

Appendix 7c: Landscape Value Assessment Sheet								
Landscape Receptor	Landscape Quality	Scenic Quality	Rarity and Representativeness	Cultural Interests	Recreational Value	Tranquillity	Associations	Overall Value (High/Medium/Low)
Published NCAs/ LCAs and LCTs within the wider study area.	Medium: Landscape elements, including hedgerows and trees are generally in good condition, although mature.	Low/Medium: Farmland cover interspersed with semi-natural vegetation, including small wooded areas, tree belts and copses. Settlements and farms are scattered amongst the landscape and poles with overhead cables and roads that cross the area form detractors.	Low: The character of the NCAs, LCTs and LCAs, together with the features they contain are not unusual or rare.	Medium/High: Cultural features in wider area include Listed Buildings, Conservation Areas and Scheduled Monuments, historic parkland and Salt Way, a historic trading route.	Medium: Number of public rights of way cross the area, including long distance footpaths.	Medium: Housing and traffic on roads intrude.	Low: None known.	Medium.  <b>No change in value recorded in ES due to baseline and design changes.</b>
The Site and Immediate Surroundings.	Medium: Large medium sized agricultural fields in arable use, crossed by intact hedgerows and bounded by tree belts, in good condition.	Low/Medium: Agricultural land typical of the area. Character influenced by adjoining roads and properties, and presence of overhead cables on poles crossing the Site.	Low, representative of wider agricultural land.	Medium: No cultural features on the Site. A general lack of intervisibility between the Site and cultural features in the surrounding area described above. However, the parkland, driveway and entrance gateway associated with Grade II listed Tudor Hall School (Wykham Park) is influenced by the western portion of the Site. Salt Way, a historic trading route, is influenced by the northern margin of the Site.	Medium: Two public rights of way cross the Site to the east; these are short in length, but are frequently used by dog walkers and local walkers. The public right of way to the west is verging on inaccessible as it crosses into the Site and therefore appears to be little used at the time of survey. The Salt Way/National Cycle Route 5 has more recreational value as it is a long distance route, however, it is compromised in several places by the impingement of development and appears to be used as a local urban greenway.	Low/Medium: Parts of the eastern portion of the Site feel relatively secluded. Other areas are affected by the adjacent busy Bloxham Road and Banbury town edge.	Low: None known.	Medium.  <b>No change in value recorded in ES due to baseline and design changes.</b>

**Terminology for Landscape Effect:**

Landscape Value: High, Medium, Low  
 Susceptibility to Change: High, Medium, Low  
 Overall Sensitivity of Receptor: High, Medium, Low  
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Geographical Extent of Effect: Descriptive

Duration: Long-term, Medium-term, Short-term  
 Reversibility: Reversible within a given timescale, irreversible.  
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change  
 Nature of Effect: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary  
 Importance: Important, Moderately Important

