

APPENDICES TO SITE ASSESSMENT TEAM REPORT TO SAPC 16.10.23

APPENDIX 1: ASSESSMENTS OF EACH ELIGIBLE SITE

1 OLD POULTRY FARM, FIR LANE

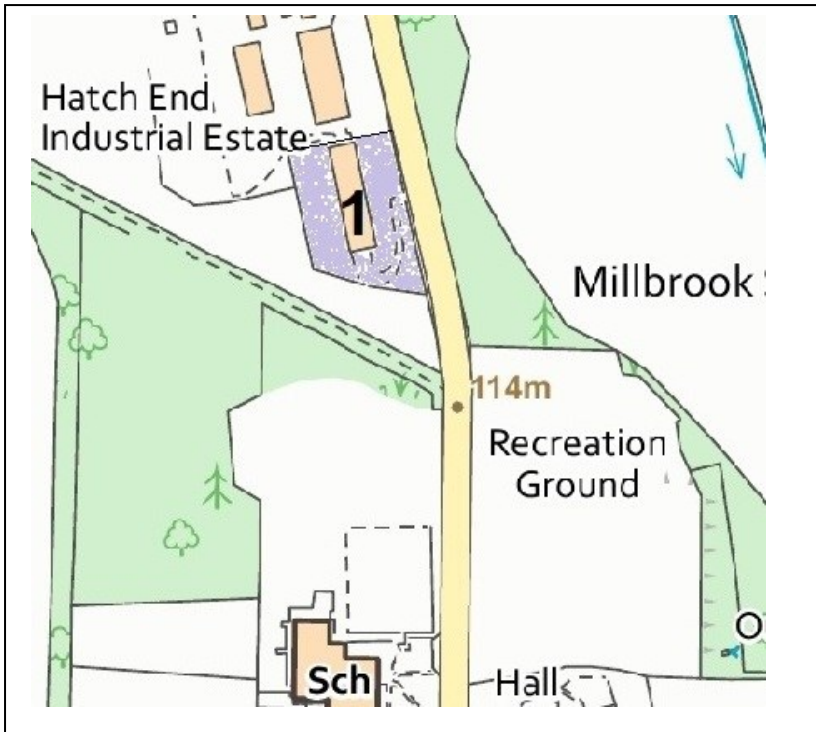
AVAILABLE AREA (ha.): 0.35

POTENTIAL NO. OF DWELLINGS: 8

SA1

OWNER

Jeff Sasin and Liane Metcalfe



KEY POINTS OF SITE DESCRIPTION

- Brownfield site (however, see “Advice from consultants”)
- Marginal size for allocation
- Frontage to Fir Lane
- Missing footpath access to village
- Site detached from settlement; no adjacent dwellings
- Risks contributing to coalescence of adjacent villages
- East facing frontage facing quite dense tree plantation
- Trees surround the site

PLANNING POLICY ISSUES

- Loss of a rural employment site, which does not comply with CDC policy or MCNP Policy PC1.
- Site is about 250m outside the settlement area, so not adjacent for the purposes of MCNP Policy PD1.
- Could be recognised as a Rural Exception Site complying with MCNP Policy PH2, especially as it is a brownfield site

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

121

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

3

PLANNING HISTORY

- Approved as a Class B2 employment site in 1970s (?)
- Covered by submission to CDC Call for Sites in 2017 – negative response (see Appendix).

ADVICE FROM CONSULTANTS

- The site should be removed from contention because it does not comply with existing NP Policy PD1 regarding adjacency to the settlement area.
- Definition of brownfield site may depend on whether the building on the site has foundations. Otherwise it may be regarded as a temporary structure.

LEGAL IMPEDIMENTS

- None known

ASSESSMENT TEAM VIEWS

- 8 houses may only be possible if they front directly on to the road, rather than requiring a new service road. OCC Highways view would need to be sought.
- If only 5/6 dwellings possible, site may not be suitable for allocation. However, it could be designated as a Rural Exception Site, permitted by MCNP Policy PH2
- Economic assessment of this small scheme may make provision of required footpath financially unviable.
- Hatch End occupies an area of potential coalescence between Steeple and Middle Aston, which is against MCNP policy. The settlement areas of both villages are some distance away from this site. Housing development here would therefore create an isolated group of dwellings, and contribute negatively to the policy of non-coalescence.
- It could be argued that a small housing development here in association with the business park would create beneficial mixed development with minimal harm. However, integration of new housing with either of the nearby villages would be poor.
- Fir Lane is single track and already highly congested at school drop-off and pick-up times. Access from north (through Middle Aston) is very limited by unsuitability of narrow lanes.
- Noise could be an issue, depending on future uses at the business park.

SITE OWNER'S COMMENTS

- Proximity to school ideal for children of families in starter homes; modest scale at affordable prices.
- Believe the site can accommodate up to 8 such dwellings.

