

Village: Adderbury

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- The A4260 runs through the centre of the village connecting the village to Banbury to the north-east and Oxford to the south-west.
- Growth within the village to the north is constrained by the Twyford Gap Policy within the Adderbury Neighbourhood Plan that seeks to prevent coalescence between Adderbury and Banbury.
- The area to the west of the village is located within a Conservation Target Area (CTA) that has been identified as being an area to restore biodiversity at a landscape scale.
- The Adderbury Conservation Area extends to cover most of the northern part of the village and the land between the southern boundary and the A4260.
- Much of the area to the east of the village is in flood risk zone 3 and is therefore considered unsuitable for development.
- Growth to the west of the village along Berry Hill Road/Milton Road is within the Adderbury Milton Gap, as identified in the Adderbury Neighbourhood Plan. Development within this area is resisted in order to prevent visual coalescence.

Sites Identified for Further Assessment

- Site 1 located on the western edge of the village fronting the A4260.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the settlement?	Y					
Conclusion: Site 1 progressed to Stage 2						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?	Y					
Access. Can site be accessed via an A Road?	Y					
Conclusion: Site 1 progressed to Stage 3						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty	N					
Flood Risk Zone 2 /3	N					
Conclusion: Site 1 progressed to Stage 4						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.	Y					
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.	N					
Suitability of the proposed development to the surrounding pattern of	N					

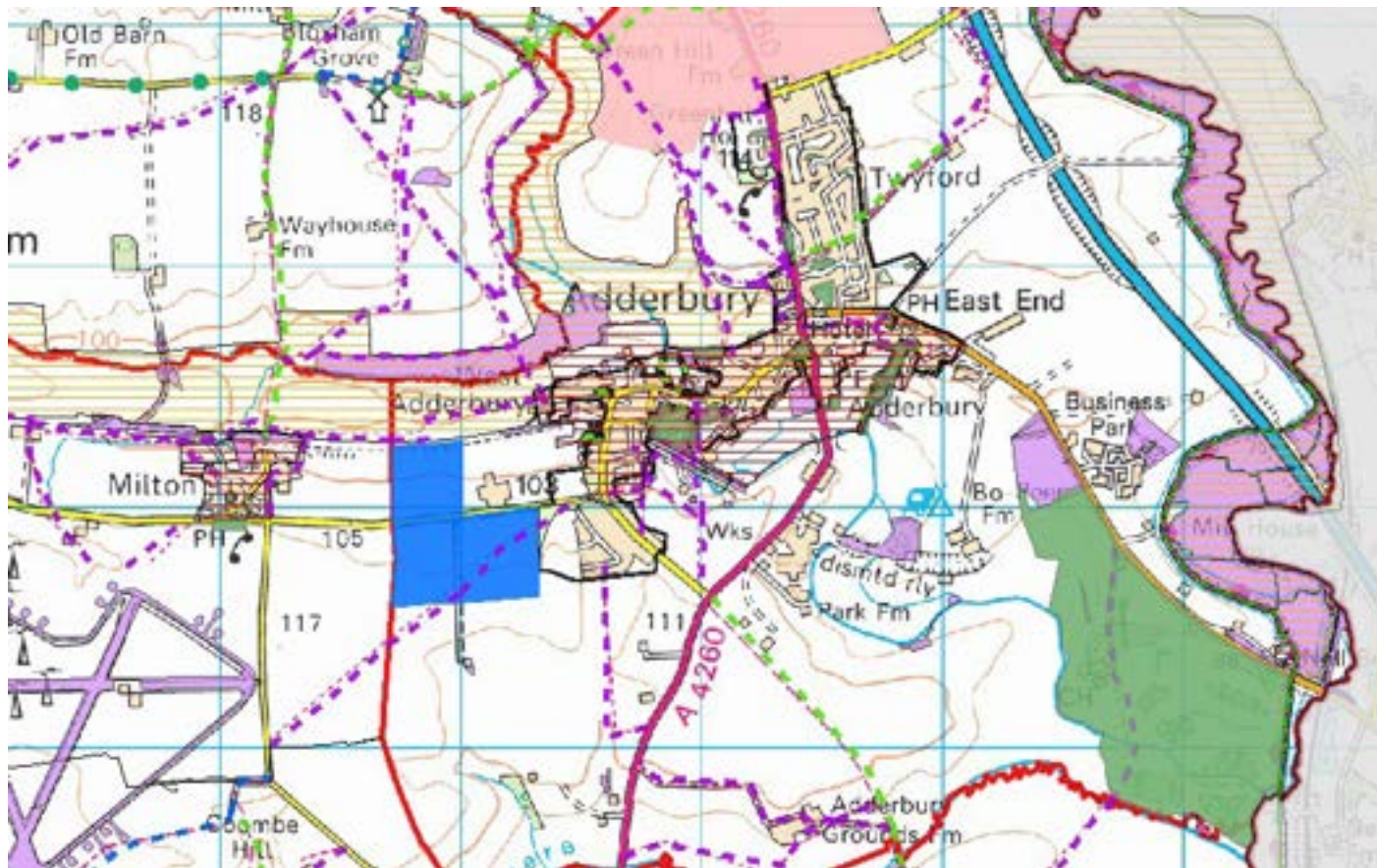
development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.	N					
Proximity of site to existing employment base for 30 min travel by car.	N					
Conclusion: The Site is open and undeveloped. The scale of the SH operation would have an unacceptable impact on the character of the village and its setting in this location. Site 1 does not progress to Stage 5.						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by 2024						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:




















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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Adderbury Policies Map



Key

 Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)	 Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)	 Neighbourhood Plan Area
 Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)	 NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)	 Important Amenity Green Spaces
 Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)	 Public Footpath	 Local Green Spaces
 Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)	 Public Bridleway	 Local Open Spaces
	 Restricted Byways	 Settlement Area
	 Byway Open to all Traffic	 Settlement Boundary
		 Non-coalescence zone
		 Adderbury/Milton Gap
		 Twyford Gap

Village: Ambrosden

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Ambrosden is a small village to the south east of Bicester.
- Village does not benefit from direct access onto the A41.
- The existing open fields that surround Ambrosden to the north and west form an important open gap between the village and Bicester.
- The majority of land that separates Ambrosden and Arncott (to the south) is designated Special Areas of Conservation, Local Wild Sites, NERC Act 41 Habitats or SSSI and is therefore unsuitable for development.

Sites Identified for Further Assessment

- Site 1 identified on the northern boundary.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the villages?		N				
Are there potential suitable sites on the edge of the villages?	Y					
Conclusion: Potential site 1 located to the north of Ambrosden. Site progressed to Stage 2.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?	Y					
Access. Can site be accessed via an A Road?	Y					
Conclusion: Site 1 extends to the A41. Site progressed to Stage 3.						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty	N					
Flood Risk Zone 2 /3	N					
Conclusion: The site would fill the gap between the edge of the village and the A41. The scale of the proposed development would adversely impact the rural character of the village. Therefore, the site is not considered suitable and does not progress to Stage 4 assessment.						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context						

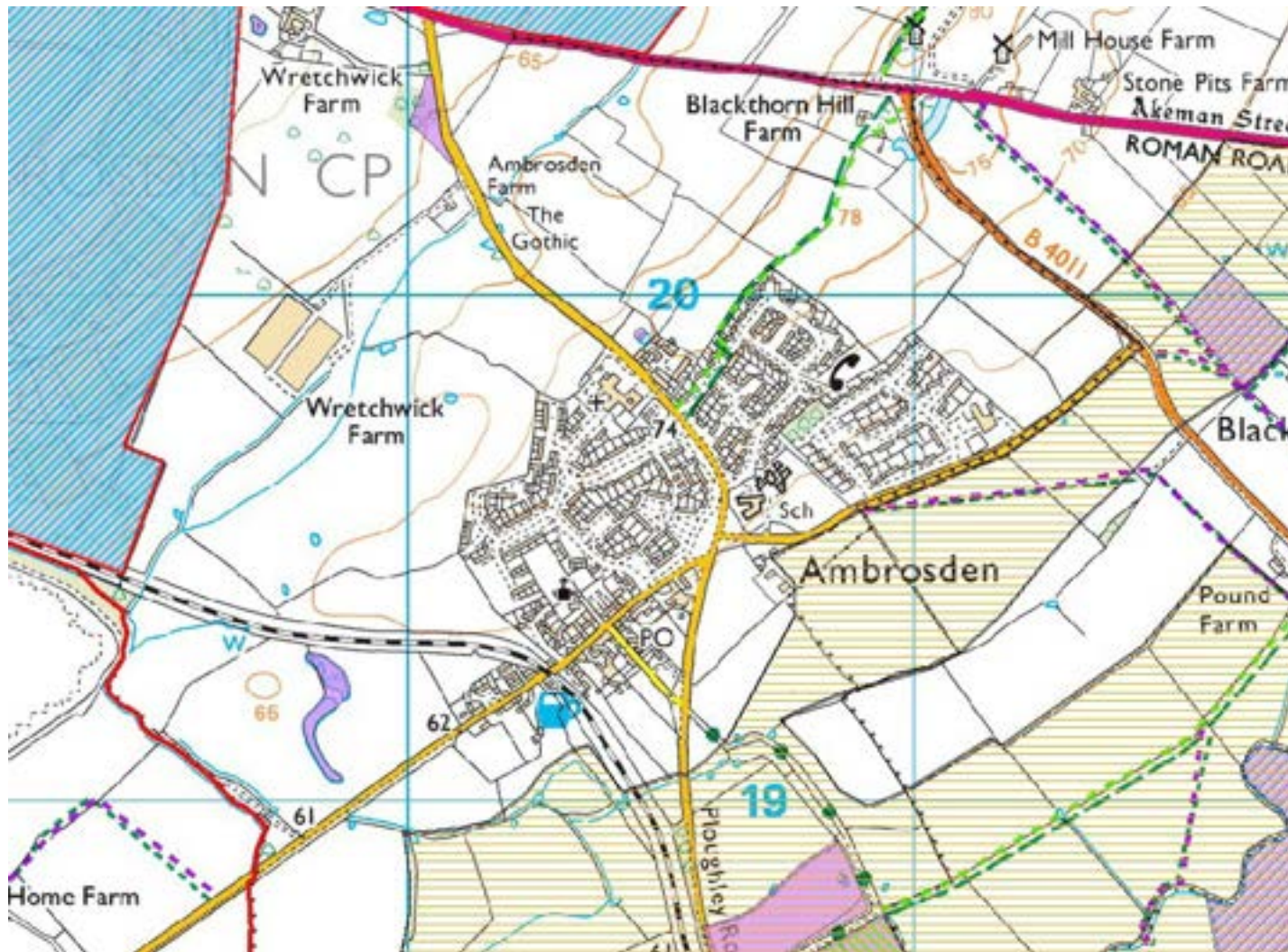
of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:



















Adderbury, **Ambrosden**, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Ambrosden Policies Map



Key

-  Areas with potential for additional development identified under Policy Villages 5 (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Mixed Use (Housing and Employment)
-  Site of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Scheduled Ancient Monument (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Neighbourhood Plan Area
-  Important Amenity Green Spaces
-  Local Green Spaces
-  Local Open Spaces
-  Settlement Area
-  Settlement Boundary
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Arncott

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Arncott is a small village to the south east of Bicester.
- Village does not benefit from direct access onto the A41.
- The majority of land that separates Ambrosden (to the north) and Arncott is designated Special Areas of Conservation, Local Wild Sites, NERC Act 41 Habitats or SSSI and is therefore unsuitable for development.
- Land to the west of Arncott is controlled by the MOD and therefore considered unsuitable.
- Land to the east of Arncott is too small for the SH operation.

