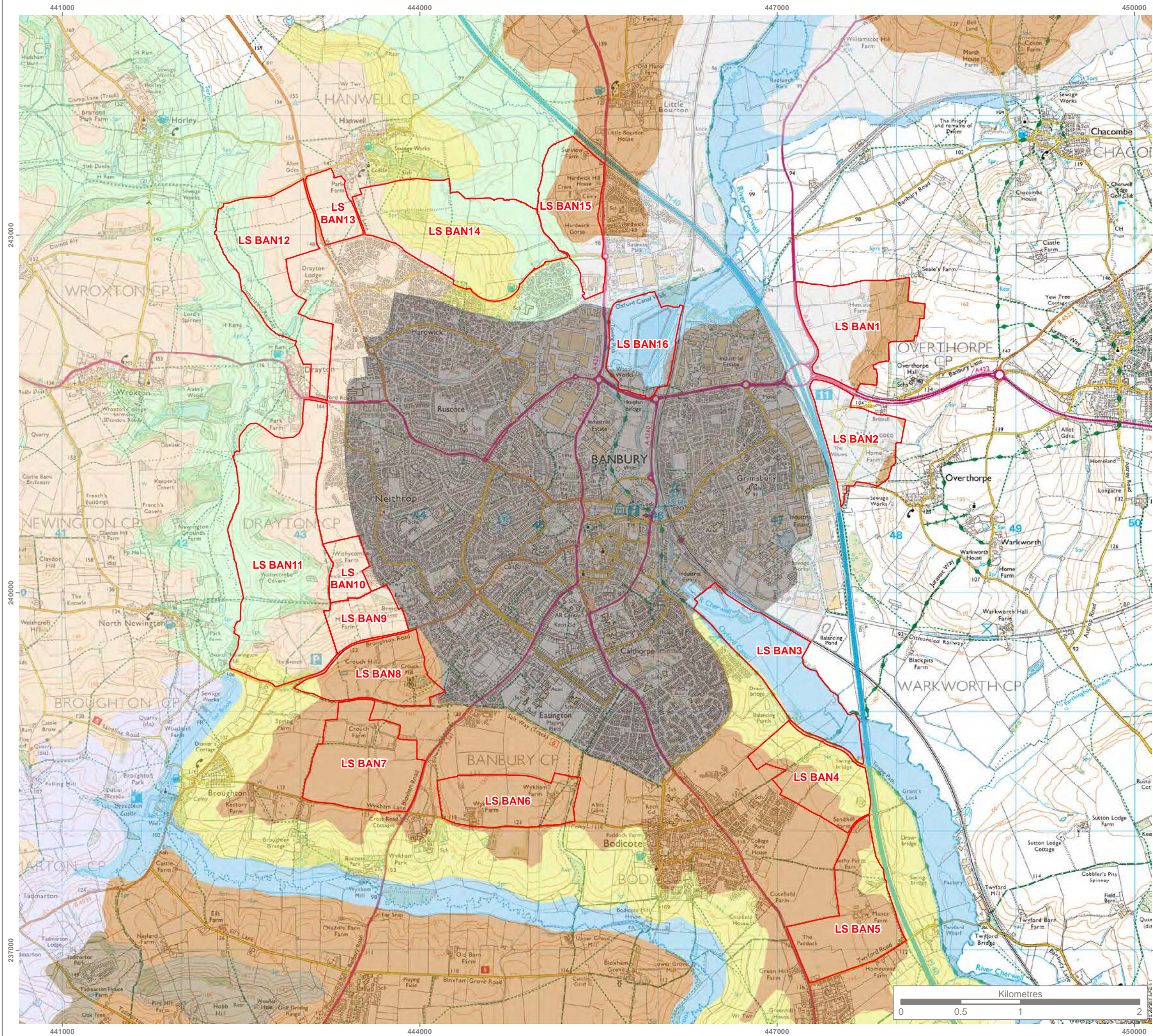
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Sites to be Assessed : **Banbury**

Drawing Number G9233.001A.1	Sheet 1 of 4
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Drawn SA	Checked MH	Approved TJ	Scale 1:32,000 @ A3	Date 30/05/2022
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KEY

Sites to be assessed

**Oxfordshire Wildlife and Landscape Study
Landscape Character Types**

- Clay Vale
- Farmland Plateau
- Farmland Slopes and Valley Sides
- Pasture Hills
- River Meadowlands
- Rolling Village Pastures
- Upstanding Village Farmlands
- Urban Areas
- Vale Farmland
- Wooded Pasture Valleys and Slopes

Note:

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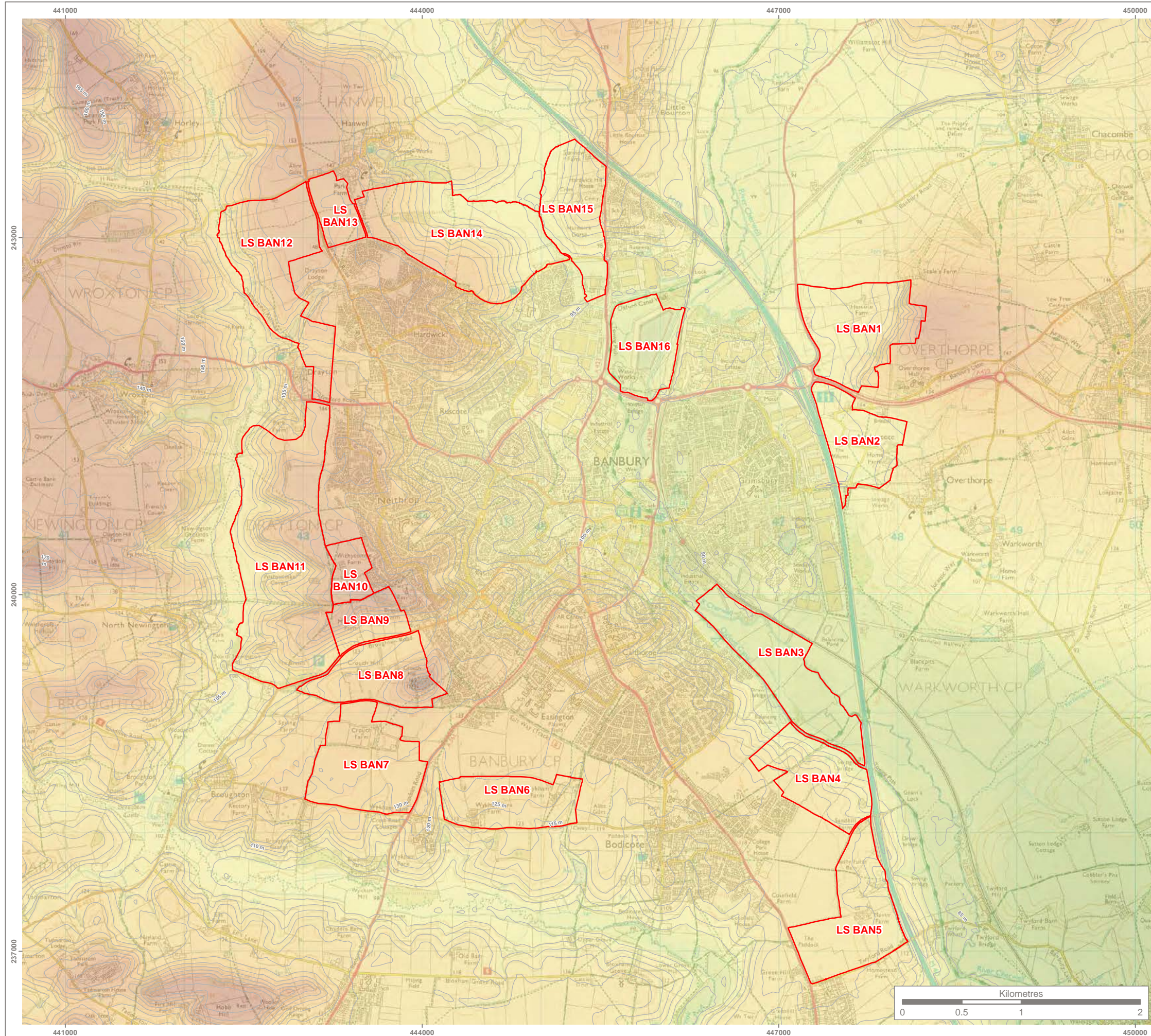
Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Landscape Character Types : **Banbury**

Drawing Number
G9233.004.1

Sheet 1 of 5

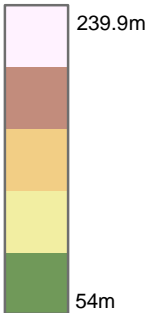
Drawn SA	Checked CB	Approved TJ	Scale 1:32,000 @ A3	Date 23/08/2022
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KEY

- Sites to be assessed
- Contours 5m

Elevation in metres Above Ordnance Datum (AOD)



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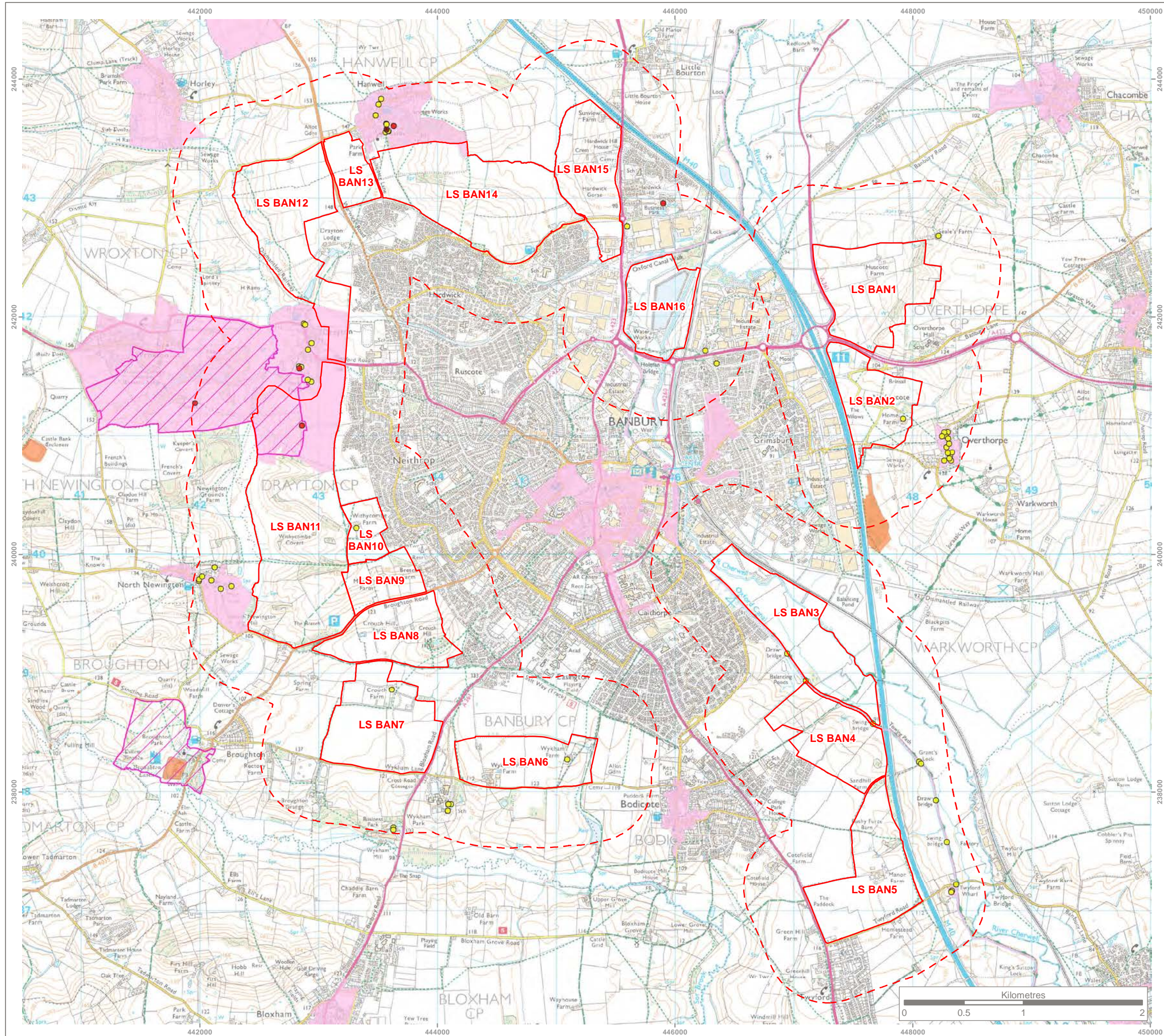


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Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Topography : **Banbury**

Drawing Number G9233.001.1				Sheet 1 of 5
Drawn SA	Checked CB	Approved TJ	Scale 1:32,000 @ A3	Date 23/08/2022



KEY

- Sites to be assessed
- Sites to be assessed 500m buffer
- Conservation Area
- Registered Park and Garden
- Scheduled Monument

Listed Buildings within 500m of sites to be assessed

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Note

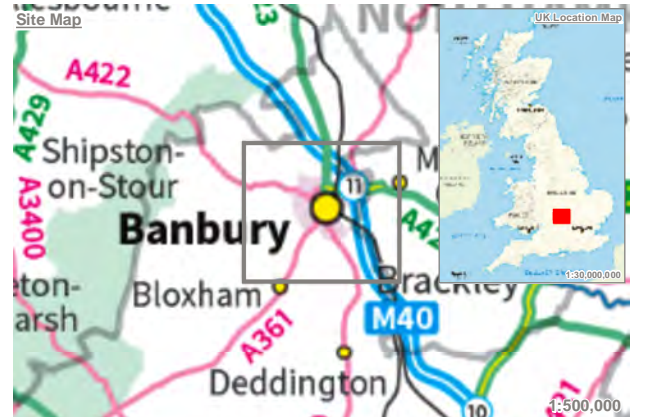
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Rev	Description	Drawn	Approved	Date



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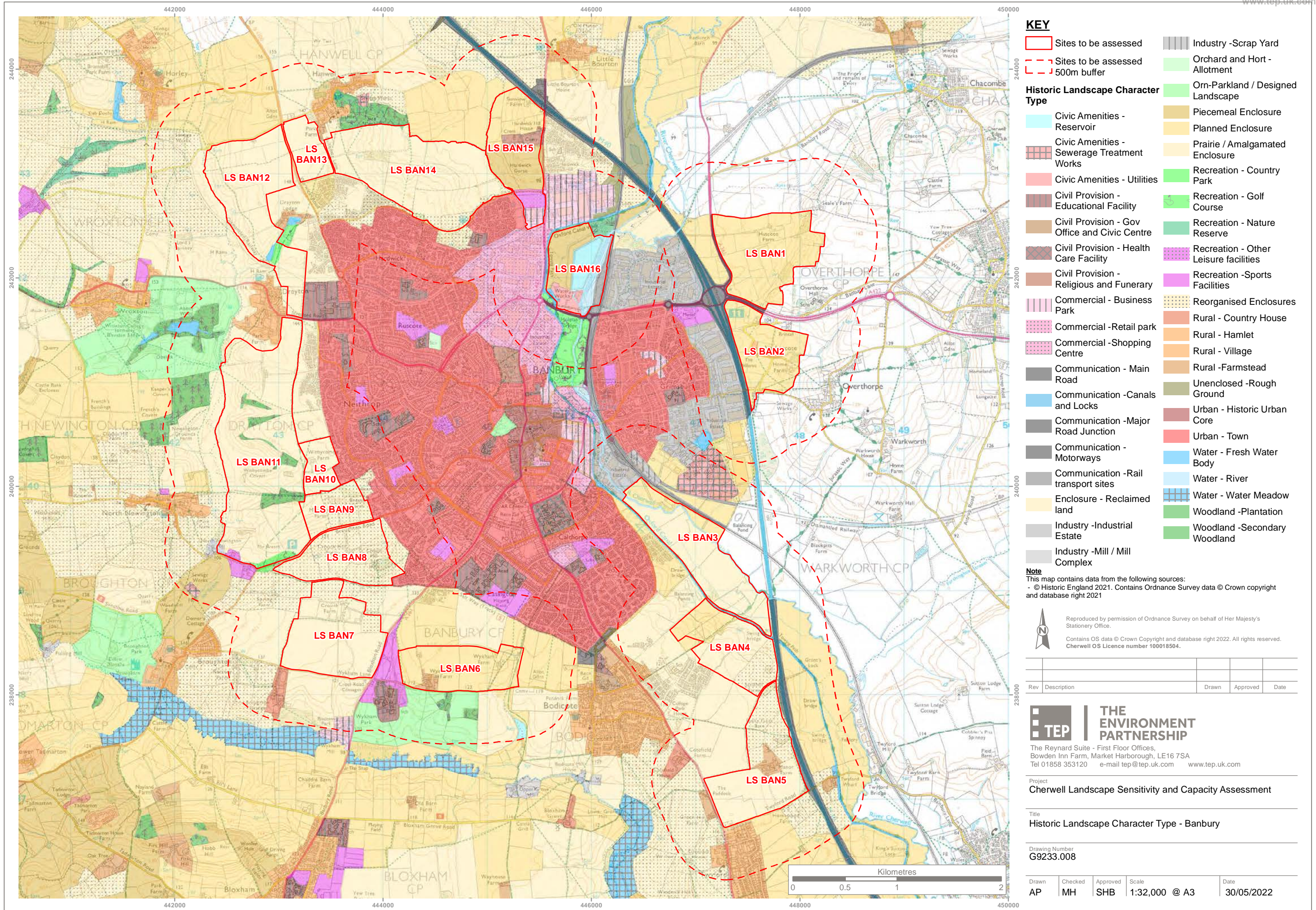
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

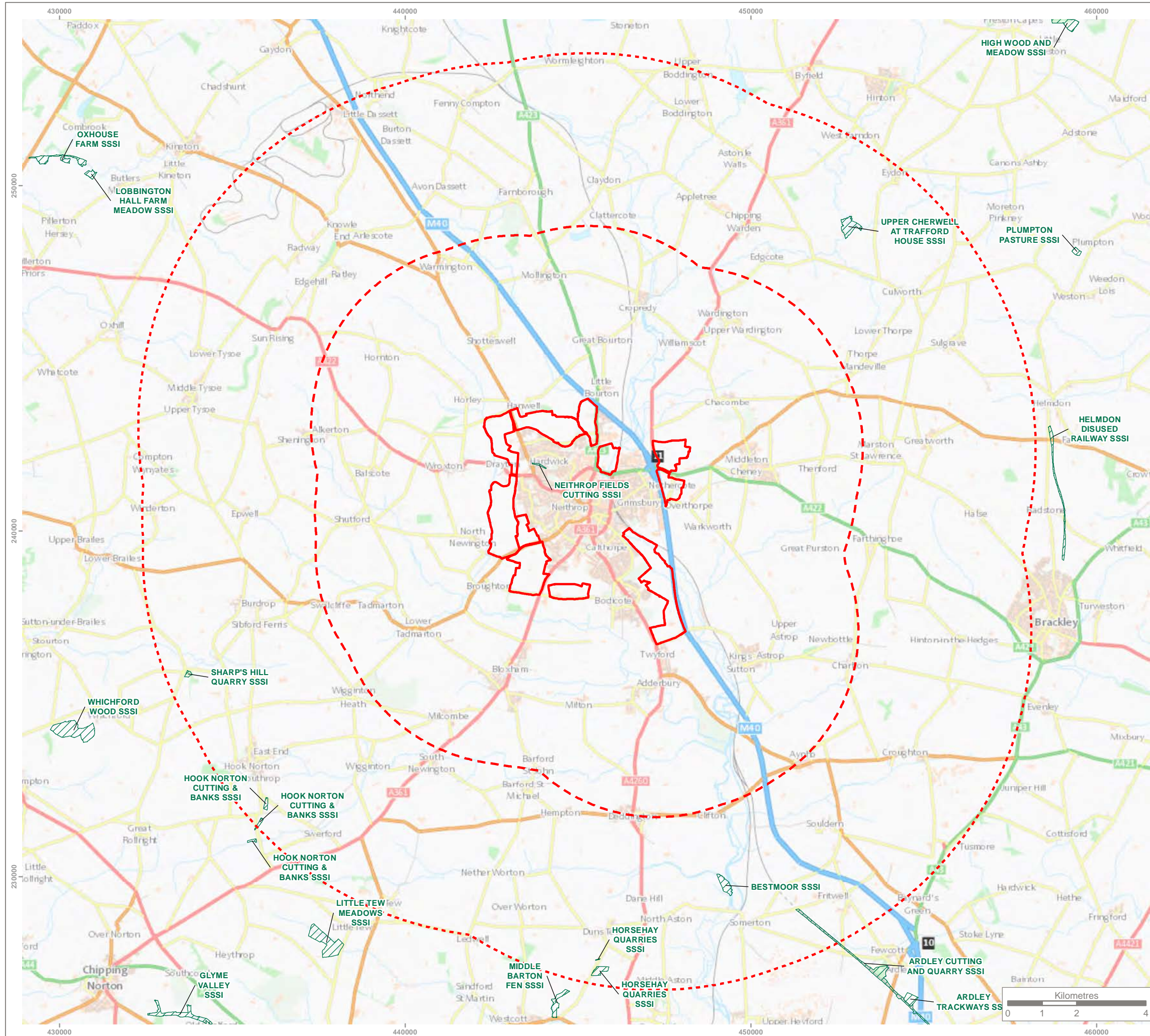
Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Location of Known Heritage Assets - Banbury

Drawing Number
G9233.007

Drawn	Checked	Approved	Scale	Date
AP	MH	SHB	1:32,000 @ A3	30/05/2022





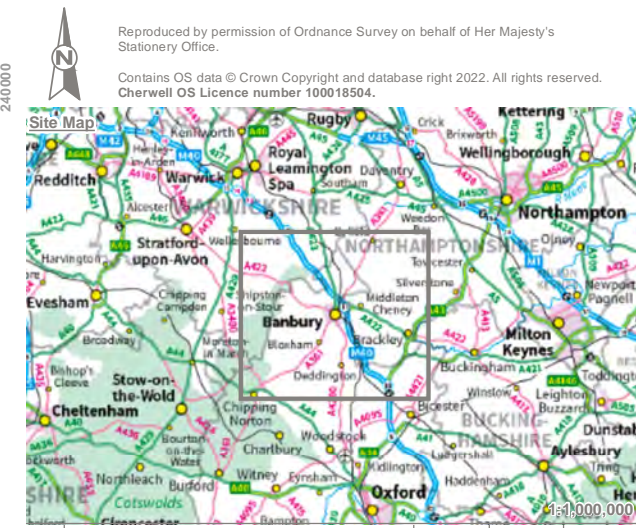
KEY

- Sites to be assessed
- Sites to be assessed 5km buffer
- Sites to be assessed 10km buffer
- Sites of Special Scientific Interest (SSSI)

There are none of the following within 10km of the assessment sites:

- Ramsars
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- National Nature Reserves (NNR)

Note
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Rev	Description	Drawn	Approved	Date



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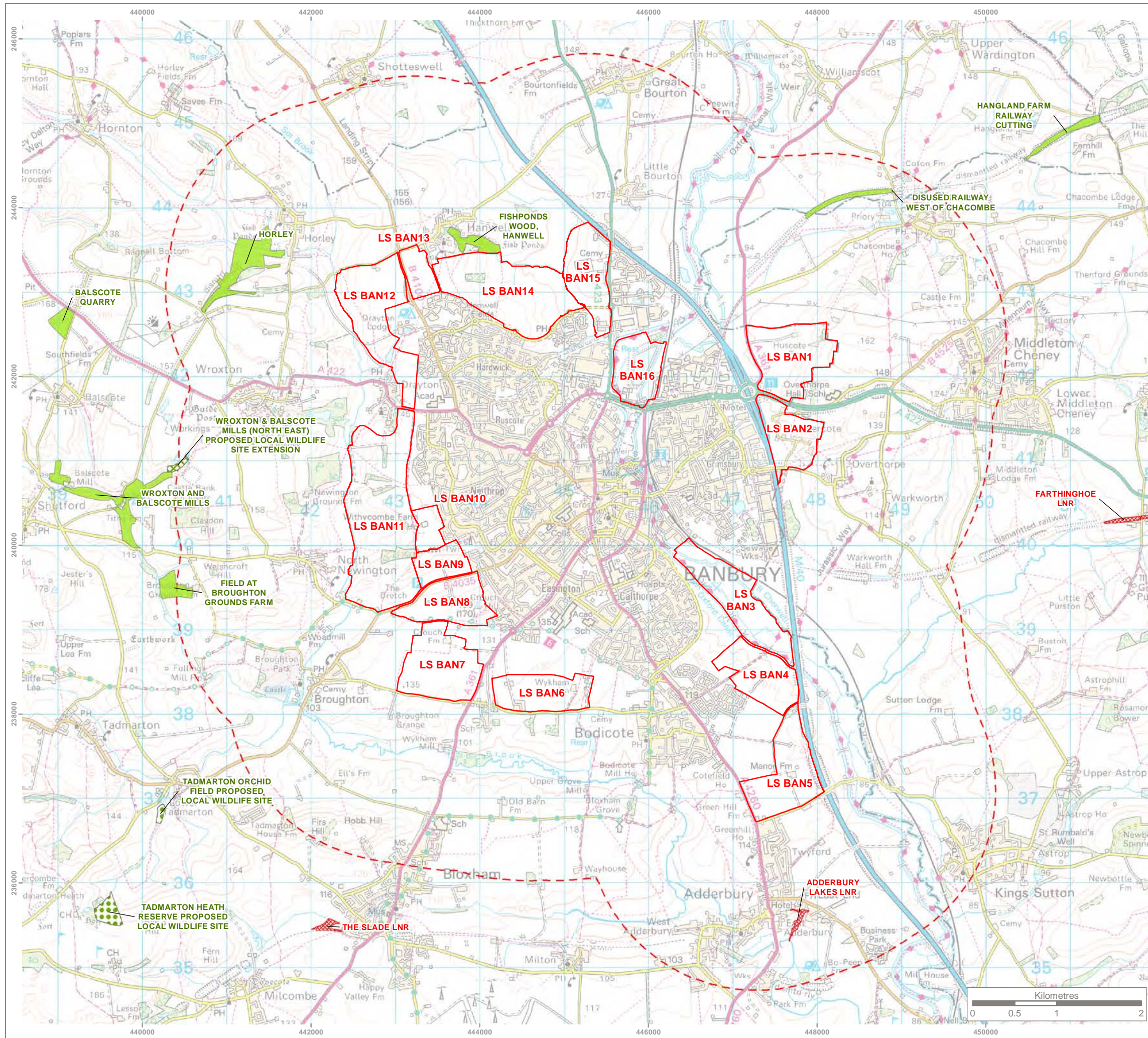
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Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Internationally and Nationally Designated Nature Conservation Sites - Banbury

Drawing Number
G9233.010

Drawn	Checked	Approved	Scale	Date
AP	MH	TJ	1:110,000 @ A3	30/05/2022



KEY

- Sites to be assessed
- Sites to be assessed 2km buffer
- Local Nature Reserve (LNR)
- Local Wildlife Site (LWS)
- Proposed Local Wildlife Site
- Proposed Local Wildlife Site Extension