COMMUNITY FEEDBACK

- Fir Lane not suitable for additional traffic
- Make already bad traffic worse
- Better to use site for housing than employment
- Site has good relationship to the road
- This site is near the school playground and church. It is no further from the shop and bus stop than sites on Fenway. Presumably OCC policy would require a footpath built to the school- an important benefit.
- There is already a coalescence of SA and MA on the west side of the road -school - Hatch end - the Fry's house - MA House. The argument about houses on site 1 being too remote from other houses is weak; it is surely the dweller's choice and the location would affect the price.
- Houses on this site would not impact on any other houses in the village.

PLANNING BALANCE

The positive attributes of the site, namely:

- It is a small brownfield site (definition questionable)
- It has a road frontage
- It could be argued that a mixed-use site (with the adjacent Business Park) is beneficial
- It is ideally located for residents with primary schoolchildren
- It scores well on the RAG criteria

Are outweighed by its disadvantages:

- It does not meet the requirements of MCNP Policy PD1 as regards its relationship with the settlement area
- It would open the possibility of more development between Steeple and Middle Aston, which is also contrary to PD1
- It would contribute adversely to traffic problems on Fir Lane and Paines Hill, relating to the school
- It would create a community somewhat isolated from the village

Therefore, the site is not suited for allocation, but could be designated as a small-scale Rural Exception Site, permitted by MCNP Policy PH2, if the issues associated with its location can be addressed. The site can only be taken forward as an aspiration under the Community Action Plan section of the neighbourhood plan.

RECOMMENDATION

The site is not eligible for allocation. It will, however, be referred to in the Community Acton Plan section of the NP, and will be subject to further discussions with Cherwell. The Reg 14 consultation will enable community feedback on the proposal.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	A
2. Relationship with Settlement Boundary	R
3. Topography	G
4. Greenfield or Previously Developed Land	G
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	R?
8. Site Visibility	G
9. Likelihood of setting precedent of further adjacent development	R
10. Important Woodlands, Trees & Hedgerows	G
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	A
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	G
19. Any known contamination issues	A?
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	R
25. Distance to village hall	G
26. Distance to equipped area of play (LAP, LEAP, NEAP)	G
27. Distance to amenity green space (LGS)/ outdoor sports facility	G
28. Distance to Primary School	G
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	A

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

SEA topic	Likely effect
Air quality	0
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

PLANNING HISTORY

CDC response to 2017 Call for Sites:

HELAA182 (2017):

Brownfield site outside the built-up limits. The site falls partly within Middle Aston and Steeple Aston parishes. Middle Aston is a Category B village (satellite village) and Steeple Aston is a Category A village (category of the most sustainable villages in the district). The SHLAA 2014 considered this site (SA001) and concluded it was unsuitable for residential development as it would have a poor, detached relationship with the village to the detriment of the character and appearance of the area, and would result in loss of rural employment land. This remains relevant. A public footpath runs along the southern boundary of the site. The southern-most tip of the site lies within the Steeple Aston Conservation Area. The site is considered to be unsuitable for residential due to the narrow access road from Fir Lane but is also not suitable for significant intensification over that already experienced. The site is outside the village and feels within a rural location. Residential development would be out of keeping with the character of the area and would represent an isolated housing site. The site could potentially be suitable for employment based on planning history.

PHOTOS



Land adjacent to Hatch End Business Park, Fir Lane **AVAILABLE AREA (ha.): 0.95** **POTENTIAL NO. OF DWELLINGS: 28**

OWNER
Middle Aston Ltd.



CRITERIA ASSESSMENT SCORE
Maximum = 155; see Appendix for detail.
113

SEA IMPACT SCORE
Maximum = 16; see Appendix for detail.
2

KEY POINTS OF SITE DESCRIPTION

- Greenfield, largely backland site
- Missing footpath access to village
- Site detached from settlement; one adjacent dwelling
- Residents would be separated from local community
- Risks contributing to coalescence of adjacent villages
- Adjacent to well-used and valued Beeches woodland footpath (the entrance to which is in the Conservation Area)
- Site is between two business uses
- No impact on existing dwellings
- Straddles parishes of Steeple and Middle Aston
- TPOs on adjacent site

PLANNING POLICY ISSUES

- Site is about 250m outside the settlement area, so not adjacent for the purposes of MCNP Policy PD1.
- Loss of greenfield land.

PLANNING HISTORY

- Adjacent Business Park approved as a Class E employment site.
- Covered by submission to CDC Call for Sites in 2017 – negative response (see Appendix).

ADVICE FROM CONSULTANTS

- The site should be removed from contention because it does not comply with existing NP Policy PD1 regarding adjacency to the settlement area.

