

# Housing & Economic Land Availability Assessment 2018

## CHERWELL DISTRICT COUNCIL HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENT

**FINAL**

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## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG) require local planning authorities to assess the amount of land that is available for housing and economic development in their areas. This is known as the Housing and Economic Land Availability Assessment (HELAA). The HELAA is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence source to inform plan-making, but does not in itself represent policy nor does it determine whether a site should be allocated for future development. Land allocations can only be made through Local Plans or Neighbourhood Plans.
- 1.2 In the past these assessments were known as Strategic Housing Land Availability Assessments (SHLAAs) which focused solely on housing. Cherwell's last SHLAA was published in August 2014. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. Therefore SHLAAs have now been expanded to include economic development uses and are now known as HELAAs.
- 1.3 An assessment should:
- Identify sites and broad locations with potential for development
  - Assess their development potential
  - Assess their suitability for development and likelihood of development coming forward (the availability and achievability).
- 1.4 This is the first HELAA to be produced by Cherwell District Council. It has been prepared to comply with national policy and guidance.
- 1.5 The strategy of the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) is to focus housing and employment development at Banbury, Bicester, Former RAF Upper Heyford and Category A villages (Policy Villages 1). Strategic allocations in the Plan provide services and facilities on site and/or are located near existing ones thus helping reduce dependency on the private car and provide opportunities for sustainable transport and increased accessibility and incorporate principles of sustainable development on sites. Category A villages are the most sustainable settlements in the District in planning terms; Category B villages are satellite villages which are closely related to a category A village; and Category C villages are least sustainable due to their location and availability of services and facilities. The Category A villages are:
- Adderbury, Ambrosden, Arncott, Begbroke, Bletchingdon, Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston on the Green, Wroxton and Yarnton.
- 1.6 The adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) commits, within a Duty to Cooperate, to help address Oxford's unmet housing need if required. The Council is currently preparing a Partial Review of the adopted Local Plan Part 1 for Oxford's unmet housing need and therefore it is important that all reasonable site opportunities are considered. This HELAA has been prepared in the context of the parameters of the adopted Local Plan 2011-2031 Part 1 and the requirements for the Partial Review of the Plan.

- 1.7 The study area in the previous SHLAAs comprised the built-up limits of the district's towns, Banbury and Bicester, and Category A villages. However, in preparing the Partial Review it is necessary to expand the study area to the whole district. There were nine Areas of Search options consulted as part of the Partial Review Options consultation (Nov 2016 – Jan 2017) which had led to Areas of Search options A and B as being most suitable to meet Oxford's needs. This was supported by evidence including a Sustainability Appraisal.
- 1.8 A draft HELAA was published on Friday 25 August 2017 as part of the Local Plan Partial Review Proposed Submission consultation (July – October 2017). This final HELAA has been prepared with consideration of the representations received during the consultation period.
- 1.9 The HELAA considers sites of 10 or more dwellings for Banbury, Bicester and the Category A Villages in accordance with adopted policy and to ensure a manageable process. Additionally, sites of at least 2 hectares of land are considered across the district with a view to considering the opportunities for the Partial Review of the Local Plan across the nine areas of search. Two hectares was considered to be the minimum required to generate 100 dwellings, the strategic sites threshold previously used for the adopted Local Plan. A map showing the nine areas of search options is included in Appendix 8.
- 1.10 In the adopted Local Plan, Cherwell has a housing requirement of 22,840 homes to be delivered between 2011 and 2031. Specific requirements are identified for the category A villages and for non-strategic sites at Banbury and Bicester. Much of this has been identified (see the Annual Monitoring Report 2016) but there remains a residual level of new homes to identify. The Council is preparing a Local Plan Part 2 which will include any necessary non-strategic sites of between 10 and 99 dwellings and small employment developments across the district. Extensions to existing employment sites will be considered.
- 1.11 The level of housing to be considered through the Partial Review process has been identified by the Oxfordshire Growth Board, a joint committee of local authorities in Oxfordshire. The Growth Board has considered the level of Oxford's unmet housing need and how that might best be distributed across the county. On 26 September 2016, the Oxfordshire Growth Board decided on the apportionment of 15,000 homes across the county. The apportionment was agreed by all authorities except by South Oxfordshire District Council. The apportionment figure for Cherwell was 4,400 homes which are in addition to Cherwell's own housing requirement of 22,840 homes by 2031.
- 1.12 The HELAA therefore considers both strategic and non-strategic sites but only strategic sites are considered beyond Banbury, Bicester and the environs of the category A villages. A number of 'freestanding' sites are considered including their potential or otherwise for new settlements. Section 2 describes further the methodology which was followed in preparing this study.
- 1.13 This HELAA includes sites within the Green Belt to ensure a comprehensive approach is taken. It avoids pre-determining policy making and future policy judgements about the potential allocation of land. A review of the Green Belt boundaries is not currently necessary in order to meet Cherwell's housing needs, however when considering Oxford's unmet housing need, Green Belt options need to be included. This was made clear by the Planning Inspector who examined the now adopted Cherwell Local Plan who considered that a joint review of the boundaries of the Oxford Green Belt would be required once the specific level of help required by Oxford was defined (Inspector's Report, p.3). However, it is for plan making to determine whether or not it is exceptionally necessary to identify sites within the Green Belt.

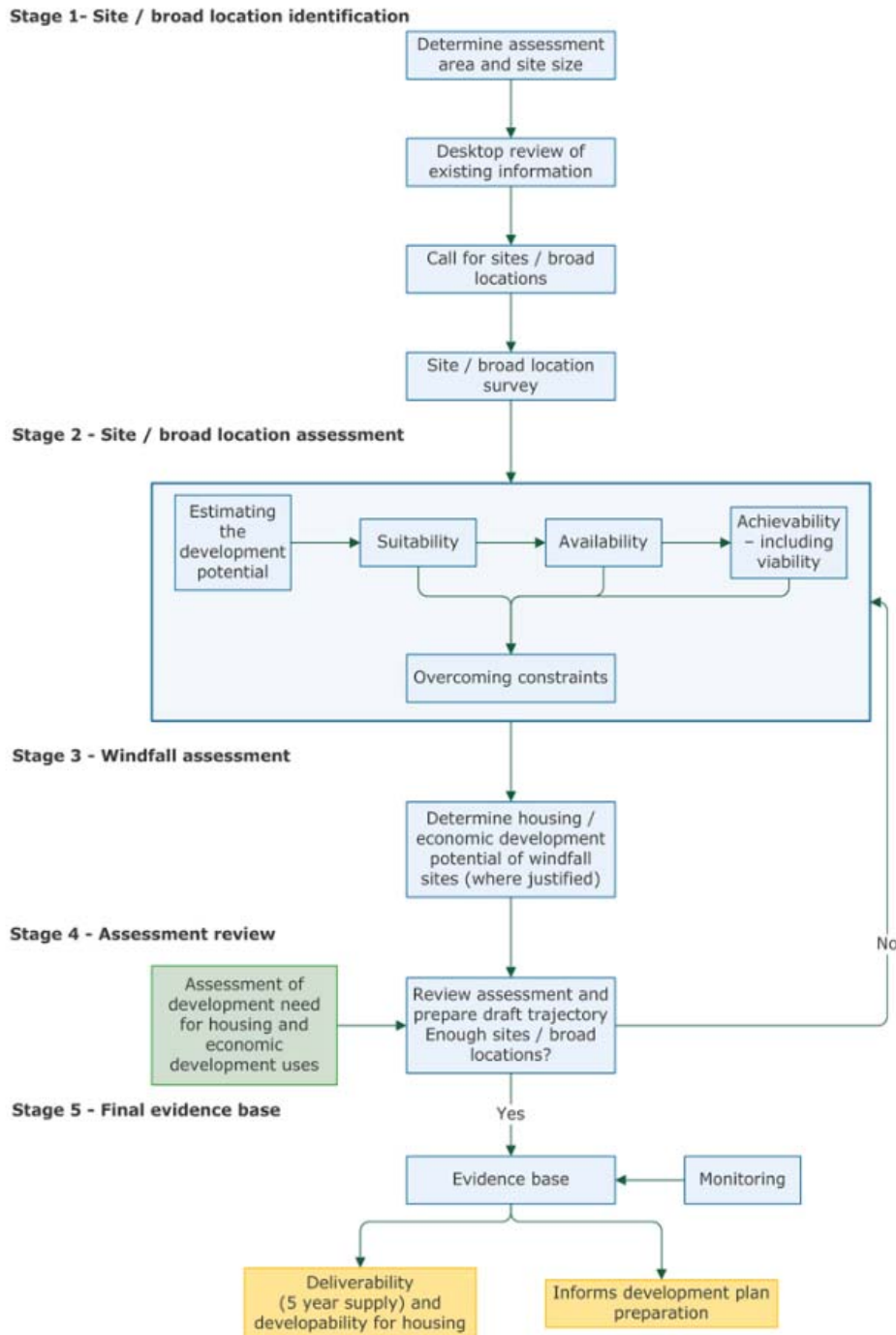
The HELAA just considers whether or not sites within the Green Belt represent potentially suitable opportunities.

- 1.14 This HELAA is divided into the five stages of preparation as set out in the PPG. This is followed by a summary of housing potential in Section 8.
- 1.15 Section 9 considers sites for employment use including extensions to existing employment sites.
- 1.16 A new market assessment has been prepared for the HELAA by Montagu Evans. This provides a brief overview of the current state of the housing and employment market, and has been utilised in considering the likely type and number of dwellings and employment uses which will come forward on sites identified in the HELAA. The market assessment includes a breakdown of market assessments for Banbury, Bicester and the rural areas. Recent delivery of housing and employment is also captured. This is available at Appendix 3.

2.0 Methodology

2.1 The HELAA methodology is based upon the guidance as set out in the PPG. It has five stages which are explained in the following sections. The flow chart shown in Figure 1 below summarises the methodology.

Figure 1: National Planning Practice Guidance Housing and Economic Land Availability Assessment Methodology Flow Chart (PPG para ID 3-006-20140306)



### 3.0 Stage 1: Identification of Sites and Broad Locations

- 3.1 In order to assess the land that is potentially available and suitable for housing and employment development it is first necessary to identify the potential land opportunities that exist. This HELAA considers a range of different site sizes, from small-scale sites to opportunities for large-scale developments such as village and town extensions, and new settlements where appropriate.
- 3.2 The PPG sets out that a HELAA should consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 ha (or 500m<sup>2</sup> of floor space) and above (PPG *para ID 3-010-20140306*). However, the PPG also notes that where appropriate plan makers can consider alternative site size thresholds. This HELAA considers all sites and broad locations capable of delivering 10 or more dwellings to make it practicable to identify as many site specific opportunities as possible in what is predominantly a rural district.
- 3.3 A Call for Sites was undertaken as part of the Issues consultations for the Partial Review of Local Plan Part 1 and Local Plan Part 2 from 29 January to 11 March 2016. This involved contacting agents and developers registered on the Council's consultation database, and wider public advertising on the Council's website. Other sites were submitted during the Options consultation for the Partial Review of Local Plan Part 1 during 14 November 2016 and 9 January 2017. A total of 196 sites for housing and/or employment were submitted through the Call for Sites process and in addition there were 94 sites either submitted since the SHLAA Update 2014, sites identified internally, unimplemented planning permissions or previous omission sites for employment use. Therefore there were a total of 290 sites for consideration. These consisted of a combination of updates to sites already included in the SHLAA Update 2014, and new sites to be assessed for the first time in the 2018 HELAA. Some sites that were submitted have since been given planning permission for development and have already been implemented. These were excluded from the assessments. There is an ongoing call for sites on the Council's website to invite site submissions which were all brought into the process as part of the site search. Subsequent site submissions will be considered in the next HELAA.
- 3.4 A desktop review provided a baseline position and starting point for sites to be considered as part of the HELAA. The PPG recommends that the desktop review should be proactive in identifying as wide a range as possible of sites for development. It is designed, therefore, to enable the identification of land which might not necessarily come forward through the Call for Sites process. The PPG advises that plan makers should not simply rely on sites that they have been informed about, but actively identify sites (PPG *para ID 3-011-20140306*). The 2018 HELAA has been informed by field and desk survey work such as using the GVA employment Site Review Assessment (Oct 2015), the Council's Annual Monitoring Report, Geographic Information Systems (GIS) mapping, aerial photography and officer site visits. To assist that work, and in tandem with the new Call for Sites, additional sites were identified for assessment through engagement with the Development Management, Housing and Economic Growth and Build teams of the Council. Sites that were previously rejected in the previous SHLAA were re-assessed if they were recently promoted. There were a number of sites submitted (outside of the Call for Sites period) since the publication of the SHLAA Update

2014 which have also been considered in this HELAA. Lastly, as this is the first HELAA to be produced by the Council and to be consistent with the previous SHLAAs, previously submitted sites for employment use during the earlier stages of the adopted Local Plan 2011-2031 Part 1 (July 2015) (omission sites) have been considered as well.

- 3.5 All sites have been subject to an initial desktop review. The desktop review had checked constraints and designations affecting sites. At this stage it was necessary to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy and/or legislation. The PPG makes it clear that a site's exclusion from the HELAA process during the desktop review will only occur where no feasible development potential can be demonstrated due to the presence of overwhelming constraints for the foreseeable future. As such an initial review of sites has been carried out to sieve out those which should be automatically be excluded from further assessment. Sites which were only partially affected were considered by looking at the extent and impact of the associated constraint. In these cases the Council has reduced the size of the site considered for its developability. This does not mean that excluded HELAA sites cannot go forward and be considered as part of a more detailed site allocation assessment in any emerging Local Plan and subject to Sustainability Appraisal and other sources of evidence. Sites were only automatically excluded from further capacity assessment in this HELAA if they completely fell within the designated areas listed in Table 1.
- 3.6 The Council considered that sites should be excluded from further assessment if they were wholly located in areas subject to designations or constraints which the NPPF indicates are not suitable for development or where development should normally be restricted. Table 1 lists the designations where the sites are excluded from further assessment with reasons provided.

**Table 1 Designations and Reasons for Exclusion**

<b>Designation</b>	<b>Reason for Exclusion</b>
Sites within Site of Special Scientific Interest	Legislation and the NPPF advises that planning permission should not normally be permitted for development that is likely to have an adverse effect on a SSSI.
Sites within a Special Area of Conservation	Legislation and the NPPF advises that planning permission should not normally be permitted for development that is likely to have an adverse effect on the integrity of a European site.
Sites within the functional flood plain (Flood Zone 3b)	The PPG advises that only water compatible development should be permitted within the functional flood plain. Most forms of residential and economic development do not meet this requirement.
Scheduled Ancient Monuments	NPPF states that substantial harm to or loss of designated heritage assets, including scheduled monuments should be wholly exceptional.
Sites within a Ramsar Site	The NPPF advises that planning permission

	should not normally be permitted for development that is likely to have an adverse effect on a Ramsar site.
Sites within Historic Parks and Gardens	Historical assets protected by legislation.
Sites within a Special Protection Area	Legislation and the NPPF advises that planning permission should not normally be permitted for development that is likely to have an adverse effect on the integrity of a European site.
Sites within designated Local Green Spaces	The NPPF states that these sites rule out new development other than in very special circumstances.

- 3.7 However, sites were considered where the principle of development had already been established or where there were clear opportunities for replacement with a very similar use of at least equivalent quantity and quality and in a sustainable location. Where any of the above designations fell within a large site under examination, consideration was given to whether the affected area(s) could be avoided or whether mitigation measures could readily be achieved.
- 3.8 The HELAA groups sites into two overall categories: those sites within the built-up limits of settlements and those outside of the built-up limits of settlements. Appendix 6 contains settlement maps that shows all sites considered in the HELAA.
- 3.9 Sites within the planning process included those with unimplemented planning permissions for housing and those where were under construction. It also included sites allocated within existing and previous plans (e.g. Cherwell Local Plan 1996, Non-Statutory Cherwell Local Plan 2011).
- 3.10 Strategic site allocations were included that were identified in the adopted Local Plan 2011-2031 Part 1 (July 2015).
- 3.11 Sites with planning permission and have either been implemented or are under construction were excluded from the site assessments as developments have already taken place therefore limiting opportunities for the HELAA.

#### 4.0 Stage 2: Site/Broad Location Assessment

- 4.1 The purpose of this stage is to determine whether sites are suitable or not followed by whether they are deliverable or developable. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are suitable with a reasonable prospect they could be available and achievable within the plan period. (*NPPF, Footnotes 11 and 12 to para 47*)
- 4.2 With exception of sites already with planning permission (implemented or under construction), all sites identified in the assessment have been subject to the full site assessment identified below. All sites with planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within five years.
- 4.3 Sites assessed were visited by Council Planning Officers to verify information gathered through the desktop review and to appraise each site.
- 4.4 The sites were based on the information gathered through the desktop review with a variety of sources used which included:
- The Council's GIS constraint data which includes information on flooding, historic assets, landscape and environmental designations and other relevant information;
  - The site promoter's site submission form; and
  - Relevant planning history.

#### Estimating the development potential

- 4.5 The PPG indicates an estimate of the development potential should be guided by existing or emerging plan policy. It also indicates that where the development plan policy does not provide a sufficient basis to make a judgement, then relevant existing development schemes can be used as the basis for assessment.
- 4.6 The NPPF does not identify an indicative minimum net density threshold. The PPG suggest that where considered appropriate to do so, density should reflect local characteristics. Policy BSC 2 of the adopted Local Plan 2011-2031 Part 1 (July 2015) sets out that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.
- 4.7 The density multipliers identified in this HELAA were applied as a starting point, however where information was available from sources such as planning applications/permissions, or allocations, or considering site specific considerations the Council has taken into account the density assumptions (unless there was specific reason for amending these). The density multipliers were based on previous SHLAAs but were reviewed in light of recent planning permissions approved across the district in order to ensure a realistic approach has been undertaken. Recent permissions in the rural areas have generally achieved 30 dwellings per



hectare (dph) therefore this HELAA has reduced the density at the rural areas from 35 dph (2014 SHLAA Update) to 30 dph.

- Banbury, Bicester and Kidlington boundary review area – 150 dph
- Outside of the Banbury, Bicester and Kidlington centre boundary review area – 45 dph
- Rural Areas – 30 dph
- Urban extensions / free standing development (sites less than 50 ha) – 20 dph
- Urban extensions / free standing development (sites 50 ha or more) – 15 dph

4.8 In order to arrive at a site capacity, it is important to establish the developable area and this is not always the same as the site area submitted. As such where obvious constraints existed, that would limit but would not prevent development on part of a site, such as extremely steep areas or areas of flooding, the site may have been amended to enable a consideration of a more appropriate developable area and to avoid overestimating a site's realistic potential.

#### Assessment of Suitability

4.9 The PPG (PPG *para ID 3-019-20140306*) indicates that the suitability of sites or broad locations should be guided by:

- The development plan, emerging plan policy and national policy; and
- Market and industry requirements in the housing market or functional economic market area.

4.10 When assessing the suitability of sites, consideration was given to the site submissions, constraints and officer site visits, and only where no feasible development potential could be demonstrated were sites deemed to be unsuitable. This may be due to certain constraints that currently exist such as flooding, where no information was available to show how the constraints could be overcome. As such, unsuitable sites will remain in the HELAA process and will be reassessed for their suitability when further information becomes available.

4.11 Consideration was given to the location and accessibility of sites, the availability of services, facilities and infrastructure, the ability to build communities and the environmental constraints and opportunities, whether development would be compatible with neighbouring uses, whether it would be likely to benefit the quality of an area or cause harm to the local area, e.g. impact on character of built environment, impact on the landscape. In particular regard was given to the following factors:

- Physical limitations such as topography or problems with access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the types of development proposed;
- Contribution to regeneration priority areas;

- Environmental/amenity impacts;
- 4.12 The principle of development has been established with either sites already allocated in the development plan or with planning permission but (if the case) consideration was given to whether the site is still deliverable or whether the expected yield has changed.
- 4.13 The HELAA only considers sites and broad locations capable of delivering 10 or more dwellings or economic development on sites of 0.25ha (or 500m<sup>2</sup> of floor space) and above. Sites which were unable to satisfy these criteria from the desktop stage and site assessment, have been ruled out as suitable sites.
- 4.14 In order to help inform the Council's conclusion on site suitability and development capacity, the Council has where necessary and possible taken account of specific site evidence prepared to support plan-making (for example, on landscape sensitivity and capacity).

#### Assessment of Availability

- 4.15 A site will normally be considered available, based on the best information available if the site is in the ownership of a developer or landowner who has expressed as intention to develop or sell land for development. This was ascertained primarily through the Call for Sites process. Where planning permission exists or if a site has been allocated in a development land it is normally anticipated that the site is available, however, there may be instances where this is not the case.
- 4.16 Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants were not be considered available unless there is reasonable prospect the constraints can be overcome.
- 4.17 If availability is unknown, the site has been kept under review as part of the HELAA process until further information becomes available.

#### Assessment of Achievability

- 4.18 In accordance with the PPG a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. (PPG para ID 3-021-20140306)
- 4.19 In general, only sites which have been assessed as suitable or potentially suitable, and available or potentially available have been assessed for achievability (since sites that do not meet the suitability and availability requirements are by definition not achievable).
- 4.20 Assessing the achievability of sites requires a specialised knowledge and understanding of the market factors, cost issues and delivery of development which is key to understanding and considering the development potential of a site. To assist with this, the Council commissioned Montagu Evans to carry out a high level market assessment of the district which includes information on economic development. Montagu Evan's market assessment is available in Appendix 3.

#### Overcoming Constraints

- 4.21 Where constraints have been identified in examining the suitability, availability or achievability of a site the Council considered if there were any actions which could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.

#### Deliverability and Developability

- 4.22 An assessment of deliverability and developability has been made having regard to national guidance. The definitions of 'deliverable' and 'developable' sites are set out within the NPPF (para.47 footnotes).

- 4.23 The assessment of each site was classified into the following categories:

- Deliverable – The site is in a suitable location, is available now and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years;
- Developable – The site is in a suitable location and there is reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-15.
- Non-developable – Sites with significant policy and/or environmental constraints making it unsuitable, not likely to be made available and with no reasonable prospect of becoming achievable.

#### Assessment of Timescales and Rate of Development

- 4.24 Once the suitability, availability and achievability of site have been assessed, and any constraints identified, the likely timescale and rate of development for each site were assessed.

#### Outcome of Assessments

- 4.25 The conclusions of the site assessments have been considered in Section 8 which identifies the housing potential and separated into planning permissions, potential from within the built-up limits of settlements, potential from outside the built-up limits of settlements and small windfalls (set out in Section 5). The summaries of the site assessments are available at Appendix 4.

## 5.0 Stage 3: Windfall Assessment

### Policy Context

- 5.1 Windfall sites are defined in the NPPF as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
- 5.2 The NPPF and the PPG set out that a windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 5.3 Historically, unidentified small sites have made a significant contribution to the overall supply in Cherwell and this is likely to continue in the future. The analysis below provides evidence for a windfall allowance for small, previously developed sites of less than 10 dwellings.

### Small Site Windfall Analysis

**Table 2: The Contribution of Small, Unidentified Sites**

Year	Completions	Completions on Identified, Monitored Sites	Completions on Unidentified Sites (< 10 dwellings)	% of Completions on Unidentified Sites
2006/07	853	648	205	24%
2007/08	455	294	161	35%
2008/09	426	254	172	40%
2009/10	438	314	124	28%
2010/11	370	236	134	36%
2011/12	356	256	100	28%
2012/13	340	188	152	45%
2013/14	410	325	85	21%
2014/15	946	743	203	21%
2015/16	1425	1276	149	10%
<b>Total</b>	<b>6,019</b>	<b>4,534</b>	<b>1,485</b>	<b>25%</b>
<b>Average</b>	<b>602</b>	<b>453</b>	<b>149</b>	<b>25%</b>

- 5.4 Table 2 provides an understanding of the total level of completions of small sites on less than 10 dwellings as recorded between 2006 and 2016. It illustrates that an average of 149 dwellings per annum have been completed on all small sites over that period. Of the 1,485 completions recorded, 1,154 or 77.7% were on previously developed land. This compares to 76.8% for the period 2006 to 2014 (as reported in the 2014 SHLAA Update). Applying this previously developed land percentage to the average of 149 windfall completions per annum would produce a trend of 115 per annum. It is, however, important to factor in the change in the definition of garden land which was effective from 9 June 2010.

- 5.5 From 2010 to 2014 there were 89 housing completions on garden windfall sites, an average of 22.3 per annum over the 4 years. If this average is applied for the period 2006 to 2010, the overall completions on small previously developed sites falls by 89 from 870 to 781 or 71.7% of the total for small site completions of 1,485 for 2006-2016. Applying this previously developed land percentage to the average of 149 windfall completions per annum would produce a trend of 106 per annum. Garden land developments were excluded from windfalls since 2014.
- 5.6 Table 3 helps provide a sub-district breakdown of this figure. It provides an indicative distribution of the 106 dwellings based on the distribution of past completions for small, previously developed sites for 2006 to 2016.

**Table 3: Indicative Distribution of Windfall Allowance Per Annum**

Settlement	Completions 2006-2016 PDL Sites <10	%	Windfall Distribution Per Annum
Banbury	384	33.3	35
Bicester	109	9.4	10
Kidlington	160	13.9	15
Rest of District	501	43.4	46
<b>Total</b>	<b>1,154</b>	<b>100</b>	<b>106</b>

- 5.7 Table 3 suggests that based on past completion rates the annual windfall allowances should be 35 dwellings per annum for Banbury, 10 dwellings per annum for Bicester, 15 dwellings per annum for Kidlington and 46 dwellings per annum in the rest of the rural areas.
- 5.8 To help consider the deliverability of such a future windfall allowance, Table 4 sets out the level of permissions for all small sites of less than 10 dwellings year on year since 2006 and provides data on the number of expired or 'lapsed' planning permissions at the end of each year.

**Table 4: Permissions for Small, Unidentified Sites 2016**

Year	Banbury	Bicester	Elsewhere	Total	Lapsed	Lapsed %
2006/07	124	43	409	576	28	4.9%
2007/08	130	45	402	577	8	1.4%
2008/09	144	33	321	498	23	4.6%
2009/10	103	33	290	426	48	11.3%
2010/11	139	35	301	475	19	4.0%
2011/12	133	47	231	411	75	18.2%
2012/13	150	53	209	412	14	3.4%
2013/14	156	71	259	486	32	6.6%
2014/15	105	15	180	300	38	12.7%
2015/16	84	21	146	251	59	23.5%
<b>Average</b>	<b>127</b>	<b>40</b>	<b>275</b>	<b>441</b>	<b>34</b>	<b>7.8%</b>

- 5.9 Table 4 shows that there has consistently been over 400 dwellings with planning permission on small sites each year from 2006 to 2014, however, there has been a decrease in the last two years between 2014 and 2016, falling to 251 dwellings. It suggests a higher level pre-recession. The number of permissions on small sites may increase again due to the effect on improved housing market conditions in the last couple of years. The Market Assessment (Appendix 3) emphasised a strengthening housing delivery rate based on the previous two years of housing completions. The average house price in Cherwell has increased by 8.3% between 2015 and 2016.
- 5.10 At 31 March 2016 there were planning permissions for some 251 homes on small, unidentified sites (under 10 dwellings) and the number of such permissions that expire without being implemented is low at an average of 34 dwellings per annum. There is no evidence in Table 4 that would suggest a need to discount from a potential windfall allowance of 106 homes per annum. The Housing Trajectory in the adopted Local Plan Part 1 suggests 98 windfall completions for years 2014/15 and 2015/16, the actual windfall completions achieved were 203 and 149 therefore demonstrating how windfalls have provided a considerable contribution towards the overall housing completions.
- 5.11 The average level of permissions each year for Banbury (127), Bicester (40) and elsewhere (275) is much higher than the indicative sub-district allowance of 35 for Banbury, 10 for Bicester and 61 for elsewhere (including Kidlington). This equates to factors of about 4, 4 and 5 respectively.
- 5.12 Comparing completions to the previous year's permissions is a further means of considering deliverability:

**Table 5: Unidentified Sites: Completions Compared to Previous Year's Permissions**

Permissions	Unidentified Site Completions (< 10 dwellings) Recorded the Following Year	Completions as a % of Previous Year's Permissions
2005/06 - 699	2006/07 - 205	29.3%
2006/07 - 576	2007/08 - 161	28.0%
2007/08 - 577	2008/09 - 172	29.8%
2008/09 - 498	2009/10 - 124	24.9%
2009/10 - 426	2010/11 - 134	31.5%
2010/11 - 475	2011/12 - 100	21.1%
2011/12 - 411	2012/13 - 152	37.0%
2012/13 - 412	2013/14 - 85	20.6%
2013/14 - 486	2014/15 - 203	41.8%
2014/15 - 300	2015/16 - 149	49.7%
<b>Average</b>		<b>31.4%</b>
2015/16 - 251	Suggested Windfall Allowance - 106	42.2%

- 5.13 Table 5 shows completions on small, unidentified sites as a percentage of the previous year's extant permissions for unidentified sites. The table shows that on average 31.4% of extant permissions were implemented within the following 12 months. Based on the 251 current extant permissions, such a level of delivery over 2016/17 would represent 78 completions per annum. A windfall allowance of 106 per annum would represent 42.2% of current permissions.
- 5.14 Based on the above analysis, it is considered a windfall allowance for small, previously developed sites of 106 dwelling per annum would continue to be realistic. Over 15 years (2016-2031) this could yield 1,590 dwellings.

**6.0 Stage 4: Assessment Review**

- 6.1 Following the assessment of sites through Stages 1 to 3, the development potential of all sites was collated to produce an indicative trajectory. This has set out how much housing and the amount of economic development can be provided across the Plan area and at what point in the future it could be delivered. At this stage an overall risk assessment has been made as to whether sites will come forward as anticipated.
- 6.2 The trajectory has been used to determine whether sufficient sites have been identified to meet the housing requirement set out in the adopted Local Plan Part 1 which was informed by the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA). If insufficient sites have been identified to meet the development needs of the Plan area, the assessments within Stages 1 to 3 will be revisited to review the development potential assumptions including the amount of developable areas and housing densities of particular sites. The possibility of new settlements should also be considered if needed as advised in PPG (PPG para ID 3-026-20140306) and NPPF (NPPF, para 47 and 157).
- 6.3 The review process is to ensure that the housing requirement in the adopted Local Plan Part 1 can be achieved and to assess potential opportunities for preparing a new plan to help meet Oxford's unmet housing need and through Local Plan Part 2. If there are insufficient sites to help meet Oxford's unmet housing need this would have to be tested through the plan making process and reported back to the Oxfordshire Growth Board.



## 7.0 Stage 5: Final Evidence Base

7.1 PPG is clear that the HELAA should contain certain standard outputs. These are:

- A list of all sites or broad locations considered, cross-referenced to their location on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development and consideration of associated risks.

7.2 This final HELAA report is a key piece of evidence to be used when preparing Local Plans. Choices about allocations for housing and economic development will be weighed against what is found by the HELAA, plus other sources of evidence, and then a balanced assessment reached by consideration against local and national planning policies.

7.3 The PPG indicates that the assessment of sites should be kept up-to-date as part of the annual monitoring process. The Council will review and update the HELAA annually, including assessing any new site promoted and any significant changes to sites already listed.

7.4 Sites for the HELAA can be submitted at any time, however, any new sites submitted after the base date of the HELAA report will be taken into account in the next review.

## 8.0 Summary of Housing Potential

- 8.1 Table 6 summarises the potential housing supply in Cherwell District which has been identified from sites with planning permission, small site windfalls and from site specific sources both within and outside the study settlements.

**Table 6: Potential housing supply within Cherwell District**

Source of Housing Potential	2016 – 2021	2021 – 2026	2026 – 2031	2016 – 2031
<b>Expected supply on sites with planning permission (10 or more dwellings) at 31 March 2016)</b>				
Banbury	3005	239	0	3244
Bicester	2048	1000	332	3380
Kidlington	0	0	0	0
Rest of Cherwell	1272	0	0	1272
<b>Large Sites Total</b>	<b>6325</b>	<b>1239</b>	<b>332</b>	<b>7896</b>
<b>Sites with potential within settlements</b>				
Banbury	396	500	200	1096
Bicester	144	18	0	162
Kidlington	13	40	0	53
Rest of Cherwell	27	0	0	27
<b>Sites (within) Total</b>	<b>580</b>	<b>558</b>	<b>200</b>	<b>1338</b>
<b>Sites with future potential outside settlements</b>				
Banbury	492	1175	450	2117
Bicester	1010	2845	1560	5415
Rest of Cherwell	1335	750	1129	3214
Within the Green Belt	0	3015	3529	6544
<b>Sites (outside) Total</b>	<b>2837</b>	<b>7785</b>	<b>6668</b>	<b>17290</b>
<b>Small sites windfall 2016-2031</b>				
Banbury	175	175	88	438
Bicester	50	50	25	125

Kidlington	75	75	38	188
Rest of Cherwell	230	230	115	575
<b>Small Windfall Total</b>	<b>530</b>	<b>530</b>	<b>266</b>	<b>1326</b>
<b>TOTAL HOUSING SUPPLY</b>	<b>10272</b>	<b>10112</b>	<b>7466</b>	<b>27850</b>

- 8.2 Table 7 records the net housing completions within Cherwell between 2011 and 2016. This is in addition to the potential supply identified in Table 6. A total of 3,477 housing completions were recorded.

**Table 7: Housing completions within Cherwell District (net)**

	Banbury	Bicester	Elsewhere	District
<b>2011/12</b>	136	66	154	356
<b>2012/13</b>	42	130	168	340
<b>2013/14</b>	34	170	206	410
<b>2014/15</b>	328	223	395	946
<b>2015/16</b>	353	367	705	1425
<b>Totals</b>	<b>893</b>	<b>956</b>	<b>1628</b>	<b>3477</b>

- 8.3 Tables 6 and 7 indicates (without Green Belt sites) that the housing requirement of 22,840 homes by 2031 as set out in the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) will be met. There is also sufficient amount of sites to meet the residual requirements in Local Plan Part 2 and for the Partial Review.

## 9.0 Employment Sites

- 9.1 The adopted Local Plan 2011-2031 Part 1 (July 2015) identified 200 ha (gross) of employment land and approximately 20,500 jobs generated on B use class land. There may be a slight change in jobs on sites due to site constraints such a flood risk and differing B use class mixes, which will be determined at the master-planning stage. The allocated employment sites in Banbury and Bicester along with existing employment sites were considered to ensure a sufficient employment land supply.
- 9.2 Policy SLE 1 of the adopted Local Plan 2011-2031 Part 1 sets out the policy on employment development. Employment development will be focused on existing employment sites, existing operational or vacant employment sites at Banbury, Bicester, Kidlington and in the rural areas employment development, including intensification, will be permitted subject to compliance with other policies in the Plan and other material consideration. Unless exceptional circumstances are demonstrated, employment development in the rural areas should be located within or on the edge of those villages in Category A (Policy Villages 1).
- 9.3 The Local Plan Part 2 will consider where further smaller, allocations need to be made in the urban and rural areas to support the delivery of a flexible supply of employment land. Extensions to existing employment sites will be considered.
- 9.4 Employment completions and commitments between 2011 and 2016 are available at Appendix 7. During 2015/16 there was a significant increase in employment floorspace completed within Cherwell with majority of the development being located at Banbury. At 31 March 2016 there were 296,855 sqm of employment floorspace permitted but not yet built.
- 9.5 Sites submitted through the HELAA process have been assessed for employment use. In total there were 38 sites that were considered to be potentially suitable, available and achievable for employment development or extension to existing employment sites. Table 8 shows the potential area size for employment use across the district. Please see Appendix 4 for the summary of assessments table.

