



Future Management and Maintenance

4.9.28 Future 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.

4.10 Site 110 (formerly part of Site G)

Site Overview

- 4.10.1 The area is located to the south of Salt Way and to the east of Bloxham Road and comprises 52.73ha of primarily arable farmland extending to the east just past Wykham Farm. The northern site boundary is formed by Salt Way as it passes in an east to west orientation at the extent of the existing urban development, and the southern site boundary is defined by mature field boundaries on the upper valley side of Sor Brook.
- 4.10.2 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.
- 4.10.3 At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.
- 4.10.4 For details relating to OWLS landscape character areas refer to Appendix F.

Key Features and Site Visit Information

- 4.10.5 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 L10 for landscape context and Figure P10 for site record photographs.
- 4.10.6 The majority of the site area is publically inaccessible however Salt Way passes along the northern boundary, a public footpath passes along the west and east boundaries and a bridleway also passes just within the east boundary.



- 4.10.7 The area is formed by a series of well defined arable fields located on the southern edge of the town. The field pattern is well defined by mature hedgerows and numerous hedgerow trees. Due to the field boundaries, middle and long distance views within the site area are interrupted.
- 4.10.8 Immediately south of the site area is Wykham Farm to the south east and Wykham Park Farm slightly further to the south west. These are both visible from within the area. The north west corner of the site has an existing consent for residential development which will visually extend the existing extent of the town to the south of Salt Way.

Landscape Sensitivity

- 4.10.9 As referred to above, the fields are well defined by a strong field pattern with mature hedgerows and hedgerow trees. The northern boundary of the site is bordered by Salt Way which is also well defined by trees; although this is outside the site area it has a strong influence upon it and should be protected. The sensitivity of natural factors is Medium.
- 4.10.10 Although there is a consented development to the south of Salt Way in the east of the site the route remains to form a strong boundary to the town along the remainder of the border with the site. The recent consenting of the development will in the future result in a reduced strength of localised landscape character formed by Salt way and therefore the site has a Medium cultural sensitivity.
- 4.10.11 The area has a strong sense of enclosure provided by the mature hedgerows and hedgerow trees associated with Salt Way and located on the field boundaries and area boundary. The tranquillity of the area is disturbed somewhat in the west of the area by the passing vehicles on Bloxham Road however in the east of the area this is not present. The area has a Medium aesthetic sensitivity.
- 4.10.12 The field hedgerows within the site and on the site boundary are in good condition and well developed. Although immediately outside the area the vegetation along Salt Way also has a strong influence on the northern site boundary. The landscape condition sensitivity is Medium.
- 4.10.13 The combined Landscape Sensitivity is Medium.

Visual Sensitivity

- 4.10.14 Vegetation located on the site boundaries provides a high level of screening into and out of the site. Some longer distance views are however possible into the site area from the farmsteads to the



south and from further afield across Sor Brook valley to the south. The general visibility of the area is Medium.

4.10.15 The footpath network on the north and west site boundaries enabled views into the site area by users and the presence of Salt Way immediately north of the area enables sequential views into the site along its length as users pass the site. These users are considered to be of high sensitivity and therefore the site is considered to have a Medium to High visual sensitivity to the general visual receptors.

4.10.16 Boundaries are already well vegetated and an area of plantation exists on the east site boundary. Potential exists to incorporate more plantation and green infrastructure within the area although the longer distance views that are present across the Sor Brook valley should be maintained. There is a Medium mitigation sensitivity.

4.10.17 The combined Visual Sensitivity is Medium.

Landscape Character Sensitivity

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

4.10.19 The Landscape Sensitivity has been assessed as Medium sensitivity and the Visual Sensitivity has been assessed as Medium sensitivity. Using the matrix in Table 3, this results in a Medium Landscape Character Sensitivity for Site 110.

Landscape Value

4.10.20 The site has a number of historically Important Hedgerows and within the south east corner comprise part of an Archaeological Constraints Priority Area. Passing through the north west corner of the site is a linear Recorded Heritage site although there is no evidence of this on the ground. The value of designations is Medium.

4.10.21 Much of the site is screened from the surrounding areas by mature vegetation on the site boundaries; glimpsed views are however possible through this vegetation in some locations. Long distance views from the south towards the site are possible across Sor Brook valley. The area has a Medium scenic value.



4.10.22 Although the area is not known to have a local interest group Salt Way located on the north boundary is well used and the site area provides the landscape and visual context for the route. The footpaths passing through the east of the site also appear to be reasonably well used. Overall the site is considered to be of Medium to High value to the local community.

4.10.23 The Value of Site 110 is Medium.

Landscape Capacity

4.10.24 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 110 is Medium. The potential for each considered development type is discussed further below.

Capacity for Residential Development

4.10.25 As a result of the reduced site area in comparison to the 2013 study the area has an elevated capacity for residential development. As development is to be kept back from Wykham Lane proposed development would not appear as visually prominent within the Sor Brook valley. The consent of a residential development immediately outside the north west boundary of the site, located to the south of Salt Way, also changes the character of the area from the prior assessment, resulting in the site lending itself more readily to residential development. Overall, the capacity for residential development is Medium.