ASSESSMENT TEAM VIEWS

- Hatch End occupies an area of potential coalescence between Steeple and Middle Aston, which is against MCNP policy. The settlement areas of both villages are some distance away from this site. Housing development here would therefore create an isolated group of dwellings, and contribute negatively to the policy of non-coalescence.
- It could be argued that a housing development here in association with the business park would create beneficial mixed development with minimal harm. However, integration of new housing with either of the nearby villages would be poor.
- Fir Lane is single track and already highly congested at school drop-off and pick-up times, and Paines Hill is also badly affected. Access from north (through Middle Aston) is very limited by unsuitability of narrow lanes.
- Noise could be an issue, depending on future uses at business park.
- Potentially large enough to have a significant negative impact on traffic on Fir Lane, when combined with existing School use.
- A new access road into the site would have to be constructed.
- Damage to the rural setting of the Beeches footpath would be significant.
- No impact on adjoining dwellings.
- One member of the assessment team declares an interest, providing professional advice to the owners on their existing property.

LEGAL IMPEDIMENTS

- None known

SITE OWNER'S COMMENTS

Just testing the water. No great desire to see housing here.

COMMUNITY FEEDBACK

- Fir Lane not suitable for additional traffic
- Site good for housing
- Site access is good
- This site is near the school playground and church. It is no further from the shop and bus stop than sites on Fenway. Presumably OCC policy would require a footpath built to the school- an important benefit.
- There is already a coalescence of SA and MA on the west side of the road -school - Hatch end - the Fry's house - MA House. The argument about houses on the site being too remote from other houses is weak; it is surely the dweller's choice and the location would affect the price.
- Houses on this site would not impact on any other houses in the village.

PLANNING BALANCE

The positive attributes of the site, namely:

- It could be argued that a mixed-use site (with the adjacent Business Park) is beneficial
- It is ideally located for residents with primary schoolchildren

Are outweighed by its disadvantages:

- It is a greenfield site
- It is located between two active business uses
- It would adversely affect the Beeches footpath, a S.41 habitat, and the Conservation Area
- It does not meet the requirements of MCNP Policy PD1 as regards its relationship with the settlement area
- It would open the possibility of more development between Steeple and Middle Aston, which is also contrary to PD1
- It would contribute adversely to traffic problems on Fir Lane relating to the school
- It would create a community somewhat isolated from the village

RECOMMENDATION

The site is not considered to be suitable either for allocation or for consideration as a Rural Exception Site.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	A
2. Relationship with Settlement Boundary	R
3. Topography	G
4. Greenfield or Previously Developed Land	G
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	R
8. Site Visibility	G
9. Likelihood of setting precedent of further adjacent development	R
10. Important Woodlands, Trees & Hedgerows	G
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	R
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	G
19. Any known contamination issues	A
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	R
25. Distance to village hall	G
26. Distance to equipped area of play (LAP, LEAP, NEAP)	G
27. Distance to amenity green space (LGS)/ outdoor sports facility	G
28. Distance to Primary School	G
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	A

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

SEA topic	Likely effect
Air quality	0
Biodiversity	-
Climate change and flood risk	0
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

PLANNING HISTORY

CDC response to 2017 Call for Sites:

HELAA182 (2017):

Brownfield site outside the built-up limits. The site falls partly within Middle Aston and Steeple Aston parishes. Middle Aston is a Category B village (satellite village) and Steeple Aston is a Category A village (category of the most sustainable villages in the district). The SHLAA 2014 considered this site (SA001) and concluded it was unsuitable for residential development as it would have a poor, detached relationship with the village to the detriment of the character and appearance of the area, and would result in loss of rural employment land. This remains relevant. A public footpath runs along the southern boundary of the site. The southern-most tip of the site lies within the Steeple Aston Conservation Area. The site is considered to be unsuitable for residential due to the narrow access road from Fir Lane but is also not suitable for significant intensification over that already experienced. The site is outside the village and feels within a rural location. Residential development would be out of keeping with the character of the area and would represent an isolated housing site. The site could potentially be suitable for employment based on planning history.

PHOTOS



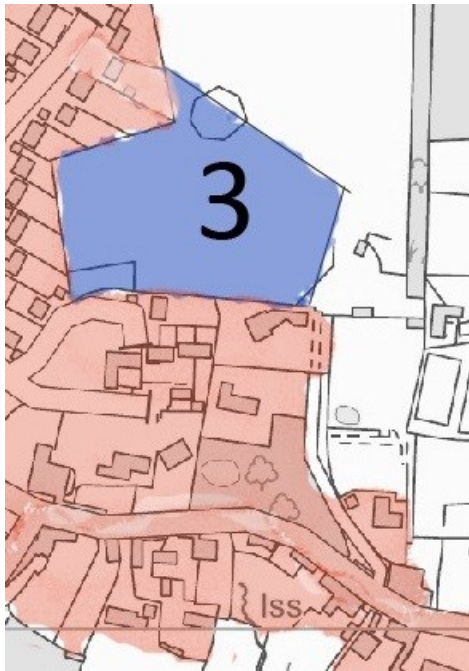
Field adjacent to Grange Park and the Beeches