**Table 8: List of potentially suitable sites for employment**

Settlement	Number of sites	Site Area (ha)
Banbury	7	45.04
Bicester	12	76.5
Kidlington	5	11.21
Rural Areas	14	51.2
<b>Total</b>	<b>38</b>	<b>183.95</b>

**Appendix 1 – Housing Completions**

**Housing Completions (net) 2011 – 2016  
(from the Council's Annual Monitoring Report 2016)**

	<b>Banbury</b>			<b>Bicester</b>			<b>Elsewhere</b>			<b>District</b>			
	<b>GF</b>	<b>PDL</b>	<b>Total</b>	<b>GF</b>	<b>PDL</b>	<b>Total</b>	<b>GF</b>	<b>PDL</b>	<b>Total</b>	<b>GF</b>	<b>PDL</b>	<b>Total</b>	<b>PDL %</b>
<b>2011/12</b>	34	102	136	40	26	66	118	36	154	192	164	356	46%
<b>2012/13</b>	4	38	42	116	14	130	50	118	168	170	170	340	50%
<b>2013/14</b>	12	22	34	137	33	170	119	87	206	268	142	410	35%
<b>2014/15</b>	222	106	328	193	30	223	119	276	395	534	412	946	44%
<b>2015/16</b>	257	97	354	307	60	367	316	388	704	880	545	1425	38%
<b>Totals</b>	<b>529</b>	<b>365</b>	<b>894</b>	<b>793</b>	<b>163</b>	<b>956</b>	<b>722</b>	<b>905</b>	<b>1627</b>	<b>2044</b>	<b>1433</b>	<b>3477</b>	<b>41%</b>

**Appendix 2 - Sites with Planning Permissions (10 or more dwellings)**

**Planning Permissions for Large Sites (over 10 dwellings) as at 31/03/16  
(based on the Council's Annual Monitoring Report December 2016)**

Planning Permission	Site	Planning permissions at 31/3/16 minus units build & recorded at 31/3/16 (net)	Expected Delivery 2016-21	Expected Delivery 2021-26	Expected Delivery 2026-31	Expected Delivery 2016-31
<b>Sites considered to be Deliverable Now</b>						
<b>Banbury</b>						
16/01096/O56	46 West Bar Street, Banbury	11	11	0	0	11
05/01337/OUT 12/00290/F	Bankside Phase 1 (Longford Park)	670	670	0	0	670
14/01438/PAJ 14/01786	Crown House, Christchurch Court	40	40	0	0	40
13/00656/OUT	Land Adjoining And West Of Warwick Road, Banbury	300	300	0	0	300
13/00265/OUT	Land at Banbury AAT Academy	44	44	0	0	44
13/00159/OUT	Land East of Southam Road	504	475	29	0	504
14/01188/OUT	Land South of Salt Way and West of Bloxham Road, Banbury	350	250	100	0	350
13/01372/CDC	Land to the rear of Methodist Church, The Fairway	11	11	0	0	11
13/00158/OUT	Land West of Southam Road	90	90	0	0	90
05/01431/F	Neithrop House, 39 Warwick Road	7	7	0	0	7

Planning Permission	Site	Planning permissions at 31/3/16 minus units build & recorded at 31/3/16 (net)	Expected Delivery 2016-21	Expected Delivery 2021-26	Expected Delivery 2026-31	Expected Delivery 2016-31
15/01215/REM	North East Of Crouch Hill Farm Adjoining Broughton Road, Banbury	40	40	0	0	40
12/01789/OUT 14/00066/OUT	North of Hanwell Fields	510	475	35	0	510
15/01024/F	Oxford & Cherwell Valley College, Broughton Road, Banbury	78	78	0	0	78
10/01877/F	Penrose House, 67 Hightown Road	12	12	0	0	12
15/01691/O56	Poundland 1 - 6 Malthouse Walk Banbury OX16 5PW, Banbury	20	20	0	0	20
14/01225/REM	South of Salt Way - East	118	118	0	0	118
15/00581/PAJ	Town Centre House, Southam Road	39	39	0	0	39
13/00444/OUT	West of Bretch Hill	400	325	75	0	400
<b>Banbury Sub-Total</b>		<b>3244</b>	<b>3005</b>	<b>239</b>	<b>0</b>	<b>3244</b>
<b>Bicester</b>						
12/00809/F	Bicester Community Hospital Kings End	14	14	0	0	14
11/01494/OUT	Graven Hill, Bicester	1900	568	1000	332	1900
06/00967/OUT 14/01207/OUT	Kingsmere (South West Bicester) - Phase 1	950	950	0	0	950
14/00697/F	Land at Skimmingdish Lane	46	46	0	0	46

Planning Permission	Site	Planning permissions at 31/3/16 minus units build & recorded at 31/3/16 (net)	Expected Delivery 2016-21	Expected Delivery 2021-26	Expected Delivery 2026-31	Expected Delivery 2016-31
13/01226/REM	Land South of Talisman Road, Bicester	125	125	0	0	125
10/01780/HYBRID	North West Bicester Eco-Town Exemplar Project	303	303	0	0	303
15/00412/F	Winners Bargain Centres, Victoria Road	42	42	0	0	42
<b>Bicester Sub-Total</b>		<b>3380</b>	<b>2048</b>	<b>1000</b>	<b>332</b>	<b>3380</b>
<b>Elsewhere</b>						
15/00480/REM	Ambrosden Court, Merton Road, Ambrosden	44	44	0	0	44
12/01802/REM	Cotefield Farm, Bodicote	82	82	0	0	82
10/01642/OUT 16/00627/REM	Former RAF Upper Heyford	587	587	0	0	587
14/00761/REM	Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	24	24	0	0	24
12/00643/OUT	Land at Station Road, Enslow	10	10	0	0	10
13/01768/F	Land East Of Deene Close, Aynho Road, Adderbury	9	9	0	0	9
14/02111/REM	Land North of Gaveston Gardens, Deddington	85	85	0	0	85

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<b>Planning Permission</b>	<b>Site</b>	<b>Planning permissions at 31/3/16 minus units build &amp; recorded at 31/3/16 (net)</b>	<b>Expected Delivery 2016-21</b>	<b>Expected Delivery 2021-26</b>	<b>Expected Delivery 2026-31</b>	<b>Expected Delivery 2016-31</b>
14/00844/OUT	Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	54	54	0	0	54
14/00250/F	Land North of Milton Road, Adderbury	31	31	0	0	31
16/00574/REM	Land North Of Oak View, Weston On The Green	20	20	0	0	20
14/01141/REM	Land North of Station Road, Bletchingdon	58	58	0	0	58
14/00379/REM	Land North of The Bourne and adjoining Bourne Lane, Hook Norton	16	16	0	0	16
13/00996/F	Land off Banbury Road, Adderbury	26	26	0	0	26
15/01021/REM	Land South of Milton Road, Bloxham	85	85	0	0	85
14/01634/REM	Land to the South West of Tadmarton Road, Bloxham	60	60	0	0	60
14/01673/REM	OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	15	15	0	0	15
13/00344/HYBRID	Springfield Farm, Ambrosden	4	4	0	0	4
16/00219/REM	The Paddocks, Chesterton	45	45	0	0	45

<b>Planning Permission</b>	<b>Site</b>	<b>Planning permissions at 31/3/16 minus units build &amp; recorded at 31/3/16 (net)</b>	<b>Expected Delivery 2016-21</b>	<b>Expected Delivery 2021-26</b>	<b>Expected Delivery 2026-31</b>	<b>Expected Delivery 2016-31</b>
13/01576/OUT	The Tally Ho Inn, 45 Ploughley Road, Arncott	17	17	0	0	17
<b>Elsewhere Sub-Total</b>		<b>1272</b>	<b>1272</b>	<b>0</b>	<b>0</b>	<b>1272</b>
<b>District Totals</b>		<b>7896</b>	<b>6325</b>	<b>1239</b>	<b>332</b>	<b>7896</b>

## Appendix 3 – Market Assessment

### 1.0 Market Assessment

#### Introduction

- 1.1 A property market review has been prepared by Montagu Evans to support the Housing and Economic Land Availability Assessment. Research undertaken for Cherwell District's 2014 SHLAA indicated, at that time, that property market conditions for the area were positive for housing. This positivity related to both macroeconomic conditions and the local market analysis. This review now examines the state of the District's property market some two years later, and for both housing and employment sectors.

#### Macroeconomic Factors

- 1.2 The UK economy has performed well in recent years. Despite this, the referendum decision for the UK to leave the European Union has led many commentators to point toward the prospect of a period of greater political and economic uncertainty. However, according to the ONS there has been little hard statistical evidence of a negative impact of the Brexit vote on the UK economy to date. Recent key economic indicators include:
- Sustained economic growth of 0.6% in Q4 2016 which is driving improved real incomes. The Bank of England (BoE) has recently upgraded its growth forecasts for the next three years for the UK. Growth in 2017 is now projected to be 2.3% (BoE).
  - As at January 2017, the UK jobless rate was around 1.6 million people: steady at an 11 year low of 4.8% (ONS).
  - The annual rate of inflation (CPI) has risen recently (to 1.6% in January 2017) largely due to rising prices of imported food and fuel. Inflation though remains considerably below the Bank of England's target rate of 2%.
  - Interest rates remain at historically low levels. They were reduced to 0.25% in August 2016.

#### Housing Market – A UK Perspective

- 1.3 The annualised rate of house price growth in the UK has remained fairly stable at the start of 2017 at 4.3% (Source: Nationwide 2017). Over the mid term, the pace of house price growth has remained within the range of 3% to 6% - a rate that has prevailed since early 2015, and is substantially above the rate of inflation. This continued house price growth bodes well for sustaining housing market activity. Generally too, the shortage of homes coming on to the market will also provide underlying support for higher prices.

Figure 1 – House Price Change (Source: Nationwide 2017)



- 1.4 The number of mortgages approved for house purchases has remained relatively stable too, from 119,574 in August 2015 compared to 117,443 in August 2016 (Source: Building Societies Association). This consistent trend points toward a healthy and positive housing market.

#### Cherwell's Housing Market

- 1.5 The Oxfordshire Strategic Market Housing Assessment 2014 (SHMA) assessed housing need across local authorities in Oxfordshire. For Cherwell, the SHMA states (para. 9.58): "For Cherwell District the evidence indicates a need for 1,142 dwellings per annum (2011-31) to support the Strategic Economic Plan. This is based on supporting Committed Economic Growth...". Cherwell's adopted Local Plan Part 1 (July 2015) reflects this need, with an average target completion rate of 1,142 houses per annum for the area.
- 1.6 The past two monitoring years have indicated a strengthening housing delivery rate. There were 946 housing completions in 2014/15 in Cherwell; generally higher than has been achieved in the District since 1996. The rural areas, including Kidlington, accounted for 42% of the total housing completions, compared with 35% in Banbury and 24% in Bicester (Cherwell Annual Monitoring Report (AMR) 2015). Thus, all key areas of Cherwell contributed to meeting this demand through delivery of viable housing schemes.
- 1.7 Between 2011 and 2015, 44% of new dwellings were delivered on previously developed land in the District. The reuse of previously developed land and the scale of existing residential planning permissions are encouraging local housing market signals.
- 1.8 In 2015/16 net housing completions were recorded as 1,425, of which 353 (25%) were at Banbury, 367 (26%) at Bicester and 705 (49%) in the rural areas including Kidlington. This is the highest recorded completion figure for Cherwell. At 31 March 2016 there were extant planning permissions for 8,350 dwellings.
- 1.9 As at July 2016 the average house price in the Cherwell District was £292,521, up 8.3% from the previous year (Land Registry 2016). This is above the UK average, again demonstrating the comparative strength and attractiveness of the District's housing market at this time.

1.10 There are though price variations evident in Cherwell. Kidlington and rural areas (based on selected postcodes) are capable of achieving considerably higher values in comparison to Banbury and Bicester. Kidlington's close proximity to Oxford is a likely key driver of higher prices in the south of the District.

**Table 1- House Prices**

<b>Location</b>	<b>Current Average Value</b>	<b>Average Price Paid</b>	<b>Annual Increase %</b>
<b>Banbury</b>	£331,158	£295,284	5.26%
<b>Bicester</b>	£363,615	£327,058	4.28%
<b>Kidlington</b>	£409,768	£399,834	6.27%
<b>Rural North East Cherwell (OX17)</b>	£426,641	£383,502	4.17%
<b>Rural North West Cherwell (OX15)</b>	£462,251	£380,552	3.84%
<b>Rural Central Cherwell (OX25)</b>	£478,215	£394,641	4.82%
<b>Rural Central Cherwell (OX27)</b>	£454,652	£362,422	4.80%
<b>Rural South Cherwell (OX2)</b>	£691,804	£692,094	4.68%
<b>Rural South Cherwell (OX33)</b>	£504,106	£421,616	4.75%

*Source: Zoopla September 2016*

1.11 The District's house price variation is further substantiated by examining a sample of housing developments in Cherwell. Tables 2-4 provides data on asking prices for new homes in the District, divided into schemes in Banbury, Bicester and Kidlington / Rural areas.

1.12 Based on the evidence above, typical asking prices in Banbury are between £2,850 - £3,335 sq m (£265 - £310 per sq ft), noting that achieved sales values may be a little lower than this.

**Table 2 - Current New Build Developments: Banbury**

Address	Developer	Unit Type	Area sq ft	Price	Price per sq ft	Comments
Longford Park, Oxford Road, Banbury	Barratt Homes	4 bed house	1,120	£390,000	£348	Detached house with garage.
Longford Park, Oxford Road, Banbury	Barratt Homes	4 bed house	893	£360,000	£403	Detached house garage, tandem parking space and garden.
Longford Park, Oxford Road, Banbury	Barratt Homes	3 bed house	941	£319,950	£340	Link-detached house with garage.
Longford Park, Oxford Road, Banbury	Barratt Homes	3 bed house	886	£320,950	£362	Detached house with garage and garden.
Longford Park, Oxford Road, Banbury	Barratt Homes	3 bed house	962	£342,950	£356	Detached house with garage.
Longford Park, Oxford Road, Banbury	Barratt Homes	4 bed house	1,186	£364,950	£308	Detached house with garage and garden.
Hanwell View, Southam Road, Banbury	Bellway Homes	3 bed house	1,031	£309,995	£301	Semi-detached house.
Hanwell View, Southam Road, Banbury	Bellway Homes	3 bed house	1,031	£319,995	£310	Detached house, with double garage.
Hanwell View, Southam Road, Banbury	Bellway Homes	3 bed house	1,277	£339,995	£266	Semi-detached house.
Hanwell View, Southam Road, Banbury	Bellway Homes	4 bed house	1,174	£324,995	£277	Semi-detached house, with double garage.

Hanwell Southam Banbury	View, Road,	Bellway Homes	4 bed house	1,268	£389,995	£308	Detached house with garage.
Hanwell Southam Banbury	View, Road,	Bellway Homes	4 bed house	1,408	£429,995	£305	Detached house with garage.
Hanwell Southam Banbury	View, Road,	Bellway Homes	4 bed house	1,548	£434,995	£281	Detached house with garden.
Hanwell Southam Banbury	View, Road,	Bellway Homes	4 bed house	1,680	£479,995	£286	Detached house with garage.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	3 bed house	-	£344,750	-	Terraced mews house.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	3 bed house	-	£355,750	-	Detached house
Victoria Bloxham Banbury	Park, Road,	Morris Homes	4 bed house	-	£369,750	-	Detached house, garden and driveway parking.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	4 bed house	-	£429,750	-	Detached house with garden and garage.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	4 bed house	-	£459,750	-	Detached house, garden with driveway parking.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	4 bed house	-	£539,750	-	Detached house, garden and driveway parking.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	5 bed house	-	£624,750	-	Semi-detached house with garden.
Victoria Bloxham Banbury	Park, Road,	Morris Homes	5 bed house	-	£629,750	-	Detached house with double garage and garden.

1.13 The Bellway Homes scheme at Hanwell View offers a collection of 2, 3, 4 and 5-bedroom homes. The development is to be finished to a high specification, and each unit benefits from private garages or parking. This is typical of the type of residential development coming forward in the District – and is particularly oriented toward housing rather than flats.

1.14 Prices rise substantially in more rural locations, even if only situated at the edge of Banbury. The Longford Park Barratt Homes development is located in Bodicote, approximately 5 km south of Banbury town centre. Construction on Phase 1 began in October 2013, Phase 2 is nearly finished and Phase 3 has just been released. This will deliver 88 new homes, comprising three and four bedroom houses. The current price list ranges between £315,950 and £369,950.

**Table 3 - Current New Build Developments: Bicester**

Address	Developer	Unit Type	Area sq ft	Price	Price per sq ft	Comments
Hawkswood, Bicester	Linden Homes	3 bed house	1,251	£335,000	£268	Terraced house with garage.
Hawkswood, Bicester	Linden Homes	3 bed house	1,251	£335,000	£268	Semi-detached house with garage.
Hawkswood, Bicester	Linden Homes	4 bed house	1,580	£459,950	£291	Terraced house with garage and garden.
Hawkswood, Bicester	Linden Homes	4 bed house	1,430	£434,950	£304	Link detached house.
Hawkswood, Bicester	Linden Homes	4 bed house	1,564	£515,950	£330	Detached house, with double garage and garden.
Stratton Park, London Road, Bicester	Mulberry Developments	2 bed house	-	£282,950	-	Terraced house, with parking and rear garden.
Stratton Park, London Road,	Mulberry Developments	2 bed house	-	£279,950	-	Sold terraced house, with parking and rear garden.



Bicester						
Stratton Park, London Road, Bicester	Mulberry Developments	3 bed house	-	£329,950	-	Sold semi-detached house with garage and driveway parking and rear garden.
Stratton Park, London Road, Bicester	Mulberry Developments	3 bed house	-	£339,950	-	Sold semi-detached house with garage and driveway parking and rear garden.
Stratton Park, London Road, Bicester	Mulberry Developments	4 bed house	-	£449,950	-	Sold detached house with garage and driveway parking.
Stratton Park, London Road, Bicester	Mulberry Developments	4 bed house	-	£479,950	-	Sold detached house with garage and driveway parking.

*Web based sources: September 2016*

1.15 All of these new development schemes are well situated for access to junction 9 or 10 of the M40, providing links to London, Oxford and Birmingham. The developments all offer a range of 2, 3, 4 and 5 bedroom homes, finished to a high specification. Based on the evidence above, asking prices for new builds in Bicester are generally in the range of £2,960 - £3,500 (£275 - £325 per sq ft).

**Table 4 - Current New Developments: Kidlington / Rural Locations**

Address	Developer	Unit Type	Area sq ft	Price	Price per sq ft	Comments
Adderbury Fields, Adderbury	David Wilson Developments	3 bed house	1,063	£385,000	£362	Semi-detached house with garage and garden.
Adderbury Fields, Adderbury	David Wilson Developments	4 bed house	1,466	£550,000	£375	Semi-detached house with garage and garden.

Adderbury Fields, Adderbury	David Wilson Developments	5 bed house	1,981	£775,000	£391	Detached house with garage and garden.
Adderbury Fields, Adderbury	David Wilson Developments	5 bed house	1,981	£800,000	£404	Detached house with garage and garden.
Adderbury Fields, Adderbury	David Wilson Developments	5 bed house	1,733	£850,000	£490	Detached house with garage and garden.
Adderbury Fields, Adderbury	David Wilson Developments	5 bed house	1,722	£875,000	£508	Detached house with garage and garden.
Warland Gardens, The Moors, Kidlington	-	2 bed flat	613	£295,000	£481	First floor apartment with parking.
Warland Gardens, The Moors, Kidlington	-	3 bed house	1,190	£450,000	£378	Detached house, with driveway parking and garden.
Station Road, Bletchingdon, Oxfordshire	-	4 bed house	1270	£400,000	£315	Semi-detached house with a large garden and driveway.
Station Road, Bletchingdon, Oxfordshire	-	4 bed house	1,258	£350,000	£278	Semi-detached house with a large rear garden and driveway parking.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	3 bed house	1,025	£374,995	£366	Detached house with garage and garden.

Heyford Park, Camp Road, Upper Heyford	Bovis Homes	3 bed house	1,004	£364,995	£364	Detached house with garage and garden.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	3 bed house	1,006	£359,995	£358	Semi-detached house with single garage and garden.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	4 bed house	1,348	£464,995	£345	Semi-detached house with garage and garden.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	4 bed house	1,699	£569,995	£335	Detached house, with garage and rear garden.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	5 bed house	1,544	£515,995	£334	Detached house, with garage and rear garden. High specification.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	5 bed house	1,643	£549,995	£335	Detached house, with garage and rear garden.
Heyford Park, Camp Road, Upper Heyford	Bovis Homes	5 bed house	1,800	£643,995	£358	Detached house, with garage and rear garden.

1.16 The sample evidence above of new build developments underway in Kidlington and rural areas of Cherwell District points toward asking prices of typically between £3,330 – £5,380 per sq m (£300 - £500+ per sq ft) are being sought. The evidence above substantiates that higher values can be achieved in rural areas and Kidlington in comparison with Banbury and Bicester. Higher house prices in the south of the District is also likely to be a result of Kidlington’s proximity to Oxford, where house prices are higher.

1.17 In the last few years housing delivery (or completion) rates have increased significantly in the District. Since 2011, housing completions in the UK have typically varied between 110,000 – 140,000 units per annum (source: DCLG). In Cherwell however, housing completions have increased from around 350 units per annum in 2011/2012 to over 1,400 units in 2015/2016

(table 5 below) – a 300% increase. There is also substantial housing activity across the District – within the main settlements of Banbury, Bicester and elsewhere. There is also a very substantial contribution to housing completions from development occurring on previously developed land. All these factors indicate a healthy residential market across Cherwell.

**Table 5 – Housing Completion (net) 2011 – 2016 (Source Cherwell AMR – 2016)**

	Banbury	Bicester	Elsewhere	District			
	Total	Total	Total	GF	PDL	Total	PDL%
2011/2012	136	66	154	192	164	<b>356</b>	46%
2012/2013	42	130	168	170	170	<b>340</b>	50%
2013/2014	34	170	206	268	142	<b>410</b>	35%
2014/2015	328	223	395	534	412	<b>946</b>	44%
2015/2016	353	367	705	880	545	<b>1425</b>	38%
<b>Totals</b>	<b>893</b>	<b>956</b>	<b>1628</b>	<b>2044</b>	<b>1433</b>	<b>3477</b>	<b>41%</b>

1.18 The Housing Delivery Monitor (Appendix 2, Cherwell AMR 2016) also illustrates a strong pipeline of projected completions to 2031 in the District. This points to a continuing positive delivery rate, given sites are in many cases already identified and considered developable.

Government Initiatives

1.19 Alongside the positive market conditions in Cherwell, the housing market continues to be supported by a number of initiatives introduced by Central Government. These are summarised below, including those which have been introduced since the SHLAA Update in 2014.

**Table 6 - Government Housing Initiatives**

Housing Initiative	Summary
<b>Help to Buy: ISA</b>	<ul style="list-style-type: none"> <li>▪ Widely available from a range of banks / building societies.</li> <li>▪ Available to each first time buyer (not each household) who are UK residents.</li> <li>▪ The maximum government bonus receivable is £3,000.</li> <li>▪ Potential to boost savings by 25%.</li> </ul>
<b>Help to Buy: Equity Loan</b>	<ul style="list-style-type: none"> <li>▪ Available to first time buyers and homeowners looking to move home.</li> <li>▪ The home must be newly built with a price of up to £600,000.</li> <li>▪ Cannot own any other property when purchasing the new home.</li> <li>▪ The government lends up to 20% of the cost of home.</li> </ul>
<b>Help to Buy: Shared Ownership</b>	<ul style="list-style-type: none"> <li>▪ Provides the opportunity to buy 25-75% of a home's value.</li> <li>▪ Rent paid on remaining share.</li> <li>▪ Eligible if household earns £80,000 a year or less outside London, or £90,000 or less in London.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Available to a first time buyers, older people and people with disabilities.</li> </ul>
<b>Help to Buy: New Buy</b>	<ul style="list-style-type: none"> <li>▪ Aims to help buyers who have a deposit of at least 5% to buy a new-build home: a smaller deposit than often required.</li> <li>▪ Allows purchasers to secure up to a 95% loan-to-value mortgage on a new build homes from participating builders in England.</li> <li>▪ Targeted at home buyers who are excluded from sections of the market because of an insufficient deposit.</li> </ul>
<b>Builders Finance Fund</b>	<ul style="list-style-type: none"> <li>▪ £525 million fund designed to help restart and speed up smaller housing developments (developments between and 5 and 250 units) that have slowed down or stalled.</li> <li>▪ Funding is available on a recoverable basis. Minimum investment of £200,000.</li> </ul>
<b>Home Building Fund</b>	<ul style="list-style-type: none"> <li>▪ £3 billion fund is government finance to increase the number of new homes being built in England. The fund provides: <ol style="list-style-type: none"> <li>1. Development finance: Loan funding to meet the development costs of building homes for sale or rent.</li> <li>2. Loan funding for site preparation the infrastructure needed to enable housing to progress and to prepare land for development.</li> </ol> </li> </ul>
<b>Starter Homes</b>	<ul style="list-style-type: none"> <li>▪ Introduced in 2015.</li> <li>▪ Aims to help young first-time buyers (below 40 years) to purchase a home with a minimum 20% discount off the market price. The government is committed to building 200,000 starter homes by 2020.</li> </ul>

*Note: Central Government has recently issued a Housing White Paper for consultation (February 2017). This contains further ideas for housing initiatives.*

#### Economic Development Land

1.20 In addition to housing, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) requires local planning authorities to assess the amount of land that is made available for economic development in its area. The employment uses considered for sites will fall within use classes B1a, B1b, B1c, B2 and B8 – offices, light industrial, research and development, manufacturing and distribution / warehousing.

#### Employment Space in Cherwell

1.21 The Oxfordshire Strategic Market Housing Assessment 2014 (SHMA) outlines the projected employment growth across the county between 2011 and 2031. Over a 20 year period, Oxfordshire's population is expected to increase by 16.4% and housing stock by 21.5%, which would support the 13.5% expected growth in employment. For Cherwell, the SHMA predicts an employment growth of 1.5% per annum. This supports the need for providing employment sites which are attractive to developers and occupiers.

1.22 According to the 2016 Annual Monitoring Report there is a total of 183.26 ha of employment land allocated in Cherwell (table 7), of which 78.42 ha has planning permission.

1.23 At 31 March 2016, there is a considerable amount of employment space with planning permission but not yet been implemented with nearly 297,000 sq m. In Banbury, there was a significant amount of mixed B use class floorspace committed – 175,000 sq m (table 8).

**Table 7 - Total Employment Land on Allocations – 2016 AMR**

Location	Total Area (ha)
Banbury	52.01
Bicester	124.58
Kidlington	0.68
Rural Areas	5.99
<b>Total</b>	<b>183.26</b>

**Table 8 - Employment Space Commitments – 2016 AMR (all figures are sq m)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-2699	0	3006	5789	6096	1307	-10661	174988	<b>171730</b>
Bicester	-21965	27525	0	0	5560	568	66960	23420	<b>96508</b>
Kidlington	297	1324	0	0	1621	0	0	0	<b>1621</b>
Rural Areas	1134	0	1248	3419	5801	-1319	1681	20833	<b>26996</b>
<b>Cherwell Total</b>	<b>-23233</b>	<b>28849</b>	<b>4254</b>	<b>9208</b>	<b>19078</b>	<b>556</b>	<b>57980</b>	<b>219241</b>	<b>296855</b>

**Table 9 – B Use Class Completions 2012 – 2016 (Source AMRs 2012-2016: all figures are sq m)**

	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
<b>2012</b>	1985	0	700	-619	-1904	-2402	-3847	-1565	-9718
<b>2013</b>	197	750	-1026	0	-79	6322	-3359	92	2976
<b>2014</b>	-566	0	173	-3324	-3717	6625	22370	486	25764
<b>2015</b>	963	0	2086	-271	2778	-597	6908	0	9089
<b>2016</b>	1873	997	1785.5	-851	3784.5	18844.5	44526.5	316	67471.5

<b>Average</b>	890.4	349.4	743.7	-1013	172.5	5758.5	13319.7	-134.2	19116.5
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1.24 Over the period 2011-2016, (table 9) the B class employment completions delivery rate shows:

- In only one year – 2011/2012 – there was a net reduction in overall employment space in the District.
- The greatest amount of new floorspace in the District was delivered in 2015/2016.
- The use class which has shown the greatest gain is B8 – warehousing and logistics.
- On average, between 2012 – 2016 Cherwell has increased its B class employment stock by around 19,000 sq m per annum.

1.25 Most recently, there has been a considerable gain in employment completions during 2015/2016 in Cherwell. In 2016, the gain in employment floor space was 67,471 sqm, compared to 9,089 sqm in the previous year, indicating market demand for more employment space (source: 2016 AMR). The majority of the 67,471 sq m of new employment space delivered in Cherwell was B8 uses (distribution / warehousing). More specifically, for key areas:

- Banbury - The majority of employment space completed in 2015/2016 was B8 (industrial) use class, where there was a gain of almost 40,000 sq m. There was also considerable gain in B2 floorspace.
- Bicester - Bicester experienced a gain of 2,036 of B1a (office) use class space. Small increases in B1c and B2 floorspace were also seen.
- Kidlington and Rural Areas - Development schemes in Kidlington and Rural Areas contributed most to mixed B use, office space and light industrial development in Cherwell in 2015/2016.

#### Market Commentary – Office Sector

1.26 At a national level the first half of 2016 delivered a strong performance in office leasing activity in the UK and the demand for office space is expected to remain stable. Vacancy levels have fallen and prime rental growth continued to increase throughout the first half of 2016. Many markets face a shortage of Grade A space, which should maintain the high headline rents (source: agents 2016).

1.27 At a District level, Cherwell’s office market is relatively modest, with approximately 2 million sq ft of existing office space. Approximately half of this space is located in Banbury (CoStar, 2016). The majority of office stock in Cherwell is small and medium sized stock with few larger office premises. The amount and size of office space available suggests that the majority of demand is from local or regional businesses. This compares with the office floor space for Oxford, where approximately 4.5 million sq ft exists, the majority of which is large scale office developments. Therefore, analysis suggests that development is expected to be more successful if directed toward the occupational needs of small to medium size businesses or office/ industrial uses, unless larger requirements were identified say perhaps in the south through overspill from Oxford.

1.28 Office vacancy rates in Cherwell average 4.5%, which very is significantly below the 5 year average of 12.4%. The vacancy rate has fallen dramatically from last year and this trend is expected to continue as the net absorption rate is expected to remain stable (CoStar 2016).

**Figure 2 - Office Vacancy Rates, Cherwell. Source: CoStar 2016 (Vacancy rate (%) v Year)**



1.29 On average, office rents for modern space in Cherwell is around £15 per sq ft, though higher rents of up to £20 per sq ft could be achieved for high quality offices business parks – and most likely in the southern part of the District where rents are marginally higher. This is also the area which has seen more development activity in this sector in recent years. Secondary office stock in Cherwell commands lower rents, depending on quality. There is evidence of increasing office rents in Cherwell, as highlighted in the graph below.

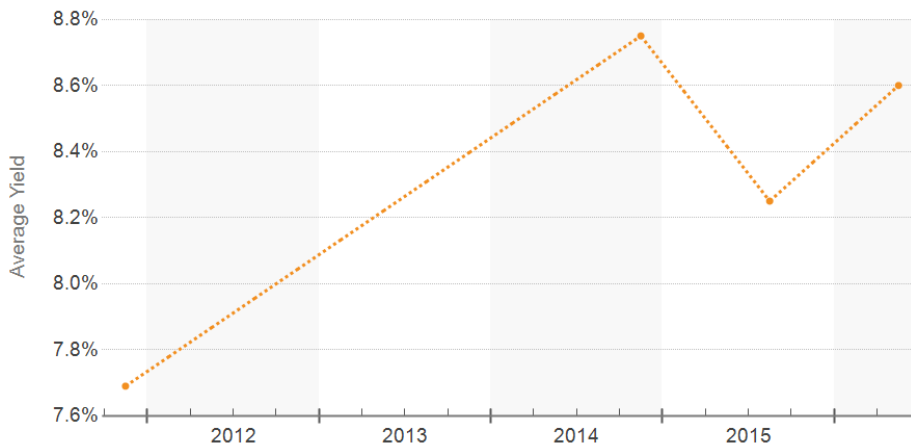
**Figure 3 - Office Rents, Cherwell. Source: CoStar 2016 (Average Office Rents (£ per sq ft) v Year)**



1.30 Office yields vary depending on the strength of tenant covenants. Within the last year, average office yields have remained around 8 – 9 % for Cherwell (see Figure 4 below). Some caution needs to be placed on this data however – there are few office investment deals in Cherwell, and individual deals may heavily influence the statistics.



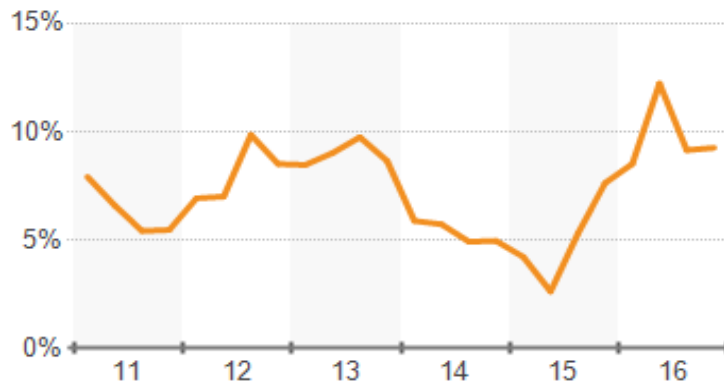
**Figure 4 - Office Yield Profile in Cherwell (Costar 2016)**



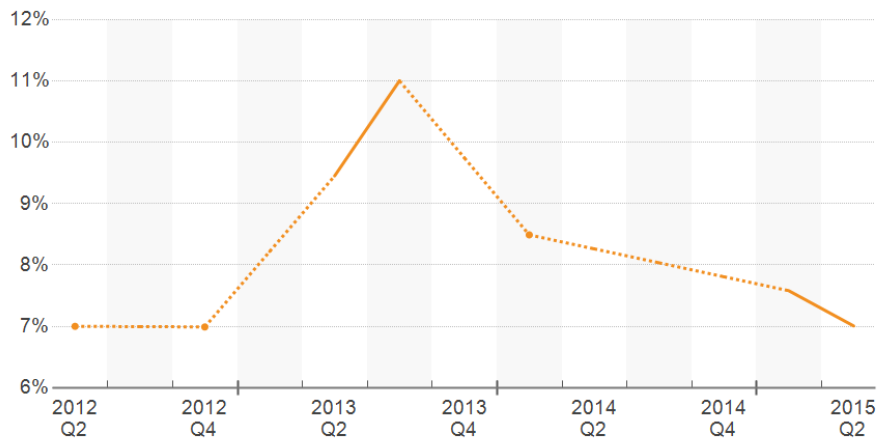
#### Market Commentary – Industrial and Warehousing Sector

- 1.31 Industrial uses cover a number of sub sectors, including distribution and logistics, warehousing manufacturing, storage and distributions centres and light industry. Whilst there has been some market uncertainty since the Brexit vote, the underlying fundamentals of the industrial sector are strong and the market has been performing well. Although take up volumes have steadily declined in the first half of 2016, occupier demand is strong, particular within the logistics market. It is expected that the distribution / warehouse market will experience strong rental growth, with high demand and limited supply maintaining the upward pressure on headline rents. Despite a somewhat uncertain economic outlook, industrial occupiers appear to be committed to expansion plans (source: agents 2016).
- 1.32 The strong attractiveness of Cherwell District for distribution and logistics businesses is demonstrated by the level of development activity taking place, combined with the limited amount of good quality industrial space currently available along the M40 – the key road infrastructure in the District and is especially important for manufacturing and distribution activities proving fast access to both Birmingham and London. A number of industrial developments are in the pipeline. For example, a development of 65,000 sq m (700,000 sq ft) has been proposed for industrial warehouse space, located at Junction 11 of the M40, just east of Banbury town centre. Another site at Skimmingdish Lane, Bicester, located by Junction 9 of the M40, is being proposed for 24,500 sq m (263,000 sq ft) of industrial and office space.
- 1.33 Other evidence of a strong industrial / distribution market in Cherwell is shown by a relatively stable vacancy rate of between 5 – 10% since 2010. The average industrial rent in Cherwell is around £54 - £65 per sq m (£5 to £6 per sq ft), which is the highest level recorded for the District since 2012 (CoStar, 2016). Prime industrial investments in Cherwell District are achieving yields of around 7% (CoStar, 2016).
- 1.34 Collectively, the evidence of good yields, increasing rents and significant development activity in the industrial / warehousing sector in Cherwell point to a strong and healthy market. This presence of the M40 and sites which are well located to benefit from this key infrastructure suggest that the District is well placed to grow this sector further.

**Figure 5 – Industrial Vacancy Rates, Cherwell (CoStar 2016) (Floorspace Vacancy Rates (%) v Year)**



**Figure 6 - Industrial Yields, Cherwell (CoStar 2016)**



### Conclusion

- 1.35 Since the SHLAA Update in 2014, this market update indicates that residential development activity has increased, together with higher house prices at new build developments in the District. The county wide Strategic Housing Market Assessment (SHMA) also identifies substantial housing need over the next 15 years, including for Cherwell. Local housing research identifies that Kidlington and rural locations are capable of achieving higher residential values than Banbury and Bicester.
- 1.36 At a national level, and despite some economic uncertainty surrounding Brexit, the UK macroeconomic indicators continue to perform well, which is positive for both the residential and commercial sectors.
- 1.37 Whilst house prices in Banbury are somewhat lower than elsewhere in the District, there is still very good levels of development activity and housing delivery. Healthy house price rises are evident over the last 12 months, supporting the case that Banbury is an attractive housing market, characterised by good demand for housing. Collectively, this clearly shows that viable residential development occurs in this area.

- 1.38 Bicester has seen considerable house price growth in the last year, and now commands sales values in excess of £3,230 per sq m (£300 per sq ft). Significant development activity in Bicester has likely been spurred by a combination of house price inflation, housing need in the District generally and suitable, available and deliverable sites being available.
- 1.39 House prices in Cherwell District are highest in Kidlington and rural areas. For Kidlington and the southern rural parts of Cherwell, the close proximity of Oxford has a significant positive impact on demand for homes and their values. The attractiveness of Cherwell's rural countryside is also likely to assist in securing high residential values in these less populated areas. Good levels of housing development activity and delivery is taking place in these areas – with sales values of new homes commonly in excess of £4,310 per sq m (£400 per sq ft). These high sales values will support viable development. High levels of housing completions – especially in 2015/2016 – across the District support this view.
- 1.40 In terms of commercial uses, the office and particularly the industrial/warehousing sector, continues to perform well in the District. High levels of activity is especially notable in the distribution, industrial and warehousing sectors. This is maintaining upward pressure on rents. The strong transport links – and especially access to the M40 and several key east west routes in the District - will continue to help ensure that the Cherwell has a strong economic future in this sector. While office activity is more modest in Cherwell, there are still signs of demand and need for modern stock; such as the recent delivery of new space in Kidlington and Bicester.
- 1.41 Therefore, whilst the UK economy is subject to cyclical fluctuation, the short to medium term prospects remain attractive in both the residential and commercial markets across Cherwell District. Attractive, well located development sites in the area are likely to prove popular with developers, residents and businesses and support economic growth in the future.

