

## Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA  
www.cherwell.gov.uk

Mr Liam Ryder  
Gladman Developments Ltd  
Gladman House  
Alexandria Way  
Congleton Business Park  
Congleton  
Cheshire  
CW12 1LB

Please ask for: Matthew Parry  
Email: matthew.parry@cherwell-dc.gov.uk

Direct Dial: 01295 221837  
Our Ref: 15/00040/SO

3<sup>rd</sup> June 2015

Dear Mr Ryder

**Application Ref** 15/00040/SO

**Location** Land South Of Salt Way, Banbury

**Proposal** Screening Opinion – Outline application with details of means of access for a development of up to 250 dwellings with associated infrastructure

I write following receipt of your letter on 14<sup>th</sup> May 2015 which represented a formal request for the Local Planning Authority to adopt a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes the Screening Opinion of the Local Planning Authority for the proposed development under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The Local Planning Authority considers that the proposal constitutes a Schedule 2 development by virtue of the proposed development being an urban development project falling within the definition of an Infrastructure Project as defined in Schedule 2, section 10(b) of the EIA Regulations 2011 (as amended) with the relevant applicable threshold exceeded (150 dwellings or a site area greater than 5ha). For the development to be considered an EIA development it would need to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location having regard to the criteria set out in Schedule 3 of the EIA Regulations. Government guidance on interpretation of the EIA Regulations is provided within the Planning Practice Guidance which superseded Circular 2799 on 6<sup>th</sup> March 2014. The Local Planning Authority considers that the proposal is likely to have significant environmental effects for the purposes of the EIA Regulations and that the proposal constitutes EIA Development. A planning application would therefore need to be accompanied by an Environmental Statement that includes the information set out in Schedule 4 of the EIA Regulations.

The site is greenfield and forms part of an undeveloped gap separating Banbury from the village of Bodicote. The site constitutes part of a wider site allocation for residential development in the Council's Submission Cherwell Local Plan which is currently awaiting the outcome of its examination. The site is adjacent to the Salt Way, a historic trading route and now a public right of

way that is a locally designated heritage asset. It is also in relatively close proximity to the statutorily designated Bodicote Conservation Area and is known to feature Neolithic archaeological deposits. Whilst the site is in a locally designated Area of High Landscape Value it is relatively flat and does not feature in beautiful or dramatic sweeping landscape views and also lacks notable ecological, flood risk, contamination and natural landscape constraints though a newly designated local wildlife site incorporates hedgerows along the site's northern boundary. However, traffic flows and car parking congestion around the site have long been considered to be problematic and affect the safe and convenient movement of traffic as well as detract from the enjoyment and character of Bodicote village for its residents. Furthermore, as a result of significant new recent development in and around Banbury, local education services are stretched and Oxfordshire County Council has identified a clear need for new facilities in order to be able to accommodate additional residents without adversely affecting education services for existing residents. Nevertheless, taken together and taking account of the criteria for considering the location of development as set out in paragraph 2 of Schedule 3, the site and the immediate surrounding area is not considered to be of such environmental sensitivity that the impact of the proposed development alone on the environment would be likely to be significant.

However, Schedule 3 makes it clear that the size of the proposed development and its consequent potential impact needs to be considered cumulatively with other development. In this respect the PPG states in ID: 4-024-20140306 that "local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development. There could also be circumstances where two or more applications for development should be considered together.... where the overall combined environmental impact of the proposals might be greater or have different effects than the sum of their separate parts".

The Annex to the PPG sets out indicative thresholds as guidance for when a proposed development would be likely to result in significant environment effects such that it amounts to EIA development. In this respect it regards this as developments having a significant urbanising effect in a previously non-urbanised area and includes developments of over 1000 dwellings. Clearly this threshold is to be used as guide and in more environmentally sensitive areas a lower threshold would be expected to be applied. 145 dwellings have already been approved on land south of the Salt Way with another 350 dwellings expected to be approved shortly on land to the west of Bloxham Road following a resolution to grant planning permission earlier this year. A planning application is also awaiting determination for 1300 dwellings and associated community infrastructure on the adjoining land to the west. Therefore, the proposed development would result in a cumulative total of over 2000 dwellings (double the indicative threshold) being developed across a relatively contained area within a short period of time on greenfield land as part of a major urban extension to the south of Banbury.

Having regard to paragraph 3 of Schedule 3, the cumulative impact of such a development on wider and local landscape character, the special character and appearance of the Bodicote Conservation Area, community infrastructure and particularly local traffic flows (through Bodicote, along Wykharn Lane and in Banbury itself) are likely to be significant, have a high probability of occurring and would be of a permanent nature. Consequently the Local Planning Authority considers that by virtue of the scale, nature and location of the proposed development it would, in combination with other planned and committed developments, have a significant urbanising effect on the environment which can only be properly assessed by the submission of an Environmental Statement. In reaching this opinion the Local Planning Authority has considered the factors above, the criteria in Schedule 3 to the EIA Regulations 2011 (as amended) and Planning Practice Guidance together with the thresholds and criteria set out in the Annex.


This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations 2011 (as amended) and a copy of this screening opinion has been placed on the Planning Register.

If you have any further queries, please contact the Case Officer Matthew Parry.

Yours sincerely

K. J. Dixon  
 Cherwell District Council  
 Bodicote House  
 Bodicote  
 Banbury  
 Oxon  
 OX15 4AA

Cherwell District Council  
 Certified a true copy

  
 Head of Public Protection &  
 Development Management

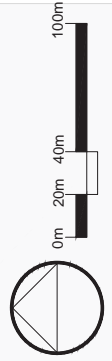
## **A2 Development Proposals (The Project)**

Appendix 2.1      Site Location Plan

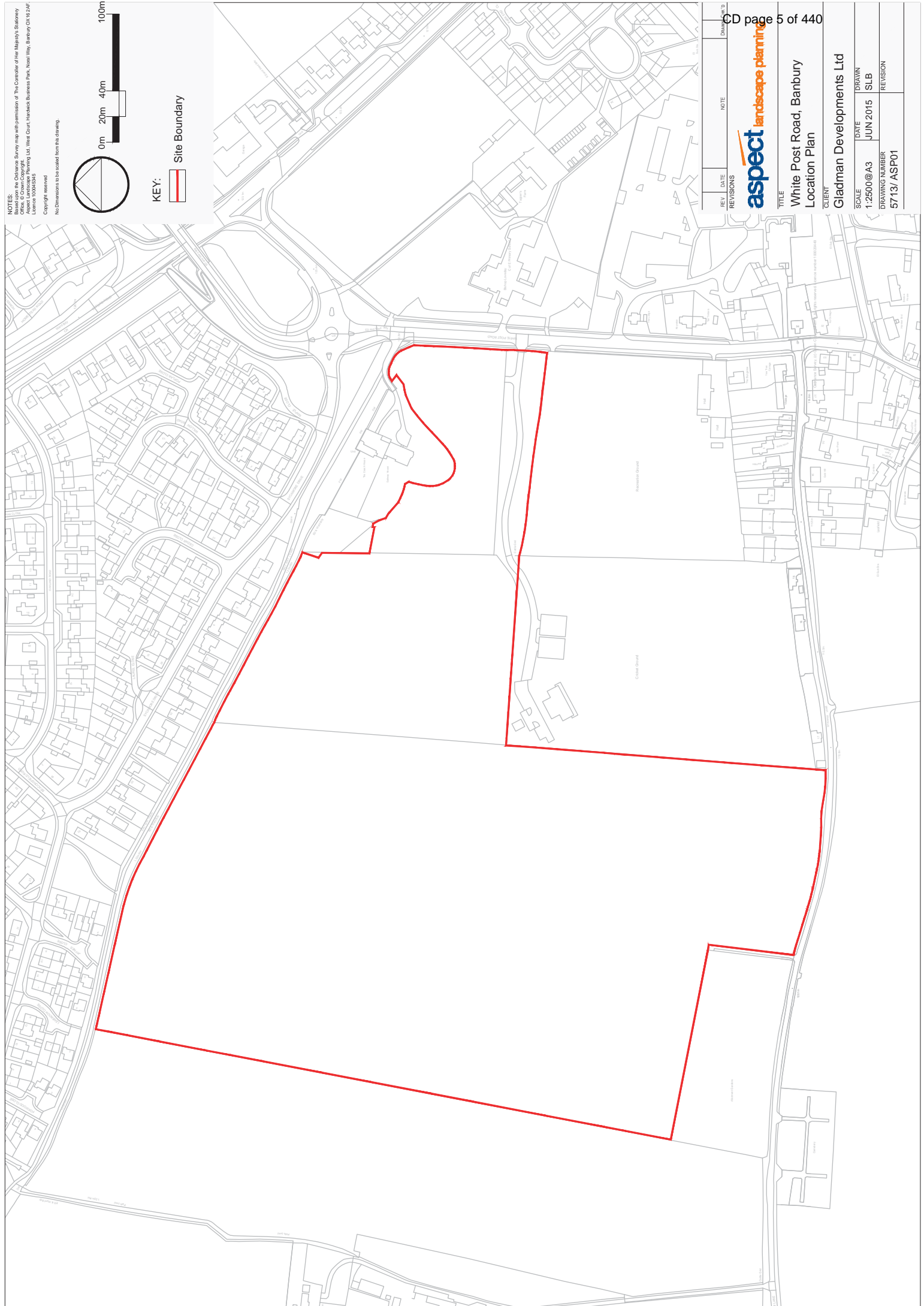
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KEY:  
 Site Boundary



REV	DATE	NOTE	DRAWN BY
REVISIONS			
<b>aspect landscape planning</b>			
TITLE			
White Post Road, Banbury Location Plan			
CLIENT			
Gladman Developments Ltd			
SCALE	DATE	DRAWN	
1:2500@A3	JUN 2015	SLB	
DRAWING NUMBER	REVISION		
5713/ASP01			

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## **A2 Development Proposals (The Project)**

### Appendix 2.2      Parameters Plan














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Key:

-  Site Boundary (17.53Ha)
-  Existing Vegetation to be Retained
-  Developable Area (8.61Ha)
-  Public Open Space
-  Site Access
-  Existing Public Right of Way
-  Proposed Public Right of Way
-  Listed Buildings
-  Conservation Area
-  Safe guarded land providing flexibility to allow for the larger part of the allocation
-  Potential Link to Adjacent Development
-  Proposed Play Space
-  Proposed Attenuation Basin and Swale



REV	DATE	NOTE	SLEB	SLEB	Prepared By
B	9/7/15	Removal of Spine Road Updated to client comments			
A	7/7/15				

**aspect** landscape planning

TITLE		CLIENT	
White Post Road, Banbury		Gladman Developments	
Parameters Plan			
SCALE	DATE	DRAWN	CHKD
not to scale	JUL 2015	SLB	RF
DRAWING NUMBER		REVISION	
5713 / ASP04		A	

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# **A6 Landscape and Visual**

## **Appendix 6.1      Site and Setting Plan**

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Key:  
 Site Boundary



REV	DATE	NOTE	DRAWN	CHECK'D
<b>aspect landscape planning</b>				
TITLE Land West of White Post Road, Banbury Site & Setting				
CLIENT Gladman Developments Ltd				
SCALE	DATE	DRAWN		
Not to Scale	JUL 2015	SLB		
DRAWING NUMBER	REVISION			
5713/ASP1				

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## **A6 Landscape and Visual**

### Appendix 6.2 Opportunities and Constraints Plan

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- KEY:**
- Application Boundary, 17.53Ha
  - Existing Public Right of Way - Saltway
  - Existing Public Footpaths
  - Existing Trees and Hedgerows
  - Existing Drainage - Surface Water
  - Existing Overhead Electricity Cables
  - Contours
  - Existing Allotment
  - Existing Septic Tank
  - Indicative Location of Badger Setts
  - Potential for New Car Park
  - Consider Views from Adjacent/Nearby Housing
  - Low Point of Site - Potential SuDs Area
  - Potential Primary Access
  - Retained Pedestrian Access
  - Prevent Coalescence of Banbury and Bodicote - Retain a Green Buffer between Settlements
  - Archaeological Sensitive Areas
  - Potential Bus Link to Adjacent Development
  - Designated Outdoor Sports Provision Allocation
  - Listed Buildings
  - Bodicote Conservation Area

REV.	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
<b>aspect landscape planning</b>				
TITLE				
Land off White Post Road, Banbury				
Constraints & Opportunities Plan				
CLIENT				
Gladman Developments Ltd				
SCALE	DATE	DRAWN	CHK'D	
Not to Scale	JUN 2015	RF	RF	
DRAWING NUMBER		REVISION		
5713 / ASP002				





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# **A6 Landscape and Visual**

## **Appendix 6.3      Development Framework Plan**

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**Key:**

- Site Boundary
- Existing Vegetation to be Retained
- Proposed Indicative Vegetation Structures
- Developable Area
- Public Open Space
- Proposed Road Corridor (13.75m wide)
- Proposed Secondary Road Corridor
- Existing Access to Banbury Cricket Club
- Potential Site Access
- Existing Public Right of Way
- The Salt Way Public Right of Way
- Proposed Footway / Cycleway
- Potential Pedestrian / Cycle Access Points to be Enhanced
- Key Views
- Listed Buildings
- Conservation Area
- Potential Link to Adjacent Development
- Safe guarded land providing flexibility to allow for the larger part of the allocation

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/15	Initial site layout
2	01/07/15	Amended developable area
3	30/08/15	Amended attenuation
4	03/09/15	Updated to client comments
5	03/09/15	Updated to client comments

**Initial Development Framework**

- 280 @ 32.5 units per Ha
- 17.53Ha
- 8.61Ha (49.1%)
- 7.97Ha (45.5%)
- 0.05Ha (0.3%)
- 0.17Ha (1.0%)
- 0.73Ha (4.1%)

Total number of Units  
 Total Site Area  
 Developable Area  
 Public Open Space  
 Play Areas  
 Attenuation Basin  
 Incidental Open Space

Public Open Space figures calculated using Cherwell District Council's planning policy BSC11.  
 Housing mix - Cherwell District Council calls for developments of this size to have 30% Affordable housing in a range of sizes as stated in the Banbury 17 Allocation.



Potential link to adjacent development.

13.75m wide spine road to include verges and footways / cycleways.

Proposed swale.

Site boundaries to be reinforced and enhanced to create a robust green edge to the development and an appropriate transition between the proposals and the wider countryside setting.

Retained and enhanced Public Right of Way.



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# **A6 Landscape and Visual**

## **Appendix 6.4      Viewpoint Location Plan**

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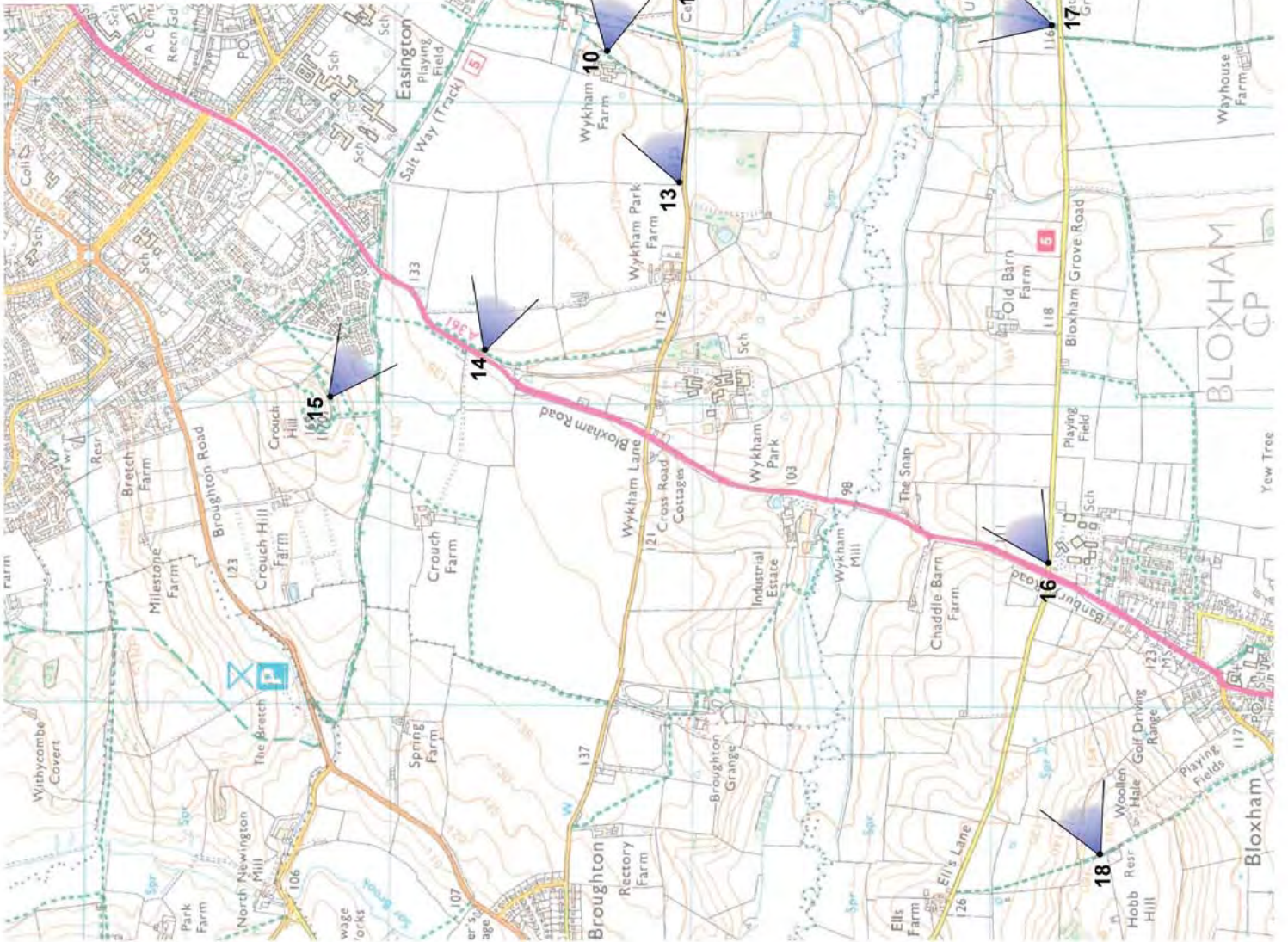
Key:



Application Site Boundary



Viewpoint Location



REF.	DATE	NOTE	Drawn	Checked

**aspect** landscape planning

TITLE	White Post Road, Banbury Viewpoint Location Plan			
CLIENT	Gladman Development Ltd			
SCALE	DATE	DRAWN	CHKD	
NTS	JUNE 2015	SLB	RF	
DRAWING NUMBER	5713 / VLP			

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Viewpoint 1



Viewpoint 2

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

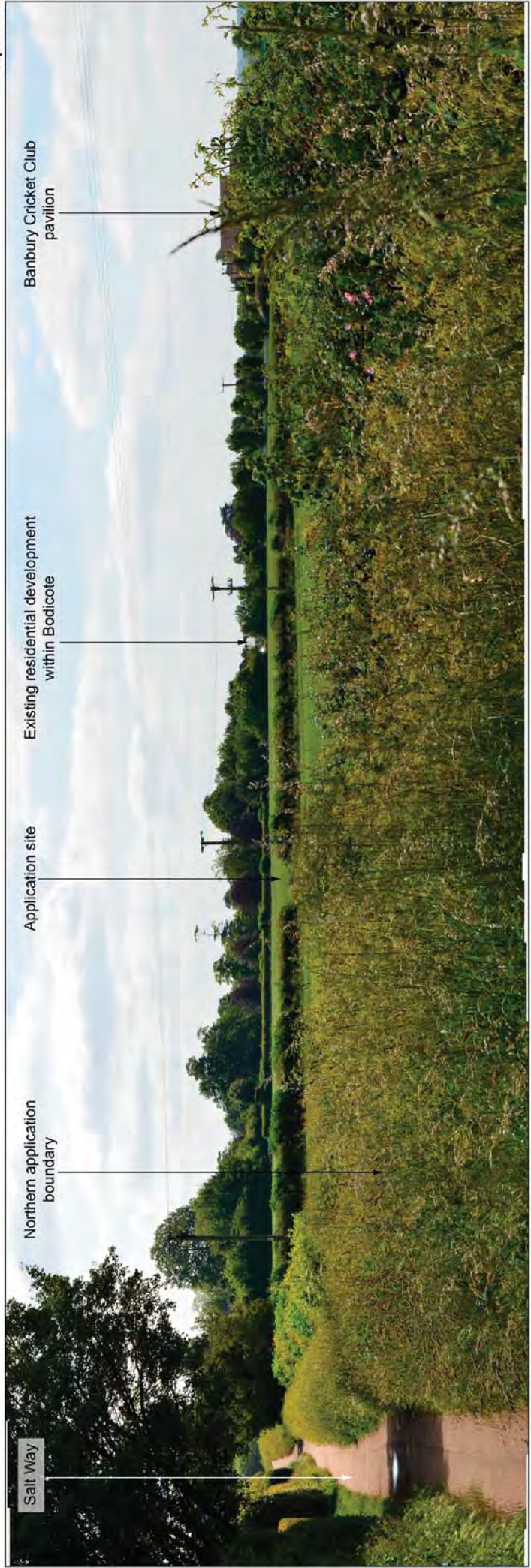


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Viewpoint 3



Viewpoint 4

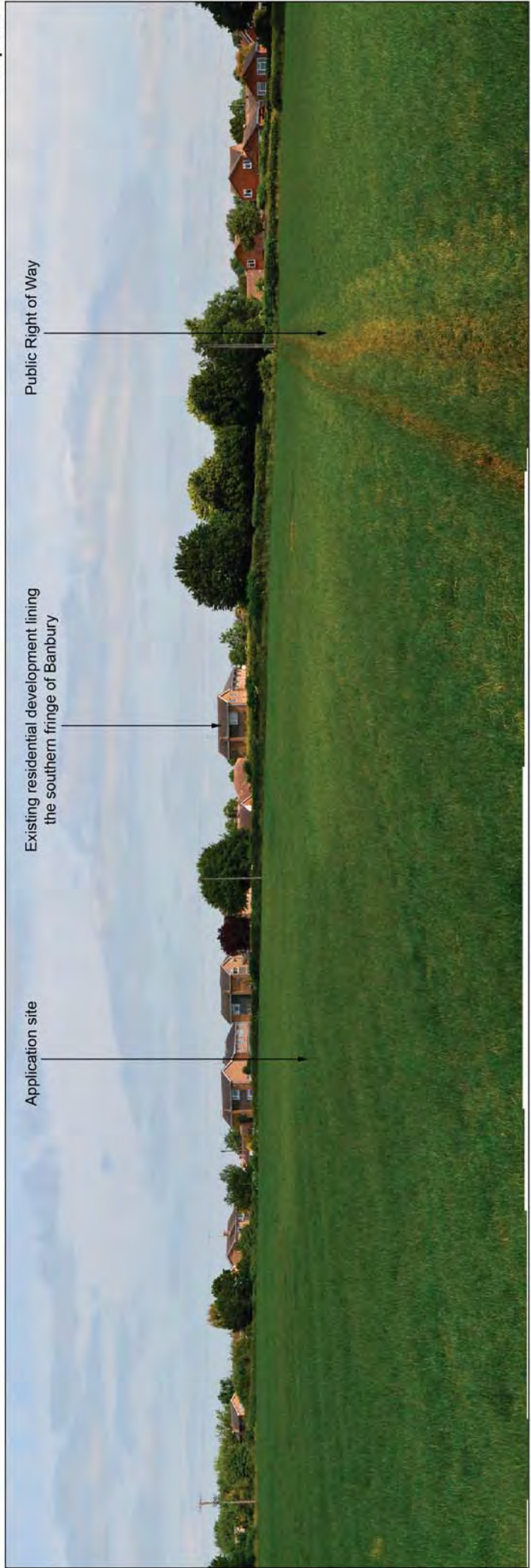
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Viewpoint 5