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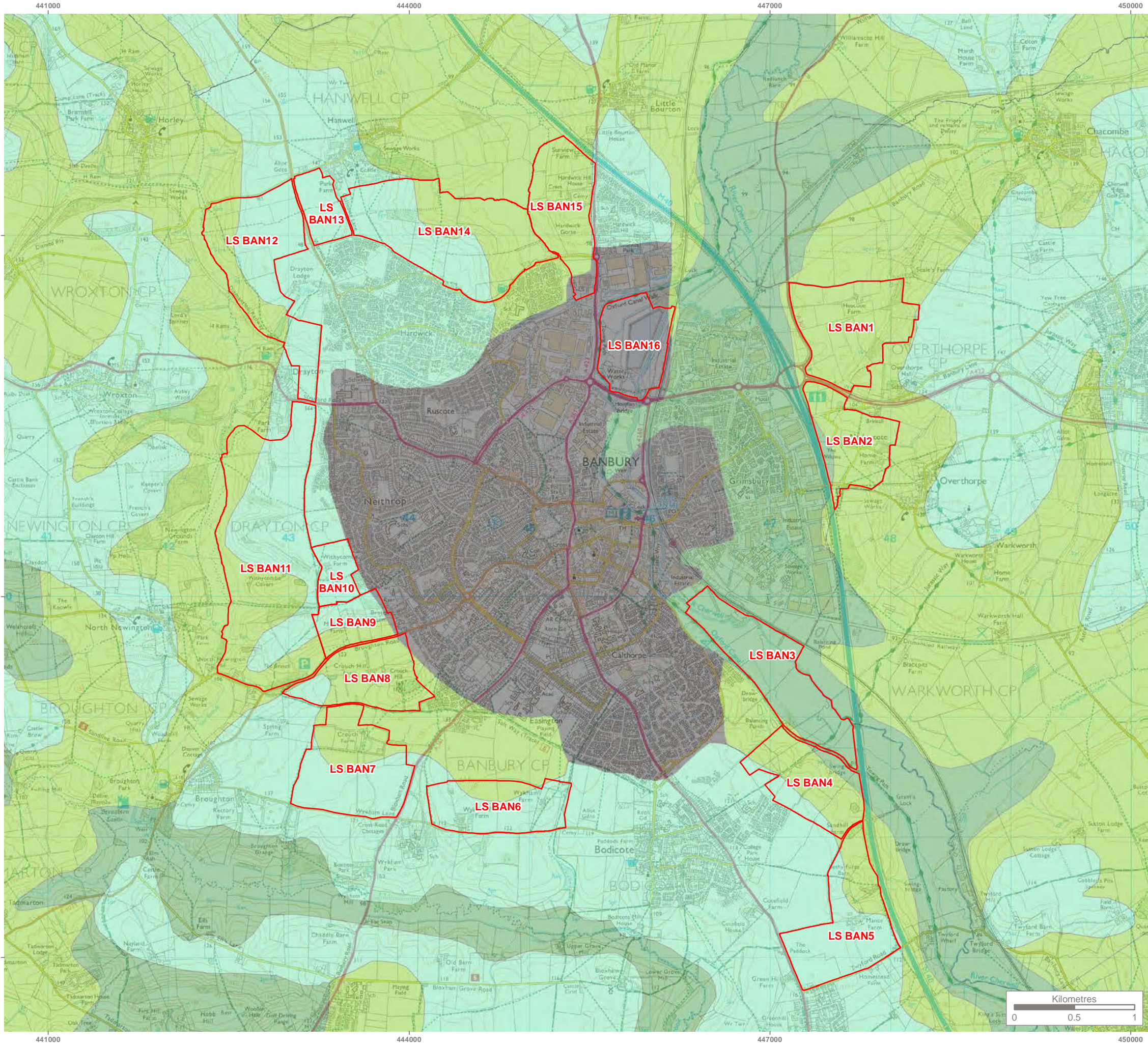
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Local Nature Conservation Sites - Banbury

Drawing Number
G9233.011

Drawn	Checked	Approved	Scale	Date
AP	MH	TJ	1:45,000 @ A3	30/05/2022



KEY

Sites to be assessed

Agricultural Land Classification Grade

Grade 2

Grade 3

Grade 4

Urban



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Project
Cherwell Landscape Sensitivity and Capacity Assessment

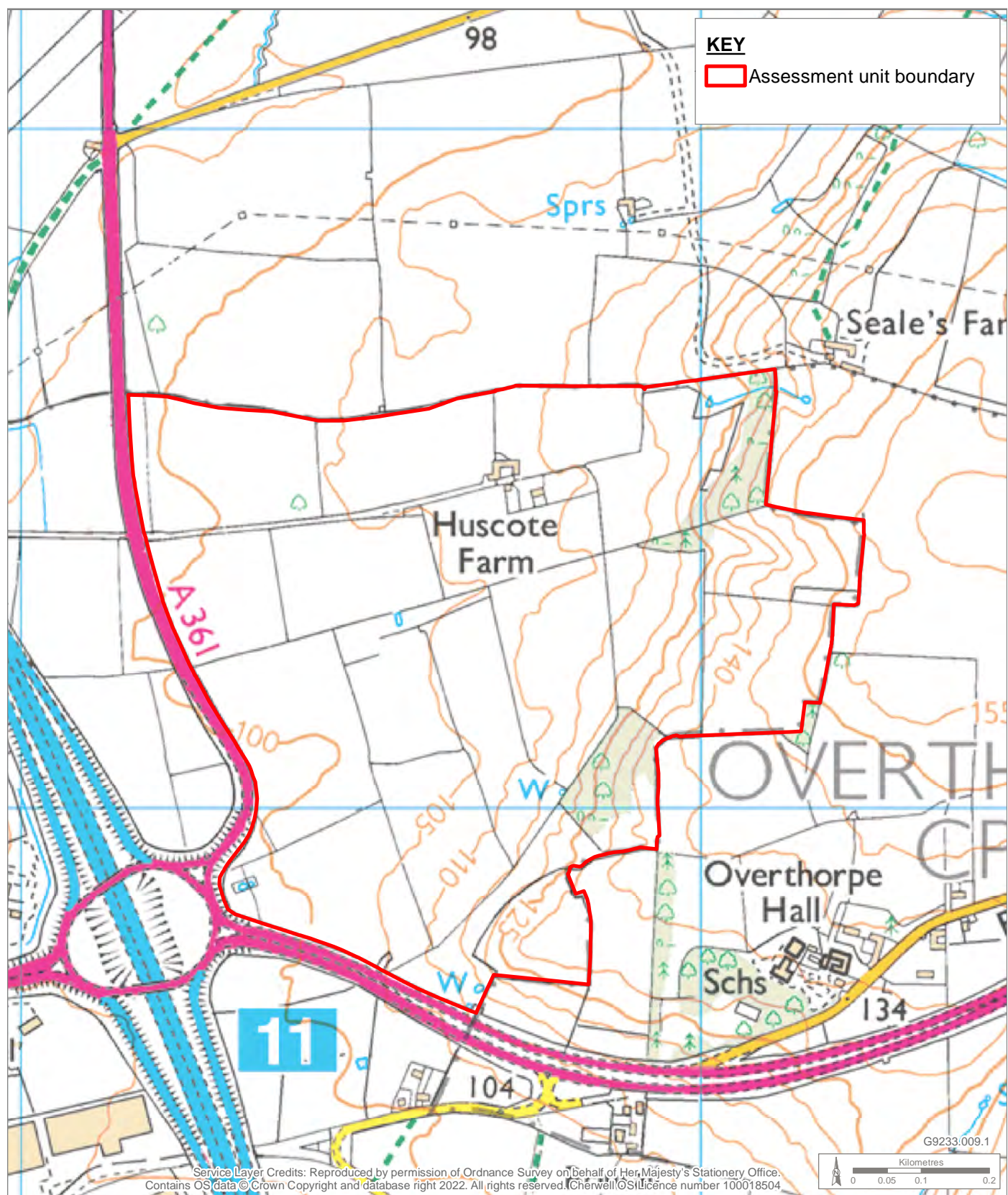
Title
Agricultural Land Classification : Banbury

Drawing Number
G9233.013.1

Sheet 1 of 5

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:32,000 @ A3	23/08/2022

LS BAN1: HUSCOTE FARM AND SURROUNDINGS



LS BAN1: HUSCOTE FARM AND SURROUNDINGS



LS BAN1: HUSCOTE FARM AND SURROUNDINGS

Summary

This assessment unit extends across two Landscape Character Types (LCTs): the Clay Vale and Upstanding Village Farmlands. The unit is east of the M40 and A361, covering 67.06 hectares and characterised by small to medium scale rectilinear fields enclosed by hedgerow and mature hedgerow trees. Towards the eastern edge, land rises steeply forming the Overthorpe escarpment, with some wooded slopes bringing further definition to the feature. To the immediate west of the unit is the A361 fronted by the Frontier Park logistics complex, while to the south is the A422 dual carriageway. The northern and eastern unit boundaries are formed by mature tree belts and hedge lines that also define the county boundary with Northamptonshire.

Representative Photographs



View east across LS BAN1 from field gate along the A361



View south towards LS BAN1 from Banbury Road

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Unit is characterised by medium scale enclosed pastoral fields in a predominantly rectilinear pattern, enclosed by hedgerows and mature trees. The landform is gently undulating, rising steeply along the eastern edges of the unit, with some wooded slopes.	M-H
Natural Character	Intact hedgerows, with some hedgerow trees and wooded areas provide some semi-natural habitat, and creates structural interest in the landscape	L-M
Cultural and Historic Associations	Evidence of ridge and furrow to northern part of unit that relates to pattern of hedgerows, while the Historic Landscape Characterisation Study (HLC) indicates planned enclosure. No other recorded heritage assets in the unit or vicinity.	L-M
Perceptual and Scenic Qualities	The unit has a sense of separation and isolation, particularly with the hedgerow boundaries and steeply rising ground and wooded areas that form the Overthorpe escarpment. The logistics complex is an intrusive element to the west, along with noise from the M40. An overhead line on pylons crosses the agricultural land north of the unit.	M
Settlement Form and Edge	The M40 and A361 road corridors provide a distinctive settlement edge between Banbury and the rural character of the unit.	M-H
Views and Visual Character	The unit is open to views from the north and west, with a sense of enclosure from the Overthorpe escarpment along the eastern edge. It is visible from the main road network in the vicinity and the escarpment is visible from Banbury on higher ground to the west.	M-H

Value

Criteria	Description and indication of value	
Landscape Value	Historic landscape features including ridge and furrow landform are still evident and contribute to landscape character. There are no ecological designations within the assessment unit and only small areas of priority habitat.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity for residential and commercial development, with **high** sensitivity for logistics. This sensitivity arises from the physical character including the steeply rising Overthorpe scarp along the eastern edge and openness of the assessment unit to views from the main road network and from higher ground to the west.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting within the existing field pattern without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **moderate-high** sensitivity to informal recreation. The field pattern of this assessment unit is characteristic of the Clay Vale LCT and there are limited opportunities to accommodate areas of informal recreation within the existing field pattern. Some limited areas of informal recreation could be accommodated in conjunction with proposed woodland planting along the eastern fringes of the assessment unit.

The creation of large blocks of woodland within the assessment unit would alter the existing landscape character and visual qualities of the area. However, localised woodland blocks occur throughout the Clay Vale LCT and is characteristic. Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. The OWLS landscape strategy guidelines indicate that small-scale woodland planting would be appropriate in both of these LCT's. The most appropriate area for this in landscape terms would be on the steeper slopes along the eastern site boundary. This would reinforce the wooded character of the Overthorpe escarpment whilst retaining the sense of openness across the agricultural landscape below. Overall, the assessment unit has a **moderate** sensitivity to the woodland planting scenario outlined above.

The whole of BAN1 is Grade 3 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

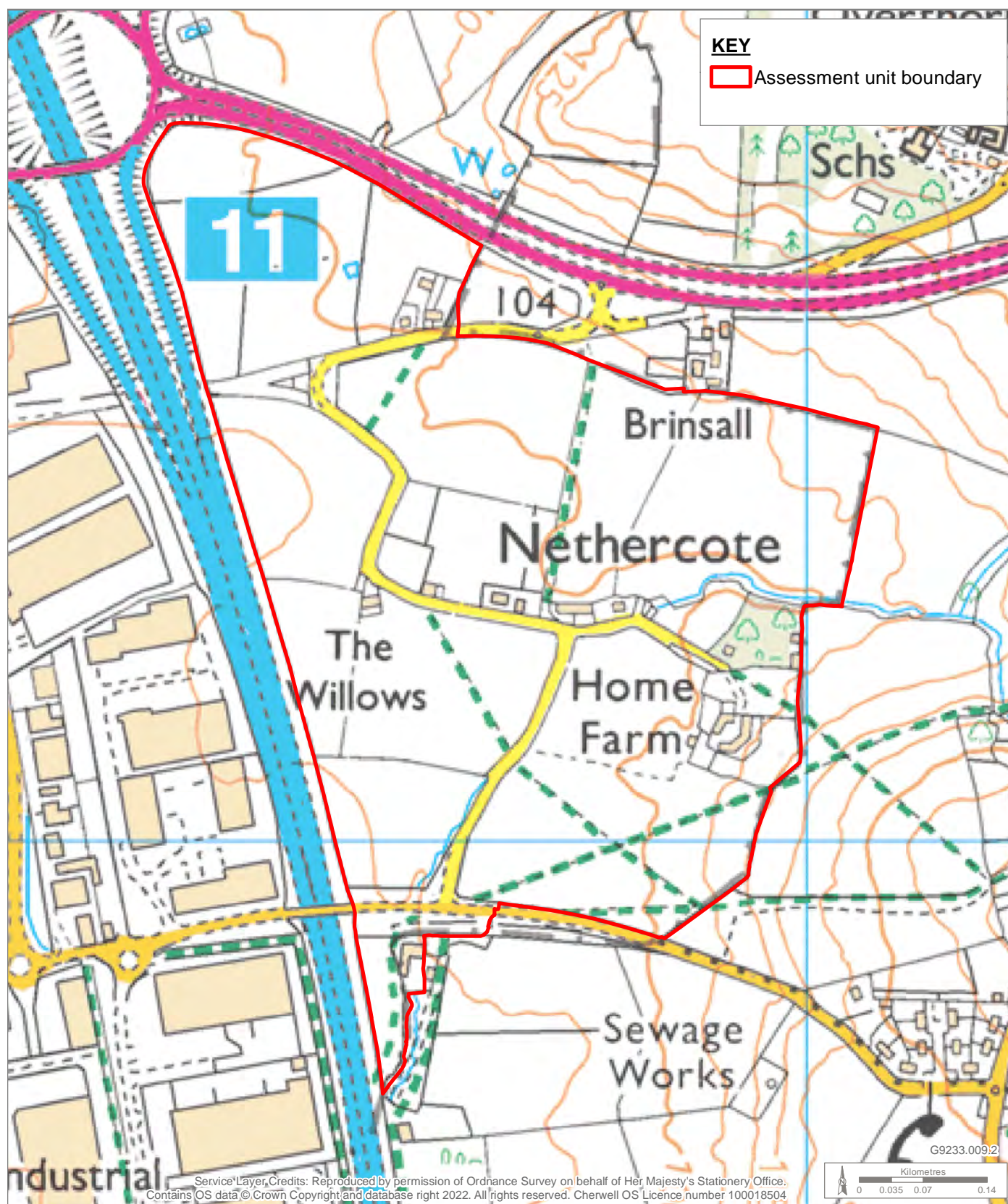
- The semi-rural character of the area and its role as the landscape hinterland to Banbury.
- Overthorpe escarpment.
- Separation from Banbury by the M40 and A361.

Guidance and Recommendations

Any new development should:

- Seek to avoid development on the Overthorpe escarpment to the east of the assessment unit to ensure that its upper slopes comprise the dominant skyline feature.
- Retain the pattern of hedgerows and hedgerow trees, particularly the internal hedgerow stretching east-west to the north of the existing agricultural access off the A361 and incorporate landscape buffers of trees and shrubs to the major road corridors.
- Protect localised areas that retain a natural character, notably the small areas of semi- natural woodland on or near to the Overthorpe escarpment. Extend the wooded character along the escarpment.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Avoid geometric plantations which would appear incongruous in the wider landscape.

LS BAN2: NETHERCOTE AND SURROUNDINGS



LS BAN2: NETHERCOTE AND SURROUNDINGS



LS BAN2: NETHERCOTE AND SURROUNDINGS

Summary

This assessment unit is in the Clay Vale and Upstanding Village Farmlands LCTs and comprises the hamlet of Nethercote and surrounding pastoral fields. It covers 43.05 hectares of small to medium scale rectilinear fields divided by hedgerows and mature hedgerow trees. To the north is the A422 dual carriageway, with the M40 to the immediate west. Most of the southern boundary follows Overthorpe Road. The eastern boundary is defined by hedgerows and tree belts, which also forms the county boundary with Northamptonshire. Towards the eastern edge, land rises steeply forming the Overthorpe escarpment.

Representative Photographs



View west across LS BAN2 from PRow Footpath BE2 in West Northamptonshire



View east across LS BAN2 from PRow Footpath 120/68/10 showing evidence of ridge and furrow

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The unit comprises medium scale enclosed pastoral fields in a predominantly rectilinear pattern, enclosed by hedgerows and mature trees. The landform is gently undulating (between 96m and 110m AOD), rising more steeply along the eastern edge into the Overthorpe escarpment.	M
Natural Character	The unit is predominantly grassland enclosed by intact hedgerows, with some hedgerow trees and wooded areas providing some semi-natural habitat. The small area of deciduous woodland to the north-east of Home Farm is priority habitat.	L-M
Cultural and Historic Associations	There are some areas of ridge and furrow in the north-eastern extent of the unit. Home Farm (Grade II) Listed Building lies towards the eastern boundary. There are no other recorded heritage assets in the unit or vicinity. The HLC indicates that this is an area of planned enclosure.	M
Perceptual and Scenic Qualities	Some sense of separation and isolation because of vegetated boundaries. The M40 is a strong urbanising influence and results in audible intrusion. Audible and visual connections to the A422 dual carriageway to the north introduce additional human influences.	M
Settlement Form and Edge	Existing vegetation along the M40 provides a strong wooded boundary to the eastern edge of Banbury and creates a strong distinction and boundary between the assessment unit and the main settlement.	M-H
Views and Visual Character	The hedgerows and tree belts defining the field boundaries limits inter-visibility with the wider landscape. There are clear views across the parcel from higher ground at Overthorpe to the east. The Overthorpe escarpment is visible from Banbury on higher ground to the west.	M-H

Value

Criteria	Description and indication of value	
Landscape Value	Historic landscape features including ridge and furrow landform are still evident and contribute to landscape character. There are no ecological designations within the assessment unit and only small areas of priority habitat. The assessment unit offers some recreational value in the form of public footpaths, which are likely to be valued at the community level.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity for residential and commercial development, with **high** sensitivity for logistics. This sensitivity arises from the physical character including the steeply rising Overthorpe scarp along the eastern edge and separation from Banbury by the M40.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting within the existing field pattern without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **moderate-high** sensitivity to informal recreation. The field pattern of this assessment unit is characteristic of the Clay Vale LCT and there are limited opportunities to accommodate areas of informal recreation within the existing field pattern. Some limited areas of informal recreation could be accommodated in conjunction with proposed woodland planting along the eastern fringes of the assessment unit.

The creation of large blocks of woodland within the assessment unit would alter the existing landscape character and visual qualities of the area. However, localised woodland blocks occur throughout the Clay Vale LCT and is characteristic. Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. The OWLS landscape strategy guidelines indicate that small-scale woodland planting would be appropriate in both of these LCTs. The most appropriate area for this in landscape terms would be on the steeper slopes along the eastern site boundary. This would reinforce the wooded character of the Overthorpe escarpment whilst retaining the sense of openness across the agricultural landscape below. Overall, the assessment unit has a **moderate** sensitivity to the woodland planting scenario outlined above.

The majority of BAN2 is Grade 3 agricultural land with a small area of Grade 4 land along the western boundary.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

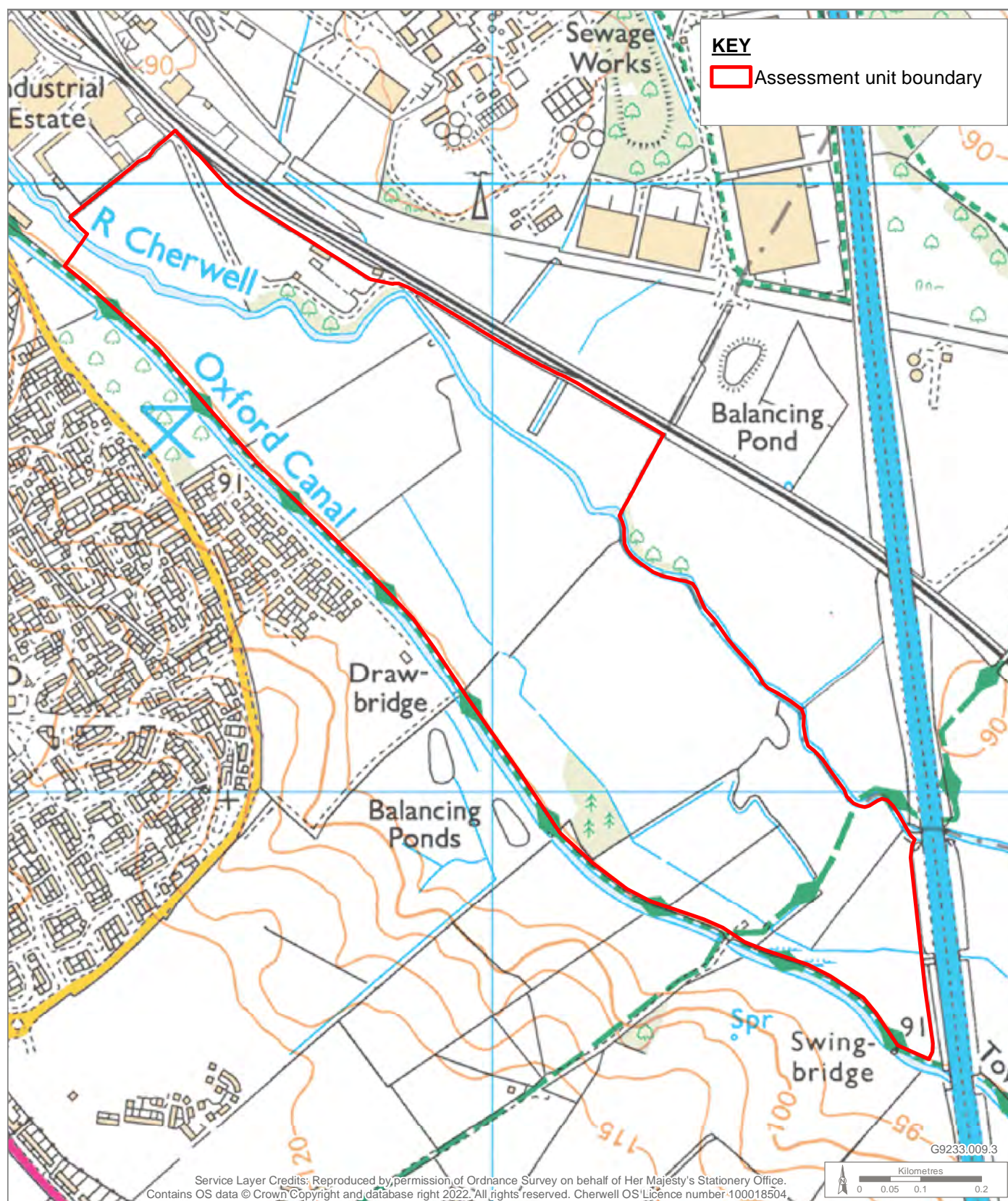
- The semi-rural character of the area and its role as the landscape hinterland to Banbury.
- Separation from Banbury by the M40.
- The relatively intact field boundary pattern, areas of remnant ridge and furrow and hedgerows with hedgerow trees which add texture and interest to the landscape.
- The Overthorpe escarpment, which is visible from parts of Banbury.

Guidance and Recommendations

Any new development should:

- Seek to avoid development on the Overthorpe escarpment to the east of the assessment unit to ensure that its upper slopes comprise the dominant skyline feature.
- Retain hedgerows and replace hedgerow trees where possible.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Avoid geometric plantations which would appear incongruous in the wider landscape.

LS BAN3: LAND SOUTH EAST OF BANBURY



LS BAN3: LAND SOUTH EAST OF BANBURY



LS BAN3: LAND SOUTH EAST OF BANBURY

Summary

The assessment unit is in LCT River Meadowlands and south-east of Banbury's built up edge. It is west of the M40, covering 66.82 hectares and characterised by medium to large scale agricultural fields but with some smaller irregular-shaped fields closer to the motorway. Sections of the northern boundary are defined by a railway and the River Cherwell respectively and the Oxford Canal defines the southern boundary. Land is level with some riparian vegetation following the river and a mature hedgerow with hedgerow trees next to the canal towpath. There are groups of tall trees near to the south-eastern edge of the assessment unit, near to the canal.

Representative Photographs



View north-east across BAN3 from the Oxford Canal Walk



View north-east across BAN3 from Bankside

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Generally flat landscape with medium- to large-scale agricultural fields in uniform pattern south of the river. Between the canal and river in the south eastern edge of the assessment unit there is trees, tree groups and hedges and a finer grain field pattern with hedgerows and two groups of tall trees.	L-M
Natural Character	Intensively farmed landscape but with semi-natural habitat along edges to canal and river. Most of the assessment unit is coastal and floodplain grazing marsh priority habitat.	L-M
Cultural and Historic Associations	Planned enclosure north of the river and amalgamated enclosure to the south of the Cherwell. The Oxford Canal is designated as a conservation area. Some bridge structures over canal are Grade II listed.	M
Perceptual and Scenic Qualities	The flat landscape gives the impression of a floodplain with some enclosure from the vegetated features along the canal and river.	M
Settlement Form and Edge	The linear form of the railway and canal provide a defined settlement edge between Banbury and the floodplain character of the assessment unit.	M
Views and Visual Character	The unit is visible from the east and the south west but contained by the settlement edge to the north and west. There are glimpsed views of the assessment unit from the Oxford Canal towpath. There are some outward views from the Jurassic Way as it crosses the south eastern edge of the assessment unit. Overall the assessment unit has a sense of openness.	M

Value

Criteria	Description and indication of value	
Landscape Value	Part of the assessment unit functions as floodplain grazing marsh with other parts under arable cultivation. There are no ecological designations within this assessment unit and it has limited recreational value with a single Public Right of Way crossing the assessment unit. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	Views from walks along the Oxford Canal and Jurassic Way publicised at regional or county-level. Additional views from the public open space to the south west of the assessment unit.	M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate** sensitivity for residential and commercial, with **moderate-high** sensitivity for logistics. The sensitivity arises from the impression of a floodplain landscape providing a distinctive settlement edge and the assessment unit's visibility, along with the cultural and historic associations of the Oxford Canal.

The sensitivity to formal recreation is **moderate**, the assessment unit may have some potential to accommodate the development scenario in certain locations.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The creation of large blocks of woodland within the assessment unit would alter the existing landscape character and visual qualities of the area. However, trees lining river edges and small wooded blocks in the floodplain are characteristic of the River Meadowland LCT. The OWLS landscape strategy guidelines indicate that there are opportunities to enhance and strengthen the character of tree-lined rivers, along with small-scale deciduous woodland in the floodplain using locally characteristic species and the strengthening of existing hedgerows. Overall, the assessment unit has a **moderate** sensitivity to the woodland planting scenario outlined above.

Informal recreation could be accommodated within the woodland planting scenario described above and the sensitivity judgement would also be **moderate**.