Sites Identified for Further Assessment

- None

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the villages?		N								
Are there potential suitable sites on the edge of the villages?		N								
Conclusion: No sites identified. Village does not proceed to stage 2 assessment.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion:										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion:										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										

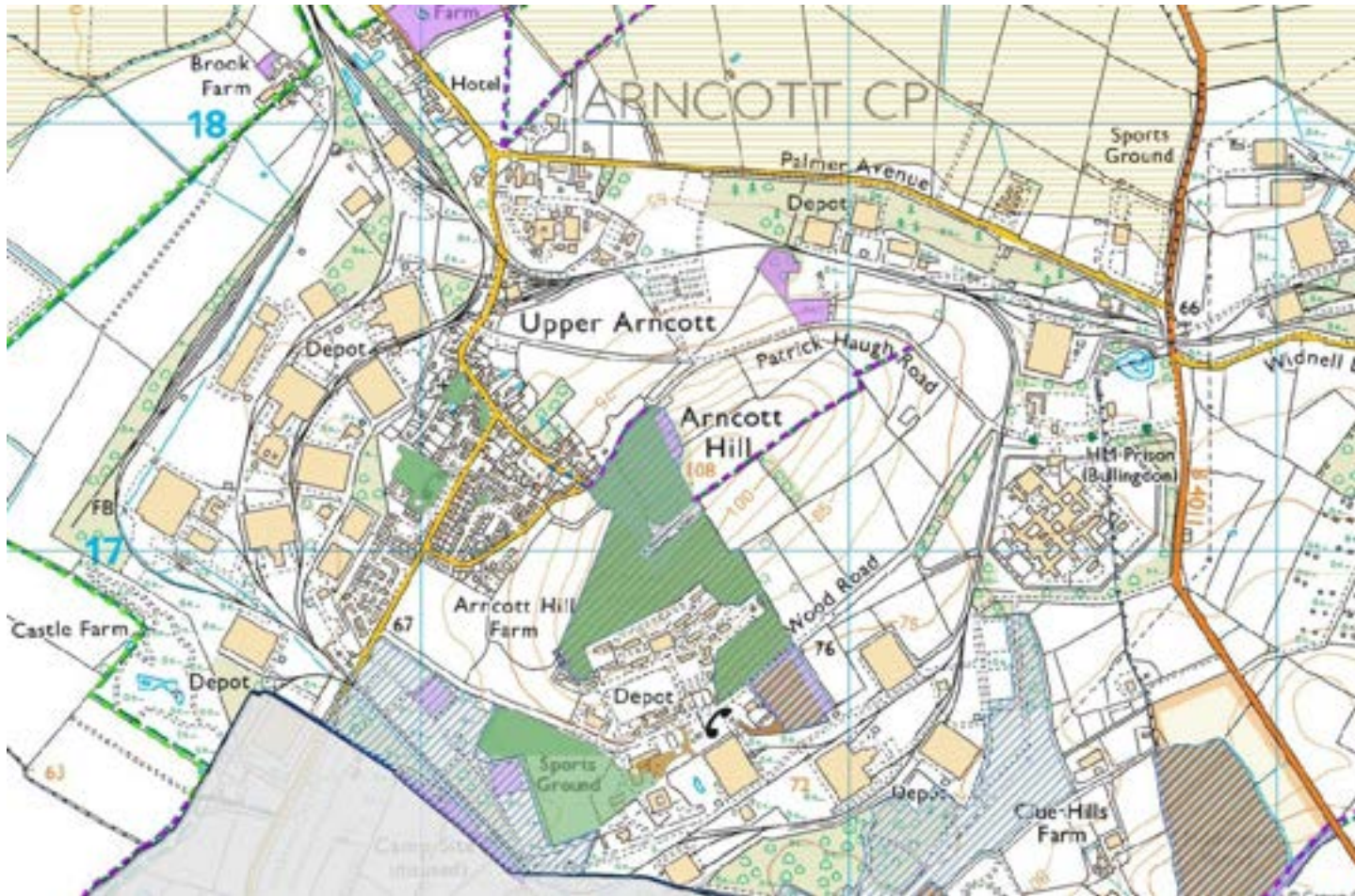
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion:						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:













Adderbury, Ambrosden, **Arncott**, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Arncott Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Special Areas of Conservation (as per the Adopted Local Plan Policies Map July 2015)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Begbroke

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Begbroke and the surrounding area lies within the Oxfordshire Green Belt.
- The proposed development subject of this Site Search on the edge of Begbroke would constitute inappropriate development in the Green Belt (paragraph NPPF 147). Inappropriate development in the Green Belt should not be approved except in very, '*special circumstances*' (paragraph NPPF 147).
- Policy SLE1 states that employment development in the rural area, '*will be outside the Green Belt unless very special circumstances can be demonstrated*'.
- The Green Belt test for, '*very special circumstances*' for a stand alone development, such as the SH facility, would involve the assessment of the availability of land out within the Green Belt.
- The proposed Symmetry Park Oxford North site is considered an alternative option in delivering the development outside of the Green Belt. As such, '*very special circumstances*' for land on the edge of Begbroke could not be demonstrated to allow Green Belt land to be released.

Sites Identified for Further Assessment

- No sites identified due to the Green Belt.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: The proposed development located on the edge of Begbroke would constitute inappropriate development in the Green Belt, where the application site could be considered an alternative option, not requiring release of Green Belt land. The Green Belt designation therefore precludes development on the edge of Begbroke.						
Stage 2						
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of						

development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, **Begbroke**, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Begbroke Policies Map



- | | | |
|--------------------------------|----------------------------|---------------------------|
| Residential | Former Landfill Site | Public Footpath |
| Land Reserved for Employment | Existing Green Space | Public Bridleway |
| Primary School Use | Local Nature Reserve | Restricted Byways |
| Secondary School Use | Nature Conservation Area | Byway Open to all Traffic |
| Local Centre | New Green Space/Parks | |
| Existing Begbroke Science Park | Retained Agricultural Land | |

Key

- Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
- Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
- Green Belt (as per the Adopted Local Plan Policies Map July 2015)
- Indicative Location of Limited Green Belt Review
- Revised Green Belt
- Safeguarded Land
- Strategic Development Sites
- Site of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Village: Bletchingdon

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Bletchingdon lies to the south west of Bicester.
- The village of Bletchingdon does not have direct access to an A road, which is a requirement for the SH operation.
- Land to the south and east of the village is within the Oxfordshire Green Belt where development is restricted except in very special circumstances.
- The proposed Symmetry Park Oxford North site is considered an alternative option in delivering the development, outside of the Green Belt. As such, '*very special circumstances*' for land on the east and southern boundaries of Bletchingdon could not be demonstrated to allow Green Belt land to be released.
- Land to the north is identified as a Conservation Target Area. The CTAs are the most important areas for wildlife, where targeted conservation action will have maximum benefit.
- Development on land to the west of the village would be adjacent to the Conservation Area. A development of the scale of the SH operation would adversely impact this Heritage Asset and is therefore be considered inappropriate.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No	Village does not have a settlement boundary			
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: Land to the south and east of the village is located within the Oxfordshire Green Belt. The village does not have access to an A road. Heritage assets further preclude development on the village edge. Due to these constraints no potential suitable sites were found.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of the site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						

