

# Housing & Economic Land Availability Assessment 2018

## CHERWELL DISTRICT COUNCIL HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENT

**FINAL**

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2018 HELAA Appendix 4 – Summary of Assessments

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

# SIBFORD FERRIS AND SIBFORD GOWER