Capacity for Employment Development

4.10.26 There is a Low capacity for employment development within the area as it would not fit with the local landscape character of the area and would be highly visible from areas to the south.

Capacity for Recreation Development

4.10.27 In general there is a Low capacity for formal recreation in isolation of any other development as it would not be in keeping with the adjacent land uses however this could be incorporated into appropriately designed residential development. There is a medium capacity for informal recreation through the enhancement of the existing footpath network.

Capacity for Woodland Development



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.

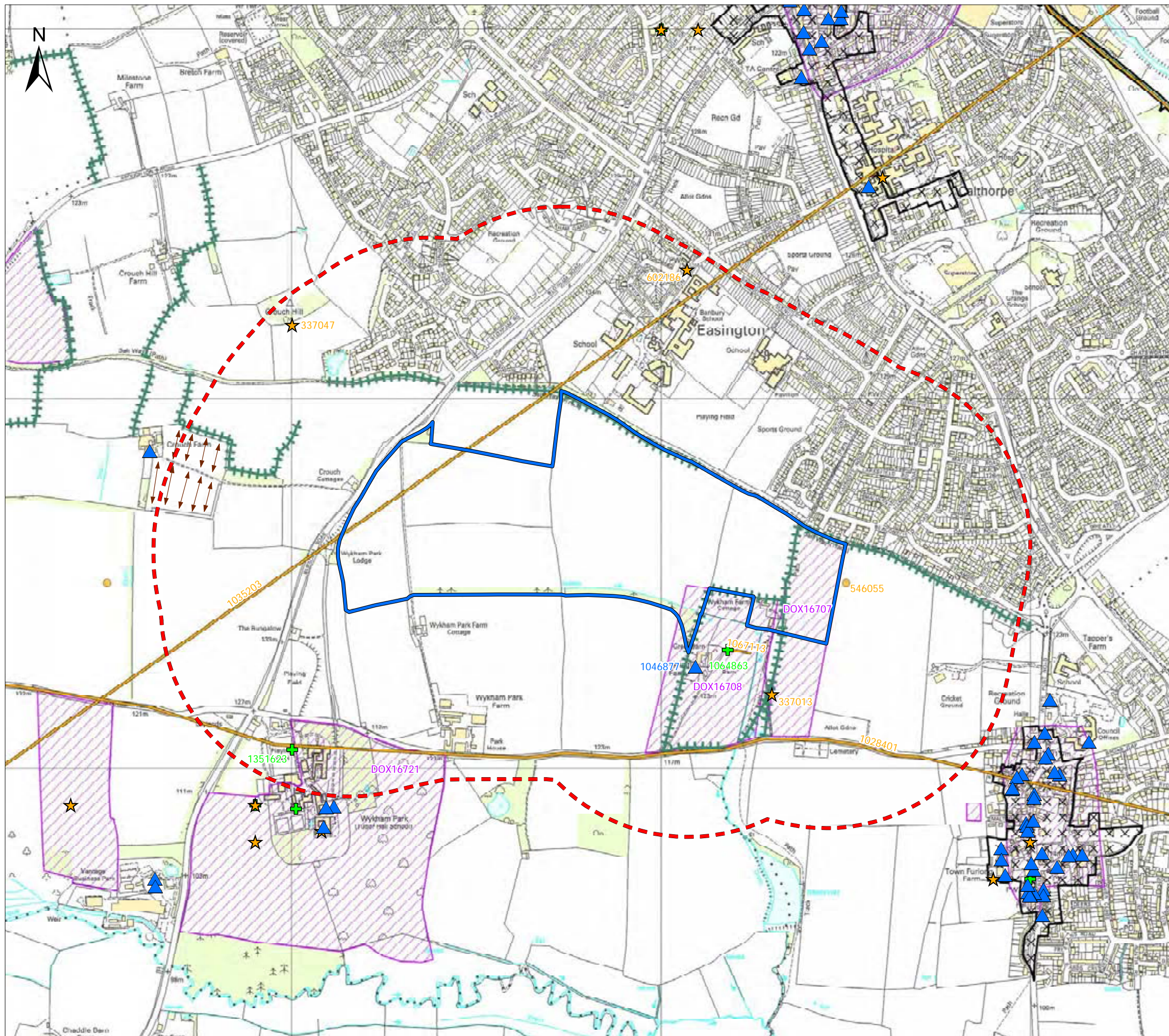
4.11.2 The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the area as being within the Upstanding Village Farmlands Landscape Type.

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.

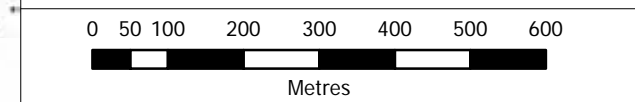
Key Features and Site Visit Information

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.



Legend

- Site Boundary
- Study area (500m buffer from sites)
- Listed Buildings
- Conservation Area
- Scheduled Monument
- Registered Park And Garden
- Registered Battlefield
- Recorded Heritage Sites (NMR)
- Recorded Heritage Sites (NMR)
- Archaeological Constraint Priority Areas
- Archaeological Events
- Important Hedgerow
- Possible Important Hedgerow
- Ridge and Furrow



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