Appendix 7c: Landscape Effects Table, Part 1: Baseline and Sensitivity				
Landscape Character Area or Type	Baseline Description	Landscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
<b>National Character Areas (NCA) - Published Sources: Natural England NCA Profiles NE95 and NE107</b>				
NCA 95: Northamptonshire Uplands.  <b>Site lies within the southern edge of this NCA.</b>	<ul style="list-style-type: none"> <li>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.</li> <li>...Rivers rise and flow outwards in all directions, including the rivers Cherwell, ... and the area forms the main watershed of Middle England.</li> <li>Sparse woodland cover, but with scattered, visually prominent, small, broadleaved woods, copses and coverts, particularly on higher ground.</li> <li>Mixed farming dominates with open arable contrasting with permanent pasture.</li> <li>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. ...</li> <li>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.</li> <li>.. many small country estates, with extensive parkland containing a great many mature, veteran and ancient trees.</li> <li>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.</li> <li>A dense network of narrow lanes with wide grassy verges, often following ridges, crossed by many strategic road and rail corridors, including the .. M40,..West Coast Main Line railway, Great Western Railway line and the Oxford .. canals.</li> <li>The many historic houses, parks and gardens open to the public, the reservoirs, long-distance paths (such as .. Jurassic Way ..) and the .. Oxford canals provide well-used recreation assets.</li> </ul>	Medium.	Medium.	Medium.  <i>No change in sensitivity recorded in ES due to baseline and design changes.</i>
NCA 107: Cotswolds.  <b>Site lies approximately 1km north of this NCA.</b>	<ul style="list-style-type: none"> <li>Limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.</li> <li>Open and expansive scarp and high wold, dissected by river valleys.</li> <li>Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.</li> <li>On the deeper soils and river valleys, hedgerows form the main field boundaries.</li> <li>The majority of the principal rivers flow south-eastwards.</li> <li>The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.</li> <li>Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland.</li> </ul>	Medium.	Medium.	Medium.  <i>No change in sensitivity recorded in ES due to baseline and design changes.</i>
<b>Landscape Character Types (LCT) - Published Sources: Oxfordshire Wildlife and Landscape Study (2004)</b>				
LCT: Upstanding Village Farmlands.	<ul style="list-style-type: none"> <li>A steep-sided, undulating landform.</li> <li>A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerow.</li> <li>A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.</li> </ul> <p><u>Assessor Observations:</u></p> <ul style="list-style-type: none"> <li>Although the wider area surrounding the Site does contain nucleated villages, the Site is adjacent to and closely associated with the town of Banbury to the north.</li> <li>Site occupies fields or irregular shape and size, typical of the surrounding area, which lie on a plateau falling gently south-eastwards.</li> </ul>	Medium.	Medium.	Medium.  <i>No change in sensitivity recorded in ES due to baseline and design changes.</i>
<b>Landscape Character Types (LCT) - Published Sources: Cherwell District Landscape Character Assessment (November 1995)</b>				
LCT: Ironstone Hills and Valleys, rural type R2b.	<ul style="list-style-type: none"> <li>Extremely complex topography.</li> <li>Cut through by numerous small streams.</li> <li>Landscape divided into very steeply sided, convoluted valleys with narrow valley bottoms and rolling, rounded hill lines.</li> <li>Much of this area is in arable cultivation.</li> <li>Medium and large arable fields surrounded by hedges and the boundaries marked by hedgerow trees.</li> <li>Roadside verges sometimes include narrow stands of trees, which gives a well-treed impression, although the area lacks larger woodlands.</li> </ul>	Medium.	Medium.	Medium.  <i>No change in sensitivity recorded in ES due to baseline and design changes.</i>
<b>Character of Site and Immediate Surroundings</b>				
Landscape Character of Site.	<ul style="list-style-type: none"> <li>Site on a plateau, at grade with the settlement edge of Banbury to the north and gently sloping to the south.</li> <li>Existing settlement immediately to the north of the Site comprises a mix of primarily mid 20 Century two-storey red brick properties which introduce a distinctly urban feel to the Salt Way/National Cycle Route 5 to the north-east.</li> <li>National Cycle Route 5 runs along the northern site boundary, following Salt Way, largely enclosed by trees; with development beyond (includes private houses, a school, floodlit sports courts and roads. Housing gives the appearance of an urban green way to the north-east.</li> <li>Three public cross the Site running roughly north-south.</li> <li>Site crossed by trimmed hedgerows between 1.8-2m high and is well enclosed by tree belts and hedgerows on all boundaries which close down views to the wider rural landscape.</li> <li>A woodland copse in the Site's north-west corner has a commanding presence and forms a tall screen against oblique views from Bloxham Road. However, it appears to have received very little management in recent years and has no apparent agricultural or parkland function.</li> </ul>	Medium.	Medium.	Medium.  <i>No change in sensitivity recorded in ES due to baseline and design changes.</i>

**Terminology for Landscape Effect:**

Landscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Reversible within a given timescale, irreversible.
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change	Nature of Effect:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Effect:	Descriptive	Importance:	Important, Moderately Important