2018 HELAA Appendix 4 – Summary of Assessments

\* Overlapping sites

Site Reference	Site Name / Location	Size (ha)	Settlement	Location and Starting Density	Summary	HOUSING			EMPLOYMENT			ESTIMATED DELIVERY TIMESCALE (YEARS)			Overall Assessment		
						Suitable	Available	Achievable	Estimated Developable Area (ha)	Estimated Housing Potential	Suitable	Available	Achievable	Estimated Developable Area (ha)		2016 – 2021	2021 – 2026
HELAA001	Land at South Adderbury	6.74	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it adjoins the sewerage works along Sor Brook therefore inappropriate for housing due to smell and the industrial nature of the use. The site is detached from the village and does not relate well to the main built-up area of the village. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	Not suitable
HELAA002	Land off Milton Road, Adderbury	3.54	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site adjoins a recent development to the east however the development was designed with public green space and a pond on its western part which acts as a suitable edge to the village. The site would have a poor relationship with the adjacent new residential development and is isolated from the remainder of the village. Development on the site would cause significant and unacceptable harm to the rural landscape character and quality of the area and setting of the village. Planning application for 50 dwellings (15/02359/OUT) was refused in March 2016. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	Not suitable
HELAA003	Land South of Summers Close, Banbury Road, Adderbury	0.76	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as options for accessing the site appear limited to the existing access directly off the A4260, which is constrained by its proximity to existing accesses to the north and south. The site is isolated at a prominent position and therefore not suitable for residential development, as it would have an unacceptable impact on landscape character. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	Not suitable

2018 HELAA Appendix 4 – Summary of Assessments

HELAA004	Land off Twyford Road, Adderbury	0.98	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it would extend the existing limit of development on this side of the Twyford Road in a linear, ribbon pattern along the Twyford Road and would have significant landscape and visual impacts. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA005	Land off B4100, Adderbury	2.88	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site would be poorly related to the existing pattern of development. It would not adjoin the existing development to the east or west and would appear an isolated form of development. There would be significant impact on the character and appearance of the area causing harm to the setting of the Conservation Area. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA006	Land West of Greenhill and Summers Close, Adderbury	4.44	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it has a rural character that relates much more to the countryside to the north and west than to existing development to east. Development of the site would have an adverse impact on the character and appearance of the area and the setting of the village. The site is isolated at a prominent position and therefore not suitable for residential development, as it would have an unacceptable impact on landscape character. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA007	Land West of Banbury Road, Adderbury	6.7	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site forms an important green edge to the setting of the village on its approach from Banbury. The western edge provides long distance views to the village and the historic setting of the village which appears to be situated within the valley and along Sor Brook. Development would have an unacceptable impact on landscape character. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

2018 HELAA Appendix 4 – Summary of Assessments

HELAA008	Land at Berry Hill Road, Adderbury	13.96	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site is relatively remote from local services and facilities in Adderbury and would represent a significant extension of housing into the open countryside. The site does not relate well to the main built-up area of the village. The site has no access to the highway and development would significantly alter the built environment of the village. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA009	Land off Croft Farm Adderbury	0.4	Adderbury	Rural / 30 dph	Greenfield site within the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as access to the site is constrained, and is via a group of converted and listed former farm buildings. The site is irregular in shape, and any development would have an awkward relationship with the surrounding development. The site is also prominent in views from the countryside to the north, and contributes to the rural setting of the historic core of the village (within the Conservation Area), and the group of listed former farm buildings. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA010	Land off Croft Lane, Adderbury	1.64	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it would integrate poorly with the pattern and layout of existing development in the village. Access is constrained. The levels of the land drop significantly to the north which would make development problematic. Furthermore, the site offers important views towards both the north and west and development would cause harm to these views, in particular historic views of the village Conservation Area and the rural setting of a number of listed buildings. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA011	Land South of Green Hill Farm, Banbury Road, Adderbury	2.94	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it would be prominent in views from the countryside and footpaths to the west, and the field currently contributes to maintaining a gap between Adderbury and Bodicote. Impact on the approach into the village from the north. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA012	Land North of Berry Hill Road, Adderbury	3.97	Adderbury	Rural / 30 dph	Greenfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site adjoins the built-up limits of the village however the site is remote from the services and facilities. The site is considered to be unsuitable and there is a low density and linear development form on the northern side of the road at this gateway to the village. More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside (harming its character and appearance). Development would harm the setting of the church. The topography of the north western part of the site also makes development challenging. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA013	Land East of Banbury Business Park, Aynho Road, Adderbury	3.47	Adderbury	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for residential as the site is remote from settlements and has a history of approvals for employment on the site. The site is part of the Banbury Business Park with the primary uses being employment. The site is well contained by mature planting around the boundaries. The site is potentially suitable for employment, but the size and nature of the uses should be limited taking account of the relatively unsustainable rural location and reliance on the local transport network. The identified developable area was based on the expired planning permission. Housing would not be suitable given the site's remote location from the existing settlement where services and facilities exist. It would also represent a piecemeal form of development poorly related to surrounding land uses. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	2.27	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA057	Park Farm, Oxford Road, Adderbury	4.45	Adderbury	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Adderbury is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site is separated from the settlement by a busy road and does not have any footpath links to the village. It is also not served by an existing bus service. The existing housing on the site and further farmhouse to the south of the site would restrict the types of employment uses which could be developed on the site, and without significant new planting/landscaping, any development would have a significant impact on the rural character and appearance of the area. With regard to assisting oxford with its unmet housing need, Adderbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable



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HELAA015	Church Leys Field, Blackthorn Road, Ambrosden	5.35	Ambrosden	Rural / 30 dph	Greenfield site outside the built-up limits. Ambrosden is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The adjacent site to the west has recently been redeveloped for 97 homes. There are frequent bus services to Bicester and Arncott with several facilities and services such as a primary school, post office, food shop and a doctor's surgery. Although the majority of the site falls within the Ray Conservation Target Area, the development to the west in effect establishes a precedent for development on the southern side of the road. The area that is in line with the adjacent development (3 ha approx.) is considered suitable in principle if the Council requires additional development land outside the built-up area of Ambrosden. This will need to respect Ambrosden's development pattern but also achieve satisfactory relationship with the approved development to the west. A soft built edge would need to be designed in view of the openness of the countryside to the south. The site could accommodate 90 dwellings based on 30 dph on 3 ha. With regard to assisting oxford with its unmet housing need, Ambrosden lies outside Areas of Search A and B.	Suitable	Available	Achievable	3	90	Not suitable	Available	Not achievable	0	90	0	0	Developable for housing - Suitable, Available and Achievable
HELAA016	Land to South East of Ambrosden	1.67	Ambrosden	Rural / 30 dph	Greenfield site outside the built-up limits. Ambrosden is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The southern part of the site falls within Flood Zones 2 and 3. There are frequent bus services to Bicester and Arncott with several facilities and services such as a primary school, post office, food shop and a doctor's surgery. The site is substantially enclosed, constrained in extent and well related to the built form of the settlement. Due to the southern part of the site being located within a flood risk area, the developable area is approximately 1.2 ha. When considering the site's location, constraints and the surrounding properties the site could potentially accommodate 10 dwellings on 1.2 ha. Development would need to be of a very high quality design with locally distinctive materials including a high proportion of natural stone (walls) and natural slate (roof). With regard to assisting oxford with its unmet housing need, Ambrosden lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.2	10	Not suitable	Available	Not achievable	0	10	0	0	Developable for housing - Suitable, Available and Achievable
HELAA017	Land North West of Ambrosden	1.57	Ambrosden	Rural / 30 dph	Greenfield site outside the built-up limits. Ambrosden is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is relatively open but also constrained in extent and reasonably well related to the built form of the settlement, with good access to services and facilities. A part of the site is considered to be potentially suitable for residential development. Due to its shape, development would need to be confined to the triangular part to the north, but screened by structural planting. The site could accommodate 18 dwellings based on 15 dph on 1.26 ha. Development would need to be of a very high quality design with locally distinctive materials including a high proportion of natural stone (walls) and natural slate (roof). With regard to assisting oxford with its unmet housing need, Ambrosden lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.26	18	Not suitable	Available	Not achievable	0	18	0	0	Developable for housing - Suitable, Available and Achievable



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HELAA078	Land at Wretchwick Farm, Ploughley Road, Ambrosden	3.45	Ambrosden	Rural / 30 dph	Greenfield site outside the built-up limits. Ambrosden is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is a considerable distance from the built-up areas of any nearby settlement. There is no integration with existing development possible as development would be detached from the residential area of Graven Hill. Poor access, no connections back into Ambrosden or Bicester, poor relationship to A41, not sustainable and potential noise nuisance from A41. The site is not suitable for residential due to the traffic noise from the A41 to the north. The site is adjacent to the Graven Hill strategic allocation (Bicester 2) of the adopted Local Plan Part 1 which allocates land for 2,100 dwellings and 26 ha of employment. The site could potentially be considered for employment only if required to meet employment needs as this would lead to further encroachment into the countryside. The site could be an extension to Bicester 2 but would also lend itself to employment as the land opposite will be developed for employment use under Policy Bicester 12. With regard to assisting oxford with its unmet housing need, Ambrosden lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	2.8	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA252	Land North East of Ambrosden	17.12	Ambrosden	Rural / 30 dph	Greenfield site outside the built-up limits. Ambrosden is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Development on the whole site is considered to be unsuitable and would be out of scale with the village. The site is located away from the village centre therefore would be difficult to integrate well with the rest of the village. The site is also in close proximity to Blackthorn village and development in this location could result in some coalescence. There is potential to develop a field parcel (3.3 ha) to the east of the Officer's Mess without unacceptable encroachment towards Blackthorn should further housing in the rural areas be required. The site could accommodate 99 dwellings based on 30 dph on 3.3 ha. With regard to assisting oxford with its unmet housing need, Ambrosden lies outside Areas of Search A and B.	Suitable	Available	Achievable	3.3	99	Not suitable	Available	Not achievable	0	99	0	0	Developable for housing - Suitable, Available and Achievable
HELAA018	Land adjoining playing field, Ardley	4.57	Ardley	Rural / 30 dph	Greenfield site outside the built-up limits. Ardley is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B. In addition, there are concerns about the relationship of the site to the existing built form of the village, compatibility with the neighbouring sewerage works and traffic noise arising from nearby motorway and slip roads. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA019	Land at southern edge of village, Ardley	5.49	Ardley	Rural / 30 dph	Greenfield site outside the built-up limits. Ardley is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B. In addition, development would be distant from the village centre and would not integrate well with the rest of the village. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA020	Land to the North of Water Lane, Ardley	0.67	Ardley	Rural / 30 dph	Greenfield site outside the built-up limits. Ardley is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. In addition, development would be likely to harm the character and appearance of the Conservation Area. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA021	Land between Ardley and J10 M40, Ardley	17.31	Ardley	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Ardley is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. In addition, development would be poorly related to Ardley and its settlement form. Situated next to the motorway it would not create an optimum living environment. If development were to reflect the size of the site, it would also be out of scale with and adversely dominate the existing village. With regard to assisting oxford with its unmet housing need, Ardley lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA022	Land at Murcott Road, Arccott	4.29	Arccott	Rural / 30 dph	Greenfield site outside the built-up limits. Arccott is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is reasonably free from constraint. The site is considered to be potentially suitable and would provide an appropriate extension to the village southwards which will be aligned with the recently completed development to the west. The site is in a sustainable location. The whole site could potentially accommodate 120 dwellings however when considering the scale in relation to the village a more realistic number of 60 dwellings should be considered on the front (western) part of the site. This is based on 30 dph on 2 ha. This would also be aligned to the residential on Buchanan Road to the north and minimise any potential impact on Arccott Hill (ancient woodland and NERC Act S41 Habitat) to the east. Development should avoid harm to the landscape of Arccott Hill by restricting development to the west. With regard to assisting oxford with its unmet housing need, Arccott lies outside Areas of Search A and B.	Suitable	Available	Achievable	2	60	Not suitable	Available	Not achievable	0	60	0	0	Developable for housing - Suitable, Available and Achievable

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HELAA023	Land at Arncott Hill off Patrick Haugh Road and Buchanan Road, Upper Arncott	5.44	Arncott	Rural / 30 dph	Greenfield site outside the built-up limits. Arncott is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site slopes up from west to east at first at shallow slope but steepens to be quite pronounced in south east side. Potential access constraint as Patrick Haugh Road and Buchanan Road are privately owned by MOD. Development on the upper slopes would be unduly prominent in the wider landscape therefore it is considered that only the western part could potentially be suitable for residential development of up to 40 dwellings based on 25 dph on 1.55 ha. With regard to assisting oxford with its unmet housing need, Arncott lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.55	38	Not suitable	Available	Achievable	0	38	0	0	Developable for housing - Suitable, Available and Achievable
HELAA251	Arncott Motoparc, Murcott Road, Arncott	10.07	Arncott	Rural / 30 dph	Land used for motorbike scrambling outside the built-up limits. Arncott is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as this would be a development in the countryside separate from other residential areas and poorly related to the existing built-up area. Development would not result in a well-planned extension to the village. With regard to assisting oxford with its unmet housing need, Arncott lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA265	Land at Arncott Hill Farm, Buchanan Road, Arncott	0.58	Arncott	Rural / 30 dph	Greenfield site outside the built-up limits. Arncott is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 17 dwellings was expired in October 2013. This is a developable site in the 2016 Annual Monitoring Report. The site could also be potentially suitable for low key employment uses within existing buildings. Availability is unknown. With regard to assisting oxford with its unmet housing need, Arncott lies outside Areas of Search A and B.	Suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	0.35	0	0	0	Developable for housing / employment - Suitable but availability is unknown, not achievable
HELAA287	The Tally Ho Inn, 45 Ploughley Road, Arncott	0.39	Arncott	Rural / 30 dph	Brownfield site within the built-up limits. Arncott is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 17 dwellings (13/01576/OUT ) was given on 19 September 2014. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Arncott lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA024	Land to the North of Broughton Road, Banbury	7.35	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as the site would be isolated. The site's location and landform provides a landscape setting on its approach to Banbury town. The landscape is distinctive with land rising from Broughton Road. The site would not form a natural extension to the urban character at the edge of Banbury. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA026	Land at Wykham Park Farm, North of Wykham Lane, Banbury	32.39	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is a working farm surrounded by open countryside and agriculture. Wykham Lane connects the A361 to Bodicote. It is a single track lane which is narrow and is culverted under the access road to the Tudor Hall School. The South of Salt Way East strategic allocation (Banbury 17) of the adopted Local Plan Part 1 lies to the north of the site which allocates land for 1,345 dwellings. The site promoter suggests that the site could be suitable when considering the strategic allocation immediately to the north of the site. However, the site is considered to be unsuitable for development given the adverse landscape and visual impacts of development in this location (particularly the longer distance views across the Sor Brook valley), the accessibility constraints posed by Wykham Lane, and the adverse impacts upon the setting of the Grade 2 listed Wykham Park Farm. The masterplan for the strategic allocation shows a proposed spine road crossing through the site from east to west linking Bloxham Road to White Post Road. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA027	Land adjoining Dover Avenue and Thornbury Drive, Banbury	14.01	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The West of Bretch Hill strategic allocation (Banbury 3) of the adopted Local Plan Part 1 lies to the north of the site which allocates land for 400 dwellings. This has already received planning permission. The site is considered to be unsuitable for development given the impact of development upon the character and setting of the Grade 2 listed Withycombe Farm, and the high landscape value and visual sensitivity of the site. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA028	Land to the South of Crouch Farm, Banbury	3.07	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development given the impact of development upon the high landscape value and visual sensitivity of the site. The site is very poorly related with respects to existing or planned development and would not physically integrate successfully either in urban design terms or landscape terms. The South of Salt Way West strategic allocation (Banbury 16) of the adopted Local Plan Part 1 lies to the north of the site which allocates land for 150 dwellings however has planning permission for 350 dwellings. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA029	Land off Canal Lane, Banbury	1.02	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site within the built-up limits. The site could potentially accommodate an infill development on greenfield land within the built-up limits of Banbury. It is located adjacent to the Longford Park development to the east and a recently completed development to the south. The site could potentially be suitable for approximately 30 dwellings based on 30 dph on 1.02 ha dependent on access arrangements from the Longford Park development. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.02	30	Not suitable	Available	Not achievable	0	30	0	0	Developable for housing - Suitable, Available and Achievable

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HELAA030	Land off Warwick Road, Banbury	22.24	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as the land rises from Hanwell Village towards the site and the gradient is steep. Similarly the land falls steeply away from the site towards the cricket ground off Dukes Meadow Drive. There would be a direct risk of coalescence of Banbury and Hanwell village which development would lead to impacts on the Hanwell Conservation Area and the high landscape value and visual sensitivity of the site. The site is in a prominent position therefore unsuitable for development. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA031*	Lower Cherwell Street Industrial Estate, Banbury	0.93	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. The site overlaps with HELAA258. The site is within the Banbury Canalside strategic allocation (Banbury 1) of the adopted Local Plan Part 1 which allocates land for 700 dwellings and 15000sqm of town centre uses and only limited new B1a office use. No additional capacity. Please see HELAA258 for capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Developable for housing / employment - Suitable, Available and Achievable. Capacity shown in HELAA258.
HELAA033	Milestone Farm, Broughton Road, Banbury	7.5	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as the site is detached from the existing built-up area of the town by agricultural fields. The site would rely on development of the adjacent site HELAA035 which has been concluded as not being suitable for development. The site has significant gradients which would not be suitable for development. The landscape and visual impacts of the developments to the south and west would also be significant and adverse, given the topography. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA034	Land South of Broughton Road, Banbury	10.56	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable as the site lies in the open countryside and is surrounded by farming land which forms the landscape setting on its approach to Banbury. The site is significantly constrained by the prominence and importance of Crouch Hill and its open, rural setting. The site lies adjacent to a site which has planning permission for 40 dwellings (15/01215/REM). With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA035	Bretch Farm, Broughton Road, Banbury	10.37	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The north eastern parcel of the site, which extends to approximately 2.53 ha is used informally as open space and has potential for residential development. The western boundary of this parcel is well defined by a strong tree and hedge belt which separates it from the remainder of the site. This part of the site (identified in the non-statutory Cherwell Local Plan 2011) is dominated by the adjacent telecommunications mast and concrete water tower. A raised reservoir lies immediately to the south east of the site surrounded by grassed embankments and steel palisade fencing. There is some housing potential but careful consideration will need to be given to the design and layout of any proposed development in this parcel of the site to ensure that satisfactory visual amenity (both perceived and actual) is achieved for future residents. There is also an area of NERC Act S41 Habitats (deciduous woodland) in the north east corner of the site which will need to be protected. Vehicular access can be achieved from either Balmoral Avenue North or South (or a combination of both). The remainder of the site is considered unsuitable for development as it lies in the open countryside surrounded by farm land and forms an attractive landscape setting to the approach to Banbury from the west. Given the constraints on the site as identified above the net developable area is approximately 1.5 ha. Applying a density of 45 dph this would give a site capacity of approximately 67 dwellings. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.5	67	Not suitable	Available	Not achievable	0	67	0	0	Developable for housing - Suitable, Available and Achievable
HELAA036	Land off Dukes Meadow Drive, Banbury	19.74	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as development in this location would be prominent on the landscape, particularly when viewed from the east, on one of the highest points in the vicinity. It would lead to the loss of greenfield land and informal recreation resource for local people which is in close proximity to the existing Hanwell Fields development. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA037	Site to East of M40, Overthorpe	17.77	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for residential as the site is adjacent to the strategic road network and the industrial areas on the edge of Banbury. There could be some potential for employment expansion as it has good links with the employment area to the west of the M40. Developable area takes into account requirements for landscape, roads and other infrastructure however is subject to other site specific constraints and site investigations. Connectivity with the existing built-up limits would need to be achieved. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	10.54	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA038	Land West of Southam Road, Banbury	11.63	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Part of the Hardwick Farm, Southam Road strategic allocation (Banbury 2) of the adopted Local Plan Part 1 lies to the north of the site which allocates land for 90 dwellings. This has already received planning permission. The site is considered to be unsuitable for additional development as the site is on significantly higher ground and provides long distance views across Banbury. It forms an important landscape setting on its approach to Banbury. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA039	Greenwood Resource Centre, Warwick Road, Banbury	0.15	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. The site is currently used as a day care centre and associated offices. The site is potentially suitable for residential subject to the needs the day care facility meets being provided through reconfiguring facilities within the district or the provision of a new facility. The site could accommodate 7 dwellings based on 45 dph on 0.15 ha. Due to the size of the site it is unlikely to meet the HELAA threshold therefore the housing potential has been reduced to zero to avoid overlap with small site windfalls. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA041*	Land comprising Twenty-Twenty Cricket Ground, Thorpe Way, Banbury	2.41	Banbury	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield site outside the built-up limits. The site overlaps with HELAA056. The site is currently being used as a cricket club. The site could potentially be suitable for employment use as it was previously identified for employment use in the Cherwell Non-Statutory Local Plan 2011. Equivalent cricket facilities would need to be reprovided if the site is developed. There is good access to the M40 and the site could be intensified with further employment use from the south. The site is considered to be unsuitable for residential due to the surrounding uses and the noise from the traffic along A422 and M40. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	2.41	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA042	Land West of Hardwick Farm, Banbury	5.76	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is within the Hardwick Farm, Southam Road strategic allocation (Banbury 2) of the adopted Local Plan Part 1 which has already received planning permission for 90 dwellings (13/00158/OUT). No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing in part - Suitable, available and achievable
HELAA043	Land to the East of the railway line and North of Hennef Way, Banbury	1.98	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as the site is within close proximity to the railway line. It is an extremely narrow strip of land between the railway line to the west and employment to the east. Limited area to accommodate access and buildings. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA044*	Land off Waterworks Lane, Banbury	1.7	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA052. The site is considered to be unsuitable for development as the site is an existing green space and sits within the area identified within the Banbury Vision and Masterplan to provide the north-south 'Green lung'. Notwithstanding the surrounding development, the site is considered to form an important green open space contributing to the long-term strategy for Banbury, providing a green corridor alongside and buffer for the River Cherwell from existing development. Part of the site falls within Flood Zone 3. The site is isolated away from existing residential areas and as such would be difficult to integrate with the existing community. It also adjoins land identified for a minerals rail depot (saved policy SD7 of the 1996 Minerals Local Plan). With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable

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HELAA045	Land at Hardwick Farm, Banbury	0.57	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site within the built-up limits. The site makes an important contribution to the setting of the Grade 2* listed Hardwick House. In particular, with development taking place to the north and south, it is important that this remnant of the former rural setting of Hardwick House is preserved. With regard to assisting Oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA047	Land West of Southam Road and North of Alcan, Banbury	6.9	Banbury	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield site outside the built-up limits. Majority of the site falls within Flood Zones 2 and 3. The site lies to the south of the Banbury 2 allocation and is part of the Cherwell Business Village which includes a number of offices and light industrial buildings. The areas surrounding the existing employment site falls within Flood Zone 3b therefore would not be suitable for development. No additional capacity. With regard to assisting Oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	-	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA048	Employment Land North East of Junction 11 (East of A361), Banbury	35.28	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is adjacent to the Employment Land North East of Junction 11 strategic allocation (Banbury 15) of the adopted Local Plan Part 1 which allocates 13 ha of employment. The site is considered to be unsuitable for residential development as it would be separated from Banbury and other residential areas by the A361, the M40 and Junction 11 making non-car access to services and facilities and the creation of a cohesive community difficult. Land in this area was considered for employment development when the adopted Local Plan was prepared and Banbury 15 allocated. The Inspector noted concerns about landscape and traffic impacts and the effect on the rural setting of Banbury. A 2014 landscape study had concluded that limited employment development might be possible (avoiding the valley sides) but the Inspector relied, in this case, on an earlier 2013 study which had considered a smaller site and concluded that commercial development beyond the A361 may become fragmented and lead to urban sprawl within the rural area to the east rising towards Overthorpe. A further detailed landscape assessment, taking into account the existing allocation, would be required should there be a need for further land release for employment purposes. Current availability is unknown and therefore not achievable. With regard to assisting Oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	13	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA049*	Banbury United Football Club, Banbury	2.5	Banbury	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield site within the built-up limits. The site overlaps with HELAA258. The site is within the Banbury Canalside strategic allocation (Banbury 1) of the adopted Local Plan Part 1 which allocates land for 700 dwellings and 15000sqm of town centre uses and only limited new B1a office use. The site is currently being used as a football ground. No additional capacity beyond the Banbury 1 allocation. Please see HELAA258 for capacity. With regard to assisting Oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Unknown	Not achievable	-	-	Not suitable	Unknown	Not achievable	0	0	0	0	Developable for housing - Suitable but availability is unknown, not achievable



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HELAA050*	Land South East of Manjake Development, Tramway Road Industrial Estate, Banbury	0.56	Banbury	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield within the built-up limits. The site overlaps with HELAA258. The site is within the Banbury Canalside strategic allocation (Banbury 1) of the adopted Local Plan Part 1 which allocates land for 700 dwellings and 15000sqm of town centre uses and only limited new B1a office use. The site could be brought forward for employment development in isolation or residential as part of a wider redevelopment. No additional capacity. Please see HELAA258 for capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Developable for housing / employment - Suitable, Available and Achievable. Capacity shown in HELAA258.
HELAA051*	Inchmere Design, Swan Close Road, Banbury	0.92	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. The site overlaps with HELAA258. The site is within the Banbury Canalside strategic allocation (Banbury 1) of the adopted Local Plan Part 1 which allocates land for 700 dwellings and 15000sqm of town centre uses and only limited new B1a office use. No additional capacity. Please see HELAA258 for capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Developable for housing / employment - Suitable, Available and Achievable. Capacity shown in HELAA258.
HELAA052*	Waterworks Lane, Banbury	3.53	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA044. The site is considered to be unsuitable for development as majority of the site falls within Flood Zone 3. The site is within an area designated as 'Existing Green Space' within the adopted Local Plan. The site is considered to form an important green open space contributing to the long-term strategy for Banbury, providing a green corridor alongside and buffer for the River Cherwell from existing development. The site is within an environmentally sensitive location adjacent the River Cherwell and Local Wildlife Site at Grimsbury Reservoir. Due to the site's irregular shape and limited developable area there is no opportunity for development. It also adjoins land identified for a minerals rail depot (saved policy SD7 of the 1996 Minerals Local Plan). With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA053	Land West of Grimsbury Reservoir, Banbury	17.32	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site outside the built-up limits. The majority of the site falls within Flood Zones 2 and 3. The proposed Grimsbury Wood District Wildlife Site with an area of NERC Act S41 Habitats (deciduous woodland) borders the site to the north east, proposed Grimsbury Reservoir District Wildlife Site within an area of NERC Act S41 Habits (standing waters) to the east and the Oxford Canal lies to the north of the site. The site is considered to be unsuitable for development as it lies within Flood Zone 3 but is also separated from existing residential areas by industrial development, which would make integration difficult. The land function as part of a green corridor as shown in the adopted Banbury Masterplan Supplementary Planning Document. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA054	Land North West of Vantage Business Park, Wykham Mill, Bloxham Road, Banbury	1.06	Banbury	Rural / 30 dph	Greenfield site outside the built-up limits. The site lies immediately north west of Vantage Business Park. The site could potentially be suitable for employment as an extension to the business park however a detailed assessment is required. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	1.06	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable

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HELAA056*	Stroud Park, Ermont Way, Banbury	3.21	Banbury	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield site outside the built-up limits. The site overlaps with HELAA041. The site is considered to be unsuitable for residential due to the surrounding uses however the site would be potentially suitable for employment use. The developable area of 0.8 ha includes land between south of Ermont Way and employment which lies adjacent to the existing cricket ground. The site was previously identified for employment use in the Cherwell Non-Statutory Local Plan 2011. Availability is unknown and therefore not achievable. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	0.8	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA173	Land at Broken Furrow (Land North of Hanwell Fields), Banbury	1.7	Banbury	Urban extension or freestanding / 20 dph	A part greenfield, part brownfield site outside the built-up limits. The site is part of an overall allocation for 544 dwellings (Banbury 5) which took into account the potential to accommodate 34 dwellings on this land. The site could be integrated with the adjoining developments. The site is considered to be suitable for residential due to the less significant impact on the landscape and in light of the status of the surrounding land. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA253	Admiral Holland, Wood green Avenue, Banbury	0.37	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. This is a council owned site. Planning permission for the demolition of the public house has already been granted. The Council's housing team advised that a planning application for 16 dwellings is expected to be submitted. This is a deliverable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.37	16	Not suitable	Available	Not achievable	0	16	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA254	Land at Higham Way, Banbury	3.1	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Banbury 19) which allocates land for 150 dwellings. A planning application was received and is pending consideration. This is a deliverable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	3.1	150	Not suitable	Available	Not achievable	0	150	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA255	Drayton Lodge Farm, Banbury	15	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Banbury 18) which allocates land for 250 dwellings. This is a deliverable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	15	250	Not suitable	Available	Not	0	225	25	0	Deliverable for housing - Suitable, Available and Achievable
HELAA256	Bankside Phase 2, Banbury	21.5	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Banbury 4) which allocates land for 600 dwellings. This is a developable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	21.5	600	Not suitable	Not available	Not achievable	0	50	500	50	Developable for housing - Suitable, Available and Achievable
HELAA257	Bolton Road, Banbury	2	Banbury	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Banbury 8) which allocates land for 200 dwellings. This is a developable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	2	200	Not suitable	Not available	Not achievable	0	150	50	0	Developable for housing - Suitable, Available and Achievable

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HELAA258*	Canalside, Banbury	25.6	Banbury	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. The site overlaps with HELAA031, HELAA049, HELAA050 and HELAA051. This is a strategic allocation in the adopted Local Plan Part 1 (Banbury 1) which allocates land for 700 dwellings and 15000m2 of town centre uses and only limited new B1a office use. No additional capacity. This is a developable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	25.6	700	Suitable	Available	Achievable	1.5	50	450	200	Developable for housing / employment - Suitable, Available and Achievable
HELAA259	Land adjacent Bretch Hill Reservoir, Banbury	2.5	Banbury	Outside of the centre boundary review area / 45 dph	A well treed area of open green space within the built-up limits. Shown on the policies map for the adopted Local Plan 2011-2031. Development would result in a loss of green space and would likely have an adverse impact on biodiversity. No clear opportunity to replace. Identified in the AMR 2016 as a developable site but has not progressed following earlier development interest. No housing potential. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA260	56-60 Calthorpe Street, Banbury	0.11	Banbury	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. Previous planning permission for 14 dwellings expired in July 2016. This is a developable site in the 2016 Annual Monitoring Report. Availability is unknown. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Developable for housing - Suitable but availability is unknown, not achievable
HELAA269	South of Salt Way - East, Banbury	67.29	Banbury	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. A strategic allocation (Banbury 17) in the adopted Local Plan Part 1 for 1,345 dwellings. No land allocated for employment use. Planning permission for 145 dwellings has already been given and are under construction. The permitted area has been excluded from the site. Remaining parts have resolutions to approve. Additional 1,200 dwellings expected to be delivered on top of those completed and under construction. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	67.29	1200	Not suitable	Available	Not achievable	0	150	650	400	Deliverable for housing - Suitable, Available and Achievable
HELAA270	South of Salt Way - West, Banbury	18.45	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. A strategic allocation (Banbury 16) in the adopted Local Plan Part 1. for 150 dwellings. No land allocated for employment use. Planning permission for 350 dwellings (14/01188/OUT) was given on 13 November 2015. The principle of developing the site for residential has been established. No additional capacity. The approximate developable area is identified from the planning application. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA271	Employment Land North East of Junction 11 (M40), Banbury	13.48	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. A strategic allocation (Banbury 15) in the adopted Local Plan Part 1 for employment use. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	13	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA272	Employment Land West of M40, Banbury	13.48	Banbury	Urban extension or freestanding / 20 dph	A strategic allocation (Banbury 6) in the adopted Local Plan Part 1 which allocates 35 ha of employment. No land allocated for residential use. Parts of the site have planning permissions for employment which some have already been implemented. The remaining part to the south (approximately 20 ha) has yet to be developed. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	20	0	0	0	Developable for employment - Suitable, Available and Achievable

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HELAA277	Land Adjoining And West Of Warwick Road, Banbury	12.14	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Planning permission for 300 dwellings (13/00656/OUT) was given on 3 March 2014. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA278	Land at Banbury AAT Academy, Banbury	1.4	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site within the built-up limits. Planning permission for 44 dwellings (13/00265/OUT) was given on 24 April 2014. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA279	Land to the rear of Methodist Church, The Fairway, Banbury	0.25	Banbury	Outside of the centre boundary review area / 45 dph	Greenfield site within the built-up limits. Planning permission for 11 dwellings (13/01372/CDC) was given on 14 December 2015. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA280	North East Of Crouch Hill Farm Adjoining Broughton Road, Banbury	2.81	Banbury	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Planning permission for 40 dwellings (15/01215/REM) was given on 22 March 2016. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA281	Poundland 1 - 6 Malthouse Walk Banbury OX16 5PW, Banbury	0.07	Banbury	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. Planning permission for 20 dwellings (15/01691/O56) was given on 2 November 2015. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Banbury lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable

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<p>HELAA040 HELAA065 HELAA289 HELAA290</p>	<p>Begbroke Science Park</p>	<p>174.62</p>	<p>Begbroke</p>	<p>Urban extension or freestanding / 15 dph</p>	<p>A mostly greenfield site within the Oxford Green Belt between Begbroke, Yarnton and Kidlington. This is a very large site between the A44 and East Kidlington comprising land in the vicinity of Begbroke Science Park and Yarnton Nurseries and extending over the railway line to the Oxford Canal to the east. Begbroke, Yarnton and Kidlington are Category A villages in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes) at Category A villages. Development would contravene existing planning policy for residential development. In terms of meeting Oxford’s needs, the site lies within Area of Search A which is being considered for the Partial Review of the Local Plan. The area in the vicinity of the Science Park falls within an area identified in the adopted Local Plan for a small scale Green Belt Review for high value employment needs (policy Kidlington 1). A small scale Green Belt Study has been prepared and there is potential (approximately 15 hectares) for employment land. Development of the whole site could lead to the coalescence of Begbroke and Yarnton. Coalescence with Kidlington is also an issue. Under the Landscape Character Sensitivity and Capacity Assessment (2017), the combined landscape and visual sensitivity of the site is considered to be medium and it has medium capacity for residential development particularly to the east of the railway line where fewer site constraints exist. Medium to low capacity for employment. The land is relatively flat with few long distance views. There are numerous mature trees and hedge belts within the site. Rowel Brook is within and the site borders the Oxford Canal (a Conservation Area). Rushy Meadows SSSI is nearby and part of a Conservation Target Area runs into the site. Biodiversity enhancement would be required. Part of the site falls within Flood Zones 2 and 3 and should be kept free from development. The site is situated close to Oxford on the A44 corridor with the opportunity for high levels of sustainable transport use and to develop alongside expansion of the University Science Park – an economic asset of significance to both Cherwell and Oxford and could be considered with HELAA065 which lies immediately to the south. The site promoter suggests that the site could accommodate 1950 dwellings. The site could potentially be suitable for a mixed use strategic allocation with good access to Oxford to meet Oxford's unmet housing need in association with expansion of the Science Park in exceptional circumstances. Built development to the east of the railway would adversely affect the canal corridor and lead to greater coalescence. However, there is potential for a new neighbourhood to be created to the west of the railway on approximately 80 hectares of land. An indicative density of 15 dph would allow for the provision of a secondary school and primary school which are likely to be required on a site of this size. However, in this location next to the Science Park and on a key transport corridor a higher density form of development would be appropriate. A gross density of 25 dph would allow for approximately 2000 homes.</p>	<p>Suitable</p>	<p>Available</p>	<p>Achievable</p>	<p>80</p>	<p>2000</p>	<p>Suitable</p>	<p>Available</p>	<p>Achievable</p>	<p>15</p>	<p>0</p>	<p>875</p>	<p>1125</p>	<p>Developable for housing / employment - Suitable, Available and Achievable</p>
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HELAA060	Begbroke Lane, North East Field, Begbroke	19.41	Begbroke	Rural / 30 dph	Greenfield site outside the built-up limits. Begbroke is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. This is a relatively large site with no significant and environmental constraints. Located on the A44 corridor, it is well related to Oxford. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be low. Medium capacity for residential subject to a suitable design solution to retain the existing mature green corridor along Begbroke Lane. Medium to high capacity for employment primarily within the northern part of the site. The field parcel plays an important role in separating Begbroke from the Langford Lane area of Kidlington, particularly with the grant of permission for a technology park to the north. However, an area of land of approximately 6 ha close to the built up area of Begbroke warrants further consideration (potential for about 180 homes at 30 dph). With regard to assisting oxford with its unmet housing need, Begbroke lies within Areas of Search A and B.	Suitable	Available	Achievable	6	180	Not suitable	Available	Not achievable	0	0	180	0	Developable for housing - Suitable, Available and Achievable
HELAA061	Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke	4.39	Begbroke	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Begbroke is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Risk of coalescence of Begbroke and Kidlington but on the A44 corridor close to Oxford. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to low. Medium to high capacity for residential due to the relationship with existing residential properties to the south and west of the relative enclosure to the north and west. Medium capacity for employment. The site promoter suggests either 130 dwellings (3pdh) or 220 dwellings (50dph) could be accommodated on 4.39ha of land. The site could be suitable for development if considered as part of a wider area, however at present the site is not considered to have potential as it would result in immediate coalescence with Kidlington (Langford Lane) to the north. With regard to assisting oxford with its unmet housing need, Begbroke lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA062	Paddock, Spring Hill Road, Begbroke	1.25	Begbroke	Rural / 30 dph	Greenfield site outside the built-up limits. Begbroke is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as Spring Hill Road is narrow and unsuitable for a significant intensification of use. This area of the village has a number of dispersed houses and due to the character of the road and the location of housing it is rural in character. Development would be out of keeping with the settlement pattern and would be harmful to the rural character of the area. With regard to assisting oxford with its unmet housing need, Begbroke lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA063	Land at junction of Langford Lane/A44, Begbroke	14.71	Begbroke	Rural / 30 dph	Greenfield site outside the built-up limits. Begbroke is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. There is no significant heritage or ecological constraints. This is a relatively flat agricultural land on the northern edge of Begbroke on the A44 corridor to Oxford. However, the site would be mostly separated from other areas. Landscape Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be medium. Medium to low capacity for residential due to the relative isolation of the site from any other residential properties and services and its context in relation to the surrounding business park and airport uses. Medium to high capacity for employment as it would merge with the existing landscape characteristics of the nearby land uses. However, the site is affected by the airport flight paths and would lead to immediate coalescence between Begbroke and Kidlington (Langford Lane). Therefore, no potential. With regard to assisting oxford with its unmet housing need, Begbroke lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA064	Land South of Solid State Logic Headquarters, Spring Hill Road, Begbroke	2.47	Begbroke	Rural / 30 dph	Greenfield site outside the built-up limits. Begbroke is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is a relatively flat open field currently used as informal recreation by the employees of the adjacent Solid State Logic HQ. Access constraint. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium to low. Medium to high capacity for residential as it is relatively well enclosed to the south, east and west and would form a natural extension to Begbroke. Medium to high capacity for employment of a similar nature to that immediately north of Solid State headquarters. The Begbroke Conservation Area Appraisal states that 'Spring Hill Road is over hung with an avenue of mature horse chestnut trees, all of which are protected by TPOs which creates a pleasing entry to the Conservation Area.' The site is considered to be unsuitable for development as it would harm the character and appearance of this part of the Begbroke Conservation Area. With regard to assisting oxford with its unmet housing need, Begbroke lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA025	Bicester Business Park, Bicester	29.58	Bicester	Urban extension or freestanding / 20 dph	A strategic allocation (Bicester 4) in the adopted Local Plan Part 1 for employment use. Part of the site in the north has permission for a supermarket which has already been implemented. Planning permission has been granted for employment use that covers majority of the site (approximately 13.8ha). No further potential. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	13.8	0	0	0	Deliverable for employment however no further potential
HELAA055	South West Bicester Phase 2	28.7	Bicester	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. A strategic allocation (Bicester 3) in the adopted Local Plan Part 1 for 726 dwellings (urban extension). The Council has conditionally granted permission for 709 dwellings subject to legal agreement. Phase 1 of the 'Kingsmere' development is at an advanced stage of construction. A suitable and deliverable site. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	20.5	709	Not suitable	Available	Not achievable	0	210	499	0	Deliverable for housing - Suitable, Available and Achievable
HELAA058*	Employment Land at North East Bicester, Bicester	15.43	Bicester	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA084. A strategic allocation (Bicester 11) in the adopted Local Plan Part 1 for employment use. No land allocated for residential use. Majority of the site (outside of Flood Zones 2 and 3) has planning permission for employment. The site is considered suitable for employment development. No additional capacity. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B. No further potential.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	-	0	0	0	Developable for employment - Suitable, available and Achievable however no further potential.