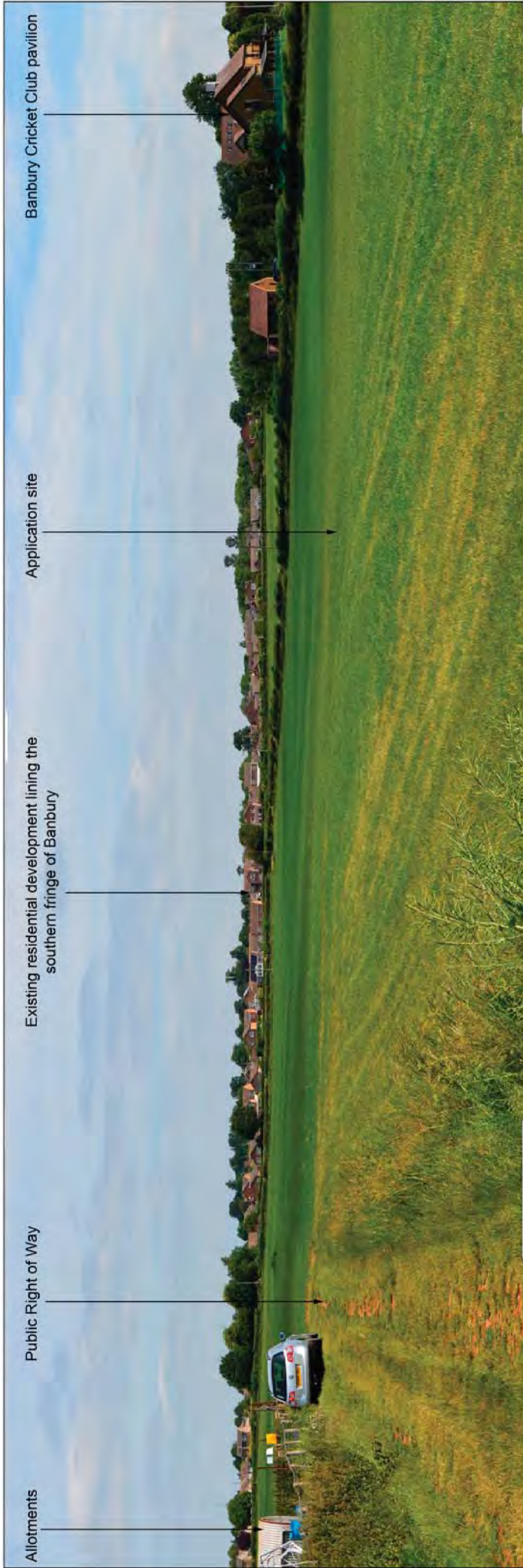
Viewpoint 6

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

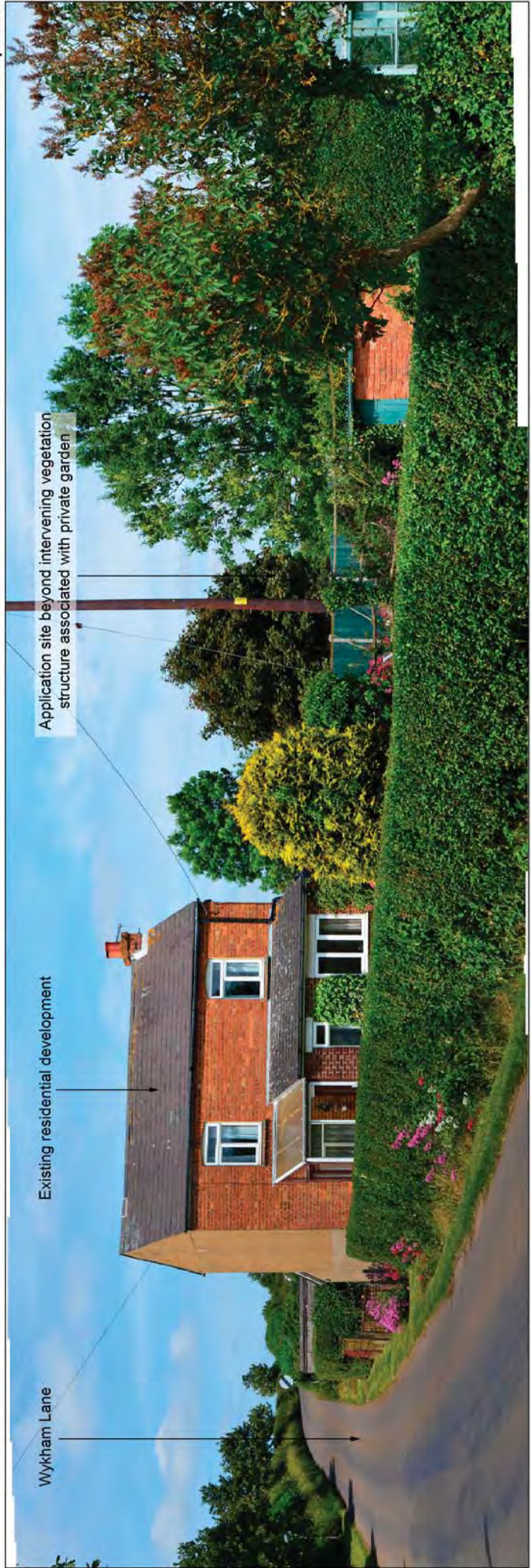


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Viewpoint 7



Viewpoint 8

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Viewpoint 9



Viewpoint 10

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Viewpoint 11



Viewpoint 12

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Viewpoint 13

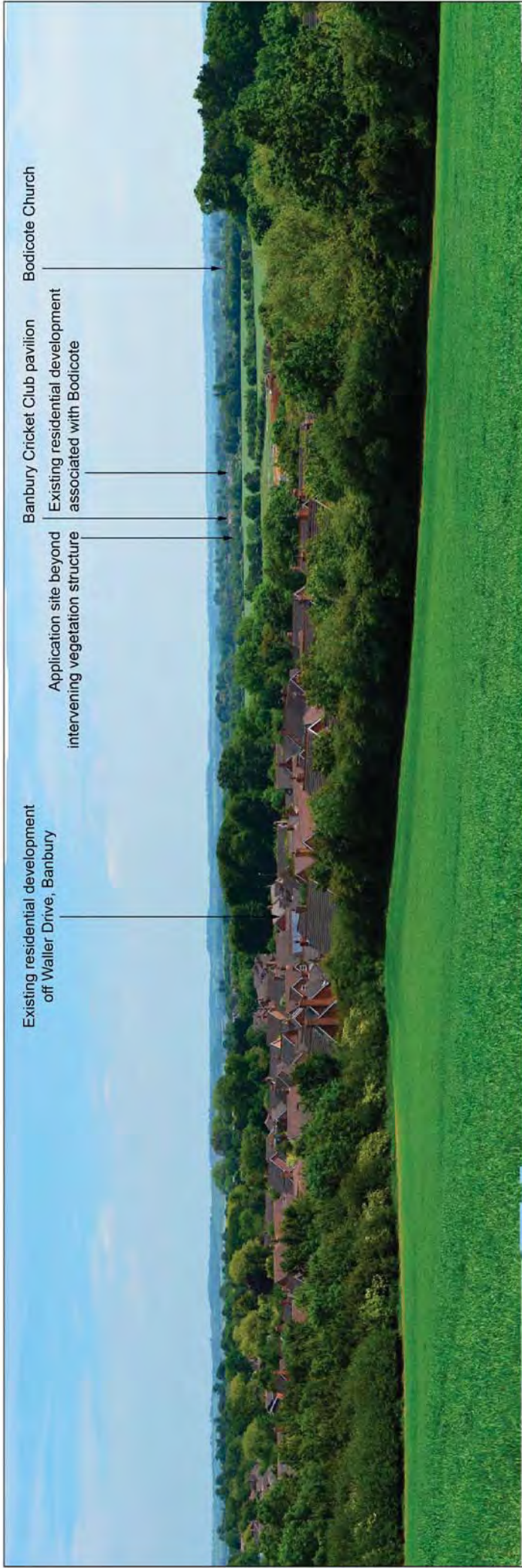


Viewpoint 14

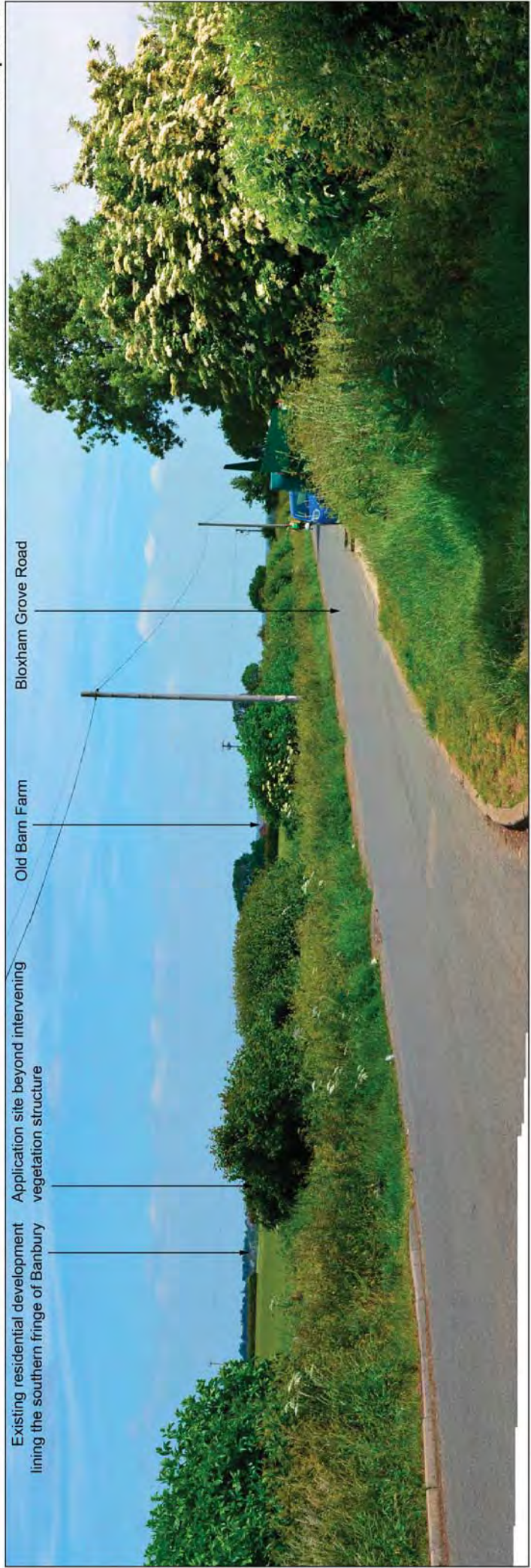
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Viewpoint 15

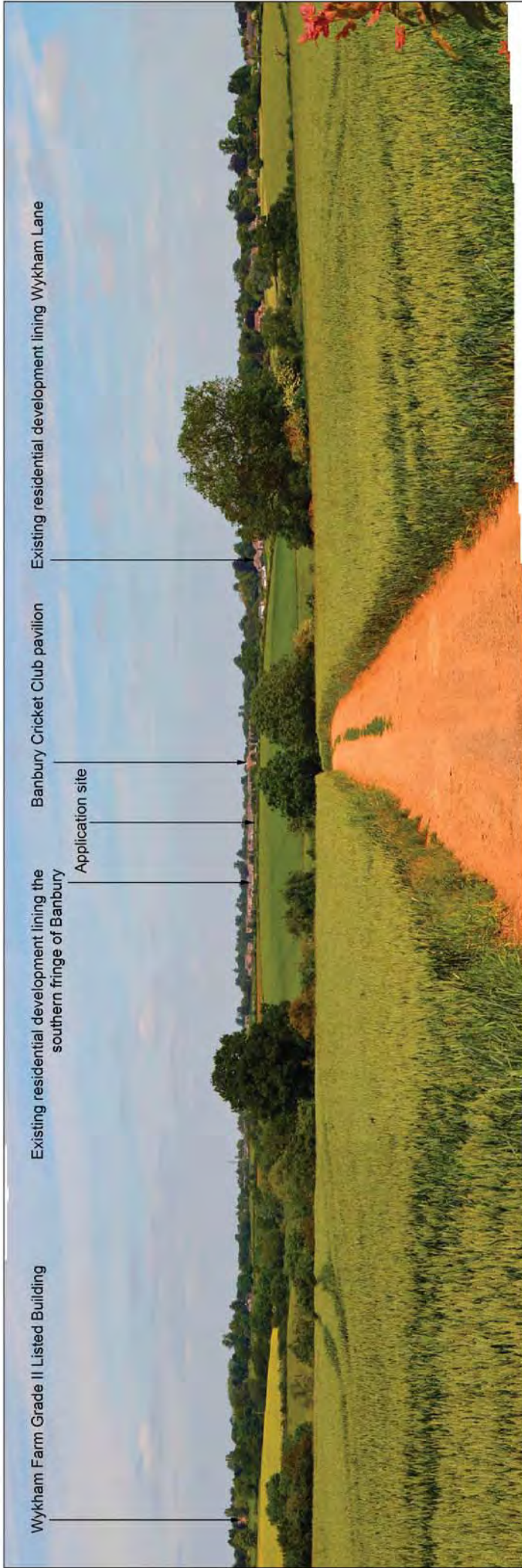


Viewpoint 16

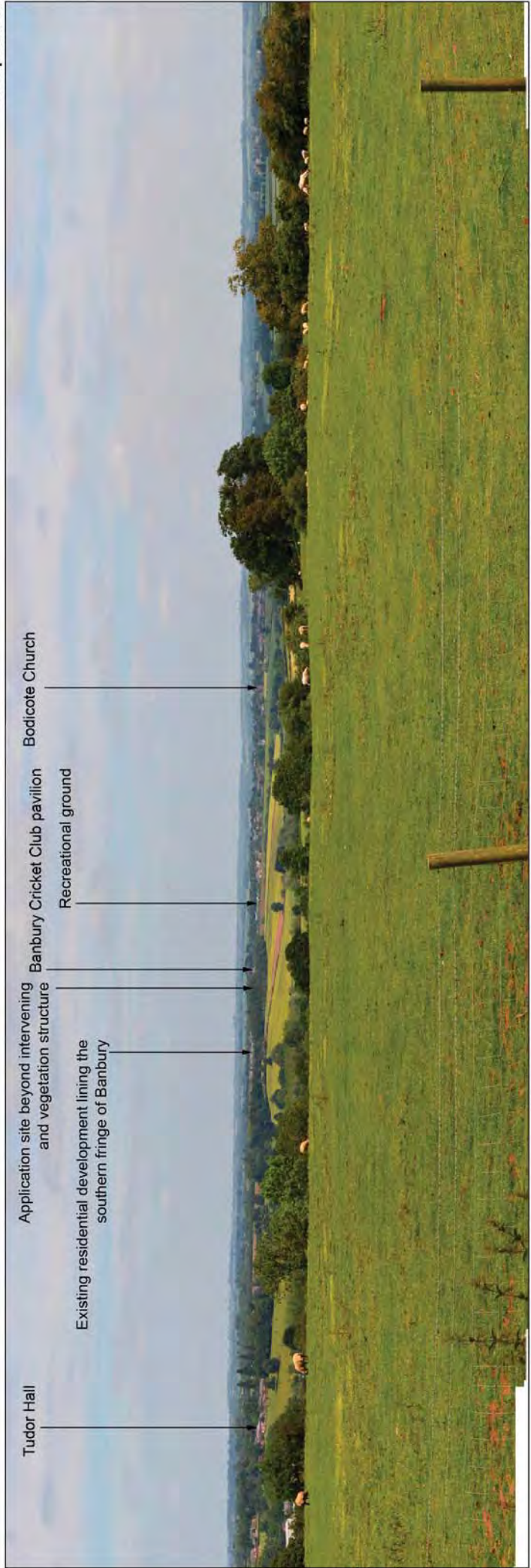
NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

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Viewpoint 17



Viewpoint 18

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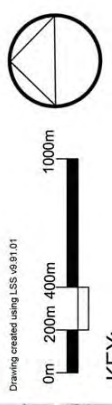
## **A6 Landscape and Visual**

### **Appendix 6.5      Zone of Theoretical Visibility**

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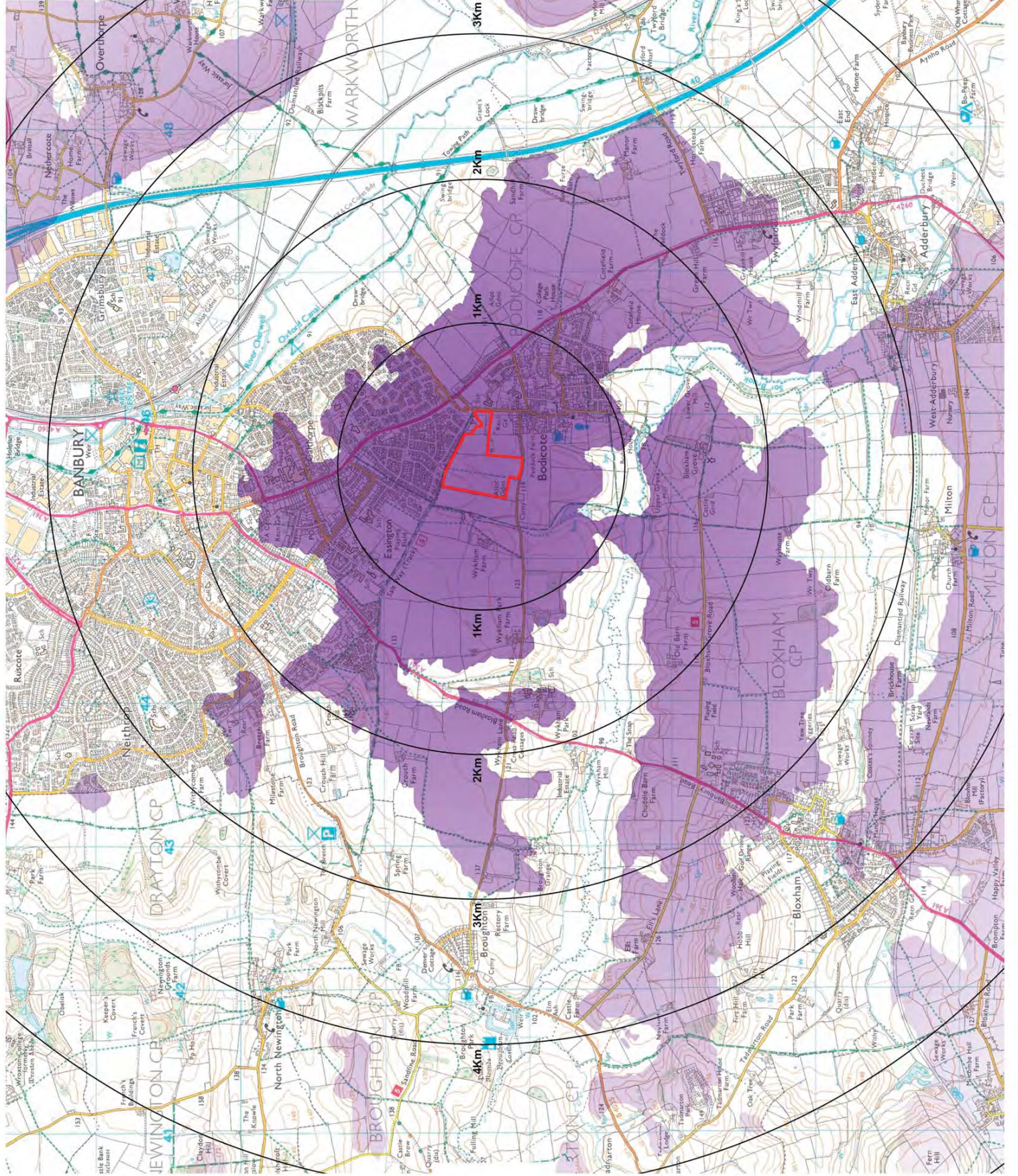


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- KEY:
- Application Site Boundary
  - Extent of Theoretical Visibility of Development
  - Development Theoretically Not Visible

Note: The area shown as visible is calculated using the bare earth model and does not take into account the potential screening by vegetation or buildings. In line with GLVIA3, the landform data contour accuracy used for the ZTV is better than 3m (RMSE). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs.



TITLE  
**White Post Lane, Banbury**  
**Zone of Theoretical Visibility**

CLIENT  
**Gladman Developments**

SCALE  
 1:25000@A3

DATE  
 JUN 2014

DRAWN  
 SB

REVISION  
 DRAWING NUMBER  
 5713/ ZTV

REV	DATE	NOTE

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Introduction & Summary

Description

Opportunities

Key facts and data

Landscape change

Analysis

Supporting documents



[www.naturalengland.org.uk](http://www.naturalengland.org.uk)



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## A6 Landscape and Visual

Appendix 6.6 National Character Area Profile: 95.  
Northamptonshire Upland

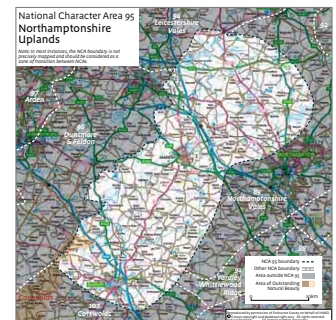
## Summary

The Northamptonshire Uplands National Character Area (NCA) is an area of gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines. Rivers flow out from the NCA in all directions, including several major rivers – the Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise. While there are areas of differing character, there are strong unifying landscape features across the Northamptonshire Uplands, most importantly the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken settlements which occur throughout. Other features include the strong, mostly Parliamentary enclosure pattern with high, wide, A-shaped hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many country houses and their associated extensive areas of historic and nationally important designed parkland landscapes; the distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the narrow lanes with very wide grassy verges; and the small, scattered but prominent broadleaved woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area.

Land is in mixed agricultural use, mostly pasture and arable, and reservoirs are a significant feature. Woodland is sparse, with many scattered, small, broadleaved coverts and copses, some in prominent hill-top positions, dotted across the landscape. The few ancient woodlands, such as Badby, take on a special value and interest in an NCA with few other areas of semi-natural vegetation and relatively limited wildlife interest. Flood plain grazing marsh occurs around Banbury and there are small, scattered pockets of

mire, lowland meadow, calcareous grassland and lowland dry acid grassland throughout the NCA, some designated Sites of Special Scientific Interest for their biodiversity interest. The area is also important for farmland birds.

Around the fringes and two main towns, the area has seen extensive development and construction of major strategic road and rail infrastructure, with associated reductions in levels of tranquillity and loss of rural character, though overall the area retains a strong sense of rural tranquillity. The area is particularly important for delivery of sense of history, sense of place, recreation and water availability and some ecosystem services are under pressure from development and agricultural practice, particularly water availability and water quality, soil erosion, soil quality and tranquillity.



Click map to enlarge; click again to reduce

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## Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper,<sup>1</sup> Biodiversity 2020<sup>2</sup> and the European Landscape Convention,<sup>3</sup> we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

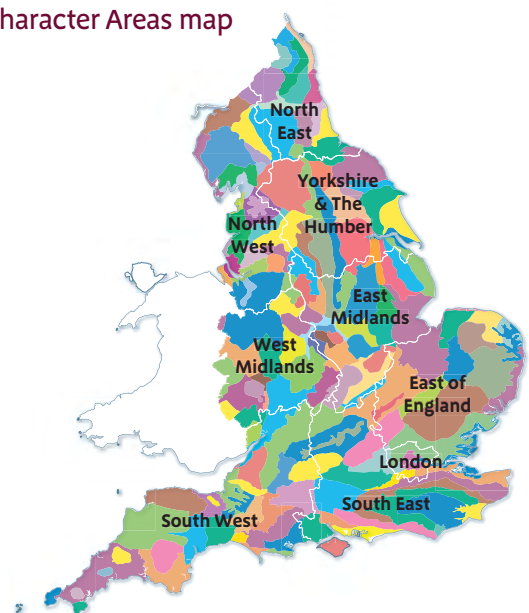
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing [ncaprofiles@naturalengland.org.uk](mailto:ncaprofiles@naturalengland.org.uk).

## National Character Areas map



- <sup>1</sup> The Natural Choice: Securing the Value of Nature, Defra (2011; URL: [www.official-documents.gov.uk/document/cm80/8082/8082.pdf](http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf))
- <sup>2</sup> Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: [www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf](http://www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf))
- <sup>3</sup> European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

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## Description

### Physical and functional links to other National Character Areas

The Northamptonshire Uplands National Character Area (NCA) extends north-east from the Cotswolds NCA south of Banbury to border the Northamptonshire Vales NCA and Leicestershire Vales NCA around Market Harborough at its northern extent. In the west it borders Dunsmore and Felton NCA and it shares most of its eastern boundary with the Northamptonshire Vales NCA. A small area in the south-east abuts the Yardley Whittlewood Ridge NCA. It is part of the wider Jurassic 'wolds' landscapes that include the dip slope of the Cotswolds and extend north to the High Leicestershire NCA and the Leicestershire and Nottinghamshire Wolds NCA. The south-western corner of the NCA is designated as part of the Cotswolds Area of Outstanding Natural Beauty (AONB).