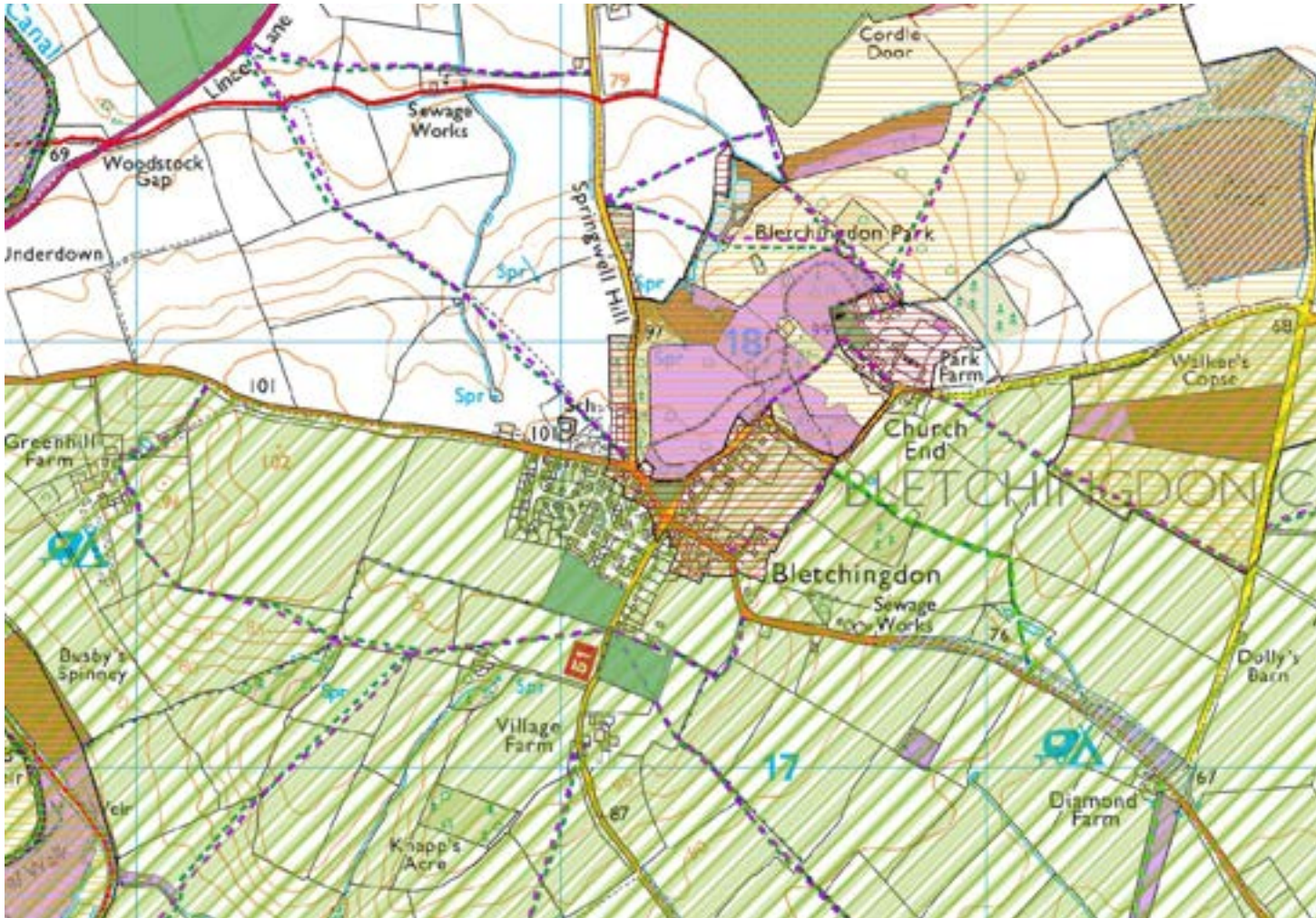
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

















Adderbury, Ambrosden, Arncott, Begbroke, **Bletchington** (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Bletchington Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Green Belt (as per the Adopted Local Plan Policies Map July 2015)
-  Revised Green Belt
-  Strategic Development Sites
-  Historic Parks and Gardens (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Bloxham

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Bloxham lies to the south west of Banbury.
- The A361 runs through the village and connects the village to Banbury to the north east and Chipping Norton to the south west.
- Bloxham Conservation Area covers the central part of the villages and straddles the A361.
- Development to the eastern boundary is precluded due to the Conservation Area Target Area.

Sites Identified for Further Assessment

- Sites 1 and 2 were initially identified as being potentially suitable. Further investigation showed that the development of site 1 would require the removal of a large number of mature trees. Part of site 2 that adjoins the settlement boundary is a recreational ground which is protected from development under policy BSC10 of the Cherwell Local Plan. Site 1 and 2 were not therefore considered suitable.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?	Y					
Conclusion: Site 1 and 2 potentially suitable and progress to stage 2 assessment.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?	Y	Y				
Access. Can site be accessed via an A Road?	Y	Y				
Conclusion: Site 1 and 2 progress to stage 3 assessment.						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty	N	N				
Flood Risk Zone 2 /3	N	Y				
Conclusion: Part of site 2 is within flood risk zone 2/3. Site 2 does not progress to stage 4 assessment. Site 1 progresses to stage 4 assessment.						
Stage 4						
Site dimensions: suitability of the site shape to operationally accommodate proposed development of c 55,000 sqm.	N					
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed	N					

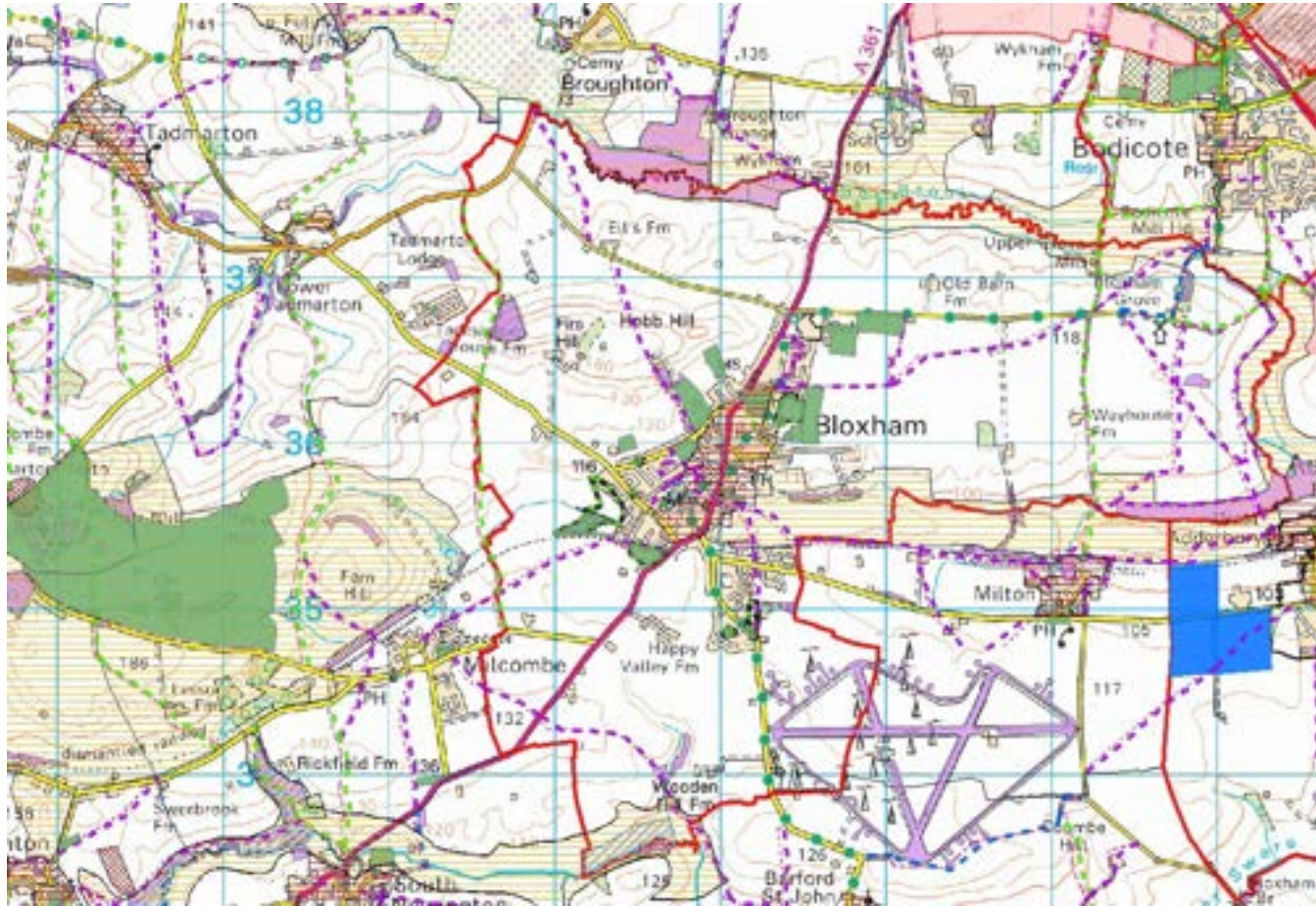
development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ	N					
Proximity of site to existing employment base for 30 min travel by car.	N					
Conclusion: The development of the SH operation on site 1 would require the removal of a large number of trees and would have an overbearing impact on the village in this location. Site 1 is not therefore considered suitable and does not progress to stage 5.						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), **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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Bloxham Policies Map



Key

Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)

Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)

Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)

Historic Park and Gardens (as per the Adopted Local Plan Policies Map July 2015)

Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Historic Parks and Gardens (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Neighbourhood Plan Area

Important Amenity Green Spaces

Local Green Spaces

Local Open Spaces

Settlement Area

Settlement Boundary

Non-coalescence zone

Adderbury/Milton Gap

Twyford Gap

Public Footpath

Public Bridleway

Restricted Byways

Byway Open to all Traffic

Village: Bodicote

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See appendix 1 for planning policy constraints)

- Bodicote is a small village on the outskirts of Banbury.
- The village has access to the A4260 that connects the village to Banbury to the north east and Oxford to the south west.
- Bodicote's northern boundary is contiguous with Banbury.
- The Conservation Area extends to the village's western boundary and would preclude development in this location.
- The land on the village's southern boundary forms the 'Twyford Gap' separation between the built up urban settlement of Bodicote (Banbury) and Adderbury.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: Heritage assets and potential coalescence between the village and Twyford to the south precludes development in this village.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										