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HELAA059	Bicester Gateway Business Park, Bicester	18.33	Bicester	Urban extension or freestanding / 20 dph	A strategic allocation (Bicester 10) in the adopted Local Plan Part 1 for employment use. A planning application for employment use has been submitted which covers a small part of the site in the west which is pending consideration. Immediately to the east of the site lies an area of NERC Act S41 Habitats (coastal and floodplain grazing marsh). The remaining area outside of Flood Zone 3b comprises approximately 4.4 ha. A proposed District Wildlife Site (Promised Land Farm Meadows) falls within the site which requires ecological mitigation. No further potential beyond the allocation. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	0	0	0	0	Developable for employment - Suitable, available and Achievable however no further potential.
HELAA066	Skimmingdish Lane, Bicester	2.77	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits. The site is a proposed District Wildlife Site (Skimmingdish Lane Balancing Pond). Southern part of the site is allocated for recreation purposes in the adopted Cherwell Local Plan 1996 (saved policy). The same part is identified for recreation in the Non-Statutory Local Plan 2011. Unsuitable for development. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA068	Fire Station and Brick Building, Queen's Avenue, Bicester	0.36	Bicester	Outside of the centre boundary review area / 45 dph	A part greenfield, part brownfield site within the built-up limits. The site is currently being used as the fire and ambulance stations. The site is in a sustainable location. The site could potentially be suitable for residential subject to alternative provision of existing use elsewhere within Bicester. When considering the setting of the Bicester Conservation Area, listed buildings to the south and also the locally listed building to the north the site could accommodate 18 dwellings based on 50 dph on 0.36 ha. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.36	18	Not suitable	Available	Not achievable	0	0	18	0	Developable for housing - Suitable, Available and Achievable
HELAA069	Land to West of Himley Village, Middleton Stoney Road, Bicester	11.11	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits of Bicester. At the present time, development would be isolated and disconnected from Bicester. However if there is a need for the site to be considered as an extension to the North West Bicester Eco-Town in the future (strategic allocation Bicester 1 of the adopted Local Plan Part 1) the site could potentially be suitable for residential / employment. As a possible extension to the Bicester 1 allocation the site could accommodate 166 dwellings based on 15 dph on 11.11 ha. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	11.11	166	Suitable	Available	Achievable	11.1	0	166	0	Developable for housing / employment - Suitable, Available and Achievable
HELAA070	McKay Trading Estate, Station Approach, Bicester	1.2	Bicester	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. The site is currently being used for employment purposes and is located at an industrial estate. Planning permission given for redevelopment to include new offices. The site could potentially be suitable for some residential development as part of a mixed-use scheme that retains significant employment development too. The site could accommodate 60 dwellings based on 50 dph on 1.2ha as part of a mixed-use scheme. Unlikely to be additional capacity for employment purposes. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.2	60	Suitable	Available	Achievable	0	60	0	0	Developable for housing / employment - Suitable, Available and Achievable however no additional capacity for employment.
HELAA071	Bicester Garden Centre, Bicester	10.56	Bicester	Rural / 30 dph	Existing garden centre/retail park and greenfield land. The eastern half of the site falls within Flood Zones 2 and 3. A popular home and garden centre and a source of employment. Redevelopment for residential would not be appropriate. Unlikely to be further significant employment land potential due to flood zones and proximity to sewerage works. With regard to assisting Oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA072	Land East of Charbridge Lane, South of Railway, Bicester	5.32	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits. Although the land adjoins a strategic development site (Bicester 12), the site is a designated Local Wildlife Site and is unsuitable for development. It provides a green corridor linking to land at Gavray Drive. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA073	Land North of Railway, East of Charbridge Lane, Bicester	3.01	Bicester	Rural / 30 dph	Development in this location would lead to coalescence of Bicester and Launton and would undermine the identity of Launton as a separate village. No potential for residential or employment. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA074*	Land at North West Bicester	20.48	Bicester	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site is within the North West Bicester Eco-Town strategic allocation (Bicester 1) of the adopted Local Plan Part 1 for 6,000 dwellings and 10 ha of employment land. No additional capacity. See HELAA275 for capacity. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Developable for housing / employment - Suitable, Available and Achievable. Capacity shown in HELAA275.
HELAA076	Launton Business Centre, Murdock Road, Bicester	2.06	Bicester	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. The site comprises land at a business centre and is currently in employment use. It is considered to be unsuitable for residential development due to incompatibility with neighbouring uses. No additional capacity for employment. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA077	Land adjoining Graven Hill, Bicester	62.13	Bicester	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site lies adjacent to the Graven Hill strategic allocation (Bicester 2) of the adopted Local Plan Part 1 which allocates land for 2,100 dwellings and 26 ha of employment. The site is considered to be unsuitable for development due to coalescence of Bicester and Ambrosden. The southern side of Graven Hill is already expected to be developed for employment and residential on the southern side would be detached from residential at Graven Hill and will have a poor living environment. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA079	Land West of Charbridge Lane, Bicester	3.62	Bicester	Outside of the centre boundary review area / 45 dph	Greenfield site outside the built-up limits. The majority of the site falls within Flood Zones 2 and 3. The site is considered to be unsuitable for residential development as it adjoins an industrial estate and would be separated from other residential areas. A thick hedgerow separates the site from the Telford Road Industrial Estate and in this location, its role as a permeable area of green space is considered to be important. It also has potential as part of a town wide green infrastructure network. Allocated for recreation use in the adopted Cherwell Local Plan 1996 (saved policy). Also mostly identified in the Non-Statutory Local Plan for recreation. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B. No potential for development.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable

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HELAA080	Former Bicester Library, Old Place Yard, Bicester	0.04	Bicester	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. The site was previously used as a library however is now vacant. Part of land identified for residential development in the Non-Statutory Cherwell Local Plan 2011. The areas on either side of the site have planning permission for a total of 11 dwellings. The site is in a very sustainable location. The site could accommodate 6 dwellings based on 150 dph on 0.04 ha. Due to the size of the site it is unlikely to meet the HELAA threshold therefore the housing potential has been reduced to zero to avoid overlap with small site windfalls. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA084*	Land North of Skimmingdish Lane, North East of Bicester	81.17	Bicester	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits of Bicester. The site overlaps with HELAA058. The southern part of the site falls within the North East Bicester strategic allocation (Bicester 11) of the adopted Local Plan which provides for 15 ha of employment land. The southernmost part of the site located outside of the allocated site extends up to the railway line. The western end of this part of the site lies within Flood Zone 3. A watercourse flows through the site from north east to south west and large proportion of the northern part of the site lies within Flood Zones 2 and 3. Part of the site lies within the RAF Bicester Conservation Area and the remainder of the northern part of the site abuts the boundary. The eastern part of the site lies within an Archaeological Constraint Priority Area. A Scheduled Ancient Monument and Local Wildlife Site abuts the site to the north west. An area of NERC Act 41 Habitats lies immediately to the west. The east of the site lies within an Archaeological Constraint Priority Area. The site comprises mostly arable land divided by mature hedgerows and hedgerow trees, and contains a network of footpaths. Other than that part of the site allocated in the adopted Local Plan (Bicester 11), the site is considered to be unsuitable for development as there are issues with flooding, impact on the adjacent RAF Bicester Conservation Area and the open countryside to the north and east. In addition residential development would be isolated from other residential areas at Bicester. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA086	Former RAF Bicester, Bicester Heritage, Buckingham Road, Bicester	35.6	Bicester	Urban extension or freestanding / 20 dph	Comprises land within the RAF Bicester Conservation Area and (essentially) falls within the Former RAF Bicester strategic allocation (Bicester 8) of the adopted Local Plan Part 1. Unsuitable for residential use due to incompatibility with the conservation area designation and the allocation. Already in use for tourism and associated employment purposes within the terms of the allocation. The policy supports heritage tourism uses, leisure, recreation, employment and community uses. No further potential. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Available	Achievable	0	0	0	0	Developable for employment - Suitable, Available and Achievable

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HELAA089*	Extension to Bicester Gateway, Bicester	2.59	Bicester	Rural / 30 dph	Mainly greenfield site outside the built-up limits. The site overlaps with HELAA091 and HELAA112. The Bicester Gateway strategic allocation (Bicester 10) lies immediately to the north which provides for 18 ha of employment land. The site boundary incorporates parts of roads accessing the A41 and Chesterton. The majority of the site lies within an Archaeological Constraint Priority Area. A (truncated) Public Right of Way runs through part of the site. Alchester Scheduled Ancient Monument lies in close proximity to the southern boundary of the site. A proposed District Wildlife Site (Promised Land Farm Meadows) lies to the north east. The site is considered to be unsuitable for residential development given the isolated location and surrounding incompatible commercial land uses. The site could potentially be suitable for employment. It is well-contained and so of limited landscape impact and a logical addition to the Bicester 10 allocation provided that the setting and significance of the nearby Scheduled Ancient Monument is preserved. Attention would however need to be given to the potential impact on the adjacent chicken farm and whether this would introduce new incompatible use that could prejudice an existing land use. Areas of woodland to the south and boundary hedgerows should generally be retained or enhanced in the interests of blending the development into the countryside, preserving the setting of the nearby SAM and promoting biodiversity. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	1.6	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA090	Land adjoining North West Bicester Eco Town	19.19	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits. The site lies immediately adjacent to the North West Bicester Eco-Town strategic allocation (Bicester 1) of the adopted Cherwell Local Plan (July 2015). Whilst the site lies outside of the strategic allocation the land is included within the boundary of the NW Bicester Masterplan Supplementary Planning Document (SPD) and the site could therefore be considered as a possible extension to the strategic allocation. The Masterplan indicates the northern and southern sections of the site for green infrastructure provision. The southern part of the site being included as part of a larger planning application and that there is a pond and Public Rights of Way in the north. The opportunity for additional housing is therefore limited. This would leave approximately 9 ha which would need to integrate with the rest of the site for any development to take place. The site could accommodate 135 dwellings based on 15 dph on 9 ha. This is in addition to the North West Bicester strategic allocation. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	9	135	Suitable	Available	Achievable	0	0	0	135	Developable for housing - Suitable, Available and Achievable

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HELAA091*	Lakeside House, Bicester	4.83	Bicester	Rural / 30 dph	A mostly greenfield (agricultural) site outside the built-up limits. The site overlaps with HELAA089 and HELAA112. The site is potentially suitable for employment as it represents a logical expansion of the Bicester Gateway strategic allocation (Bicester 10) of the adopted Local Plan Part 1 which allocates 18 ha of employment. The site is of limited environmental value and well contained in landscape terms. However, the Alchester Roman Town Scheduled Ancient Monument adjoins the site to the south and the land is within an Archaeological Constraint Priority Area together with the allocated land to the north. There is a pond in the centre of the site and flood zones 2 and 3 to the east which need to be considered. Detailed ecological, flooding and heritage assessments would be required to determine the nature and extent of constraints to development. Loss of the chicken farm would mean loss of some employment but it would help to facilitate an improved overall business park site with significant employment provision to outweigh this impact. A site with some potential for employment related development but requiring more detailed consideration. The developable area of 2.56 ha includes the chicken farm and the adjacent dwellings. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	2.6	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA244	Land at South East Bicester	82.86	Bicester	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site is in the countryside to the east of Bicester and north of Ambrosden. Part of the site lies within the Conservation Target Area and the Meadows north west of Blackthorn Hill Local Wildlife Site. There is no clear defensible boundary that would prevent further extension to the east. The site is considered to be unsuitable for development as it would encroach into the open countryside, leading to coalescence between Bicester, Bicester's strategic allocation - Bicester 12 South East Bicester, Ambrosden and Blackthorn. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA248	St David's Barracks, Graven Hill	33.84	Bicester	Urban extension or freestanding / 20 dph	Brownfield site within the built-up limits. The site is considered to be suitable in principle as it falls within the Bicester 2 Graven Hill strategic allocation from the adopted Local Plan Part 1. It is a brownfield site in a sustainable location. The opportunity to intensify the strategic allocation remains a question as the site has already been through Examination and Policy Bicester 2 of the adopted Local Plan sets out the policy requirement including the number of proposed homes. The release of the Barracks could lead to additional potential. However, in view of the intention that this is intended to be the largest self-build site in the country, that implementation is at an early stage, and that there are constraints that need detailed consideration such as the railway line to the south and the Local Wildlife Site, ancient woodland (Gravenhill Wood) and an area of NERC S41 Act Habitats to the north, a cautious approach on overall yield for Graven Hill is required. No further potential at the current time but will need to be reconsidered in the future. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA261	South East Bicester	155	Bicester	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Bicester 12) which allocates land for 1500 dwellings. A planning application was received and is pending consideration. This is a deliverable site in the 2016 Annual Monitoring Report. No further potential. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	40	1500	Suitable	Available	Achievable	40	175	1000	325	Deliverable for housing / employment - Suitable, Available and Achievable



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HELAA262	St. Edburg's School, Cemetery Road, Bicester	0.7	Bicester	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. Development principles approved in October 2008 for re-use of school buildings. Pre-application consultation undertaken. This is a deliverable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.7	14	Not suitable	Available	Not achievable	0	14	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA263	Bessemer Close/Launt on Road, Bicester	3.35	Bicester	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. Identified in the Cherwell Non-Statutory Local Plan (2011) for a mixed use development including 70 dwellings and employment. The north western part of the site is still in employment use and availability is unknown. The buildings in the south are also in employment use. Planning application for 70 dwellings (15/02074/OUT) was allowed on the remaining part of the site to the east which was previously in employment use. The site is considered to be suitable for residential and employment due to the site being brownfield and is located in a sustainable location. Redevelopment of the whole site could be considered. This is a developable site in the 2016 Annual Monitoring Report (30 dwellings). With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available in part	Achievable in part	1.18	70	Suitable	Available in part	Achievable in part	0	70	0	0	Developable for housing / employment - Suitable, Available and Achievable
HELAA264	Cattle Market, Victoria Road, Bicester	0.79	Bicester	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. Identified in the Cherwell Non-Statutory Local Plan (2011) for 40 dwellings. In temporary use as a public car park. Planning permission for existing car park until June 2019. The site remains suitable for housing once it is no longer required as a temporary car park. This is a developable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Not available	Not achievable	0	0	Suitable	Not available	Not achievable	0	0	0	0	Developable for housing / employment - Suitable but not available and not achievable
HELAA273	Land at Gavray Drive, Bicester	22.66	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits. A strategic allocation (Bicester 13) in the adopted Local Plan Part 1 for 300 dwellings. There are constraints on the site with areas within Flood Zones 2 and 3, Conservation Target Area and Local Wildlife Site. No further potential. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	7.5	300	Not suitable	Available	Not achievable	0	125	175	0	Deliverable for housing - Suitable, Available and Achievable
HELAA275*	North West Bicester Eco-Town, Bicester	390.2	Bicester	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. This is a strategic allocation in the adopted Local Plan Part 1 (Bicester 1) which allocates land for 6000 dwellings (3293 by 2031) and a minimum of 10 ha of employment. The site overlaps with HELAA074. The site was identified in Annex A of the Eco-Towns PPS (2009). The North West Bicester Supplementary Planning Document was adopted on 22 February 2016. There are a number of planning permissions including resolutions to approve on the site: 1. 10/01780/HYBRID (393 dwellings and employment permitted); Resolutions to approve for 2. 14/01641/OUT (900 dwellings), 3. 14/01384/OUT (2600 dwellings), 4. 14/02121/OUT (1700 dwellings), 5. 17/00455/HYBRID (150 dwellings) and 6. 17/01090/OUT (employment). The last two applications fall within HELAA074. Application 4 also includes the southern part of HELAA090. This is a deliverable site in the 2016 Annual Monitoring Report. No further potential. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	322.6	2605	Suitable	Available	Achievable	10	500	1005	1100	Deliverable for housing / employment - Suitable, Available and Achievable
HELAA282	Land at Skimmingdish Lane, Bicester	2.4	Bicester	Rural / 30 dph	Greenfield site outside the built-up limits. Planning permission for 46 dwellings (14/00697/F) was given on 9 December 2015. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable

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HELAA092	Thame Road, Blackthorn	0.93	Blackthorn	Rural / 30 dph	Greenfield site outside the built-up limits. Blackthorn is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. Part of the site lies within an Archaeological Constraint Priority Area. The site is located on the southern edge of the village and comprises agricultural land bordered by hedgerows. The site is considered to be unsuitable for development as it would extend the village to the south with development in close proximity to and visible from the B4011. With regard to assisting oxford with its unmet housing need, Blackthorn lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA093	Land at Kiln Farm, Blackthorn	6.23	Blackthorn	Rural / 30 dph	A greenfield site outside the built-up limits of Blackthorn. Blackthorn is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. The south western part of the site lies within an Archaeological Constraint Priority Area. The eastern corner of the site lies within a protected species buffer (Great Crested Newt). The site is considered to be unsuitable for development as the majority of it falls within an area of high flood risk (predominantly Flood Zone 3 with some Flood Zone 2). The site is separated from Station Road by a narrow strip of land in horticultural use. The village form is characterised by linear development fronting the central rectangular area of fields of which this site forms part and development would impact on the character of the village. With regard to assisting oxford with its unmet housing need, Blackthorn lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA094	Land North East of Tadmarton Road, Bloxham	8.4	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A Public Rights of Way runs along the eastern boundary of the site. The site is located to the north of the primary school and residential properties fronting Courtington Lane. The site is considered to be unsuitable for development as it would not form a cohesive village extension. Development would be an encroachment into the open countryside to the north. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA095	Land East of South Newington Road, Bloxham	8.1	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site promoter suggests that the site is suitable and could accommodate between 150 and 175 dwellings. However, the site is considered to be unsuitable for development as it would be likely to have a detrimental impact on the views of the village when approaching from the south west along South Newington Road. The site is afforded some screening from trees-hedgerows but there is no strong defensible boundary which would prevent development leading further southwards. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA096	Land at Bloxham	17.49	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Part of the site lies within an Archaeological Constraint Priority Area. A gypsy and traveller's site (in the process of closing) is located to the north in addition to a scrapyard which needs to be considered in light of residential compatibility with the use. The site is considered to be unsuitable for development as it is detached from the existing village and therefore development would not form a cohesive village extension. There is likely to be a detrimental impact on the views of the open countryside on the approach into Bloxham from the east. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B. Not a suitable site.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA097	Land off Bloxham Grove Road, Bloxham	5.58	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site is detached from the existing village and therefore would not form a cohesive village extension. Development would not be appropriate due to the significant potential landscape and visual impacts. The site is located north of Warriner Secondary School and Bloxham Grove Road and positioned on the edge of the Sor Brook valley. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B. Not a suitable site.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA098	Newlands Caravan Site, Milton Road, Bloxham	1.79	Bloxham	Rural / 30 dph	Brownfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for residential or employment. Development on the site would appear visually detached from the village and would represent a significant and harmful linear extension of built development along Milton Road. The site was until recently an established gypsy and travellers site and is in the process of closing. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B. Not a suitable site other than for the travelling community.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA099	Land at Ell's Lane, Bloxham	2.61	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site has a poor and incongruous relationship with the form and pattern of the existing settlement. Development would impact on views of Hobb Hill from the north and the works required to Ells Lane to provide satisfactory access to development on the site is likely to have an adverse effect on the character and appearance of the area. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B. Not a suitable site.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA100	Land North and South of Milton Road, Bloxham	15.62	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site includes areas of land to the north and south of Milton Road. North of Milton Road - The northern area comprises four field parcels, one fronting the Milton Road and three to the north of existing residential development, separated by a dismantled railway line. The north eastern corner of the site lies within the Bloxham Conservation Area and there are important views into and out of the Conservation Area across the site, including to the Grade 1 listed St.Mary's Church. Two Public Rights of Way cross the site and part of the site lies within an Archaeological Constraint Priority Area. The dismantled railway line is recorded as an area of potentially contaminated land. The western corner of the site south of the Conservation Area could potentially be suitable for very limited and sensitive residential development. Views of the church and the setting of the Conservation Area need to be protected. Satisfactory access would need to be achieved. Elsewhere to the north of Milton Road, there would be unacceptable impacts on the historic environment and on the built form of the village. The site promoter suggests that 240 dwellings could be accommodated on 9ha. However, it is considered that there is potential for some development to the south of Milton Road (1.6ha) as a continuation of the permitted development to the west. In addition approximately 0.5 ha of land could be developed to the north of Milton Road - allowing for approximately 61 dwellings across the whole site subject to more detailed consideration. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.	Suitable	Available	Achievable	2.1	61	Not suitable	Available	Not achievable	0	61	0	0	Developable for housing - Suitable, Available and Achievable
HELAA247	Land West of South Newington Road, Bloxham	6.02	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it would likely to have a detrimental impact on the views of the village when approaching from the south east along South Newington Road. In the main, the site is removed from the built-up area, development on the site would be difficult to integrate well with the remainder of the village. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA285	Land South of Milton Road, Bloxham	5.4	Bloxham	Rural / 30 dph	Greenfield site outside the built-up limits. Bloxham is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 85 dwellings (15/01021/REM) was given on 22 December 2016. The principle of developing the site for residential has been established. No additional capacity. There is a made neighbourhood plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable

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HELAA101	Land South of Wards Crescent, Bodicote	2.26	Bodicote	Rural / 30 dph	Greenfield site outside the built-up limits. Bodicote is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A bridleway runs along the eastern boundary of the site. The Bodicote Conservation Area southern boundary is approximately 25m to the north west of the site. The site is located on the edge of the Sor Brook valley which forms part of the setting of the village, and open views exist from the southern aspect. The site is considered to be unsuitable for development given its topography, as of the site, on the valley side, and the open views which exist from the southern aspect, it is considered that development on the site would have a significant visual impact and harms the landscape setting of the village harm. Potential access constraint. With regard to assisting oxford with its unmet housing need, Bodicote lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA105	Homelands Farmhouse, Bucknell	1.63	Bucknell	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Bucknell is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. There are concerns that development would have a detrimental impact on the character and setting of the village on this rural approach. With regard to assisting oxford with its unmet housing need, Bucknell lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA106	Newlands/ Caulcott Farm/ Greenway, South Street, Caulcott	1.11	Caulcott	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Caulcott is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. There are three parts to the site: 1) Land to the north of Newlands - Development would result in the loss of a greenfield site and in a likely adverse impact on the rural landscape; 2) Land to the south of Greenway - Development would result in the loss of a greenfield site but there may be an opportunity for infilling between existing properties some of which are recently built; and 3) Caulcott Farm - Redevelopment would result in the loss of the farm which currently adds to the character of the village. In addition there are concerns about the impact that development would have on the loose knit character of the village. With regard to assisting oxford with its unmet housing need, Caulcott lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA067	The Plain, Land East of B4100, Caversfield	10.39	Caversfield	Rural / 30 dph	Greenfield site outside the built-up limits of Caversfield and Bicester. Caversfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not make provision for significant additional development (10 or more dwellings) at Category C villages. Development would contribute significantly to coalescence between Bicester and Caversfield in a north-south direction with associated impact on the identity of the latter. The development of North West Bicester could also mean that development of the site would result in coalescence in an east-west direction. With regard to assisting oxford with its unmet housing need, Caversfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA075	South Lodge, Fringford Road, Caversfield	6.97	Caversfield	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits of Caversfield. Caversfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. Development would contribute significantly to coalescence between Bicester and Caversfield in an east-west direction with the development of North West Bicester. With regard to assisting oxford with its unmet housing need, Caversfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA107	Dymock Farm, Buckingham Road, Caversfield	33.8	Caversfield	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Caversfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it is detached from the main built-up area of Bicester and adjoins the village of Caversfield. Development would extend into the countryside and be visually prominent from the A441. With regard to assisting oxford with its unmet housing need, Caversfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA108	Land North of Rau Court, Caversfield	3	Caversfield	Rural / 30 dph	Greenfield site outside the built-up limits. Caversfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The south western part of the site contains an area of NERC Act S41 habitats (deciduous woodland) and there are a number of important trees on the site. The northern boundary of the site abuts the RAF Bicester Conservation Area. The site is considered to be unsuitable for development as it would result in the loss of a significant area of open space within the village. With regard to assisting oxford with its unmet housing need, Caversfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA109	Land South of Springfield Road, Caversfield	1.39	Caversfield	Rural / 30 dph	Greenfield site outside the built-up limits. Caversfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it would result in the loss of a significant area of open space within the village. With regard to assisting oxford with its unmet housing need, Caversfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA110	Land at Lodge Farm, Chesterton	40.11	Chesterton	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits of both Chesterton and Bicester, located adjacent to the A41. Chesterton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is partly within Flood Zones 2 and 3. Public Rights of Way pass through the western part of the site. The northern boundary of the site abuts the Chesterton Conservation Area and an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would be separate from existing development, but out of scale with Chesterton village, and contributes to coalescence between Bicester, Chesterton and Wendlebury. The site contributes to the landscape buffer for Chesterton before reaching the edge of the new development for Bicester (Kingsmere). With regard to assisting oxford with its unmet housing need, Chesterton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA111	Land at Little Chesterton, Chesterton	27.58	Chesterton	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits located adjacent to the A41. Chesterton is the nearest settlement. Chesterton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. Two Public Rights of Way cross the site. The site is considered to be unsuitable for development as the site is isolated and would not integrate well with the rest of Chesterton. Development in this location would result in development into the open countryside. With regard to assisting oxford with its unmet housing need, Chesterton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA112*	Land East of the A41, Chesterton	4	Chesterton	Rural / 30 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA089 and HELAA091. The site is considered to be unsuitable for residential given the isolated location and surrounding incompatible commercial land uses. The majority of the site falls within the Bicester Gateway strategic allocation (Bicester 10) of the adopted Local Plan Part 1 which allocates 18 ha of employment, so the principle of its development for employment development is established. The area outside of the allocation is well-contained, of little intrinsic landscape or known biodiversity value and a logical addition to the Bicester 10 allocation provided that the setting and significance of the nearby Scheduled Ancient Monument is preserved. This part of the site also lies within an Archaeological Constraint Priority Area. A proposed District Wildlife Site (Promised Land Farm Meadows) lies immediately to the east. Attention would however need to be given to the potential impact of development on the newly proposed land on the adjacent chicken farm and whether this would introduce a new incompatible use that could prejudice an existing land use. Areas of woodland to the south and boundary hedgerows should generally be retained or enhanced in the interests of blending the development into the countryside, preserving the setting of the nearby SAM and promoting biodiversity. Please see site HELAA089 for capacity. With regard to assisting oxford with its unmet housing need, Bicester lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	0	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA113	Land in the vicinity (north east quadrant) of Junction 9 M40	71.85	Chesterton	Urban extension or freestanding / 15 dph	Greenfield site next to junction 9 of the M40 beyond and separate from the built-up limits of Bicester and to the south and west of Little Chesterton. The adopted local plan does not make provision for new residential or employment development at junction 9. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. With regard to assisting oxford with its unmet housing need, the area lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA286	The Paddocks, Chesterton	3.08	Chesterton	Rural / 30 dph	Greenfield site outside the built-up limits. Chesterton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 45 dwellings (16/00219/REM) was given on 9 December 2016. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Chesterton lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA114	Home Farm, Clifton	1.76	Clifton	Rural / 30 dph	Greenfield site outside the built-up limits. Clifton is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. The site is considered to be unsuitable as development would adversely affect the low density, loose knit settlement structure at this 'soft' edge to the village. Development would be harmful to the village's character and appearance in this prominent location on the easterly approach. The site lies within an Archaeological Constraint Priority Area, and a Public Right of Way crosses the site. With regard to assisting oxford with its unmet housing need, Clifton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA088	Land off Station Road, Cropredy	3.31	Cropredy	Rural / 30 dph	Greenfield site outside the built-up limits. Cropredy is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A listed building and its curtilage about the central section of the site and the easternmost of the site (providing access) lies within an Archaeological Constraint Priority Area. The Conservation Area abuts part of the site and the access track which divides the northern part of the site in two extends into the Conservation Area. A Public Right of Way crosses the northern most part of the site. The southernmost part of the site lies within Flood Zones 2. There are two areas of NERC Act S41 habitats within the site; an area of lowland mixed deciduous woodland adjacent to the railway line and traditional orchard in the east of the site, which should be protected. The site would need careful design to be considered suitable for residential development as it is close to the railway line, which raises concerns about creating a satisfactory living environment. The site is also narrow in places, which might restrict the design if a buffer is needed to mitigate against the effects of the railway line, which would reduce the developable area. Due to the site being bisected in places, its narrowness and constraints it is considered that approximately 1.66 ha is developable in the central part of the site (excluding the traditional orchard) and a small area to the north (south of the public footpath). The site could accommodate 33 dwellings based on 20 dph on 1.66 ha which reflects the need for site design to address site constraints such as allowing a screening of the railway line and existing adjacent properties off Station Road and Spring Lane. With regard to assisting oxford with its unmet housing need, Cropredy lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.66	33	Not suitable	Available	Not achievable	0	33	0	0	Developable for housing - Suitable, Available and Achievable
HELAA115	Land adjacent to the Stables, School Lane, Cropredy	0.97	Cropredy	Rural / 30 dph	Greenfield site outside the built-up limits. Cropredy is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as it is detached from the village being sited beyond the existing school site and away from other existing dwellings on Station Road. The site is located in close proximity of the Oxford Canal Conservation Area and development on the site would cause harm to the views into and out of the Conservation Area. The north western edge of the site lies within Flood Zone 2. With regard to assisting oxford with its unmet housing need, Cropredy lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA116	Land North of Wimborn Close, Deddington	1.87	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A Bridleway runs adjacent to the eastern boundary of the site. The site is considered unsuitable for development as it is positioned on the edge of the plateau and development would be likely to have a significant landscape and visual impact. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA117	Land off Clifton Road, Deddington	1.67	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site lies adjacent to an Archaeological Constraint Priority Area. Deddington Castle Scheduled Ancient Monument lies immediately adjacent to the southern boundary of the site and the whole site lies within the Conservation Area. The site is considered to be unsuitable for development as it would impact on the open character of this area and the loose knit settlement pattern. It will significantly detract from the current open aspect of the castle (a Scheduled Ancient Monument) and would cause substantial harm to the significance of the asset through the impact upon its setting. Development would also affect the setting of the nearby Grade 2* listed building. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA118	Western end of Pond Field, North of Earls Lane, Deddington	2.12	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site lies adjacent to the Deddington Conservation Area and an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would cause detrimental harm to the character and appearance of the Deddington Conservation Area, eroding an important undeveloped site which makes a positive contribution to its setting. There would also be significant harm to the setting of the nearby Grade 2 listed Barn north east of Earls Farmhouse as the undeveloped site makes a positive contribution to the rural setting of this Heritage Asset. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA119	Land to the North of Clifton Road, Deddington	3.32	Deddington	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site lies adjacent to the Conservation Area boundary and a Public Footpath crosses the site. The site is considered to be unsuitable for development as it would cause significant detrimental harm to the character and appearance of the Deddington Conservation Area. The site makes a positive contribution to the setting of the village and the character and rural area. The site is detached from the existing built limits of the village, and would appear as sporadic development on the edge of the village that does not respect the historic, nucleated form of the village. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA120	Land to the West of Banbury Road, Deddington	7.37	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site forms part of the landscape setting for the village. The site comprises open land on part of a plateau that immediately falls away to the north. Development would be very prominent in long distance views from the north and be harmful to the approach to the village. There are likely to be significant potential landscape and visual impacts. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA121	Oxford Road, Deddington	3.33	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A Public Right of Way passes through the southernmost part of the site and there is another Public Footpath adjacent to the north eastern boundary. An area of NERC Act S41 Habitats is adjacent to the western boundary of the site. The site is considered to be unsuitable for development as the site is located in a prominent location on Deddington Hill and development on the site would result in significant landscape impacts and detrimental harm to the setting of the village. The site is also detached from the existing built limits of the village, and would not respect the historic, nucleated form of the village. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA122	Land off Hempton Road, Deddington	1.57	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site could potentially be suitable for residential development. The site is visually prominent on entering the village but there is neighbouring development with an established building line to the north. The visual impacts of the development could be mitigated against by a carefully considered landscaping, design and layout, and high quality build. There is existing access available. The site could accommodate 31 dwellings based on 20 dph on 1.57 ha, which allows for landscaping and screening. This reflects the density of the surrounding developments. The site is less suited to employment use due to the proximity of existing residential development. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.57	31	Not suitable	Available	Not achievable	0	31	0	0	Developable for housing - Suitable, Available and Achievable



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HELAA123	Land East of A4260 Banbury Road, near Fire Station, Deddington	2.06	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Middle distance views are afforded across the site to the north east from the A4260. The southern part of the site could potentially be suitable for residential development without unacceptable landscape impact and harm to the built character and appearance of the village. The impacts of the development could be mitigated against by a carefully considered design and layout, and high quality build. The site could accommodate 41 dwellings based on 20 dph on 2.06 ha which allows for landscaping to soften the impact of the development, and public open space within the development. This reflects the density of the surrounding developments. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Suitable	Available	Achievable	2.06	41	Not suitable	Available	Not achievable	0	41	0	0	Developable for housing - Suitable, Available and Achievable
HELAA124	Land North of Earls Lane (portion of 'Gas House'), Deddington	3.13	Deddington	Rural / 30 dph	Greenfield site outside the built-up limits. Deddington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath runs along the eastern boundary of the site and the southern boundary of the site abuts the Conservation Area boundary and an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would cause significant harm to the character and appearance of the Deddington Conservation Area, eroding an important undeveloped site which makes a positive contribution to its rural, agricultural setting. The site is also detached from the existing built limits of the village, and would not respect the historic, nucleated form of the village. With regard to assisting oxford with its unmet housing need, Deddington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA283	Land at Station Road, Enslow	0.58	Enslow	Rural / 30 dph	Brownfield site within the built-up limits. Enslow is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. Planning permission for 14 dwellings (15/00822/F) was given on 21 November 2016 which is an increase of 4 dwellings from the initial planning permission (12/00643/OUT). The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Enslow lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Deliverable for housing - Suitable, Available and Achievable

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HELAA125	Land off old Banbury Road, Finmere	1.91	Finmere	Rural / 30 dph	Greenfield site outside the built-up limits. Finmere is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Three public footpaths cross the site. It is considered that the eastern part of the site has potential for residential development. The area is adjacent to the village and if access could be achieved as well as retaining the Public Rights of Way network, which provides access to the rest of the village then the harm would likely be limited. Development would also need to respect the trees/hedgerows that form the edge of the site. The impacts of development would need to be further mitigated by appropriate design, layout and high quality build. Development on the western part of the site would start to encroach into the open countryside and affecting the open rural character of the area. The site could accommodate 20 dwellings based on 20 dph on 1 ha. This takes account the provision of open space and creating an appropriate edge to the village but also considering the surrounding densities (Chinalls Close and Stable Close). The site is considered to be unsuitable for employment use given its proximity to existing residential development. With regard to assisting oxford with its unmet housing need, Finmere lies outside Areas of Search A and B.	Suitable	Available	Achievable	1	20	Not suitable	Available	Not achievable	0	20	0	0	Developable for housing - Suitable, Available and Achievable
HELAA126	Durrants Gravel, Finmere	3.26	Finmere	Rural / 30 dph	Greenfield site outside the built-up limits. Finmere is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the village is currently set back from the A421, with Old Banbury Lane forming a strong southern barrier to the village. Development on the site would bring the village close to the A421 appearing prominent and out of keeping with the character, layout and pattern of development in the village. Development would also be poorly related to the village. With regard to assisting oxford with its unmet housing need, Finmere lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA127	Land at Heatherstone Lodge, Finmere	3.27	Finmere	Rural / 30 dph	Greenfield site outside the built-up limits. Finmere is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Two public footpaths cross the southern part of the site. A public bridleway runs along the north western boundary of the site. The north of the site sits on the edge of the village and currently has a rural/edge of village feel. The site is considered to be unsuitable for development as it would represent an unacceptable encroachment into the countryside. The south of the site is rural in nature and development would be urbanising in this area and would be detached from the village. It would also be difficult to achieve access and links with the village. Development would have a detrimental impact upon the character, appearance and pattern of development in Finmere. With regard to assisting oxford with its unmet housing need, Finmere lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA128	Gravel Farm, Finmere	5.07	Finmere	Rural / 30 dph	Greenfield site outside the built-up limits. Finmere is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Two public footpaths cross the site and the site lies in close proximity to Archaeological Constraint Priority Areas to the west and north. The site is considered to be unsuitable for development as it would be out of keeping with the settlement density, scale, form, layout and identity as well as compromising the village's natural boundary afforded by the village lane to the site's immediate north. With regard to assisting oxford with its unmet housing need, Finmere lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA129	Fringford Cottage, Main Street, Fringford	1.83	Fringford	Rural / 30 dph	Part greenfield, part brownfield site outside the built-up limits. Fringford is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Public footpaths run along the north east and south east boundaries of the site. The northern part of the site lies within an Archaeological Constraint Priority Area. The northern half of the site is considered to be potentially suitable for residential development as long as it does not extend beyond the building line at St.Michael's Close. Access would need to be secured. There are a number of trees on site which would need to be taken into account. Given that the site is slightly narrower on the northern part but also taking into account a tree with a Tree Preservation Order and the existing property the site could accommodate 14 dwellings based on 20 dph on 0.7 ha. Employment is unsuitable given the site's proximity to housing. With regard to assisting oxford with its unmet housing need, Fringford lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.7	14	Not suitable	Available	Not achievable	0	14	0	0	Developable for housing - Suitable, Available and Achievable
HELAA130	Land at Lodge Farm (North), Fritwell	0.52	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site lies within an archaeological constraint priority area and the majority of the site lies within the Conservation Area. The site is considered to be unsuitable for development as it is constrained by access issues and would impact on the character and appearance of the Conservation Area. Development of the site would also be out of keeping with the village's density, setting, scale, form, layout and identity. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA131	Land at Fewcott Road, Fritwell	0.34	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The westernmost part of the site lies within an archaeological constraint priority area. The Conservation Area lies approximately 80m to the south west of the site. The site is potentially suitable for residential development and could form part of a comprehensive scheme incorporating site HELAA133 if additional greenfield land is required at Fritwell to meet Cherwell's housing needs. If developed independently the design of the scheme should not compromise development of HELAA133 at a future date. The site could accommodate 10 dwellings based on 30 dph on 0.34 ha. This reflects the density of the surrounding developments. Not considered suitable for employment due to proximity of adjacent residential development and the visual impact it would have at the entrance to the village. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.34	10	Not suitable	Available	Not achievable	0	10	0	0	Developable for housing - Suitable, Available and Achievable
HELAA132	Land at Fritwell	18.06	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The westernmost part of the site lies within an archaeological constraint priority area. The site is considered not to be suitable for development as a whole as it would be harmful to the character of the area and to the environment due to the size and scale of the site. Should additional greenfield land be required at Fritwell to meet Cherwell's housing needs, a part of the site could potentially be suitable for residential development - the area north of the school playing field and Old School Lane which covers approximately 1.3 ha. The hedgerow running in line with the school boundary would be a sensible boundary for preventing further development to the east. The site could accommodate 39 dwellings based on 30 dph on 1.3 ha. This reflects the density of the surrounding developments. Not considered suitable for employment due to proximity of adjacent residential development and the visual impact it would have at the entrance to the village. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.3	39	Not suitable	Available	Not achievable	0	39	0	0	Developable for housing - Suitable, Available and Achievable

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HELAA133	Land off Fewcott Road, Fritwell	1.3	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The north western part of the site lies within an archaeological constraint priority area. The edge of the village Conservation Area lies approximately 33m to the west of the site. A public footpath runs adjacent to the southern boundary of the site. The site alone is not suitable for development as it would not relate well to the built form of the village. However should additional greenfield land be required at Fritwell to meet Cherwell's housing needs, it could potentially be suitable if it is part of a comprehensive scheme incorporating site HELAA131, as this would enable a development better related to the existing development and more accessible to Fewcott Road to the north. The site could accommodate 32 dwellings based on 25 dph on 1.3 ha. This reflects the density of the surrounding developments. Not considered suitable for employment due to proximity of adjacent residential development to the north west. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.3	32	0	32	0	0	Developable for housing - Suitable, Available and Achievable
HELAA134	Land at Lodge Farm (North East), Fritwell	0.67	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The southern boundary of the site forms the boundary of the Conservation Area. A public footpath runs along the northern boundary of the site. The site is considered to be unsuitable for development as it is very poorly integrated with the village, separated from existing residential development. Development on the site would inevitably have a significant impact on the rural setting of the Fritwell Conservation Area. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	0	0	0	0	Not suitable
HELAA135	Land North of Fewcott Road, Fritwell	5.6	Fritwell	Rural / 30 dph	Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public bridleway runs along the northern boundary of the site. The site is considered to be unsuitable for development as it would encroach into the open countryside to the north and east. The site is open with little natural screening and there is no defensible boundary. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	0	0	0	0	Not suitable