The hills are 'the main watershed of Middle England', with wide, far-reaching views from the edges and across the ridgetops. The area is an important supplier of water to towns in surrounding NCAs with many reservoirs and much abstraction from rivers. The River Cherwell rises in the south near Charwelton and flows south. The Tewkesbury Avon rises on the north-eastern edge near Naseby, and flows west then south-west, while the north-east-flowing Welland rises near Sibbertoft. The rivers Tove and Ouse rise here too and flow south-east. The eastern slopes form the upper catchment of the Nene, with the major tributary of the Ise in the far north-east. Topographically, the Upper Nene divides the Northamptonshire Heights to the north from the Cherwell/Ouse plateau, sometimes known as the 'Ironstone Wolds' in the south.

The NCA is crossed by several nationally important transport corridors. It is effectively divided in two from Rugby to Northampton by the M45, M1, A5, the West Coast Main Line railway and the Grand Union Canal. In the south, the M40, A423 and the Oxford Canal cross through, and further north the A14. Urban areas and large towns include Daventry and Banbury. Close by in neighbouring NCAs are Northampton and Milton Keynes, Kettering, Rugby, Coventry, Leamington Spa and Warwick. The many historic houses, parks and gardens, the Knightley Way, Jurassic Way, Brampton Valley Way, Battlefields Trail and the Grand Union and Oxford canals provide well-used recreation assets for people in surrounding areas.



Fawley Park; extensive areas of parkland are a key feature of the area, here being restored through agri-environment funding and grazed by the once locally common Hereford cattle.

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### Statements of Environmental Opportunities:

- **SEO 1:** Protect, manage and promote the historic and archaeological features, designed landscapes and field patterns – including the parkland, battlefield sites, canals, ridge and furrow and settlement sites, and distinctive high hedgerows with their many trees – to ensure that these key features for sense of place and history are conserved, people's enjoyment and understanding is increased, and recreation opportunities are enhanced.
- **SEO 2:** Conserve, enhance, expand and restore the semi-natural and farmed features of the area – including the mix of agricultural production, particularly the pasture and meadows, patches of semi-natural habitats, and veteran and ancient trees – to enhance biodiversity and landscape character and to safeguard the continued sustainable provision of food.
- **SEO 3:** Conserve, manage and enhance the river catchments and reservoirs, improving water quality and flow management and benefiting biodiversity and recreation through managing soils, diffuse pollution and run-off, reconnecting flood plains and extending natural habitats.
- **SEO 4:** Conserve, maintain and promote local building styles and materials and plan strategic growth, infrastructure development and mineral extraction to ensure they protect remaining areas of high tranquillity, strengthen local sense of place and biodiversity, and increase adaptation for climate change through multifunctional green infrastructure networks, building on existing resources such as canals, rivers and access routes, creating strong ecological and recreation networks.



Wide panoramic views are a key feature of the area, here from the Knightley Way, one of many named long-distance paths.

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## The Northamptonshire Uplands today

An area of gently rolling, rounded limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines and wide, long-distance views across the ridges throughout. It lacks a strong sense of identity, not least because of its very varied landform.

The area forms the 'main watershed of Middle England', with rivers radiating in all directions. At the southern end, the River Cherwell rises near Charwelton and flows south. The Avon rises on the eastern edge near Naseby flowing west and south-west, while the north-east-flowing Welland rises near Sibbertoft. The tributaries of the Tove and Ouse originate in the south-east flanks, flowing south-east. Much of the eastern side of the area forms the upper catchment of the Nene, with its major tributary, the Ise, arising in the north-east. Topographically, the Upper Nene divides the Northamptonshire Heights to the north from the Cherwell/Ouse plateau or 'Ironstone Wolds' to the south.

In the northern half of the NCA, the Northamptonshire Heights have a rolling, gently hilly landform, with long, level views criss-crossed by a regular pattern of high hedgerows with frequent mature trees. Settlement is sparse with some small villages prominently sited on hill tops, and some lying within the small, sheltered valleys, often with large stone churches with prominent steeples. The widely spaced villages and infrequent, isolated farmsteads give the area a remote, empty feel. South of Daventry, the Cherwell/Ouse plateau (known as the 'Ironstone Wolds') is hillier and the undulations are sharper and more frequent. There is less of the glacial boulder clay which dominates the northern area, settlement is more frequent and arable predominates. The two distinctly hilly areas are divided by the low, flat valley of the River Nene and surrounded

to the west, east and north by wide, open, low-lying vale landscapes. The south-western corner of the NCA is designated as part of the Cotswolds AONB.

There are, however, strong unifying landscape elements across the Northamptonshire Uplands. The most historically important of these, found in the remaining pasture fields, are the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken



Banbury Town Centre.

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## Key characteristics

- Gently rolling rounded hills and valleys with many long, low ridgelines and great variety of landform. Wide, far-reaching views from the edges and across the ridgetops.
- Dominant Jurassic scarp slope of limestone and Lias clay hills capped locally with ironstone-bearing Marlstone and Northampton Sands. Glacial boulder clay covers the northern and eastern areas, with sands and gravels along river valleys.
- The Upper Nene Valley divides the gently undulating Northamptonshire Heights to the north from the hillier Cherwell/Ouse plateau (the 'Ironstone Wolds') to the south and has been exploited for sand and gravel.
- Rivers rise and flow outwards in all directions, including the rivers Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise, and the area forms the main watershed of Middle England.
- Sparse woodland cover, but with scattered, visually prominent, small, broadleaved woods, copses and coverts, particularly on higher ground.
- Mixed farming dominates with open arable contrasting with permanent pasture.
- Typical 'planned countryside' with largely rectangular, enclosed field patterns surrounded by distinctive, high, often A-shaped hedgerows of predominantly hawthorn and blackthorn, with many mature hedgerow trees, mostly ash and oak. Some ironstone and limestone walls in places and some localised areas of early irregular enclosure.
- Small pockets of semi-natural vegetation with many small scattered broadleaved woodlands, some ancient and often on hill tops, with mires, areas of lowland meadow, calcareous grassland and lowland dry acid grassland in the river valleys. Bluebell woods occur in places.
- Nationally rare, locally abundant and prominent ridge and furrow, with frequent deserted and shrunken settlements. Several large historic country estates such as Cottesbrooke Hall and Althorp and many small country estates, with extensive parkland containing a great many mature, veteran and ancient trees.
- Nucleated villages often on hill tops or at valley heads with low densities of dispersed settlement. Cob, ironstone and limestone in older buildings with some remaining thatch, but mostly pantile and slate roofs. Brick buildings in some villages. Extensive new developments in villages along main transport corridors and in the two main towns.
- A dense network of narrow lanes with wide grassy verges, often following ridges, crossed by many strategic road and rail corridors, including the M1, M40, A14, West Coast Main Line railway, Great Western Railway line and the Oxford and Grand Union canals.
- The many historic houses, parks and gardens open to the public, the reservoirs, long-distance paths (such as the Knightley Way, Jurassic Way and Brampton Valley Way) and the Grand Union and Oxford canals provide well-used recreation assets.

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of earlier piecemeal enclosure are found in places. Straight, narrow enclosure roads with wide, grassy verges, often following ridges, add to a regular, characteristic pattern in the landscape. From the ridges, the essence of the uplands, described by W.G. Hoskins, can be seen: "In this hill country, partly isolated summits and partly high table land in places, the wind blows hard and cold... Up at Naseby next door to Cold Ashby... their voices are louder than anywhere else, they shout at each other to overcome the winter wind."

Settlements are generally small, nucleated villages with distinctive ironstone, cob and red-brick buildings with pantile, clay or thatched roofs, clustered around an ironstone church. Some villages, such as Naseby and the aptly named Cold Ashby,



Estate farmland with typical well managed hedges, many small woods and replanting of boundary trees.

are on prominent hill-top sites but others lie in sheltered situations at the heads of minor valleys, often set within mature treecover, with an enclosed, intimate, sheltered character and a unity resulting from the distinctive local vernacular.

The modest village houses are a strong contrast to the nationally important great country houses with their strong character and extensive designed parklands and estates containing a great many veteran and mature open-grown trees, providing rare habitat for lichens and invertebrates. Cottesbrooke, famed for its gracious proportions and extensive parkland, has enabled the survival of extensive open field systems of ridge and furrow; Canons Ashby is built around a medieval monastery; and Althorp House has the grand Georgian elegance of Henry Holland's design. There are also many fine smaller houses, most in local stone, including Ashby St Ledgers, Stanford and Sulgrave. The estate character of the landscape is emphasised by the uniformity of buildings in the estate villages and lodges.

Around the fringes, along the Cherwell and between Rugby and Daventry, many villages have become significantly enlarged by 20th-century development which does not reflect the distinctive local vernacular. The remoteness of the central undeveloped villages is emphasised by the minor roads that serve them, providing a stark contrast to the busy strategic routes of the West Coast Main Line and Great Western Railway and the M1, M40, M45, A14, A45, A5, A508, A422 and A423 roads which cross the area.

Recreation facilities include the Grand Union Canal and Oxford Canal, Pitsford Reservoir, the many historic houses, parks and gardens open to the public and long-distance routes such as the Knightley Way, Battlefields Trail, Jurassic Way and Brampton Valley Way.

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settlements. Occurring frequently throughout the NCA, they are prominent and evocative in evenings and winter, when low sun casts long shadows and they seem to dominate the landscape. Other unifying features include the high, wide, A-shaped hedgerows (associated with the strong hunting and steeple chasing traditions of the area) bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many historic country houses and their associated extensive areas of designed parkland landscapes and gardens; the attractive and distinctive ironstone, cob and brick villages; and the small, scattered but prominent broadleaved woods and coverts.



Village cottages are built mostly of local ironstone and brick.

Land is mostly in agricultural use, with a mixture of arable and pasture, though around the edge of the area, reservoirs are a significant element within the landcover, and along the Nene Valley, gravel extraction has occurred. Arable is extensive on the more level ground of the ridgetops, especially south of Daventry where the highest levels of field boundary loss have occurred. Here, hedgerows can be quite sparse and low and hedgerow trees intermittent. Limestone and ironstone walls also occur in some places, such as around Lamport.

Woodland is sparse, with many scattered, small, broadleaved coverts and copses, some in prominent hill-top positions, dotted across the landscape and quite frequent in an arc in the south from Badby to Woodend. The few ancient woodlands and bluebell woods, such as Badby, take on a special value and interest where there are few other areas of semi-natural vegetation and limited wildlife interest. Flood plain grazing marsh occurs around Banbury; there is a concentration of acid grasslands west of Northampton and south of Daventry, and of lowland meadow sites in South Northamptonshire, often associated with other semi-natural features; and there are small, scattered pockets of mire, lowland meadow, calcareous grassland and lowland dry acid grassland throughout, especially along the river valleys, some designated Sites of Special Scientific Interest for their biodiversity interest. The area is also important for farmland birds. The Brampton Valley Way and the Grand Union and Oxford canals provide important wildlife corridors. Upper parts of the River Nene fall within the Nene Valley Nature Improvement Area (NIA), which seeks to improve connectivity of habitats and restore the ecological network in the Nene Valley.

The predominant field pattern, and a strong unifying factor, is Parliamentary enclosure of the 18th and early 19th centuries imposed on an 'up and down' landscape; the rectilinear pattern is frequently strongly visible, though areas

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Wormleighton and Althorp numbered 14,000. Gradually, arable was largely replaced by sheep farming over much of the area and, as a result of the lack of subsequent cultivation, the NCA is now one of the classic locations for deserted settlements, medieval earthworks and shrunken ends of villages, with nationally important survival of ridge and furrow reflecting the former extent of the open field system. As the population shrank in the 14th to early 16th centuries, and monastic lands were added to the estates of the wealthy and the profitability of wool production continued, the great landscape parks and country houses such as Althorp, Canons Ashby, Cottesbrooke and Holdenby were laid out, some by major designers such as Repton and Brown. The strong landlordship that often went with such parks is reflected in the distinctive common architecture of the planned estate villages and lodges. The Elizabethan and Jacobean houses, notably Holdenby, Althorp and Canons Ashby, are particularly associated with the court life of those periods, the poems of Edmund Spenser and the masques of Ben Jonson.

Tenant and freehold graziers tended to maintain or improve village farmsteads, reflected in the many surviving fine stone-built farmhouses, often with threshing barns attached, of the 16th to early 18th centuries. Many of the surviving historic houses within the villages were originally farmhouses, changing function in the 18th and 19th centuries as new, larger steadings with large barns and cattle courts were built on the fringes of settlements and in newly enclosed fields and the remaining open land was enclosed. While there are areas of irregular earlier enclosure, especially in the north, the predominant enclosure pattern in the NCA is regular Parliamentary enclosure dating from the 18th to 19th centuries.

In the 20th century, the main changes to a substantially remote, rural area were the massive loss of elm trees to Dutch elm disease during the 1970s; the building of major road routes including the M1, M40 and A14 which cross it; the

widespread expansion of arable cultivation and the building of modern farm buildings, loss of permanent pasture, improvement of remaining grassland and consequent rationalisation of field boundaries, and loss of boundary trees and ridge and furrow, particularly in the southern half of the NCA; the construction of reservoirs around the edge of the area; and, more recently, the construction of telecommunications masts and large numbers of wind turbines, some within the NCA for example round Yelvertoft, but mostly in the surrounding areas.

In recent times, there has been significant development pressure in towns in surrounding NCAs such as Northampton, Rugby and Kettering as well as within the NCA in Banbury and Daventry, with much commuter-related development in nearby villages with good road and rail links to local towns and to cities such as Birmingham and London. The development and upgrading of the strategic transport road and rail routes which cross the area and subsequent associated warehouse, industrial and 'out-of-town' shopping and housing developments along these transport corridors have had a significant urbanising impact on the landscape and reduced levels of tranquillity in these areas.



The Oxford Canal, once a busy industrial waterway is now a well-used recreation resource.

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## The landscape through time

The area is mainly underlain by sedimentary strata of the lower and middle Jurassic periods. The muds and limestones of the Lias Group, which outcrop in the west of the area, were laid down in a warm shallow sea which was rich in marine life including many species of ammonites. Many of the limestones and sandstones of the Northampton Sands at the base of the Inferior Oolite Group, overlying the Lias Group, are very rich in iron. They were also laid down in a shallow sea, and subsequent weathering of minerals has resulted in the formation of rocks of distinctive colours. Overlying these, the clays and sandy limestones of the Great Oolite Group outcrop in the east of the NCA, continuing in a broad swathe through the central part of the Northamptonshire Uplands. Collectively, these rocks – which belong to the Rutland Formation, Blisworth Limestone and the Blisworth Clay – were deposited near to the shore of a shallow tropical sea.

Overlying the solid geology in the east and north of the area are thick superficial deposits of Quaternary till (boulder clay), with stretches of alluvium (sands and gravels) in the main river valleys, both dating from the Wolstonian glacial cycle. While the area was not glaciated during the Pleistocene, it was affected by extreme periglacial erosion, which has influenced the drainage of rivers including the Cherwell. Soils are closely related to the underlying geology and superficial deposits; here there are mostly types of loamy and clayey soils, often seasonally wet or with impeded drainage and providing mostly Grade 3 agricultural quality land with pockets of Grade 2, good arable land in places, particularly in the river valleys and in the southern half of the NCA around Banbury.

The area forms part of the Jurassic belt of 'wolds' landscapes that stretch from the Cleveland Hills in Yorkshire to Lyme Regis in Dorset, via the neighbouring

Cotswolds. In this NCA, all of the sharper features of the Jurassic scarp slope have been smoothed away by a long process of denudation. The history of the area is in many ways typical of a 'wolds' landscape. It was originally covered in thick woodland over a soil not very attractive to early cultivation. Much of the area, particularly the clay plateau to the north-east and the Lias uplands of the south-east, was cleared for grazing in the later prehistoric and Roman period. There is scattered evidence for settlement of this period, most evident around the edges of the area within the river valleys.

The early Anglo-Saxon settlements were along the river valleys but the middle Saxon period saw the farmsteads (-tons) spreading up onto higher ground, and the outstanding late 7th-century church at Brixworth in the north-east of the NCA indicates that these were sites of major significance. This is the area where the Vikings and Saxons met and the incidence of place names with suffixes of '-by' and '-thorpe' indicates the influence of the Danes and the Danelaw in this area.

By the 11th century, there was quite frequent settlement although at a lower density than the surrounding more fertile areas and the predominant pattern of nucleated settlement had already developed. Up to the mid 14th century, colonisation proceeded rapidly. Most of the woodland was cleared and nucleated villages, surrounded by a sea of open fields in ridge and furrow cultivation, dominated the landscape. The substantial churches reflect this main period of the area's expansion and colonisation, which went into decline following the disasters of the mid 14th century: the population shrank and settlements were deserted for a variety of reasons including disease, the limited potential for cereal growth and the difficulty of maintaining the fertility of these upland soils. Ambitious landlords like the Spencers were able to accumulate large areas of land for grazing; in 1577, their flocks at

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**Regulating services (water purification, air quality maintenance and climate regulation)**

- **Regulating soil erosion:** Around 60 per cent of soils are erosion prone and there are four Defra priority catchments in this NCA – which cover the Upper Cherwell, Upper Avon and River Leam, River Nene and Upper Great Ouse – where soil erosion and management are identified as key issues. Employing soil management measures will improve soil structure and reduce erosion in areas most at risk such as on the ridges and sloping valley sides, and in areas with low soil organic matter levels or compaction. Increasing areas of permanent grassland and wide buffer strips of grassland alongside watercourses in arable areas would reduce erosion risk, especially where such grassland is managed under extensive grazing regimes. An increase in semi-natural habitats would increase the area of land maintained under stable soil conditions, helping to bind soils together, aiding water penetration and reducing erosion, for example through restoring and extending woodland, hedgerows, wetlands and mires.
- **Regulating water quality:** Water quality in the area is in need of improvement, particularly the ecological status, which ranges from good to poor. Pressures include land use change, loss of permanent pasture and parkland, increase in arable production, intensification of agricultural production, and high levels of nitrogen and phosphorus. The planned expansion of settlements in the area could have implications for water quality, particularly from increased phosphate from sewage and road run-off, and there is a need to ensure that sustainable water management is adequately built into urban extensions to prevent deterioration of water quality. Wider application of best practice land management

(catchment sensitive farming techniques) to areas both within and outside the current priority catchment areas would significantly improve water quality. The Upper Nene also lies within the Nene Valley NIA which seeks to improve water quality. Non-native species such as Himalayan balsam and Japanese knotweed pose a threat in some areas.

- **Regulating water flow:** The NCA contains the headwaters of four major rivers – the Avon, Ouse, Nene and Cherwell – some with a history of flooding, especially the Avon around Yelvertoft, the Nene around Weedon Bec and the Cherwell around Banbury. Strategic roads including the M1, M40 and A14 can be affected in these areas. Many soils in the NCA have impeded drainage and there is a very low level of woodland cover and a loss of permanent pasture, contributing to the potential for high levels of run-off. Flood storage areas on the flood plains could reduce risk to settlements downstream and the preferred approach to flood management is to investigate flood storage options, with environmental enhancements to improve the natural state of rivers and their habitats such as the planting of riparian woodland and the restoration of permanent grassland, parkland and hedgerows to intercept water and, with their higher carbon soils, reduce run-off and minimise soil erosion. Good soil management to avoid or reduce soil compaction and increase soil organic matter could aid water infiltration rates and reduce run-off. Plans for extensive new development, particularly in flood plains around Weedon Bec and Banbury, will have an impact on flood risk and need additional management.

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**Ecosystem services**

The Northamptonshire Uplands NCA provides a wide range of benefits to society. Each is derived from the attributes and processes (both natural and cultural features) within the area. These benefits are known collectively as 'ecosystem services'. The predominant services are summarised below. Further information on ecosystem services provided in the Northamptonshire Uplands NCA is contained in the 'Analysis' section of this document.



Many of the villages shelter within extensive amenity tree planting.

**Provisioning services (food, fibre and water supply)**

- **Food provision:** The area is predominantly agricultural in character, with a mix of pasture and arable crops on predominantly Grade 3 quality agricultural land. The area is important regionally for food production and the farmed landscape has changed as market conditions have changed. There has been a shift in cropping patterns in recent years, with a loss of dairy farms, a decline in mixed farms and significant reductions in grazing livestock numbers and also in glasshouse production. Arable, however, has increased significantly, especially the area growing stockfeed, reflecting an increase in intensity of remaining stock production. Recently, some miscanthus has been planted for biomass production, which, if it increases significantly, may affect the area available for food production. There are pressures on water and soil quality and issues with diffuse pollution and soil erosion in places.
- **Water availability:** Water resources from the Nene, Cherwell, Ouse and Avon are heavily exploited and are considered to be restricted, ranging from 'no water available' to 'over-abstracted', and measures are in place to monitor abstraction rates. The many reservoirs and rivers form an important part of the water supply network to surrounding large towns and to the Grand Union and Oxford canals. The planned major expansions of nearby towns – both inside and around the NCA, including Northampton, Rugby, Daventry and Banbury – will place additional pressure on local water supplies. Increasing future demand from agriculture for irrigation or stock watering could also increase pressure on supply. Climate change may have an impact on water resources, with low rainfall and drought leading to water shortages, reduced water quality and exacerbating low summer flows in rivers, and could lead to an exacerbation of diffuse pollution.

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and furrow, and open field systems. Large numbers of non-scheduled archaeological sites reflect the long history of settlement and good state of preservation of early features under permanent, unploughed grassland in parkland landscapes of the 18th and 19th and earlier centuries. The many manor houses such as Althorp, Canons Ashby and Cottesbrooke as well as their extensive parklands (some laid out by important designers such as Repton and Brown) are key features, many of national importance. Other important landmarks include Naseby, Edgcote and Cropredy battlefields, the Grand Union and Oxford canals, the high numbers of Listed Buildings and the large stone churches, reflecting the past wool-based wealth of the area. Most archaeological sites are small, with little or no public access, and the majority of the nationally important ridge and furrow and settlement sites have no formal protection. The main threats are from ploughing and neglect. There has been significant loss of ridge and furrow and other features through cultivation, reducing the ability to read the history of the area in the landscape and a significant loss of hedgerows and hedgerow trees and field amalgamation due to the demands of modern agricultural practice.

- **Tranquillity:** Despite a dramatic decline in tranquillity and an increase in disturbance overall, many parts of the NCA still retain a strong feeling of remoteness and tranquillity. The remaining areas of parkland and their historic country houses, the ridge and furrow and other historic features, the remaining rural areas of pastoral farmland, the canals, rivers and reservoirs, woodland and semi-natural habitats all play an important role in delivering health and wellbeing benefits to people in the NCA and surrounding area and should be conserved and enhanced. The sparse settlement pattern, narrow country lanes with their wide

verges, distinctive small, attractive villages and far-reaching views are also often associated with feelings of escapism, spiritual refreshment and inspiration and should be conserved.

- **Recreation:** Rights of way crisscross the rolling landscape, including many long-distance routes offering panoramic views across the NCA and surrounding areas. There is very little publicly accessible land, but the many country houses, gardens and parks which are open to the public are popular recreation destinations, as are Pitsford Reservoir and other reservoirs, the navigable canals and country parks. Ongoing development pressure in the area will lead to further demand and pressure to increase recreation use of the area. There is scope to accommodate this, though careful green infrastructure planning, links and management would be needed to avoid conflicts between users or adverse effects on remaining areas of high tranquillity, biodiversity, archaeological or historic importance, or on soil or water quality. There are also opportunities to increase people's understanding and enjoyment of the special qualities of the area, particularly its strong sense of history.
- **Biodiversity:** There are nationally important sites for winter wildfowl, woodland, parkland and lowland acid, neutral and flood plain meadows present in the NCA as well as areas of importance for farmland birds and arable plants. While current areas important for biodiversity are small in extent, these remaining areas take on an increased significance for permeability in the countryside.