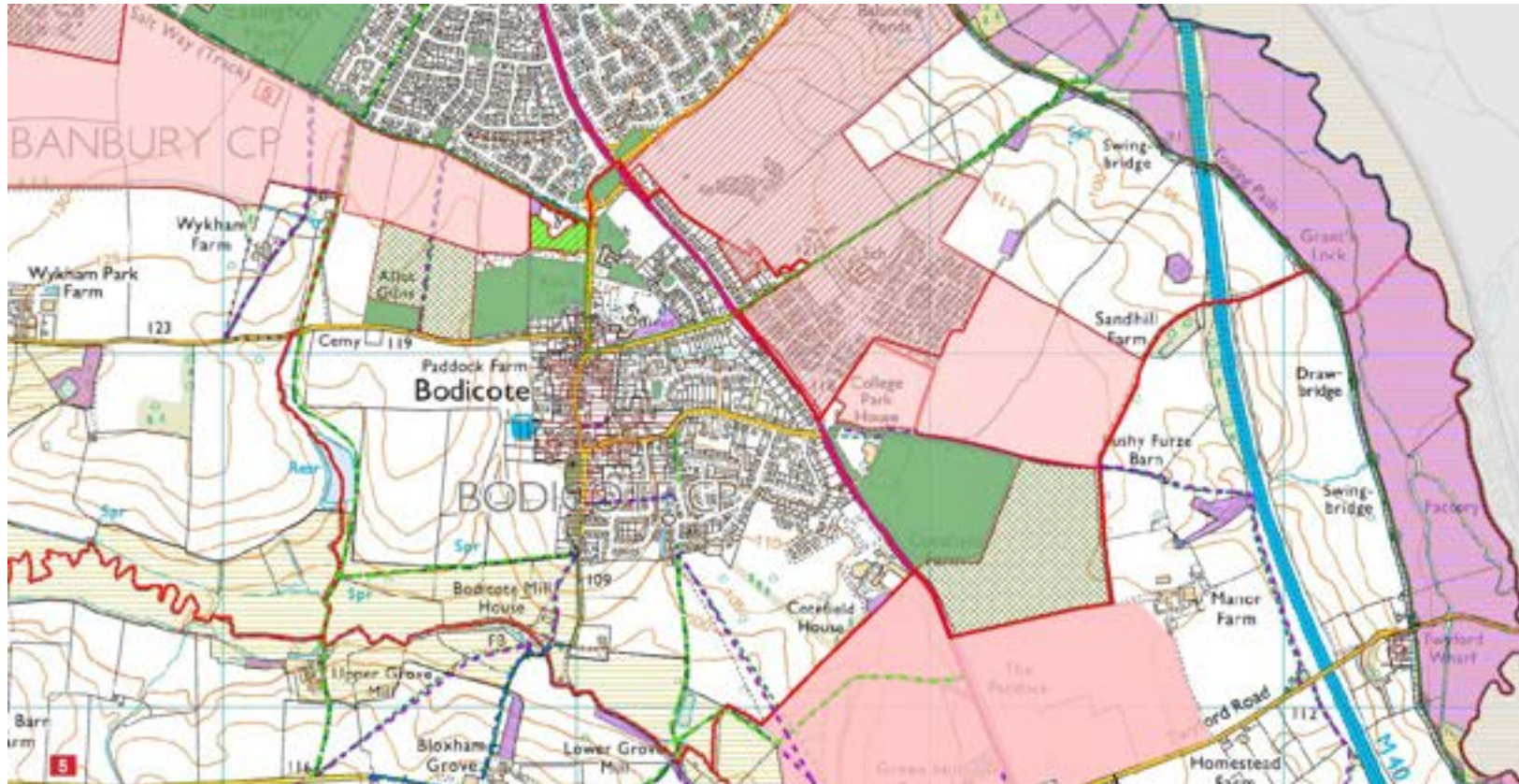
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Bodicote Policies Map



Key

Strategic Housing Sites

Approved Housing Sites

New Green Space and Parks

Outdoor Sports Provision

Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)

Oxford Canal Trail (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Neighbourhood Plan Area

Important Amenity Green Spaces

Local Green Spaces

Local Open Spaces

Settlement Area

Settlement Boundary

Non-coalescence zone

Adderbury/Milton Gap

Twyford Gap

Public Footpath

Public Bridleway

Restricted Byways

Byway Open to all Traffic

Village: Chesterton

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- The village has access to the A4095. The village lies to the west of Bicester, with several fields separating the urban edge of Bicester and the village's eastern boundary.
- The eastern edge of the village forms the edge of the Conservation Area which would preclude the scale of development required on this boundary. Development on the eastern boundary would reduce the gap between the village and the urban edge of Bicester.
- The Conservation Area of the village extends to its northern edge which would preclude the scale of development required on this boundary.
- Land to the west has permission for an indoor leisure facility and is therefore considered unsuitable.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: Potential coalescence and impact on the character of the village precludes development on the edge of the village.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										

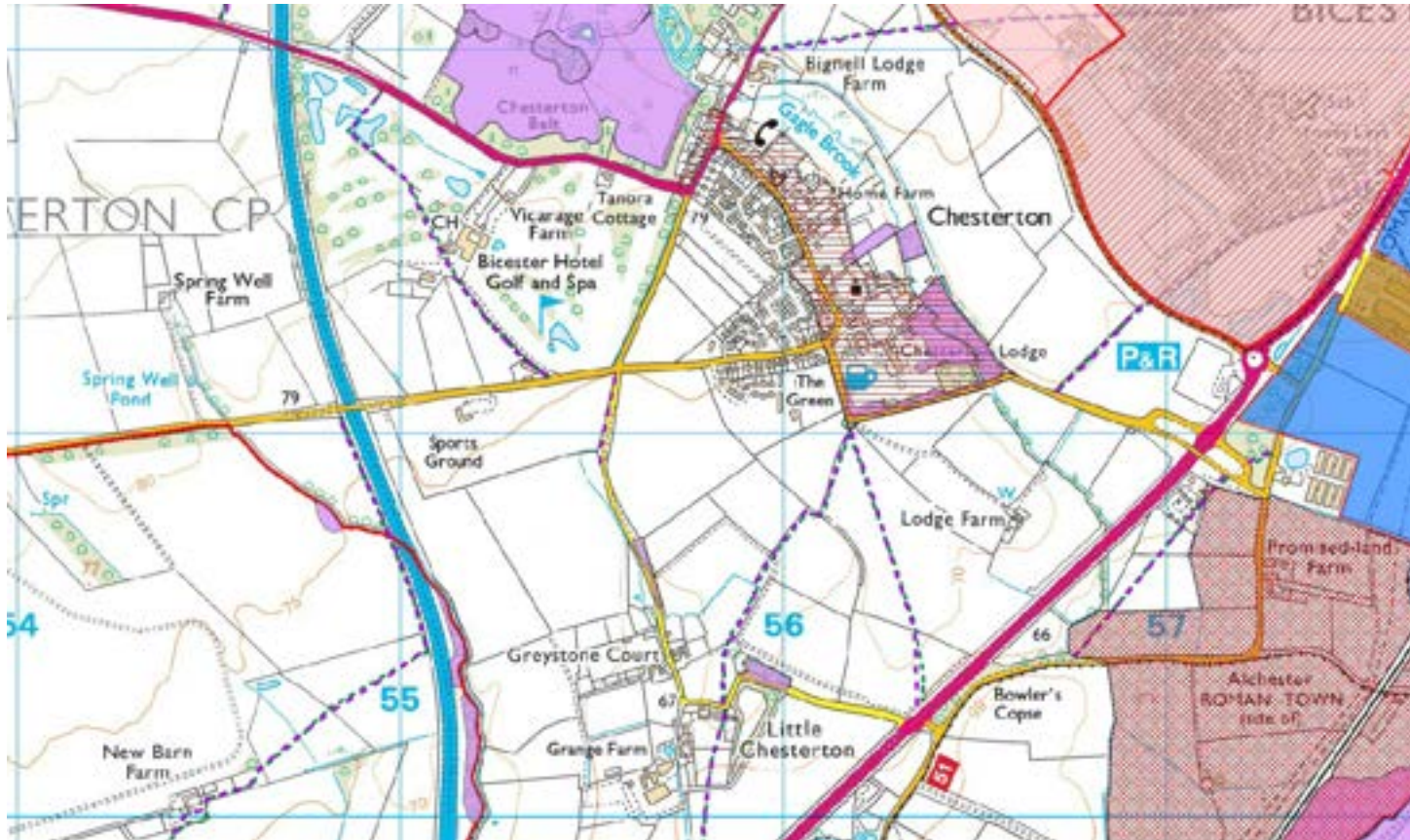
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:


Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton


(*) Denotes villages partly within and partly outside the Green Belt.


Village: Chesterton Policies Map




Key


 Existing Retail Parks (Indicative)


 Approved Housing Sites


 Strategic Housing Sites

 New Employment Sites

 Historic Parks and Gardens (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

 Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

 Scheduled Ancient Monument (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

 NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

 Neighbourhood Plan Area


 Important Amenity Green Spaces

 Local Green Spaces

 Local Open Spaces

 Settlement Area


 Settlement Boundary


 Non-coalescence zone


 Adderbury/Milton Gap

 Twyford Gap

 Public Footpath

 Public Bridleway

 Restricted Byways

 Byway Open to all Traffic

Village: Cropredy

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Cropredy lies 27 miles north of Bicester.
- The village does not have access on to an A Road, which is a requirement to the SHMT operation.
- The Conservation Area extends to all boundaries of the village, except for a small area of linear development along the south-west boundary.
- Land to the east is registered as a Battlefield and is therefore a heritage asset.
- Land to the north of the village is below the required 20ha and is constrained by flood zone 3.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: Impact on heritage assets and the scale of the SHMT operation precludes development on the edge of this village.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the						

surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

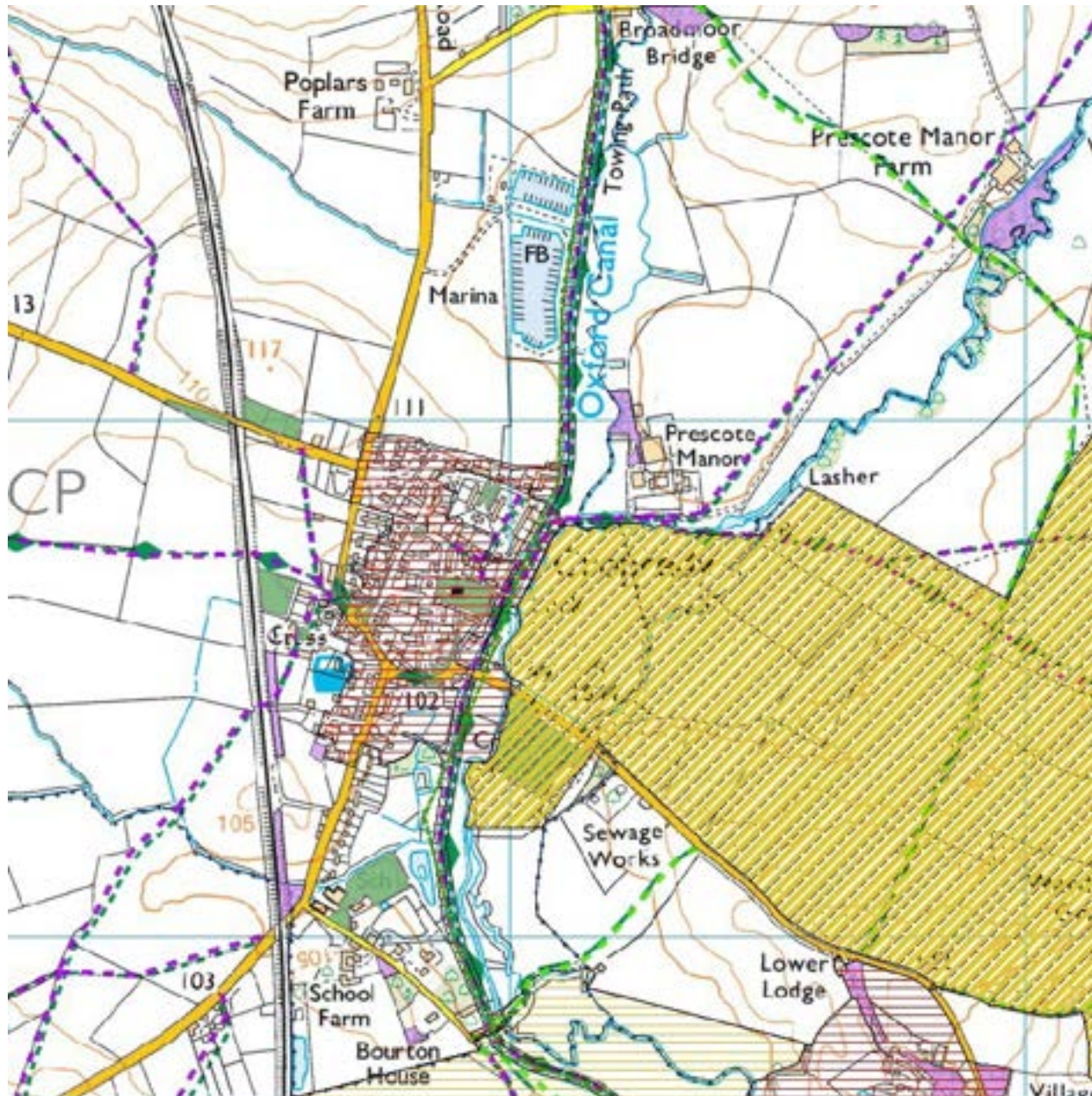
Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton












(*) Denotes villages partly within and partly outside the Green Belt.

Appendix

Village: Cropredy Policies Map



Key

-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Battlefields (as per the Adopted Local Plan Policies Map July 2015)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Deddington

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- Deddington lies 21 miles north west of Bicester.
- The A4260 runs through the village in a north-south orientation and connects the village to Banbury to the north and Oxford to the south.
- The Conservation Area extends to include almost the whole of the village, with the exception of development located to the north east of the A4260, which would preclude development on land south of the B4031 and the east of the A4260.

Sites Identified for Further Assessment

- Site 1 was identified to the north of Deddington.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?	Y					
Conclusion: Site 1 to the north of the village has access to the A4260. The site is not considered suitable or available as Bloor Homes have an option on the land. Site does not progress to stage 2 assessment.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion:						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion:						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of						

development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion:						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:









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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Deddington Policies Map



Key

-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Scheduled Ancient Monument (as per the Adopted Local Plan Policies Map July 2015)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Finmere

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- The village of Finmere lies to the south east of the District, with its eastern boundary contiguous with West Northamptonshire Council (South Northamptonshire Area).
- The A421 runs to the south of the village.
- Land that separates the northern boundary and the A421 is too small to accommodate the scale of the SHMT operation.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: There are no sites of sufficient capacity to accommodate the Siemens operation. The scale of the operation would overwhelm the character of the village and its surroundings. Village does not progress to stage 2 assessment.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 50,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 50,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context						

of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), Bloxham, Bodicote, Chesterton, Cropredy, Deddington, **Finnere**, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston-on-the-Green (*), Wroxton, Yarnton







(*) Denotes villages partly within and partly outside the Green Belt.

Village: Finmere

Policies Map



Key

-  New or Improved Roads
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Public Footway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Fringford

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- Fringford village lies approximately 5 miles north east of Bicester and does not have access to an A road.
- A water course is in close proximity to the north, east and part of the southern boundary.
- Lies within an area of Nitrates Neutrality designation.
- The village does not have a Conservation Area.
- Development restricted at the southern and south east boundary due to Listed Buildings located on/close to the village boundary.
- Development restricted at the eastern boundary due to the Poplar Spinney and Hopland Spinney which is part designated Ancient Woodland and NERC Act S41 Habitat.
- Lies within the impact area of the Tingewick Meadow SSSI – to the east.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites outside of the village?		N				
Conclusion: Impact on ecological and heritage assets, as well as the scale of the SH operation precludes development on the edge of the Fringford. The village does not have access to an A road.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of						

development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Fringford Policies Map



Key

Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)

Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)

NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Neighbourhood Plan Area

Public Footpath

Public Bridleway

Restricted Byways

Byway Open to all Traffic

Village: Fritwell

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- Fritwell is a village lying to the north west of Bicester.
- The village is included in the Mid-Cherwell Neighbourhood Plan.
- Fritwell Conservation Area extends to include almost the entire village with a small area to the south east excluded.
- The extent of the Conservation Area precludes this village from being able to accommodate the scale and operation requirements of SH operation.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: The extent of the Conservation Area precludes this village from being able to accommodate the scale and operation requirements of SH operation. This village is not therefore considered suitable.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										
Suitability of the proposed development to the surrounding pattern of										

development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Fritwell Policies Map



Key

Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)

NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Sites of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Neighbourhood Plan Area

Important Amenity Green Spaces

Local Green Spaces

Local Open Spaces

Settlement Area

Settlement Boundary

Public Footpath

Public Bridleway

Restricted Byways

Byway Open to all Traffic

Village: Hook Norton

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- The village does not have access to an A road.
- Hook Norton Parish (HNP) has an adopted neighbourhood plan.
- Adjacent to the Cotswold Area of Outstanding Natural Beauty to the west. National Planning Policy only allows major development within the AONB in exceptional circumstances (paragraph 177).
- Designated Area of High Landscape Value.

Development prohibited at the southern, eastern and western boundary of the Village due to the:

- Conservation Area extending to include most of the village.
- Swerford Listed Historic Park located to the south of the village (outside settlement boundary).
- SSSI to the south of the village (outside settlement boundary).
- Large area of Nature Conservation Target Areas to the south (outside settlement boundary).
- Local Wildlife Site to the south and east of the village.
- NERC Act S41 Habitat Designation to the east of the village along the old railway line.

Development prohibited at the northern and eastern boundary due to:

- Allocated green space on the village's southern boundary in the Local Plan.
- Remediation/heritage issues relating to the disused quarry.
- Ecology designation surrounding the disused quarry.

Sites Identified for Further Assessment

- No sites identified due to the above constraints.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: Due to heritage and environmental issues, there are no suitable sites adjacent to the settlement boundary that could accommodate the SH operation.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of development to operationally						

accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:



Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton





(*) Denotes villages partly within and partly outside the Green Belt.








Village: Hook Norton Policies Map



Key

-  Areas with potential for additional development identified under Policy Villages 5 (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)

-  Site of Special Scientific Interest (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Proposed Site for Employment Generating Development
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Kidlington

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Kidlington and the surrounding area lies within the Oxfordshire Green Belt.
- The proposed development subject of this Site Search on the edge of Kidlington would constitute inappropriate development in the Green Belt (paragraph NPPF 147). Inappropriate development in the Green Belt should not be approved except in, '*very special circumstances*' (paragraph NPPF 147).
- Policy SLE1 states that employment development in the rural area, '*will be outside the Green Belt unless very special circumstances can be demonstrated*'.
- The Green Belt test for, '*very special circumstances*' for a stand alone development, such as the SH facility would necessarily involve an assessment of the availability of land out with the Green Belt.
- The proposed Symmetry Park Oxford North site is considered an alternative option in delivering the development, outside of the Green Belt. As such, '*very special circumstances*' for land on the edge of Kidlington could not be demonstrated to allow Green Belt land to be released.
- The Green Belt designation surrounding the village precludes development in this location.

Sites Identified for Further Assessment

- No sites identified due to the Green Belt constraints.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: The proposed development located on the edge of Kidlington would constitute inappropriate development in the Green Belt, when alternative non green belt sites are available.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										

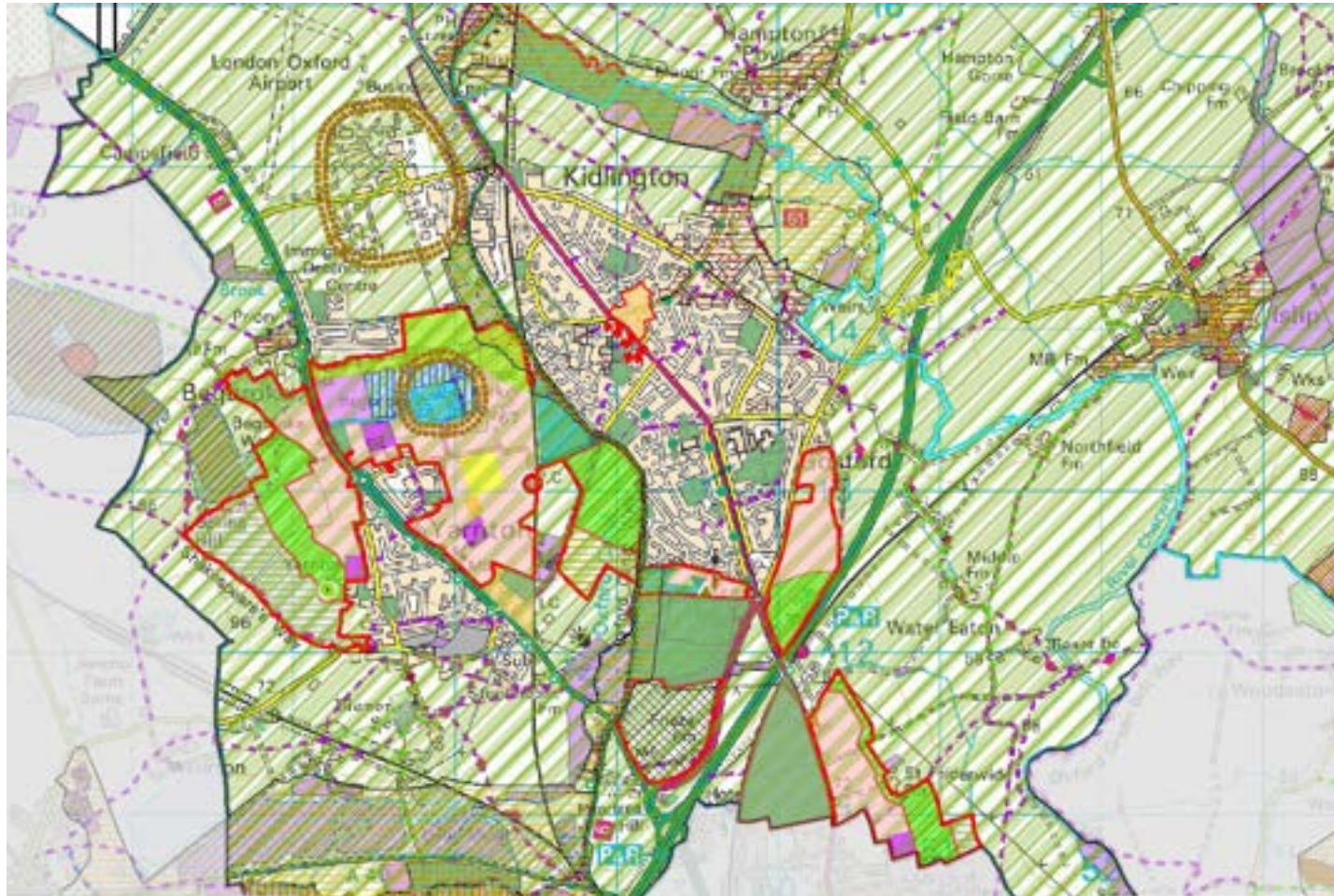
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

















Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton



















(*) Denotes villages partly within and partly outside the Green Belt.