The majority of BAN3 is Grade 4 agricultural land with a small area of Grade 3 land along the south-western boundary.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

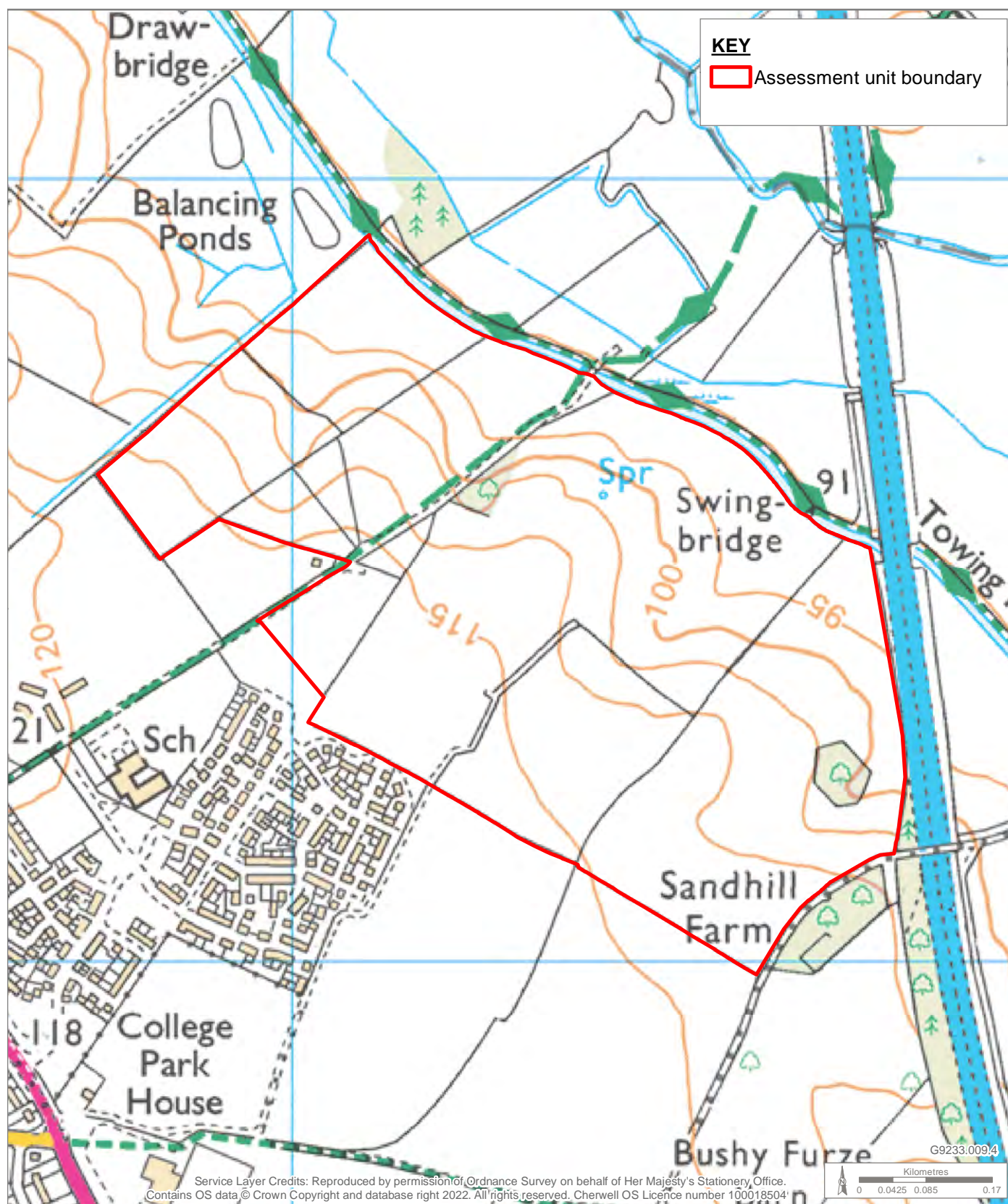
- Floodplain landscape providing a distinctive settlement edge to the south east of Banbury and sense of openness.
- Views along the Oxford Canal corridor and views across the floodplain from the listed bridge structures over the canal.
- Sense of openness in views from land to the east and south west.

Guidance and Recommendations

Any new development should:

- Seek to avoid development near to the River Cherwell, allowing the watercourse corridor to remain legible in views and to function as a floodplain.
- Enhance and strengthen tree planting along the river's edge.
- Plant small blocks of woodland in keeping with local character.
- Retain the pattern of hedgerows and hedgerow trees and blocks of tall trees.
- Plan for successful integration of development in the landscape through sensitive design and siting, particularly near to the Oxford Canal and Jurassic Way. Any development should be set back from these elements to enable views across the floodplain.

LS BAN4: LAND TO THE NORTH-EAST OF LONGFORD PARK



LS BAN4: LAND TO THE NORTH-EAST OF LONGFORD PARK



LS BAN4: LAND TO THE NORTH-EAST OF LONGFORD PARK

Summary

This assessment unit extends across two LCTs: the Upstanding Village Farmlands and the Farmland Slopes and Valley Sides. The unit lies to the north-east of the recent Longford Park residential development and is to the south of the Oxford Canal, covering 39.81 hectares of agricultural land. Fields are generally medium in scale and arranged in a rectilinear pattern. Fields are bound by managed hedgerows with scattered hedgerow trees. There are also some small groups of trees. Land is undulating, falling towards the Cherwell Valley to the north-east.

Representative Photographs



View north-east across LS BAN4 from PRoW Bodicote Bridleway 137/1/10



View from Bankside across Longford Park towards LS BAN4

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises medium scale arable fields in a rectilinear pattern. Boundaries are generally formed by hedgerows with scattered hedgerow trees. The assessment unit is undulating, falling from 118m along the western boundary to 90m AOD adjacent to the Oxford Canal.	M
Natural Character	There is no recorded priority habitat within this assessment unit. Some remnant hedgerows are present within the site, but otherwise there is little semi-natural habitat.	L
Cultural and Historic Associations	The only known heritage assets are the Oxford Canal Conservation Area to the immediate north and listed canal bridges with some intervisibility between the unit and these assets. The HLC indicates that this is an area of prairie/ amalgamated enclosure with areas of reorganised enclosure in eastern parts of the unit.	M
Perceptual and Scenic Qualities	The site has a rural character but perceptual qualities of the parcel are influenced by the proximity to the existing settlement edge. Looking north-east across the assessment unit there are clear views towards the Chiltern Mainline Railway and the industrial and distribution units to the south of Overthorpe Road. Views east are towards rural Northamptonshire.	M
Settlement Form and Edge	The assessment unit lies to the immediate north-east of the recently constructed Longford Park residential area with further areas of recent development at Waterside Place to the north-west. Development of the parcel would result in some perceived intrusion into the open countryside, particularly as it would extend beyond the existing built development edge, which is relatively uniform and contained in parts by existing field boundary hedgerows.	L-M
Views and Visual Character	The assessment unit occupies sloping ground and is highly visible from the Oxford Canal Towpath. There are views towards the assessment unit from the M40. Overall the assessment unit has a sense of openness.	M

Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character and is strongly influenced by existing built form. There is little semi-natural habitat present within the assessment unit and no ecological designations. The assessment unit provides some recreational value in the form of the public bridleway which runs through it. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. There are clear views across this assessment unit from the Oxford Canal Towpath long-distance footpath, which is promoted at a county level in recognition of its wider recreational use and the importance of views to the enjoyment and appreciation of the path.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity for residential and commercial development, with **high** sensitivity for logistics. Sensitivities include the sloping landscape, open visual character of the unit along with the cultural and historic associations of the Oxford Canal.

The sensitivity to formal recreation is **moderate-high**, the assessment unit has limited potential to accommodate the development scenario without adverse effects on landscape character and views.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

Sensitivity to informal recreation is **low** and this could be accommodated forming an extension to Longford Park (open space) to the north-west.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. Small woodland copses and belts occur frequently throughout the Farmland Slopes and Valley Sides LCT, often on steep slopes and along watercourses in the minor valleys. There are extensive areas of new woodland planting within Longford Park (open space) to the north-west along with a network of footpaths and the assessment unit provides the potential to extend this. The overall sensitivity to woodland planting is **low**.

The north-eastern edge of BAN4 is Grade 4 agricultural land, with Grade 3 land in the centre and Grade 2 land along the southern boundary.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

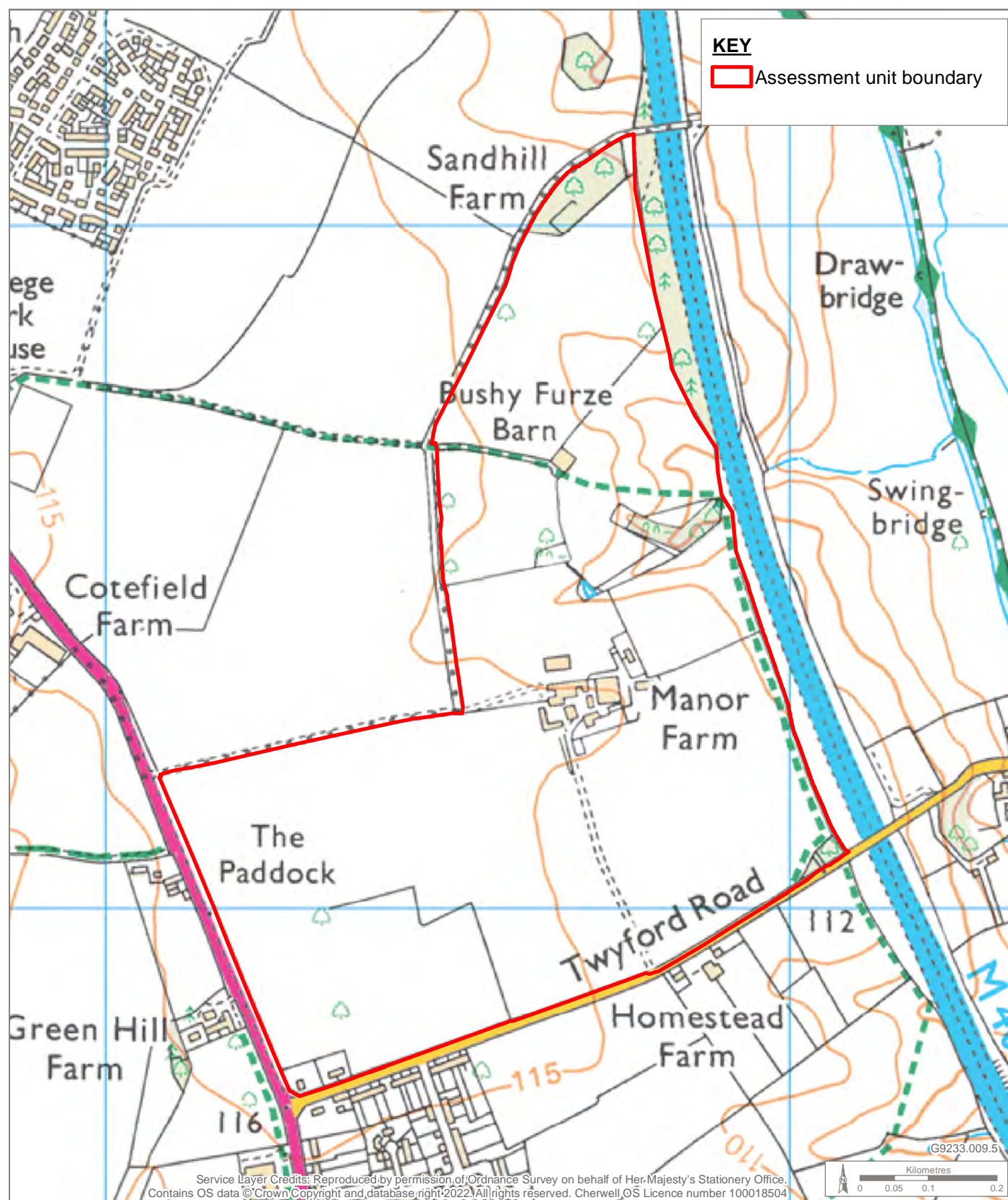
- The sloping topography of the river valley sides.
- Views along the Oxford Canal corridor and views across the floodplain from the listed bridge structures over the canal.
- Long-reaching views across the surrounding countryside where topography allows.
- The rural setting the landscape provides to the existing settlement.

Guidance and Recommendations

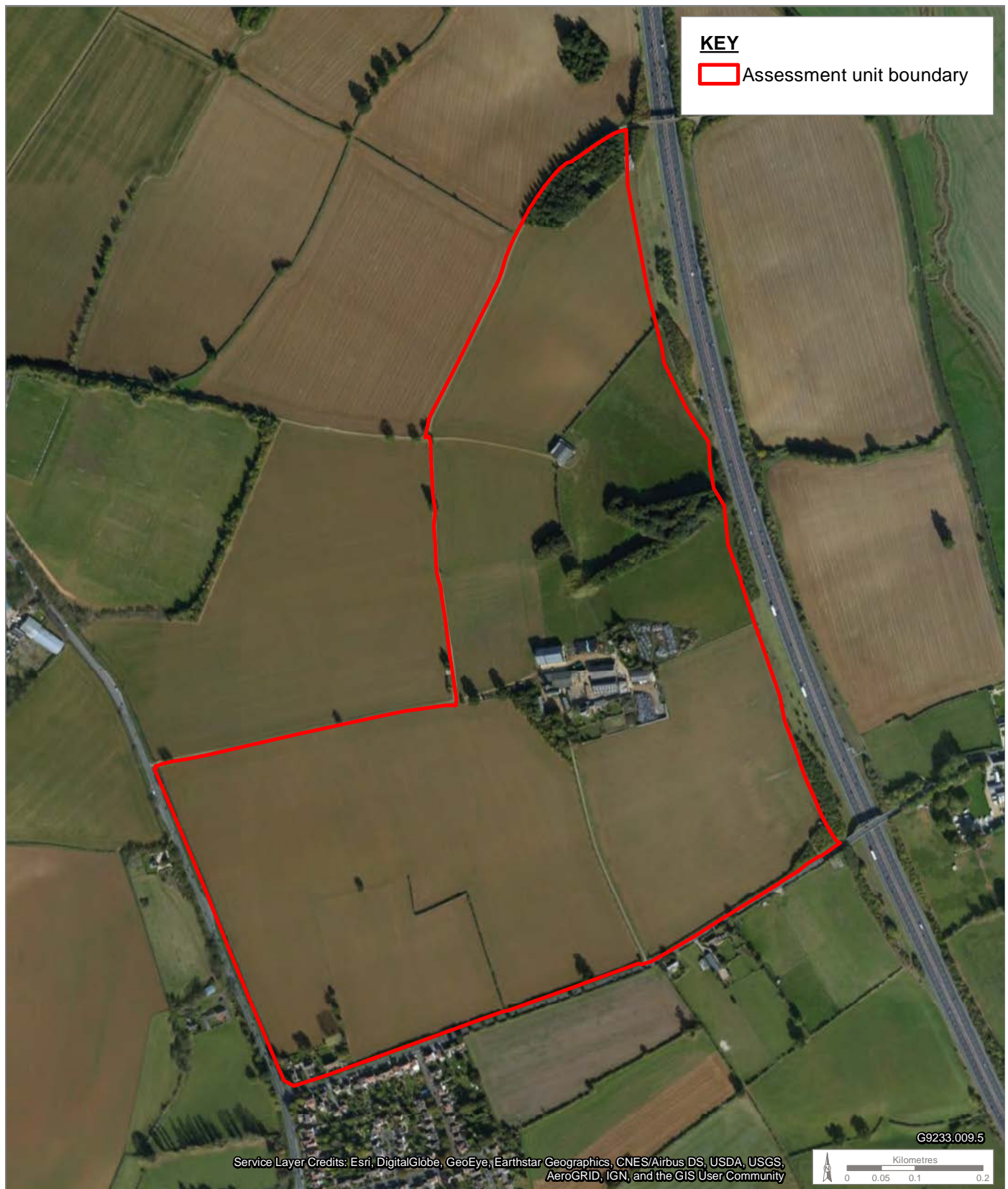
Any new development should:

- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Plan for successful integration of development in the landscape through sensitive design and siting, particularly near to the Oxford Canal. Any development should be set back from the canal to enable views across the floodplain and wider countryside.
- Seek to manage the visual impact of development in the wider landscape through building height, colour, scale, massing and provision of appropriate screening.

LS BAN5: MANOR FARM AND SURROUNDINGS



LS BAN5: MANOR FARM AND SURROUNDINGS



LS BAN5: MANOR FARM AND SURROUNDINGS

Summary

The assessment unit is in the Upstanding Village Farmlands and Farmland Slopes and Valley Sides LCTs and is located to the south-east of Banbury's built-up edge between the villages of Bodicote and Twyford. The assessment unit extends to 64.36 hectares of agricultural land which is characterised by medium to large scale agricultural fields. The unit is bound to the north and north-west by further agricultural land (although this is now committed to development), to the east by the M40, to the south by Twyford Road (with residential dwellings beyond) and to the west by Banbury Road, one of the main approaches into the town. Landform is gently undulating, falling towards the Cherwell Valley in the east.

Representative Photographs



View west across LS BAN5 from PRoW Adderbury Footpath 101/4/10



View north-east across LS BAN5 from PRoW Adderbury Footpath 101/4/10

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	A large site formed by a sloping valley side landscape, rising from 98m in the east to 116m AOD in the west. The assessment unit predominantly comprises medium to large scale arable fields in a rectilinear pattern.	L-M
Natural Character	This is an intensively farmed landscape. Internal field boundaries are generally open, the assessment unit boundaries are formed by hedgerows and tree belts. Two small blocks of woodland internal to the site are recorded as priority habitat.	L-M
Cultural and Historic Associations	There are no known heritage assets within this assessment unit. The HLC indicates that land to the north of Manor Farm comprises reorganised enclosure, to the south and south-west is prairie/amalgamated enclosure.	L
Perceptual and Scenic Qualities	The site has a rural character but perceptual qualities of the parcel are influenced by the proximity to the M40 to the east which results in audible and visual intrusion.	L-M
Settlement Form and Edge	The unit provides a rural setting to Banbury on its south-eastern approach and provides physical separation between Banbury and Twyford. Development of the site would close the gap between the two settlements.	M-H
Views and Visual Character	The assessment unit has a largely enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to surrounding roads and residential properties. A Public Right of Way passes through the site, providing clear views across the whole assessment unit. Woodland planting on the embankments of the M40 limits visibility to the east.	L

Value

Criteria	Description and indication of value	
Landscape Value	Historic landscape features are generally absent and there are no known heritage assets within this assessment unit. There are no ecological designations within the assessment unit and only small areas of priority habitat. The assessment unit offers some recreational value in the form of public footpaths, which are likely to be valued by at the community level.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential and a **moderate** sensitivity to commercial development. The sensitivity to logistics is **moderate-high** due to character of landscape and scale of development to the north and south.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation, flood lighting and fencing without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation and has potential to accommodate the development scenario.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. Within the Farmland Slopes and Valley Sides LCT Small woodland copses and belts occur on steep slopes and along watercourses in the minor valleys. Small-scale woodland planting could be accommodated within these LCTs and the assessment unit has some capacity to accommodate woodland planting. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

Areas to the north-east of Manor Farm are Grade 3 agricultural land. The remainder of LS BAN5 is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

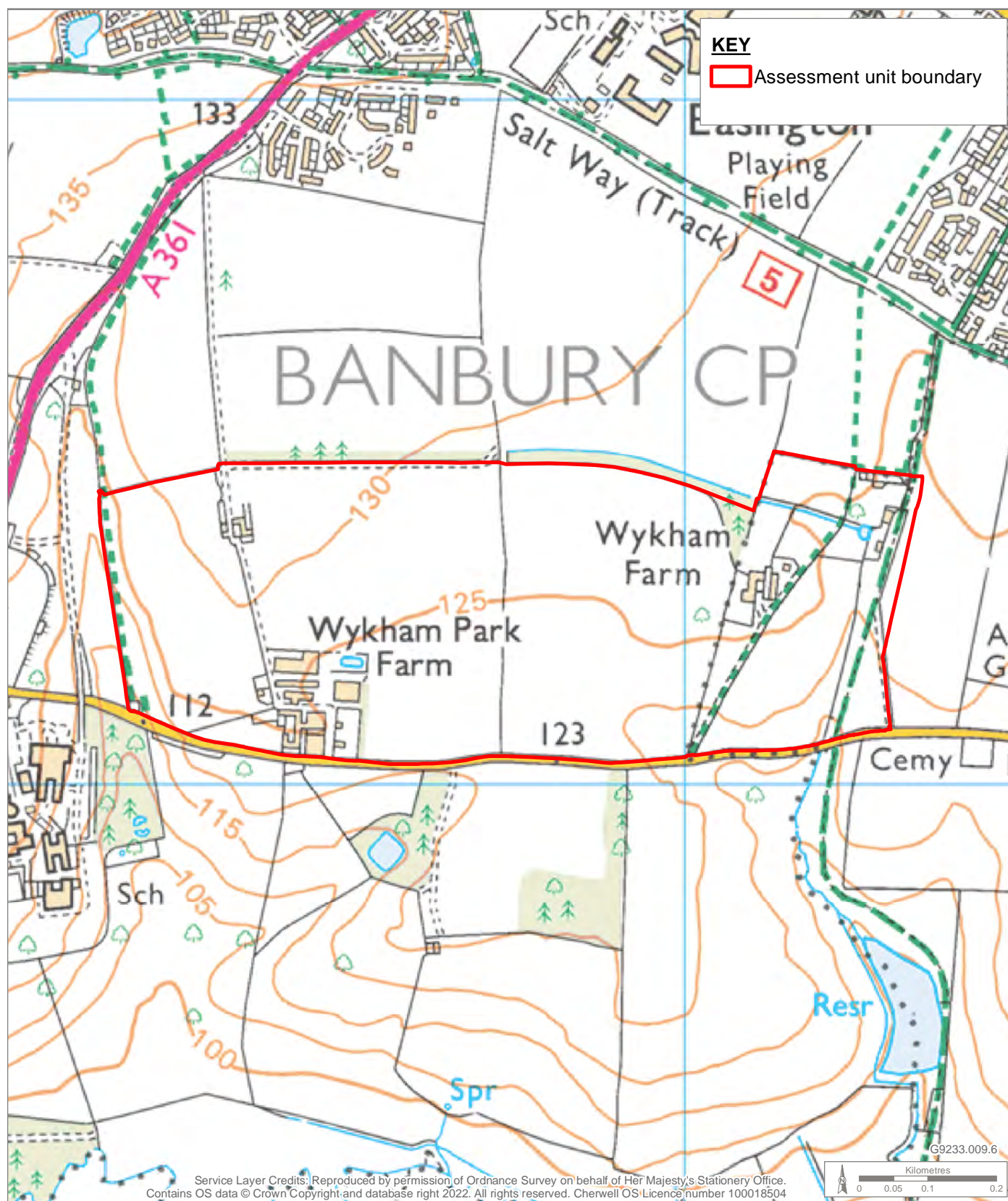
- The separation role of the assessment unit between Banbury and Twyford.
- Rural character with presence of some hedgerows and blocks of woodland

Guidance and Recommendations

Any new development should:

- Retain the sense of separation between settlements to protect their distinct identities.
- Retain existing tree groups to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Accommodate the Public Rights of Way network in a network of green infrastructure.
- Include appropriate edge and boundary treatments to ensure any development is well integrated into its surroundings, including areas of new tree planting where appropriate.
- Any commercial or logistics development should favour lower heights and dark or muted colours to appear more recessive, with associated screening measures in keeping with landscape character.

LS BAN6: WYKHAM FARMS



LS BAN6: WYKHAM FARMS



LS BAN6: WYKHAM FARMS

Summary

This assessment unit extends to 47.04 hectares of agricultural land to the south of Banbury. The site is in the Upstanding Village Farmlands and is characterised by medium sized arable fields, bound by hedgerows with frequent hedgerow trees. Land to the north and east is committed to development. Land to the west forms the entrance to Tudor Hall School, Wykham Park. Wykham Lane lies to the south with further agricultural land beyond. The landform is gently undulating, falling towards Wykham Lane.

Representative Photographs



View east across LS BAN6 from PRow Banbury Footpath 120/47/10



View north-west across LS BAN6 from Wykham Road, close to the drive to Wykham Farm

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	This is a gently undulating landscape between 115m and 130m AOD and is formed of medium scale agricultural fields in a rectilinear arrangement. The majority of fields are under arable cultivation, with some smaller pastoral fields which are used for grazing along the eastern and western boundaries. Beyond the assessment unit boundaries to the south land falls more steeply into the Sor Brook.	L-M
Natural Character	There are no recorded priority habitats within the site. An existing tree belt along the northern site boundary and species-rich native hedgerows with hedgerow trees provide some semi-natural habitat.	L-M
Cultural and Historic Associations	Wykham Farmhouse is Grade II Listed. There are no other known heritage assets within this assessment unit. The HLC indicates that this is an area of planned enclosure.	L-M
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows/trees create a rural character. Commercial activity at Wykham Park Farm, which includes a farm shop and café, slightly reduces tranquillity.	M
Settlement Form and Edge	The assessment unit has no physical link to the existing settlement with limited visual links due to intervening vegetation along its northern edge. The assessment unit will have physical and visual links to the consented development to the north and east.	L-M
Views and Visual Character	The assessment unit has a semi-enclosed character because of existing boundary tree belts and hedgerows. Visibility is generally confined to surrounding roads and residential properties. Due to intervening vegetation, there are more limited views towards the assessment unit from National Cycle Route 5 south of Sor Brook. Public Rights of Way pass through the site, providing clear views across the whole assessment unit.	L-M

Value

Criteria	Description and indication of value	
Landscape Value	Historic landscape features are absent and there are no known heritage assets within this assessment unit. There are no ecological designations within the assessment unit or any areas of priority habitat. The assessment unit offers some recreational value in the form of Public Rights of Way, which are likely to be valued by at the community level.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** and **moderate** sensitivity for residential and commercial development respectively. The sensitivity for logistics is **moderate-high** due to the character of the landscape and the scale of the proposed development to the north and east.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in parts of this assessment unit.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. Small-scale woodland planting could be accommodated within the assessment unit and would be in keeping with the local landscape. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

Parts of LS BAN6 along the northern boundary are Grade 3 agricultural land, the remainder of the assessment unit is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

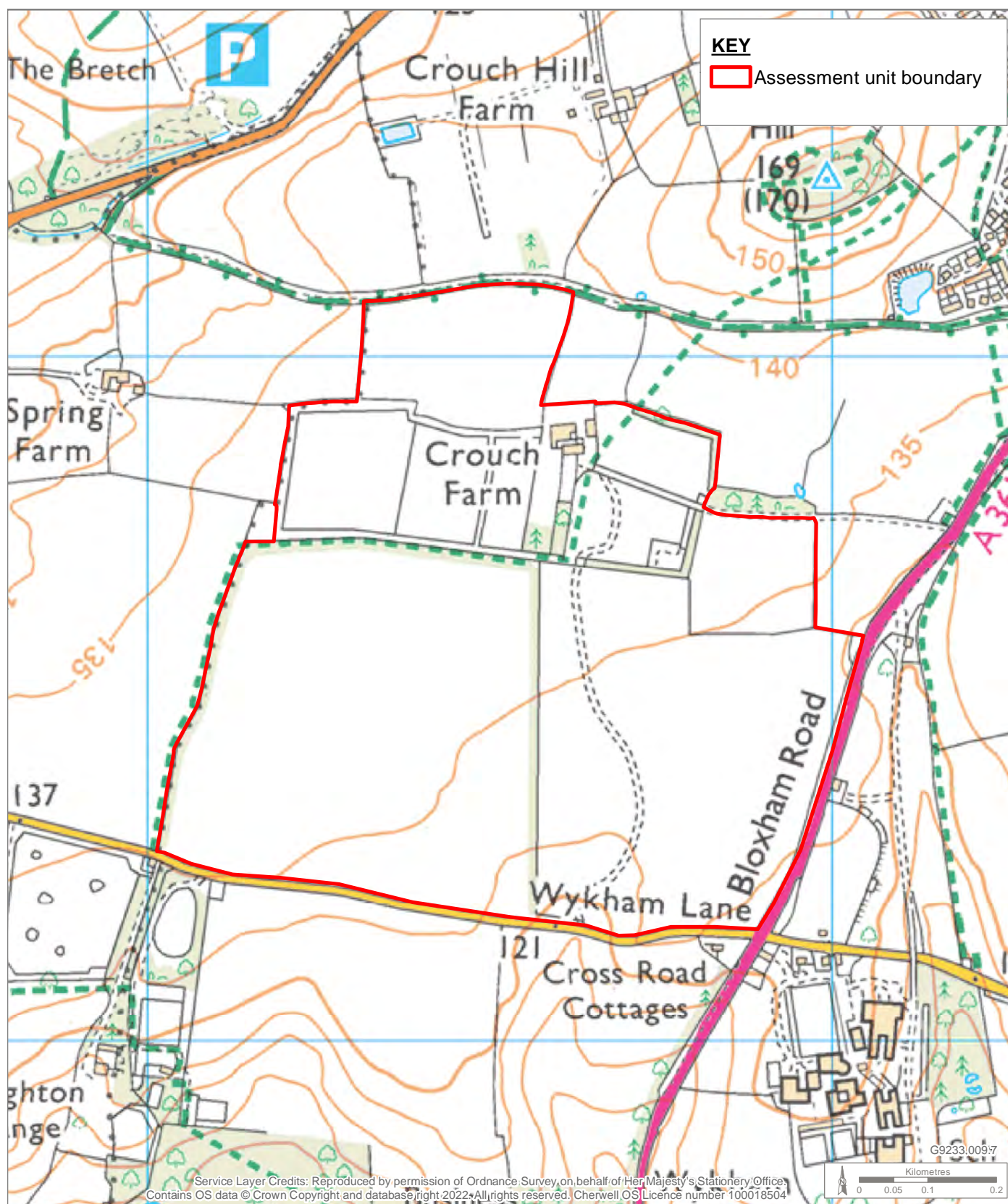
- Delineation of field boundaries with intact hedgerows and tree belts which contribute to the rural character.
- Wooded belts near the assessment unit provide a landscaped edge to Banbury to the north.
- Contribution the rural setting and landscape features provide to the existing settlement edge.