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#### Cultural services (inspiration, education and wellbeing)

- **Sense of place/inspiration:** Sense of place is provided by the varied undulating hilly landform and many long, low ridgelines. A sense of inspiration is associated with the rural landscape and its visible historical associations, including the extensive ridge and furrow, open ridgelines affording long views and areas of ancient woodland. These senses are strongest in the characteristic designed parklands and estates that surround the many historic country houses. Distinctive, highly attractive, small, nucleated villages are predominantly constructed of ironstone, cob and brick and linked by straight, narrow enclosure roads with wide grassy verges, alongside strong rectilinear field patterns with tall, A-shaped hedgerows and many mature hedgerow trees. Woodland cover is sparse with coverts and spinneys associated with the area's strong hunting tradition. Navigable canals and reservoirs are an important visual component of the landscape. A small area of the NCA (less than 1 per cent) lies within the Cotswolds AONB, reflecting high levels of natural beauty in the area. Development is changing character in some areas and the open nature of the landscape means that it is vulnerable to large-scale development. Major road infrastructure developments and urban areas associated with Daventry, Banbury and the main road/rail corridors do not reflect the local vernacular character, which is becoming highly diluted in these areas. The extensive areas of parkland are characteristic in this NCA and many are at risk through neglect and lack of management of their designed landscapes and, in some cases, arable conversion.
- **Sense of history:** Sense of history is particularly strong and evident especially in the abundant and prominent ridge and furrow field systems and deserted settlements which are of national importance. There are

many archaeological sites, covering all periods of occupation from the Palaeolithic to the Second World War. Scheduled Ancient Monuments include iron-age hill forts, Roman villas, medieval settlements, ridge



Canons Ashby, one of the fine country houses characteristic of the area.

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**SEO 2: Conserve, enhance, expand and restore the semi-natural and farmed features of the area – including the mix of agricultural production, particularly the pasture and meadows, patches of semi-natural habitats, and veteran and ancient trees – to enhance biodiversity and landscape character and to safeguard the continued sustainable provision of food.**

**For example, by:**

- Expanding, restoring and managing the remaining semi-natural habitats – especially remnant hay meadows, species-rich pasture and meadows, parkland, acid and calcareous grassland, purple moor-grass, lowland heath, reedbeds, flood plain grazing marsh, hedgerow and woodland habitats – through appropriate grazing and management, to increase diversity of habitat mosaics and encourage a wide structural diversity and a variety of flowering plants that can provide both feeding and breeding sites for pollinators and pest regulators and increase connectivity through creating corridors, buffers and stepping stones of habitats important for insects and other biodiversity.
- Encouraging sustainable farming methods which produce a wide range of crops, safeguarding food supplies into the future and ensuring the future viability of farms in the area without compromising delivery of other ecosystem services such as water and soil quality, soil erosion and biodiversity.
- Seeking to balance efficient farming production with conservation of the historic environment and biodiversity, promoting farming systems which also maintain and restore the farmed landscape and range of habitats, field boundaries, areas of parkland and woodlands, encouraging retention of remaining permanent pasture, reversion of arable to pasture, (particularly in ex-parkland sites), managing grazing of grassland habitats and neighbouring areas at levels that will encourage good ecological condition and extending the influence of remaining high-quality patches of unimproved grassland by developing links to increase connectivity, improve habitat condition, encourage species diversity, protect soil quality and carbon storage, and increase resilience to climate change.
- Encouraging re-introduction of previously declining traditional cattle breeds such as Hereford and Dairy Shorthorn to diversify the grazing regime, maintain the genetic diversity of agricultural animals against future threats and conserve the agricultural heritage of the area; and encouraging the promotion of local brand meats to try to increase the viability of traditional breeds.
- Encouraging the agricultural practice of hay-making to maintain and enhance the remaining species-rich meadows, and encourage restoration of hay-making to suitable meadows to increase biodiversity and connectivity of the remnant hay meadows and to encourage a variety of flowering plants that can provide both feeding and breeding sites for pollinators and pest regulators which contribute to food provision services.
- Conserving and managing ancient and veteran trees in both parkland and hedgerows to benefit invertebrate fauna and encourage selection

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## Statements of Environmental Opportunity

**SEO 1: Protect, manage and promote the historic and archaeological features, designed landscapes and field patterns – including the parkland, battlefield sites, canals, ridge and furrow and settlement sites, and distinctive high hedgerows with their many trees – to ensure that these key features for sense of place and history are conserved, people's enjoyment and understanding is increased, and recreation opportunities are enhanced.**

**For example, by:**

- Protecting and conserving and, where appropriate, restoring designated historic assets – including Scheduled Ancient Monuments, Registered Parks and Gardens, registered battlefield sites and Listed Buildings, especially those which are considered 'at risk' – and encouraging sensitive management of the outstanding features, including the nationally important open field systems, ridge and furrow and deserted medieval settlements and shrunken ends of villages, protecting archaeological assets from damaging activities such as ploughing, animal burrowing and tree growth, and developing a co-ordinated approach to their management by conservation organisations and farming and landowning interests.
- Protecting, conserving, restoring and enhancing the extensive non-designated historic parklands, their settings, their veteran and ancient trees, and rare fauna and flora, including lichens, invertebrates and bats, to protect their heritage, landscape and biodiversity interest, encouraging the development of comprehensive management plans which respect the historic integrity of parkland design and features, as well as taking into account the needs of their biodiversity, archaeology and modern farming practice.
- Encouraging the surveying, protection, conservation, appropriate management and interpretation of non-designated historic sites, including those on the Historic Environment Record, as well as field patterns and boundaries; and researching and raising awareness of the history and time-depth of the area, improving protection and management of the area's heritage and people's enjoyment and understanding of historic assets which contribute to the strong senses of place and history.
- Conserving small-scale vernacular features which no longer serve their original purpose, such as water troughs and ponds, but which reflect the past cultural history of the area and contribute to the strong senses of place and history.
- Maintaining field patterns, hedgerows and limestone and ironstone drystone walls (where they are in good condition) and restoring or re-creating both hedgerows and walls using local ironstone and limestone and the Midlands style of hedge-laying, and maintaining the distinctive A-shaped, high, thick hedgerows with their many standard trees, where condition has declined or where they have been replaced by fencing, to maintain and increase habitat connectivity and the cultural influence of farming patterns in the landscape.
- Providing easily accessible sites of archaeological, historical and cultural interest for both educational and public use and encouraging appropriate interpretation of the qualities of the landscape and the importance of its historic buildings, parkland, battlefield sites and archaeological features, to improve understanding and enjoyment of the historic environment.

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**SEO 3: Conserve, manage and enhance the river catchments and reservoirs, improving water quality and flow management and benefiting biodiversity and recreation through managing soils, diffuse pollution and run-off, reconnecting flood plains and extending natural habitats.**

**For example, by:**

- Enhancing and managing the quality of the watercourses, to maintain them as distinctive features in the landscape and enhance their riparian habitats and wildlife interest, restoring, expanding and linking riparian semi-natural habitats such as wet woodland, valley mires, reedbeds and grazing marsh along watercourses in the valleys; and reconnecting rivers with their flood plain watermeadows to slow run-off and improve water storage capacity, while reducing flood risk and soil erosion, and improving water quality, climate regulation, habitat networks, resilience to climate change and recreation opportunities.
- Promoting sustainable use of local water resources and use of water efficiency measures by commercial, agricultural and domestic users to reduce consumption where possible, especially in new developments, ensuring that any further abstraction is carefully monitored and controlled to avoid having an impact on water flow in the rivers.
- Managing river and reservoir banks, flood plains and riparian habitats to ensure a robust cover of semi-natural vegetation, and ensuring river engineering works are carried out in an ecologically sensitive manner to naturally filter the water, reduce soil erosion and sedimentation, and reduce poaching by stock through wide buffer strips, fencing, broadleaved woodland and scrub and controlling invasive non-native species which threaten the stability of river banks.
- Working with land managers and authorities in nearby NCAs to address water flow issues at a catchment scale, including implementation of the River Nene Catchment Flood Management Plan<sup>4</sup>.
- Encouraging implementation of the vision and objectives of the Nene Valley Nature Improvement Area, including tackling water resource and flow issues and encouraging uptake of advice and grants available through the Catchment Sensitive Farming Schemes targeted on the area to manage watercourses to prevent diffuse water pollution, allow water tables to rise where appropriate, and to promote good soil management in the priority catchments.
- Encouraging best practice in soil management, adopting Defra's Code of Good Practice (2009) and the Environment Agency's 'Think Soils' initiative (2008), to ensure continued sustainable food production which does not compromise other ecosystem services.
- Ensuring that farm infrastructure is able to reduce rates of point and diffuse pollution generated in and around the farms through improved, roofed silage, slurry and manure storage, grey water separation, rainwater storage, improvements to storm overflows and good handling facilities.
- Reducing soil erosion through provision of livestock drinking troughs, sediment ponds and traps, swales with check dams, piped culverts in ditches, resurfacing of gateways, livestock and machinery tracks, watercourse

<sup>4</sup> River Nene Catchment Flood Management Plan, Summary Report, Environment Agency (December 2009)

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and management of future veteran and ancient trees from the current mature stock, to ensure continuity of this rare resource.

- Surveying the road verges of the National Character Area (NCA) to map the location of species-rich verges and to establish whether current verge management is appropriate; and encouraging appropriate management regimes of such verges to ensure that these local features are retained in the landscape, contributing to the semi-natural grassland resource, and maintaining and enhancing species diversity and insect populations.
- Managing arable cropping patterns and arable cultivation, encouraging winter stubbles and wide field margins to encourage priority species such as rare arable plants and the full range of farmland birds and mammals and, where possible, seeking a reduction in the use of pesticides, herbicides and nutrients, to enhance biodiversity and reduce diffuse pollution.
- Encouraging biomass production including miscanthus and short rotation coppice in areas of high yield potential which do not suffer from soil erosion or conflict with food production, important sites for biodiversity, archaeology, historic landscape or views from the ridgelines and avoiding planting biomass crops in fields which are crossed by rights of way or adjacent to popular routes to avoid conflicts with recreation and enjoyment of the countryside.
- Encouraging good hedgerow management in areas of biomass planting, protecting and restoring the traditional Midlands hedgerow style with its high, A-shape and many hedgerow trees in order to mitigate the landscape impacts of biomass crops.
- Encouraging best practice and minimisation of the use of pesticides and herbicides where possible, to minimise impact on pollinators and reduce impacts on water quality, encouraging management of arable land to maximise use of natural pest control methods through beetle banks, grass margins and headlands in fields.
- Developing interpretation of the key features and assets of the area, particularly its geology, farming practices, habitats and biodiversity and providing easily accessible and 'access for all' sites of wildlife, historical and geological interest for both educational and public use.
- Encouraging volunteers to undertake tasks such as surveying and conserving the wildlife, historical, cultural and geological interest to increase knowledge and understanding.



Narrow lanes with wide grassy verges bordered by high, thick hedges occur throughout the area.

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**SEO 4: Conserve, maintain and promote local building styles and materials and plan strategic growth, infrastructure development and mineral extraction to ensure they protect remaining areas of high tranquillity, strengthen local sense of place and biodiversity, and increase adaptation for climate change through multifunctional green infrastructure networks, building on existing resources such as canals, rivers and access routes, creating strong ecological and recreation networks.**

**For example, by:**

- Protecting the remaining areas with a strong sense of rural remoteness and tranquillity, their gently rolling, rounded hills with their many long, low ridgelines, the great variety of landform and the many wide, far-reaching views into and out from the NCA, from tall, vertical or large-scale developments.
- In the part of the NCA which lies in the Cotswolds Area of Outstanding Natural Beauty (AONB), conserving and enhancing natural beauty and supporting forms of quiet open-air recreation that do not conflict with the purpose of designation and which value the high-quality landscape and natural environment in this area; and encouraging use of the finer-grained information in the Cotswolds AONB Management Plan and the Cotswolds AONB Landscape Strategy and Guidelines, ensuring that landscape opportunities are maximised in ways which do not conflict with the purpose of designation.
- Maintaining the integrity of historic settlement patterns, houses and historic farm building types and layouts, encouraging use of best practice and traditional techniques and materials in the conservation, maintenance, restoration and repair of listed and other historic buildings, including the use of ironstone, cob and brick with thatch, pantile or clay tile roofs.
- Encouraging sympathetic conversions of historic buildings and new developments in the towns of Banbury and Daventry and in nearby villages which respect the particular character, vernacular styles and materials of each.
- Retaining the distinctive, quiet, rural character of the farmland, villages and farms where it still persists, through maintaining the nucleated settlement pattern and rural lanes, restricting development primarily to the main settlements and ensuring it is appropriate in scale and reflects local vernacular styles and materials.
- Planning a strong landscape framework as a context to potential development expansion around Daventry, Banbury and the main transport corridors, ensuring that new development and infrastructure does not have a negative impact on landscape character; considering the visual impact of modern development, particularly urban intrusion and loss of tranquillity; and managing improvements to minor roads to maintain the existing character of the rural road network with its narrow lanes and wide grassy verges.
- Protecting areas of existing green infrastructure in developed areas, especially parks and urban tree planting, and encouraging their restoration, expansion and replacement.

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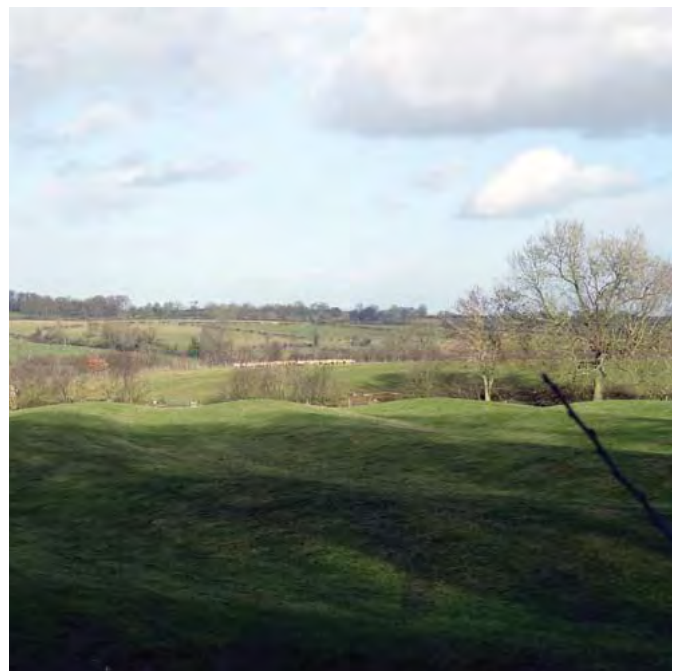
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crossings, gate relocation and hard bases for drinkers and feeders, while ensuring their sensitive design in this high-quality landscape.

- Managing non-riparian woodland, parkland and hedgerows and creating new native woodland to increase water infiltration, slow flows, reduce soil erosion, act as wind breaks, improve soil quality through increased organic matter and soil fauna, and bind soil in proximity, avoiding sites of biodiversity or archaeological interest.
- Promoting extensive grazing of pasture where possible, protecting wet soils from heavy grazing, poaching and compaction, applying light applications of farmyard manure rather than artificial fertilisers to encourage build-up of soil organic matter to increase carbon storage/retention and drought tolerance of crops; and encouraging techniques such as direct drilling, inclusion of break crops and retention of winter stubble to protect soil.
- Working with the farming community to promote good nutrient and pesticide management, managing applications of pesticides, slurry and manure to maximise uptake and reduce run-off where possible, by avoiding manure spreading in winter on frozen, hard ground or very wet ground, or when there is no grass growth, and use of biobeds.
- Seeking to plan cultivation timings carefully and, where possible, minimising machinery and stock movements in wet conditions and avoiding using heavy machinery on wet soils to avoid damage to and compaction of topsoils and improve water infiltration, reducing surface run-off, increasing resilience to drought and encouraging the use of minimum tillage techniques such as direct drilling to reduce soil exposure and break-up.



The Northamptonshire Uplands near Newnham showing an example of the extensive ridge and furrow which occurs frequently on permanent pasture throughout the area.

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## Additional opportunity

**1: Conserve, enhance, expand, connect and manage the many, often visually prominent, small, broadleaved woodlands and coverts, areas of wood pasture, sheltering planting around settlements and parkland to enhance biodiversity and landscape character, provide timber and wood products, and assist with regulation of water quality, soil quality and soil erosion.**

### For example, by:

- Restoring and encouraging management of the existing small, broadleaved and remaining ancient woods, parkland, wood pasture and areas of amenity tree planting around villages, for local timber use and wood fuel, to restore structural diversity, increase woodland connectivity and biodiversity, reduce soil erosion, improve water quality and landscape interest, encourage woodland species of birds and retain the benefits to climate regulation of high soil carbon and active carbon sequestration associated with woodland.
- Re-introducing active coppice management where this will enhance woodland habitat and wildlife interest, strengthening hedgerow networks, particularly where hedgerows connect areas of woodland, and encouraging the planting of a wide range of tree species to increase resilience to climate change and new diseases.
- Encouraging new small-scale planting and expansion of existing broadleaved woodland for timber production and to enhance landscape and biodiversity, in appropriate locations where it can be accommodated without compromising key features of the area such as the views from the ridgelines, the open landscape character with prominent scattered small hill-top woods, parkland, archaeological features or priority habitats while respecting the shape and scale of existing woodlands.
- Encouraging sympathetic management of the existing coniferous blocks through thinning, selective felling and reshaping, to develop open glades and softer edges which follow the landform, and increase the proportion of broadleaved species and enhance the ground flora.
- Encouraging planting and management for local timber production of the hedgerow and waterside trees to maintain a well-wooded appearance on enclosed land and along rivers.
- Encouraging the creation of new woodland and tree planting in association with new developments to break up their impact on the landscape, reflecting the existing sheltering planting patterns around some villages in the area, which contribute strongly to their sense of place.
- Encouraging the use of a wide range of tree species in new planting to maximise resilience to climate change and novel diseases, and to reduce reliance on oak and ash.
- Encouraging landowners, farmers, authorities and interest groups to survey and monitor for tree disease and to seek to identify and propagate locally resistant strains of ash and oak.
- Encouraging local and regional markets for biomass and wood fuel to support sustainable woodland management.

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- Encouraging green infrastructure planning and provision and urban tree planting in new development which link with surrounding rural areas and recreation provision, reducing the heat island effect, and which reflect and reinforce existing landscape character and integrate new development into the area without challenging the existing strong pattern of settlement and enclosure, or the vernacular styles and materials.
- Encouraging multifunctional restoration and enhancement of gravel extraction sites along the Nene Valley and planning to restore new extraction sites once extraction is complete, to conservation end uses; and creating new wetland habitats and providing access and recreational opportunities.
- Encouraging new development and extensions, where proved necessary, and repair work to existing historic buildings that reflect the local building styles, materials and detailing, and maintain heritage significance, and ensuring that on-farm developments respect the original form, style and materials of adjacent farmsteads, retaining and encouraging sympathetic restoration or conversion of redundant buildings which respects their particular local character, vernacular styles and materials.
- Protecting the remaining strong senses of remoteness and tranquillity in areas away from the main settlements and transport corridors, by controlling development and use of night-time lighting, especially on the higher ground.
- Managing and replanting the areas of mature amenity tree planting which shelter many of the villages, using a wide range of species to build in resistance to new tree diseases and to ensure retention of this distinctive local feature.
- Controlling lighting in new developments and conversions, for example by using down-lighters, timers and sensors, to minimise light pollution.
- Avoiding inappropriate development in flood risk areas and minimising run-off from new development, promoting use of sustainable drainage systems (SuDS) in urban areas to help mitigate the impact of flooding; designing new off-mains developments in rural areas to include sustainable drainage systems to improve water infiltration and protect the aquifers; and promoting best practice to prevent effluent leakage from existing septic tanks.
- Maintaining and expanding public access, including the many long-distance walking routes, encouraging provision of new areas of open access, seeking opportunities to improve and expand the rights of way network, and creating additional multi-user paths.
- Encouraging recreational activities which respect the special qualities of the area and finding ways to manage access, visitor pressure and demand, to prevent conflict between different users or adverse effects on the natural or historic environment.

## **A6 Landscape and Visual**

### **Appendix 6.7 OWLS Upstanding Village Farmland**

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## Landscape Types: Upstanding Village Farmlands



### 16. UPSTANDING VILLAGE FARMLANDS

#### Regional Character Areas

Northamptonshire Uplands.

#### Location

This landscape type covers the elevated landscapes in the north of the county to the north and south of Banbury, around Claydon and Kidlington, Great Bourton, Bloxham and Deddington.

#### Overview

A hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.

#### Key Characteristics

- A steep-sided, undulating landform.
- A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows
- A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.

#### Geology and landform

The Middle Lias series, a mix of clays and sands, largely dominates this area. The beds are overlaid in places by the Marlstone Rock bed, an iron-bearing limestone that gives rise to the higher hills. To the south of Banbury, only parts of the ironstone are overlaid by the clays and thin limestones of the Upper Lias, as these have been eroded away over much of north

Oxfordshire. The rolling landform is apparent throughout the landscape type, and rises to a height of 160m around Mollington. Around Deddington and Bourton, the landform is shaped into prominent ridges and small gullies drained by ditches and streams.

#### Land use and vegetation

The land uses are mixed. Arable cropping dominates the areas around Deddington, Hempton, Bodicote and Claydon, whereas grassland, interspersed in places with small patches of scrub and secondary woodland, is largely associated with the steeper slopes. Ridge and furrow pasture is a characteristic feature of this grassland. These fields are sometimes used for pony grazing. A number of wide, species-rich road verges are located in the more elevated northern part of the landscape type.

There is very little woodland and it is largely confined to small plantations on the steeper grounds and in the parkland at Williamscoate. Patches of scrub are found growing in the steeper gullies.

#### Cultural pattern

There is a prominent pattern of geometrically-shaped fields enclosed by moderately tall hedges. The hedges give structure to the landscape and are dominated by hawthorn, elm and elder. Fields are moderately-sized, except for the larger arable fields around Bodicote. Hedgerow trees, of oak and ash, are generally sparse but become denser where they are associated with grassland. Most of the remaining trees are concentrated along roadsides, footpaths, bridleways and parish boundaries. The elevated nature of the landform, combined with lack of woodland and tree cover, results in a rather open landscape.

The pattern of well-defined nucleated villages is very characteristic. They are often situated on rising ground and slopes, linked by straight roads. This nucleated settlement pattern is in contrast to the few dispersed farmsteads in the wider countryside. The vernacular character is strong in most of the settlements, but is particularly prominent in the smaller villages to the north of Banbury including Bourton and Mollington. The larger settlements, such as Deddington, Bloxham and Adderbury also retain a core of buildings with a strong vernacular character. The distinctive ironstone used as building material gives rise to characteristic warm orange-brown buildings with stone or slate roof tiles.

## BIODIVERSITY

#### Overview

This landscape type supports a range of locally important habitats, including deciduous woodland and plantations, as well as priority habitats such as acid and marshy grassland.

#### Key Characteristics

- Predominantly low-medium to medium bioscores.
- Priority habitats such as acid and marshy grassland.

#### General Description

This landscape type is located on the steep, undulating hills to the west of Banbury. Overall, it supports a range of locally important habitats including some deciduous woodland, plantations, semi-improved grassland and species-poor hedges with trees. There is only a limited range of other important and priority habitats such as ancient semi-natural woodland, species-rich hedgerows, parkland and acid and marshy grassland. These habitats are generally very small and isolated within the landscape type.



## LOCAL CHARACTER AREAS

### A. Mollington (NU/28 and NU/35)

#### Landscape Character

The area has medium-sized fields and a mixed farming pattern, with the larger fields associated with arable farming and the smaller grass fields largely restricted to the steeper slopes. Ridge and furrow pasture can be seen in places. Fields are enclosed by a prominent network of hawthorn and elm hedges with some ash and field maple. The hedgerow network is generally in good condition with dense, well-maintained hedges, although some internal field hedges tend to be low and gappy. Throughout this area there are thinly scattered, mature trees of oak and ash and a few small mixed plantations around Mollington.

#### Biodiversity

Bioscore/bioband: 32/LM; 54/LM

Locally important habitats include deciduous woodland, plantations, semi-improved grassland and species-poor hedges with trees. There are some species-rich ponds.