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HELAA274	The George and Dragon, 15 East Street, Fritwell	0.5	Fritwell	Rural / 30 dph	Brownfield site within the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site lies within the Conservation Area and an Archaeological Constraint Priority Area. The site is considered to be suitable for residential development. Planning application (16/00023/F) for erection of a terrace of 4 no. 3 bed cottages with parking, erection of single storey village hall, demolition of existing village hall and erection of 7 no. 3 bed houses was approved on 25 May 2016. It has been advised that there are currently viability issues which affect the delivery of the site however the principle of development has been established for 11 dwellings on 0.5 ha of land. The site is not considered suitable for employment development due to the proximity of existing residential properties. With regard to assisting oxford with its unmet housing need, Fritwell lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.5	11	Not suitable	Available	Not achievable	0	11	0	0	Developable for housing - Suitable, Available and Achievable
HELAA154	Frieze Farm, Woodstock Road, Kidlington	38.52	Gosford and Water Eaton	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is located immediately north of the roundabout junction of the A44 and the A4260 to the north of Pear Tree Park and Ride site. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be medium. Medium to low capacity for residential. The site promoter suggests that the site is suitable and could accommodate 800 dwellings. However, development would be isolated from Oxford and Kidlington and highly visible from the north. The situation of road and rail infrastructure in relation to the site restrict the scope for development. Not a suitable location for housing or employment development for Cherwell's needs. With regard to assisting oxford with its unmet housing need, Kidlington lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA155*	North Oxford Triangle, Kidlington	89.48	Gosford and Water Eaton	Urban extension or freestanding / 15 dph	Greenfield site to the north of Oxford and south edge of Cherwell. The site overlaps with HELAA161, HELAA163 and HELAA164. The site falls within the Oxford Green Belt and contravenes adopted planning policy. The land comprises mainly agricultural land and a golf club and has an immediate relationship with the built-up area of Oxford. The A34 and railway line creates a physical barrier between the land and south Kidlington. The area performs a valuable Green Belt function protecting the setting of Oxford. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is situated either side of a key transport corridor into Oxford next to the Oxford Parkway Railway Station and Water Eaton Park and Ride and immediately north of the existing residential areas of Cutteslowe and Wolvercote. It is close to the City Council's Northern Gateway site (employment and residential). The site promoter suggests 760 dwellings at West of Oxford Road and 700 dwellings at East of Oxford Road. There is a clear opportunity to develop an urban extension to Oxford. Consideration would need to be given to the need for and potential replacement of the golf course and development would need to be contained and landscaped to avoid unacceptable harm to the landscape to the east. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Medium capacity for residential as development would form a natural extension to the northern edge of Cutteslowe resulting in infilling of land between the A4165 Oxford Road and the A34 for the central and western parts of the site. Medium to low capacity for employment as the site is more associated with the adjacent residential areas. Residential development to the west of the railway (approx. 6.2 hectares) would not be appropriate and it would be necessary to avoid development in the south-easternmost part of the site due to the impact on more sensitive landscape. There is potential for development on approximately 60 hectares. It is understood that a primary school only would be required on site, thereby allowing for a gross density of approximately 20 dph and about 1200 homes. With regard to assisting oxford with its unmet housing need, the site lies within Area of Search A which is being considered through the Partial Review of the Local Plan.	Suitable	Available	Achievable	60	1200	Not suitable	Available	Not achievable	0	0	550	650	Developable for housing- Suitable, Available and Achievable. See HELAA161 for capacity.
HELAA157*	Land adjacent to Oxford Parkway, Banbury Road, Kidlington	7.69	Gosford and Water Eaton	Rural / 30 dph	The site overlaps with HELAA161. It includes part of Water Eaton Park and Ride and adjoining land being considered by the County Council for an extension. No potential. With regard to assisting oxford with its unmet housing need, Gosford and Water Eaton lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA160*	Land at Drinkwater, Oxford	30.35	Gosford and Water Eaton	Urban extension or freestanding / 20 dph	The site overlaps with HELAA167. A part greenfield, part brownfield site outside the built-up limits. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Residential or employment development is not provided for in this location by the adopted Local Plan. In terms of Oxford's housing needs, the site is separated from the city by strategic highway infrastructure including the Peartree roundabout and there would be an unsuitable living environment. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to high. Low capacity for residential as it forms the landscape setting to the Oxford Canal which is a well-used recreational route and heritage asset. Development would result in the complete change in landscape setting. Low capacity for employment for the reasons above. With regard to assisting Oxford with its unmet housing need, Gosford and Water Eaton lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA161*	Land North of Oxford	150.77	Gosford and Water Eaton	Urban extension or freestanding / 15 dph	See HELAA155 for main assessment. The site overlaps with site HELAA155, HELAA157 and HELAA164. A significant portion of the additional land to the east of St Frideswides Farm is in Flood Zones 2 and 3 and in landscape terms encroaches more directly into the Cherwell Valley and the wider setting of Oxford. There would also likely be a significant effect on the listed farm (Grade II*) and wall (Grade II). Development beyond the eastern edge of HELAA155 would not be appropriate. With regard to assisting Oxford with its unmet housing need, the site lies within Area of Search A which is being considered through the Partial Review of the Local Plan.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable
HELAA163*	Land to South of A34, adjacent to Woodstock Road, Wolvercote	6.21	Gosford and Water Eaton	Rural / 30 dph	See HELAA155.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA164*	Land to South of A34, North of Linkside Avenue, Wolvercote	4.14	Gosford and Water Eaton	Urban extension or freestanding / 20 dph	See HELAA 155.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable
HELAA165*	Land to West of A44, North of A40, Wolvercote	11.56	Gosford and Water Eaton	Urban extension or freestanding / 20 dph	See HELAA160.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA166*	Loop Farm, Wolvercote	3.31	Gosford and Water Eaton	Rural / 30 dph	The site overlaps in part with HELAA160. A part greenfield, part brownfield site outside the built-up limits. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as it would be detached and would have a poor relationship with existing settlements. The northern half of the site is at high risk of flooding. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium to low. Low capacity for residential and employment due to the surrounding land being primarily agricultural and development would be isolated in the surrounding landscape context. With regard to assisting oxford with its unmet housing need, Gosford and Water Eaton lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA167*	Loop Farm, Wolvercote	5.52	Gosford and Water Eaton	Rural / 30 dph	See HELAA160.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA102	Land off School Lane, Great Bourton	1.58	Great Bourton	Rural / 30 dph	Greenfield site outside the built-up limits. Great Bourton is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. The northernmost part of the site lies within an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would extend development into the countryside impacting on the rural approach to the village. With regard to assisting oxford with its unmet housing need, Great Bourton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA103	Land off South View, Great Bourton	4.82	Great Bourton	Rural / 30 dph	Greenfield site outside the built-up limits. Great Bourton is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. The site is considered to be unsuitable for development due to the potential impact on the setting and character of the village. In particular the view of the village travelling north from Banbury along Southam Road will be affected. With regard to assisting oxford with its unmet housing need, Great Bourton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA250	Land at Hampton Poyle	49.66	Hampton Gay and Poyle	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Hampton Poyle is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. However, most of the site lies within Area of Search B which is being considered for the Partial Review of the Local Plan. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable as development would have significant impact on landscape, character and setting of the village and adversely affect the character and appearance of the wider rural area. Majority of the site falls within Flood Zones 2 and 3 which restricts development potential. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Medium to low capacity for residential as it is physically disassociated from Hampton Poyle village and would appear in the landscape as an isolated residential area. Medium to low capacity for employment as development would not be in keeping with the surrounding agricultural landscape character or Hampton Poyle village. With regard to assisting oxford with its unmet housing need, Hampton Gay and Poyle lies within Areas of Search A and B. Not a suitable site.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA136	Land adjacent Oxfordshire Inn, Heathfield Lane, Heathfield	12.75	Heathfield	Rural / 30 dph	Greenfield site outside the built-up limits. Heathfield is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The north eastern part of the site lies within flood zones 2 and 3. The site is considered to be unsuitable for development as it is in a very unsustainable location with no relationship to an existing settlement. With regard to assisting oxford with its unmet housing need, Heathfield lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA137	Land West of Hempton, Hempton	2.24	Hempton	Rural / 30 dph	Greenfield site outside the built-up limits. Hempton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it would have an unacceptable impact on landscape character, and impact on the setting of the village. The site is not in a sustainable location. With regard to assisting oxford with its unmet housing need, Hempton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA087	Brymbo Ironworks, Station Road, Hook Norton	1.03	Hook Norton	Rural / 30 dph	Part greenfield, part brownfield site outside the built-up limits. Existing employment site in the rural area. The adopted Local Plan (policy SLE1) provides for the consideration of extensions to existing employment sites. The site was identified as an employment allocation in the adopted Local Plan 1996 and was taken forward in the Non-Statutory Local Plan 2011. The site is approximately 1km away from Hook Norton village. The site is suitable for the development of small workshop units, for low traffic generating uses appropriate to its rural location. Uses generating a large number of HGV movements will not be considered acceptable. It is likely that the existing access will need improvement. Generous landscaping will be required to screen development, particularly in the south west portion of the site, retaining any existing trees of value. An area of NERC Act S41 Habitats is in the eastern part of the site (lowland mixed deciduous woodland) and should be protected. An additional area of NERC Act S41 Habitat lies to the north. An area of potentially contaminated land is recorded on part of the site. Developable area is approximately 0.6 ha with the south and south western areas excluded for landscaping. There is a made neighbourhood made. With regard to assisting oxford with its unmet housing need, the site falls outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Achievable	0.6	0	0	0	Developable - Suitable for employment but availability is unknown
HELAA139	Land at The Bourne, Hook Norton	4.89	Hook Norton	Rural / 30 dph	Greenfield site outside the built-up limits. Hook Norton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is substantially enclosed, constrained in extent, reasonably well related to the built form of the settlement, with good access to services and facilities. Most of the site is considered to be unsuitable for development given the potential adverse impacts on the character and appearance of the village and its setting. However, a small part of the village southern edge of the site, adjacent and to the west of the doctor's surgery could be developed for a small scale residential development which would maintain the appearance of the village in this location. The developable area is approximately 0.2 ha. The site is within close proximity to the Hook Norton Conservation Area (the boundary of the Conservation Area abuts the south western corner of the site) with Grade 2 listed buildings to the south and south west. In light of the low density of development of the historic properties nearby 20 dph would be appropriate therefore the site could accommodate 4 dwellings. Due to the size of the site it is unlikely to meet the HELAA threshold therefore the housing potential has been reduced to zero to avoid overlap with small site windfalls. There is a made neighbourhood made. With regard to assisting oxford with its unmet housing need, Hook Norton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA140	Land at Station Road, Hook Norton	2.23	Hook Norton	Rural / 30 dph	Greenfield site outside the built-up limits. Hook Norton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath runs along the northern boundary of the site. An area of NERC Act S41 habitats lies immediately to the west of the site (lowland mixed deciduous woodland). The site is considered to be unsuitable for development as the site has a rural character that relates much more to the countryside to the north and east than to existing development to the west and south, which feel like the edge of the settlement. The site is separated from existing development by a significant hedgerow which adds to the distinction between the site and the existing settlement. Development on the site would have an adverse impact on the character and appearance of the area and the setting of the village. There is a made neighbourhood made. With regard to assisting oxford with its unmet housing need, Hook Norton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA276	Land East of Sibford Road, Hook Norton	2.7	Hook Norton	Rural / 30 dph	Greenfield site outside the built-up limits. Hook Norton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 54 dwellings was given on 8 December 2015. The principle of developing the site for residential has been established. No additional capacity. There is a made neighbourhood made. With regard to assisting oxford with its unmet housing need, Hook Norton lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA141	Land to East of Gulliver's Close, Horley	0.83	Horley	Rural / 30 dph	Greenfield site outside the built-up limits. Horley is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site lies within the Northern Valleys Conservation Target Area. The site is considered to be unsuitable for development as it does not relate well to the existing village and would extend development into the countryside. With regard to assisting oxford with its unmet housing need, Horley lies outside Areas of Search A and B,	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA142	Land at Bell Street, Hornton	0.96	Hornton	Rural / 30 dph	Greenfield site outside the built-up limits. Hornton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The northern part of the site lies within the Northern Valleys Conservation Target Area. The Hornton Conservation Area boundary lies to the west of the site. The site is considered to be unsuitable for development as it forms part of the landscape setting on the approach to the village and development would have a prominent visual impact. With regard to assisting oxford with its unmet housing need, Hornton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA143	Hornton Hill Farm, Quarry Road, Hornton	0.62	Hornton	Rural / 30 dph	Greenfield site outside the built-up limits. Hornton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it forms part of the rural approach to the village and would extend development into the countryside. With regard to assisting oxford with its unmet housing need, Hornton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA144	Oil Storage Depot, Bletchingdon Road, Islip	13.3	Islip	Rural / 30 dph	Brownfield site outside the built-up limits. Islip is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Islip has a railway station, a primary school, shop and doctor's surgery. The site does not relate well to the rest of the village, and the local road network and congestion through the village may be a constraint. However it is located in close proximity to the school and doctor's surgery. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape sensitivity of the site is considered to be low and visual sensitivity to the medium. It considered that the site has medium capacity for residential as development on the whole site may be out of scale with the village of Islip and encroach on to the valley of the River Cherwell. Landscape impact would therefore need to be carefully assessed due to lack of natural screening and local topography and not all of the site is considered suitable for development. Any development would need extensive screening to the north and east in particular. It is considered that the site could potentially accommodate 250 dwellings based on 25 dph on 10 ha, but further consideration of landscape and transport constraints in particular would be required to confirm. With regard to assisting oxford with its unmet housing need, Islip lies within Areas of Search B therefore the site could be considered for the Partial Review.	Suitable	Available	Achievable	10	250	Not suitable	Available	Not achievable	0	0	0	250	Developable for housing - Suitable, Available and Achievable

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HELAA145*	Land off Bletchingdon Road (and Kidlington Road), Islip	5.46	Islip	Rural / 30 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA249. Islip is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Islip has a railway station, a primary school, shop and doctor's surgery. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape and visual sensitivity of the site is considered to be medium. It considered that the site has medium to high capacity for residential as development would appear as a natural extension to the edge of Islip. It is considered that the site has the potential to accommodate limited development reflecting the existing settlement pattern and form of development. The northern boundary of the site is not physically defined and landscaping would be required to reduce the impact of development on the landscape setting of the village. The local road network and congestion through the village may be a constraint. The site could potentially accommodate 100 dwellings based on 25 dph on 4 ha, but further consideration of constraints would be required to confirm. With regard to assisting Oxford with its unmet housing need, Islip lies within Areas of Search B therefore the site could be considered for the Partial Review.	Suitable	Available	Achievable	4	100	Not suitable	Available	Not achievable	0	0	0	100	Developable for housing - Suitable, Available and Achievable
HELAA146*	Land off Mill Lane / Kidlington Road north of the railway line, Islip	4.51	Islip	Rural / 30 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA249. Islip is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Islip is a Category C settlement due to being within the Green Belt therefore would only be considered to meet Oxford's unmet housing need through the Partial Review of the Local Plan Part 1. Islip has a railway station, a primary school, shop and doctors surgery. The local road network and congestion through the village may be a constraint. The railway line embankment runs along the southern boundary of the site. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be medium. It considered that the site has medium capacity for residential as development would form an extension to the existing residential area of Islip up to the natural existing physical boundary of Mill Lane. Care would need to be given to preserve the positive vista that exists looking towards the site area and wider Conservation Area from the south. The LSCA indicates low capacity for employment as development would not be in keeping with the surrounding land uses and be isolated with the current landscape context. It is considered that the site has the potential to accommodate 105 dwellings based on 25 dph on 4.2 ha, but further consideration of transport constraints in particular would be required to confirm. With regard to assisting Oxford with its unmet housing need, Islip lies within Area of Search B therefore the site could be considered for the Partial Review.	Suitable	Available	Achievable	4.2	105	Not suitable	Available	Not achievable	0	0	105	105	Developable for housing - Suitable, Available and Achievable



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HELAA147	Land off Mill Street / Mill Lane south of the railway line, Islip	2.18	Islip	Rural / 30 dph	Greenfield site within the built-up limits. Islip is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Islip is a Category C settlement due to being within the Green Belt. Islip has a railway station, a primary school, shop and doctor's surgery. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape and visual sensitivity of the site is considered to be medium. It considered that the site has medium to low capacity for residential as the site is on the very extent of the settlement and within the context of the site area residential properties are becoming more dispersed. The site is also considered to be important in providing the landscape setting for the Islip Conservation Area, with the Conservation Area Appraisal identifying the site with a positive view. The LSCA indicates low capacity for employment as this would be completely out of character within the existing landscape context. The site is unsuitable for development. With regard to assisting oxford with its unmet housing need, Islip lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA249*	Land at Islip	117.81	Islip	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA145 and HELAA146. Islip is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. Islip is a Category C settlement due to being within the Green Belt. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site promoter suggests that the whole site should be considered suitable for development due to its location in relation to the existing railway station/line. However, the whole site with areas to the north, south and west is considered to be unsuitable as development in these areas will have significant impact on landscape, character and setting of the village and will be out of scale, however there are parts of the site that could potentially be suitable for residential development (please see assessments for HELAA145 and HELAA146). Landscape Character Sensitivity and Capacity Assessment (2017) - Overall medium to low capacity for residential. Although there are some services and facilities in Islip and it benefits from a railway station, the village in general is isolated. With regard to assisting oxford with its unmet housing need, Islip lies within Areas of Search B therefore the site could be considered for the Partial Review.	Suitable in part	Available	Achievable in part	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing in part - Suitable, available and achievable

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HELAA148	Land off Langford Lane, Kidlington	8.49	Kidlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site falls within an area identified in the adopted Local Plan (July 2015) for a small scale local review of the Green Belt for employment use. The site is considered to be unsuitable for residential due to the surrounding uses. The site is well related to the adjacent Oxford Spires Business Park. However, any development would need to maintain the strong tree belt along the eastern boundary and be mindful of, and protect the local ecological designations. The northern third of the site projects into the open countryside therefore it may be prudent, on landscape impact grounds, to limit the northern extent of development to that of the adjacent Thames Water Depot. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be low. Low capacity for residential due to the close proximity of the site to London Oxford Airport, Oxford Spires Business Park and Oxford Motor Park. High capacity for employment as the site is within an employment landscape context with the Oxford Spires Business Park to the west and the Oxford Motor Park to the south. With regard to assisting oxford with its unmet housing need, Kidlington lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	5.8	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA149	Former Builders Yard, The Moors, Kidlington	0.31	Kidlington	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. There is currently a car repair garage on site and an area for car parking. The site could potentially be suitable for residential development and employment (B1a offices only) subject to dealing with site constraints (heritage, relationship with neighbouring properties, assessment of trees, potential ecology and access constraints). Office development would be most appropriate taking into account the proximity of neighbouring properties. The loss of the car garage would also need consideration. The site could accommodate 13 dwellings based on 45 dph on 0.31 ha but only in the form of apartments within one building. With regard to assisting oxford with its unmet housing need, Kidlington lies within Areas of Search A however the site is too small to be considered for the Partial Review.	Suitable	Available	Achievable	0.31	13	Suitable	Available	Achievable	0.31	13	0	0	Developable for housing / employment - Suitable, Available and Achievable
HELAA150	Former Blenheim Centre, Alexander Close, Kidlington	0.41	Kidlington	Outside of the centre boundary review area / 45 dph	Greenfield site within the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is an existing green space. The site is considered to be unsuitable for development as the site benefits from heavy tree cover, many of which are protected by Tree Preservation Order and which are of important visual amenity. These pose a significant constraint to development and would make it very difficult for a residential scheme, access and infrastructure to be provided without threatening the trees future retention. With regard to assisting oxford with its unmet housing need, Kidlington lies within Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA151 HELAA243	Land to the East of Kidlington and West of the A34	27.76	Kidlington	Urban extension or freestanding / 20 dph	<p>Comprises two HELAA sites. Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of the land from the Green Belt. This is a relatively large and flat area of land on the south eastern edge of Kidlington. The site is bordered by the Bicester Road, A4260 and A34 with residential properties to the east on Water Eaton Lane and to the north. There is a public footpath on the eastern boundary. A cemetery lies immediately to the north west of the site. The land is situated close to Oxford and the Oxford Parkway Railway Station / Water Eaton Park and Ride, with access to the main transport corridors into the City. For site HELAA151 the Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape and visual sensitivity of the site is considered to be medium. It considered that the site has medium to high capacity for residential as the site is located immediately adjacent to the existing residential edge of Kidlington, is well screened on the site boundaries and forms a natural extension of the existing residential area up to the well-defined physical boundary of the A34. The LSCA indicated medium capacity for employment as the site is adjacent to the A34, providing good transport links. It is considered that the site could potentially be suitable for residential development. For site HELAA243, the LSCA considered the site to have high capacity for residential due to its relative containment by the existing mature hedgerow boundaries and the potential to be perceived as an extension to the residential area immediately north. Capacity for employment is medium to low as this use would be at odds with the existing local landscape character use and context. The site promoter of the northern part of the site (HELAA243) suggests that the site could accommodate 120 dwellings on 3.68ha of land. The site promoter of the southern part of the site (HELAA151) suggests that the two sites together could accommodate 430 dwellings. However, it is considered that only the northern half of the site (HELAA243 and northern part of HELAA151), which is approximately 11ha could potentially be suitable for residential development. This includes land south of Beagles Close and land to the east and south of the cemetery. There would be a need to avoid development in the Flood Zones in the far north-east corner. There is potential for a combined approach to provide development well related to Oxford while retaining a gap with the A34 to the south to help keep separation with Oxford. A gross density of 20 dph would allow for approximately 220 homes. With regard to assisting oxford with its unmet housing need, In terms of Oxford’s housing needs, the sites fall within Area of Search A which is being considered for the Partial Review of the Local Plan.</p>	Suitable	Available	Achievable	11	220	Not suitable	Available	Not achievable	0	0	0	220	Developable for housing - Suitable, Available and Achievable
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HELAA152	Land North of The Moors, Kidlington	21.68	Kidlington	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered potentially suitable in principle for some development subject to further investigation of landscape impact. Development would entail a northern urban extension to Kidlington and there are potential points of access. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to high. Medium capacity for residential due to the existing relationship of the site to the existing residential area immediately south. Low capacity for employment as the area is primarily residential in its characteristics. However, the relationship of the site to the open landscape to the north and to the historic environment to the east (including the Conservation Area and St. Mary's Church) would need detailed consideration and affects the developable area. The site promoter suggest 300 dwellings on 11ha of land however this could cause significant harm to the landscape and setting of the area. It is considered that the site could accommodate 180 dwellings based on 20 dph on 9 ha. This is based on the southern half of the site so that strategic landscaping proposals/extensive open space that protects the important relationship with the historic environment and countryside to the north and development which achieves a satisfactory relationship with existing housing to the south. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Suitable	Available	Achievable	9	180	Not suitable	Available	Not achievable	0	0	0	180	Not suitable
HELAA153	Land North of The Moors and East of Banbury Road, Kidlington	36.02	Kidlington	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as the site provides a strong rural setting for the north of Kidlington. There are clear views across the site to the Church and Conservation Area. The area is a well-used and popular destination for informal recreation. A number of protected species on the site. Development on the site would have a very significant landscape impact particularly when viewed from the north. The impact given the topography would be very difficult to mitigate. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Low capacity for residential as development would be disassociated with the urban fringe, however this changes to medium capacity should the site to the south is redeveloped (HELAA152). Low capacity for employment as development would be out of character in the existing landscape setting. No potential due to impact on setting of Kidlington and countryside. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA156	Land East of Hampden Farm, Kidlington	1.01	Kidlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Majority of the site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The Kidlington Church Street Conservation lies adjacent to the site to the east and there are Grade 2 listed buildings within close proximity to the site. The site is considered to be unsuitable for development as it would cause harm to the existing character. Access would be difficult to achieve. The southern part of the site falls within flood zones 2 and 3. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA158	Land at Gosford Farm, Gosford, Kidlington	20.69	Kidlington	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to low. It considered that the site has medium to high capacity for residential as development would tie in with the existing urban edge of Kidlington and form a natural infill up to the well-defined physical landscape barrier of the A34. The LSCA indicated medium capacity for employment, although commercial was considered more suitable given the proximity to existing residential properties located on the edge of Kidlington. A Public Footpath and Bridleway pass through the site. The site is considered to be unsuitable for development as majority of the site falls within Flood Zones 2 and 3. Development on the small areas outside of Flood Zones 2 and 3 would result in isolated developments. The site is unsuitable for development. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA159	Stratfield Farm, Oxford Road, Kidlington	10.46	Kidlington	Rural / 30 dph	<p>Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated that the combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be low. It considered that the site has medium to high capacity for residential as this would form a natural extension to the south edge of Kidlington with the existing playing fields and Stratfield Brake providing a strong southern limit to development. The LSCA indicated low capacity for employment due to the surrounding character and land use. The western part of the site lies within a Conservation Target Area and there are areas of NERC Act S41 Habitats (traditional orchards) within the site, together with some Tree Preservation Orders. The Oxford canal and Conservation Area run along the western boundary of the site. Stratfield Farmhouse, Grade 2 listed, lies within the site. The site promoter suggests that the site can accommodate approximately 175 dwellings based on 25 dph on 7.1ha. The site could potentially provide a limited extension to Kidlington. However, there are a number of mature trees, in belts along field boundaries, in small groups and individual specimens including an orchard. A number of hedgerows have recently been removed. Any development would therefore need to protect many of these trees and the site lends itself to improvement of the CTA and habitat restoration, particularly in view of the proposed Stratfield Brake District Wildlife Site to the south. Development would also enable restoration of the Grade 2 Listed Farmhouse. The development of about 4 hectares of land would enable the protection and improvement of environmental and heritage assets. At an indicative density of 30 dph this would allow for about 120 homes. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.</p>	Suitable	Available	Achievable	4	120	Not suitable	Available	Not achievable	0	0	120	0	Developable for housing - Suitable, Available and Achievable
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HELAA162	London Oxford Airport, Langford Lane, Kidlington	204.93	Kidlington	Urban extension or freestanding / 15 dph	Operational airport to the north of Kidlington. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt for residential purposes. The south eastern part of the site which is currently in use with a number of airport associated buildings falls within an area identified in the adopted Local Plan (July 2015) for a small scale local review of the Green Belt for employment use. The site promoter suggests that the western part of the site could be suitable for residential. The site is considered to be unsuitable for residential as the airport provides an important strategic and local facility. Compatibility with the existing surrounding uses is a constraint. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be medium. Medium to low capacity for residential due to the openness of the site and its prominence within the surrounding landscape. Medium capacity for employment within the southern area of the site and a low capacity in the remainder of the site. Having regard to these landscape constraints, and the separation from existing settlements that would result from development in the west, it is considered that there is no further potential. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	-	0	0	0	Developable for employment - Suitable, available and Achievable however no further potential.
HELAA168*	Land adjoining 26 and 33 Webb's Way, Kidlington	3.45	Kidlington	Rural / 30 dph	The site overlaps with HELAA169. Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Medium capacity for residential as long as development proposals are sympathetic to the Church Street Character Area within which the site is located and retain positive views as identified within the Character Area Appraisal. Low capacity for employment as this would be out of keeping with the existing character and setting of this area and not in keeping with the Conservation Area. However, the site is considered to be unsuitable for development as the site is an important open space within the Church Street Conservation Area. It provides a rural setting for the church and its environment. The site promoter suggest that the inner field would be suitable for development however development would impact on the setting of listed buildings and may be detrimental to the character of Mill Street. Development would have a seriously detrimental effect on the Conservation Area and the wider landscape generally. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA169*	Land at Webb's Way, Kidlington	1.18	Kidlington	Rural / 30 dph	See HELAA168.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA170	Land South of Station Field Industrial Park, Kidlington	2.39	Kidlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. This is an unused piece of agricultural land between the Oxford Canal and railway. The northern corner of the site is identified as a site for a new Kidlington railway station in the Non-Statutory Cherwell Local Plan 2011. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to high and visual sensitivity to be medium. Medium to low capacity for residential as it is isolated by the railway corridor to the east and the Canal to the west with only accessibility via the existing area to the north. Medium capacity for employment as this would form a natural extension of the land use to the north. Further surveys needed to ascertain the extent of ecological value in particular. The site could provide a logical extension to the industrial estate to the north. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	1.7	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA171	Kidlington Depot, Langford Lane, Kidlington	3.39	Kidlington	Rural / 30 dph	Brownfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site falls within an area identified in the adopted Local Plan (July 2015) for a small scale local review of the Green Belt for employment use. The site is potentially suitable for employment. The site is currently used as offices, parking and storage in association with its use as a Thames Water Depot. The site relates well to other employment uses in the locality, particularly the Airport and the Oxford Spires Business Park. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Low capacity for residential due to the site location context within the Oxford Spires Business Park and London Oxford Airport. High capacity for employment as it would fit with the surrounding land uses associated with the adjacent business park and airport. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	3.4	0	0	0	Developable for employment - Suitable, Available and Achievable



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HELAA172	Stratfield Brake Sports Ground, Kidlington	13.46	Kidlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. There are areas of NERC Act S41 Habitats to the north (traditional orchards) and to the west (standing waters). The site is considered to be unsuitable for development as the site is extremely well used and is a well maintained local facility. The site has seen considerable investment. The site also provides car parking and pedestrian access to the proposed Stratford Brake District Wildlife Site to the south. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA174	Land South of Unit 18 Station Field Industrial Estate, Langford Locks, Kidlington	0.29	Kidlington	Outside of the centre boundary review area / 45 dph	Brownfield site within the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within an area identified in the adopted Local Plan (July 2015) for a small scale local review of the Green Belt for employment use. The site could potentially be suitable for employment due to the site being located within an established employment area and further employment development on this site would be appropriate and acceptable. The site benefits from an extant planning permission. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	0.29	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable
HELAA175	Oxford Spires Business Park, The Boulevard, Kidlington	0.86	Kidlington	Outside of the centre boundary review area / 45 dph	Greenfield within the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within an area identified in the adopted Local Plan (July 2015) for a small scale local review of the Green Belt for employment use. The site is considered to be unsuitable for residential due to the surrounding land uses being commercial and it being detached from the village. The site could potentially be suitable for employment use as the site had previously benefitted from planning permission for B1 office space. Development must take into account the site constraints, most particularly the trees (including those covered by a Tree Preservation Order) and whether there are ecological implications. With regard to assisting oxford with its unmet housing need, the site falls within Area of Search A which is being considered for the Partial Review of the Local Plan.	Not suitable	Unknown	Not achievable	0	0	Suitable	Unknown	Not achievable	0.85	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable

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HELAA266	Co Op, 26 High Street, Kidlington	0.55	Kidlington	Inside of the centre boundary review area / 150 dph	Brownfield site within the built-up limits. Kidlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A planning application for 54 dwellings was refused as it did not contribute significantly to the regeneration of the village centre as required by Policy Kidlington 2. However, as a brownfield site in a very sustainable location it offers some potential for housing. The adopted Kidlington Masterplan would need to be considered and the reasons for refusal would need to be addressed. This is a developable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Kidlington lies within Area of Search A which is being considered in the Partial Review of the Local Plan but the site is too small to be considered.	Suitable	Available	Achievable	0.55	40	Not suitable	Available	Not achievable	0	0	40	0	Developable for housing - Suitable, Available and Achievable
HELAA176	Land off Lince Lane, Kirtlington	5.8	Kirtlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kirtlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath runs along the eastern boundary of the site and Kirtlington Golf Course lies immediately to the west. The site is prominent at the entrance to the village. The site is considered to be unsuitable for development as previous appeal decisions have established that the site makes an important contribution to the rural setting and character of the village. Limited opportunities to integrate development on the site into the pattern and built for of existing development in the village. With regard to assisting oxford with its unmet housing need, Kirtlington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA177	Land at Willow Tree Barn, Kirtlington	2.26	Kirtlington	Rural / 30 dph	Greenfield site outside the built-up limits. Kirtlington is Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Part of the site lies within an Archaeological Constraint Priority Area. The northern part of the site lies within the Kirtlington Conservation Area and the site in its undeveloped state allows views from the Conservation Area to the south. There are mature trees and hedgerows along the boundaries. The site is considered to be unsuitable for development as it is prominent at the entrance to the village and makes an important contribution to the rural setting and character of the village and the Conservation Area. Access is likely to be constrained. With regard to assisting oxford with its unmet housing need, Kirtlington lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable



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HELAA178	Land at Blackthorn Road, Launton	5.36	Launton	Rural / 30 dph	Greenfield site outside the built-up limits. Launton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The SHLAA 2014 considered this site (LA018 and LA029) and indicated that whilst development on the majority of the site would not be acceptable land adjacent to Blackthorn Road (LA018) could potentially be suitable for development. The eastern and south eastern parts of the site fall within an area of high flood risk (Flood Zones 2 and 3) therefore will not be suitable for development. The southern part of the site lies within the Ray Conservation Target Area. The westernmost corner of the site lies within an Archaeological Constraint Priority Area. The northern part of the site is also not suitable as development would impact on the character and setting of the village. However, a small part of the site in the west that fronts Blackthorn Road and lies to the north west of the former sewage works could potentially be suitable for residential development if the Council requires additional development land outside the built-up limits of Launton. A linear pattern development similar to the properties opposite Blackthorn Road will be supported as it could integrate well with the existing pattern of development in the area. The site could accommodate 10 dwellings based on 15ph on 0.7 ha which takes into account the low density character of the area. The site is not considered suitable for employment development due to the proximity of existing residential dwellings. With regard to assisting oxford with its unmet housing need, Launton lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.7	10	Not suitable	Available	Not achievable	0	10	0	0	Developable for housing - Suitable, Available and Achievable
HELAA179	Land at Grange Farm, Station Road, Launton	5.85	Launton	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Launton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Part of the site lies within an Archaeological Constraint Priority Area. A public footpath runs alongside the north western boundary of the site and the Ray Conservation Target Area lies adjacent to the south eastern boundary. The site is considered to be unsuitable for development as development on the site would harm the character and setting of the village in particular when entering into the village from the north. It would also harm the setting of the heritage assets to the south of the site. With regard to assisting oxford with its unmet housing need, Launton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA237	Launton Sewage Treatment Works, Launton	0.77	Launton	Rural / 30 dph	Brownfield site outside the built-up limits. Launton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes) at Category A villages. This is a former sewage works site which closed in 2004. There is an operational pumping station on site. More than half the site to the east falls within Flood Zones 2 and 3. The open countryside is to the north and east with the Ray Conservation Target Area situated immediately to the east. This is a well contained site which relates relatively well to the linear development on the southern side of Blackthorn Road. The site has some limited potential for residential development providing development avoids flood zones 2 and 3. The number of mature trees on the site may also affect the residential density of any future development. Site could potentially accommodate 10 dwellings based on 25 dph on 0.4 ha. Availability unknown. With regard to assisting oxford with its unmet housing need, Launton lies outside Areas of Search A and B.	Suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Developable for housing - Suitable but availability is unknown, not achievable
HELAA245	Land North of Launton	12.69	Launton	Rural / 30 dph	Greenfield site outside the built-up limits. Launton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable as development would likely to harm the character and setting of the village in particular when entering into the village from the west and reduce the gap between Launton and Bicester increasing the risk of coalescence between settlements. The site borders the railway line to the north therefore there are noise and vibration issues as well as providing a suitable living environment. There are listed buildings to the south west of the site, one being Grade 1 listed therefore development on the western part would likely to have a negative impact on the setting of the heritage assets. Development of the whole site would be out of scale and out of character. Development would have a poor relationship with the village and there will be damaging impact on landscape and on the character and appearance of the village. With regard to assisting oxford with its unmet housing need, Launton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA104	Land adjoining Spring Lane and Chapel Lane, Little Bourton	0.56	Little Bourton	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Little Bourton is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. With regard to assisting oxford with its unmet housing need, Little Bourton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA180	Land South East of Lower Heyford	287.6	Lower Heyford	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. Lower Heyford is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. The majority of the site lies within the Rousham, Lower Heyford and Upper Heyford Conservation Area. Parts of the site lie within Archaeological Constraint Priority Areas. A public bridleway and Public Footpaths cross the site. There are small areas of NERC Act S41 Habitats within the site. The site is considered to be unsuitable for development as the site is on a steep gradient and developing on this vast area of land would be uncharacteristic to the rural character of the area and impact on the character and appearance of the Conservation Area. Development on the site is likely to harm the intrinsic landscape character of the area. With regard to assisting oxford with its unmet housing need, Lower Heyford lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA181	Land adjoining Middle Aston Lane, Middle Aston	2.67	Middle Aston	Rural / 30 dph	Greenfield site outside the built-up limits. Middle Aston is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. A Public Bridleway crosses the site and runs along part of its southern boundary. The site is considered to be unsuitable for development as the site would extend development beyond the village envelope into the countryside and would be out of keeping with the built form for the village. The village is predominantly a farming village and the open farmland forms part of its character and setting. Development would be particularly prominent on approaching the village from the north impacting on the rural approach to the village. With regard to assisting oxford with its unmet housing need, Middle Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA182	Hatch End Industrial Estate, Middle Aston/Steeple Aston	2.3	Middle Aston/Steeple Aston	Rural / 30 dph	Brownfield site outside the built-up limits. The site falls partly within Middle Aston and Steeple Aston parishes. Middle Aston is a Category B village (satellite village) and Steeple Aston is a Category A village (category of the most sustainable villages in the district). The SHLAA 2014 considered this site (SA001) and concluded it was unsuitable for residential development as it would have a poor, detached relationship with the village to the detriment of the character and appearance of the area, and would result in loss of rural employment land. This remains relevant. A public footpath runs along the southern boundary of the site. The southern-most tip of the site lies within the Steeple Aston Conservation Area. The site is considered to be unsuitable for residential due to the narrow access road from Fir Lane but is also not suitable for significant intensification over that already experienced. The site is outside the village and feels within a rural location. Residential development would be out of keeping with the character of the area and would represent an isolated housing site. The site could potentially be suitable for employment based on planning history. With regard to assisting oxford with its unmet housing need, Middle Aston/Steeple Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	2.3	0	0	0	Not suitable