Guidance and Recommendations

Any new development should:

- Conserve existing trees and hedgerows which form part of the wider habitat network. Where appropriate, utilise these to screen and integrate new development into the landscape.
- Include appropriate edge and boundary treatments to ensure any development is well integrated into its surroundings, including areas of new tree planting where appropriate.
- Respect the setting of Wykham Farmhouse.

LS BAN7: CROUCH FARM AND SURROUNDINGS



LS BAN7: CROUCH FARM AND SURROUNDINGS



LS BAN7: CROUCH FARM AND SURROUNDINGS

Summary

This assessment unit is located to the south-west of Banbury and comprises 66.66ha of agricultural land to the south of Salt Way, west of Bloxham Road and north of Wykham Lane. Land to the north east is committed to development. The assessment unit is within the Upstanding Village Farmlands LCT. The landform is gently undulating, falling into the Sor Brook valley to the south-east of the assessment unit.

Representative Photograph



View north-east across LS BAN7 from field gate in the south-western corner, along Wykham Lane

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	A gently rolling landscape, falling into the Sor Brook valley to the south-east. Land use comprises medium to large scale rectilinear arable fields.	L-M
Natural Character	Field boundaries within the area are well defined with frequent hedgerow trees.	L-M
Cultural and Historic Associations	Crouch Farmhouse is Grade II Listed. The HLC indicates that it is an area of prairie/amalgamated enclosure with some reorganised enclosure to the north of Crouch Farm.	L
Perceptual and Scenic Qualities	A partially open rural landscape, influenced by the emerging residential development to the north-east.	L-M
Settlement Form and Edge	The assessment unit contributes to the rural setting of Banbury on the approach from Bloxham Road. Residential development of land to the immediate north-east is currently under construction, extending the settlement edge to the wooded edge with BAN7.	M
Views and Visual Character	The general visibility of the site is limited by the vegetation along Salt Way to the north and tree belts and hedgerows to the east, south and west. There are some views across the assessment unit through gaps in existing hedgerows from Wykham Lane to the south. From the southern extent of the assessment unit there are views south and south-west across the Sor Brook valley.	M

Value

Criteria	Description and indication of value	
Landscape Value	There are no ecological designations within the assessment unit or any areas of priority habitat. The assessment unit offers some recreational value in the form of Public Rights of Way, which are likely to be valued by at the community level.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Public Rights of Way within the assessment unit do not appear to be publicised as part of any circular or long distance route but are likely to be valued at the community level. View from the Banbury Fringe walk to the north are promoted at the local level, but there are very few views across the assessment unit beyond layers of intervening vegetation.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development and **moderate** sensitivity to commercial development. The sensitivity to logistics development is **moderate-high** due to the nature of existing built form. The sensitivity of the assessment unit to residential development is more limited due to the gently rolling landform, and visually enclosed character.

The sensitivity to formal recreation is **moderate-high**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated within this assessment unit.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. The OWLS landscape strategy guidelines indicate that small-scale woodland planting would be appropriate within this LCT. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

Areas of LS BAN7 to the north of the Salt Way are Grade 3 agricultural land. The majority of the area to the south is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

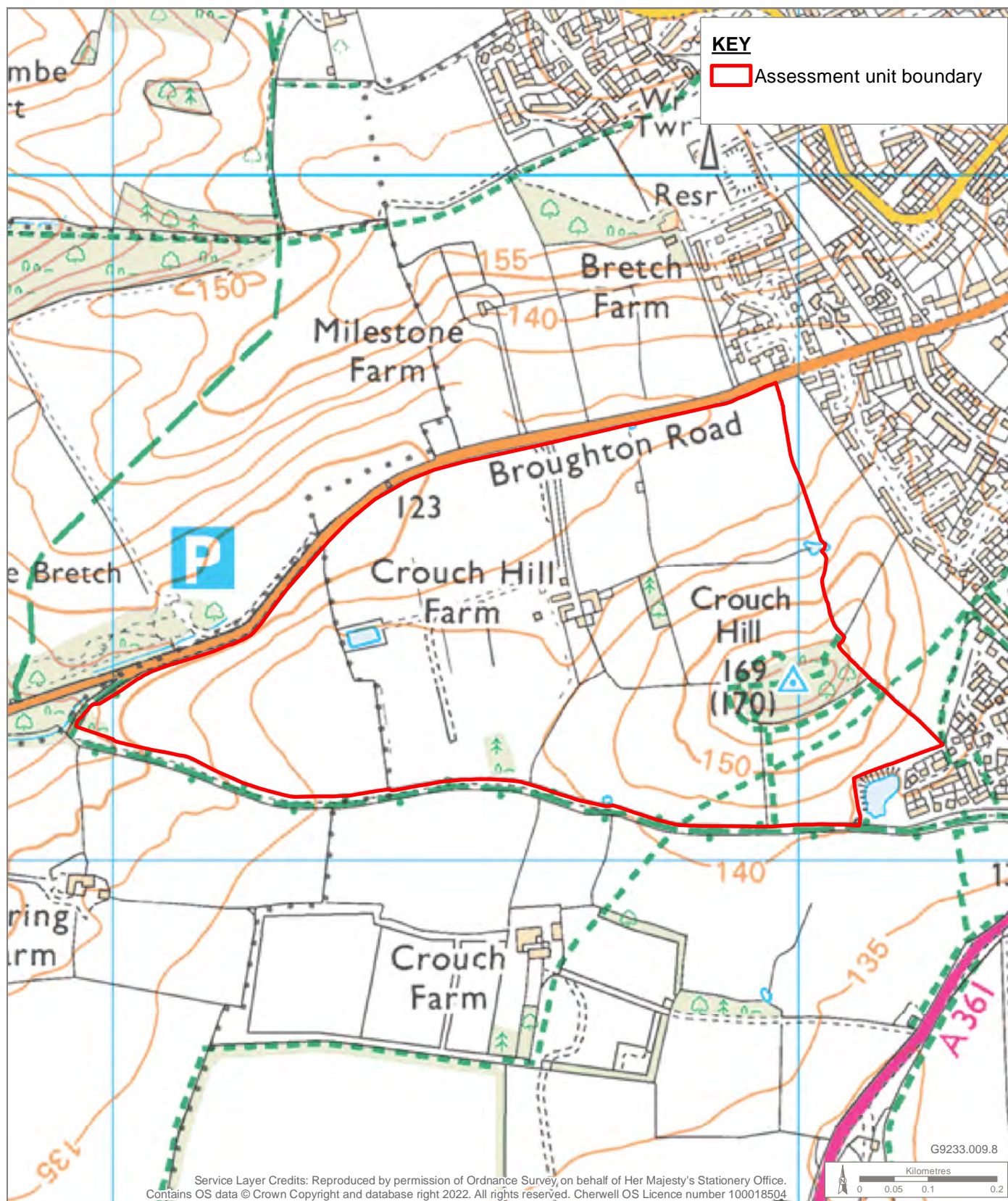
- The strong network of hedgerows and hedgerow trees along field boundaries.
- Undeveloped skylines which are often marked by woodland.
- Open and extensive views to the south which are emphasised by the medium to large scale field pattern.
- The Salt Way along the unit's northern boundary is an important recreational resource and has historic associations.

Guidance and Recommendations

Any new development should:

- Safeguard and enhance the landscape character of the existing field boundaries and hedgerow network
- Respect the setting of to the listed building in the assessment unit.
- Include appropriate edge and boundary treatments to ensure any development is well integrated into its surroundings, including areas of new tree planting where appropriate.

LS BAN8: CROUCH HILL FARM AND SURROUNDINGS



LS BAN8: CROUCH HILL FARM AND SURROUNDINGS



LS BAN8: CROUCH HILL FARM AND SURROUNDINGS

Summary

This assessment unit is located to the south-west of Banbury and comprises 46.27ha of agricultural land. The majority of this assessment unit is within the Upstanding Village Farmlands LCT, with a small area along the western boundary within the Farmland Slopes and Valley Sides LCT. The assessment unit is undulating, reaching a high point of 170m AOD at Crouch Hill. Crouch Hill is a distinct landform feature and important local landmark. The southern boundary is formed by the Salt Way, an ancient road used for the trade of salt, which also forms part of the National Cycle Network Route 5. Land to the east is developed, forming the western edge of Banbury.

Representative Photographs



View north across LS BAN8, towards LS BAN11, from Salt Way



View south towards LS BAN8 from Broughton Road, near the layby parking area. Crouch Hill is clearly visible beyond Crouch Hill Farm.

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit predominantly comprises medium scale arable fields in a rectilinear pattern. Boundaries are generally formed by hedgerows with frequent hedgerow trees. The assessment unit is undulating, reaching a high point of 170m AOD at Crouch Hill	M
Natural Character	Scattered woodland blocks and shelterbelts throughout the parcel, deciduous woodland around Crouch Hill is priority habitat.	L-M
Cultural and Historic Associations	Withycombe Farmhouse is Grade II Listed. The HLC indicates that this is an area of reorganised enclosure. The Salt Way track was historically used to transport salt from Droitwich and has an enclosed, wooded character.	L-M
Perceptual and Scenic Qualities	The undeveloped character of the land, the agricultural land use and the surrounding hedgerows and trees create a rural character. Despite the proximity of development, the site is characterised by relatively high levels of tranquillity.	M
Settlement Form and Edge	The assessment unit contributes to the undeveloped setting of Banbury on the approach from Broughton Road. Land to the immediate east (Friswell Road) has been recently developed.	M
Views and Visual Character	A largely open character with expansive views looking north. Views south are prevented by the Salt Way which provides a wooded backdrop. Crouch Hill is a landmark feature within the parcel and the wider landscape, providing views over Banbury and the surrounding countryside.	M

Value

Criteria	Description and indication of value	
Landscape Value	This assessment unit comprises managed agricultural land, the key feature of interest being the wooded Crouch Hill, which forms a landmark feature. The assessment has a largely open character with expansive views looking north and offers some recreational value in the form of existing Public Rights of Way, which also provide access to Crouch Hill.	L-M
Visual Value	Views from the Banbury Fringe Circular Walk along the Salt Way are publicised at a local level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate-high** sensitivity to residential and commercial development. The sensitivity to logistics development is **high**. Sensitivities include the sloping landform, open and rural setting of the landscape, long views to the north and the presence of Crouch Hill as a landmark feature.

The sensitivity to formal recreation is **moderate-high**. There are limited opportunities to accommodate areas of formal recreation due to sloping topography and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. There are Public Rights of Way passing through meaning parts of the assessment unit are currently used for recreation.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground. The OWLS landscape strategy guidelines indicate that small-scale woodland planting would be appropriate within this LCT. Overall, the assessment unit has a **moderate** sensitivity to woodland planting due to the presence of Crouch Hill as extensive planting would obscure views of the landmark feature.

The majority of LS BAN8 is Grade 3 agricultural land, with a small area near the western boundary classified as Grade 2.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

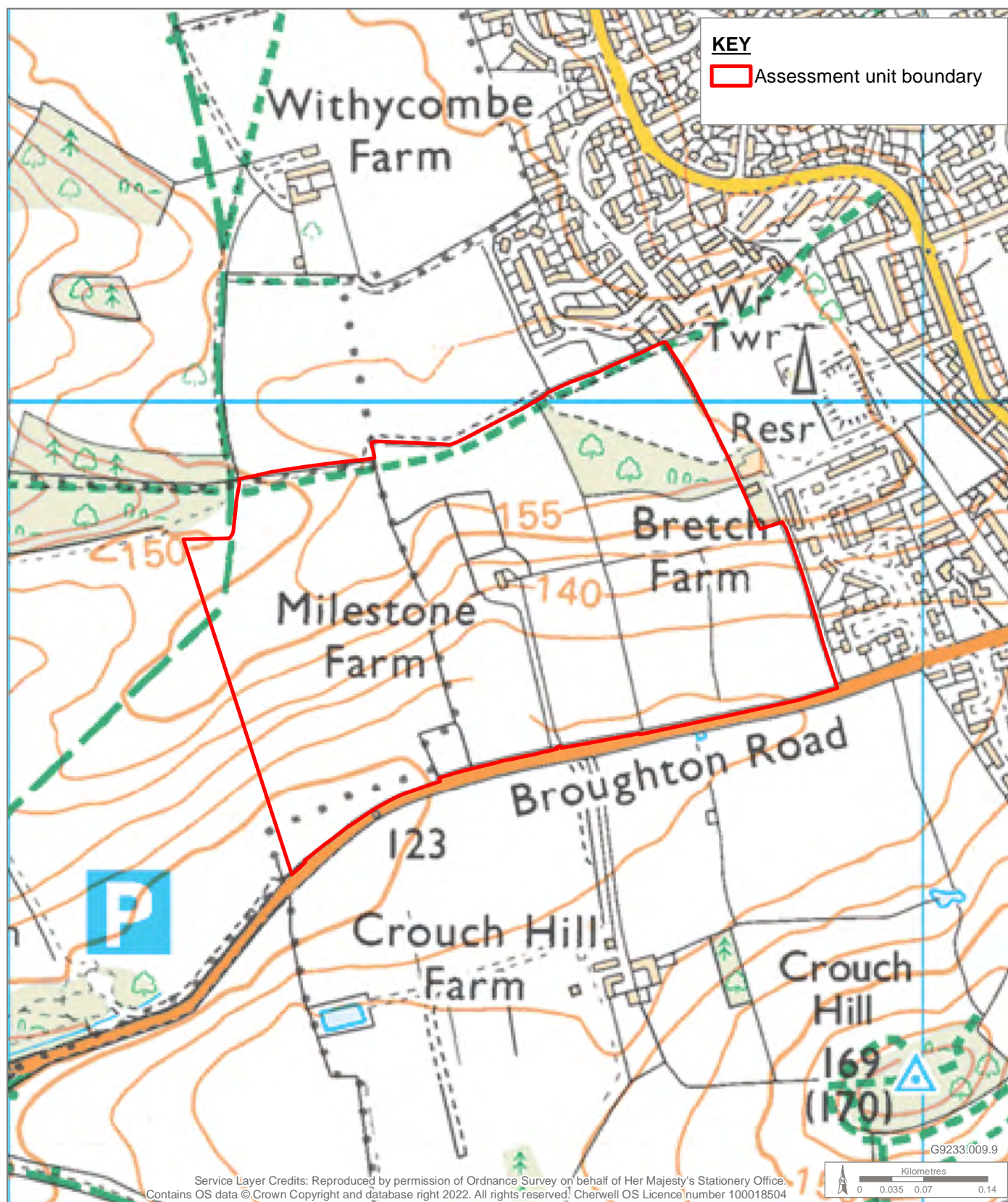
- Crouch Hill is a landmark feature in views in the locality and contributes to the wooded edge of Banbury.
- The Salt Way along the unit's southern boundary is an important recreational resource and has historic associations.

Guidance and Recommendations

Any new development should:

- Safeguard the wooded features and boundaries of the assessment unit.
- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Woodland planting should not detract from Crouch Hill as a landmark feature.
- Use existing boundary vegetation to help integrate any future development into the landscape.
- There is opportunity to enhance green corridors and green infrastructure associated with existing footpaths and cycle routes which have high recreational value for local residents.

LS BAN9: MILESTONE FARM AND SURROUNDINGS



LS BAN9: MILESTONE FARM AND SURROUNDINGS



LS BAN9: MILESTONE FARM AND SURROUNDINGS

Summary

This assessment unit is within the Farmland Plateau LCT and extends to approximately 23.18 hectares of agricultural land. The unit lies to the north of Broughton Road and comprises Milestone Farm and surrounding arable fields. The assessment unit is bound on all sides by existing mature tree belts. The eastern edge of Banbury lies to the immediate east of the Site.

Representative Photograph



View across LS BAN9 from PRoW Banbury Footpath 120/24/10

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Land is steeply sloping, falling from 160m AOD to 130m AOD along southern boundary. Hedgerow field boundaries help to emphasise the sloping character.	M-H
Natural Character	This is an agricultural landscape and includes areas of intensive arable cultivation and grazing. Field boundaries are often bound by hawthorn hedgerows, which are generally intact and there are intermittent hedgerow trees.	L-M
Cultural and Historic Associations	There are no recorded heritage assets within this site, and the HLC records the site as being part of an area of reorganised enclosure.	L
Perceptual and Scenic Qualities	The unit has an agricultural and largely undeveloped character. It has a limited relationship with the adjacent settlement due to the buffering effect of existing tree belts along the eastern boundary. A telecommunications mast outside the unit to the east exerts a limited human influence.	M
Settlement Form and Edge	The assessment unit lies to the immediate west of the existing wooded settlement edge.	M
Views and Visual Character	A public right of way follows the northern boundary of the site, enabling views across the site and views south towards Crouch Hill. .	M-H

Value

Criteria	Description and indication of value	
Landscape Value	Historic landscape features are absent and there are no known heritage assets within this assessment unit. There are no ecological designations within the assessment unit or any areas of priority habitat. The assessment unit offers some recreational value in the form of a public footpath, which is likely to be valued by at the community level.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The public footpath within the assessment unit does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate-high** sensitivity to residential and commercial development. The sensitivity to logistics development is **high**. Sensitivities include the sloping landform, open and rural setting of the landscape and long views to the south.

The sensitivity to formal recreation is **moderate – high**. There are limited opportunities to accommodate areas of formal recreation due to steeply sloping topography and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in few parts of this assessment unit without adverse effects on landscape character.

Small patches of secondary woodland are typical of the Farmland Plateau LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape in order to retain the open character of the landscape. There are limited opportunities for woodland planting within this assessment unit and the overall sensitivity to woodland planting is **moderate**.

The southern part of this assessment unit is Grade 3 agricultural land, with the area to the north classified as Grade 2.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

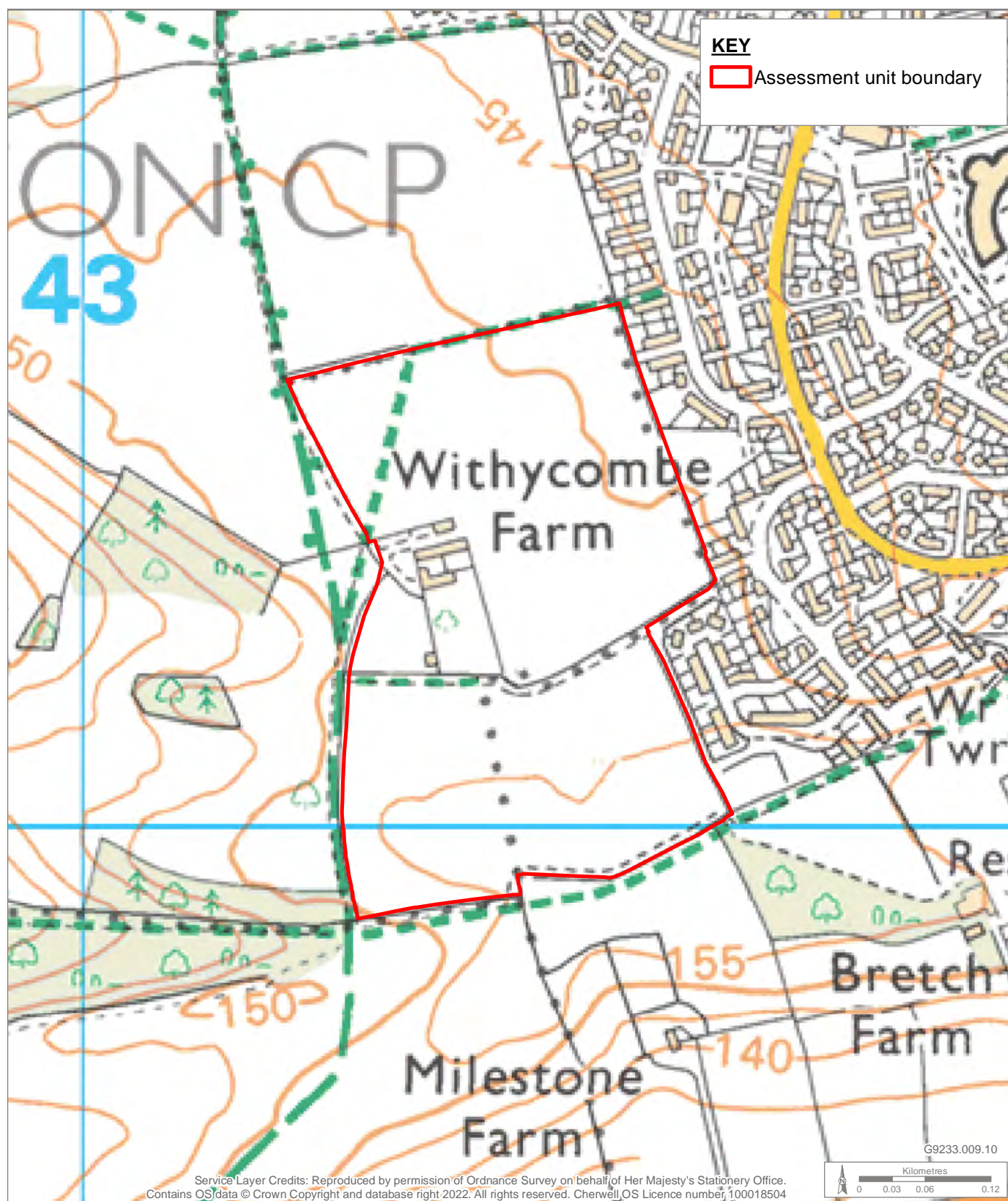
- Open and extensive views afforded by the sloping valley landform.
- Undeveloped skylines which are often marked by woodland.
- Presence of tree belts and hedgerows trees which form a wooded backdrop in background views.

Guidance and Recommendations

Any new development should:

- Retain hedgerows and woodlands to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.

LS BAN10: WITHYCOMBE FARM AND SURROUNDINGS



LS BAN10: WITCOMBE FARM AND SURROUNDINGS



LS BAN10: WITHYCOMBE FARM AND SURROUNDINGS

Summary

This assessment unit is within the Farmland Plateau LCT and is characterised by flat, open arable land with Withycombe Farm centrally located. The assessment unit, which extends to 15.56 hectares, lies to the west of Banbury and south of the emerging Hanwell Chase development. Field boundaries are generally defined by hedgerows and intermittent hedgerow trees although there has been some hedgerow loss in places.

Representative Photograph



View north-east across LS BAN10 from PRow Drayton Restricted Byway 19/4/20

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Flat to very gently undulating farmland, between 140m and 150m AOD. Medium-scale arable fields within the southern part of the assessment unit are partially enclosed by tree belts. Field boundaries are more open to the north, with trees around the existing farmstead and a very small amount of remnant hedgerow with hedgerow trees.	L
Natural Character	This is an intensively farmed landscape with very little semi-natural habitat. Fragmented hedgerows border the northern part of the assessment unit.	L
Cultural and Historic Associations	Modern agricultural practices have removed most historic field patterns. The HLC indicates that this is an area of prairie/amalgamated enclosure. Withycome Farmhouse and the attached stable are Grade II Listed.	L-M
Perceptual and Scenic Qualities	The site has a rural character, but perceptual qualities of the parcel are influenced by the existing settlement edge of Banbury to the north and east.	L-M
Settlement Form and Edge	Development at Hanwell Chase to the north has introduced a more suburban character to the landscape, lowering susceptibility. The existing settlement edge is fairly well integrated into the surrounding landscape by existing tree belts.	L-M
Views and Visual Character	The assessment unit has a semi-enclosed character. It is open to some views from the west, but is generally enclosed by existing development to the north and east. Public Rights of Way cross the assessment unit.	L

Value

Criteria	Description and indication of value	
Landscape Value	There are no ecological designations within the assessment unit or any areas of priority habitat. The landscape makes some contribution to the setting of Withycome Farmhouse. The assessment unit offers some recreational value in the form of public footpaths, which are likely to be valued by at the community level.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Views from the Banbury Fringe Walk, which runs along the western site boundary, are publicised at a local level.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats and proximity to existing residential development which exerts a human influence over the landscape. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the scale and pattern of existing built form in the vicinity.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. Public footpaths traverse the assessment unit and areas of informal recreation could be accommodated without significant adverse effects on character.

Small patches of secondary woodland are typical of the Farmland Plateau LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape in order to retain the open character of the landscape. There are limited opportunities for woodland planting within this assessment unit without adverse effects on landscape character and the overall sensitivity to woodland planting is **moderate**.

The whole of LS BAN10 is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

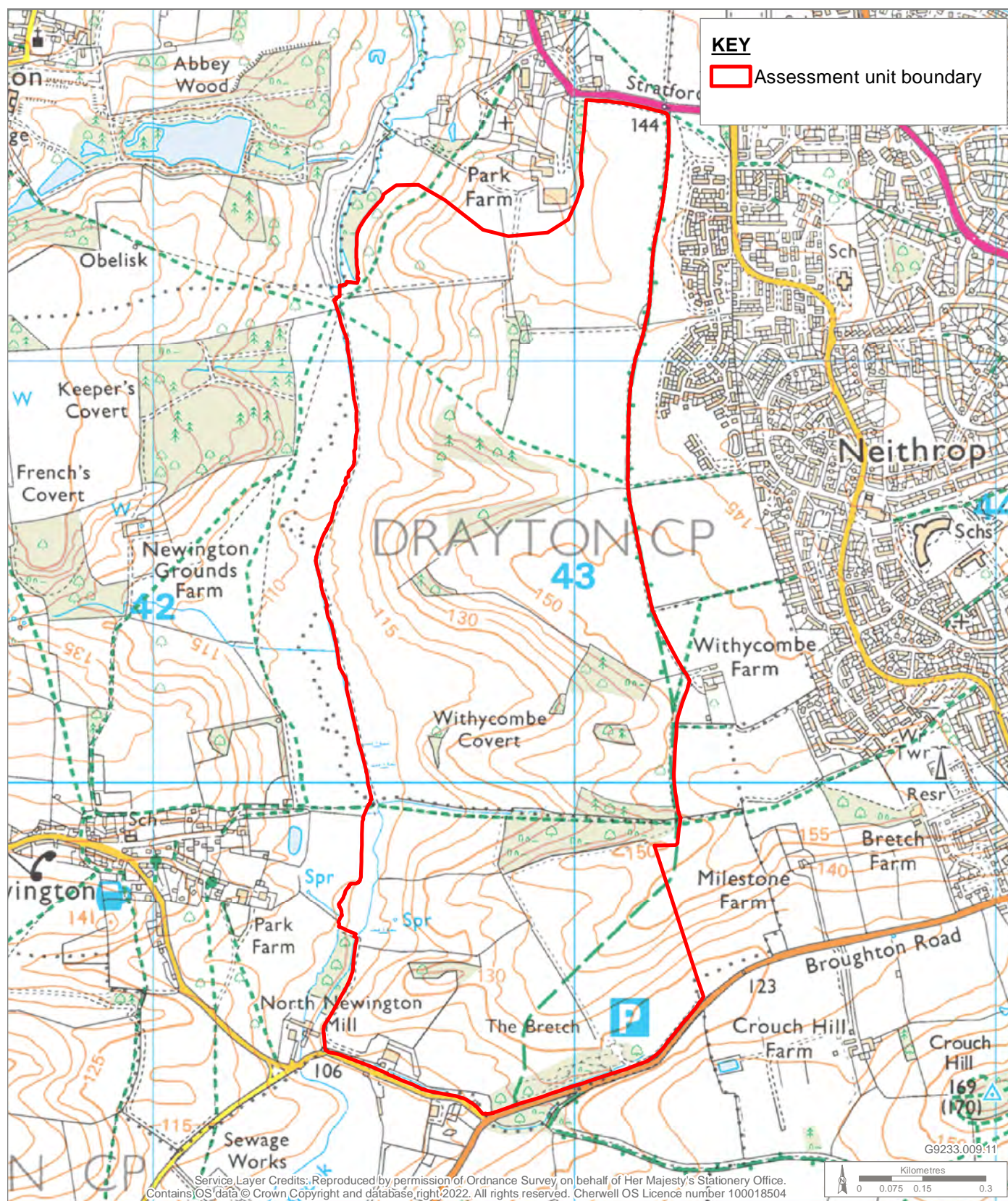
- The open character the landscape provides to the existing settlement edge.
- Withycombe Farmhouse and the attached stable which are Grade II Listed.

Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees.
- Protect Withycombe Farmhouse and ensure the placement of new development does not negatively influence the heritage asset.
- Ensure that any development is in keeping with the scale and form of the existing settlement.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

LS BAN11: DRAYTON SOUTH



LS BAN11: DRAYTON SOUTH



LS BAN11: DRAYTON SOUTH

Summary

This assessment unit extends across two LCTs, the Wooded Pasture Valleys and Slopes and the Farmland Plateau. The unit lies to the west of Banbury and south of Stratford Road and extends to 159.23 hectares of agricultural land and woodland. The area is characterised by medium to large scale arable fields with frequent woodland blocks. The landform is steeply sloping, falling towards the Sor Brook to the west. This unit has physical and visual links to the emerging Banbury Rise development, which forms the existing settlement edge to the east.

Representative Photographs



View west across the central part of LS BAN11 from PRow Drayton Restricted Byway 191/4/20, near Withycombe Farm (part of Banbury Circular Walk)



View north-west towards North Newington from permissive path within the southern central section of LS BAN11

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Sloping valley sides, rising from the Sor Brook in the west, from 110m to 140m AOD. Fields are medium to large scale with a semi-open character, with hedgerows and woodland blocks providing enclosure and helping to articulate the sloping nature of the landscape.	M-H
Natural Character	The assessment unit comprises predominantly grassland and arable habitats. There are numerous areas of deciduous woodland, some of which is priority habitat. There is a small area of calcareous chalk grassland near the southern boundary, which is priority habitat.	M
Cultural and Historic Associations	The northern part of the assessment unit is within the Drayton Conservation Area. The north-western corner is also within Wroxton Abbey Registered Park and Garden. A Grade II* Listed Drayton Arch designed by Sanderson Miller as part of the landscaping of the Wroxton Abbey Estate is located within this assessment unit.	M-H
Perceptual and Scenic Qualities	A rural landscape with some scenic quality but influenced by the new settlement edge at Banbury Rise. Low voltage pylons cross the central part of the site. There are panoramic views looking west across the Sor Valley from the majority of the site.	M
Settlement Form and Edge	The unit provides a rural setting to Banbury on its western approach and provides physical separation between Banbury and Drayton. Development of the site would close the gap between the two settlements. The existing settlement edge at Banbury Rise is relatively well integrated into the landscape.	M-H
Views and Visual Character	The unit has a sense of openness with some enclosure from the scattered woodland blocks. It is visible from parts of North Newington and Drayton. Southern parts of this unit are highly visible from Broughton Road to the south. The Drayton Conservation Area Appraisal identifies positive views across the Site.	M-H

Value

Criteria	Description and indication of value	
Landscape Value	A landscape which has some scenic quality and rarity, or a recreational or tourist offer, which results in its recognition at a borough or district-level. The assessment unit includes part of Drayton Conservation Area and the Wroxham Abbey Registered Park and Garden. Numerous footpaths cross the assessment unit including the Banbury Fringe Circular Walk and the Macmillan Way.	M
Visual Value	Views from walks publicised at the local level including the Banbury Fringe Circular Walk and the Macmillan Way promoted at a national level. Permissive paths allow wider recreational use.	M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity to residential and commercial development and a **high** sensitivity to logistics development. This sensitivity arises from the physical character including the undulating topography and openness of the assessment unit as well as the presence of historic landscape elements and the Site's location within Drayton Conservation Area and the Wroxton Abbey Registered Park and Garden.

The sensitivity to formal recreation is **moderate – high**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in some parts of this assessment unit.

Woodland cover is frequent throughout the Wooded Pasture Valleys and Slopes LCT and occurs within the Farmland Plateau LCT. Small-scale woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Extensive woodland planting would obscure the varied topography across the unit. Overall, the assessment unit has a **moderate** sensitivity to woodland planting.

LS BAN11 comprises areas of Grade 2 and 3 agricultural land, with Grade 2 generally located towards the eastern boundary with Grade 3 land in western and southern parts of the assessment unit.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

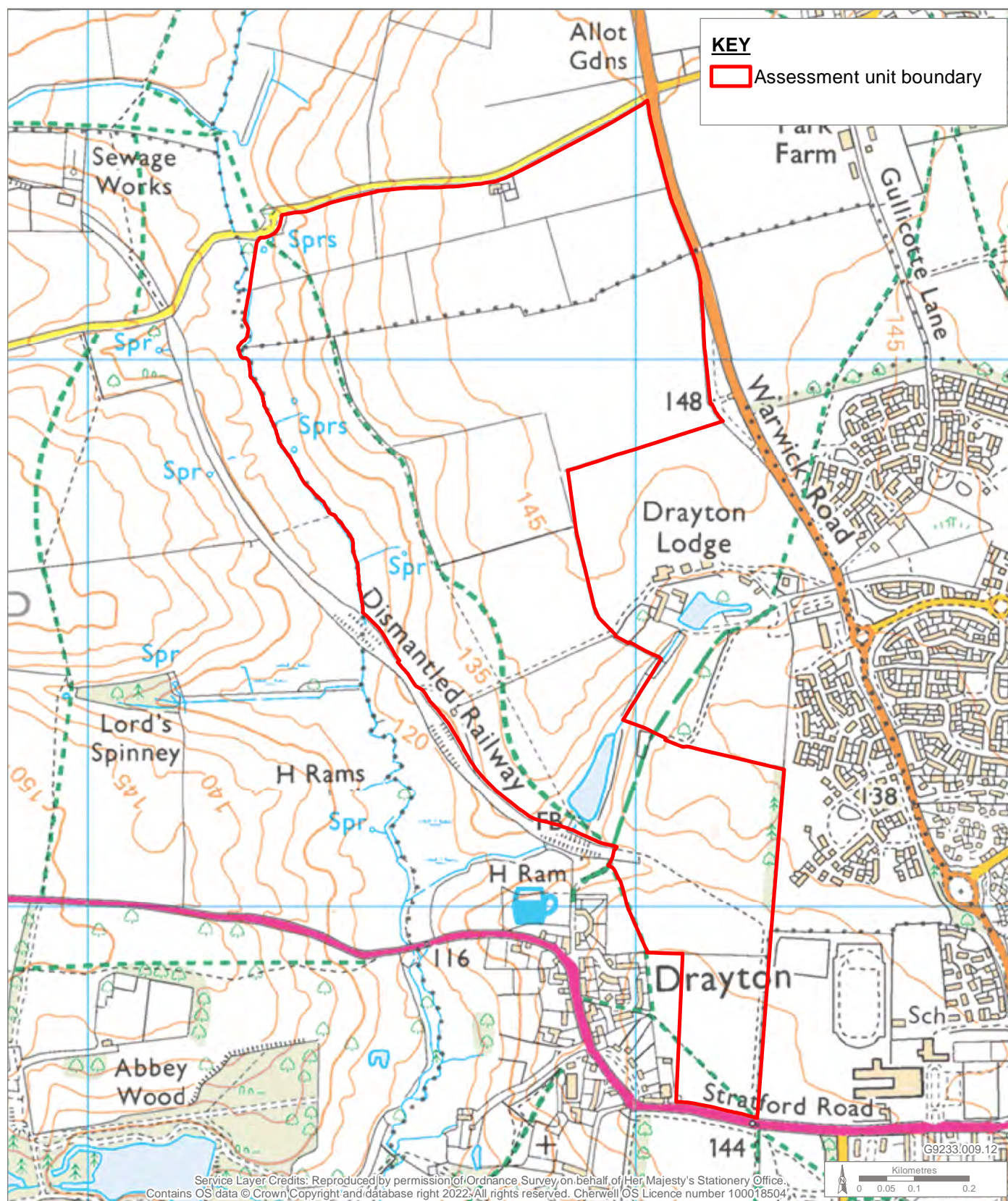
- The setting the landscape provides to heritage features including Drayton Conservation Area and Wroxham Abbey Registered Park and Garden.
- The sloping valley landform of the Sor Brook.
- Open and extensive views afforded by ridge and valley landform.
- Historic associations with Wroxham Abbey Registered Park and Garden and heritage assets within the Site.
- Trees and hedgerows surrounding field boundaries which form important habitat networks.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Areas that may be particularly sensitive include the north of the site which is influenced by the Wroxham Abbey Registered Park and Garden and the Drayton Conservation Area.

Guidance and Recommendations

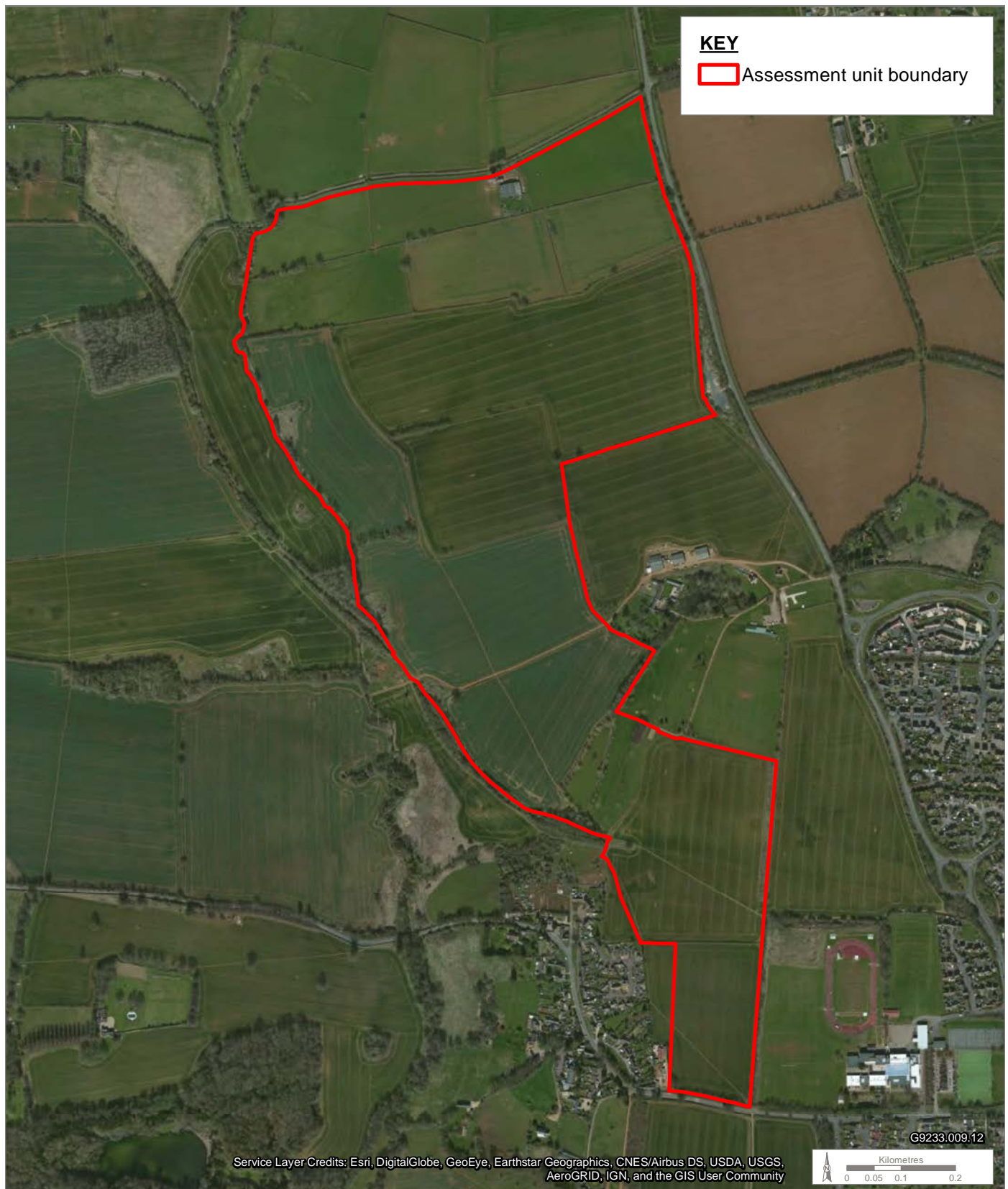
Any new development should:

- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Protect the setting of heritage features including Drayton Conservation Area and Wroxham Abbey Registered Park and Garden and the listed archway within the site.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.
- Retain existing areas of woodland.

LS BAN12: DRAYTON NORTH



LS BAN12: DRAYTON NORTH



LS BAN12: DRAYTON NORTH

Summary

This assessment unit extends across two LCTs: the Wooded Pasture Valleys and Slopes and the Farmland Plateau. The unit lies to the north west of Banbury, to the north of Stratford Road and west of Warwick Road. The assessment unit comprises 81.65 hectares of agricultural land and is characterised by medium to large scale arable fields bound by hedgerows with occasional hedgerow trees. In places, landform is steeply sloping, falling towards the Sor Brook and a section of a wooded dismantled railway, both of which form part of the unit's western boundary. To the immediate east of this assessment unit, around Drayton Lodge, new residential development is in the early stages of construction.

Representative Photographs



View south-east across LS BAN12 from the southern extent of PRow Hanwell Footpath 239/1/20



View north-west across LS BAN12 from PRow Drayton Bridleway 191/2/10, looking over the former fishing pond

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit sits on the west facing, upper slopes of the Sor Brook valley and slopes falling from 149m to 114m AOD. The area includes medium to large scale, intensively managed arable fields and the wooded edge to a dismantled railway forming part of the unit's western boundary.	M
Natural Character	The primary habitat is arable land with some small areas of grassland. A large pond is located to the centre of the unit and was previously used as a fishing pond. Fields are generally enclosed by tree belts and hedgerows with greater tree cover in western parts of the unit, close to the Sor Brook.	M
Cultural and Historic Associations	The southernmost field forms part of the Drayton Conservation Area. The HLC indicates that most of the unit is prairie / amalgamated enclosure.	M
Perceptual and Scenic Qualities	Tree groups, hedgerows, hedgerow trees and riparian vegetation along watercourses, give the impression of a well-treed valley landscape character.	M
Settlement Form and Edge	This assessment unit has physical and visual links to the village of Drayton and performs a separation role between the two settlements. The settlement edge at Banbury Chase, forming the eastern boundary of the unit, is well integrated into the surrounding landscape.	M
Views and Visual Character	Hedgerows, trees and woodland blocks create a semi-enclosed character to this parcel. There are some longer distance views across the valley sides from the minor road network to the west and from the eastern parts of the unit looking west. The skyline is generally treed.	M

Value

Criteria	Description and indication of value	
Landscape Value	The southernmost part of the assessment unit forms part of Drayton Conservation Area. The assessment unit has some natural value, with a range of habitat types present including arable land, wetland, trees and hedgerows. The assessment unit offers some recreational value in the form of Public Rights of Way.	L-M
Visual Value	The assessment unit forms part of a large area of greenfield land to the north and east of Drayton. Views are likely to be locally valued, including views across the Site from within Drayton Conservation Area.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate** sensitivity to residential development, with **moderate-high** sensitivity to commercial and logistics development. This sensitivity arises from the physical character including the undulating topography and openness of the assessment unit to views from the west.

The sensitivity to formal recreation is **moderate-high**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, which could be accommodated in some parts of this assessment unit without adverse effects on landscape character.

Woodland cover is frequent throughout the Wooded Pasture Valleys and Slopes LCT and occurs within the Farmland Plateau LCT. The OWLS landscape strategy guidelines recommend that within the Farmland Plateau LCT woodland planting should be limited on the more exposed ridge tops to conserve the open, spacious character of the landscape. Small-scale woodland planting could be accommodated in parts of this assessment unit. Overall, the assessment unit has a **moderate** sensitivity to woodland planting.

The western edge of LS BAN12 is Grade 3 agricultural land, the remainder of the assessment unit is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

- The setting the landscape provides to Drayton Conservation Area.
- The rolling topography in combination with wooded features is perceptible in views.
- Undeveloped skylines.

Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees.
- Protect localised areas that retain a natural character, notably the characteristic Beech woodland and the fishing pond.
- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

LS BAN13: LAND EAST OF WARWICK ROAD



LS BAN13: LAND EAST OF WARWICK ROAD



LS BAN13: LAND EAST OF WARWICK ROAD

Summary

This assessment unit is within the Farmland Plateau LCT and is characterised by flat, open arable land. The assessment unit, which extends to 66.82 hectares, lies to the west of Warwick Road, south of Main Street (Hanwell), west of Gullicott Lane and north of the emerging Hanwell Chase development. The Hanwell Conservation Area lies beyond the assessment unit to the north-east.

Representative Photographs



View north-east across LS BAN13 from PRow Drayton Footpath 191/6/10, just north of the emerging Hanwell Chase development.



View north-east across LS BAN13 from PRow Drayton Footpath 191/6/10, just north of the emerging Hanwell Chase development.

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Flat to very gently undulating farmland, between 146m and 149m AOD. Medium-scale arable fields are enclosed by hedgerows and tree belts.	L-M
Natural Character	Frequent tree belts, hedgerows and hedgerow trees border the arable fields, and provide semi-natural habitats. Otherwise, this is an intensively farmed landscape.	L
Cultural and Historic Associations	There has been some amalgamation of historic field patterns within the assessment unit, the HLC indicates that this is an area of Prairie / amalgamated enclosure. There are no designated heritage assets within this parcel. The Hanwell Conservation Area lies to the north-east.	L-M
Perceptual and Scenic Qualities	This is a rural landscape with limited scenic quality. The assessment unit maintains a rural character although it is influenced by the existing settlement edge to the south and passing traffic on Warwick Road to the west.	L-M
Settlement Form and Edge	The settlement edge at Hanwell Chase (forming the unit's southern boundary) is well integrated into the surrounding landscape by existing tree belts. The assessment unit provides physical separation between Banbury and Hanwell.	L-M
Views and Visual Character	Hedgerows and roadside trees create a semi-enclosed character. The skyline is generally treed. There are some glimpsed views across the parcel from Warwick Road to the immediate west above the existing hedgerow. A Public Right of Way crosses the assessment unit in the south-eastern corner.	L

Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character. There is some semi-natural habitat present along the assessment unit boundaries, but otherwise this is an extensively farmed landscape with no ecological designations present. The assessment unit provides some recreational value in the form of the public footpath which runs through it. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. The Public Right of Way within the assessment unit does not appear to be publicised as part of any circular or long distance route but is likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium scale arable fields, limited semi-natural habitats and largely enclosed character. The assessment unit provides a rural setting to Banbury and provides separation between Banbury and Hanwell in the north. The assessment unit has a **moderate** sensitivity to commercial development and a **moderate-high** sensitivity to logistics development due to the scale and pattern of the existing built form in the vicinity.

The sensitivity to formal recreation is **moderate**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without adversely affecting the character and appearance of the rural landscape, including dark skies.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. Public footpaths traverse the assessment unit and areas of informal recreation could be accommodated without significant adverse effects on character.

Small patches of secondary woodland are typical of the Farmland Plateau LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the dips and folds of the landscape in order to retain the open character of the landscape. There are some opportunities for woodland planting within this assessment unit and the overall sensitivity to woodland planting is **low-moderate**.

The whole of LS BAN13 is Grade 2 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

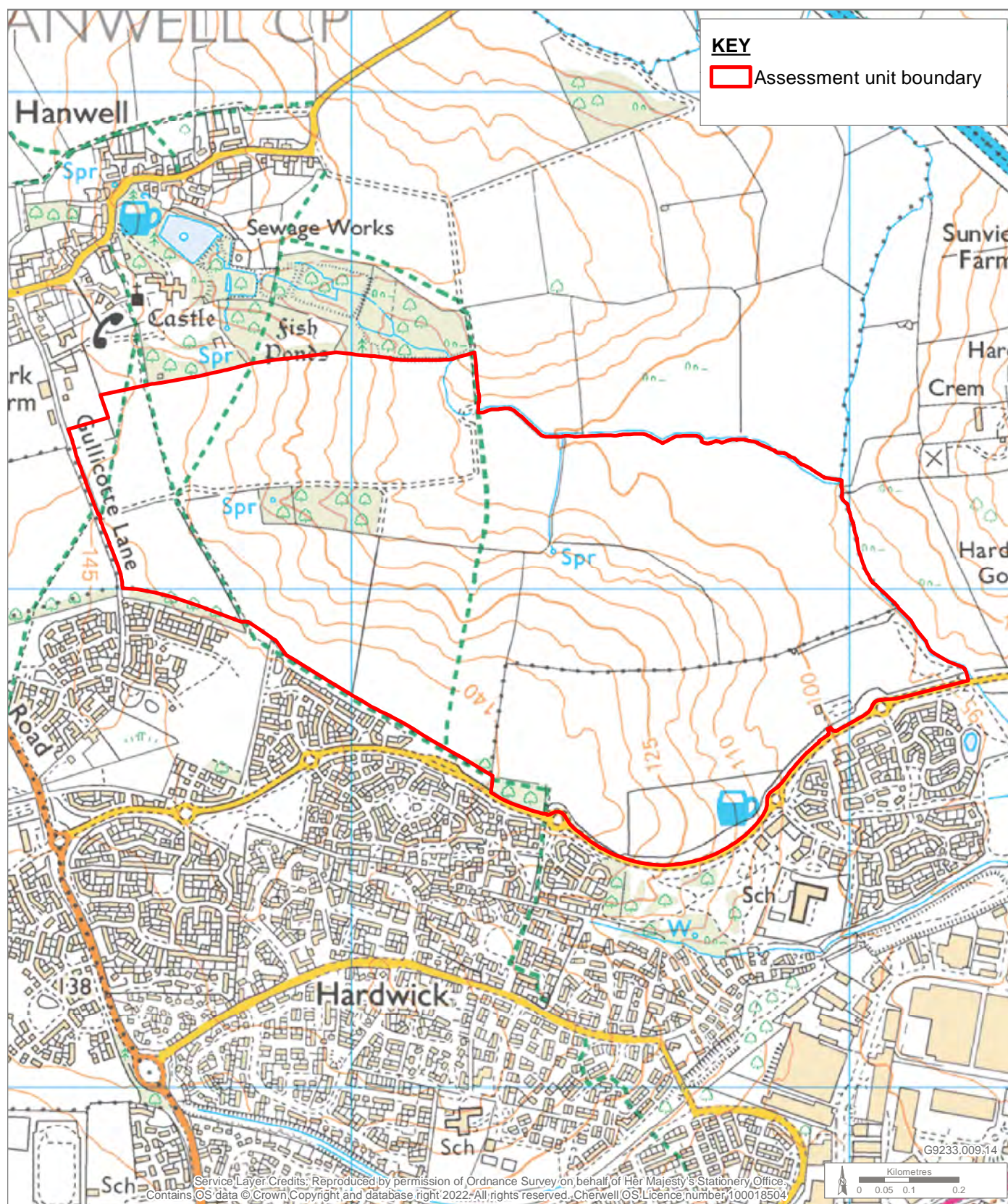
- The sense of settlement separation between Banbury and Hanwell.
- Rural setting to Hanwell Conservation Area.

Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.

LS BAN14: LAND NORTH OF DUKES MEADOW DRIVE



LS BAN14: LAND NORTH OF DUKES MEADOW DRIVE



LS BAN14: LAND NORTH OF DUKES MEADOW DRIVE

Summary

This assessment unit is located north of Banbury, between Dukes Meadow Drive and Hanwell village. This parcel is in the Farmland Slopes and Valley Sides and Farmland Plateau LCTs and comprises approximately 105ha of arable land occupying the crest of a ridgeline with north and east facing slopes. To the south of the parcel is the recently developed Hanwell Fields Estate. The northern boundary follows a small tributary of the Hanwell Brook, and forms an edge with the Hanwell Conservation Area at its northernmost extremity. To the north and east there are far-reaching views across the Hanwell Brook.

Representative Photographs



View north across LS BAN14 from PRoW Hanwell Footpath 239/9/10



View south-west across LS BAN14 from PRoW Hanwell Footpath 239/7/10, to the south of Hanwell Conservation Area

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit has an undulating topography, ranging from 145m to 95m AOD, and falling towards the Hanwell Brook and its tributary along the northern and eastern unit boundaries. Medium to large scale arable fields are bound by largely intact hedgerows and tree belts.	M-H
Natural Character	Fields are enclosed by mixed species hedgerows with some mature hedgerow trees. Tree belts and small parcels of deciduous woodland provide further semi-natural habitats. Fishponds Wood to the immediate north is a Local Wildlife Site.	L-M
Cultural and Historic Associations	The assessment unit forms part of the visual setting to Hanwell Conservation Area. Field boundary hedgerows demarcate the south-western boundary of the former fishpond and medieval village area at Hanwell. The HLC indicates that this is an area of prairie/amalgamated enclosure with some reorganised enclosure to the south.	M-H
Perceptual and Scenic Qualities	The agricultural land retains some of its rural character although it is also influenced by the settlement edge along Dukes Meadow Drive which reduces tranquillity. Dark skies are valued by the local community and the Hanwell Community Observatory is located within the village to the north of the Site.	L-M
Settlement Form and Edge	The assessment unit provides a rural setting to Banbury and plays an important part in views from the northern edge of the settlement, with long views across the rolling river valley. The settlement edge along Dukes Meadow Drive is relatively well integrated into the landscape. The assessment unit provides separation between Banbury and Hanwell to the north.	M

Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The assessment unit is visually prominent due to its topography. From the north-east, the unit is highly visible from Little Bourton village and Banbury Cemetery and Crematorium. There are clear views across the site from the junction of Dukes Meadow Drive and Southam Road. Views from Hanwell Conservation Area across the assessment unit towards the horizon are identified in the Hanwell Conservation Area Appraisal. Public Rights of Way cross the assessment unit, providing clear views across the wider landscape, particularly to the north and east.	M

Value

Criteria	Description and indication of value	
Landscape Value	A landscape which is valued by local residents. The assessment unit is crossed by a number of public footpaths with some permissive paths. A very small part of the assessment unit is within the Hanwell Conservation Area. Fishponds Wood Local Wildlife Site to the north is clearly visible from within the Site and contributes to the wooded character of the landscape around Hanwell.	L-M
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. However, views are far-reaching and are likely to be valued at the local level, including panoramic views across the wider landscape.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **moderate-high** sensitivity for residential and commercial development. The sensitivity to logistics development is **high**. This sensitivity arises from the physical character including the undulating valley slopes and openness of the assessment unit to views from the north and north-east.