### B. Wardington (NU/32)

#### Landscape Character

The area has small, regularly-shaped fields with both arable cropping and semi-improved grassland. The grassland tends to be restricted to the steeper slopes. Some ridge and furrow pasture can also be found. Fields are enclosed by hedges dominated by hawthorn, blackthorn, elm and field maple. There are sparsely scattered hedgerow trees of ash and oak, and a small deciduous plantation close to Williamscot. The hedgerow network is declining and hedges are often low, gappy and, in some places, removed altogether and replaced by fences.

#### Biodiversity

Bioscore/bioband: 100/MH

There are a number of locally important habitats including deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees. There is also parkland, with its associated mature trees, surviving acid grassland and heath along the embankments of a disused railway, and some marshy grassland along the Cherwell Valley.

### C. Bodicote (NU/16)

#### Landscape Character

The area is characterised by large-sized fields dominated by arable farming, with some smaller grass fields used for pony grazing. They are enclosed by low hawthorn hedges which are generally in good condition. Hedges bordering roadsides and old lanes are taller, well-maintained and more species-rich. There are a few young ash, field maple and oak trees in the hedges, and some small tree clumps close to farms.

#### Biodiversity

Bioscore/bioband: 48/LM

Locally important habitats include plantations, semi-improved grassland, scrub and species-poor hedges with trees. There are also species-rich hedges bordering some roads and green lanes.

### D. Bloxham (NU/9)

#### Landscape Character

The area is characterised by regularly-shaped, small-sized grass fields and larger arable fields. Ridge and furrow pasture is common. Fields are enclosed by a prominent network of intact hawthorn and elm hedges which, in places, are overgrown and gappy. Mature ash, oak and sycamore trees are scattered throughout the area. They are denser where there is more grassland, along roadsides, country lanes and the disused railway line.

#### Biodiversity

Bioscore/bioband: 48/LM

This area has a number of locally important habitats including deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees. There is also some parkland with its associated mature trees.

### E. Deddington (NU/6)

#### Landscape Character

The area is dominated by large, geometrically-shaped arable fields. There is some semi-improved grassland, interspersed with scrub, on the steeper slopes. Ridge and furrow pasture is also evident. Fields are enclosed by a prominent network of low, intact hawthorn hedges. They are generally taller and thicker where they enclose grassland. Mature ash and oak trees are scattered throughout, and they are denser to the east of Deddington and along bridleways and old lanes. There are some minor watercourses along the valley bottoms.

#### Biodiversity

Bioscore/bioband: 36/LM

Locally important habitats include deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees.

## FORCES FOR CHANGE

- The hedgerow network is generally intact and in good condition, even in places dominated by intensive arable farming. However, around Bodicote the hedgerow pattern is weaker, with roadside hedges tending to be overgrown and internal field hedges generally low and gappy.
- There is some residential development within the main settlements that is out of character, particularly in the larger settlements to the south of Banbury. There are also some industrial estates, but they are generally well screened by landscape planting.
- Other land uses, such as the disused airfield and wireless station near Barford, can be visually intrusive.

## Landscape strategy

**Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated settlement pattern and strong vernacular character of the villages.**

## Guidelines

- Strengthen and enhance the field pattern by planting up gappy hedges using locally

characteristic species such as hawthorn, and hedgerow trees such as oak and ash.

- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type, particularly along roadsides.
- Conserve the surviving areas of permanent and ridge and furrow pasture on the steeper slopes and hillsides.
- Maintain the nucleated pattern of settlements and promote the use of building materials, characteristically the ironstones and slate tiles of the Northamptonshire Uplands, and a scale of development and that is appropriate to this landscape type.
- Enhance tree cover through small-scale woodland planting next to streamlines and on steeper hillsides, so that it does not block off views of the landscape, keeping the feeling of openness.

### Biodiversity Strategy

**Ensure that all surviving priority habitats are safeguarded, in favourable condition and management, and enhanced to satisfy the actions and targets identified within the relevant habitat and species action plans. Safeguard, maintain and enhance all locally important habitats in a way that is appropriate to the landscape character of the area.**

### Guidelines

- There are very few priority habitats within this landscape and they tend to be small and isolated. It is important that they are safeguarded and in favourable condition and management through agreement with the landowner. Opportunities for expanding these habitats within the landscape type are very limited.
- Species-rich hedgerows are distributed throughout different parts of the landscape type, particularly bordering roadsides and green lanes. Priority should be given to safeguarding and maintaining this resource, particularly in those local character areas where they remain a significant feature.
- Opportunities for the establishment of other locally important habitats, such as semi-improved grassland and small deciduous woodlands, should be promoted in order to strengthen wildlife corridors and enhance the local landscape character.

### Key Recommendations

- **Safeguard and enhance the landscape character of the hedgerow network.**
- **Ensure that the few surviving priority habitats are in favourable condition and management.**

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## A6 Landscape and Visual

### Appendix 6.8 Cherwell District Land Assessment (Extract) Ironstone Hills and Valleys



#### CHERWELL DISTRICT LANDSCAPE ASSESSMENT

FOR

CHERWELL DISTRICT COUNCIL

BY

COBHAM RESOURCE CONSULTANTS  
AVALON HOUSE  
MARCHAM ROAD  
ABINGDON  
OXON  
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NOVEMBER 1995

7292



Figure 5  
LANDSCAPE CHARACTER AREAS

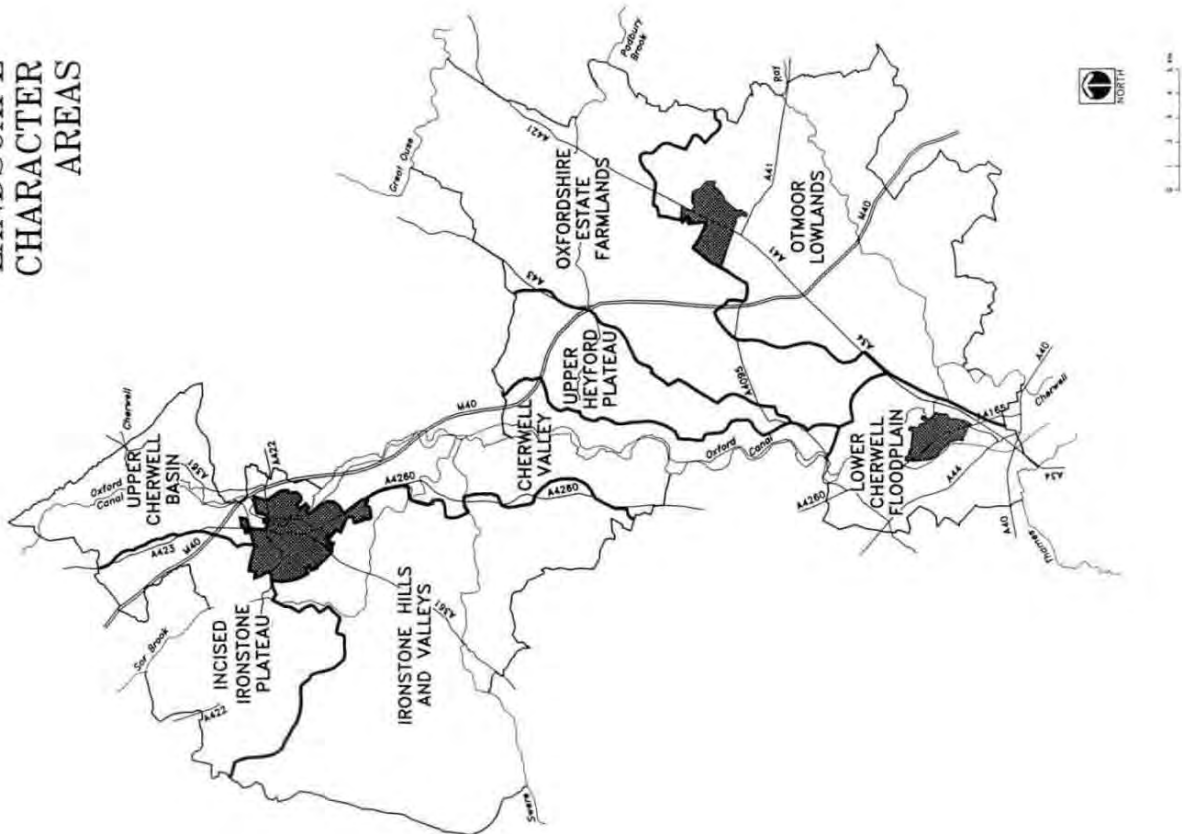


Figure 6  
LANDSCAPE TYPES

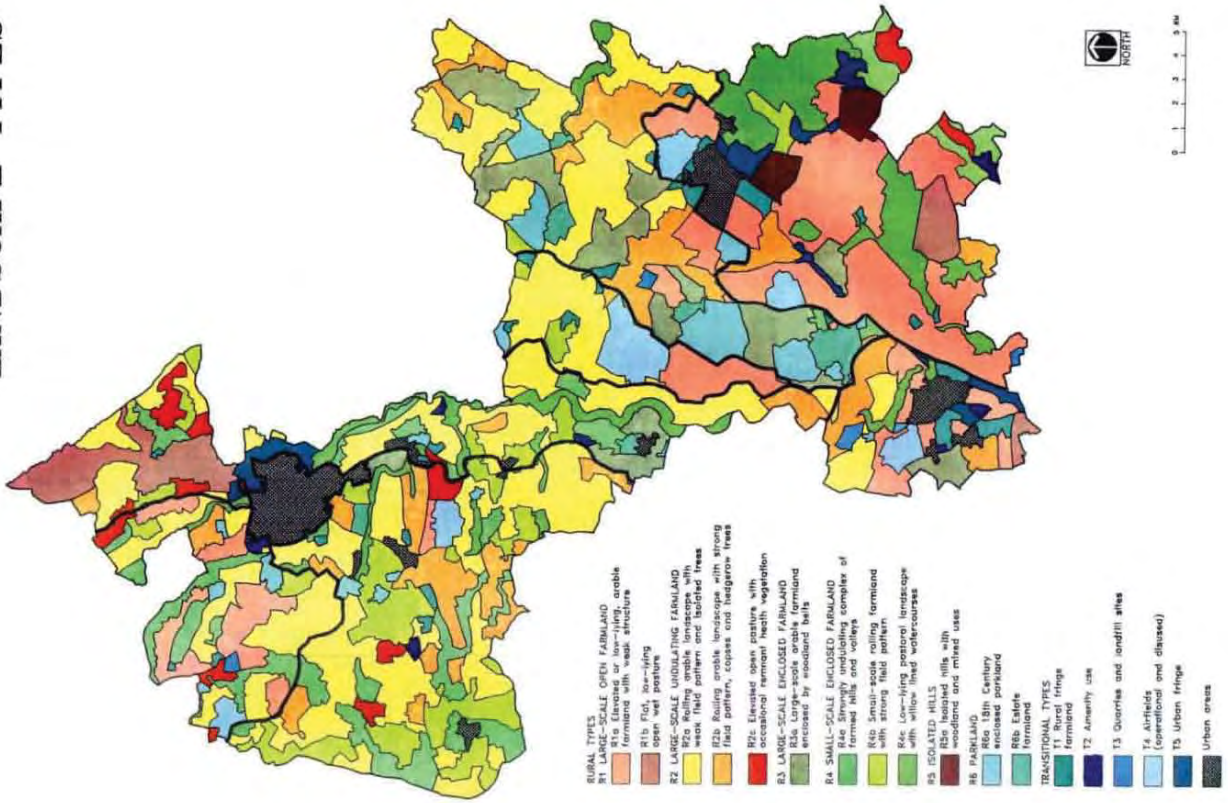
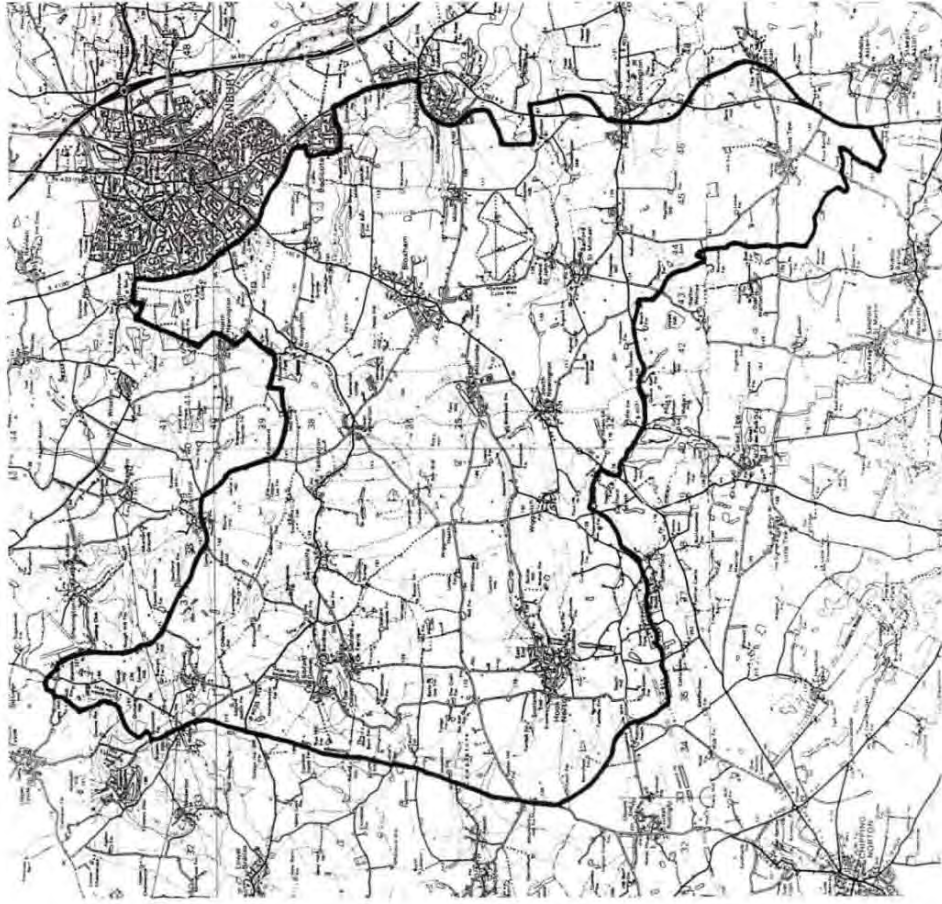


Figure 10  
IRONSTONE HILLS AND VALLEYS



3.32 North-east of Kidlington there is a Roman Villa site, including a well, which is designated as a Scheduled Ancient Monument (SAM). The site of Hampton Gay Deserted Medieval Village is likewise designated and the earthworks are clearly visible. Buildings of interest include Yarnton Manor, a Grade II\* listed building, originally dating from the early seventeenth century. The present garden at the Manor was recreated in the late 19th century following the lines of a much earlier seventeenth century layout, and part of the 10 hectare park was once an extensive deer park.

### IRONSTONE HILLS AND VALLEYS

3.33 The Ironstone Hills and Valleys are found in the north west of the district, and is one of the larger character areas, extending from the Cherwell Valley to the Oxfordshire/Warwickshire county boundary. This is an upland area which forms part of the northern extent of the Cotswold Hills - indeed, the Cotswolds AONB extends over part of this character area at Epwell. The main distinguishing features are its extremely complex topography and the style of vernacular buildings which is unique to the Banbury region. The unspoilt ironstone villages and tranquil countryside are remote and isolated, particularly towards the west of the character area.

#### Landform and landcover

3.34 The geology of this area is faulted and fairly complex, which gives rise to a correspondingly complicated topography. Marlstone Rock Bed, an iron-bearing limestone with local sandy deposits, overlies the Middle and Lower Lias clays. This highly coloured Ironstone gives the character area its name. Faulting has uplifted an area of White Limestone and Northampton Sandstone, around Tadmarton and the Sibfords. A second line of faults lies along an east west line from Hook Norton, through Wigginton, South Newington and the Barfords.

3.35 Since the area is faulted and uplifted, and also cut through by numerous small streams, the landscape is divided into very steeply sided, convoluted valleys with narrow valley bottoms and rolling, rounded hill lines. Underlying geology has given rise to iron rich clay soils of a characteristic red colour, much of which is classed as grade 2 agricultural land.

3.36 Main drainage routes follow the fault lines. To the south, the River Swere flows eastwards along fault lines running into the Cherwell and subsequently draining to the south east, into the River Thames. The River Stour rises in the vicinity of Wigginton Heath. Joined by minor streams from the Sibfords, the Stour flows westwards into the Avon. Thus the hills form part of a major watershed which divides the drainage system of the Severn from that of the Thames. The watershed runs northwards through Epwell Hill and Shenlow Hill to Edge Hill and north-eastwards across the Burton Dassett Hills.

SCALE 1:100,000



3.42 In the highest and most exposed areas, where hill tops stand up above the already elevated land, there is **undulating elevated pasture with remnant heath (R2c)** where patches of gorse, bracken and scrubby heath vegetation break up the poor grasslands. These patches contribute considerably to the character of the area, serving as a reminder of its essentially upland heath nature.

#### Special features

3.43 Some of the district's oldest features, the distinctive line of Iron Age hill forts, which top the hills to the west of Banbury, are found in this character area. They include Tadmarton and Ilbury Camps and Madmarston Hill, where the earthworks are still highly visible, although a further three hill fort sites are known. The bivallate hillfort at Tadmarton is the most impressive, although it is now bisected by a road and absorbed into a golf course.

3.44 Broughton Castle is also of interest. Built in the early fourteenth century as a fortified manor house, it remains one of the finest and most complete medieval houses in the country. The eighteenth century park by John Davenport includes landscaped grounds with a moat, while the late nineteenth century gardens were laid out by Gertrude Jekyll. The later picturesque parkland at Swerford, which lies partly within Cherwell and partly within West Oxfordshire, was influenced by Loudon.

3.45 Sunken lanes are a particular feature of this area, with steep banks rising up on either side of the roads as they dip down the valley sides. Occasionally, these banks are reinforced by drystone walling, many of which are overgrown by hedgerow plants.

### INCISED IRONSTONE PLATEAU

3.46 The Incised Ironstone Plateau is situated to the north of the Ironstone Hills and Valleys. Both areas have a number of common characteristics, but the plateau landform is substantially different. It is a far less complex, unfaulked, complete unit, divided by streams which create a simple landscape of ridges and valleys which extends around the north-west of Banbury.

#### Landform and landcover

3.47 This area is geologically similar to the Ironstone Hills and Valleys with a layer of Maristone Rock Bed overlying the Middle and Lower Lias clays. However, the area has a more straightforward topography, consisting of relatively high land forming a level or gently rolling plateau. West of Hornton and at Shenlow Hill the land rises to 200m, with gentle slopes falling eastwards towards Banbury. Tributaries of the Sor Brook have cut down through the plateau creating a series of roughly parallel valleys.

3.37 Rolling hills with rich soils are considerable agricultural assets and much of this area is in arable cultivation, the main crops being winter cereals with potatoes and sugar beet. In some areas, medium and large arable fields are still surrounded by hedges and the boundaries marked by hedgerow trees. However, much of the higher land and gentler slopes now have a fairly open arable landscape, with local areas where clearance has been so extreme that even post and wire fences have not been retained to demarcate field boundaries.

3.38 However, the area is riddled with steep sided valleys and narrow valley floors with a pattern of smaller fields and mixed farming, predominantly permanent pasture. Many hedgerows are unmanaged and growing out, and road verges sometimes include narrow stands of trees, which gives a well-treed impression, although the area lacks larger woodlands. Streams in valley bottoms are locally marked with old willows with some pollarding, and with wet pasture.

#### Variations in landscape character

3.39 Many of the steeper slopes have resisted mechanised arable farming. Here, a pastoral scene of small grazing fields divided by hedgerows prevails on the steepest slopes dominating the scene, the landscape being made up from a **strongly undulating complex of farmed hills and valleys (R4a)**. Wherever the landform levels out slightly, the small fields can be ploughed and crops of winter cereals grown. The resulting landscape is an intricate blend of mixed farming, with small variations in scale and local land use being closely related to topography, a **tightly knit small scale rolling farmland with strong field pattern (R4b)**.

3.40 Lanes and minor roads run straight along ridges wherever possible, dipping sharply down the valley sides to connect with villages. Hedgerows are mostly dense, well grown barriers, although where arable farming prevails they are closely trimmed. The practice of hedge laying is still continued locally as a means of maintaining a stockproof boundary. Many of the hedges contain mature hedgerow trees, the dominant species being oak and ash, with beech on the limestone outcrops. However, the hedges have an extremely high elm component, and where young trees are regenerating naturally, this is the dominant species.

3.41 Wherever the landform opens out sufficiently, intensive use is made of the rich, fertile soils. In these **rolling arable landscapes with weak field pattern (R2a)** fields are large, hedgerows are often weak and gappy, reinforced with fences, and in some places field boundaries have completely disappeared. In one extremely open landscape at Wigginton Heath, new hedges have been planted, bringing some division back into an otherwise 'green desert'. Banks which would have been topped with hedges still remain along roadsides.





## **A6 Landscape and Visual**

### **Appendix 6.9 CDC Banbury Landscape Sensitivity and Capacity Assessment**

# **Cherwell District Council Banbury Landscape Sensitivity and Capacity Assessment Assessment Addendum (18/08/2014)**

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creative minds safe hands



4.10.28 Although isolated areas of woodland development would be acceptable within the area, blanket development of woodland would be inappropriate due to the effects upon landscape character. Development of woodland and green infrastructure in association with recreational development would however be possible. There is a Medium capacity for woodland development.

#### **Future Management and Maintenance**

4.10.29 Management should ensure safeguarding of the landscape context of Salt Way as a historic route. If development occurs, consideration should be given to the implementation of structure planting to the south of the development to mitigate views across Sor Brook valley, and the development of a green infrastructure network should be considered.

### **4.11 Site 111 (formerly Part of Site G)**

#### **Site Overview**

4.11.1 The area is located on the south east edge of Banbury between Banbury and Bodicote and located immediate south of Salt Way and north of the cricket ground. The north site boundary is formed by Salt Way and the east boundary by White Post Road. To the west and south west is arable farmland extending south to Wykham Road and an area of allotments.

4.11.2 The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the area as being within the Upstanding Village Farmlands Landscape Type.

4.11.3 At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.

4.11.4 For details relating to OWLS landscape character areas refer to Appendix F.

#### **Key Features and Site Visit Information**

4.11.5 A site walkover was carried out on 22nd November 2012 to carry out the 2013 LSCA and a further site walkover was carried out on 26<sup>th</sup> June 2014 to reassess the area taking into consideration the revised area boundary. See Figure L11 for landscape context and Figure P11 for site record photographs.

59



4.11.6 The area comprises arable farmland, the grounds of a private residential property and day nursery located in the north east corner of the area and an area of grassland associated with the cricket ground. There is a footpath passing through the area in a north to south orientation connecting Salt Way with Wykham Lane.

4.11.7 The southern boundary of the west field is not defined as it forms a single field extending from Salt Way in the north to Wykham Lane in the south. The site has low voltage transmission lines passing through it although these are not dominant features of the area.

#### **Landscape Sensitivity**

4.11.8 The area comprises a relatively simple arable landscape although the field boundaries are mature and diverse in their composition. The western field is part of a large scale field although divided for the purpose of this study. Within the east of the area there is relatively dense tree cover associated with the residential property and day nursery which was inaccessible for survey purposes. The sensitivity of natural factors is Medium to Low.

4.11.9 Within the site area there is one Recorded Heritage Site adjacent to the west site boundary. Abutting the west site boundary there is also an Archaeological Constraint Priority Area. Within the wider heritage study area there are numerous heritage features associated with Bodicote although these are separated from the site area by the cricket ground. The sensitivity of cultural factors is Medium.

4.11.10 Within the site area there are few historical remains although the area does have a scenic quality in forming a buffer to the south of Salt Way on the edge of the urban area. The aesthetic value of the area is medium.

4.11.11 The area is representative of the local landscape character to the east and forms a unity with the adjacent fields; the field boundaries do however appear to have been removed in some locations. The buildings located within the north east corner of the site are in the local vernacular but the cricket ground pavilion building located immediately outside the southern site boundary is not and this is highly visible from within the area. The overall landscape quality and condition is Medium to Low.