Village: Kidlington Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Green Belt (as per the Adopted Local Plan Policies Map July 2015)
-  Sites of Specific Interest (as per the Adopted Local Plan Policies Map July 2015)
-  Indicative Location of Limited Green Belt Review
-  Strengthened and extended Village Centre
-  Existing Village Centre
-  Safeguarded Land
-  Strategic Development Sites
-  Site of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

- | | | | |
|--|---|--|---|
|  Residential |  Former Landfill Site |  Community Woodland |  Public Footpath |
|  Land Reserved for Employment |  Existing Green Space |  Proposed Local Nature Reserve |  Public Bridleway |
|  Primary School Use |  Local Nature Reserve |  Reserved Land for Railway Station/Halt |  Restricted Byways |
|  Secondary School Use |  Nature Conservation Area |  Existing Orchard |  Byway Open to all Traffic |
|  Local Centre |  New Green Space/Parks |  Oxford Canal Trail |  Revised Green Belt |
|  Existing Begbroke Science Park |  Retained Agricultural Land | | |
|  Outdoor Sports Provision |  Reserved Site for Golf Course Replacement | | |

Village: Kirtlington

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- Kirtlington is a small historic village 5 miles west of Bicester.
- The A4095 runs through the middle of the village, connecting with Bicester to the east and Kidlington and the A34 to the west.
- The Grade II park, Kirtlington Park, is contiguous with the village's western boundary which precludes development.
- The Village Conservation Area extends to cover almost all the village, with a small area to the north and east excluded. Numerous listed buildings are scattered across the village.

Sites Identified for Further Assessment

- No sites are identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: Impact on heritage assets and the scale of the SH operation precludes development on the edge of this village.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										
Suitability of the proposed development to the										

surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion.						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:






















Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Kirtlington Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space(as per the Adopted Local Plan Policies Map July 2015)
-  Historic Park and Gardens (as per the Adopted Local Plan Policies Map July 2015)
-  Ancient Woodlands (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Scheduled Ancient Monument (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Historic Park and Gardens (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Neighbourhood Plan Area
-  Important Amenity Green Spaces
-  Local Green Spaces
-  Local Open Spaces
-  Settlement Area
-  Settlement Boundary
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Launton

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Launton is a village to the east of Bicester.
- Bicester Road runs through the centre of the village and connects to the A4421 Bicester ring road.
- There are a series of Listed Buildings along the High Street, which would preclude development to the south.
- Manor Farmhouse, a group of Grade II and Grade II* Listed Buildings are located on the edge of the north west boundary.

Sites Identified for Further Assessment

- Sites 1 and 2 to the south and west of the village have been identified as potential locations for development.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?	Y					
Conclusion: Site 1 and Site 2 could accommodate the scale of the SH operation and has access off the A421. Site 1 and 2 progress to stage 2 assessment.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?	Y	Y				
Access. Can site be accessed via an A Road?	Y	Y				
Conclusion: Site 1 & 2 progressed to stage 3 assessment.						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty	N	N				
Flood Risk Zone 2 /3	N	N				
Conclusion: Site progresses to stage 4 assessment.						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.	Y	Y				
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.	N	N				

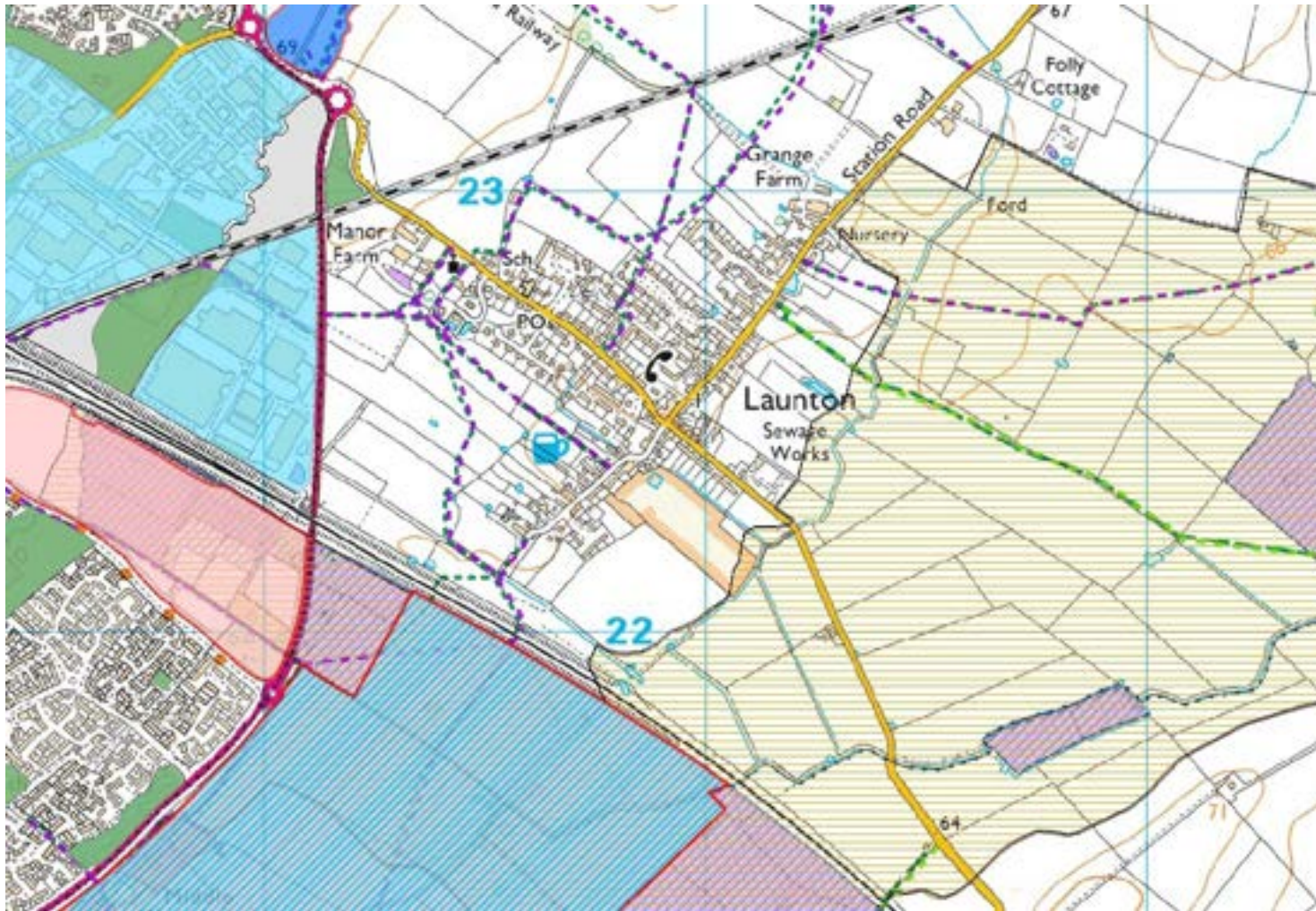
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.	N	N				
Visual presence of site to be compatible with investment in a Global HQ.	N	N				
Proximity of site to existing employment base for 30 min travel by car.	N	N				
Conclusion Site 1 would fill the gap between Launton and Bicester, which would erode the rural character of the village. Site 1 and 2 would result in an unacceptable impact on the adjacent Heritage assets. The scale of the the SH operation would have an unacceptable impact on the character of the village and its setting. Sites not progressed to Stage 5 assessment.						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt

Village: Launton Policies Map



Key

- Existing Green Space(as per the Adopted Local Plan Policies Map July 2015)
- Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
- Mixed Use (Housing and Employment)
- Strategic Housing Sites
- Existing Strategic Employment Sites(Indicative)
- New Employment Sites
- of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Recreational Use
- Public Footpath
- Public Bridleway
- Restricted Byways
- Byway Open to all Traffic

Village: Milcombe

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- The village does not have direct access to an A road. Direct access to the A361 could be attained as shown above (Sites 1 and 2).
- Development is precluded to the north as land is designated NERC Act S41 Habitats and Conservation Target Area.

Sites Identified for Further Assessment

- Site 1 and 2 identified to the south of the village.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?	Y					
Conclusion: Sites 1 and 2 progressed to Stage 2 assessment.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?	Y	Y				
Access. Can site be accessed via an A Road?	Y	Y				
Conclusion: Sites progressed to stage 3 assessment.						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty	N	N				
Flood Risk Zone 2 /3	N	N				
Conclusion: Sites 1 and 2 progressed to stage 4 assessment.						
Stage 4						
Site dimensions: suitability of the site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development	N	N				

Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement	N	N				
Visual presence of site to be compatible with investment in a Global HQ	N	N				
Proximity of site to existing employment base for 30 min travel by car.	N	N				
Conclusion: The scale of the proposed SH operation would adversely impact the rural character and the setting of the village. Sites 1 and 2 not progressed to Stage 5 assessment.						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:





Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton





(*) Denotes villages partly within and partly outside the Green Belt.

Village: Milcombe Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

-  Neighbourhood Plan Area
-  Important Amenity Green Spaces
-  Local Green Spaces
-  Local Open Spaces
-  Settlement Area
-  Settlement Boundary
-  Non-coalescence zone
-  Adderbury/Milton Gap
- Twyford Gap
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

Village: Sibford Ferris & Sibford Gower

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints).