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HELAA183	Land and Allotments East of Ardley Road and adjoining Middleton Stoney to the North, Ardley Road, Middleton Stoney	1.7	Middleton Stoney	Rural / 30 dph	Greenfield site outside the built-up limits. Middleton Stoney is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as the majority of the site comprises allotments. With regard to assisting oxford with its unmet housing need, Middleton Stoney lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA246	Dewars Farm Buildings, Middleton Stoney	3.72	Middleton Stoney	Rural / 30 dph	Greenfield site outside the built-up limits. Middleton Stoney is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as the site is in a very unsustainable location. Development on the site would be out of scale and impacting on the character and setting of the village. There is a sewage works bordering the site to the north east which affects the compatibility of uses on site. With regard to assisting oxford with its unmet housing need, Middleton Stoney lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA085	Land at junction of Bloxham Road and New Road, Milcombe	5.63	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The northern part of the site lies within an Archaeological Constraint Priority Area. There are protected species records on the site. A public footpath crosses the site. Roads border the northern and eastern boundaries and there are views into and across the site including to the church. The site is considered to be unsuitable for development as along the site's northern frontage would result in the loss of a gap important to the setting and character of the village. Development in the northern part of the site would affect the setting of the listed church, interrupting important public views from the east and from the south. Much of the site lies within the setting of the listed church. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA184	Land and buildings at 12 Heath Close, Milcombe	2.5	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The route of the dismantled railway forms the northern portion of the site and this is an area of NERC Act S41 habitats (mixed deciduous woodland) and would need to be protected. The site is potentially suitable for residential development if the Council requires additional development land outside the built-up area of Milcombe. It is adjacent to residential dwellings on Heath Close and south of Oak Drive but is also located between the two main roads. The site is well screened when approaching the village from the west due to mature trees and hedges along the dismantled railway line. The site is considered not to be suitable for employment due to the surrounding uses being residential. The site could accommodate 55 dwellings based on 25 dph on 2.2 ha which takes into account the density of the surrounding developments. However, detailed consideration would need to be given to the appropriate number of homes and scale of development in this edge of village location. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Suitable	Available	Achievable	2.2	55	Not suitable	Available	Not achievable	0	55	0	0	Developable for housing - Suitable, Available and Achievable
HELAA185	Land Adjacent to Oak Farm Drive, Milcombe	1.4	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. There is a resolution to approve for 40 dwellings (15/02068/OUT). The site lies adjacent to the recently completed Oak Farm development which consisted of 29 dwellings. The site is considered to be suitable and would form an extension to the adjoining Oak Farm development. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Suitable	Available	Achievable	1.4	40	Not suitable	Available	Not achievable	0	40	0	0	Deliverable for housing - Suitable, Available and Achievable
HELAA186	Land off Bloxham Road, Milcombe	6.03	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath crosses the site. The site is considered to be unsuitable for development as it would extend the village into open countryside as a new direction of growth and would not sit well with the historic development pattern. It would be detrimental to the character of the village and the immediate rural area. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA187	Land at Fern Hill Farm, Milcombe	3.7	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A small part of the site lies within an Archaeological Constraint Priority Area. A public footpath runs through the northern boundary of the site. The site is considered to be unsuitable for development as the site is detached from the rest of the village and would represent an unsuitable extension to the village. It would extend the village into the open countryside along the Bloxham Road, and would appear as a separate estate with no integration into the village. The site is highly visible from the Bloxham Road and would be very prominent when approaching the village from the east, and would harm the setting of the village. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA188	Oak View, Milcombe	8.79	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath crosses the northern part of the site and a public bridleway runs along the western boundary of the site. The site is considered to be unsuitable for development as the site is detached from the village, isolated and is away from the services and facilities in the village centre therefore would be difficult to integrate well with the village. Development would impact on the existing entrance to the village from the east. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA189	Land adjacent to Paradise Lane, Milcombe	2.4	Milcombe	Rural / 30 dph	Greenfield site outside the built-up limits. Milcombe is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A public footpath crosses the site. The route of the dismantled railway is adjacent to the northern portion of the site and this is an area of NERC Act S41 habitats (mixed deciduous woodland). A Listed Building lies to the north of the site and the eastern portion of the site lies within an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would adversely affect the setting of the Grade II listed building to the north and the setting of the Grade II listed St Laurence's Church. It would also impact the setting of other nearby listed buildings to the south and east, and the rural landscape setting of the historic core of the village to the east. Development would be poorly integrated with the historic development of the village along linear routes. There are possible access constraints. With regard to assisting oxford with its unmet housing need, Milcombe lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA190	Former Glebe Land, Noke	0.63	Noke	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Noke is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as it would not be in keeping with the loose knit character of this part of the village. The site lies within an Archaeological Constraint Priority Area. With regard to assisting oxford with its unmet housing need, Noke lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA191	Land opposite Lower Farmhouse and backing onto the playing field, Noke	0.53	Noke	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Noke is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as it would not be in keeping with the linear form of the village and would impact on the rural approach to the village from the east. The site lies within an Archaeological Constraint Priority Area. Vine Cottage, a Grade 2 listed building lies immediately adjacent to the north west boundary of the site. With regard to assisting oxford with its unmet housing need, Noke lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA192	Upper Noke, Noke	3.61	Noke	Rural / 30 dph	Greenfield site outside the built-up limits. Noke is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The adopted Cherwell Local Plan does not make provision for significant additional development (10 or more dwellings) at Category C villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as it does not relate well to the village, would extend development into the countryside on a very prominent approach to the village. The site lies in close proximity to a Scheduled Ancient Monument and further investigation would be needed to assess the impact on its setting. The northern part of the site lies within an Archaeological Constraint Priority Area. A public footpath passes through the northern part of the site. With regard to assisting oxford with its unmet housing need, Noke lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA193	Quarry Farm, Rattlecombe Road, Shenington	2.45	Shenington	Rural / 30 dph	Greenfield site outside the built-up limits. Shenington is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it would have an unacceptable impact on the character of the village and its open countryside. The eastern boundary of the site borders the Conservation Area. The south western portion of the site lies within the Northern Valleys Conservation Target Area. With regard to assisting oxford with its unmet housing need, Shenington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA194	Shipton on Cherwell Quarry	108.59	Shipton on Cherwell	Urban extension or freestanding / 15 dph	A part greenfield, part brownfield site outside the built-up limits of Shipton-on-Cherwell. Shipton on Cherwell is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not make provision for additional development (10 or more dwellings) at Category C villages. There is planning permission for aggregate and rail depots and storage alongside the minerals working requirements for site restoration including a wildlife and geological conservation area to the north-west and to the south and forestry in the central area of the site. The majority of the site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The main quarry site is still active. Restoration is unlikely to be not completed for a number of years. In view of the lack of services and facilities nearby, redevelopment would need to involve the creation of a 'self-contained' settlement. The site is considered to be unsuitable for development as the site is in an unsustainable location and poorly related to any existing settlements. Development would potentially harm the ecological features present on the site and affect site restoration. There will be adverse impact on the landscape. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to low. Low capacity for residential and employment due to the ecological importance of the area and the setting of the adjacent conservation areas. However, as a major previously developed site (currently) relatively close to Oxford, its needs to be considered in more detail through the Partial Review process. Based on the total area of the site as submitted, there is an indicative potential for 1629 homes (at 15dph across the site) before constraints are considered. This would include no more than about 3 hectares for local employment in the Interest of achieving mixed use development. With regard to assisting oxford with its unmet housing need, Shipton on Cherwell lies within Areas of Search A and B.	Suitable	Available	Achievable	108.59	1629	Suitable	Available	Achievable	3	0	815	814	Developable for housing / employment - Suitable, Available and Achievable



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HELAA195	Land at Bunkers Hill, Shipton on Cherwell	0.54	Shipton on Cherwell	Rural / 30 dph	Greenfield site outside the built-up limits. Shipton on Cherwell is a Category C village in the adopted Local Plan Part 1 which is one of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. Development would extend ribbon development along the A4095 and be likely to result in a loss of trees on the site. The outer Green Belt boundary runs along the A4095 bordering the south east boundary of the site. With regard to assisting Oxford with its unmet housing need, the site is under the 2ha threshold for a strategic site.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA196*	Land East of Marlborough School, Woodstock (Shipton on Cherwell)	6	Shipton on Cherwell	Rural / 30 dph	Greenfield site outside the built-up limits of Woodstock, a large well-served village in West Oxfordshire adjacent to the Cherwell boundary. The site overlaps with HELAA197. The Landscape Sensitivity and Capacity Assessment (2017) note its visibility in the countryside and its relationship with the agricultural landscape. Medium to low capacity for residential and low capacity for employment. There is no defensible boundary to the east. Development next to Woodstock is not provided for in the adopted Cherwell Local Plan. However, in terms of Oxford's needs, the site lies immediately to the east of Woodstock at the top of the A44 corridor to the city. Not a potential standalone site for residential or employment development but needs to be examined in more detail for the Partial Review. The site has an indicative housing potential of 180 homes.	Suitable	Available	Achievable	6	180	Not suitable	Available	Not achievable	0	0	180	0	Developable for housing - Suitable, Available and Achievable

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HELAA197*	Land North West of Oxford Airport near Woodstock (Shipton on Cherwell)	48.72	Shipton on Cherwell	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits of Woodstock, a large well-served village in West Oxfordshire adjacent to the Cherwell boundary. Development next to Woodstock is not provided for in the adopted Cherwell Local Plan. The site overlaps with HELAA196, HELAA198 and HELAA199. The site lies immediately to the east of Woodstock at the top of the A44 corridor to Oxford. The site could potentially be suitable for residential development only as part of a strategic extension to Woodstock, to meet Oxford's unmet housing need, and if the land adjacent, in West Oxfordshire is allocated or permitted for development. There is a Scheduled Ancient Monument on the site which will need protecting. The setting and views of the Blenheim Palace World Heritage Site and Grade 1 Registered Park and Garden must be protected. It would be important to integrate the site with the wider area of Woodstock. The indicative yield for the whole site is 974 dwellings not allowing for constraints. The Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium and visual sensitivity to be medium to low. Medium capacity for residential with the Scheduled Ancient Monument, the setting of the Blenheim Palace World Heritage Site and Grade 1 Registered Park and Garden protected. Medium to low capacity for employment as this will be out of scale with the existing residential area of Woodstock to the north west and the setting context of Blenheim Palace. The site promoter suggests a minimum of 410 dwellings on the site in accordance with a proposed allocation. The housing potential of the site has been re-appraised in light of additional information about heritage constraints and informed by a Heritage Impact Assessment undertaken for a planning application for the site. Allowing for the Scheduled Ancient Monument, its setting, archaeological constraints identified through the HIA, and the desirability of providing buffers/margins associated with the SAM, the setting of Blenheim Palace and to secure appropriate landscape treatment on the northern, eastern and southern boundaries, there is a potential yield of about 489 dwellings. This is based on 30 dph on 16.3ha of land which reflects the density of the adjacent proposed site within West Oxfordshire. With regard to assisting Oxford with its unmet housing need, Shipton on Cherwell lies within Areas of Search B therefore the site could be considered for the Partial Review.	Suitable	Available	Achievable	16.3	489	Not suitable	Available	Not achievable	0	0	0	489	Developable for housing - Suitable, Available and Achievable
HELAA198*	Land at Woodstock (north), Oxford Road/Upper Campfield Road, Woodstock (Shipton on Cherwell)	1.25	Shipton on Cherwell	Rural / 30 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA197. The site is considered as part of HELAA197.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable

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HELAA199*	Land at Woodstock (south), Oxford Road/Upper Campfield Road, Woodstock (Shipton on Cherwell)	1.08	Shipton on Cherwell	Rural / 30 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA197. The site is considered as part of HELAA197.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable
HELAA200	Land at Lower End, Shutford	0.95	Shutford	Rural / 30 dph	Greenfield site outside the built-up limits. Shutford is a Category C village in the adopted Local Plan Part 1 which is one of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. In addition development on this prominent site would impact on the rural setting of the village on the approach from the north. Part of the site lies within an Archaeological Constraint Priority Area. A public footpath runs along the southern boundary of the site and a track borders the eastern boundary of the site. With regard to assisting oxford with its unmet housing need, Shutford lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA201	Land to the North of Banbury Road, Shutford	0.93	Shutford	Rural / 30 dph	Greenfield site outside the built-up limits. Shutford is a Category C village in the adopted Local Plan Part 1 which is one of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. In addition the site is considered to be unsuitable for development as it would extend development into the countryside impacting on the rural approach to the village. Two public footpaths cross the site and a small part of the site lies within an Archaeological Constraint Priority Area. With regard to assisting oxford with its unmet housing need, Shutford lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA202	Land West of Shutford, adjoining West Street and Epwell Road, Shutford	1.89	Shutford	Rural / 30 dph	Greenfield site outside the built-up limits. Shutford is a Category C village in the adopted Local Plan Part 1 which is one of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as it would extend development into the countryside impacting on the rural approach to the village. A public footpath runs along the northern boundary of the site. With regard to assisting oxford with its unmet housing need, Shutford lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA203	Land at Folly Farm, Sibford Ferris	22	Sibford Ferris	Urban extension or freestanding / 20 dph	Greenfield site outside the built-up limits. Sibford Ferris is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The western part of the site abuts the Conservation Area boundary. Two public footpaths cross the site and a Public Bridleway runs along its eastern boundary. There is a small area of NERC Act S.41 Habitats in the south-eastern corner of the site and this part of the site abuts an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would have a significant impact on the character of the village and the setting of the conservation area and unacceptable landscape impact. With regard to assisting oxford with its unmet housing need, Sibford Ferris lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA204	Land West of Hook Norton Road, Sibford Ferris	9.05	Sibford Ferris	Rural / 30 dph	Greenfield site outside the built-up limits. Sibford Ferris is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The north eastern part of the site could potentially be suitable if the Council requires additional development land outside the built-up area of Sibford Ferris. The site has previously been the subject a resolution to grant outline permission, subject to legal agreement, for 8 dwellings. In view of the relationship with the existing built-form of the village, some limited potential exists but this should be confined to the north-east corner of the site having regard to detailed consideration of the landscape impact and the impact on character of the village. A small scheme of approximately 10 dwellings fronting Hook Norton Road could minimise the impact. With regard to assisting oxford with its unmet housing need, Sibford Ferris lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.5	10	Not suitable	Available	Not achievable	0	10	0	0	Developable for housing - Suitable, Available and Achievable
HELAA267	Land at Woodway Road, Sibford Ferris	0.84	Sibford Ferris	Rural / 30 dph	Greenfield site outside the built-up limits. Sibford Ferris is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. There are few physical constraints and limited potential impacts and the site is therefore considered to be suitable for residential development. Woodway Road would form a defensible western boundary to the site and provide for access to the south. The site is well screened by a mature hedge. When considering the surrounding area the site could accommodate approximately 20 dwellings based on 24 dph on 0.84 ha. This is subject to satisfactory access being achieved, and careful design and layout to achieve a satisfactory relationship with existing dwellings in the vicinity. With regard to assisting oxford with its unmet housing need, Sibford Ferris lies outside Areas of Search A and B.	Suitable	Available	Achievable	0.84	20	Not suitable	Available	Not achievable	0	20	0	0	Developable for housing - Suitable, Available and Achievable

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HELAA205	Land at Sibford Gower	0.45	Sibford Gower	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Sibford Gower is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The western boundary of the site abuts the Conservation Area boundary and the southern-most part of the site lies within an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as it would be out of keeping and would have an adverse effect on the character and appearance of the Conservation Area and the setting of the village. With regard to assisting oxford with its unmet housing need, Sibford Gower lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA206	Souldern Leycroft Grass, High Street, Souldern	0.76	Souldern	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Souldern is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. In addition the site is considered to be unsuitable for development as it would impact on the rural character of the approach to the village and Conservation Area. The northern boundary of the site abuts the Conservation Area boundary and the site's northern most tip lies within it. With regard to assisting oxford with its unmet housing need, Souldern lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA207	Souldern Turnpike, High Street, Souldern	1.54	Souldern	Rural / 30 dph	Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Souldern is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site is considered to be unsuitable for development as the openness of the site would make development very prominent impacting on the rural approach to the village. With regard to assisting oxford with its unmet housing need, Souldern lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA208	Land East of Sands Lane, South Newington	2.31	South Newington	Rural / 30 dph	Greenfield site outside the built-up limits. South Newington is a Category B village in the adopted Local Plan Part 1 (satellite village). The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category B villages other than extensions to existing employment sites. A public footpath runs through the centre of the site. The western boundary of the site abuts the Conservation Area. The site is considered to be unsuitable for development as it would have an unacceptable impact on the character and appearance of the village and its setting. Development in this location would have a damaging impact on the landscape which will affect views of the open countryside to the north, east and south. Development would also extend the village eastwards which would have a poor relationship with the rest of the village. With regard to assisting oxford with its unmet housing need, South Newington lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA209	Land East of Southside between Kiftsgate House and the small industrial unit, Steeple Aston	1.25	Steeple Aston	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The northern and eastern boundaries of the site abut the Conservation Area. The site is considered to be unsuitable for development as it would be out of character with the village and its setting but would also change the rural approach to the village. There is a potential access constraint. It would be difficult to achieve a satisfactory form of development that would suit the character of this area of the village and it would also be difficult to achieve satisfactory connectivity/footpaths to the rest of the village. With regard to assisting oxford with its unmet housing need, Steeple Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA210	Land to North of Fenway, Steeple Aston	3.32	Steeple Aston	Rural / 30 dph	Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A restricted byway runs along the eastern boundary of the site. The southeast corner of the site abuts the Conservation Area boundary. The western boundary of the site is adjacent to an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as the site is on the edge of the village and does not relate well to the existing village in terms of being able to accommodate development. It would not be possible to achieve a satisfactory form of development without harm being caused to the character and appearance of the area. The site would also be detached from Conyger Fields by the restricted byway and would result in two separate cul-de-sacs. With regard to assisting oxford with its unmet housing need, Steeple Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA211	Land to South of Fenway, Steeple Aston	2.37	Steeple Aston	Rural / 30 dph	Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site is on the edge of the village and does not relate well to the existing village in terms of being able to accommodate development. The area feels rural in nature given the farm to the east before you get to the village. It would not be possible to achieve a satisfactory form of development that satisfactorily links with the village without harm being caused to the character and appearance of the rural approach to the village. With regard to assisting oxford with its unmet housing need, Steeple Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA212	Land to the rear of The Old Quarry House, Fenway, Steeple Aston	6.51	Steeple Aston	Rural / 30 dph	Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site's only frontage with a highway is that of the Old Quarry House on the south western part of the site with residential properties either side. With the exception of the Old Quarry House, the site comprises an area of ancient woodland. The south eastern part of the site is adjacent to Steeple Aston Conservation Area. The north western boundary abuts an area of NERC S41 Act habitats (deciduous woodland) with an area also within the north eastern corner of the site. Access works could have an adverse effect on the character and appearance of the area. The site is considered to be unsuitable for development as it has a rural character and relates much more to the countryside than to the built form of Steeple Aston. With regard to assisting oxford with its unmet housing need, Steeple Aston lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA213	Land at Baynards Green, Stoke Lyne	2	Stoke Lyne	Rural / 30 dph	Greenfield site outside the built-up limits. The nearest settlement is Stoke Lyne. Stoke Lyne is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. Due to its isolated location the site is considered to be unsuitable for residential development. The site could potentially be suitable for employment as an extension to the existing Baynards Green Trading Estate. Possibility of accommodating small units similar to the surrounding buildings. The site already benefits from existing access off the B4100 with easy access to the A43. There are no significant constraints in the location with exception to the Grade 2 listed barn to the north of the site in the adjoining employment site and an area of NERC Act S41 habitats (deciduous woodland) immediately to the south of the site need careful consideration. With regard to assisting oxford with its unmet housing need, Stoke Lyne lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	2	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA214	Land at Junction 10 M40, Stoke Lyne	66.79	Stoke Lyne	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site is in the open countryside with Fewcott being the nearest settlement. Fewcott is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The plan does not make provision for new residential or employment development at junction 10. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. With regard to assisting oxford with its unmet housing need, the area lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA215	Land at Junction 10 M40 (North of B4100), Stoke Lyne	65.77	Stoke Lyne	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site is in the open countryside with Stoke Lyne being the nearest settlement. Stoke Lyne is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The plan does not make provision for new residential or employment development at or near to junction 10. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. With regard to assisting oxford with its unmet housing need, the area lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	Not suitable	Unknown	Not achievable	0	0	0	0	Not suitable
HELAA216*	Land adjoining and West of Chilgrove Drive and adjoining and North of Camp Road, Upper Heyford	5.78	Upper Heyford	Rural / 30 dph	Greenfield site outside the policy boundary of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). The site is considered as part of HELAA217.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing / employment - Suitable, Available and Achievable



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HELAA217*	Land West of Chilgrove Drive and North of Camp Road, Upper Heyford	17.3	Upper Heyford	Rural / 30 dph	<p>Greenfield site outside the built-up limits but partly within the boundary of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). Overlaps with HELAA220, HELAA222, HELAA223 and HELAA288. The site does not fall within Areas of Search A and B being considered in the Partial Review of the Local Plan for Oxford's unmet housing needs. The northern part of the site abuts the former RAF Upper Heyford strategic allocation and its Conservation Area. The north western boundary abuts Letchmere Farm which along with the trees form a natural edge to the former RAF site. The south western parcel falls within the strategic allocation and abuts that part of the RAF Conservation Area north of Camp Road. The site's southern boundary is formed by Camp Road and the east one by Chilgrove Drive. The site is relatively contained. In the central part of the site and running south to north there are water features including water courses and ponds and a farm track leading to Letchmere Farm. The proposed Heath District Wildlife Site with its area of NERC Act S41 habitats (deciduous woodland) lies to the south east of the site on the opposite side of the cross roads between Camp Road and Chilgrove Drive. The site (together with an area of land adjacent to the north west) was considered in the Upper Heyford Landscape Sensitivity and Capacity Assessment (18/08/2014). The LSCA indicated that there was medium to high capacity for residential development up to Camp Road in the south, Chilgrove Drive to the east and Larsen Road to the west as long as existing site boundary vegetation was maintained, and suitable separation maintained with Letchmere Farm to maintain the setting of the property. The LSCA also indicated medium potential for low key light industrial development within the site subject to careful design and appropriate mitigation on the site perimeter. There is no additional capacity for the part of the site within the Villages 5 allocation. The remaining part of the site could potentially be suitable as it could provide a logical extension to the residential dwellings to the west subject to adequate integration with the strategic allocation, preserving the setting of Letchmere Farm and responding to the heritage, landscape and ecological priorities of the Conservation Area and the proposed Heath DWS to the south east of the site. Development could be contained without opening up a wider area of countryside. The site promoter suggests that 245 dwellings could be accommodated based on 30 dph. However, it is considered that the site could accommodate 180 dwellings based on 20 dph on 9 ha which is based on the density of the adjacent allocation site but also excluding the ponds in the northern part of the site and the western part within the strategic allocation. The site could also be potentially suitable for low key employment uses subject to design and addressing the heritage, landscape and ecological constraints.</p>	Suitable	Available	Achievable	9	180	Suitable	Available	Achievable	9	0	0	180	Developable for housing / employment - Suitable, Available and Achievable
HELAA218	Land North of Mill Lane, Upper Heyford	0.82	Upper Heyford	Rural / 30 dph	<p>Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as Upper Heyford is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The adopted Cherwell Local Plan does not make provision for significant additional development (10 or more dwellings) at Category C villages. With regard to assisting Oxford with its unmet housing need, Upper Heyford lies outside Areas of Search A and B.</p>	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA219	Heyford Leys Camping Park, Camp Road, Upper Heyford	3.26	Upper Heyford	Rural / 30 dph	Part greenfield, part brownfield site outside the built-up limits. There is a resolution to approve for change of use for extension to mobile home park onto adjoining caravan site (15/01446/F). No additional capacity. With regard to assisting oxford with its unmet housing need, Upper Heyford lies outside Areas of Search A and B.	Suitable	Available	Achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable
HELAA220	Land South of Upper Heyford Airfield	123.71	Upper Heyford	Urban extension or freestanding / 15 dph	Greenfield site mostly outside the boundary of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). The most northern and central field parcel lies within the allocated site. The HELAA site extends from the allocated site to the village of Caulcott to the south, a category C village in the adopted Local Plan. Development in this area would extend the area of growth provided for by the adopted Local Plan and would be contrary to policy. The site does not fall within Areas of Search A and B being considered in the Partial Review of the Local Plan for Oxford's unmet housing needs. The western part of the site falls within the Rousham, Lower Heyford and Upper Heyford Conservation Area. The northern part of the site abuts the boundary of the RAF Upper Heyford Conservation Area. Two Public Footpaths cross the site. A small area of NERC Act S.41 Habitats is along the south eastern boundary of the site. The northern section of the site which skirts the southern boundary of the strategic allocation was considered in the Upper Heyford Landscape Sensitivity and Capacity Assessment (18/08/2014). The LSCA indicated that there was medium capacity for residential development as an extension to the existing residential area (undergoing development at the time of the assessment) immediately to the north of the area along Camp Road, subject to development being sensitive to the setting of the RAF Upper Heyford Conservation Area, Rousham, Lower Heyford and Upper Heyford Conservation Area and the Oxford Canal Conservation Area to prevent harm to their settings. Within that particular area, two field parcels, outside the R,LH&UH Conservation Area were proposed for allocation which had the most direct relationship with the former airbase. Further development to the south would open up a new area of countryside, expanding the new settlement under construction. Its future consideration would depend on need and further examination of the landscape and heritage issues arising. There would be a need to avoid harm to both conservation areas, to protect the identity of nearby settlements and to consider the impact on the countryside.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA221*	Letchmere Farm, Camp Road, Upper Heyford	5.88	Upper Heyford	Rural / 30 dph	Greenfield site outside the built-up limits and the boundary of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). The site overlaps with HELAA217, HELAA220, HELAA222, HELAA223 and HELAA288. The site is considered as part of HELAA217.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Deliverable for housing / employment - Suitable, Available and Achievable
HELAA222*	QEK Heyford, Upper Heyford	18.73	Upper Heyford	Rural / 30 dph	Part greenfield, part brownfield site within the boundaries of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). The site overlaps with HELAA217, HELAA220, HELAA223 and HELAA288. See site HELAA288.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Deliverable for housing / employment - Suitable, Available and Achievable

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HELAA223*	Heyford Park, Upper Heyford	92.81	Upper Heyford	Urban extension or freestanding / 15 dph	Part greenfield, part brownfield site within the boundaries of the former RAF Upper Heyford strategic allocation (Policy Villages 5) in the adopted Local Plan (July 2015). The site overlaps with HELAA217, HELAA220, HELAA222 and HELAA288. See site HELAA288.	Suitable	Available	Achievable	-	-	Suitable	Available	Achievable	-	0	0	0	Deliverable for housing / employment - Suitable, Available and Achievable
HELAA288*	Former RAF Upper Heyford	520	Upper Heyford	Urban extension or freestanding / 15 dph	Part greenfield, part brownfield site outside the built-up limits. The site overlaps with HELAA217, HELAA220, HELAA222 and HELAA223. This is a strategic allocation in the adopted Local Plan Part 1 (Villages 5) which allocates land for 1600 dwellings and 12,000m2 employment floorspace. Planning permission has already been given on most of the site for 821 (net) dwellings and is currently under construction. This is a deliverable site in the 2016 Annual Monitoring Report. With regard to assisting oxford with its unmet housing need, Upper Heyford lies outside Areas of Search A and B.	Suitable	Available	Achievable	520	1600	Suitable	Available	Achievable	12	570	570	460	Deliverable for housing / employment - Suitable, Available and Achievable
HELAA224	Church Field, Wendlebury Road, Wendlebury	9.32	Wendlebury	Rural / 30 dph	Greenfield site outside the built-up limits. Wendlebury is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site comprises a triangular parcel of adjoining the A41 to the north and east, M40 slip road to the east and west. The plan does not make provision for new residential or employment development at junction 9. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. The site is considered to be unsuitable for development as it would adversely affect the setting of St Giles Church. The site will suffer from road noise and disturbance from adjacent A34. With regard to assisting oxford with its unmet housing need, Wendlebury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA225*	Land at Weston on the Green, Weston on the Green	127.55	Wendlebury	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. The site overlaps with HELAA235. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The plan does not make provision for new residential or employment development at junction 9. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. The site forms part of the open countryside and provides a landscape setting for Weston on the Green. Parts of the site fall within the Oxford Green Belt (south of A34 and south western parcels of the site north of the A34) and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The character of Weston on the Green is the village predominantly to the west of the B430 with only a small number of houses to the east (plus commercial and farms). Development of this site would result on an urban extension along the A34 disproportionate to Weston on the Green's size, form and character. The site is considered to be unsuitable for development as it would result in encroachment into the open countryside and harmful to the village setting in the Green Belt. Development would potentially have significant landscape and visual impacts. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA226	Land at north of Manor Farm buildings and south of Meadow View, Wendlebury	0.44	Wendlebury	Rural / 30 dph	Greenfield site outside the built-up limits. Wendlebury is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The site comprises a small parcel of land to the south of Oxford Road fronting residential development on the northern side of the road and adjoining residential properties to the west and east (across a farm track). The character of Wendlebury to the south of Oxford Road relates mainly to farmland and farm buildings and open countryside beyond. The site is considered to be unsuitable for development as it would be likely to harm the character of the village and its rural setting. With regard to assisting oxford with its unmet housing need, Wendlebury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

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HELAA227	Land East of Wendlebury Wendlebury	255.56	Wendlebury	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. Wendlebury is a Category C village in the adopted Local Plan Part 1, the category of the least sustainable villages in the district. The adopted Cherwell Local Plan does not direct additional development (10 or more dwellings or small scale employment) at Category C villages other than extensions to existing employment sites. The plan does not make provision for new residential or employment development at junction 9. Development would entail the creation of a new growth location. Its future consideration would depend on an examination of need and issues for the next plan review. The site is part in the open countryside (east of the railway line). A small part falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The majority of the site is constrained, particularly east of the railway, as it is within flood zones 2 and 3 and comprises a large area NERC Act S41 Habitats (coastal and floodplain grazing marsh). There are extensive views out of the site particularly towards Graven Hill and Merton direction. Development would have a significant landscape impact in this open, low lying and flat landscape. Development of this site would undermine the settlement hierarchy in the adopted Local Plan Part 1 and contribute significantly to coalescence between Wendlebury and Bicester (including planned development at Graven Hill and Bicester Gateway) to the north east of Wendlebury. With regard to assisting oxford with its unmet housing need, Wendlebury lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA228	Land to the east of the B430, part of Weston Grounds Farm, Weston on the Green	1.26	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The character of Weston on the Green is the village predominantly to the west of the B430 with only a small number of houses to the east (plus commercial and farms). The site is considered to be unsuitable for development as it would be likely to harm the character of the village and its rural setting. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA229	Land at Fir Tree Farm and North of The Knowle, Weston on the Green	1.37	Weston on the Green	Rural / 30 dph	Part greenfield, part brownfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site's southern and eastern parcels lie within the Conservation Area and in the proximity of listed buildings along Knowle Lane. The northern part of the site is currently in employment use. The northern parcels of the site could be potentially suitable for development if a review of the Green Belt is carried out and subject to consideration of the Conservation Area/setting of listed buildings and the loss of an employment site in the rural area. The site could accommodate 15 dwellings based on 15 dph on 1 ha which takes into account the character of this area of the village. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Suitable	Available	Achievable	1	15	Not suitable	Available	Not achievable	0	0	15	0	Developable for housing - Suitable, Available and Achievable

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HELAA230*	Land at Weston on the Green, Weston on the Green	2.36	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site overlaps with HELAA234. A part of the site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is agricultural in character and sits adjacent to Manor Farm. There is little residential development to the east of the B430 and the village has a strong character with the village being to the west. The site is considered to be unsuitable for development as it would be likely to impact upon the character and rural setting of the village. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA231	Field known as Baby Ben, adjoining Northampton Road, Weston on the Green	2.18	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The northern half of the site is an existing green space. The character of Weston on the Green is the village predominantly to the west of the B430 within only a small number of houses to the east (plus commercial and farms). The site is considered to be unsuitable for development as it would be likely to harm the character of the village and its rural setting. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA232	Land adjoining Caerleon, Northampton Road, Weston on the Green	2.7	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The character of Weston on the Green is the village predominantly to the west of the B430 with only a small number of houses to the east (plus commercial and farms). The site is considered to be unsuitable for development as it would be likely to harm the character of the village and its rural setting. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA233	Land opposite Staplehurst Farm, Church Road, Weston on the Green	8.68	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site forms an important landscape setting for the village. Development could not be integrated with the existing built up area and would be isolated. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA234*	Land near Northampton Road, Weston on the Green	2.13	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site overlaps with HELAA230 - see separate assessment.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA235*	Land near the B430, Weston on the Green	1.53	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site overlaps with HELAA225. However the site comprises two distinct parcels of land separated by a lane serving a small enclave of residential development. The western boundary of the northern parcel adjoins Weston on the Green Conservation Area. The site is considered to be unsuitable for development as the site is poorly related to the village and its services being in a peripheral location. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA236	Land to rear of Kelberg Trailers, Weston on the Green	11.44	Weston on the Green	Rural / 30 dph	Part greenfield, part brownfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The eastern part of the site is part of Kelberg Trailers business area. The site is considered to be unsuitable for residential as development would be some distance from the main part of the village and lead to sporadic development in the countryside. There could be potential for employment in the north eastern part of the site as a small extension to the employment area. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Suitable	Available	Achievable	1.93	0	0	0	Developable for employment - Suitable, Available and Achievable
HELAA284	Land North Of Oak View, Weston On The Green	0.89	Weston on the Green	Rural / 30 dph	Greenfield site outside the built-up limits. Weston on the Green is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. Planning permission for 20 dwellings (16/00574/REM) was given on 20 December 2016. The principle of developing the site for residential has been established. No additional capacity. With regard to assisting oxford with its unmet housing need, Weston on the Green lies outside Areas of Search A and B.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Deliverable for housing - Suitable, Available and Achievable

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HELAA238	Land to the North of Stratford Road, Wroxton Site 2	1.59	Wroxton	Rural / 30 dph	Greenfield site outside the built-up limits. Wroxton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site adjoins Wroxton Conservation Area to the east. The site is considered to be unsuitable for development as the site has a rural character and relates much more to the countryside than to the built form of Wroxton. The works required to Drift Lane to provide satisfactory access would have an adverse effect on the character and appearance of the area. With regard to assisting oxford with its unmet housing need, Wroxton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA239	Land to the North of Stratford Road, Wroxton Site 1	0.92	Wroxton	Rural / 30 dph	Greenfield site outside the built-up limits. Wroxton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site adjoins Wroxton Conservation Area to the east. The site is considered to be unsuitable for development as the site has a rural character and relates much more to the countryside than to the built form of Wroxton. The works required to Drift Lane to provide satisfactory access would have an adverse effect on the character and appearance of the area. With regard to assisting oxford with its unmet housing need, Wroxton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA240	Land to the North of Stratford Road, Wroxton Site 3	2.43	Wroxton	Rural / 30 dph	Greenfield site outside the built-up limits. Wroxton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is a triangular parcel with a small frontage meeting Stratford Road on a road bend. The site access is heavily tree lined and falls within the Conservation Area. Access works are likely to have an adverse effect on the character and appearance of the area. The site is considered to be unsuitable for development as the site has a rural character and relates much more to the countryside than to the built form of Wroxton. With regard to assisting oxford with its unmet housing need, Wroxton lies outside Areas of Search A and B.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable



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HELAA241	Land to the North of Stratford Road, Wroxton Site 4	5.2	Wroxton	Rural / 30 dph	Greenfield site outside the built-up limits. Wroxton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The southern part of the site falls within the Conservation Area. The site adds to the character of this part of the village to a degree, contributing to its openness and allowing views to the open countryside. It also allows for views into the village from the north as referenced in the Conservation Area Appraisal for Wroxton. The southern part of the site is considered to be potentially suitable if the Council requires additional development land outside the built-up area of Wroxton. This is provided that there is no significant harm caused to the Conservation Area and surrounding listed buildings. The site does not form an essential part of the village's character which is mostly defined by ironstone cottages and small managed green spaces and the Abbey to the south of the Banbury Road. Existing views to the open countryside are mostly blocked by the hedgerow fronting the Banbury Road. Gaps in a new frontage may be desirable to allow views to be maintained and enhanced through to and from the open countryside. The site could accommodate 34 dwellings based on 15 dph on 2.3 ha in the southern part of the site which takes account the gaps in a new frontage and the low density character of the area. With regard to assisting oxford with its unmet housing need, Wroxton lies outside Areas of Search A and B.	Suitable	Available	Achievable	2.3	34	0	34	0	0	Developable for housing - Suitable, Available and Achievable
HELAA242	Apollo Office Park, Ironstone Lane, Wroxton	3.41	Wroxton	Rural / 30 dph	Greenfield site outside the built-up limits. Wroxton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is in the countryside, north west of and separate from Wroxton. The majority of the northern part of the site comprises playing pitches. The southern part of the site benefits from an extant planning permission for commercial new build. There is no residential potential. The southern part is suitable for some additional employment as it relates closely to the existing office park. A very well designed development with a structural landscaping scheme will be needed. With regard to assisting oxford with its unmet housing need, the area lies outside Areas of Search A and B.	Not suitable	Unknown	Not achievable	0	0	3.4	0	0	0	Developable for employment - Suitable but availability is unknown, not achievable

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HELAA014	Land adjacent to The Old School House, Church Lane, Yarnton	2.83	Yarnton	Rural / 30 dph	<p>Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. However the site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site falls within area of search A which is being considered through the Partial Review of the Local Plan. A public footpath crosses the northern part of the site. The easternmost part of the site lies in an Archaeological Constraint Priority Area. Yarnton Manor Registered Historic Park and Garden abuts the site to the south. A number of listed buildings lie to the south of the site. The Landscape Character Sensitivity and Capacity Assessment (2017) indicated medium to high capacity for residential development but not across the whole site area as the southern part of the site provides the setting for the listed buildings. The site is considered to be unsuitable for development as there is a rural feel along Church Lane therefore development along Church Lane would be inappropriate as it will impact on the setting and character in this part of the village. The site is located in one of the oldest parts of Yarnton with a number of Grade 2 and Grade 2* listed buildings. Potential access constraints and irregular shape in the north limits the opportunity for development. Medium to low capacity for employment as development is likely to adversely affect the setting of the associated Registered Park and Garden and Yarnton Manor. No development potential for residential or employment.</p>	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
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2018 HELAA Appendix 4 – Summary of Assessments

HELAA032*	Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood	188.84	Yarnton	Urban extension or freestanding / 15 dph	<p>Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site overlaps with HELAA138. A small part of the site to the west falls within West Oxfordshire administrative boundary and is not considered. The site lies immediately adjacent to Yarnton which is a Category A village in the adopted Local Plan Part 1 which is one of the most sustainable villages in the district. Due to the site topography (higher ground to the west), there is a sense of exposure in much of the area however there is opportunity for residential development on the eastern part of the site which adjoins the existing built-up limits of Yarnton and the A44 and which comprises lower land. Development of the whole site would not be appropriate due to the impact on landscape and the wider rural area. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium. Overall, medium to low capacity for residential and employment development as the land rises to a localised plateau making it highly visible within the surrounding area. However, there is medium capacity for residential in the south east adjacent to the existing urban edge of Yarnton. The site promoter suggests that the site could accommodate 530 dwellings at a density of 35 dph on 16ha. This would retain a gap between the development and the primary school in the south. However, there is potential on about 18 hectares of land extending from the primary school in the south, northwards and to the west of the A44, on land generally below the 75m contour. This leads up to the public footpath to the north allowing a gap between a potential development and Begbroke village. If a new primary school was required the indicative density would be approximately 20 dph rather 15 dph (allowing about 360 homes). Without a primary school an approximate density of 30 dph would allow for about 540 homes. However, in the context of additional information provided by the site promoter about the accommodation of supporting infrastructure and a re-examination of the site's capacity, it is considered that approximately 440 homes could be accommodated. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.</p>	Suitable	Available	Achievable	18	440	Not suitable	Available	Not achievable	0	0	355	85	Developable for housing - Suitable, Available and Achievable
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2018 HELAA Appendix 4 – Summary of Assessments

HELAA046	Knightsbridge Farm, Yarnton	5.71	Yarnton	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The majority of the site is already in use for employment. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be medium. Medium to low capacity for residential as the site is isolated within the existing landscape context to the north east and south extending to agricultural land. High capacity for employment as long as appropriate visual screening is provided to ensure limited visual effects are experienced by residential areas to the north east. The site is considered to be unsuitable for residential use due to its poor access and isolation. Additional employment development would undermine the integrity of the gap between Kidlington and the railway. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA065*	Seedlake Piggeries, Yarnton	11.87	Yarnton	Rural / 30 dph	Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. This is a relatively flat site currently used for agriculture. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape sensitivity of the site is considered to be medium to low and visual sensitivity to be low. Medium to low capacity for residential as development within this area would result in the spread of the residential area of Yarnton to the east of the A44 Woodstock Road in an area that is disassociated with the smaller area of residential development to the north. Low capacity for employment for the reasons above. In isolation the site is not suitable for development as it does not relate well to an existing settlement. It is separated from Yarnton village by the A44. However, its location on the A44 corridor lends itself to consideration for Oxford's unmet housing needs with HELAA040. The site's potential capacity has therefore been assessed as part of HELAA040. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Suitable	Available	Achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable. See HELAA040 for capacity

2018 HELAA Appendix 4 – Summary of Assessments

HELAA081	South of Sandy Lane, Yarnton	9.6	Yarnton	Rural / 30 dph	Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. An isolated piece of agricultural land accessed off Sandy Lane. The Oxford-Birmingham railway runs along the western boundary. Landscape Character Sensitivity and Capacity Assessment (2017) - The combined landscape and visual sensitivity of the site is considered to be medium to low. Low capacity for residential as the site is set within an arable landscape and development of the single field in isolation would be out of character. Medium to high if considered as part of a wider area. Low capacity for employment for the reasons above. The site promoter suggests that the site is suitable and should be considered as part of a wider area. The site could be considered as part of HELAA040 but development to the east of the railway line is not suited for built development due to the flood zones of the Oxford Canal and the impact on the canal corridor - a Conservation Area. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable
HELAA082	198 and 200 Woodstock Road, Yarnton	0.3	Yarnton	Rural / 30 dph	A part greenfield, part brownfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The Oxford Green Belt abuts the eastern boundary of the site. The site comprises a pair of bungalows and their curtilages, with some outbuildings located in the north eastern corner of 200 Woodstock Road. The site is considered to be unsuitable for development due to the detrimental impact on the street scene which in this part of Yarnton comprises low density detached dwellings set in large gardens. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0				Not suitable
HELAA083	Land North East of Woodstock Road, Yarnton	1.73	Yarnton	Rural / 30 dph	Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered to be unsuitable for development as the site is close to the railway line and is poorly related with the rest of Yarnton and to other available land. Development would be isolated and poorly situated. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Not suitable	Available	Not achievable	0	0	Not suitable	Available	Not achievable	0	0	0	0	Not suitable