4.11.12 The combined Landscape Sensitivity is Medium.

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### Visual Sensitivity

- 4.11.13 The area is heavily screened from the north and moderately screened from the west and east by vegetation located on the existing field boundaries. Views are possible into the site area from the cricket ground located to the south although the users are generally inwardly focused. The general visibility of the area is Low.
- 4.11.14 The area is generally viewed by recreational users walking footpaths and using the adjacent cricket ground. The visual sensitivity of the site to the surrounding visual receptors is Medium.
- 4.11.15 There is potential to provide mitigation on the site boundaries without altering the characteristics of the existing landscape. This is particularly the case on the boundary with the cricket ground and the southern boundary of the area in the west, which is currently undefined. There is a Medium sensitivity to mitigation.
- 4.11.16 The combined Visual Sensitivity is Medium to Low.

### Landscape Character Sensitivity

- 4.11.17 The Landscape Character Sensitivity has been derived using Table 3 Overall Landscape Character Sensitivity as set out within Section 3.0 Scope and Methodology.
- 4.11.18 The Landscape Sensitivity has been assessed as Medium sensitivity and the Visual Sensitivity has been assessed as Medium to Low sensitivity. Using the matrix in Table 3, this results in a Medium to Low Landscape Character Sensitivity for Site 111.

### Landscape Value

- 4.11.19 There is a Recorded Heritage Site located within the west of the area. There are no landscape or ecological designations within the area. The value of designations is Medium to Low.
- 4.11.20 Much of the site is screened to the north, east and west and as a result there are limited views available into the site area. Views are however possible from within the cricket ground located to the south. The site is moderately tranquil as a result of the distance from main roads. The scenic value and tranquillity of the site is considered to be Medium value.



- 4.11.21 The site is not accessible for public use however a public footpath does pass through the area and Salt Way passes along the north site boundary, which is a locally important feature. The area is important in preventing coalescence of Banbury and Bodicote and therefore plays an important function in visual terms. The perceived value is Medium.

- 4.11.22 The value of Site 111 is Medium.

### Landscape Capacity

- 4.11.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 111 is Medium to High. The potential for each considered development type is discussed further below.

### Capacity for Residential Development

- 4.11.24 Visually the area is relatively well contained and therefore able to accommodate development from a visual point of view, however, the land provides an important buffer between Banbury and Bodicote. The area could accommodate development as long as the site is designed carefully in the eastern section to ensure a feeling of visual and physical separation is maintained. The capacity for recreational development is Medium to High.

### Capacity for Employment Development

- 4.11.25 There is a Low capacity for both industrial and commercial development as this would not be in keeping with the surrounding areas and landscape character.

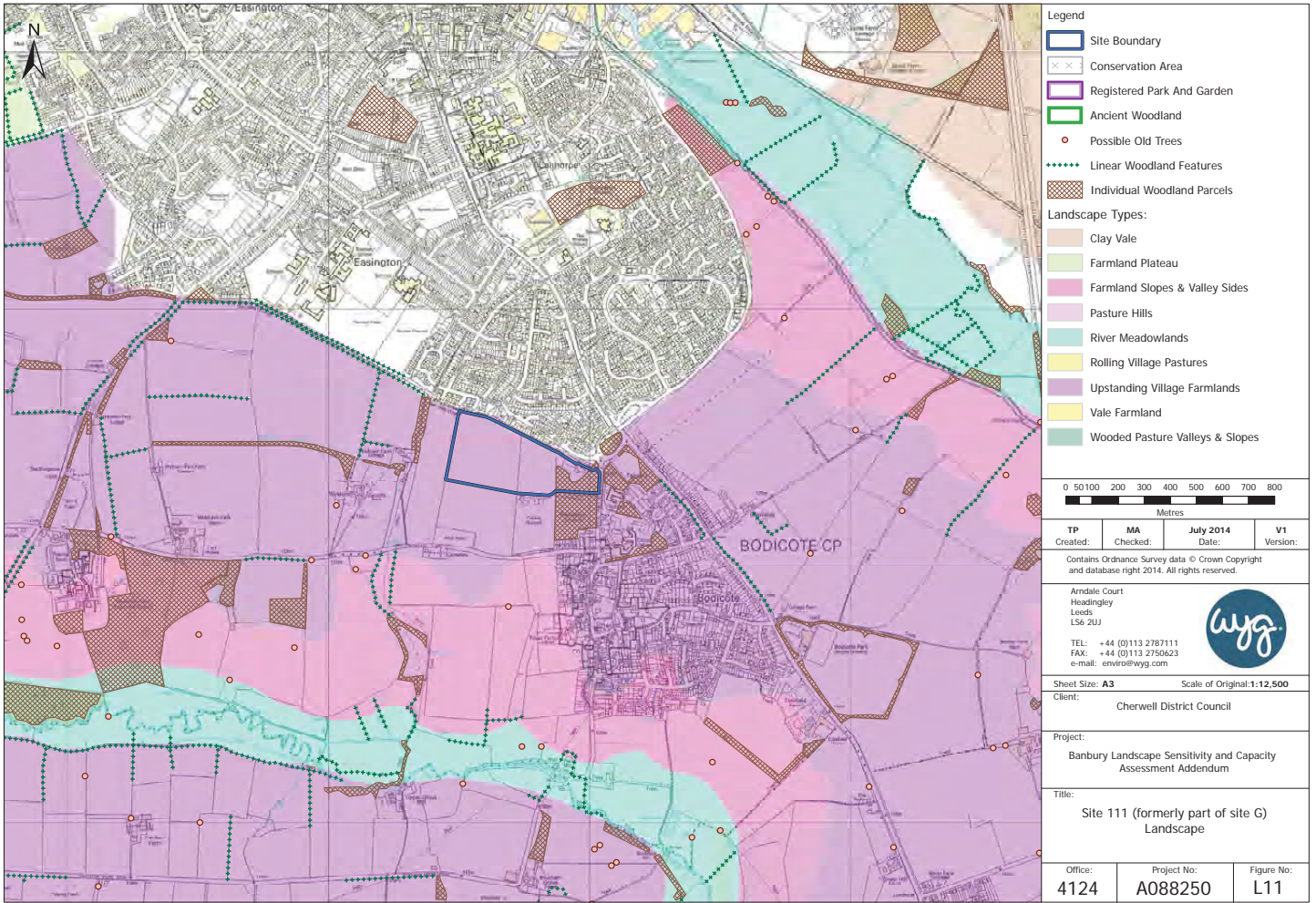
### Capacity for Recreation Development

- 4.11.26 There is a Medium capacity for both formal and informal recreation. The area could accommodate formal recreation associated with the adjacent cricket ground. Informal use could also take place in the east area of the site as there is already an area of amenity grassland.

### Capacity for Woodland Development

- 4.11.27 The site could accommodate woodland development which would be helpful in maintaining the separation of Banbury and Bodicote however this may look visually awkward within the wider landscape context and therefore is not recommended.





**Future Management and Maintenance**

4.11.28 Future management of the area should ensure the safeguarding of the landscape context of Salt Way as a historic route. If development occurs consideration should be given to structure planting to the south of the development to restrict long distance views from the south and also to maintain the separation of Banbury and Bodicote.

**5.0 Comparison of Data Used**

**Data Comparison**

5.1.1 WYG have compared the data used for the Banbury Landscape Sensitivity and Capacity Study (WYG, 2013) and that provided for the Banbury Landscape Sensitivity and Capacity Study Addendum (WYG, 2014).

5.1.2 GIS data sets were provided by Cherwell District Council to WYG in November 2012. The following provides a summary review of the differences in data used between the 2013 Landscape Sensitivity and Capacity Assessment and this Addendum.

**Landscape**

5.1.3 A review of the datasets provided in relation to landscape features and designations has been carried out as part of this addendum. This related to the following datasets:

- Registered Parks and Gardens;
- Possible Old Trees;
- Linear Woodland Features;
- Individual Woodland Parcels;
- Oxfordshire Wildlife and Landscape Study Landscape Character Types; and
- Areas of High Landscape Value.

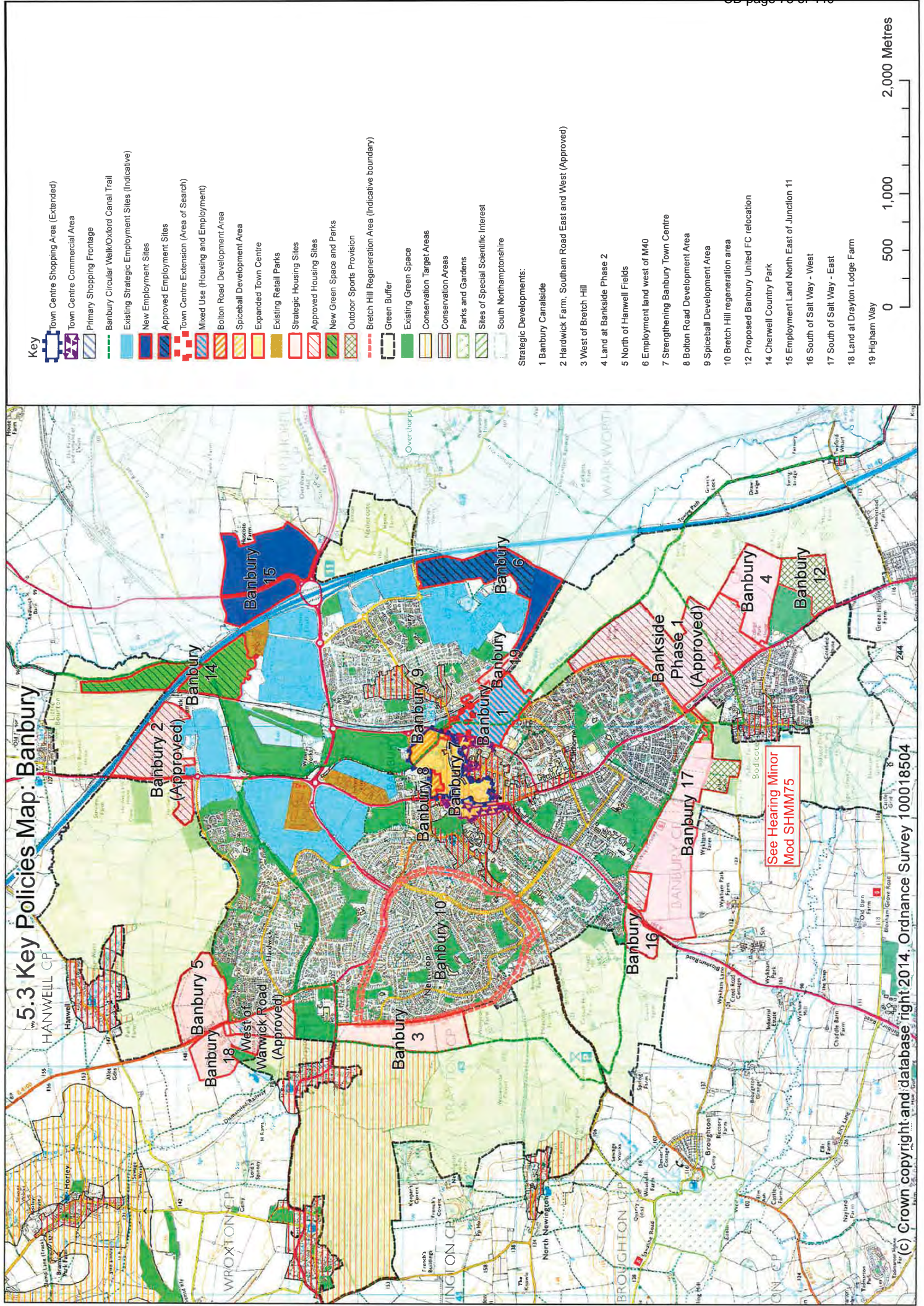
5.1.4 A review of the mapping provided in 2012 against the mapping provided in 2014 has identified no changes that will result in alterations to the original assessment of areas in landscape terms.

## **A6 Landscape and Visual**

### Appendix 6.10      Local Plan 2013 Emerging Policies Map

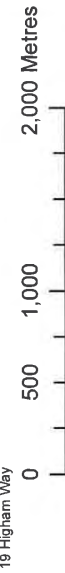
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5.3 Key Policies Map: Banbury

- Key**
- Town Centre Shopping Area (Extended)
  - Town Centre Commercial Area
  - Primary Shopping Frontage
  - Banbury Circular Walk/Oxford Canal Trail
  - Existing Strategic Employment Sites (Indicative)
  - New Employment Sites
  - Approved Employment Sites
  - Town Centre Extension (Area of Search)
  - Mixed Use (Housing and Employment)
  - Bolton Road Development Area
  - Spiceball Development Area
  - Expanded Town Centre
  - Existing Retail Parks
  - Strategic Housing Sites
  - Approved Housing Sites
  - New Green Space and Parks
  - Outdoor Sports Provision
  - Bretch Hill Regeneration Area (Indicative boundary)
  - Green Buffer
  - Existing Green Space
  - Conservation Target Areas
  - Conservation Areas
  - Parks and Gardens
  - Sites of Special Scientific Interest
  - South Northamptonshire
- Strategic Developments:**
- 1 Banbury Canalside
  - 2 Hardwick Farm, Southam Road East and West (Approved)
  - 3 West of Bretch Hill
  - 4 Land at Bankside Phase 2
  - 5 North of Hanwell Fields
  - 6 Employment land west of M40
  - 7 Strengthening Banbury Town Centre
  - 8 Bolton Road Development Area
  - 9 Spiceball Development Area
  - 10 Bretch Hill regeneration area
  - 12 Proposed Banbury United FC relocation
  - 14 Cherwell Country Park
  - 15 Employment Land North East of Junction 11
  - 16 South of Salt Way - West
  - 17 South of Salt Way - East
  - 18 Land at Drayton Lodge Farm
  - 19 Higham Way



See Hearing Minor Mod SHMM75



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## A6 Landscape and Visual

### Appendix 6.11 Cumulative Effects Table

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Banbury Gateway; 11/001870/F – Retail, restaurants & cafes (consented)	L			
<b>Local Level – Banbury East</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>None</b>	<b>None</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas -Banbury Allocations 4,6 & 15
Land South of Overthorpe Rd; 11/01878/OUT – B2 / B8 Employment (consented)	M			
Land at College Fields; 05/01337/OUT -1070 dwellings & mixed use (consented)	N			
Banbury Allocation 4 (600 dwellings)	O			
<b>Local Level – Bodicote</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>None</b>	<b>None</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas
Land South of Blackwood Place; 11/00617/OUT -82 dwellings (consented)	P			
<b>District Level- Adderbury</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>Minor</b>	<b>Moderate/minor to minor</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas
Land East of Dene Close, Aynho Rd, Adderbury; 13/01768/F -59 dwellings (consented)	Q			
Land Adjoining & South of Milton Rd, Adderbury; 13/00456/OUT –65 dwellings (consented)	R			
<b>District Level- Bloxham</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>Minor</b>	<b>Moderate/minor to minor</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas
Barford Road, Bloxham; 12/00926/OUT -75 dwellings (consented)	S			
Milton Road, Bloxham; 12/01139/OUT -85 dwellings (consented)	T			
<b>District Level- Hook Norton</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>None</b>	<b>None</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas -located 11km south west of application site
Bourne Lane, Hook Norton; 11/01755/OUT – 70 dwellings (consented)	U			

<b>Cumulative Effect Table</b>				
<b>Cumulative Site</b>	<b>Group</b>	<b>Residual Cumulative Effect- Visual</b>	<b>Residual Cumulative Effect- Landscape</b>	<b>Baseline Comments</b>
<b>Local Level – Banbury South</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>Moderate to moderate/ minor</b>	<b>Moderate</b>	-Mutual visual envelope -Mutual district landscape character area -Banbury Allocations 16 & 17
Land South of Salt Way; 14/01932/OUT -1000 dwellings (pending)	A			
Land South of Salt Way West of Bloxham Rd; 14/01188/OUT -350 dwellings (consented)	B			
Land South of Salt Way, Crouch Farm 12/00080/OUT -145 dwellings (consented)	C			
<b>Local Level – Banbury West</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>None</b>	<b>None</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas -Banbury Allocations 3 & 18
Land North of Withycombe Farm, West of Edinburgh Way; 13/00444/OUT -400 dwellings (pending)	D			
Land Adjoining and West of Warwick Rd; 13/00656/OUT -300 dwellings (consented)	E			
Banbury Allocation 18 (250 dwellings)	F			
<b>Local Level – Banbury North</b>				
Application Site; Land West of White Post Road – 280 dwellings	Banbury South	<b>None</b>	<b>None</b>	-Mutually exclusive visual envelopes -Mutually exclusive district landscape character areas -Banbury Allocation 2 & 5
Banbury Allocation 5 (544 dwellings)	G			
Hanwell Fields, Warwick Rd; 14/00066/OUT -160 dwellings (consented)	H			
Land Adjoining Foxhill/West Of Southam Road; 13/00158/OUT -90 dwellings (consented)	I			
Hardwick Farm East Of Southam Road; 13/00159/OUT - 510 dwellings (consented)	J			
Former Sapa Profiles Site; 10/01575/OUT – B1, B2 & B8 Employment (consented)	K			

## **A6 Landscape and Visual**

### Appendix 6.12 Cumulative Effects Site Plan

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**Cumulative Effect Sites:**

**Banbury South**

- A: Land South of Salt Way; 14/01932/OUT -1000 dwellings (pending)
- B: Land South of Salt Way/West of Bloxham Rd; 14/01188/OUT -350 dwellings (consented)
- C: Land South of Salt Way, Crouch Farm; 12/00080/OUT -145 dwellings (consented)

**Banbury West**

- D: Land North of Withycombe Farm, West of Edinburgh Way; 13/00444/OUT -400 dwellings (pending)
- E: Land Adjoining and West of Warwick Rd; 13/00656/OUT -300 dwellings (consented)
- F: Banbury Allocation 18 (250 dwellings)

**Banbury North**

- G: Banbury Allocation 5 (544 dwellings)
- H: Hanwell Fields, Warwick Rd; 14/00066/OUT -160 dwellings (consented)
- I: Land Adjoining Foxhill/West Of Southam Road; 13/00158/OUT -90 dwellings (consented)
- J: Harwick Farm East Of Southam Road; 13/00159/OUT - 510 dwellings (consented)
- K: Former Sapa Profiles Site; 10/01575/OUT – B1, B2 & B8 Employment (consented)
- L: Banbury Gateway; 11/001870/F – Retail, restaurants & cafes (consented)

**Banbury East**

- M: Land South of Overthorpe Rd; 11/01878/OUT – B2 / B8 Employment (consented)
- N: Land at College Fields; 05/01337/OUT -1070 dwellings & mixed use (consented)
- O: Banbury Allocation 4 (600 dwellings)

**Bodicote**

- P: Land South of Blackwood Place; 11/00617/OUT -82 dwellings (consented)

**Adderbury**

- Q: Land East of Dene Close, Aynho Rd, Adderbury; 13/01768/F -59 dwellings (consented)
- R: Land Adjoining & South of Milton Rd, Adderbury; 13/00456/OUT – 65 dwellings (consented)

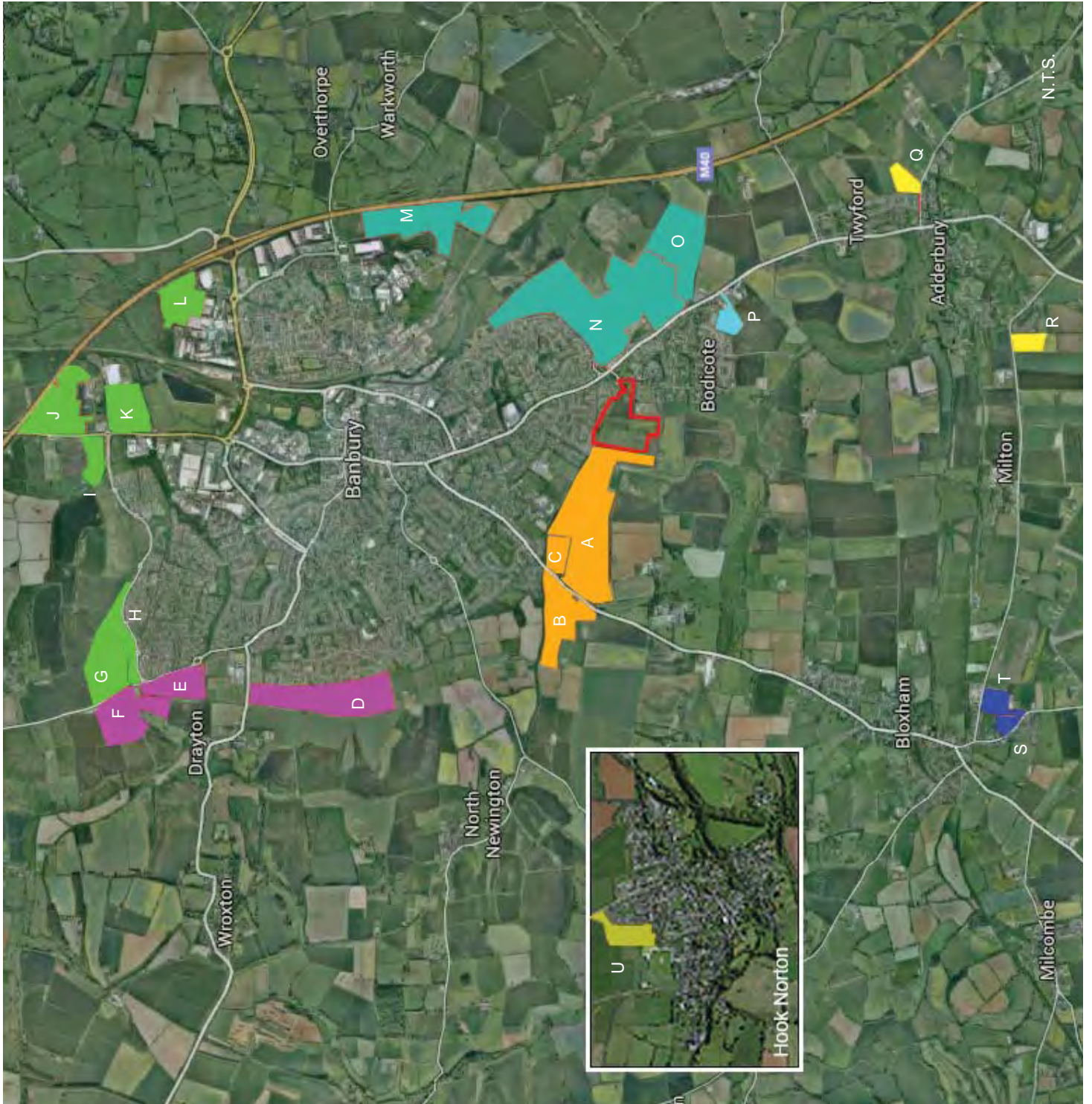
**Bloxham**

- S: Barford Road, Bloxham; 12/00926/OUT -75 dwellings (consented)
- T: Milton Road, Bloxham; 12/01139/OUT -85 dwellings (consented)

**Hook Norton**

- U: Bourne Lane, Hook Norton; 11/01755/OUT – 70 dwellings (consented)

\* Cumulative sites as at time of publication July 2015



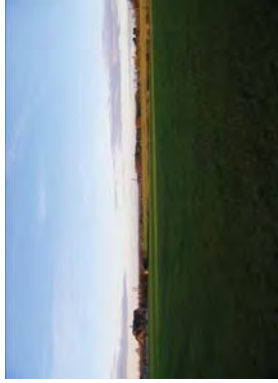
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## A7 Historic Environment

### Appendix 7.1 Archaeological Desk Based Assessment

Land South of Salt Way, Banbury,  
Oxfordshire

#### Cultural Heritage Desk-Based Assessment



The site from the north-east

ARS Ltd Report 2013/118  
December 2013

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Land South of Salt Way, Banbury, Oxfordshire  
Cultural Heritage Desk-Based Assessment

Archaeological Research Services Ltd Report 2013/118

December/2013



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Prepared on behalf of: Gladman Developments Ltd.  
Date of compilation: December 2013  
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Planning Reference: N/A  
Local Authority: Cherwell District Council

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## EXECUTIVE SUMMARY

In November 2013 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Gladman Developments Ltd to undertake a cultural heritage desk-based assessment of the land to south-west of Salt Way, Banbury, Oxfordshire. The work was carried out as contextual information as part of the process in obtaining outline planning consent for housing development on the potential site.