The sensitivity to formal recreation is **moderate-high**. There are limited opportunities to accommodate areas of formal recreation and flood lighting without major alterations to topography, or adversely affecting the character and appearance of the rural landscape, including dark skies.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. Public footpaths traverse the assessment unit and areas of informal recreation could be accommodated without significant adverse effects on character.

Small woodland copses and belts occur frequently throughout the Farmland Slopes and Valley Sides LCT, often on steep slopes and along watercourses in the minor valleys. Small blocks of woodland are also present throughout the Farmland Plateau LCT. Around Hanwell, woodland cover is largely restricted to blocks of deciduous semi-natural woodland. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in both of these LCTs.

The most appropriate area for this in landscape terms would be along the route of existing watercourses on the valley floor, or along the southern boundary in order to re-enforce the wooded skyline in views from the north and north-east. The overall sensitivity to woodland planting is **low-moderate**.

The south-western and western parts of LS BAN14 are Grade 2 agricultural land, with areas to the north-east and east classified as Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

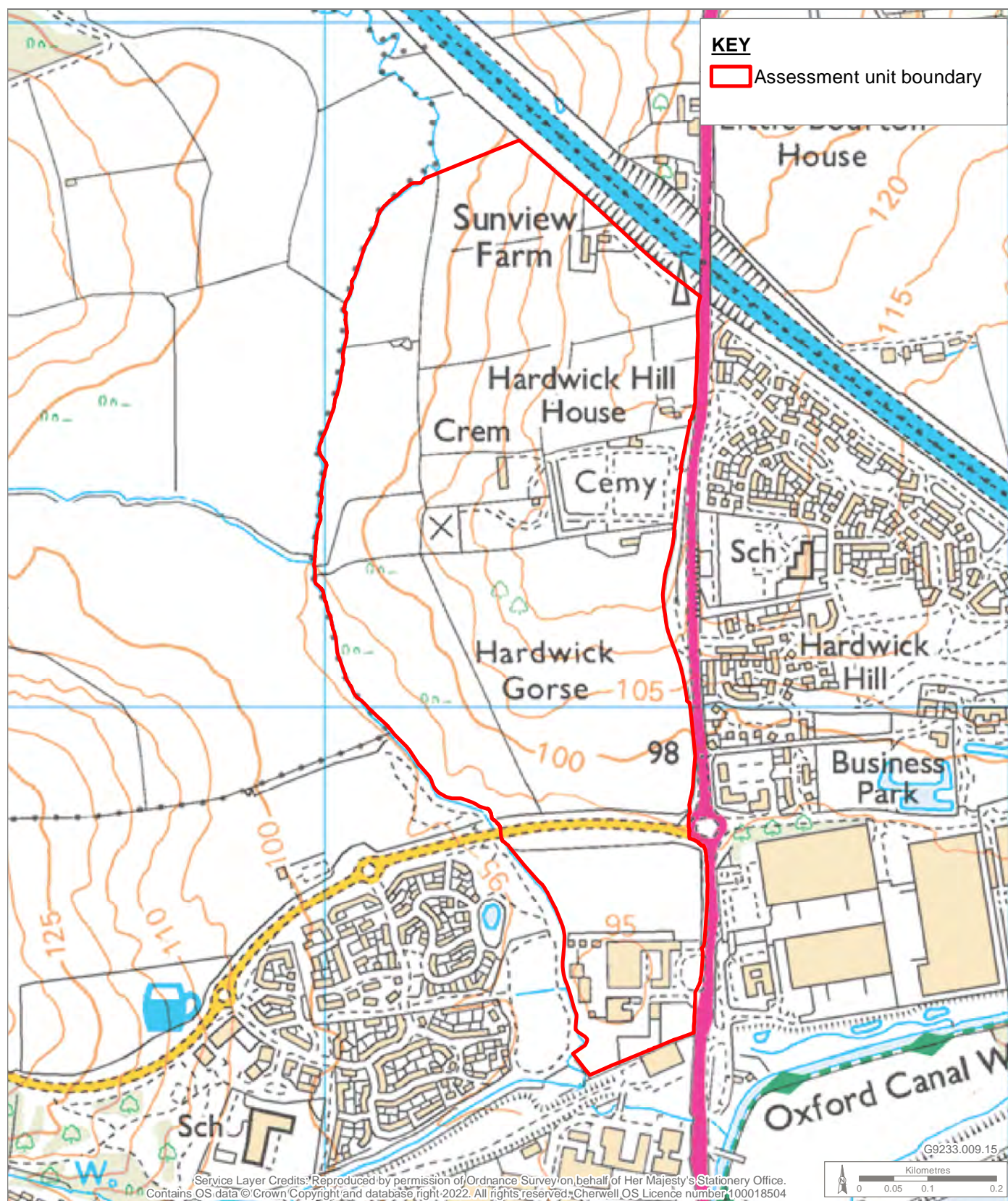
- The setting the landscape provides to Hanwell Conservation Area.
- The distinctive elevated landform, panoramic views to the north and role of this area as a backdrop and skyline.
- The well-defined pattern of tall hedges and hedgerow trees.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

Guidance and Recommendations

Any new development should:

- Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
- Carefully consider lighting in any new development, so as not to adversely affect the dark skies.
- Consider the role of this area as a skyline and backdrop. Avoid vertical elements breaking the skyline.
- Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.
- Include tree planting to help integrate development within the rural landscape

LS BAN15: BANBURY CREMATORIUM AND SURROUNDINGS



LS BAN15: BANBURY CREMATORIAL AND SURROUNDINGS



LS BAN15: BANBURY CREMATORIUM AND SURROUNDINGS

Summary

This unit comprises the Banbury Crematorium, Sunview Farm, Foxhill House, Banbury Business Village and surrounding agricultural land, which extends to 51.66 hectares and is mostly under arable cultivation. The parcel is within the Upstanding Village Farmlands and Wooded Pasture Valleys and Slopes LCTs. This unit is bound to the north by a woodland belt (with the M40 beyond), to the east by Southam Road (A423), to the south by a footpath off Southam Road and to the west by the Hanwell Brook. The landform falls away steeply to the west into the Hanwell valley.

Representative Photographs



View west across LS BAN15 from the entrance to Sunview Farm



View west across LS BAN15 from the junction of Southam Road and Dukes Meadow Drive

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit predominantly comprises medium scale arable fields in a rectilinear pattern, with some fragmented hedgerow boundaries. Landform falls steeply from 120m to 95m AOD into the Hanwell Brook to the west. Land cover is primarily arable with areas of built form at Sunview Farm, Banbury Crematorium and Banbury Business Village.	M
Natural Character	This is an intensively farmed landscape with few natural features. Hedgerows, hedgerow trees and tree belts along the watercourse to the west provide some semi-natural habitat. Banbury Crematorium is surrounded by mature trees. There are no ecological designations or areas of priority habitat within this assessment unit.	L
Cultural and Historic Associations	There are no recorded heritage assets in the assessment unit. The HLC indicates that this unit comprises areas of Planned Enclosure and Piecemeal Enclosure with some civil, recreation and commercial uses.	L
Perceptual and Scenic Qualities	Audible intrusion from the M40 to the north has an adverse effect on tranquillity. Despite this, parts of the assessment unit retain a rural character with a relative sense of tranquillity. The motorway is largely in a cutting and is heavily treed for much of its route which limits its visual influence over the wider landscape.	L-M
Settlement Form and Edge	Existing built form within this assessment unit includes Banbury Crematorium, Sunview Farm, Foxhill House and Banbury Business Village. Southern and eastern parts of this assessment unit have strong visual connections to recent residential development along Dukes Meadow Drive, and the A423. Logistics sheds along the A423 are highly visible from within the assessment unit. The area immediately adjacent to the Southam Road and Dukes Meadow Drive junction is committed for development and forms part of allocation Banbury 2 in the adopted Cherwell Local Plan.	L-M

Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity	
Views and Visual Character	The area is visible from areas of higher ground, particularly to the west. From Dukes Meadow Drive and Southam Road there are wide, long views across the agricultural landscape punctuated by hedgelines and mature hedgerow trees.	L-M

Value

Criteria	Description and indication of value	
Landscape Value	The assessment unit does not have a particularly strong sense of character. There is some semi-natural habitat present around the cemetery, but there are no ecological designations or areas of priority habitat present. There are no Public Rights of Way within the assessment unit and it offers no recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Any views across the assessment unit are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate** sensitivity to residential development and a **moderate-high** sensitivity to commercial and logistics development as a result of its topography and prominent visibility. The parcel forms part of the attractive Hanwell Brook valley, an important landscape feature in the setting of the Banbury to the north and contains the remnant historic land uses of Hardwick Gorse and Copse.

The southernmost extent of the parcel, adjacent to Banbury Business Village is less sensitive and could accommodate some residential or commercial development if suitable design and mitigation strategies are adhered to.

Sensitivity to formal recreation is **moderate-high** and would require substantial alterations to landform in most places. The introduction of flood lighting would adversely effect the rural character of the area.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

Sensitivity to informal recreation is **low** and this could be accommodated in the context of the existing cemetery and crematorium or the areas of recreational wetland around the Hanwell Brook to the west.

Woodland planting within the Upstanding Village Farmlands LCT is largely confined to small plantations on areas of steep ground but is frequent throughout the Wooded Pasture Valleys and Slopes LCT. The OWLS landscape strategy guidelines indicate that small-scale woodland planting would be appropriate within the Upstanding Village Farmlands LCT. Small areas of woodland planting could be appropriate along the already tree-lined Hanwell Brook. Overall, the assessment unit has a **low-moderate** sensitivity to woodland development.

The majority of LS BAN15 is Grade 3 agricultural land with the area within Banbury Business Village categorised as urban.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

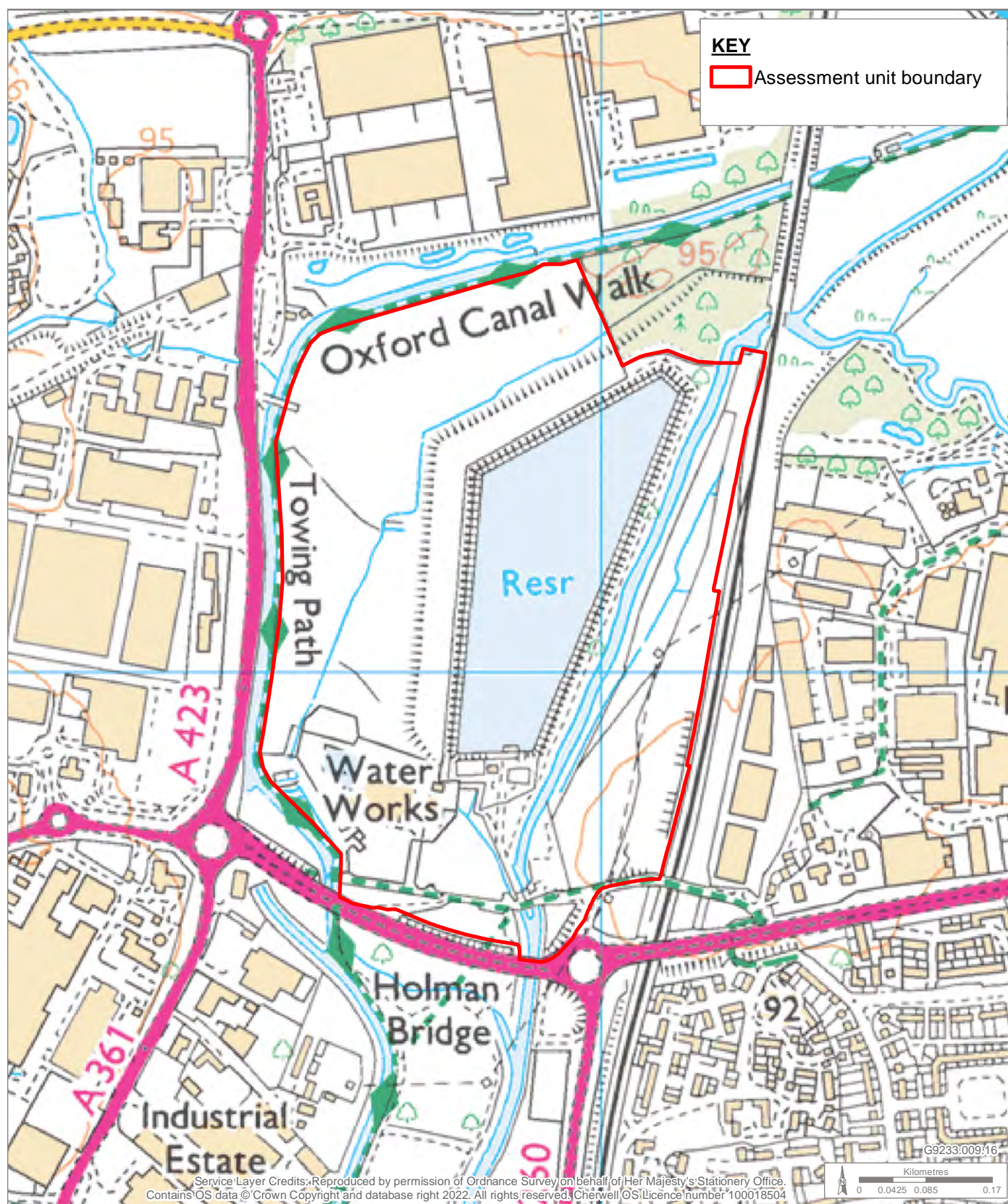
- Distinctive sloping landform associated with Hanwell Brook and Hardwick Hill as part of undulating ridge and valley landform.
- Views and visibility of the unit, particularly from the west.
- The role of the agricultural landscape in providing a landscape setting and containment to Banbury.

Guidance and Recommendations

Any new development should:

- Avoid visually prominent locations, where development will be incongruous with the wider landscape context.
- Ensure any new development is sensitively sited, avoiding areas of strong rural character and ensure new development responds sensitively to the rural context.
- Retain and enhance riparian vegetation along the Hanwell Brook as it adds structure to the landscape and provides valuable wildlife habitats.

LS BAN16: GRIMSBURY RESERVOIR AND SURROUNDINGS



LS BAN16: GRIMSBURY RESERVOIR AND SURROUNDINGS



LS BAN16: GRIMSBURY RESERVOIR AND SURROUNDINGS

Summary

This assessment unit is in the River Meadowlands LCT. The unit is to the north of Hennef Way (A422) and east of Southam Road (A423) and comprises a range of uses from Grimsbury Reservoir and Water Works, Banbury Cross Sailing Club, the Banbury Tarmac Plant and surrounding pasture land. The northern and western boundaries are defined by the Oxford Canal Walk long distance footpath; the eastern boundary by the Chiltern Mainline Railway and the southern boundary by Hennef Way (A422) and a small woodland block. The northern, western and southern boundaries are generally wooded.

Representative Photographs



View north across LS BAN16 from Grimsbury Green, near the tarmac plant entrance



View east across LS BAN16 from the Southam Road (A423) link pedestrian and cycle bridge

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	Flat to very gently undulating landform between 91m and 95m AOD. Pastoral fields are medium in scale with some enclosure provided by hedgerows and tree belts adjacent to the Oxford Canal.	L-M
Natural Character	Intact hedgerows, with some hedgerow trees and wooded areas provide some semi-natural habitat. Grimsbury Woodland Local Nature Reserve is beyond the north-eastern site boundary. There are some small areas of deciduous woodland priority habitat present around the water treatment works.	L-M
Cultural and Historic Associations	There are no recorded heritage assets in this unit. The Oxford Canal is a designated Conservation Area. The HLC indicates that this assessment unit includes some areas of piecemeal enclosure.	L-M
Perceptual and Scenic Qualities	There is some sense of separation and enclosure to the assessment unit due to existing vegetation along its boundaries. Logistics development to the north, the Grimsbury Reservoir, Water Works and tarmac plant are urbanising influences.	L-M
Settlement Form and Edge	The assessment unit lies within the main built up area of Banbury and has visual links to logistics development off Noral Way to the north. Development of the site would not present a significant change to the existing settlement pattern.	L
Views and Visual Character	Hedgerows, trees and woodland blocks create a semi-enclosed character to this unit and restrict most views into the parcel. There are some views across the assessment unit from the Oxford Canal Path with clear views from the perimeter path around Grimsbury Reservoir. Pylons and taller elements within the tarmac plant punctuate the otherwise wooded skyline.	L

Value

Criteria	Description and indication of value	
Landscape Value	A landscape which is valued by local residents. Some recreational offer in the form of Grimsbury Reservoir and the Oxford Canal Walk. The Oxford Canal is a designated Conservation Area.	L-M
Visual Value	Views are likely to be valued at the local level, including views from Grimsbury Reservoir and some views from the Oxford Canal Walk. Views are publicised at a local level as part of the Banbury Fringe Circular Walk.	L-M

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has **low-moderate** sensitivity to residential and commercial development and a moderate sensitivity to logistics development. This assessment unit is generally well contained by existing vegetation but has some physical and visual links to the existing built up area of Banbury. Commercial development would be in keeping with the character of existing commercial development located to the east and west. Grimsbury Reservoir and Oxford Canal are valued locally and the southern and central parts of the assessment unit would have a **moderate to high** susceptibility to logistics development due to its potential scale and massing in contrast to the existing built form within the assessment unit.

Some formal recreation already exists in the form of the Banbury Cross Sailing Club, which has a clubhouse, parking and areas of boat storage to the south of the reservoir. The assessment unit has a **moderate** sensitivity to formal recreation, which could be accommodated in certain locations.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low** sensitivity to informal recreation and already provides a footpath route around Grimsbury Reservoir and footpath links to Spiceball Country Park to the south. There are opportunities to develop this assessment unit for informal recreation, which could also provide connectivity to the Oxford Canal Path.

Tree cover is a notable element of the River Meadowlands LCT but is generally associated with the tree-lined river corridors. The most appropriate area for woodland planting would be along the route of the Oxford Canal, this would enhance enclosure to the assessment unit and would enhance connectivity between areas of existing woodland. Smaller woodland blocks could also be accommodated without adverse effects on landscape character. This assessment unit has a **low** sensitivity to woodland planting.

The majority of LS BAN16 is excluded from the Agricultural Land Classification grades as it is urban land. A very small part of the assessment unit in the north-eastern corner is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

- The sense of enclosure and relative tranquillity as a result of existing boundary vegetation and pastoral land uses.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.
- Linear views along the Oxford Canal.

Guidance and Recommendations

Any new development should:

- Seek to avoid development near to the Oxford Canal, allowing the watercourse corridor to remain legible in views.
- Include appropriate edge and boundary treatments to ensure any development is well integrated into its surroundings, including areas of new tree planting where appropriate.
- Any commercial or logistics development should be of appropriate scale and massing, with cladding using dark or muted colours. Landscape treatment should be in keeping with local character.

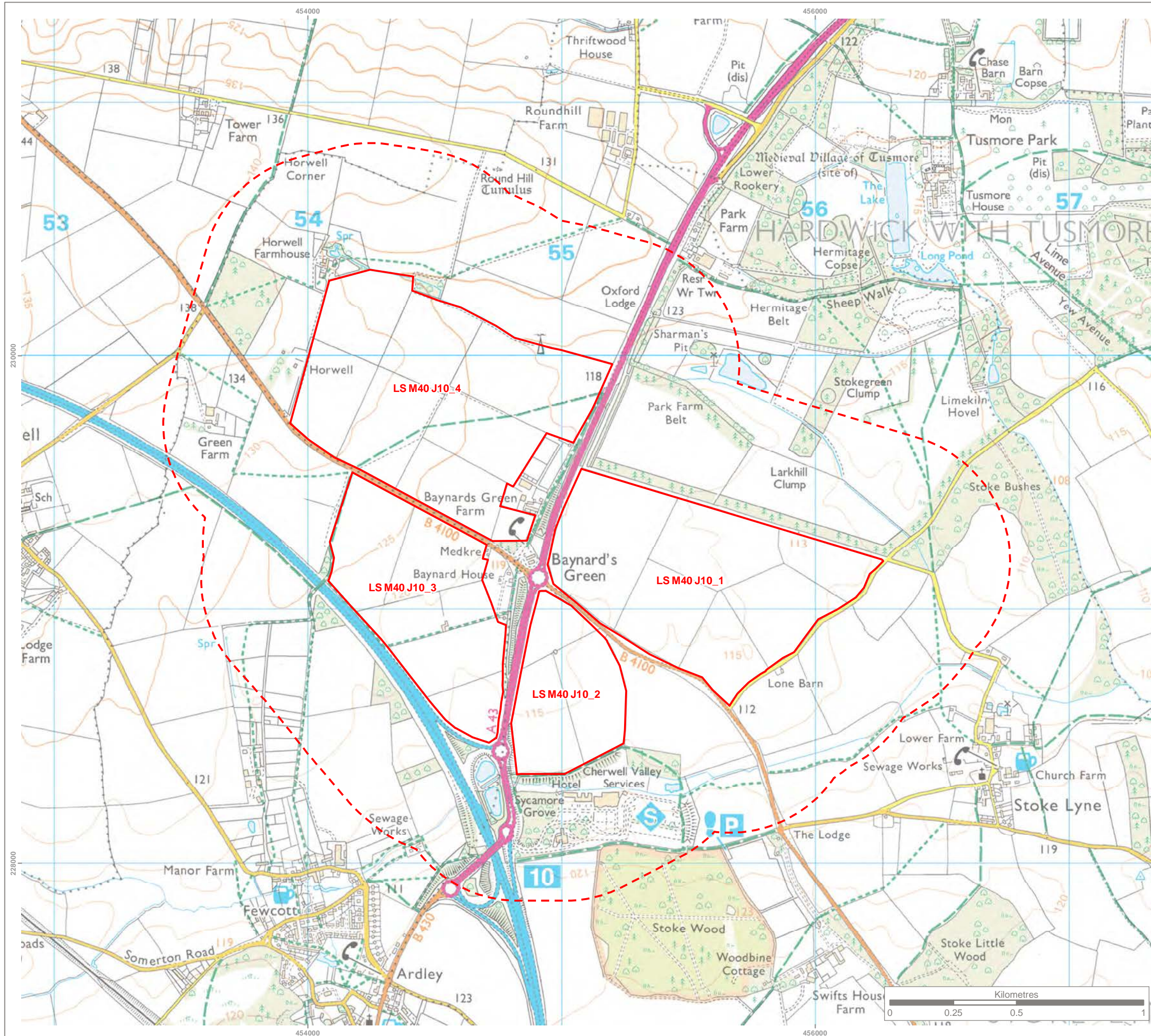
M40 JUNCTION 10



M40 JUNCTION 10

Overview

Junction 10 provides the intersection of the M40 with the A43. The latter providing strategic east-west connectivity between the M1 and M40. The junction also provides access to the Cherwell Valley Services. Land in the vicinity of Junction 10 is agricultural with some wooded areas to the east. West of the M40 are the small villages of Fitwell and Fewcott, with Stoke Lyne and Tusmore Park to the east.



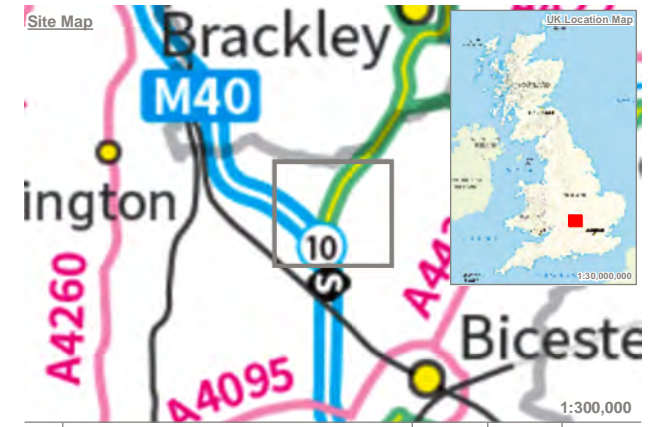
KEY

- Sites to be assessed
- Sites to be assessed 500m buffer



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Site Map



Rev	Description	Drawn	Approved	Date



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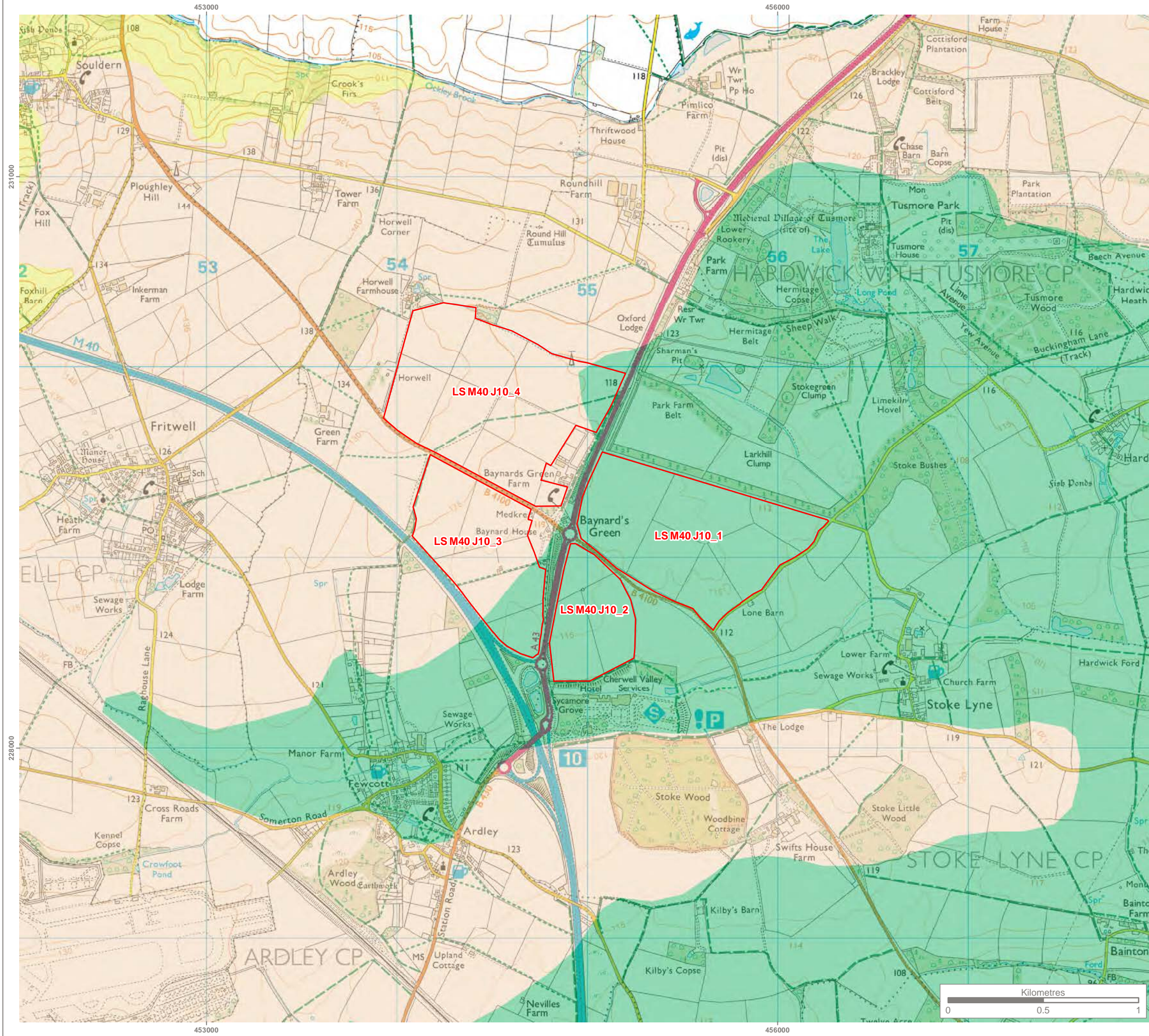
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Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Sites to be Assessed - M40 Junction 10