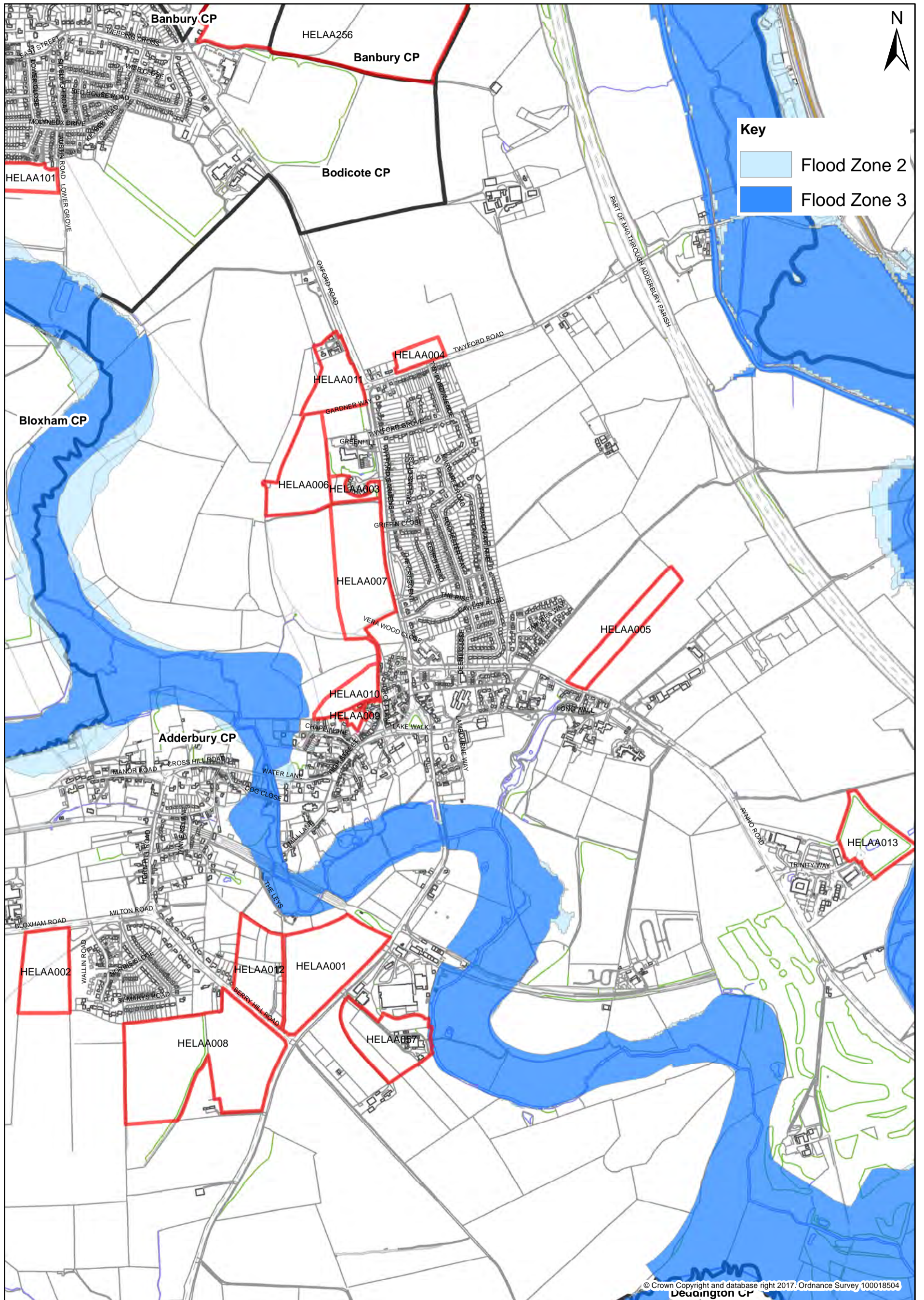
2018 HELAA Appendix 4 – Summary of Assessments

HELAA138*	Land to the West of A44, Yarnton	142.62	Yarnton	Urban extension or freestanding / 15 dph	Greenfield site outside the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site falls within the Oxford Green Belt and therefore contravenes existing planning policy. There would need to be exceptional circumstances for the release of this site from the Green Belt. The site is considered as part of HELAA032. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan.	Suitable	Available	Achievable	-	-	Not suitable	Available	Not achievable	0	0	0	0	Developable for housing - Suitable, Available and Achievable
HELAA268	Tyre Depot, South of Cassington Road, Yarnton	0.9	Yarnton	Rural / 30 dph	Brownfield site within the built-up limits. Yarnton is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site benefits from a resolution to approve for 16 dwellings. It is considered to be a potentially deliverable site providing for 16 dwellings. Proposals would need to minimise the impact on the Special Area of Conservation, flooding and landscape character of the countryside beyond. Some trees would need to be retained to achieve adequate landscape mitigation. The site is close to the Green Belt and residential development would provide opportunities for environmental improvements as there is likely to be contaminated land issues, although this could impact on the viability of the site which could require further consideration by an applicant. With regard to assisting oxford with its unmet housing need, Yarnton lies within Areas of Search A and B, which are being considered through the Partial Review of the Local Plan. However this site is too small to be considered for the Partial Review.	Suitable	Available	Achievable	0.9	16	Suitable	Available	Achievable	0.9	16	0	0	Deliverable for housing / employment - Suitable, Available and Achievable