The site is situated adjacent to the southern edge of Banbury and the north-western edge of Bodicote, Oxfordshire (centred on NGR: SP 456 383). The site covers an area of c.18ha and is presently used as arable land, with a plot of allotments in the south-west corner and a plot of managed open grassland in the east of the site, part of which is fenced off to provide an access easement to Bodicote Cricket Club in the south. A small plot of scrubland is located on the north boundary of the site.

A 1km buffer zone around the site was studied to assess the potential and significance of impacts upon heritage assets.

This assessment has identified that there is a moderate to high potential for previously unknown archaeological remains to be present on site. Prehistoric activity such as a Neolithic causewayed enclosure and Bronze Age round barrow monuments has been identified in close proximity to the site boundary. Also, Iron Age settlements have been identified to the west and east of the site. A Roman Road has been identified along the southern boundary of the site. There is little evidence for medieval and post-medieval activity beyond ridge-and-furrow.

There are a number of heritage assets within the study area identified with regional or national importance that could be impacted by development of the site. The full extent of the causewayed enclosure to the west of the site is as yet unknown and could extend within the site boundary. It is also possible that the Roman Road to the south of the site extends within the site boundary or, since it is currently an accessible carriageway, could be damaged by increased road traffic.

The setting of Bodicote Conservation Area, one Grade II\* Listed Building and five Grade II Listed Buildings could be impacted upon by development. It has also been noted that the settings of two Grade I Listed Buildings and associated protected views from without the study area could be impacted upon by development.

Two extents of the hedgerows within the site qualify as 'historically important' under the terms of the *Hedgerows Regulations 1997*.

Ground conditions on the site have not been assessed so the level of survival of archaeological remains across the site is currently unknown. However, at other archaeological sites within the study area, the survival of archaeological remains has been shown to be good and the depth of these remains has been shown to be between 0.30m and 0.50m. It is recommended that a phased scheme of archaeological works be undertaken, initially comprising a geophysical survey.



## 1 INTRODUCTION

### 1.1 Background

In November 2013 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Gladman Developments Ltd to undertake a cultural heritage desk-based assessment of the land to south-west of Salt Way, Banbury, Oxfordshire (Figure 1). The work was carried out as contextual information as part of the process in obtaining outline planning consent for housing development on the potential site.

### 1.2 Site Description

The site is situated adjacent to the southern edge of Banbury and the north-western edge of Bodicote, Oxfordshire (centred on NGR: SP 456 383) (Figure 2). The site covers an area of c.18ha, bounded on the north the Salt Way (an unmetalled track), on the west by an arable plot, on the south by Wykham Lane, on the south-east by Bodicote Cricket Club and on the east by White Post Road. The site is presently used as arable land (Figure 6), with a plot of allotments in the south-west corner and a plot of managed open grassland in the east of the site (Figure 7), part of which is fenced off to provide an access easement to Bodicote Cricket Club in the south. A small plot of scrubland (Figure 8) is located on the north boundary of the site.

### 1.3 Geology

The solid geology of the east and west parts of the development area consists of ferruginous limestone and ironstone of the Marlstone Rock Formation. The solid geology of the south and centre parts of the development area consists of siltstone and mudstone of the Dyrham Formation (British Geological Survey, 2013).

## 2 AIMS AND OBJECTIVES

This desk-based assessment is intended to provide contextual information as part of the process to obtain outline planning consent. The project aims are as follows.

- ◆ To collate and assess existing information about the archaeology and built environment within the site and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and upstanding buildings/structures.
- ◆ To assess the potential state of preservation for any archaeological deposits that may exist on the site.
- ◆ To assess the extent of any ground disturbance associated with any previous intrusive development and the potential archaeological implications of any potential development proposal.



- ◆ To identify potential sensitive receptors in the form of heritage assets in the vicinity of the site, where their setting may be impacted upon by any potential development proposal.

## 3 METHODOLOGY

The assessment was undertaken in accordance with the guidelines set out in The Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (IFA 2012).

### 3.1 Study Area

The study area is defined as the site, as identified in Figure 2, and a 1km buffer zone around the site, where there is the potential for impacts to the setting of nearby heritage assets (see Figure 3). All heritage assets identified in this assessment have been allocated a unique number (e.g. ARS01) and a complete gazetteer is shown in Appendix 1.

### 3.2 Information Sources

The following information sources were consulted as part of this assessment and a site walkover survey was conducted by Paul Clarke of ARS Ltd on 6<sup>th</sup> December 2013.

- ◆ English Heritage Archives, Swindon (NRHE)
- ◆ Oxfordshire Historic Environment Record (HER)
- ◆ Oxfordshire History Centre
- ◆ Centre for Banburyshire Studies
- ◆ Archaeological Research Services Library

Websites:

- ◆ National Heritage List for England <http://www.english-heritage.org.uk>
- ◆ Cherwell District Council <http://www.cherwell.gov.uk>
- ◆ Open Domesday <http://www.domesdaymap.co.uk>
- ◆ British Geological Survey [www.bgs.ac.uk](http://www.bgs.ac.uk)

## 4 BASELINE CONDITIONS

### 4.1 Archaeological and Historical Background

#### 4.1.1 Prehistoric and Romano-British

The earliest recorded remains in the study area date to the Neolithic period. A Neolithic causewayed enclosure (ARS11) has been identified in aerial photographs to the west of the site at Wykham Farm. Two pits (ARS08) were also identified in a watching brief within 100m of the enclosure. The earlier pit, from the Early Neolithic period, is believed to have been contemporary with the enclosure, while the later pit dated to the Late Neolithic period. This





may be indicative of continued or seasonal occupation of the enclosure throughout the Neolithic period.

To the west and beyond the concentration of Neolithic activity, a potential Bronze Age curvilinear enclosure (ARS01) has been identified in aerial photographs. Also from aerial photographs, two round barrows (ARS13) have been identified within 60m of the western edge of the development site, although the crop marks could also represent earlier hengiform monuments or causewayed ring enclosures. Round barrows are often associated with burials, both cremations and inhumations, both contemporary with the barrows in date.

Iron Age activity has been identified in small settlements located to the west (ARS02 and ARS07) and east (ARS63) of the site. These settlements had an agricultural basis and probably continued in use into the Romano-British period. The dominance of mid to late Iron Age activity may be a result of increased flooding of rivers valleys at this time (Lang 2010), with abandonment of lower-lying land in favour of more elevated land, such as in the study area.

Romano-British activity within the wider study area is dominated by the presence of Roman Roads, one (ARS17; Figure 9) along the southern edge of the site – approximately along the alignment of Wykham Lane and Weeping Cross – and the other oriented south-west to north-east to the north of the site (ARS10). Beyond this, Romano-British activity is sparse with a ditch and gully (ARS68) recorded 700m to the east of the site and a findspot (ARS15) in the Sor Brook valley to the south of the site, although the nature of this findspot is uncertain. Beyond the wider study area, a probable villa has been identified 1300m to the west of the site, to the south of Wykham Lane (Oxford Archaeological Unit 2001). The pattern for settlement in Roman North and West Oxfordshire is generally of larger, affluent villas, probably with large estates in their hinterland. Also, they often date to earlier periods than elsewhere in the county (Booth 2010).

#### 4.1.2 Medieval

The earliest records of Bodicote are from the early medieval period and indicate that it was a small settlement within the parish of Adderbury. The etymology of Bodicote (Old English meaning 'Boða's shelter') indicates that the settlement originated at this time. Indeed, most place names in the vicinity have an Anglo-Saxon origin (e.g. Banbury, Adderbury, Bloxham). The earliest medieval activity within the wider study area is attested by coarse late Saxon pottery (MOX4444) found 225m to the south of the site and this represents the only known early medieval activity. There is some suggestion that Bodicote was an offshoot of the larger settlements of Adderbury by freemen, as evidenced by differences in their respective organisation (Lobel and Crossley 1969). It has been shown that early medieval boundaries often used, as reference points, barrows from prehistory (Ford 1984) such as those 60m to the west of the site (MOX12183).

Bodicote is mentioned in the Domesday Book (1086) as having three manors tenanted by Walter Giffard, Robert of Tosny and the Count of Evreux (domesdaymap.co.uk). The manors were worth a total of £5, which was a rise of ten shillings on their value in 1066. Twelve households are recorded in the settlement, including two households of villagers, eight



households of smallholders and two households of slaves. The estates were reckoned to have land available for 4.5 plough teams, although only three plough teams were extant, suggesting that the land was under-cultivated. Traces of extensive ridge and furrow farming have been located at College Fields, 300m to the east of the site (Archaeological Services WYAS 2005; ARS64), and in the land between Wykham Farm and the Salt Way, immediately to the west of the site (Cotswold Archaeological Trust 2012; ARS02; Cotswold Archaeology 2013; ARS07).

The overlordship of Bodicote belonged to William Marshal from 1190 as part of his inheritance from the de Clare family and in 1245 passed to the Earldom of Oxford until 1632. It was tenanted by the Holcot family from 1242 until the early 18<sup>th</sup> century. In a 1327 assessment, it was recorded that half of the tax contributors for that year paid 2-5 shillings, which gives an impression of a reasonably wealthy community, possibly benefiting from its location 3km from the market town of Banbury and from the rural market at Adderbury (granted in 1218). A sizeable, probably late medieval, building has been suggested 800m to the south-west of the site (CBA South Midlands Group 1998; ARS06).

The Black Death would have arrived in Oxfordshire in 1349 and here caused higher than usual casualties – five per cent of Oxfordshire's settlements were abandoned compared with an English average of 1.5 per cent (Mileson 2010). The resulting drop in population created the opportunity for estate owners to start enclosing their land for the rearing of animals. By 1495, much of Adderbury parish had been turned over to pastoral use. However, the population of Bodicote actually expanded during the 14<sup>th</sup> century (Lobel and Crossley 1969) and so may have bucked the parish trend for enclosure.

The settlement of Bodicote did not possess its own burial ground throughout the medieval period and bodies were taken to Adderbury for burial instead of to the medieval chapel in Bodicote, components of which are still extant at the Church of St. John the Baptist (ARS32). It is believed that pier-bearers at funerals would stop at the Weeping Cross (ARS66), which stood at the junction of the main roads to Oxford and Buckingham and takes its name from the Old English for way (*weg*) but this monument has not been extant since the 19<sup>th</sup> century (Gepp 1924). The site is also adjacent to the Salt Way (Figure 10) along its northern boundary, which is believed to have been the man carriage way for the salt trade between Droitwich and London. The efficacy of this information is uncertain, however, as the designation of this route appears to owe its existence to the Third Edition of the Ordnance Survey (OS) in 1880.

#### 4.1.3 Post-medieval – modern

The area around the site, from Cropredy in the north (north of Banbury) to Adderbury just south of Bodicote, was strategically important throughout the First English Civil War as it was the location of several crossings of the River Chenwell. During 1643, Adderbury parish was occupied by cavalry under the command of the Earl of Northampton, who raised the siege of the Royalist garrison in Banbury that year. By the autumn of 1644, it had become occupied by Parliamentarian troops who had begun to besiege Banbury again (Lobel and Crossley 1969).



In 1675, Ogilby's map of the road from Oxford to Ashby-de-la-Zouche showed the land around Bodicote to be 'arable' (*sic*). However, the development of the weaving industry in Banbury and the plush industry in nearby Shutford would have encouraged the enclosure of land for pastoral use. This occurred in 1768 after the Duke of Argyll had purchased much of the land in the area. Prior to this, Bodicote had been the location of plentiful common pasture (Lobel and Crossley 1969). Also, the opening of the Oxford Canal (1100m to the north-east of the site) in 1790 encouraged the diversification of industry and the export of goods. By 1841, at least 15 families in Bodicote were involved in cloth production industries (Lobel and Crossley 1969). There is also evidence for some degree of mechanisation within the parish as Luddites are recorded as having come from Banbury to smash machinery. Indeed, Bodicote Mill (MOX4396) on the Sor Brook to the south of the site was constructed in the late 18<sup>th</sup> century.

The enclosure of the fields also had the effect of significantly moving the alignment of the main roads around the village. The Oxford Road had been turnpiked in 1755, which allowed it to maintain its significance whilst the Salt Way continued as a track way. A toll house was located on the Oxford Road (MOX4438). The earliest map available of any detail is Davies' *New Map of the County of Oxford* from 1797 (Figure 5). This shows the Salt Way, White Post Road and Wykham Lane (none named on the map), as well as 'Wickham Farm' and the extent of Bodicote – narrower east to west than present but forming a linear settlement along the Main Road. It also shows a distinction between extant hedgerow boundaries along the northern (ARS21) and eastern (ARS19) boundaries of the site, and non-hedgerow boundaries, although it is unlikely that all field boundaries are shown.

The village of Bodicote experienced a 35% population increase between 1801 and 1831, from 574 to 779 people (Lobel and Crossley 1969). This is represented in the study area by the preponderance of post-medieval buildings in the village and beyond that are built of local stone and give the village its character.

The First Edition OS map of 1882 (see Appendix 3 for OS maps) shows the site with hedgerows on all sides, with three hedged internal boundaries. The middle plot of the present site is shown with its current boundaries and contains two small buildings in its north-east corner, whilst the eastern plot is shown containing open woodland and a tank on its northern boundary. The vicarage is shown just beyond the northern site boundary, with four auxiliary buildings and ordered gardens to the rear. The western plot was divided into larger southern and smaller northern plots. The site was surrounded at this time by agricultural fields in all directions, whilst White Post Road and Wykham Lane are shown as being retained roads and the Salt Way is shown as a track way.

The Second Edition OS map of 1900 shows the northern portion of the eastern plot partitioned. The western fields had been united into one large plot and it is shown that they were used as allotments, with a pump located towards the centre of the field. A small building (ARS18) is also shown in the western field. The Third Edition OS map of 1923 noted the Salt Way by name for the first time. A record of field names from 1955 shows the central field named as the 'White Post Ground', whilst the western field was named as 'The Long Ground' in the north and 'Gold Hill' in the south. The fact that the western field had two names suggests that the names date to before the combination of those fields, in other



words before 1900. Whilst The Long Ground is named after the shape of the field and the White Post Ground is named after a post-medieval or modern feature, it is not clear what Gold Hill refers to.

The 1966 Edition OS map showed that the allotments currently in the south-west corner of the site were extant by this time. Part of the western field had also been subsumed into the central field. Two of the auxiliary buildings around the vicarage had been demolished. The housing estate to the north of the site had been built to within 100m of the site boundary and was completed by 1984, as shown by the OS map of that year. Also, land to the east and south-east of the site was developed for a school, housing and a recreation ground.

By 1989, all buildings on the site had been demolished and by 1993 the current boundary between the central and western fields was reinstated. Bodicote Cricket Club was founded in 2002 on land to the south-east of the site and access to the club was provided by an asphalt track along the southern boundary of the eastern plot, within the site boundary. An iron fence was constructed to delineate this land.

## 4.2 Heritage Assets within the Site

### 4.2.1 Designated Heritage Assets within the Site

There are no designated heritage assets within the site and it does not lie within a designated conservation area.

### 4.2.2 Non-designated Heritage Assets within the Site

The English Heritage NRHE and Oxfordshire HER record no non-designated assets within the site. However, the Roman Road (ARS17) along the southern boundary of the site is to be considered as within the site boundary due to the uncertainty of its exact position and the potential that development could impact directly and physically to short distances beyond its boundary.

The analysis of historic mapping and documentation identified the existence of a pump (ARS20), and three small structures (ARS18) within the site boundary. None of these features were extant at the time of the site walkover survey although the location of the structure in the western field has been ascertained by the presence of concrete, stone and brick rubble, and it is marked with old agricultural machinery (Figure 11). Hedgerows dating to the 18<sup>th</sup> century have also been identified along the northern (ARS21) and eastern (ARS19) boundaries of the site.

## 4.3 Heritage Assets within the Wider Study Area

### 4.3.1 Designated Heritage Assets within the Study Area

There are 39 Listed Buildings and one designated Conservation Area within the wider 1km study area. There are no Scheduled Monuments within the wider 1km study area.

The Conservation Area of Bodicote (Figure 12) lies to the south-east of the development site. At its closest, it lies 130m south from the south-eastern corner of the proposed development site along White Post Road.



There is a total of 39 Listed Buildings in the study area. The Church of St. John the Baptist (ARS32) is Grade II\* Listed. This building is partially visible from the southern boundary of the site (Figure 13). Also partially visible from this area of the site, although outside of the study area, are the Churches of St. Mary in Adderbury and Bloxham (Figure 14), both of which are Grade I Listed.

The other 35 Listed Buildings that lie within the Bodicote Conservation Area are Grade II Listed. Of the Grade II Listed buildings one, Wykham Farmhouse (ARS09; Figure 15), is clearly visible from the western half of the site and five others are partially visible from the southern or eastern boundaries of the site: Old Barn House (ARS24), Old Barn Cottage (ARS25), The Paddocks and curtilage (ARS27 and ARS28) and the Lodge to Bodicote House (ARS51).

#### 4.3.2 Non-Designated Heritage Assets within the Study Area

The English Heritage NRHE and the Oxfordshire HER record a total of 17 non-designated heritage assets and events within the arbitrary 1km wider study area. Three of these records relate to post-medieval buildings in the study area that are of historical or architectural interest, but are not listed.

The non-designated assets also include two probable Roman Roads. All records can be found in the gazetteer of sites provided as Appendix I of this report.

## 5 STATEMENT OF SIGNIFICANCE

### 5.1 Significance of Heritage Assets within the Site

The site walkover survey and archival research identified two stretches of hedgerow (ARS19 and ARS21) that are protected under the Hedgerow Regulations 1997 and thus are afforded national significance.

The Neolithic causewayed enclosure (ARS08) identified to the west of the site has potential to continue inside the site boundary. It has been made clear by an Oxfordshire County Council Planning Archaeologist that they consider this monument to have national significance (pers. comm. Richard Oram December 2013).

In light of the lack of knowledge regarding the buried remains of the Roman Road on the southern site boundary (ARS17), it is deemed to be afforded regional to national importance.

All other non-designated assets are to be afforded local importance.

### 5.2 Significance of Heritage Assets within the Wider Study Area

The Roman Road identified to the north of the site (ARS10) should be afforded national importance owing to the fact that it has been located running from Yorkshire to Somerset and that it has potential to have a pre-Roman date.

The two round barrows (ARS13) identified immediately to the west of the site, while undesignated, should be afforded a regional importance owing to their rarity and monumental nature.



The Church of St. John the Baptist is a Grade II\* Listed building. This Listing identifies a building as being of 'national importance and more than special interest' (<http://www.english-heritage.org.uk/caring/Listing/Listing/Listed-buildings>). The 38 Grade II Listed buildings are identified as being of 'national importance and special interest.'

The Churches of St. Mary in Adderbury and Bloxham, are Grade I Listed (of exceptional interest and potentially of international importance) and possess protected views towards the site, as set out in the Cherwell District Council Conservation Area appraisals. All other non-designated assets are to be afforded local importance.

## 6 STATEMENT OF POTENTIAL

### 6.1 Potential Impacts upon Heritage Assets within the Site

Any development proposals involving groundworks have the potential to directly impact upon buried archaeological remains.

Within the site, previous impacts are restricted to three small buildings (ARS18), agricultural activity such as ploughing and, potentially, quarry pits, such as have been observed within the study area (ARS07).

The potential for the presence of Palaeolithic and Mesolithic activity on the site is deemed to be low due to the lack of any remains of these dates from within the study area. Any activity would be likely to be represented by isolated findspots.

The potential for the presence of Neolithic activity on the site is deemed to be high due to the presence of a causewayed enclosure (ARS08), the full extent of which is unknown, in close proximity to the western boundary of the site. Any activity could include a portion of the enclosure and would be likely to include features such as pits that are associated with this monument.

The potential for the presence of Bronze Age activity on the site is deemed to be moderate due to the presence of two round barrows (ARS13) in close proximity to the western boundary of the site. Any activity may include further similar monuments or features such as burning pits that would be associated with the ritual landscape exhibited here.

The potential for the presence of Iron Age activity on the site is deemed to be moderate due to the presence of a late Iron Age settlement to the west of the site (ARS02; ARS07) and a late Iron Age or early Romano-British settlement to the east (ARS63). Any activity would be likely to be represented by field systems such as gullies and enclosure ditches.

The potential for the presence of Romano-British activity on the site is deemed to be low to moderate due to the location of the Roman Road (ARS17) along the southern boundary of the site but very little other evidence. Any activity would be likely to be represented by findspots associated with the road and agricultural activity such as gullies.

The potential for medieval and post-medieval activity on the site is deemed to be low despite its proximity to the medieval village of Bodicote. Any activity is most likely to be





represented by ridge-and-furrow in the overburden, as has been noted near to the site (ARS02; ARS07; ARS64).

Ground conditions on the site have not been assessed so the level of survival of archaeological remains across the site is currently unknown. However, at other archaeological sites within the study area, the survival of archaeological remains has been shown to be good and the depth of these remains has been shown to be between 0.30m and 0.50m (Cotswold Archaeology 2013; John Moore Heritage Services 2005). It is recommended that a phased scheme of archaeological works be undertaken, initially comprising a geophysical survey. The results of this survey can then be used to identify what, if any, further works are required, pre- or post-determination of the planning application. Such works could comprise trial trenching, a watching brief during construction, or a combination of such techniques.

### 6.2 Potential Impacts upon Heritage Assets within the Wider Study Area

Any development proposal involving the construction of new buildings has the potential to impact, positively or negatively, upon the setting of heritage assets in the surrounding area.

This most notably applies to the Conservation Area and Listed Buildings in Bodicote (Figure 4), which possess national significance. This is visible in part from the southernmost part of the site by Wykham Lane and it is likely that there would be a change in setting for the Conservation Area and four of the Listed Buildings: Old Barn House (ARS24), Old Barn Cottage (ARS25) and The Paddocks and curtilage (ARS27 and ARS28). There is also potential for a change in setting of the Church of St. John the Baptist (ARS32), although only the top of this building could be observed from the site.

The Grade I Listed churches in Adderbury and Bloxham are also visible from the southern part of the site. Whilst the view to Adderbury Church is largely obscured by foliage, the view to Bloxham Church is clear and largely unrestricted. Therefore, Bloxham Church and its associated protected views are likely to be impacted by development in this area of the site.

Wykham Farmhouse (ARS09) is clearly visible from much of the southern part of the western field, although it is obscured in places by the extant hedgerow. It is likely that the setting of this building would be impacted upon by any development in this area.

The Planning Archaeologist and/or Local Authority Conservation Officer may request that the setting impacts of any proposed development are investigated further prior to granting consent for any development within the site.

## 7 CONCLUSION

This assessment has identified that there is a moderate to high potential for previously unknown archaeological remains to be present on site. Prehistoric activity such as a Neolithic causewayed enclosure and Bronze Age round barrow monuments has been identified in close proximity to the site boundary. Also, Iron Age settlements have been identified to the west and east of the site. A Roman Road has been identified along the southern boundary of the site. There is little evidence for medieval and post-medieval activity beyond ridge-and-furrow.



There are a number of heritage assets within the study area identified with regional or national importance that could be impacted by development of the site. The full extent of the causewayed enclosure to the west of the site is as yet unknown and could extend within the site boundary. This has been suggested to be of national importance by the Oxfordshire County Council Planning Archaeologist and would be best left *in situ*. It is also possible that the Roman Road to the south of the site extends within the site boundary or, since it is currently an accessible carriageway, could be damaged by increased road traffic. It is suggested that the efficacy of the remains of the road be tested to preclude any further mitigation.

The setting of the Bodicote Conservation Area, including a Grade II\* Listed Building and four Grade II Listed Buildings, could be impacted upon by development of the southern area of the site, adjacent to Wykham Lane. Development of this area could also potentially impact upon the setting of the Grade I Listed Church of St. Mary in Bloxham and the protected view from it towards the site. The setting of Grade II Listed Wykham Farmhouse to the west of the site would be impacted by any development in the south-west part of the site.

Two extents of the hedgerows within the site qualify as 'historically important' under the terms of the *Hedgerows Regulations 1997*, and it is recommended that any changes to these assets should be avoided or minimised. However, should it be necessary to remove any of these hedgerows as part of the development proposals, then there would be a requirement to submit a Hedgerow Removal Notice to the Local Authority, accompanied by a 1:2500 plan depicting the extent of the hedgerow that it is proposed to remove.