Drawing Number
G9233.051

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:15,000 @ A3	23/08/2022



KEY

Sites to be assessed

**Oxfordshire Wildlife and Landscape Study
Landscape Character Types**

Farmland Plateau

Farmland Slopes and Valley Sides

Wooded Estatelands

Note:

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Site Map



Rev	Description	Drawn	Approved	Date



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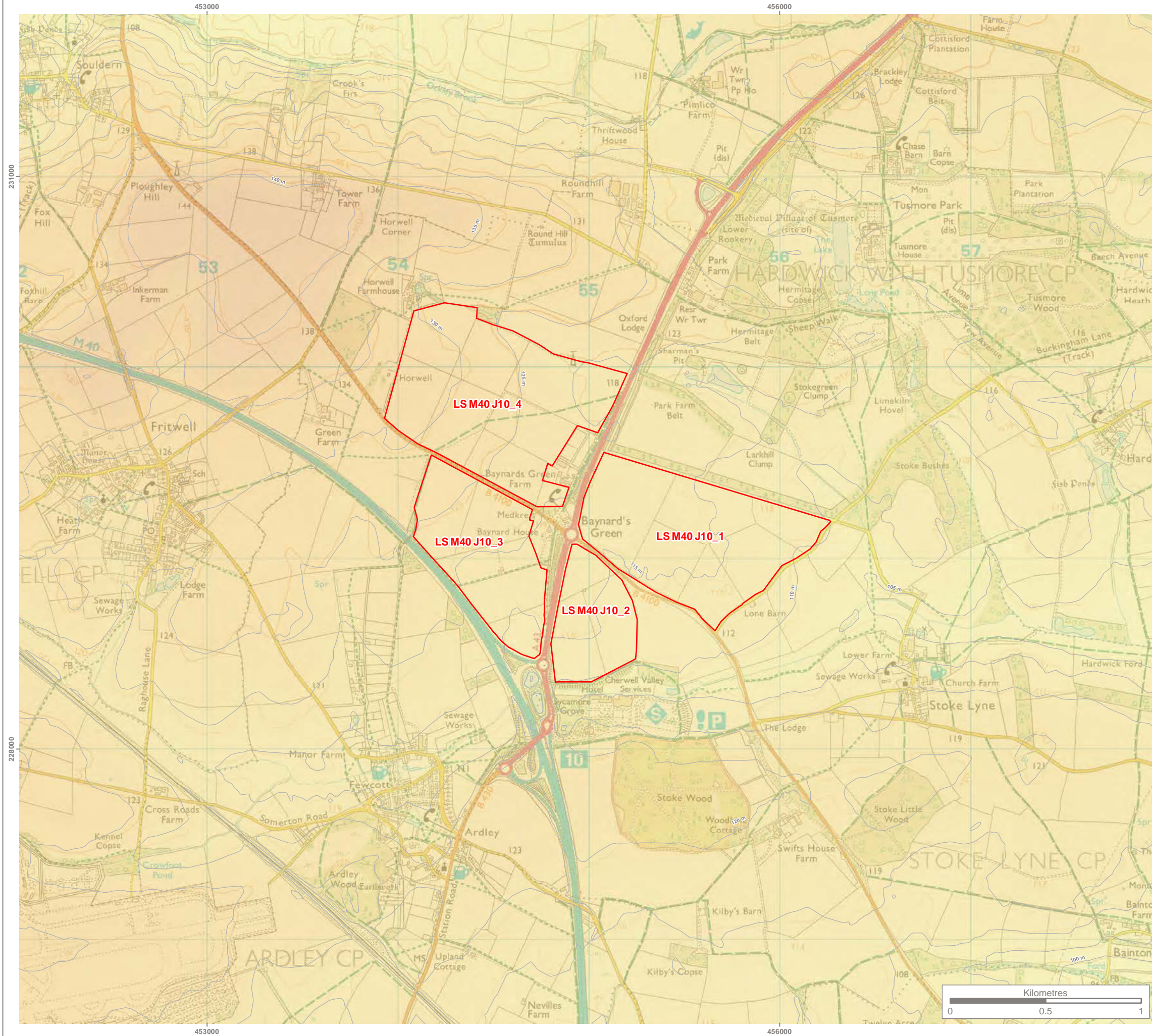
Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Landscape Character Types : M40 Junction 10

Drawing Number
G9233.004.5

Sheet 5 of 5

Drawn SA	Checked CB	Approved TJ	Scale 1:20,000 @ A3	Date 23/08/2022
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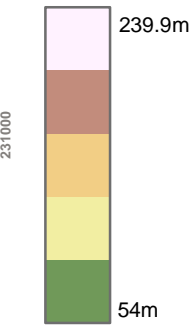


KEY

Sites to be assessed

Contours 5m

Elevation in metres Above Ordnance Datum (AOD)



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Site Map



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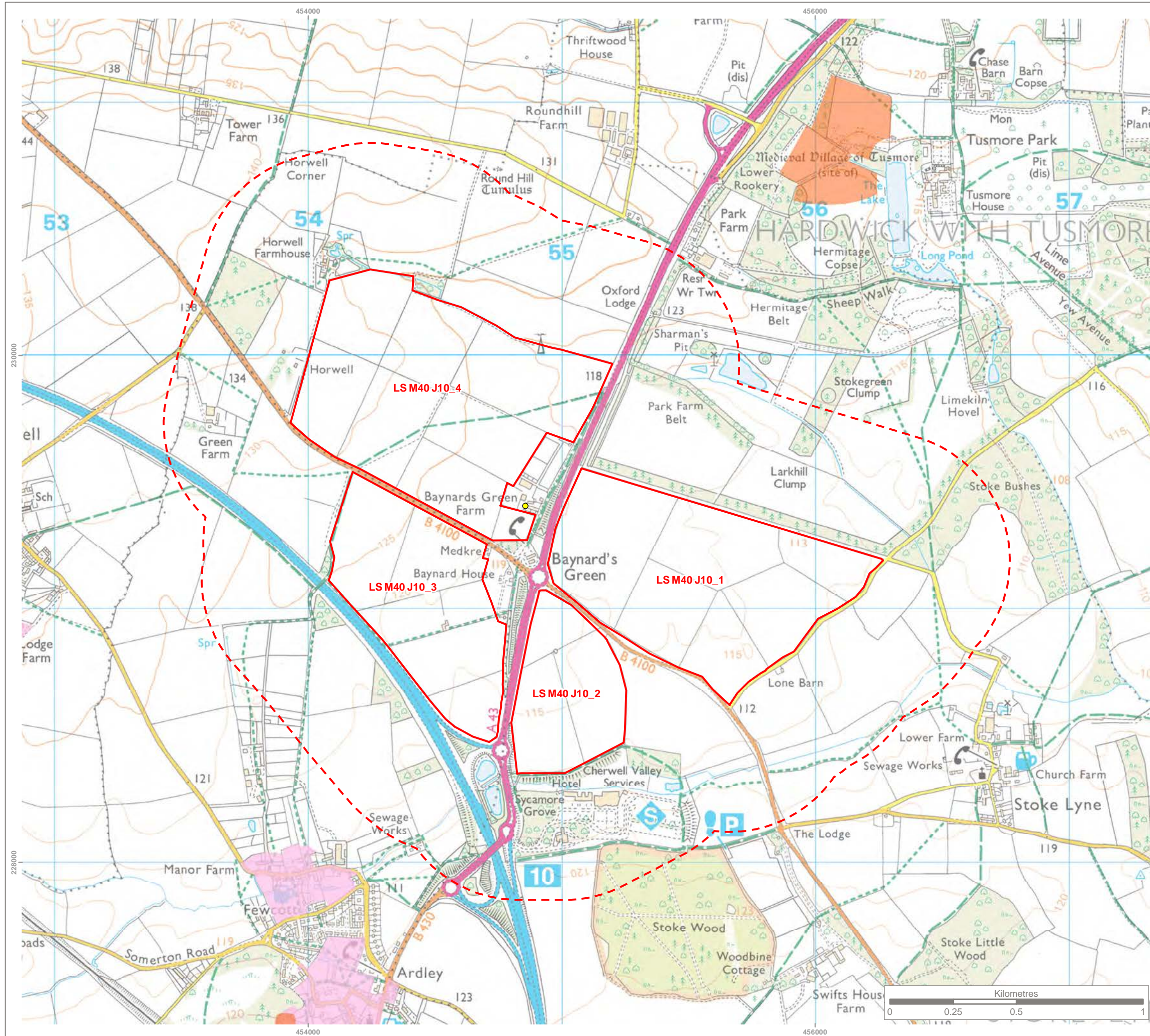
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Topography : M40 Junction 10

Drawing Number G9233.001.5	Sheet 5 of 5
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Drawn SA	Checked CB	Approved TJ	Scale 1:20,000 @ A3	Date 23/08/2022
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KEY

- Sites to be assessed
- Sites to be assessed 500m buffer
- Conservation Area
- Scheduled Monument
- Listed Buildings within 500m of sites to be assessed
- Grade II Listed Building

Note

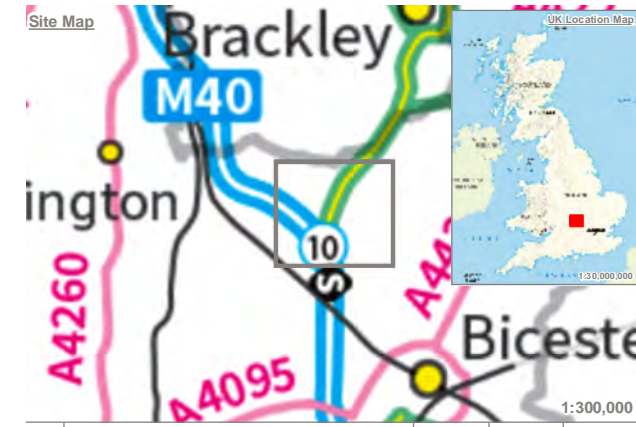
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Site Map



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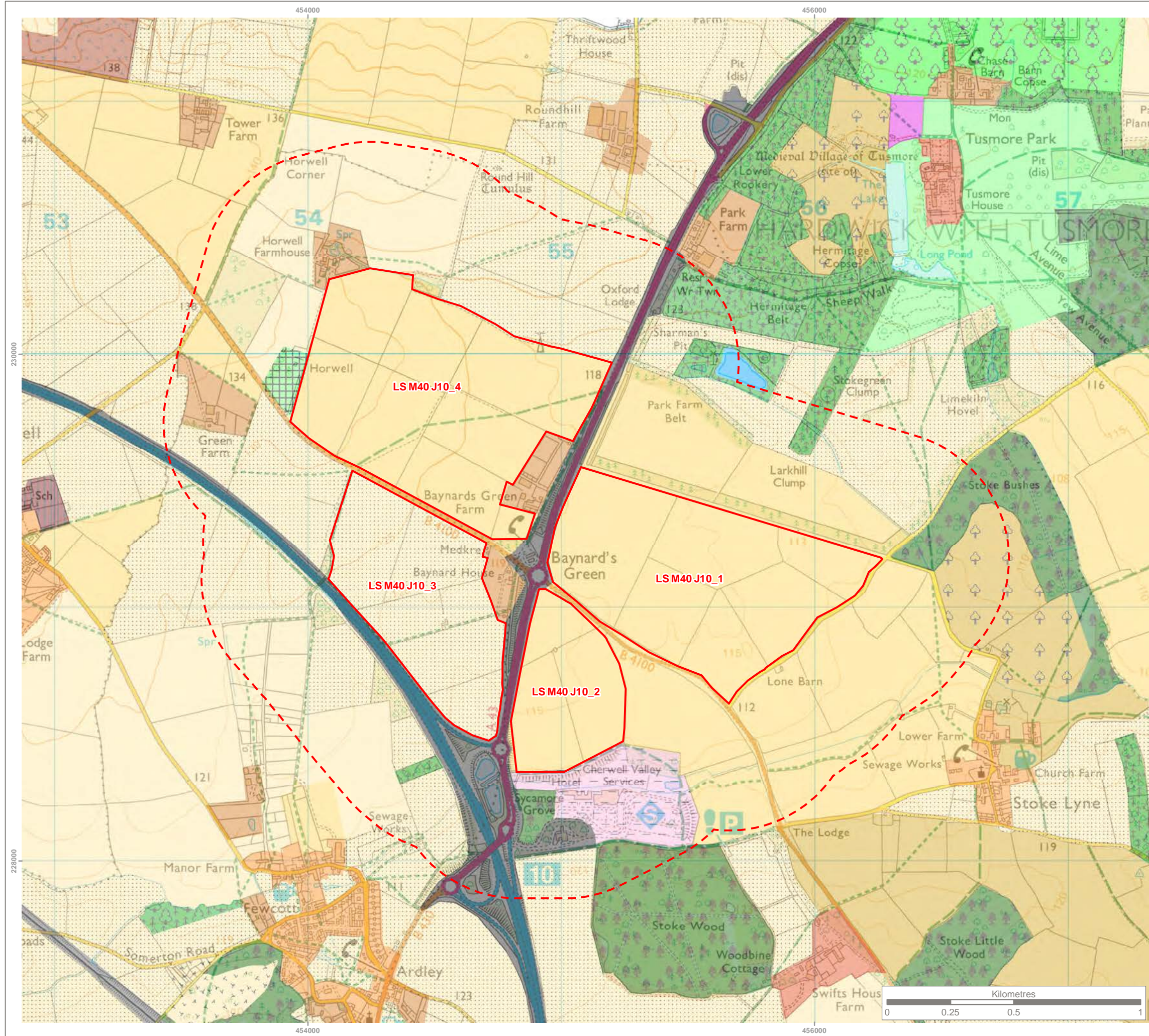
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Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Location of Known Heritage Assets - M40 Junction 10

Drawing Number
G9233.045

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:15,000 @ A3	23/08/2022



KEY

Sites to be assessed

Sites to be assessed 500m buffer

Historic Landscape Character Type

Assarted Enclosure

Enclosure - Reclaimed land

Piecemeal Enclosure

Planned Enclosure

Prairie / Amalgamated Enclosure

Reorganised Enclosures

Commercial

Road Side Service Centre

Communication

Motorways

Major Road Junction

Main Road

Rail transport sites

Ornamental

Parkland / Designed Landscape

Domestic Garden

Ornamental water body

Civic Provision

Religious and Funerary

Educational Facility

Recreation

Sports Facilities

Country Park

Rural

Village

Farmstead

Country House

Water

Fresh Water Body

Woodland

Plantation

Ancient Woodland

Secondary Woodland

Note
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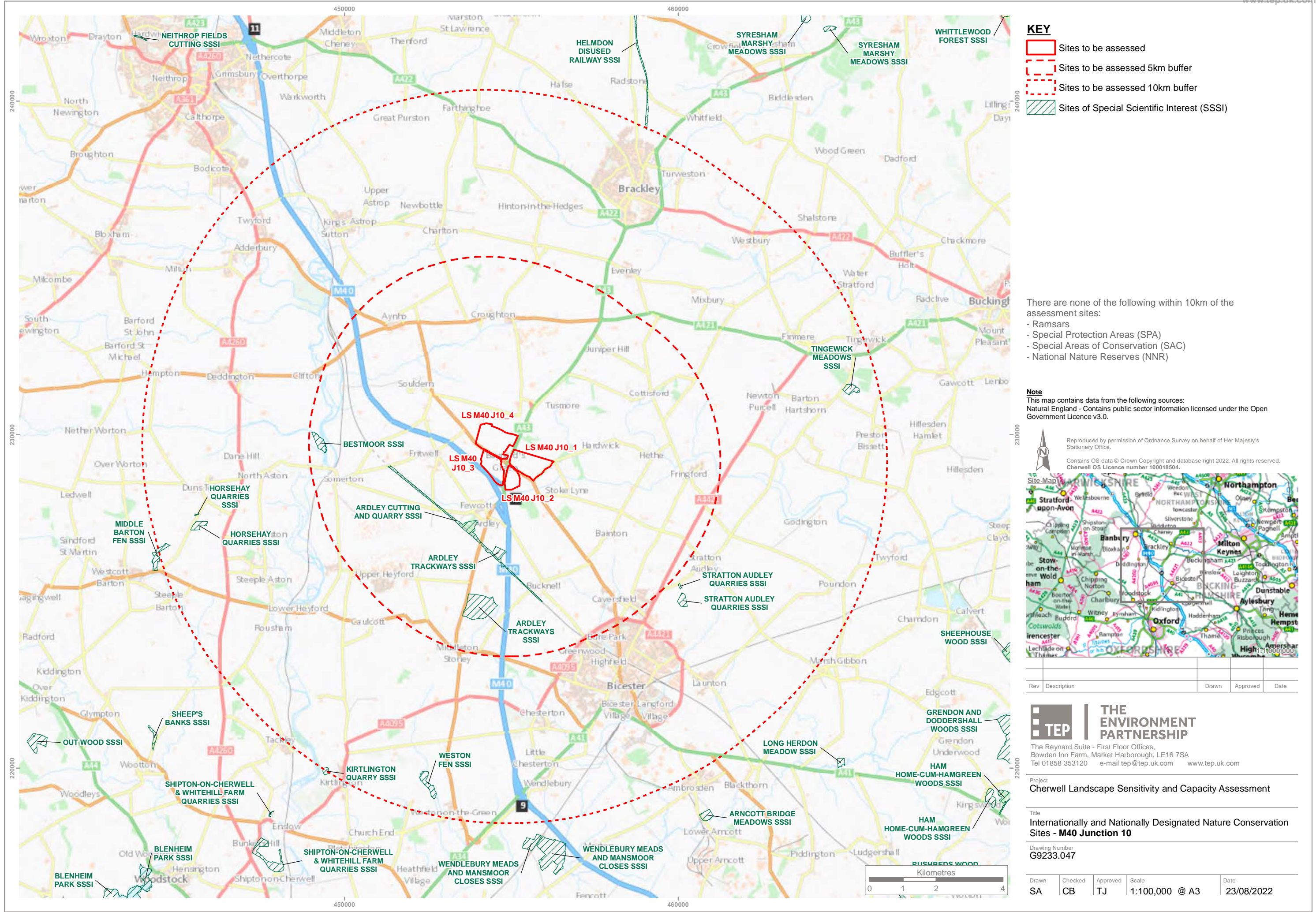
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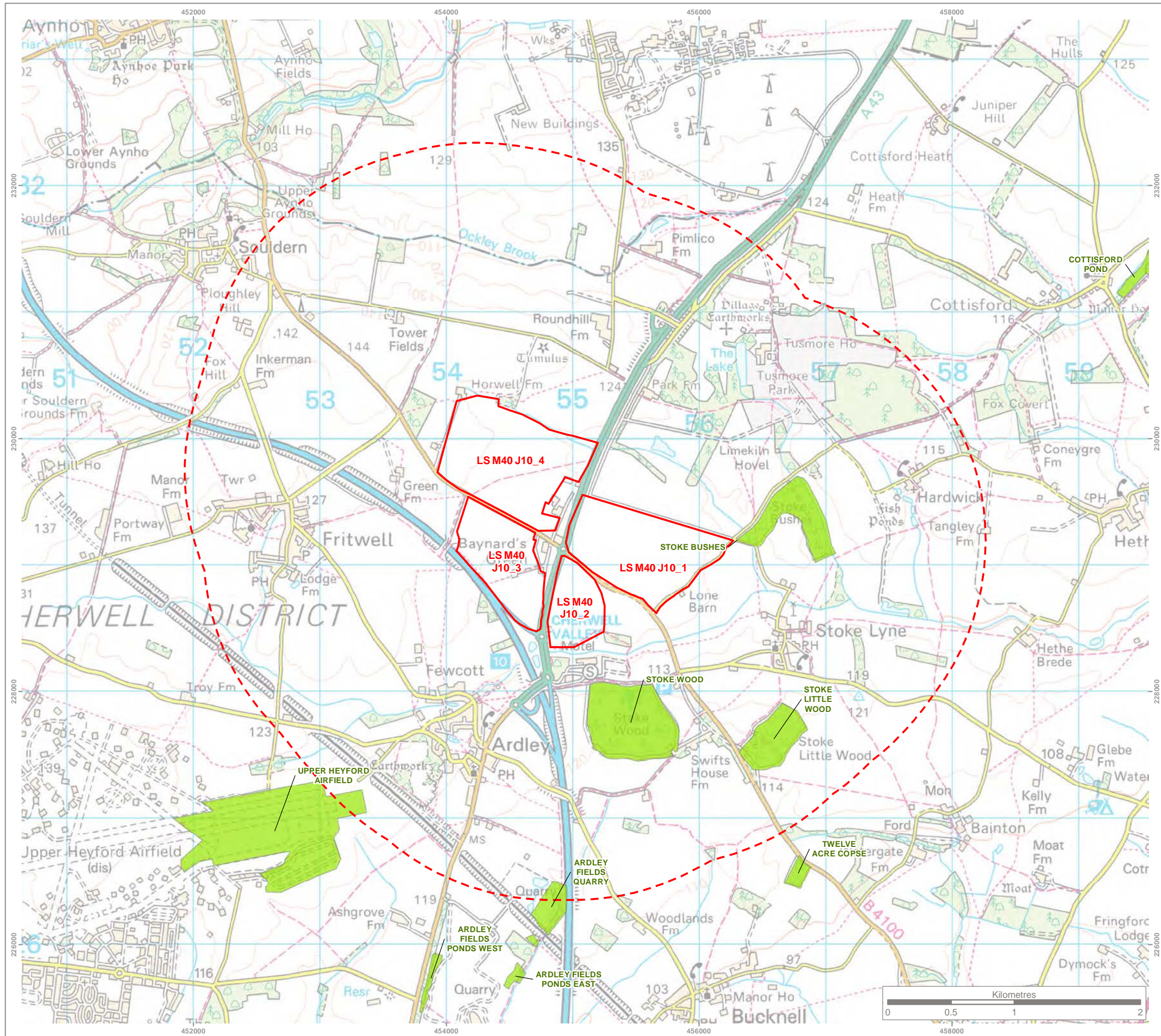
Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Historic Landscape Character Type - M40 Junction 10

Drawing Number
G9233.046

Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:15,000 @ A3	23/08/2022





KEY

- Sites to be assessed
- Sites to be assessed 2km buffer
- Local Wildlife Site (LWS)

Note

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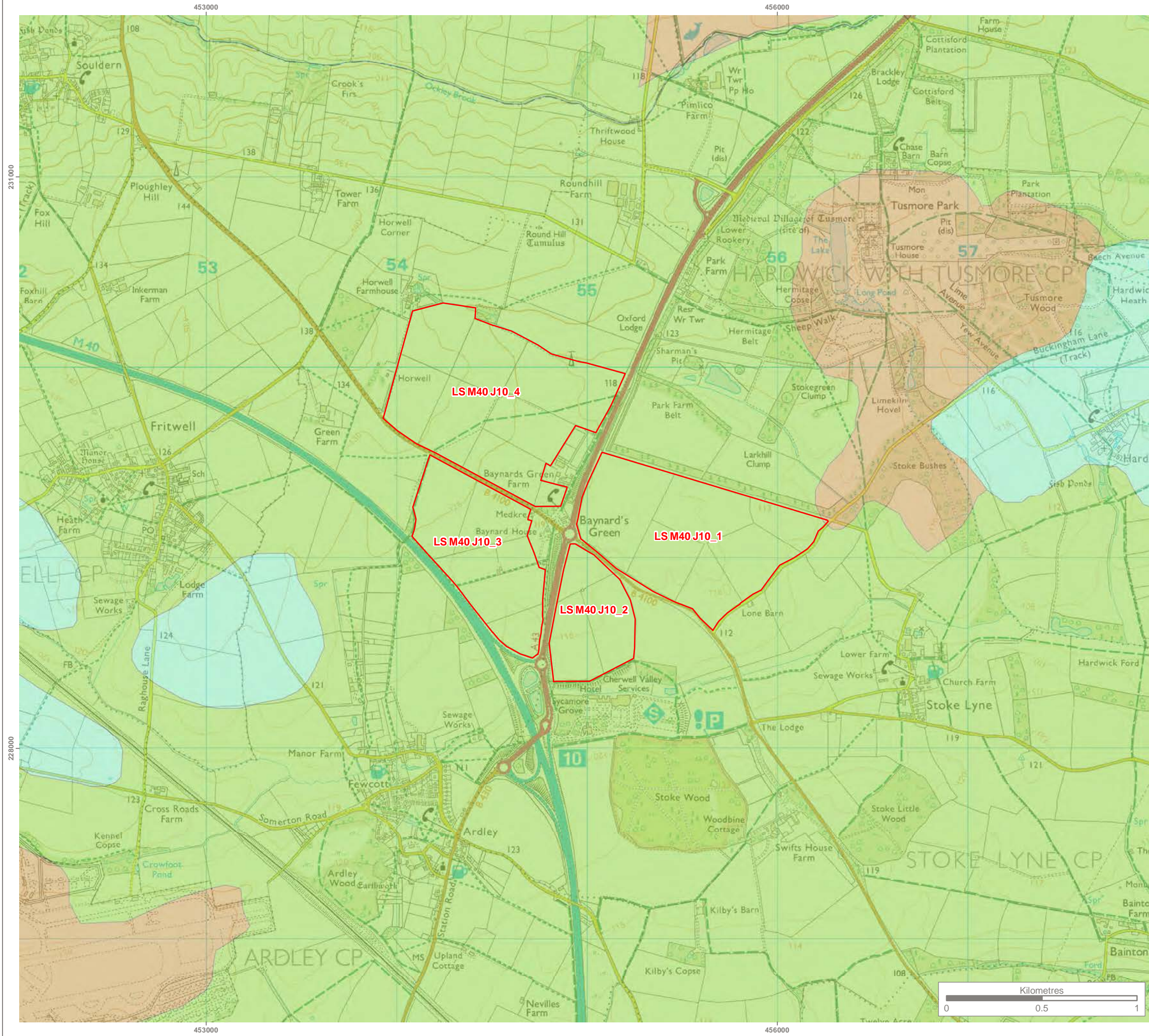
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Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Local Nature Conservation Sites - M40 Junction 10

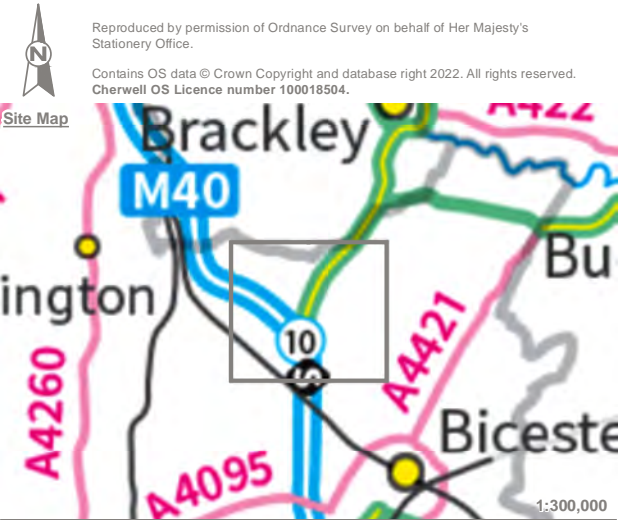
Drawing Number
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Drawn	Checked	Approved	Scale	Date
SA	CB	TJ	1:30,000 @ A3	23/08/2022



KEY

- Sites to be assessed
- Agricultural Land Classification Grade**
 - Grade 2
 - Grade 3
 - Non Agricultural