- Sibford Ferris lies to the south of the district, west of Banbury, with no access to an A road.
- The village's western edge is in close proximity to the boundary with West Oxfordshire District Council.
- The village Conservation Area extends to include almost all of the village, with the exception of a small area of development to the north west of the village. The Conservation Area precludes the scale of the proposed development on the edge of the village.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: No potential sites identified. Impact on heritage assets and the scale of the SH operation precludes development on the edge of this village.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development										
Suitability of the proposed development to the										

surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement						
Visual presence of site to be compatible with investment in a Global HQ						
Proximity of site to existing employment base for 30 min travel by car.						
Accessibility of site to half hourly bus service in peak hour.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:









Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Sibford Ferris Policies Map



Key

- | | |
|---|---|
|  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015) |  Public Footpath |
|  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015) |  Public Bridleway |
|  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020) |  Restricted Byways |
|  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020) |  Byway Open to all Traffic |

Village: Steeple Aston

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Steeple Aston is located towards the western edge of the District.

Development restricted at the eastern boundary edge of the village due to:

- The extensive Conservation Area extending to the Upper Heyford Air Base.
- Development would fill the gap between the village and Heyford Wharf, a small hamlet to the south.
- Potential adverse impact on the Oxford Canal Conservation Area.

Development restricted at the southern boundary edge due to:

- The Conservation Area that extends to include most of the village, with only a small area to the north and south excluded.
- Rousham Historic Park (Grade II Listed) is located to the south.
- Development on this village edge would adversely impact both the Conservation Area and the listed Parkland.

The nearest A road is the A4260 to the west of the village. There is no direct access, or means of providing such an access.

Sites Identified for Further Assessment

- No Sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: Impact on heritage assets and the scale of the SH operation precludes development on the edge of this village.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						
Suitability of the proposed development to the surrounding pattern of						

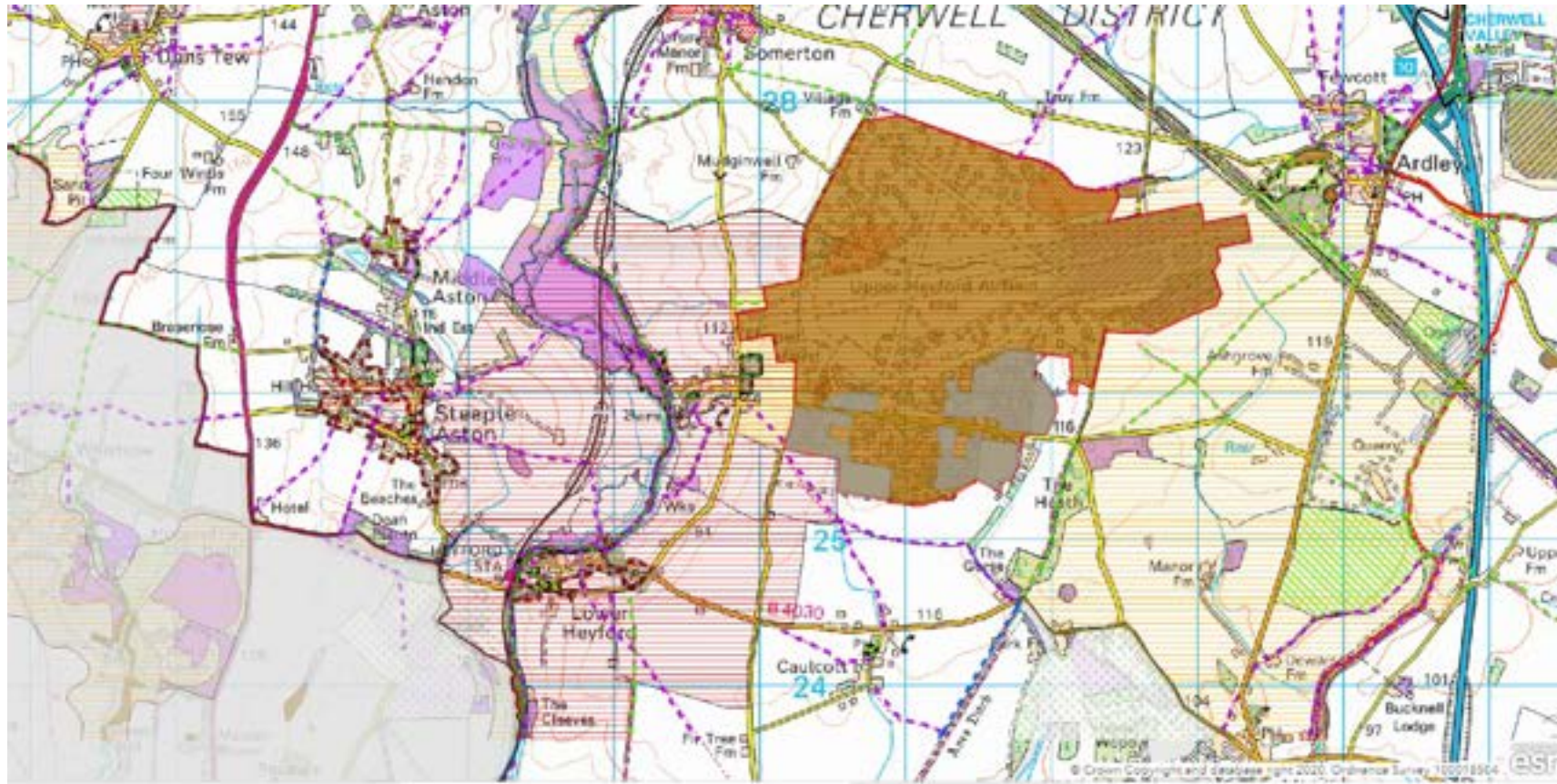
development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:





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, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.















Village: Steeple Aston Policies Map



Key

-  Areas with potential for additional development identified under Policy Villages 5 (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Former RAF Upper Heyford (as per the Adopted Local Plan Policies Map July 2015)
-  Battlefields (as per the Adopted Local Plan Policies Map July 2015)

-  Site of Special Scientific Interest (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Strategic Development Sites
-  Scheduled Ancient Monument (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

-  Historic Park and Gardens (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  New or Improved Roads
-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic
-  Neighbourhood Plan Area
-  Important Amenity Green Spaces
-  Local Green Spaces
-  Local Open Spaces
-  Settlement Area
-  Settlement Boundary

Village: Weston-on-the-Green

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- The village does not have direct access to an A road.
- The Oxfordshire Green Belt extends to the southern and part of the western boundaries where development is restricted except in very special circumstances.
- The proposed Symmetry Park Oxford North site is considered an alternative option in delivering the development, outside of the Green Belt. As such, '*very special circumstances*' for land on the western boundary of the village, could not be demonstrated to allow Green Belt land to be released.
- The Conservation Area extends to include almost all of the village. This would preclude development on the eastern, southern and western boundaries.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: Heritage issues and part of the village being included in the Oxfordshire Green Belt precludes development on the edge of this village.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Green Belt										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										

Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:














Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, Yarnton




(*) Denotes villages partly within and partly outside the Green Belt.





Village: Weston-on-the-Green Policies Map





Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Green Belt (as per the Adopted Local Plan Policies Map July 2015)
-  Sites of Specific Interest (as per the Adopted Local Plan Policies Map July 2015)
-  Historic Parks and Gardens (as per the Adopted Local Plan Policies Map July 2015)
-  Scheduled Ancient Monument (as per the Adopted Local Plan Policies Map July 2015)
-  NERC Act S41 Habitats (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Scheduled Ancient Monument (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

-  Neighbourhood Plan Area
-  Important Amenity Green Spaces
-  Local Green Spaces

-  Public Footpath
-  Public Bridleway
-  Restricted Byways
-  Byway Open to all Traffic

-  Revised Green Belt Proposed
-  Site for Employment Generating Development

Village: Wroxton

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- The A422 runs through the centre of the village, connecting the village with Banbury to the east and Stratford-upon-Avon to the west.
- The Wroxton Conservation Area extends to include the whole village.
- The Wroxton Conservation Area extends to include Wroxton Parkland that separates the village and the western urban edge of Banbury.
- Wroxton Abbey Parkland is a designated Grade II* listed building and parkland.

Sites Identified for Further Assessment

- No sites identified due to the above constraints.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1						
	Yes	No				
Are there potential suitable sites within the village?		N				
Are there potential suitable sites on the edge of the village?		N				
Conclusion: Significant heritage assest, Wroxton Abbey and Grade II* Listed parkland, preclude development within or on the edge of this village.						
Stage 2						
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?						
Access. Can site be accessed via an A Road?						
Conclusion						
Stage 3						
Is the site affected by any of the below planning constraints?						
Area of Outstanding Natural Beauty						
Flood Risk Zone 2 /3						
Conclusion						
Stage 4						
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.						
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.						