It is recommended that a phased scheme of archaeological works be undertaken, initially comprising a geophysical survey. The results of this survey can then be used to identify what, if any, further works are required, pre- or post-determination of the planning application. Such works could comprise trial trenching, a watching brief during construction, or a combination of such techniques.

It may also be necessary following discussion with the Local Authority Conservation Officer to undertake a heritage statement focussing in greater detail on the setting of built heritage.

## 8 STATEMENTS AND ACKNOWLEDGEMENTS

### 8.1 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

### 8.2 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising



from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

### 8.3 Acknowledgements

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## APPENDIX 1: GAZETTEER

ARS ID	HER ID	NHRE ID	LB ID	Description	Grid Ref
ARS01	MOX24691			Possible Bronze Age Or Iron Age Enclosure	SP 44450 38170
ARS02	MOX24118			Late Iron Age Farming Settlement And Medieval Features At Bloxham Road	SP 44570 38940
ARS03	EOX3259			Land East Of Bloxham Road Evaluation	SP 44570 38940
ARS04	EOX3261			Land East Of Bloxham Road Geophysics	SP 44570 38960
ARS05	MOX4279			Post Medieval Fishpond	SP 44580 37890
ARS06	EOX2811			Wykham Park Farm Fieldwork	SP 44645 37724
ARS07				Wykham Park Farm, Banbury, Oxfordshire. Archaeological Evaluation	SP 45000 38500
ARS08	MOX12816			Neolithic Activity Near Causewayed Enclosure On Wykham Farm	SP 45055 38261
ARS09	MOX13248		1046877	Wykham Farmhouse, Bodicote Road, Wykham	SP 45093 38274
ARS10		1035203		Jurassic Way - Lincoln To Stamford Section Of Prehistoric Route Linking Yorkshire And Somerset. Partly Utilised By Roman Roads	SP 45100 39300
ARS11	MOX4460			Neolithic Causewayed Enclosure (Wykham Farm)	SP 45210 38300
ARS12	MOX4395			Upper Grove Mill Upper Grove Mill	SP 45300 37140





*Land South of Salt Way, Banbury, Oxfordshire Cultural Heritage Desk-Based Assessment*

ARS28	MOX14531		1277765	Wall To Front And To Left Of The Paddocks, Paddock Farm Lane	SP 45955 37961
ARS29	MOX13016		1277764	The Old Farmhouse, Paddock Farm Lane	SP 45964 37975
ARS30	MOX13708		1248733	No. 43, High Street	SP 45978 37983
ARS31	MOX13709		1248734	Nos. 17 And 19, High Street	SP 45989 37851
ARS32	MOX4423		1277948	St. John The Baptist Church, Church Street	SP 45990 37680
ARS33	MOX13710		1248735	Reaper's Cottage, High Street	SP 45991 37843
ARS34	MOX12959		1277760	No. 13 & Goose Cottage, High Street	SP 45993 37830
ARS35	MOX13699		1248401	Row Of 3 Headstones Approximately 5 Metres South Of Porch Of Church Of St John The Baptist, Church Street	SP 45994 37663
ARS36	MOX13700		1248674	Headstone To Left Of Headstone Dated 169? Approximately 15 Metres South Of Porch Of Church St John The Baptist, Church Street	SP 45999 37654
ARS37	MOX13698		1248400	Headstone Dated 169? Approximately 15 Metres South Of Porch Of Church Of St John The Baptist, Church Street	SP 45999 37657
ARS38				Late 19th Century Agricultural Building	SP 46000 38300
ARS39	MOX14522		1248740	No 1 (The Oven), High Street	SP 46003 37742
ARS40	MOX12960		1277796	No. 12 High Street	SP 46008 37857



*Land South of Salt Way, Banbury, Oxfordshire Cultural Heritage Desk-Based Assessment*

ARS13	MOX12183			2 Bronze Age Round Barrows (C.100M N Of Broughton/Bodicote Road)	SP 45350 38160
ARS14	EOX2104			Linear Banbury Booster 876F: Watching Brief	SP 45360 38680
ARS15	MOX4409			Unspecified Roman Remains, Upper Grove Mill	SP 45440 37140
ARS16	MOX14681		1200199	Horton General Hospital, Main Entrance Block Fronting Oxford Road	SP 45562 39575
ARS17		1028401		The Route Of A Roman Road Running From Ettingdon To Finmere.	SP 45600 38000
ARS18				Former Late 19th Century Buildings Associated With The Vicarage	SP 45600 38200
ARS19				Pre-1797 Hedgerow Along East Boundary Of Site	SP 45600 38300
ARS20				Pump	SP 45600 38500
ARS21				Pre-1797 Hedgerow Along North Boundary Of Site	SP 45800 38400
ARS22	MOX4444			Anglo Saxon Pottery (Clay Close, SW Of Paddock Farm)	SP 45840 37870
ARS23	MOX4396		1249071	Bodicote Mill	SP 45860 37220
ARS24	MOX14519		1248679	Old Barn House, Goose Lane	SP 45921 37782
ARS25	MOX14267		1277817	Old Barn Cottage, Goose Lane	SP 45922 37752
ARS26	MOX14520		1248702	Town Furlong Farmhouse, Goose Lane	SP 45932 37710
ARS27	MOX13711		1248741	The Paddocks, Paddock Farm Lane	SP 45951 37942



*Land South of Salt Way, Banbury, Oxfordshire Cultural Heritage Desk-Based Assessment*

ARS56	MOX12961		1277816	Nos. 2, 3 4, & 5 (Farm Place), East Street	SP 46073 37732
ARS57	MOX14731		1248370	Bristow House, Chapel Lane	SP 46080 37982
ARS58	MOX13746		1277815	West House, East Street	SP 46104 37763
ARS59	MOX13701		1248677	Draycot House, East Street	SP 46116 37766
ARS60	MOX13702		1248678	Corner Cottage And Thatch Stone, East Street	SP 46141 37765
ARS61	MOX14521		1248703	Bodicote House, High Street	SP 46159 38071
ARS62	EOX3092			Land South West Of Blackwood Place And Molyneux Drive, Oxford Road. Evaluation.	SP 46550 37490
ARS63	MOX23935			Neolithic To Post Medieval Features And LIA-Roman Settlement, NW Of Cotefield Farm	SP 46550 37491
ARS64	EOX3096			College Fields Geophysics	SP 46624 38600
ARS65	MOX4438			Site Of Weeping Cross Gate Toll House	SP 46700 37700
ARS66	MOX4406			Site Of Weeping Cross	SP 46710 37800
ARS67	EOX3097			College Fields Evaluation	SP 46739 38388
ARS68	MOX23937			Roman Ditch And Gullies, College Fields	SP 46741 38384



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ARS41	MOX13696		1248386	Baker's Arms Public House, Church Street	SP 46010 37724
ARS42	MOX14733		1248722	The Close, High Street	SP 46010 37919
ARS43	MOX13697		1248399	Headstone Approximately 15 Metres South East Of Porch Of Church Of St John The Baptist, Church Street	SP 46011 37661
ARS44	MOX13705		1248721	The Old Bakery, High Street	SP 46011 37929
ARS45	MOX13707		1248732	Yew Tree Cottage, High Street	SP 46022 38035
ARS46	MOX13706		1248723	The Hermitage, High Street	SP 46032 37769
ARS47	MOX13695		1248385	Holly Tree Cottage & No. 18, Church Street	SP 46033 37601
ARS48	MOX14732		1248384	Westway, Church Street	SP 46036 37655
ARS49	MOX13694		1248383	No. 8 (Herbal House), Church Street	SP 46036 37671
ARS50	MOX4408			Wesleyan Methodist Chapel, East Street	SP 46040 37720
ARS51	MOX13018		1277788	Lodge To Bodicote House, High Street	SP 46040 38094
ARS52	MOX13745		1277795	Wall To Ivy Cottage Fronting High Street	SP 46041 38028
ARS53	MOX13704		1248707	Ivy Cottage, High Street	SP 46049 38039
ARS54	MOX13703		1248705	Brown Thatch, High Street	SP 46049 38057
ARS55	MOX12962		1277943	Garden Wall To North And South Of Bristow House, Chapel Lane	SP 46066 37989



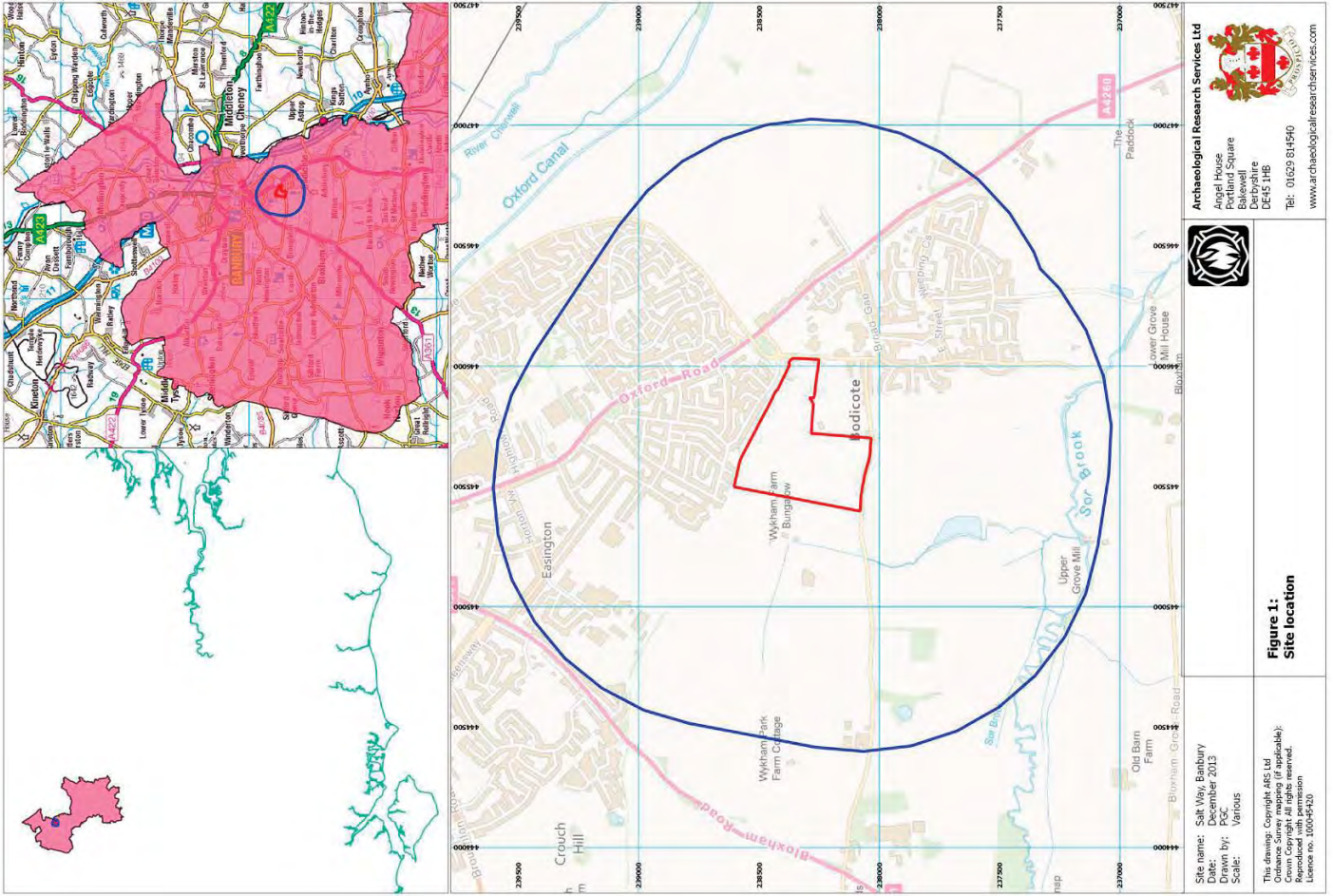
**APPENDIX 2: FIGURES**



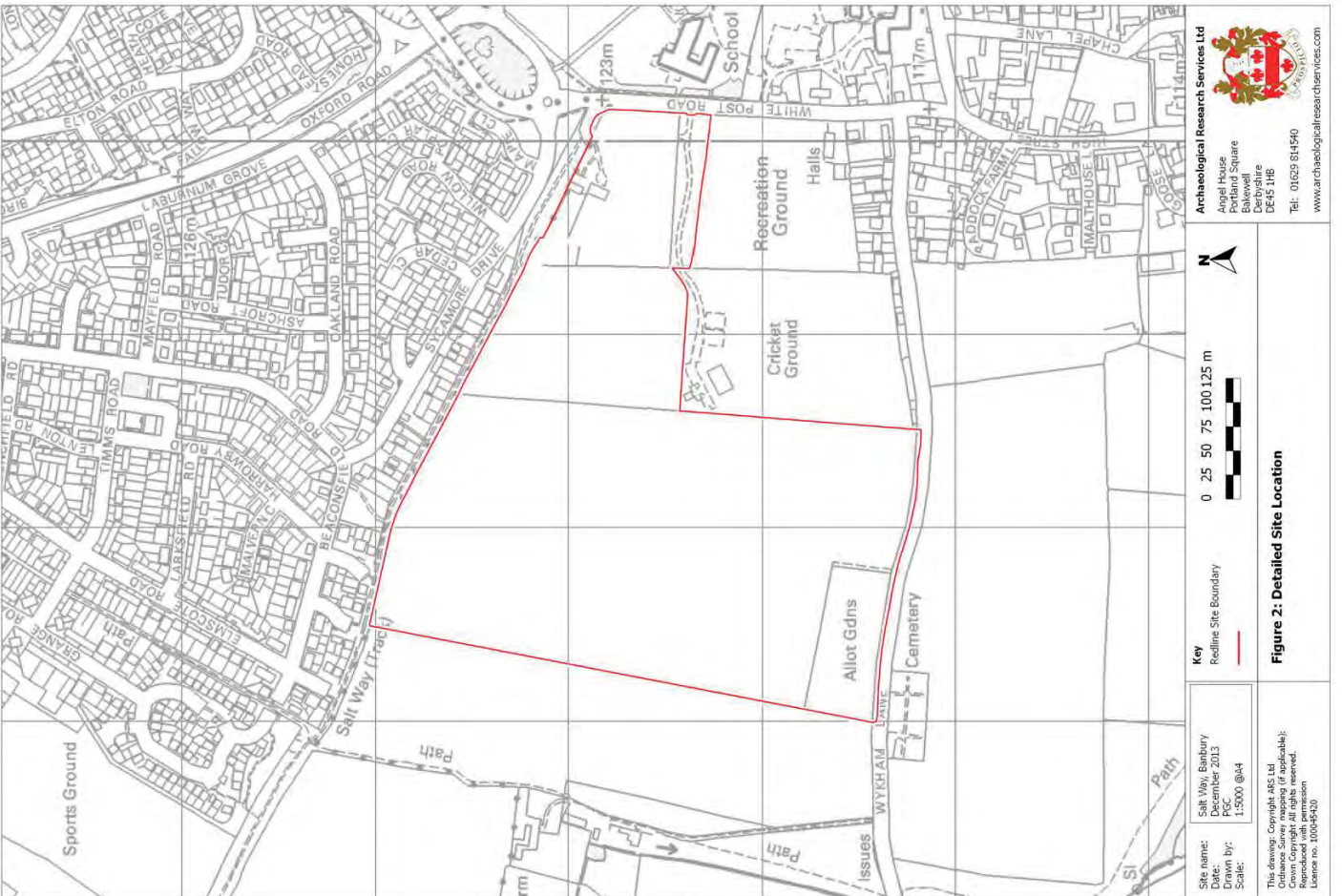
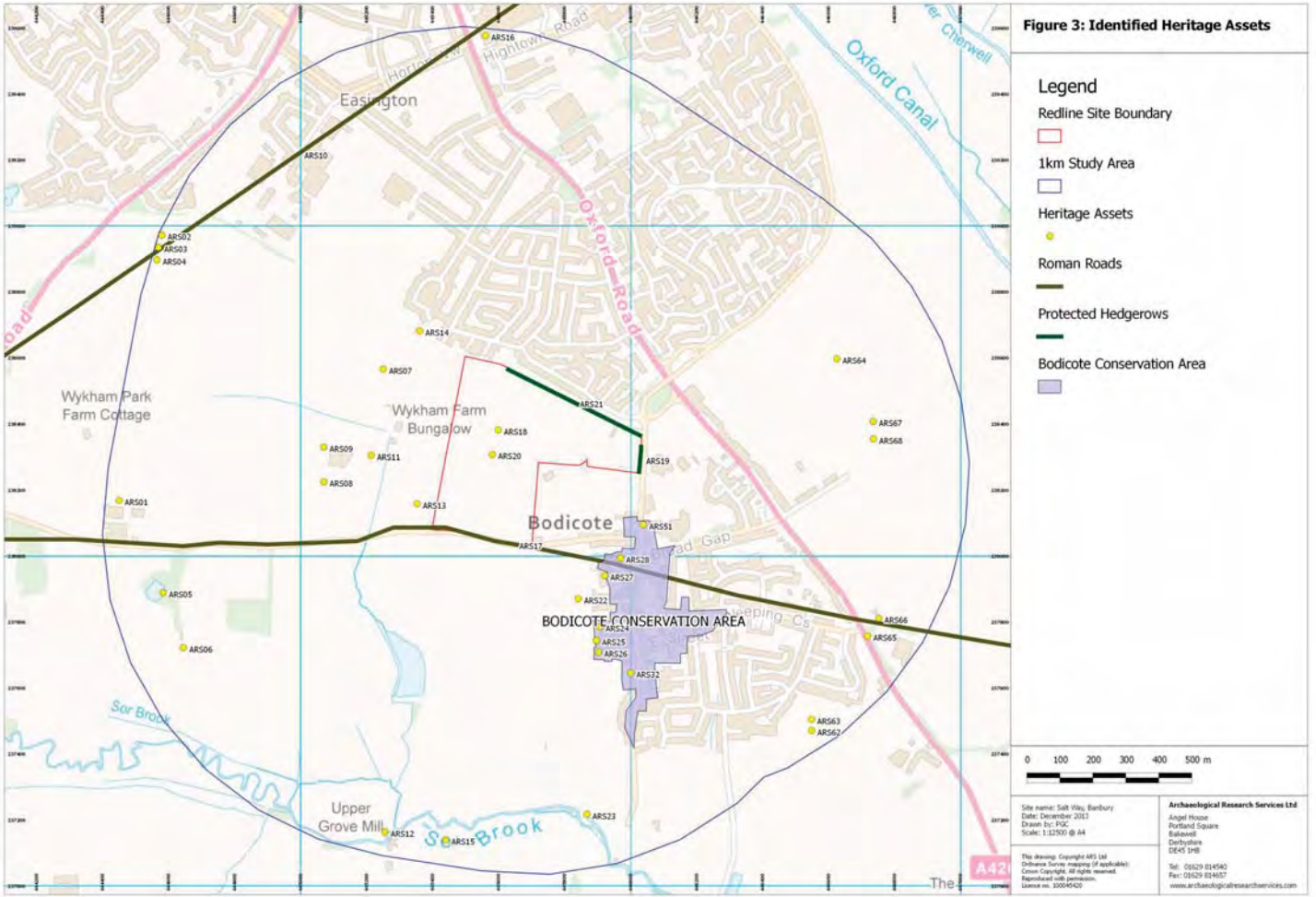
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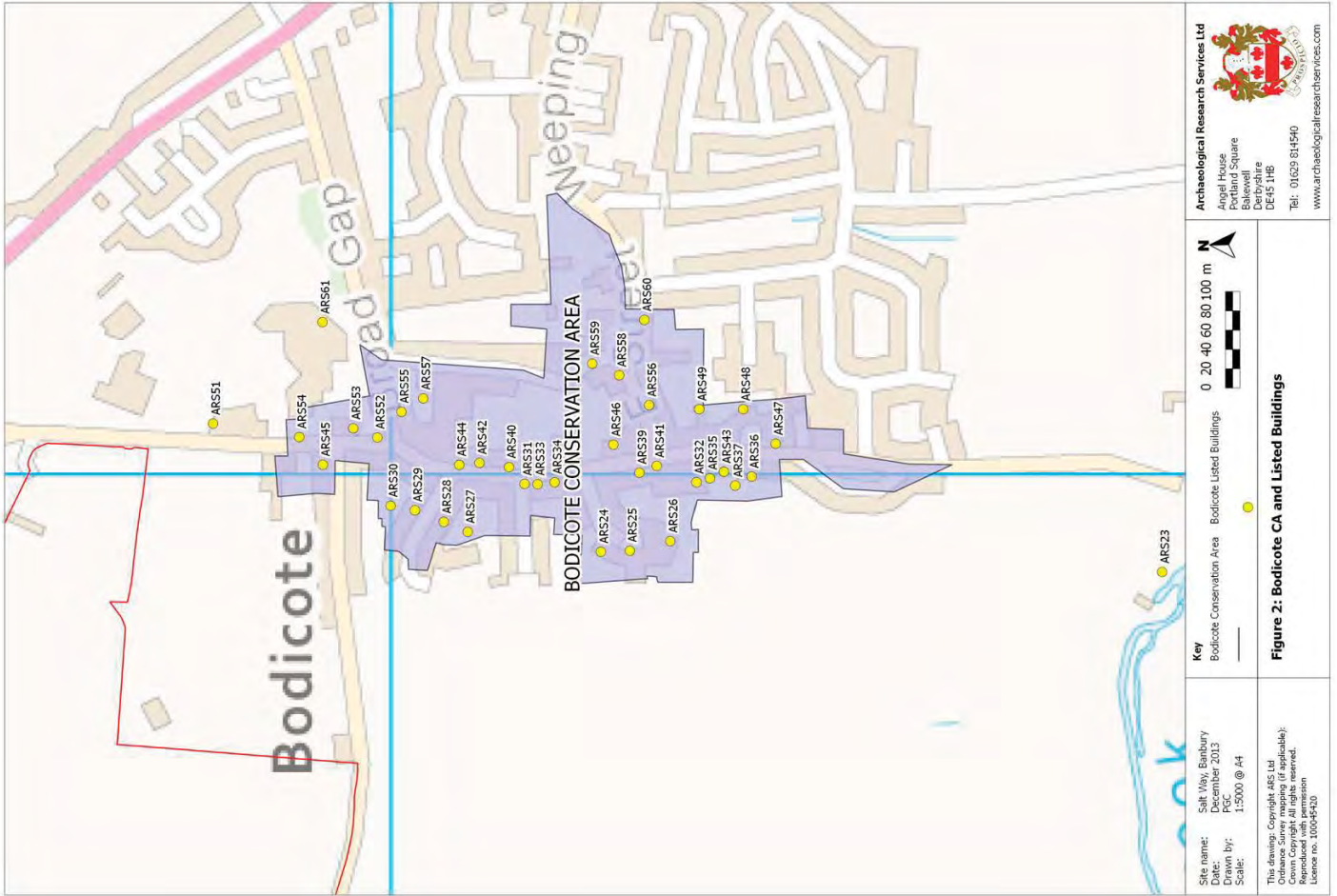


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FIGURE 6: VIEW ACROSS THE SITE FROM THE SOUTH-WEST



FIGURE 7: SCRUBLAND IN THE NORTH PART OF THE SITE, FROM THE WEST



<p>Site name: Salt Way, Banbury                  Date: November 2015                  Drawn by: PGC                  Scale: 1:5000 @ A4</p>	<p>Key                  Redline Site Boundary</p>	<p>Archaeological Research Services Ltd                  Angel House                  Portland Square                  Banbury                  Oxfordshire                  DE15 1HB                  Tel: 0129 814940                  www.archaeologicalresearchservices.com</p>
<p>0 25 50 75 100 125 m</p>		<p>Archaeological Research Services Ltd                  Angel House                  Portland Square                  Banbury                  Oxfordshire                  DE15 1HB                  Tel: 0129 814940                  www.archaeologicalresearchservices.com</p>
<p>Figure 5: Davies, 1797. A New Map of the County of Oxford from an Actual Survey</p>		
<p>This drawing: Copyright ABS Ltd                  Outline Survey mapping (if applicable):                  Reproduced with permission                  Licence no. 100045420</p>		