# Appendix 6 - Settlement Maps

## ADDERBURY

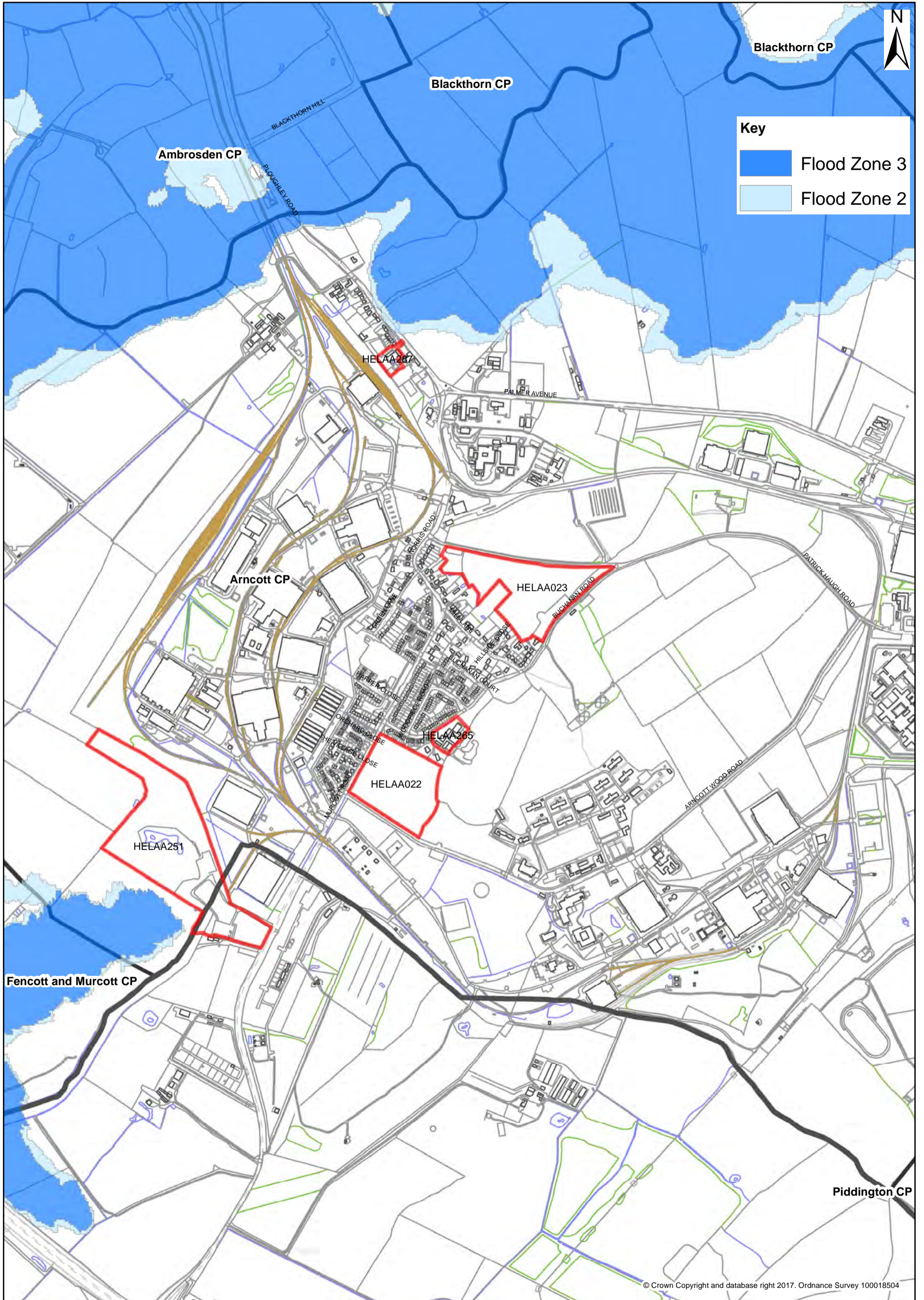








# ARNCOTT

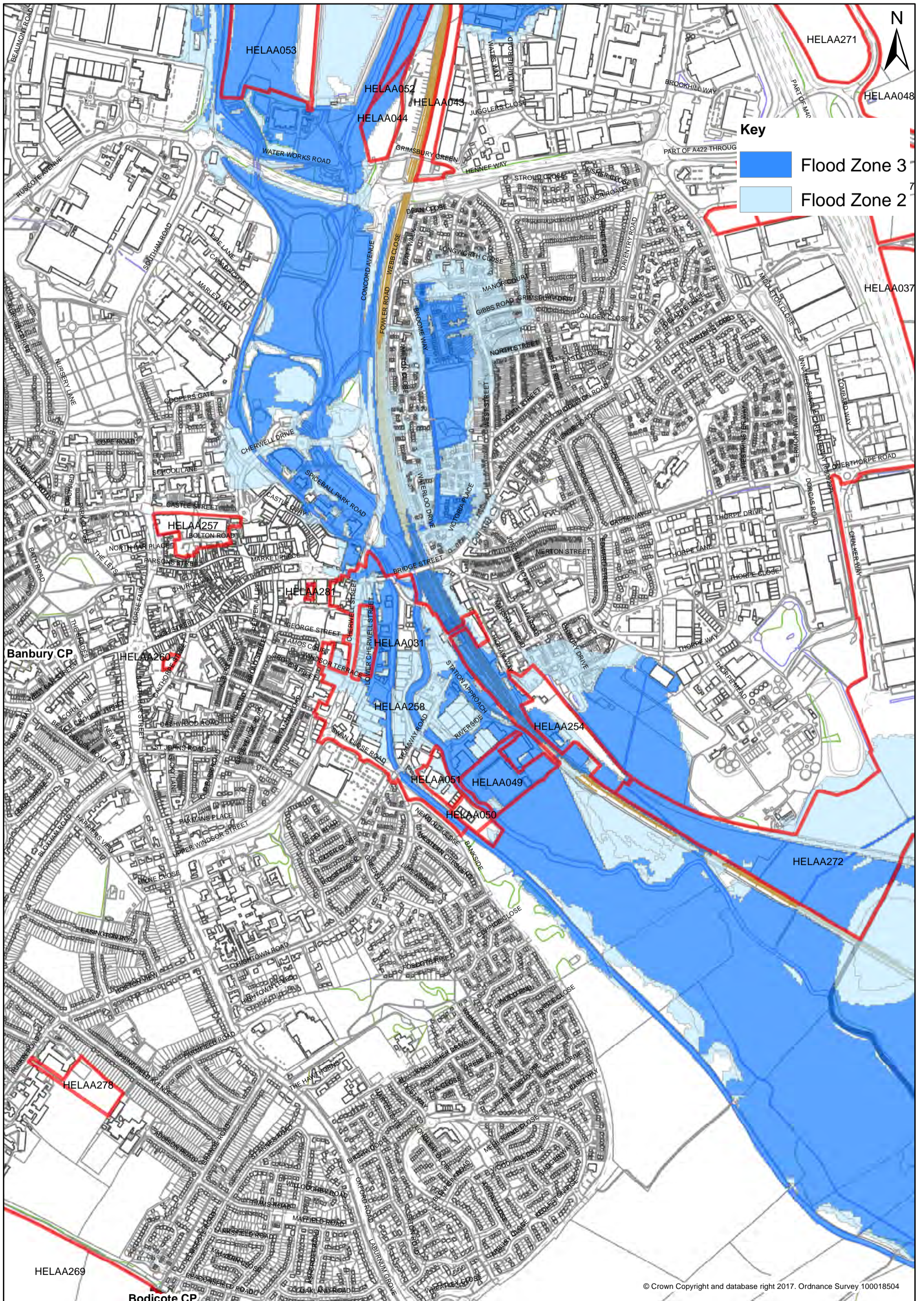






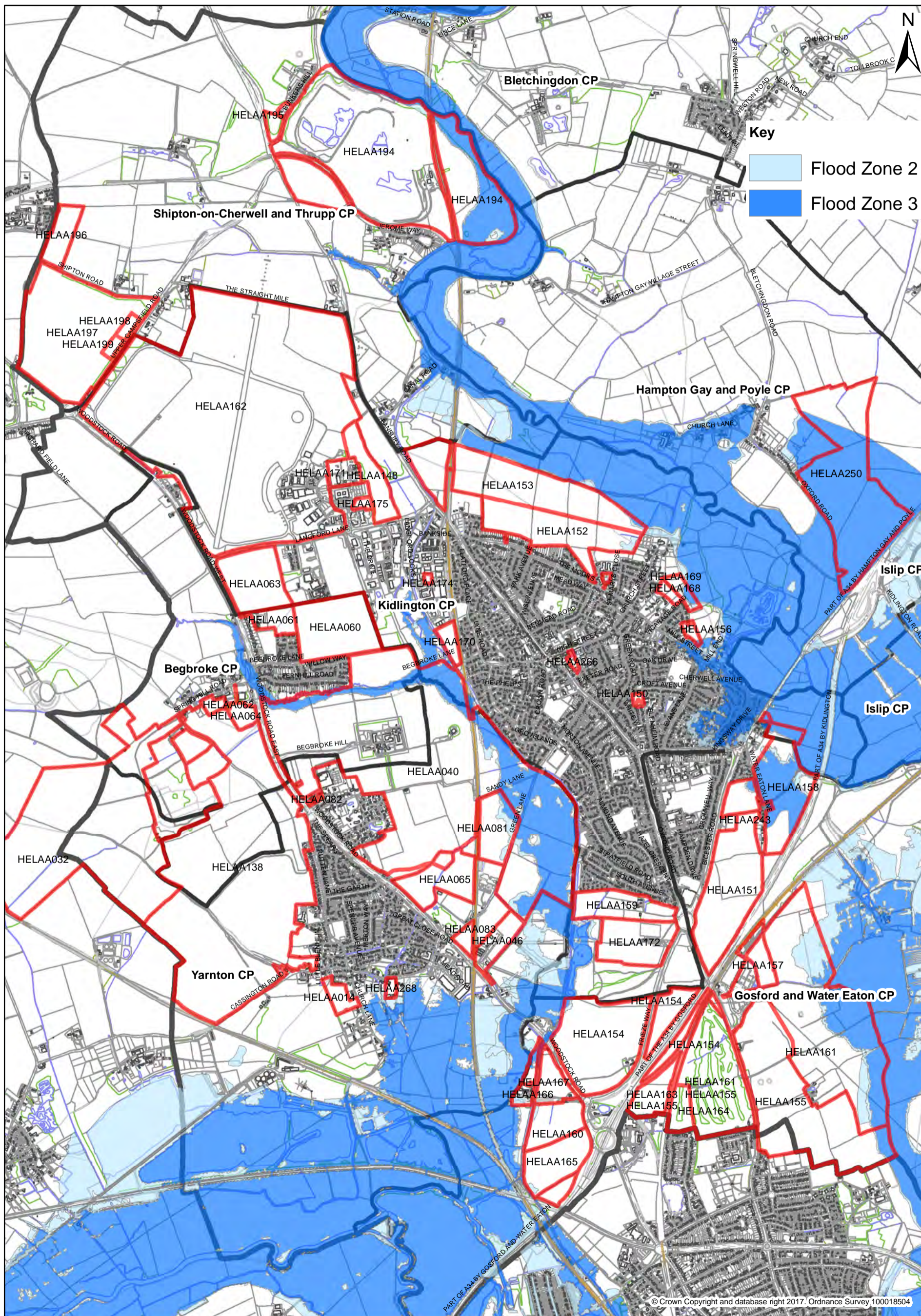


# BANBURY CENTRE



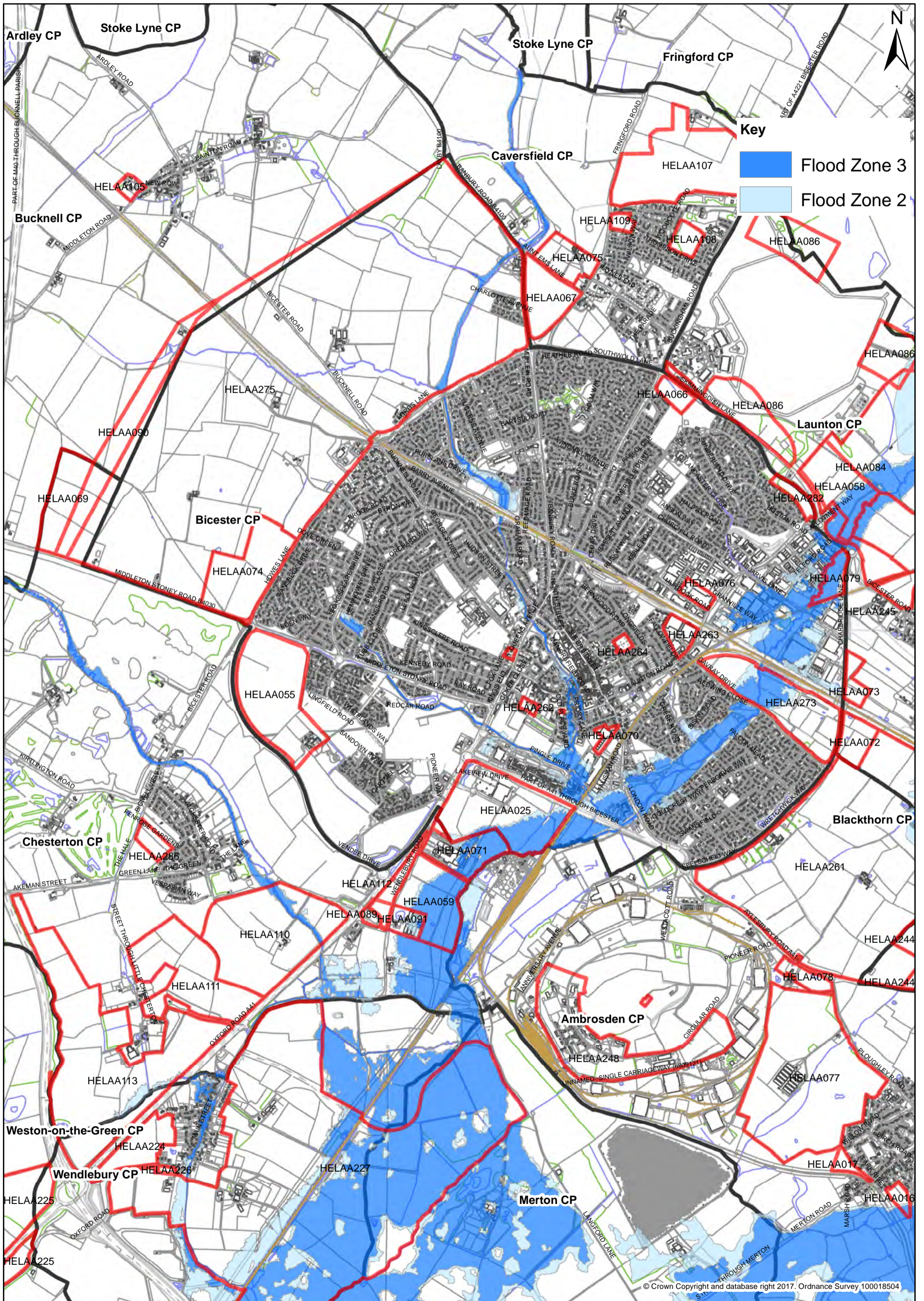


**BEGBROKE, KIDLINGTON AND YARNTON**



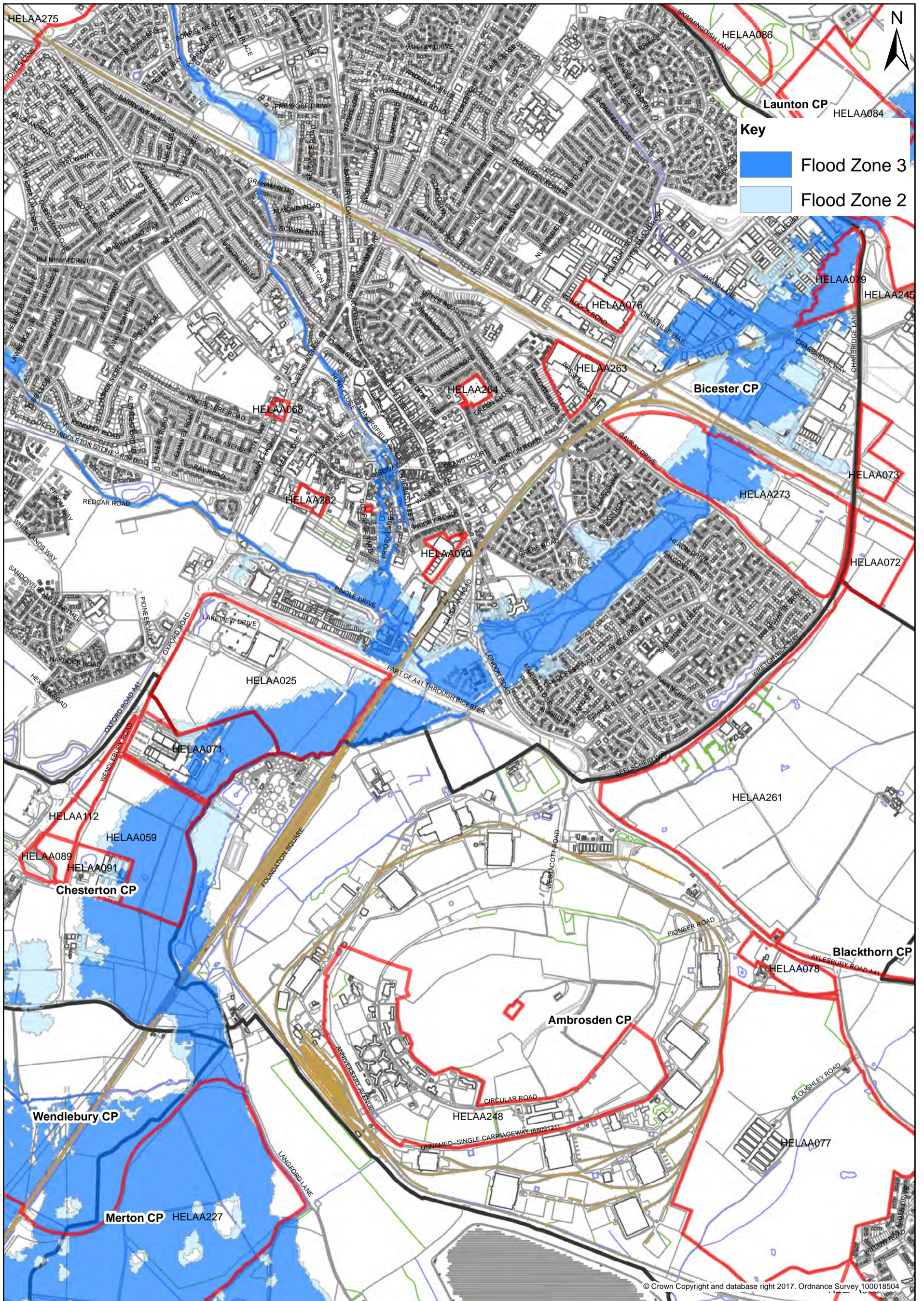


# BICESTER



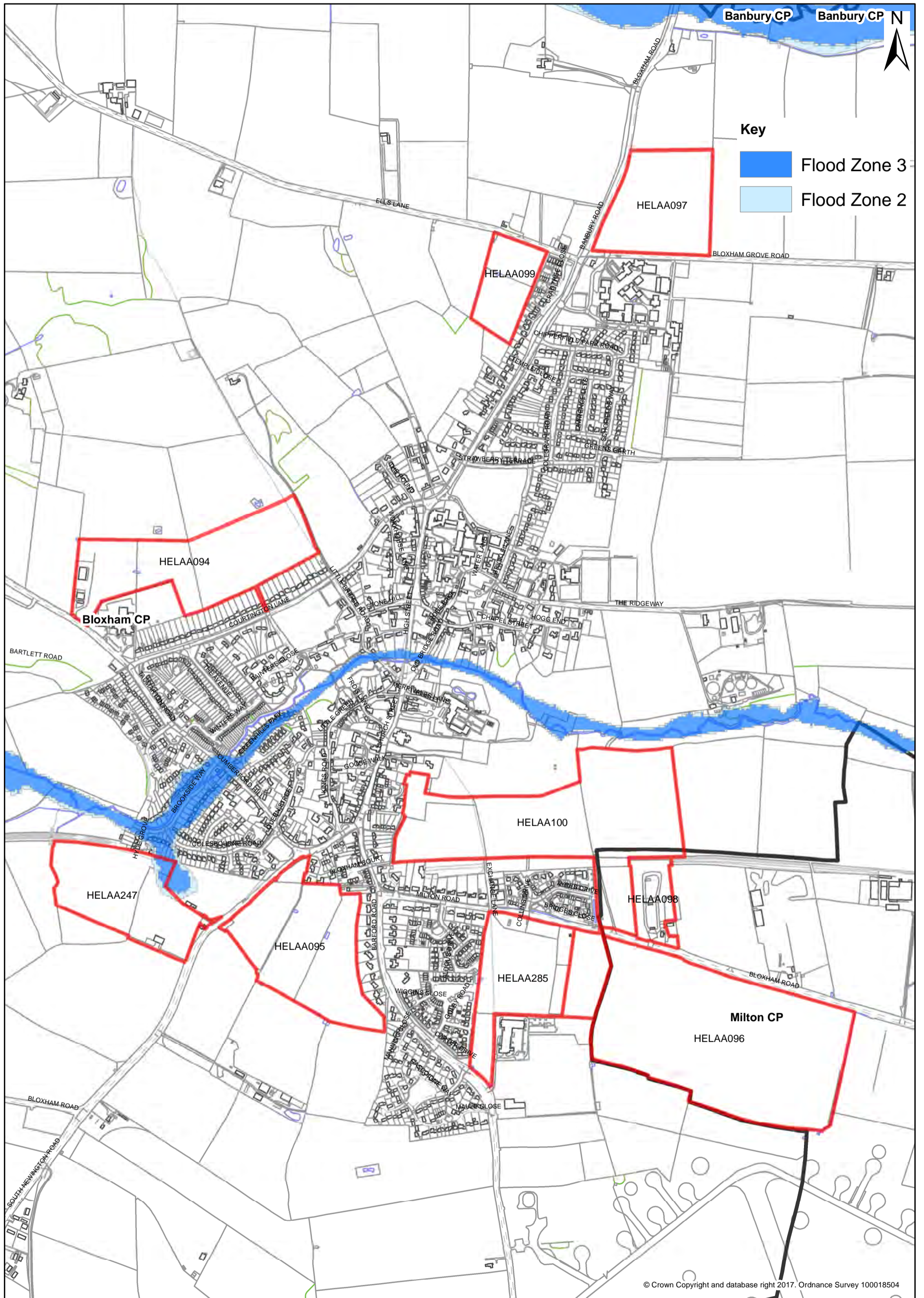


# BICESTER CENTRE



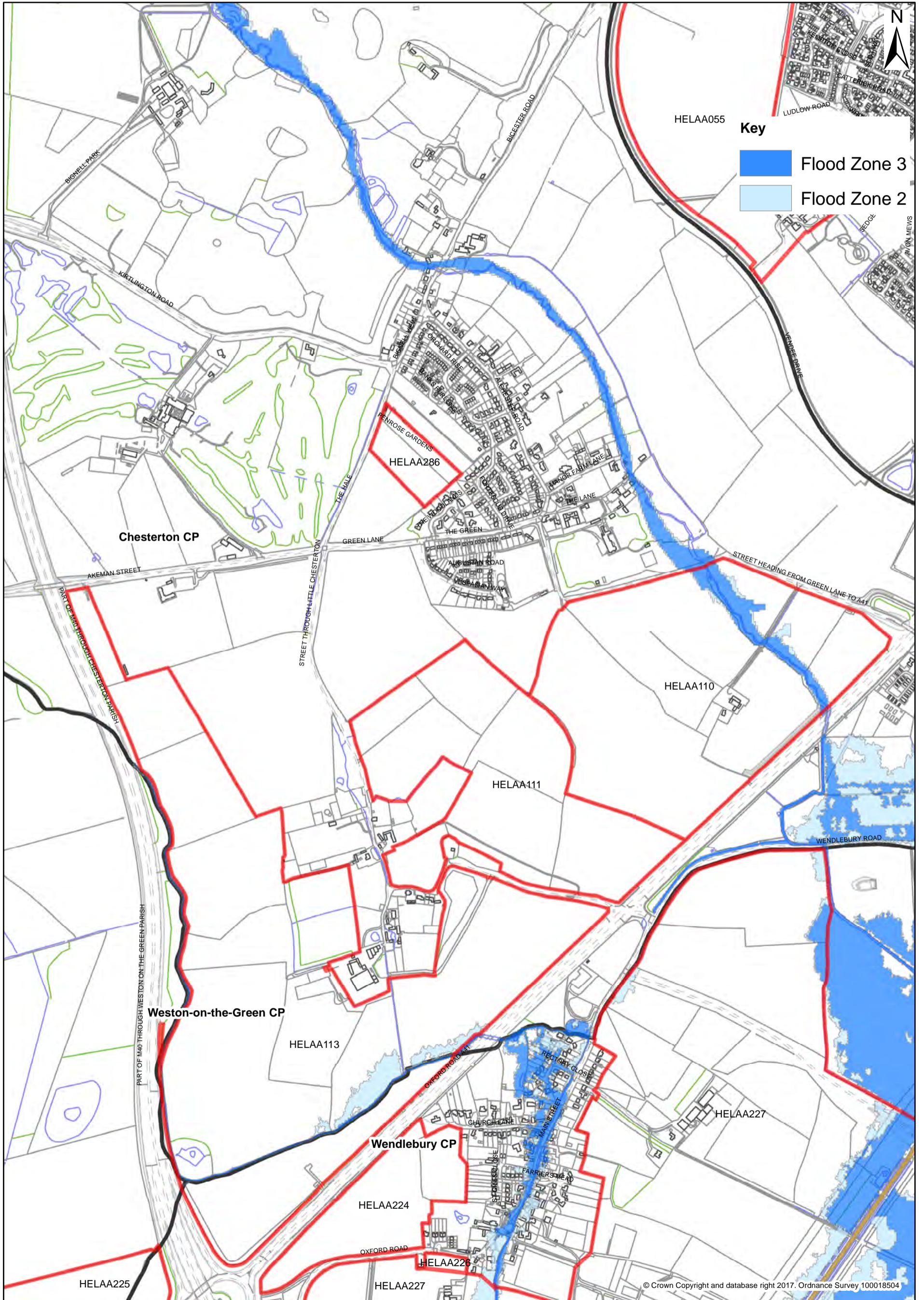


# BLOXHAM



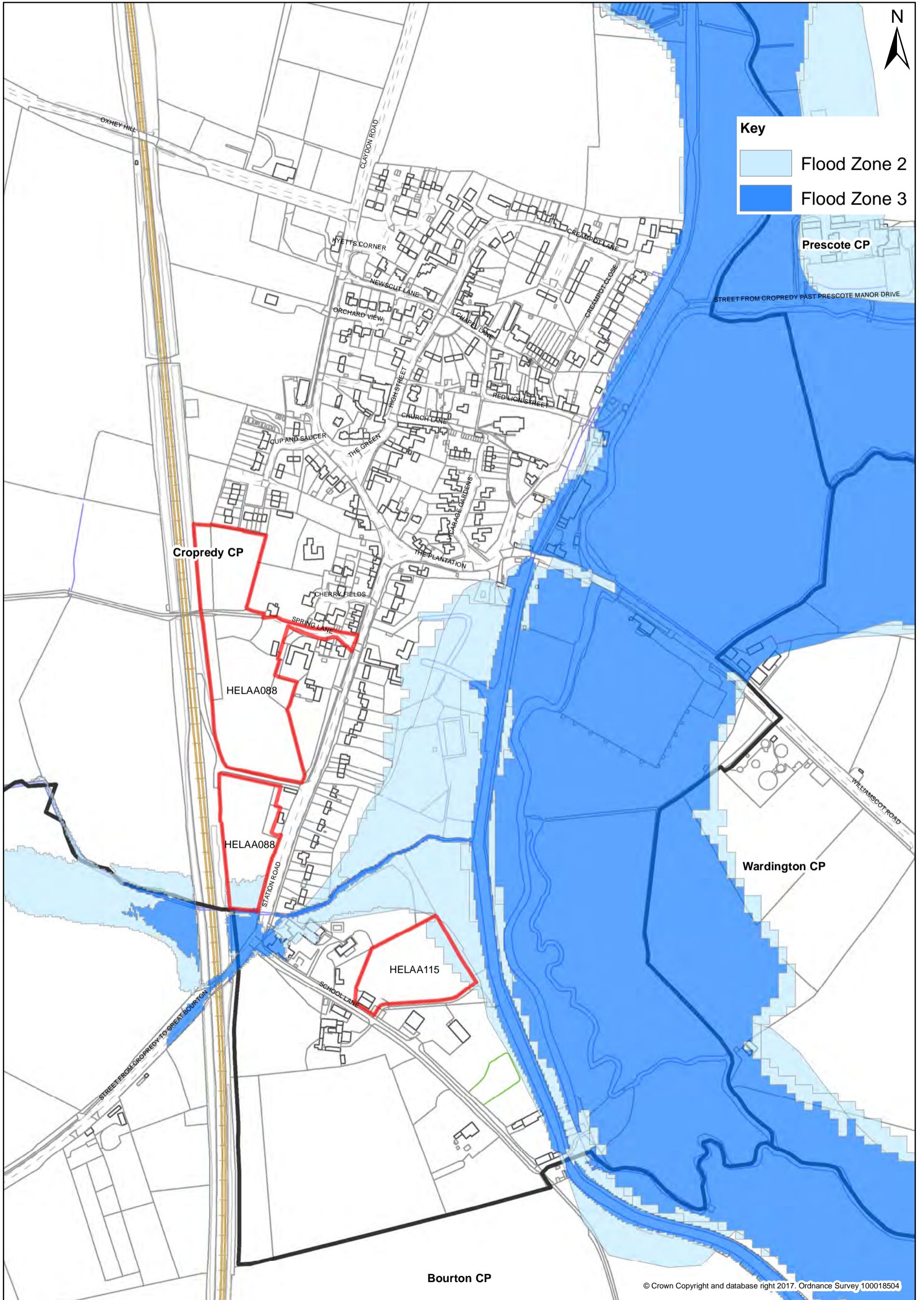


# CHESTERTON



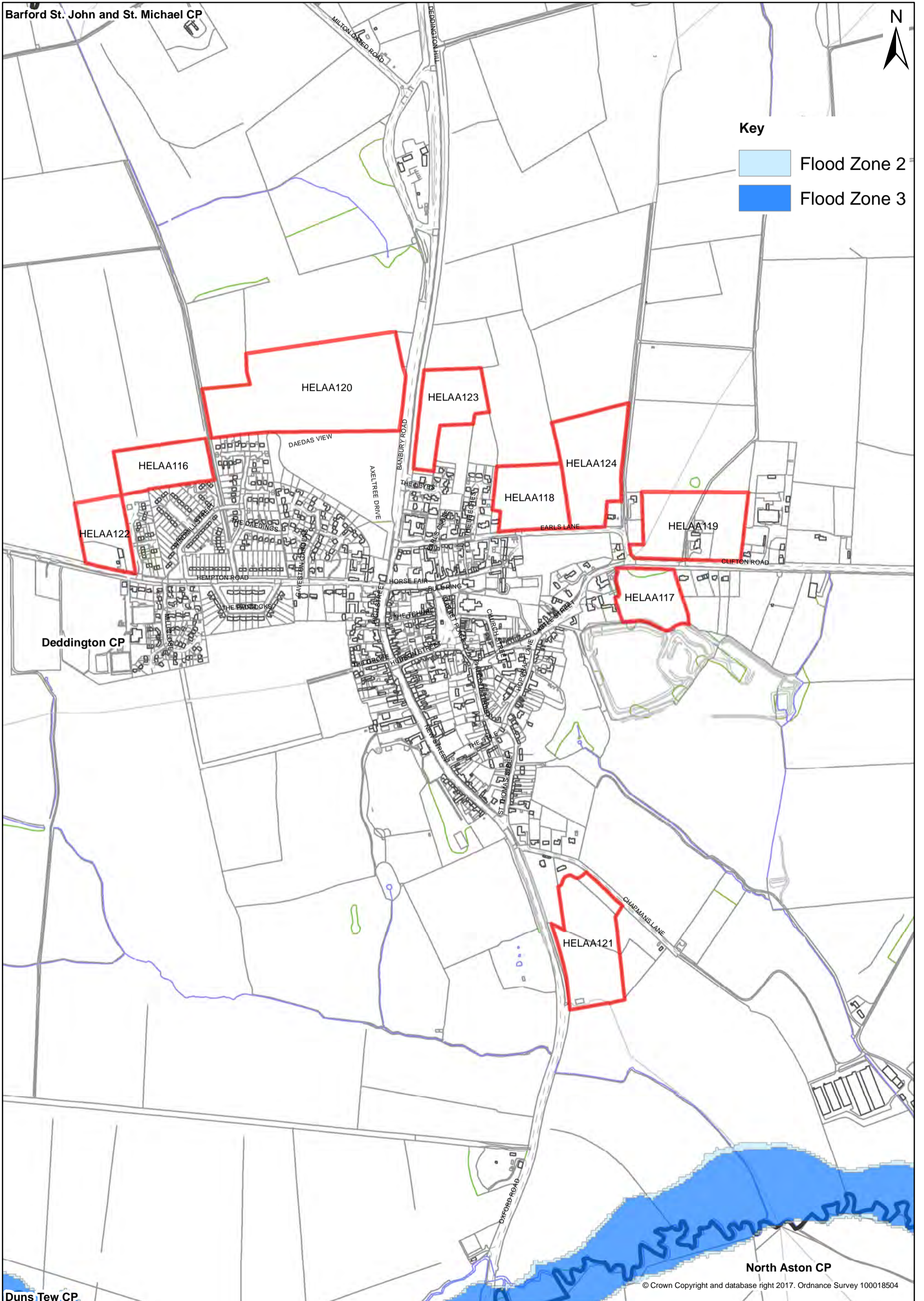


# CROPREDY



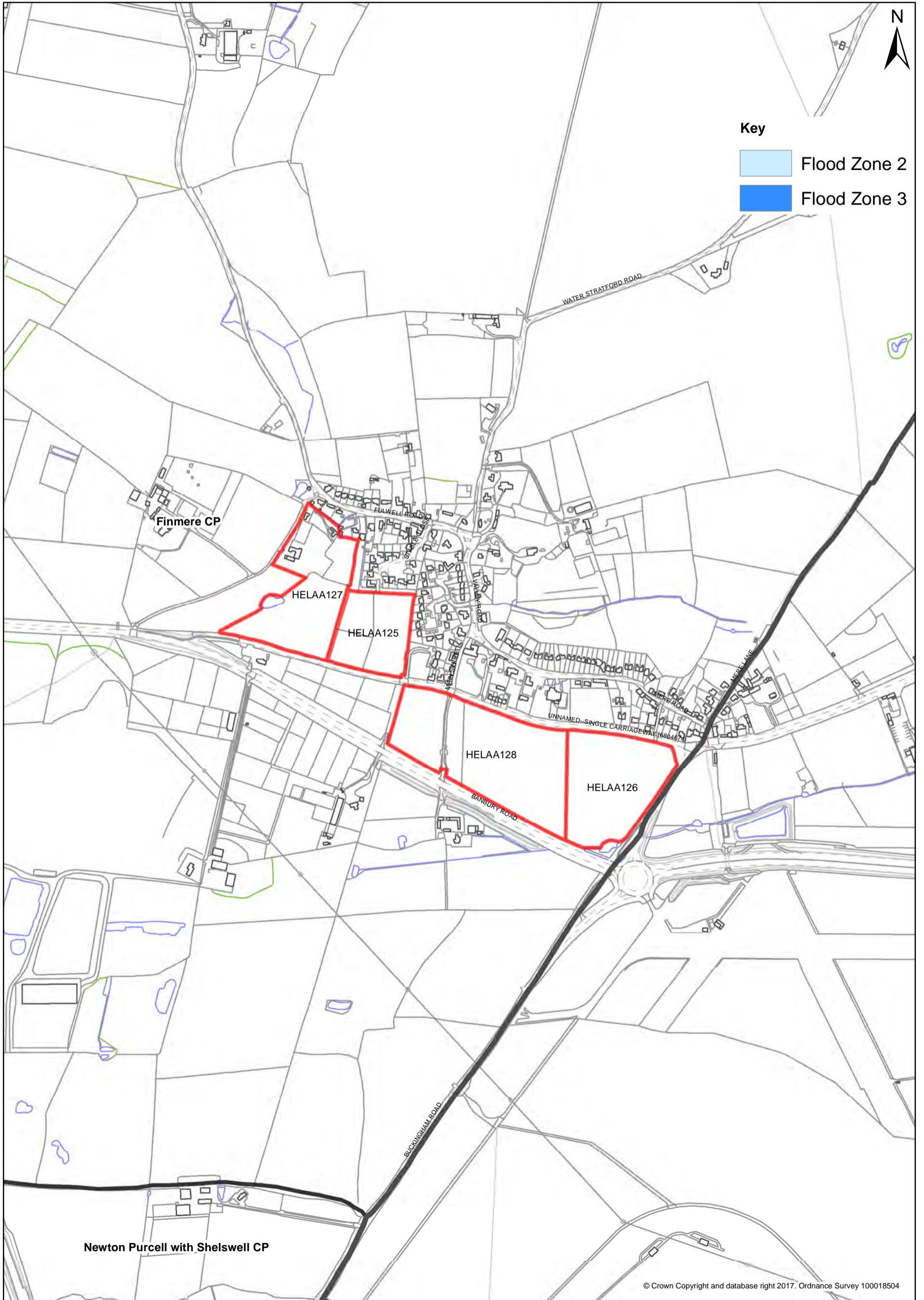


# DEDDINGTON





# FINMERE

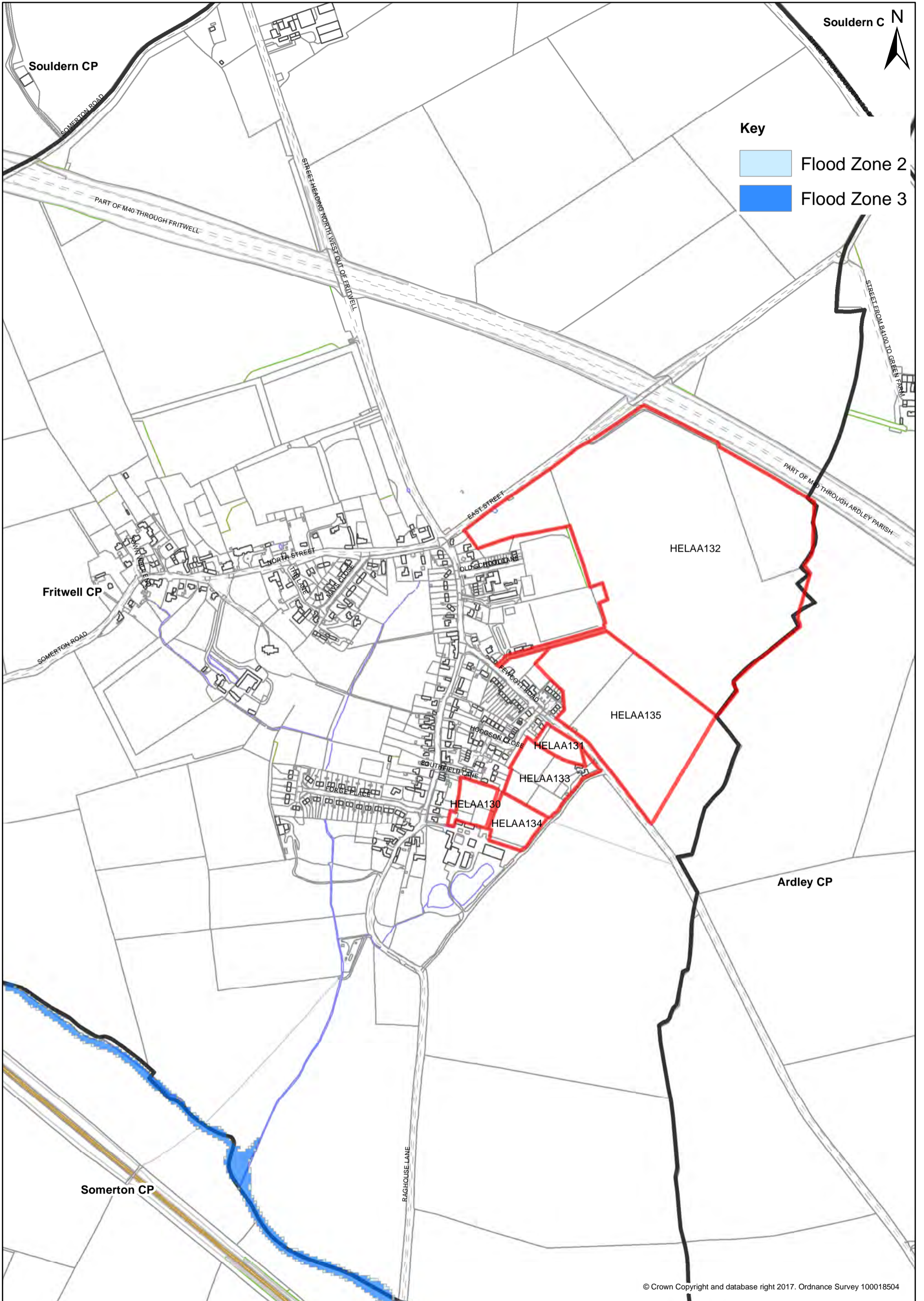






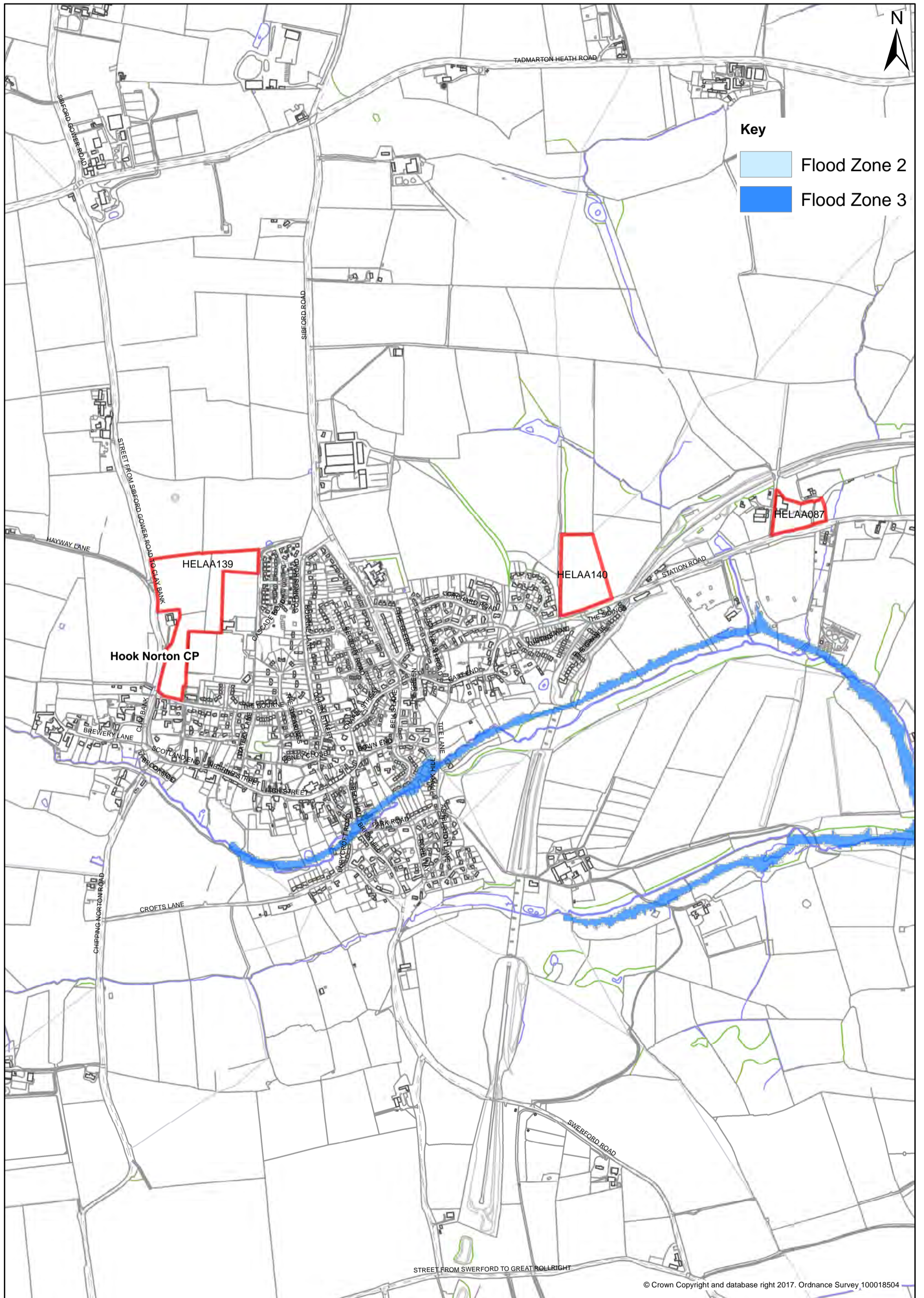


# FRITWELL



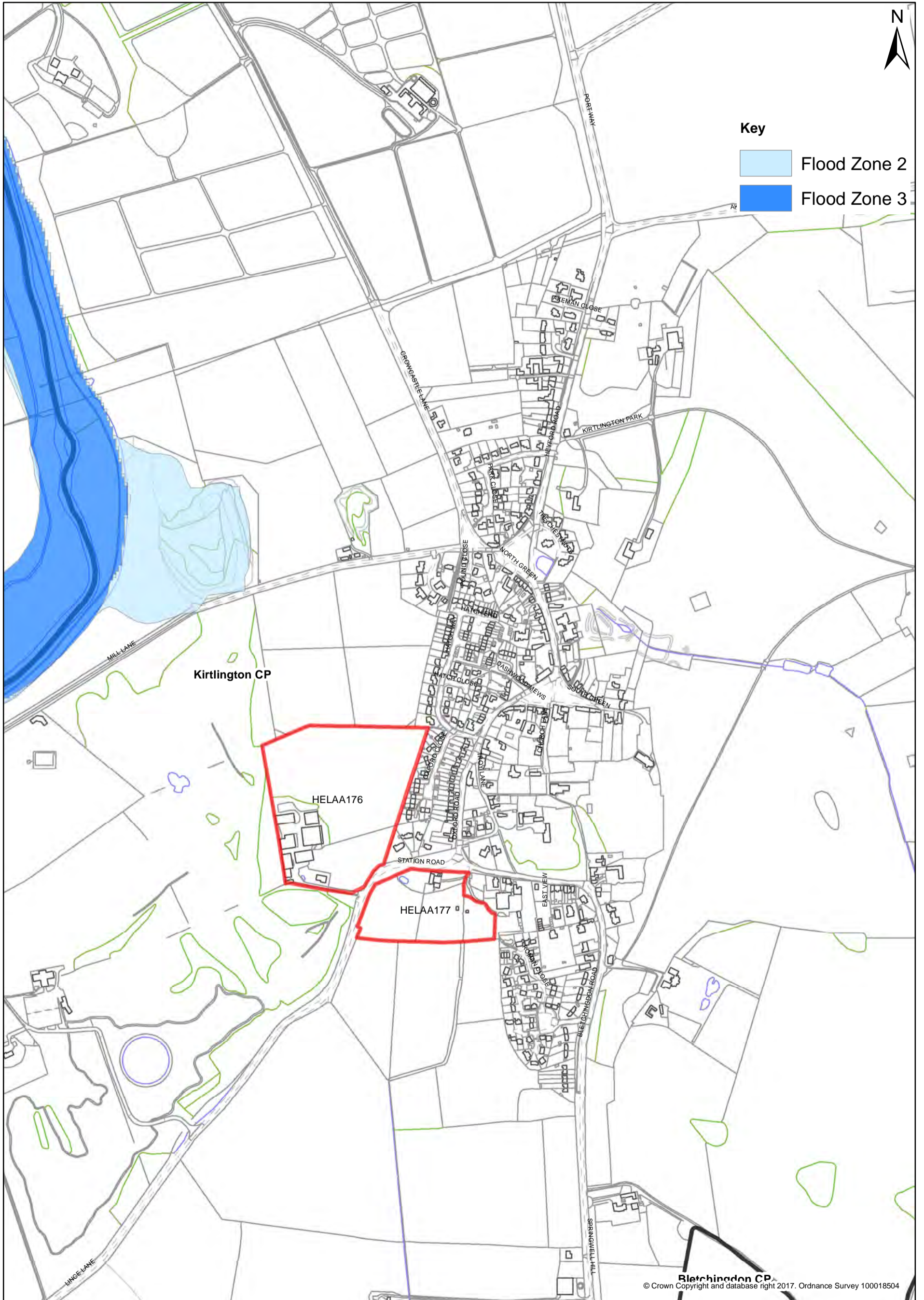


# HOOK NORTON



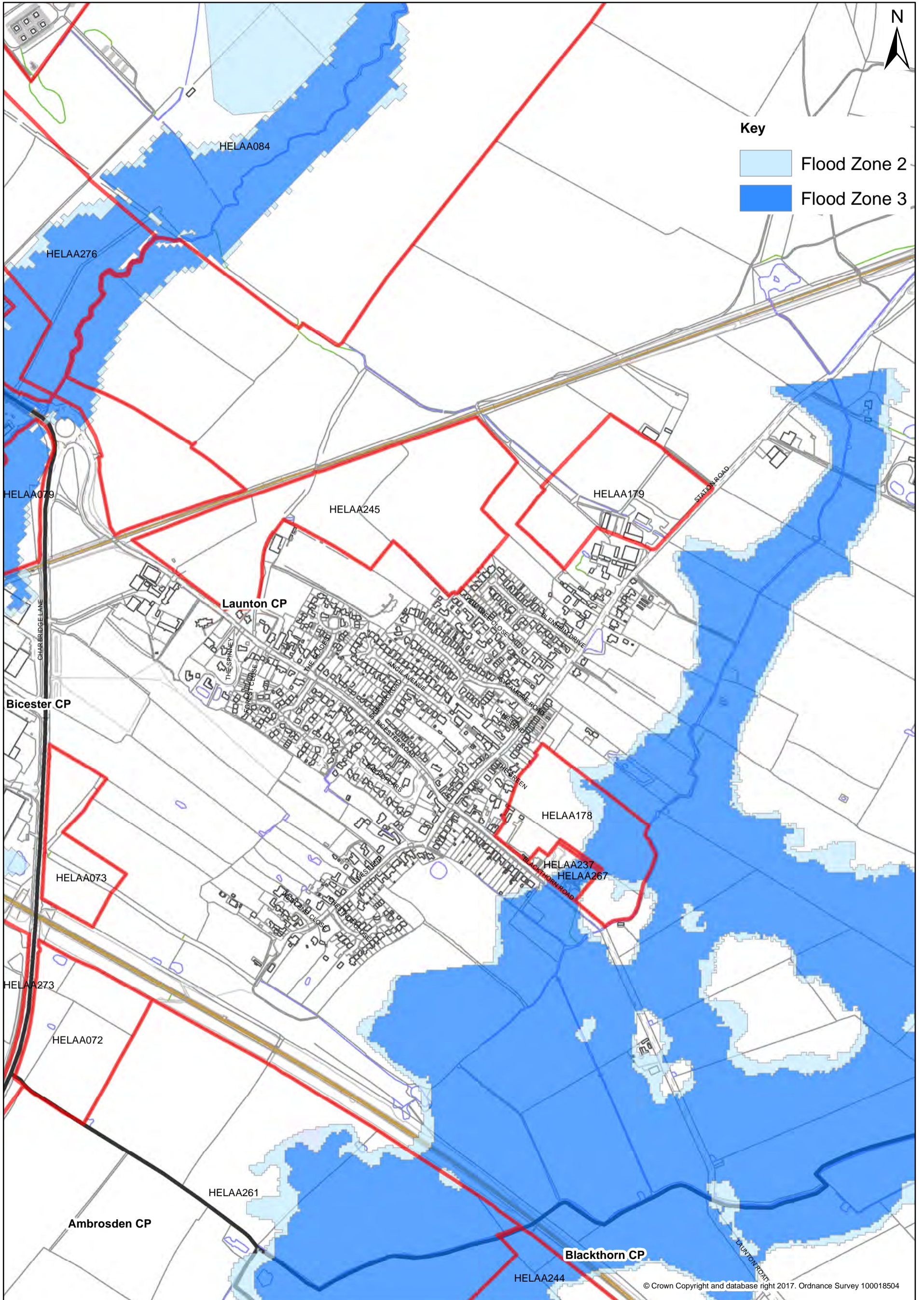


# KIRTLINGTON



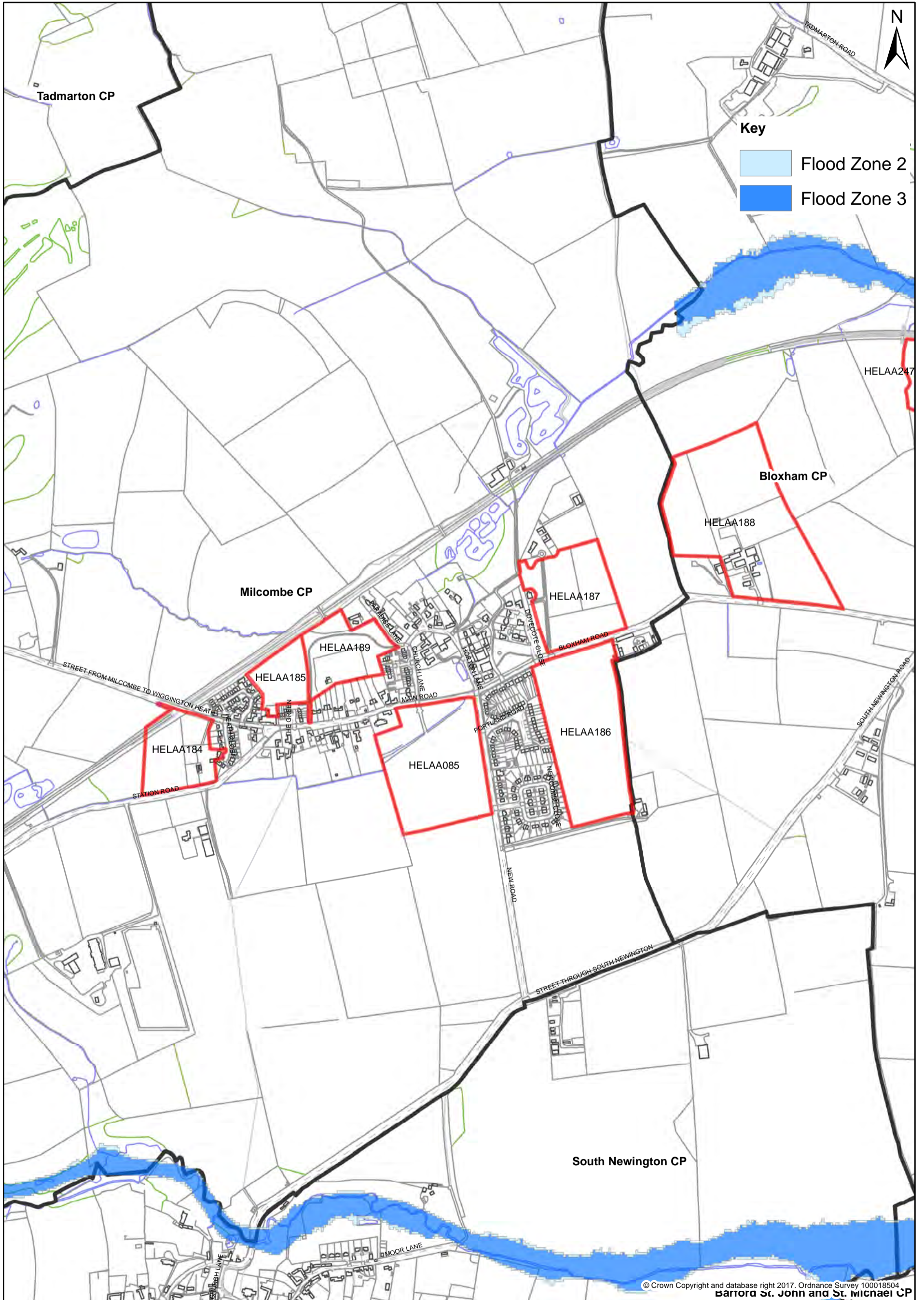


# LAUNTON



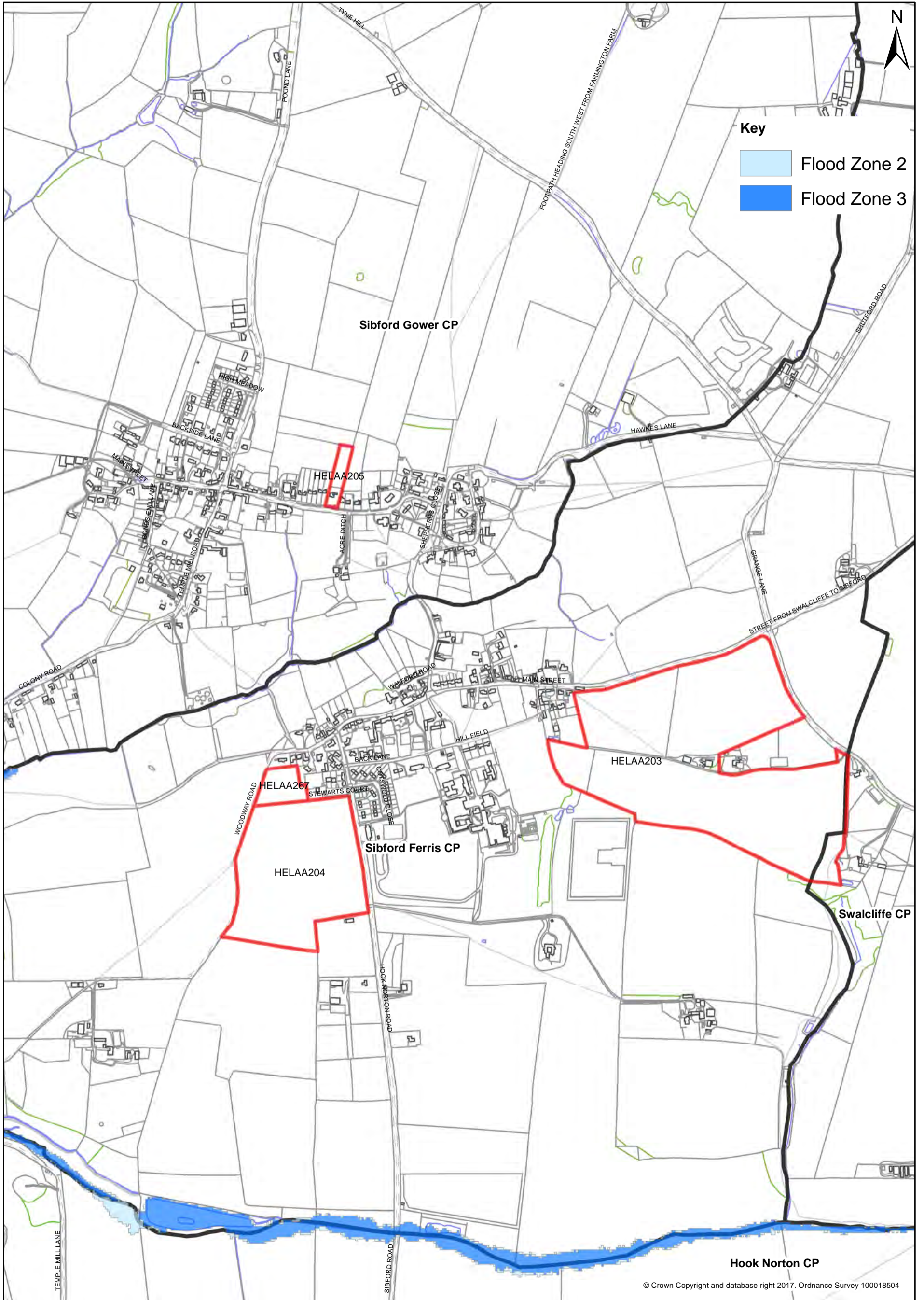


# MILCOMBE



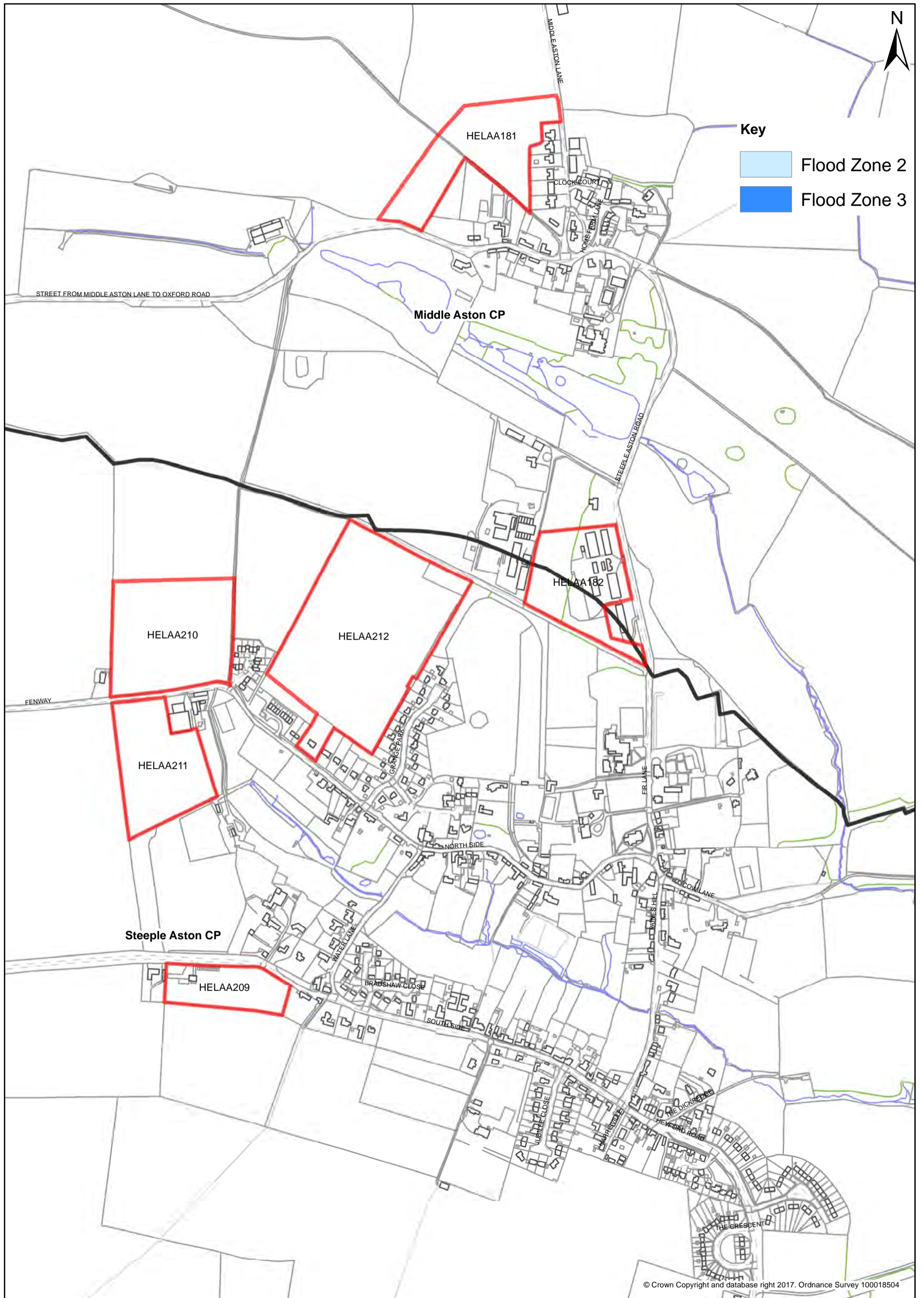


# SIBFORD FERRIS AND SIBFORD GOWER



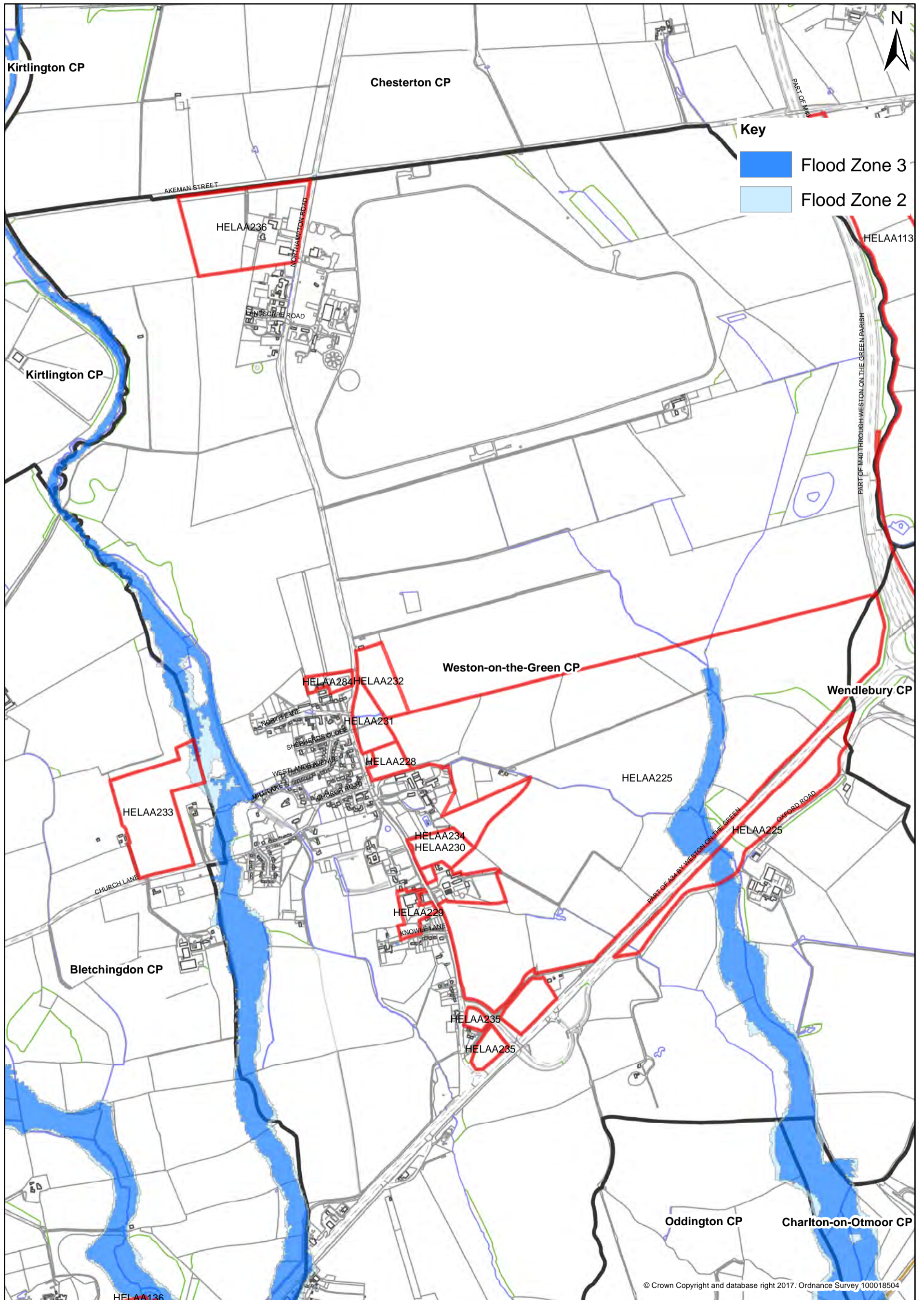


# STEEPLE ASTON



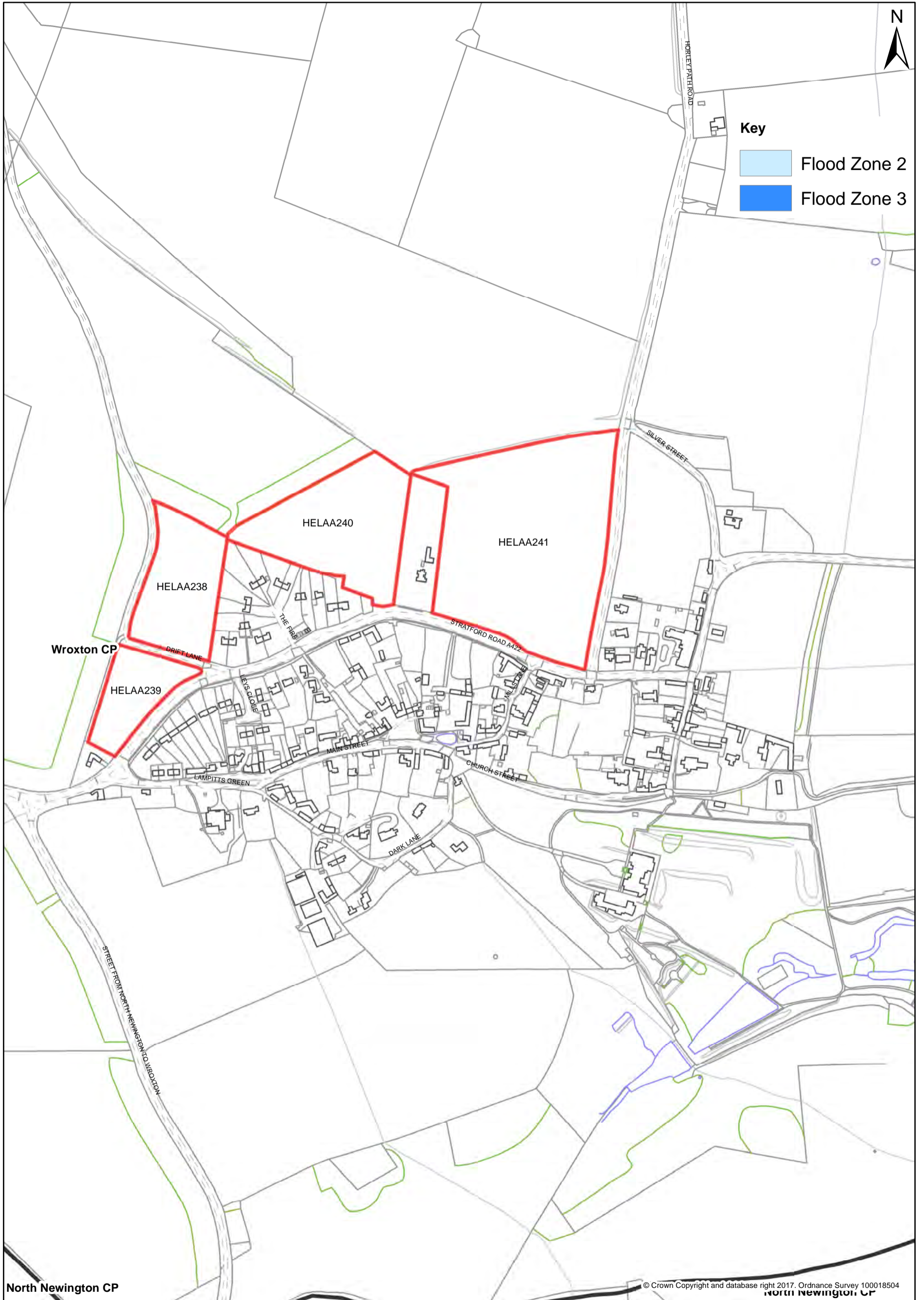


# WESTON ON THE GREEN





# WROXTON



North Newington CP

**Appendix 7 – Employment Completions and Commitments**

**Employment completions (net) 2011 - 2016 (from the Council's Annual Monitoring Reports)**

Location	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Banbury	-1436	1551	23984	3024	60044	<b>87167</b>
Bicester	-5383	733	384	-3768	2597	<b>-5437</b>
Kidlington	2428	0	3900	5100	63	<b>11491</b>
Rural Areas	-5327	692	-2504	4733	4767.5	<b>2361.5</b>
<b>Cherwell Total</b>	<b>-9718</b>	<b>2976</b>	<b>25764</b>	<b>9089</b>	<b>67471.5</b>	<b>95582.5</b>

**Employment commitments (net) at 31 March 2016 (from the Council's Annual Monitoring Report 2016)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-2699	0	3006	5789	6096	1307	-10661	174988	<b>171730</b>
Bicester	-21965	27525	0	0	5560	568	66960	23420	<b>96508</b>
Kidlington	297	1324	0	0	1621	0	0	0	<b>1621</b>
Rural Areas	1134	0	1248	3419	5801	-1319	1681	20833	<b>26996</b>
<b>Cherwell Total</b>	<b>-23233</b>	<b>28849</b>	<b>4254</b>	<b>9208</b>	<b>19078</b>	<b>556</b>	<b>57980</b>	<b>219241</b>	<b>296855</b>



## Appendix 8 - Map of Areas of Search Options