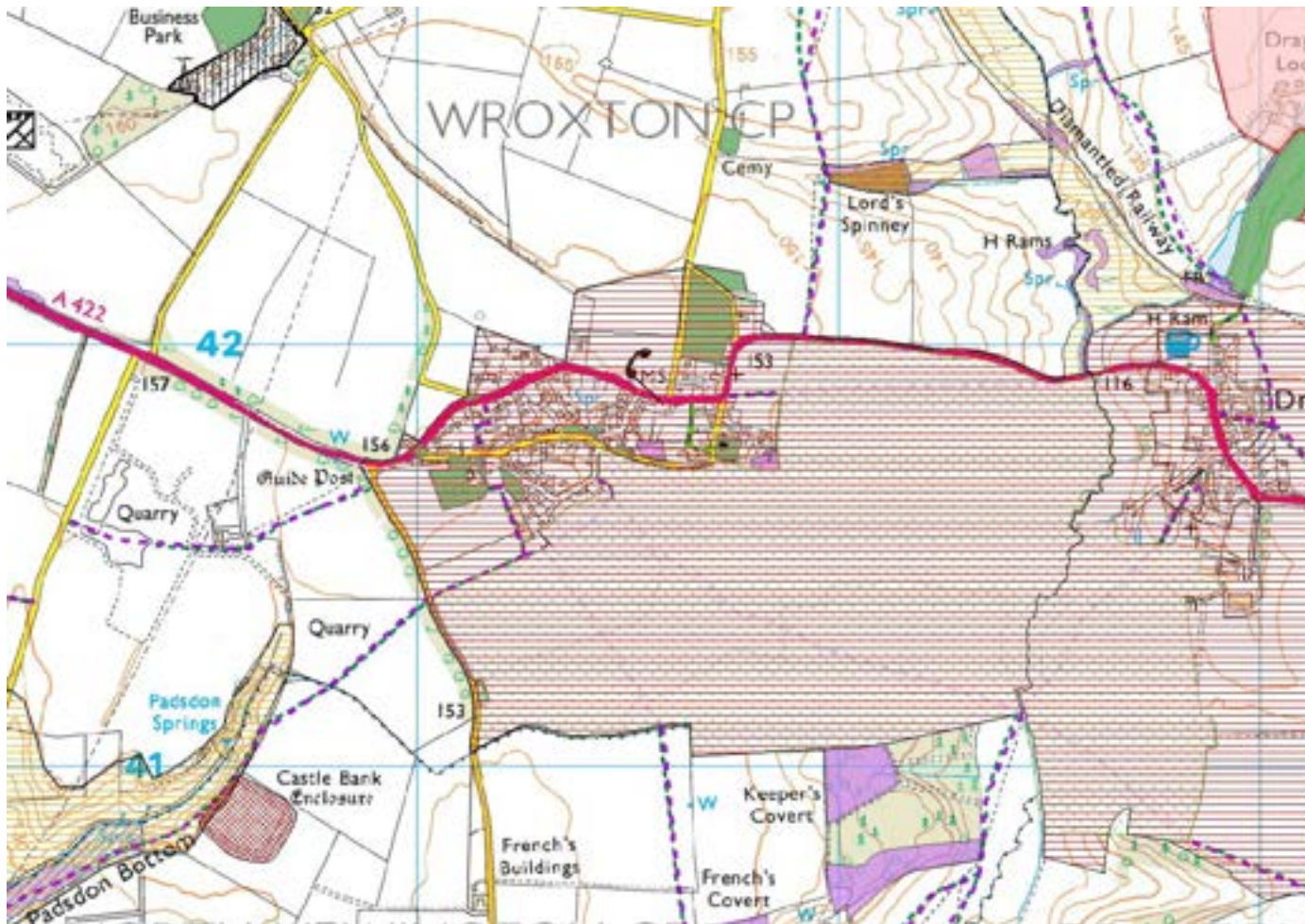
Suitability of the proposed development to the surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land. (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:

Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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**, Yarnton

(*) Denotes villages partly within and partly outside the Green Belt.

Village: Wroxton Policies Map



Key

- Strategic Housing Sites
- Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
- Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
- Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
- Historic Park and Gardens (as per the Adopted Local Plan Policies Map July 2015)
- Ancient Scheduled Monument (as per the Adopted Local Plan Policies Map July 2015)
- Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- (Ancient Woodland Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Historic Parks and Gardens (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
- Proposed Site for Employment Generating Development
- Public Footpath
- Public Bridleway
- Restricted Byways
- Byway Open to all Traffic

Village: Yarnton

Image 1: Aerial View of the Village (Potential Sites edged in red)



Village Constraints and Opportunities (See Appendix 1 for planning policy constraints)

- Yarnton and the surrounding area lies within the Oxfordshire Green Belt.
- The proposed development subject of this Site Search on the edge of Yarnton would constitute inappropriate development in the Green Belt (paragraph NPPF 147). Inappropriate development in the Green Belt should not be approved except in very, '*special circumstances*' (paragraph NPPF 147).
- Policy SLE1 states that employment development in the rural area, '*will be outside the Green Belt unless very special circumstances can be demonstrated*'.
- The Green Belt test for, '*very special circumstances*' for a stand alone development, such as the SH facility, would necessarily involve the assessment of the availability of land out with the Green Belt.
- The proposed Symmetry Park Oxford North site is considered an alternative option in delivering the development, outside of the Green Belt. As such, '*very special circumstances*' for land on the edge of Yarnton could not be demonstrated to allow Green Belt land to be released.
- The Green Belt designation of the village and surrounding area precludes development.

Sites Identified for Further Assessment

- No sites identified.

Table 2: Site Search Parameters

Constraints and Requirements

Stage 1										
	Yes	No								
Are there potential suitable sites within the village?		N								
Are there potential suitable sites on the edge of the village?		N								
Conclusion: The proposed development on the edge of this village would constitute inappropriate development in the Green Belt, where the application site could be considered an alternative option, not requiring release of Green Belt land.										
Stage 2										
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6				
Is the site a minimum of 20 Hectares (Capacity 55,000 sqm)?										
Access. Can site be accessed via an A Road?										
Conclusion										
Stage 3										
Is the site affected by any of the below planning constraints?										
Area of Outstanding Natural Beauty										
Flood Risk Zone 2 /3										
Conclusion										
Stage 4										
Site dimensions: suitability of site shape to operationally accommodate proposed development of c 55,000 sqm.										
Suitability of proposed development to the surrounding pattern of development in the context of the physical form of development.										
Suitability of the proposed development to the										

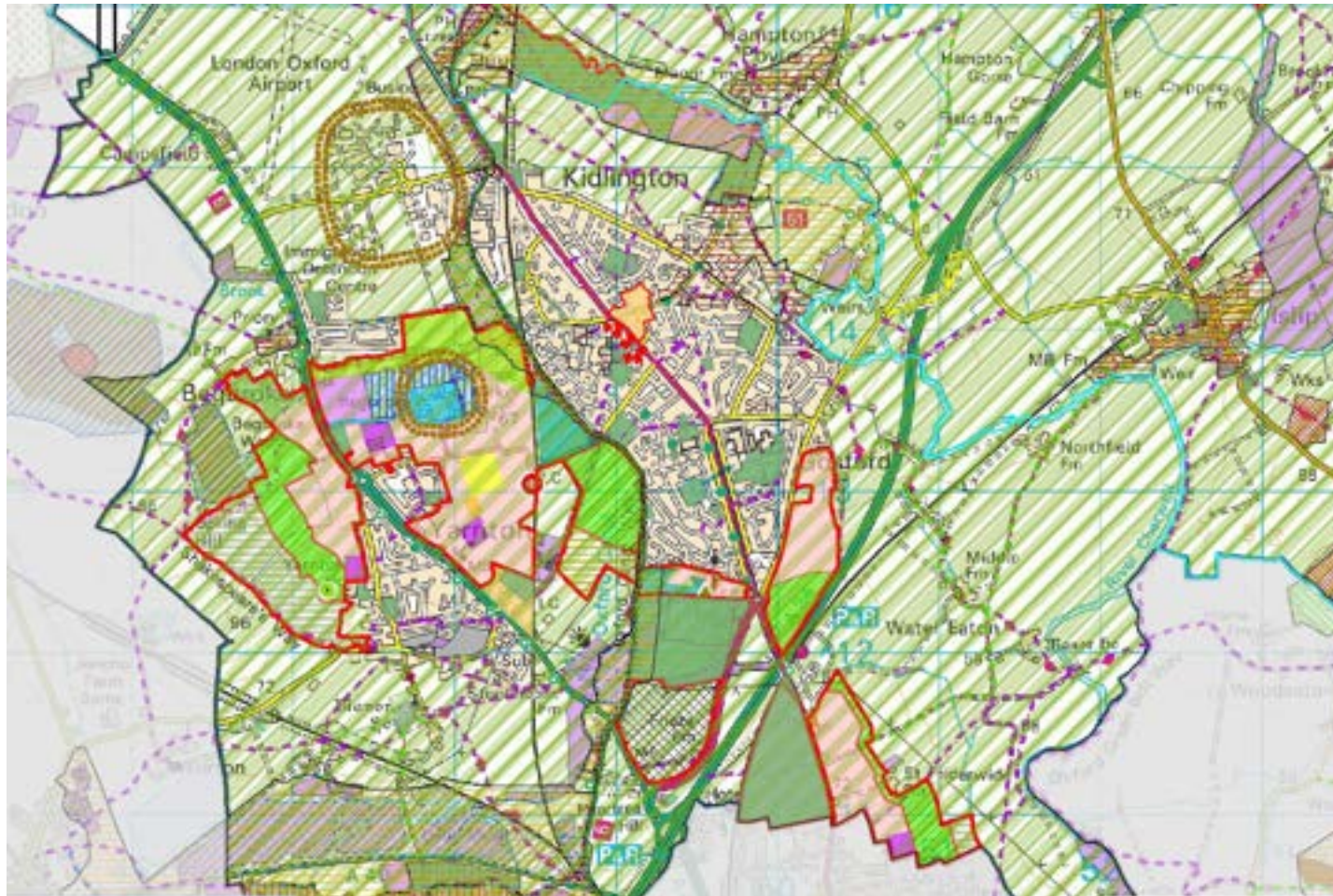
surrounding pattern of development to operationally accommodate the proposed development, e.g. HGV traffic movement.						
Visual presence of site to be compatible with investment in a Global HQ.						
Proximity of site to existing employment base for 30 min travel by car.						
Conclusion						
Stage 5						
If suitable, availability of the land to enable development to be delivered and operational by Q1 2024.						
Availability of the land (Delivered and operational by 2024).						

Category Villages by Category A Service Villages Minor Development:


















Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), 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, **Yarnton**







(*) Denotes villages partly within and partly outside the Green Belt.

Village: Yarnton Policies Map



Key

-  Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
-  Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
-  Green Belt (as per the Adopted Local Plan Policies Map July 2015)
-  Sites of Specific Interest (as per the Adopted Local Plan Policies Map July 2015)
-  Indicative Location of Limited Green Belt Review
-  Strengthened and extended Village Centre
-  Existing Village Centre
-  Safeguarded Land
-  Strategic Development Sites
-  Site of Specific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Target Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Local Wildlife Sites (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Existing Green Space (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Ancient Woodland (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
-  Conservation Areas (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

- | | | | |
|--|---|--|---|
|  Residential |  Former Landfill Site |  Community Woodland |  Public Footpath |
|  Land Reserved for Employment |  Existing Green Space |  Proposed Local Nature Reserve |  Public Bridleway |
|  Primary School Use |  Local Nature Reserve |  Reserved Land for Railway Station/Halt |  Restricted Byways |
|  Secondary School Use |  Nature Conservation Area |  Existing Orchard |  Byway Open to all Traffic |
|  Local Centre |  New Green Space/Parks |  Oxford Canal Trail |  Revised Green Belt |
|  Existing Begbroke Science Park |  Retained Agricultural Land | | |
|  Outdoor Sports Provision |  Reserved Site for Golf Course Replacement | | |