



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 26th 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.



- 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.



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.

Legend Site Boundary Conservation Area Registered Park And Garden Ancient Woodland Possible Old Trees Linear Woodland Features Individual Woodland Parcels Landscape Types: Clay Vale Farmland Plateau Farmland Slopes & Valley Sides Pasture Hills River Meadowlands Rolling Village Pastures Upstanding Village Farmlands Vale Farmland Wooded Pasture Valleys & Slopes	TP Created:	MA Checked:	July 2014 Date:	V1 Version:
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Project: Banbury Landscape Sensitivity and Capacity Assessment Addendum				
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