Appendix 7c: Landscape Effects Table, Part 2: Description of Change, Magnitude and Significance								
Landscape Character Area or Type	Description of Change	Mitigation	Geographical Extent of Effect ▶	Duration/ Reversibility ▶	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (from table above)	Significance
<b>National Character Areas (NCA) - Published Sources: Natural England NCA Profiles NE95 and NE107</b>								
NCA 95: Northamptonshire Uplands.  <b>Site lies within the southern edge of this NCA.</b>	<p><u>During Construction/On Completion:</u></p> <p>Changes to a small part of the southern edge of this NCA as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury.</p> <p>Construction activities well enclosed by existing vegetation and landform resulting in limited change to scenic quality.</p> <p><u>15 Years After Completion (Residual):</u></p> <p>Changes to a small part of the southern edge of this NCA as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury. Improvements to recreational value and landscape quality (within vicinity of Site) due to new public access/enhancement, new recreational facilities, new planting and habitat creation.</p> <p>Completed proposals well enclosed by enhanced existing vegetation, established mitigation planting and landform resulting in limited change to scenic quality.</p>	<ul style="list-style-type: none"> <li>Retention of better quality trees and hedgerows.</li> <li>Creation of green, planted corridor along Salt Way.</li> <li>Retention and enhancement of public access routes.</li> <li>Enhancement of existing hedgerows and boundary vegetation leading to complementary reinforcement of the local vegetation pattern.</li> <li>New boundary and structure planting will complement screening provided by existing hedgerows and trees.</li> <li>New habitat creation, including wildflower meadow and wetland planting.</li> <li>New community open space and parkland for informal recreational use.</li> <li>New housing designed to complement existing settlement character.</li> </ul>	South edge of NCA, adjacent to existing residential development in Banbury.	Temporary/ Irreversible.	Slight.	Adverse, Direct.	Medium.	Not Significant.
				Irreversible	Negligible	Benefit.	Medium.	Not Significant.  <b>No change in effect or significance recorded in ES due to baseline and design changes.</b>
NCA 107: Cotswolds.  <b>Site lies approximately 1km north of this NCA.</b>	<p><u>All Time Periods:</u></p> <p>Little/no indirect change on a very small part of the northern edge of this NCA, due to limited intervisibility between a few medium - distant viewpoints and the proposals. The construction activities and completed proposals will be well enclosed by built development, hedgerows and trees, or by the intervening vegetation pattern and landform.</p>	<ul style="list-style-type: none"> <li>New boundary and structure planting will complement screening provided by existing hedgerows and trees.</li> </ul>	Northern edge of NCA.	Irreversible.	Negligible/ No Change.	Adverse, Indirect.	Medium.	Not Significant.  <b>No change in effect or significance recorded in ES due to baseline and design changes.</b>
<b>Landscape Character Types (LCT) - Published Sources: Oxfordshire Wildlife and Landscape Study (2004)</b>								
LCT: Upstanding Village Farmlands.	<p><u>During Construction/On Completion:</u></p> <p>Changes to a small part of this LCT as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury.</p> <p>Construction activities and completed proposals well enclosed by existing vegetation and landform resulting in limited change to scenic quality.</p>	<ul style="list-style-type: none"> <li>Retention of better quality trees and hedgerows.</li> <li>Creation of green, planted corridor along Salt Way.</li> <li>Retention and enhancement of public access routes.</li> <li>Enhancement of existing hedgerows and boundary vegetation leading to complementary reinforcement of the local vegetation pattern.</li> </ul>	Northern edge of LCT.	Temporary/ Irreversible.	Slight.	Adverse, Direct.	Medium.	Not Significant.