Rev	Description	Drawn	Approved	Date



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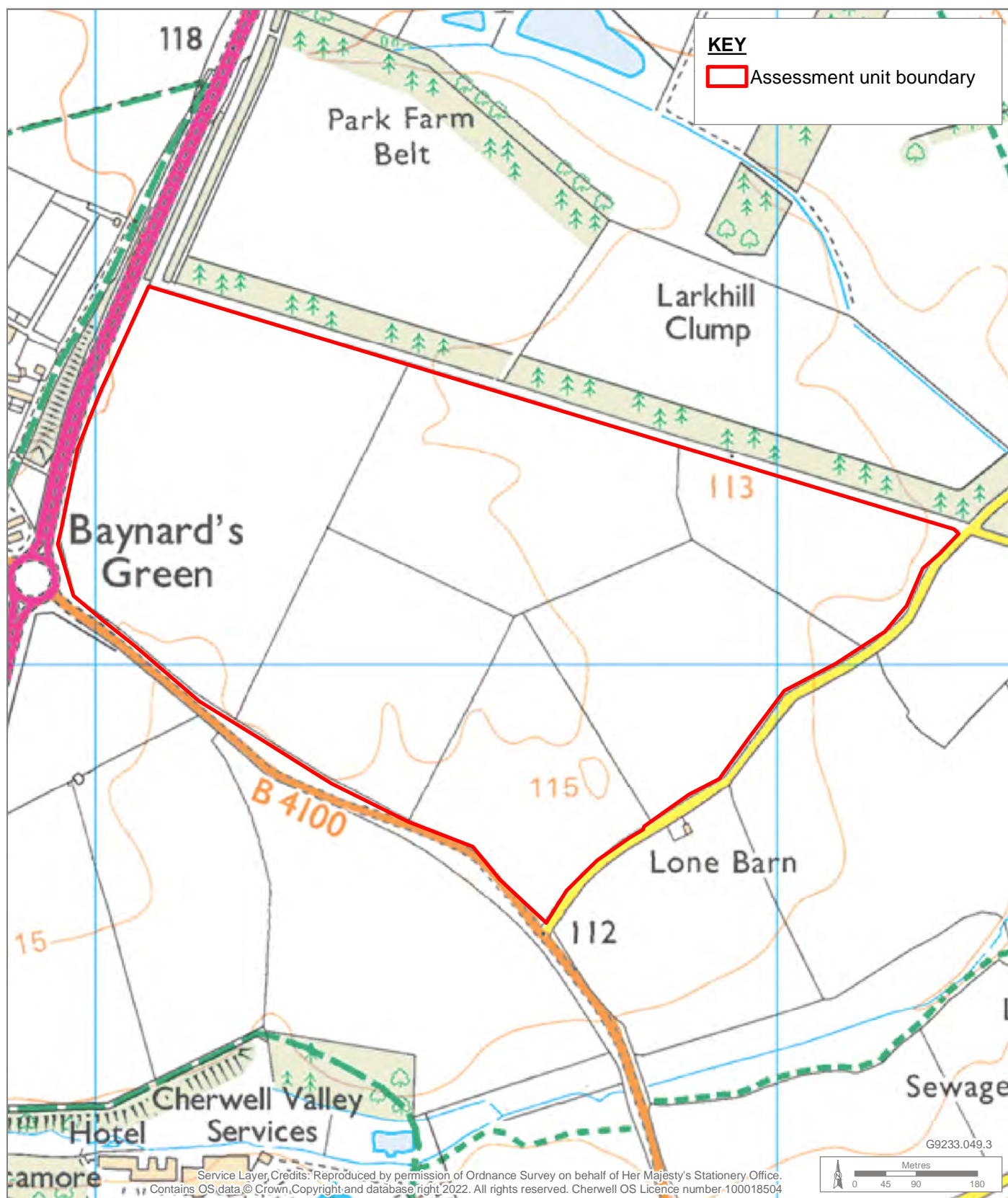
Project
Cherwell Landscape Sensitivity and Capacity Assessment

Title
Agricultural Land Classification : **M40 Junction 10**

Drawing Number G9233.013.5	Sheet 5 of 5
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Drawn SA	Checked CB	Approved TJ	Scale 1:20,000 @ A3	Date 23/08/2022
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LS M40 J10_1: LAND TO THE NORTH-EAST OF BAYNARD'S GREEN



LS M40 J10_1: LAND TO THE NORTH-EAST OF BAYNARD'S GREEN



LS M40 J10_1: LAND TO THE NORTH-EAST OF BAYNARD'S GREEN

Summary

This assessment unit is located to the north east of Baynard's Green and comprises 65.65 hectares of arable land. It is in the Wooded Estate lands LCT and characterised by six medium scale arable fields enclosed by hedgerows with occasional hedgerow trees. The assessment unit is bound to the north by a wooded belt forming part of the southern edge of the Tusmore Park estate. Land to the east and south is arable land. The unit is bound to the west by the A43 corridor. A track accessible to pedestrians (PRoW 367/24/10) runs near to the northern unit boundary. (note PRoW not shown on OS base map).

Representative Photographs



View north across LS M40 J10_1 from field access gate along the unnamed road between the B4100 and Hardwick



View west across LS M40 J10_1 from field access gate along the unnamed road between the B4100 and Hardwick

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises six medium scale arable fields defined by geometric boundaries. The fields are enclosed by mature hedgerows with occasional hedgerow trees. The landform is very gently undulating varying between 113m and 115m AOD.	L-M
Natural Character	This is a farmed landscape with relatively few natural features apart from hedgerows along the field boundaries which provide some semi-natural habitat. There are no nature conservation designations or areas of priority habitat within the assessment unit.	L-M
Cultural and Historic Associations	There are no cultural or historic association related to the site. The HLC indicates that the site is prairie/amalgamated enclosure. The formal parkland of Tusmore Park is adjacent on an extensive area of land to the north, however there is limited intervisibility due to a wooded belt near to the northern site boundary.	L-M
Perceptual and Scenic Qualities	The landscape is in agricultural use and has sense of rural character with wooded backdrops and an affinity with the landscape to the east. There is a sense of isolation in the unit, although closer to the A43 and B4100 there is some intrusion from traffic noise.	L-M
Settlement Form and Edge	The assessment unit is in the countryside and remote from any main settlement. Therefore, this criterion does not apply.	N/A
Views and Visual Character	The area for the most part is relatively well contained by hedgerows on field boundaries, with wooded backdrops in more distant views. There is intervisibility with the landscape to the east due to more limited woodland cover to the eastern fringes of the unit.	L-M

Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets, semi-natural habitat or ecological designation in the assessment unit. There are no Public Rights of Way within this assessment unit and it provides no recreational value. The landscape is likely to be valued by residents within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Views across the assessment unit are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate** sensitivity to residential and commercial development as some of the key qualities of the landscape are sensitive to change including the sense of isolation, intervisibility and affinity with the landscape to the east of the unit and proximity of Tusmore Park.

The assessment unit has a **moderate-high** sensitivity to logistics development as most of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development.

The sensitivity to formal recreation is **moderate**. There are very few opportunities to accommodate areas of formal recreation and flood lighting within the existing field pattern without adversely affecting the character and appearance of the rural landscape

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. The scale and pattern of the landscape is generally able to accommodate informal recreation.

Woodland is a key characteristic of the Wooded Estate lands LCT and there are relatively large blocks of woodland to the south and east of the assessment unit. Woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The assessment unit is Grade 3 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

- The largely rural character of the area, particularly to the east of the unit.
- Proximity of the rural settlement of Stoke Lyne to the east.
- Proximity to the Tusmore Park estate (18th Century landscape) to the north.

Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Recognise proximity of Tusmore Park estate to the north and more rural character of landscape to the east.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.

LS M40 J10_2: LAND TO THE EAST OF THE A43 AND SOUTH OF THE B4100



LS M40 J10_2: LAND TO THE EAST OF THE A43 AND SOUTH OF THE B4100



LS M40 J10_2: LAND TO THE EAST OF THE A43 AND SOUTH OF THE B4100

Summary

This assessment unit is located to the south east of Baynard's Green and comprises 23.96 hectares of arable land. It is in the Wooded Estate lands LCT and is characterised by three medium scale arable fields enclosed by hedgerows with very occasional hedgerow trees. The assessment unit is bound to the north by the B4100. Land to the east is arable land. The unit is bound to the south by a wooded belt and south of this is the Cherwell Valley Services. The A43 corridor runs next to the western unit boundary which is defined by a large hedgerow. A PRoW runs next to the southern assessment unit boundary.

Representative Photograph



View south-west across existing arable fields in LS M40 J10_1 from field access gate along B4100

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit comprises three medium scale arable fields defined by geometric boundaries. The fields are enclosed by mature hedgerows with very occasional hedgerow trees. The landform is very gently undulating, reaching a maximum height of 115m AOD.	L-M
Natural Character	This is a farmed landscape with few natural features apart from hedgerows along the field boundaries which provide some semi-natural habitat. There are no nature conservation designations or areas of priority habitat within the assessment unit, although the wooded area next to the southern boundary is deciduous woodland (priority habitat).	L-M
Cultural and Historic Associations	There are no cultural or historic associations related to the site. The HLC indicates that the site is prairie/amalgamated enclosure.	L
Perceptual and Scenic Qualities	The landscape is in agricultural use and has a sense of rural character with wooded backdrops and an affinity with the landscape to the east. There is a sense of isolation, although closer to the A43 and B4100 there is some intrusion from traffic noise.	L-M
Settlement Form and Edge	The assessment unit is in the countryside and remote from any main settlement. Therefore, this criterion does not apply	N/A
Views and Visual Character	The area, for the most part, is relatively well contained by hedgerows on field boundaries, the wooded area along the southern boundary and large hedgerow along the western boundary. There is less containment along the eastern boundary with more intervisibility with the rural landscape to the east.	L-M

Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit. There is some semi-natural habitat present within the assessment unit but no ecological designations. The Public Rights of Way runs along the southern boundary of the assessment unit and it provides recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Views across the assessment unit are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **moderate** sensitivity to residential and commercial development as some of the key qualities of the landscape are sensitive to change including the intervisibility and affinity with the landscape to the east of the unit.

The assessment unit has a **moderate-high** sensitivity to logistics development as most of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development.

The sensitivity to formal recreation is **moderate**. There are very few opportunities to accommodate areas of formal recreation and flood lighting within the existing field pattern without adversely affecting the character and appearance of the rural landscape.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation. The scale and pattern of the landscape is generally able to accommodate informal recreation.

Woodland is a key characteristic of the Wooded Estatelands LCT and there are relatively large blocks of woodland to the south and east of the assessment unit. Woodland planting could be accommodated in parts of this assessment unit and would be in keeping with the existing landscape character. Overall, the assessment unit has a **low-moderate** sensitivity to woodland planting.

The assessment unit is Grade 3 agricultural land.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

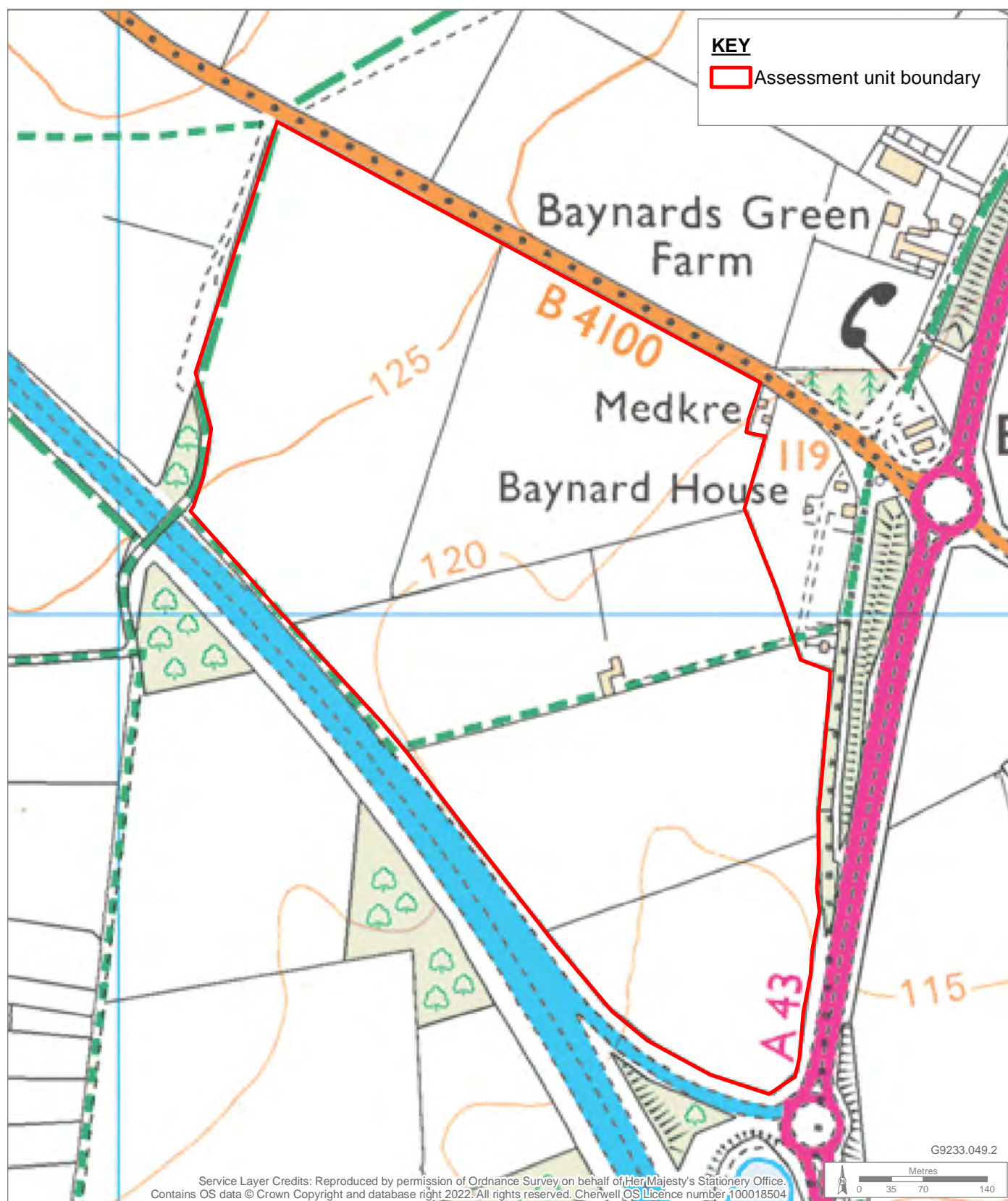
- The largely rural character of the area, particularly to the east.
- Intervisibility with the landscape to the east.

Guidance and Recommendations

Any new development should:

- Retain the pattern of hedgerows and hedgerow trees forming enclosure to fields.
- Recognise intervisibility with the landscape to the east.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.

LS M40 J10_3: LAND TO THE WEST OF BAYNARD HOUSE



LS M40 J10_3: LAND TO THE WEST OF BAYNARD HOUSE



LS M40 J10_3: LAND TO THE WEST OF BAYNARD HOUSE

Summary

This assessment unit is located to the west of Baynard House and the A43, to the south of the B4100 and the north of the M40. The unit extends to 42.55 hectares of agricultural land, with some built development in the form of two agricultural buildings in the centre of the unit. This built development is next to the PRoW which crosses the centre of the unit in a south-westerly direction. This assessment unit is predominantly in the Farmland Plateau LCT, with a section to the south-east of the unit in the Wooded Estatelands LCT. The unit is characterised by medium-sized arable fields that are separated by hedgerows with a pattern of frequent and infrequent hedgerow trees and tree belts. The assessment unit boundaries are defined by the B4100 to the north, an access road and several residential properties with the A43 beyond to the east, the M40 to the south and further agricultural land to the west.

Representative Photographs



View west across LS M40 J10_3 from the unnamed access road to the south of the B4100



View south-west across LS M40 J10_3 from the unnamed access road to the south of the B4100

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit has a gently undulating topography, falling from 130m AOD in the west to 120m AOD in the east.	L-M
Natural Character	The unit comprises six small to medium scale arable fields which are enclosed by tree belts, established hedgerows with frequent and infrequent hedgerow trees. In addition to hedgerows, the north-east field boundaries are enclosed with wooden fencing as it backs onto an access road to Baynard House.	L
Cultural and Historic Associations	There are no nature conservation and ecological designations or priority habitats within the assessment unit. The hedgerow and hedgerow trees that enclose the fields provide some semi-natural habitat. There is some woodland planting to the south beyond the unit's southern boundary and along the southern western edge of the M40.	L
Perceptual and Scenic Qualities	The Fewcott and Ardley Conservation Areas lie to the south of the unit beyond the M40 motorway, but due to distance and intervening built development and vegetation there is no intervisibility. The HLC indicates that the assessment unit is in reorganised enclosures.	L-M
Settlement Form and Edge	The assessment unit is in the countryside and remote from any main settlement. Therefore, this criterion does not apply.	N/A
Views and Visual Character	Views are relatively contained by the existing hedgerow and hedgerow tree field boundary structure particularly along the B4100 and A43. A PRoW runs in a south-westerly direction across the centre of the unit which allows intervisibility across the unit. Moving vehicles on the M40 are visible from within the unit. From the M40 to the south views are generally open across the unit. There are views into the site from the access road that runs along its boundary to the north-east through gaps in the hedgerows.	L-M

Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit. There is some semi-natural habitat present within the assessment unit and no ecological designations. The PRow within the assessment unit offers some recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Views across the assessment unit are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the relative visual containment of the site, the medium scale arable fields, and proximity to existing built development including commercial units at Baynard's Green to the east and major road infrastructure in terms of the M40 to the south and the A43 to the east.

The assessment unit has a **moderate** sensitivity to commercial and logistics development as some of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development.

The sensitivity to formal recreation is **moderate**. The assessment unit may have some potential to accommodate areas of formal recreation and flood lighting in certain locations.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, and this could be accommodated within the pattern and scale of the existing landscape.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the 'dips and folds' of the landscape to retain the open character of the landscape. To the south-east a section of the unit is in the Wooded Estate lands LCT in which woodland is a key characteristic. The overall sensitivity to woodland planting is **low-moderate**. Woodland planting could be accommodated in small parts of this assessment unit, particularly to the south-east, and would be in-keeping with the existing landscape character.

The Agricultural Land Classification for LS M40 J10_3 is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

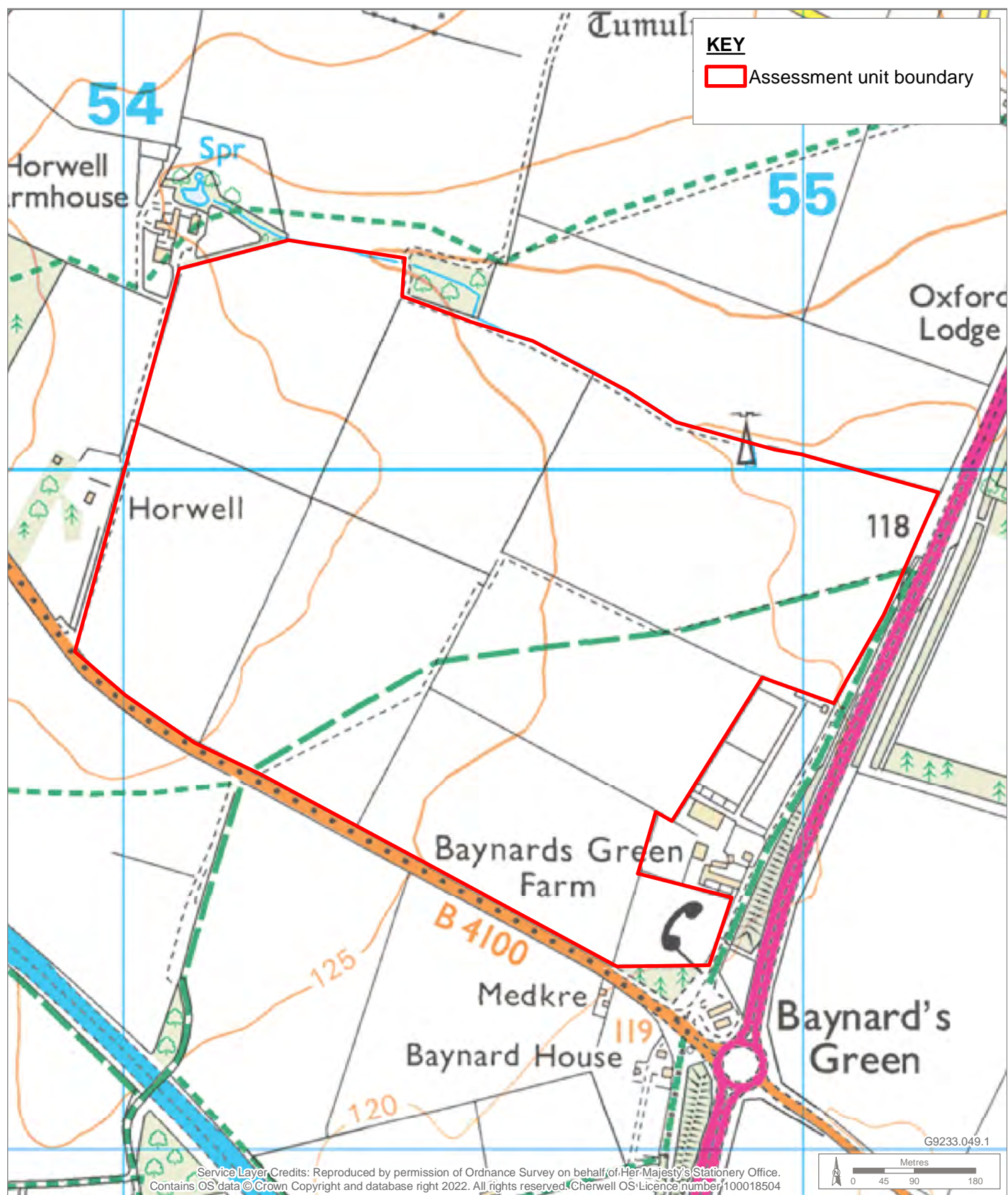
- The largely rural character of the area.
- The Public Rights of Way network which are valued for informal recreation and provide a link to the wider countryside.
- The setting the landscape provides to heritage features including Fewcott and Ardley Conservation Areas to the south.

Guidance and Recommendations

Any new development should:

- Retain and enhance the pattern of hedgerows with hedgerow trees, forming enclosure to fields to help integrate any future development into the landscape.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.

LS M40 J10_4: LAND TO THE WEST OF BAYNARDS GREEN FARM



LS M40 J10_4: LAND TO THE WEST OF BAYNARDS GREEN FARM



LS M40 J10_4: LAND TO THE WEST OF BAYNARDS GREEN FARM

Summary

This assessment unit is located to the west of Baynard's Green Farm and to the north of the B4100 and extends to 65.65 hectares of agricultural land, with a small field of grassland to the south-east. This assessment unit is predominantly in the Farmland Plateau LCT, with a small section to the north-east corner of the site in the Wooded Estatelands LCT. The unit is characterised by medium-sized arable fields that are separated by hedgerows, some of which are gappy, and an infrequent pattern of hedgerow trees. The assessment unit boundaries are defined by the B4100 to the south, Horwell Farm to the west, agricultural land with a small block of woodland to the north and a Public Right of Way to the east with the A43 beyond.

There is no existing built development in the assessment unit but there are several buildings adjacent to the eastern boundary which are home to some small to medium sized enterprises (SME's). A bridleway runs north to south along the unit's eastern boundary, with a public footpath running north-east, south-west through the central parcels of the unit.

Representative Photographs



View north-west across LS M40 J10_4 from PRow Bridleway 29



View west across south-eastern parcel of LS M40 J10_4 from PRow Bridleway 29

Landscape Sensitivity Criteria

Criteria	Description and indication of sensitivity	
Physical Character	The assessment unit has a gently undulating topography, falling from 130m AOD in the west to 120m AOD in the east.	L-M
Natural Character	The unit comprises seven medium scale arable fields with geometric footprints. The fields are enclosed by hedgerows, some of which are gappy, and an infrequent pattern of hedgerow trees. There is a smaller scale grassland field to the south-east corner of the assessment unit that differs in character from the rest of the unit. The smaller scale grassland field comprises an area of hardstanding with a transmission pole and line running through its centre.	L
Cultural and Historic Associations	There are no nature conservation and ecological designations or priority habitats within the assessment unit. The hedgerow and hedgerow trees that enclose the fields provide some semi-natural habitat. There is some woodland planting beyond the western boundary of the assessment unit at Horwell.	L-M
Perceptual and Scenic Qualities	The landscape is predominantly in agricultural use and has a sense of rural character but is influenced by the commercial development on its eastern boundary and there is visual and audible intrusion from the B4100 to the south and the A43 to the east.	L-M
Settlement Form and Edge	The assessment unit is in the countryside and remote from any main settlement. Therefore, this criterion does not apply.	N/A

Landscape Sensitivity Criteria Continued

Criteria	Description and indication of sensitivity
Views and Visual Character	<p>Views are relatively contained by the existing hedgerow and hedgerow tree field boundary structure. There are occasional views available into the unit from the B4100 to the south through gaps in the hedgerow. There is limited intervisibility with the A43 to the east due to the wooded edge to the A43. A PRow runs along the unit's eastern boundary and then crosses the unit's north-east, south-west which enables views across the unit. From the unit, there are views north towards the spherical structures in RAF Croughton. The small grassland field to the south-east corner of the unit is well-contained by tree belts along its boundaries.</p> <p>L-M</p>

Value

Criteria	Description and indication of value	
Landscape Value	There are no known heritage assets within the assessment unit. There is some semi-natural habitat present within the assessment unit and no ecological designations. PRow within the assessment unit offers some recreational value. The landscape is likely to be valued by residents and workers within the community, but there is no particular indication of a higher value.	L
Visual Value	There are no known viewpoints looking across the assessment unit identified in the Local Plan, OS maps, tourist maps or within guidebooks. Views across the assessment unit are likely to be valued at the community level.	L

Evaluation of Criteria and Sensitivity Judgement – Built Development Scenarios

The assessment unit has a **low-moderate** sensitivity to residential development due to the relative visual containment of the site, the medium scale arable fields, and proximity to existing built development including the SME's to the east, commercial units at Baynard's Green to the south-east and major road infrastructure in terms of the M40 to the south and the A43 to the east.

The assessment unit has a **moderate** sensitivity to commercial and logistics development as some of the key characteristics and qualities of the landscape are sensitive to the scale and massing of this type of development.

The sensitivity to formal recreation is **moderate**. The assessment unit may have some potential to accommodate areas of formal recreation and flood lighting in certain locations.

Development scenario	Sensitivity				
Residential	Low	Low - Moderate	Moderate	Moderate - High	High
Commercial	Low	Low - Moderate	Moderate	Moderate - High	High
Logistics	Low	Low - Moderate	Moderate	Moderate - High	High
Formal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High

Evaluation of Criteria and Sensitivity Judgement – Informal Recreation and Woodland Planting Scenarios

The assessment unit has a **low-moderate** sensitivity to informal recreation, and this could be accommodated within the pattern and scale of the existing landscape.

The Farmland Plateau LCT is characterised by rectilinear plantation and shelterbelts, and small patches of secondary woodland is typical of the LCT. The OWLS landscape strategy guidelines indicate that woodland planting would be appropriate in the 'dips and folds' of the landscape to retain the open character of the landscape. The overall sensitivity to woodland planting is **low-moderate**. There is potential to include new areas of woodland planting to better integrate any new development into the wider landscape.

The Agricultural Land Classification for LS M40 J10_4 is Grade 3.

Development scenario	Sensitivity				
Informal Recreation	Low	Low - Moderate	Moderate	Moderate - High	High
Woodland	Low	Low - Moderate	Moderate	Moderate - High	High

Key Sensitivities

- The largely rural character of the area.
- Public Rights of Way which are valued for informal recreation and provide a link to the wider countryside.
- Proximity to the Tusmore Park estate (18th Century landscape) to the north-east.

Guidance and Recommendations

Any new development should:

- Recognise proximity of Tusmore Park estate to the north and more rural character of landscape to the north-east.
- Protect the Grade II listed building on the eastern boundary of the assessment unit and ensure the placement of new development does not negatively influence this heritage asset.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Include woodland planting in keeping with landscape character to form part of a mitigation strategy for any proposed development.