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	<p><u>15 Years After Completion (Residual):</u></p> <p>Changes to a small part of the southern edge of this LCT as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury. Improvements to recreational value and landscape quality (within vicinity of Site) due to new public access/enhancement, new recreational facilities, new planting and habitat creation.</p> <p>Completed proposals well enclosed by enhanced existing vegetation, established mitigation planting and landform resulting in limited change to scenic quality.</p>	<ul style="list-style-type: none"> <li>• New boundary and structure planting will complement screening provided by existing hedgerows and trees.</li> <li>• New habitat creation, including wildflower meadow and wetland planting.</li> <li>• New community open space and parkland for informal recreational use.</li> <li>• New housing designed to complement existing settlement character.</li> </ul>		Irreversible.	Negligible.	Benefit.	Medium.	<p>Not Significant.</p> <p><b>No change in effect or significance recorded in ES due to baseline and design changes.</b></p>
<b>Landscape Character Types (LCT) - Published Sources: Cherwell District Landscape Character Assessment (November 1995)</b>								
LCT: Ironstone Hills and Valleys, rural type R2b.	<p><u>During Construction/On Completion:</u></p> <p>Changes to a small part of this LCT as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury.</p> <p>Construction activities and completed proposals well enclosed by existing vegetation and landform resulting in limited change to scenic quality.</p> <p><u>15 Years After Completion (Residual):</u></p> <p>Changes to a small part of the southern edge of this NCA as a result of residential led development on agricultural land, largely within the original landscape pattern, adjacent to the existing settlement of Banbury. Improvements to recreational value and landscape quality (within vicinity of Site) due to new public access/enhancement, new recreational facilities, new planting and habitat creation.</p> <p>Completed proposals well enclosed by enhanced existing vegetation, established mitigation planting and landform resulting in limited change to scenic quality.</p>	<ul style="list-style-type: none"> <li>• Retention of better quality trees and hedgerows.</li> <li>• Creation of green, planted corridor along Salt Way.</li> <li>• Retention and enhancement of public access routes.</li> <li>• Enhancement of existing hedgerows and boundary vegetation leading to complementary reinforcement of the local vegetation pattern.</li> <li>• New boundary and structure planting will complement screening provided by existing hedgerows and trees.</li> <li>• New habitat creation, including wildflower meadow and wetland planting.</li> <li>• New community open space and parkland for informal recreational use.</li> <li>• New housing designed to complement existing settlement character.</li> </ul>	Northern edge of LCT.	<p>Temporary/ Irreversible.</p> <p>Irreversible.</p>	<p>Slight.</p> <p>Negligible.</p>	<p>Adverse, Direct.</p> <p>Benefit.</p>	<p>Medium.</p> <p>Medium.</p>	<p>Not Significant.</p> <p>Not Significant.</p> <p><b>No change in effect or significance recorded in ES due to baseline and design changes.</b></p>
<b>Character of Site and Immediate Surroundings</b>								
Landscape Character of Site.	<p><u>During Construction/On Completion:</u></p> <p>Local change to:</p> <ul style="list-style-type: none"> <li>• land use as a result of construction of residential led development on agricultural land, largely within the original landscape pattern adjacent to the existing settlement of Banbury;</li> <li>• landscape quality due to the removal of sections of internal hedgerow and gaps formed in internal and boundary hedge vegetation;</li> <li>• scenic quality due to views of construction activities/development proposals from some local viewpoints, although would be generally well enclosed by existing vegetation and landform;</li> <li>• recreational value as a result of possible public footpath diversions or closures and views of construction activities. Views of housing from existing footpaths, new public access routes and public open space post completion; and</li> <li>• tranquillity as a result of construction traffic and activities, and increased vehicle movement and public use post completion.</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of better quality trees and hedgerows.</li> <li>• Creation of green, planted corridor along Salt Way.</li> <li>• Retention and enhancement of public access routes.</li> <li>• Enhancement of existing hedgerows and boundary vegetation leading to complementary reinforcement of the local vegetation pattern.</li> <li>• New boundary and structure planting will complement screening provided by existing hedgerows and trees.</li> <li>• New habitat creation, including wildflower meadow and wetland planting.</li> <li>• New community open space and parkland for informal recreational use.</li> <li>• New housing designed to complement existing settlement character and setting.</li> </ul>	Within the Site and Immediate Surroundings.	Temporary/ Irreversible.	Major.	Adverse, Direct	Medium.	Up to Significant.

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	<p><u>15 Years After Completion (Residual):</u></p> <p>Local change to:</p> <ul style="list-style-type: none"> <li>land use as a result of residential led development on agricultural land, largely within the original landscape pattern adjacent to the existing settlement of Banbury;</li> <li>landscape quality to due enhancement of existing vegetation and growth of new structure and infill planting;</li> <li>scenic quality due to views of development proposals from some local viewpoints, although would be enclosed by existing vegetation and landform;</li> <li>settlement pattern as a result of new residential led development with a strong relationship to existing town of Banbury;</li> <li>recreational value due to new increased use of existing public rights of way, new public open spaces, footpaths and cycleways; and</li> <li>tranquillity as a result of increased vehicle movement and public use of the Site.</li> </ul>		Within the Site.	Irreversible.	Moderate.	Adverse, Direct.	Medium.	<p>Moderately Significant.</p> <p><b>No change in effect or significance recorded in ES due to baseline and design changes.</b></p>

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