AVAILABLE AREA (ha.): 1.5

POTENTIAL NO. OF DWELLINGS: 45

SA3**OWNER**

Richard Preston

**KEY POINTS OF SITE DESCRIPTION**

- Greenfield site
- Formerly the parkland of The Grange
- Backland site adjoining 12 dwellings and their gardens
- S.41 habitats at northern end of field adjacent to site
- Current access is by narrow gravel drive which is unsuitable for upgrading
- Proposed access is by demolishing a Grange Park house

PLANNING POLICY ISSUES

- Loss of greenfield land
- Loss of a dwelling

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

105**SEA IMPACT SCORE**

Maximum = 16; see Appendix for detail

3**PLANNING HISTORY**

- Planning permission granted in 2001 for part of site to be the village cricket ground, accessed from a new track alongside the Beeches – not implemented.

ADVICE FROM CONSULTANTS

- Owner must identify location of proposed access in order to remain in contention.
- Also must clarify extent of site available for development.

ASSESSMENT TEAM VIEWS

- Only vehicle access currently is a narrow unmade track restricted in use for agricultural purposes, steep gradient, and very difficult blind turning at the bottom into North Side.
- A track exists from Fir Lane, which brings similar problems of unsuitability.
- Proposed access is by demolishing a dwelling or dwellings in Grange Park, a residential cul de sac served by North Side and Fenway, both unsuitable for increased traffic flows due to narrowness (much being single track).
- Construction traffic would be particularly problematical for about 60 households in Fenway and Grange Park, for a period of at least a year. Any application will need a Construction Traffic Management Plan to be approved by OCC.
- An access road into the site would need to be designed to safely take construction traffic, refuse vehicles, fire engines, etc. It is not clear that a single dwelling plot width would be sufficient to achieve this. There appear to be mature trees on the site close to the access point.
- The amenity of up to 12 existing dwellings adjacent to the site could be affected by development here, to a greater or lesser degree.
- Residents of development here might feel isolated from the rest of the village.
- A shorter walking route to the school is possible across the excluded part of the site to the Beeches footpath.

LEGAL IMPEDIMENTS

- Access would rely on a future transaction with another property owner, the terms of which can not be known at the present time.

SITE OWNER'S COMMENTS

- Land is not visible from public roads other than from 11 properties situated on Grange Park. Access could be made by removal of one property within Grange Park and adjacent to the proposed site.
- The entire site could be considered but realistically, the northern end of the site would extend the village boundary outside of the existing build line. Following the public meeting earlier in the year it was obvious from the general consensus that there was a need for both "affordable" homes and retirement bungalows. This site could provide both with minimal impact to the rest of the village as it is well placed in what was historically, parkland and could provide a potential development site to meet both needs within the village.
- Reduced site area submitted and location of access identified.

COMMUNITY FEEDBACK

- For the elderly this site might prevent them getting to the shop with its social benefits
- On wrong side of village to bus
- Could bus be re-routed to include a stop on Northside?
- Fenway Grange Park corner too tight for construction traffic
- Fenway already rat run to school and difficult to pass
- Horses on road, more dangerous with more traffic
- Entry onto Fenway - a single track road with already dangerous corner
- Fenway traffic means not suitable for OAPs
- Destroy heritage parkland
- House has to be pulled down for access
- Grange Park sewers already having problems
- Lead to isolated community, especially unsuitable for the elderly
- Not suitable for elderly
- Poor mobile coverage, dangerous for elderly
- New development should be elsewhere in the village

PLANNING BALANCE

Concerns over:

- creation of a suitable vehicular access
- the inconvenience to a large number of residents during construction
- loss of amenity to a significant number of neighbouring residents
- the unsuitability of Fenway and Grange Park to serve additional traffic
- distance from the village's facilities, encouraging residents to use their cars
- isolation from the established community

outweigh the benefit of choosing this site for housing allocation:

- the owner claims that is not visible from public roads.
- the owner claims that the historic parkland makes the site suitable

(this assessment takes the view that both the claimed benefits are in fact disadvantages)

RECOMMENDATION

The site is not considered suitable for allocation.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	A
2. Relationship with Settlement Boundary	G
3. Topography	G
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	R
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	G
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	G
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	R
23. Impact on existing vehicular traffic.	R
24. Safe access to a bus stop with current service	R
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	A
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change and flood risk	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

PLANNING HISTORY

PHOTOS



Old Quarry, Fenway

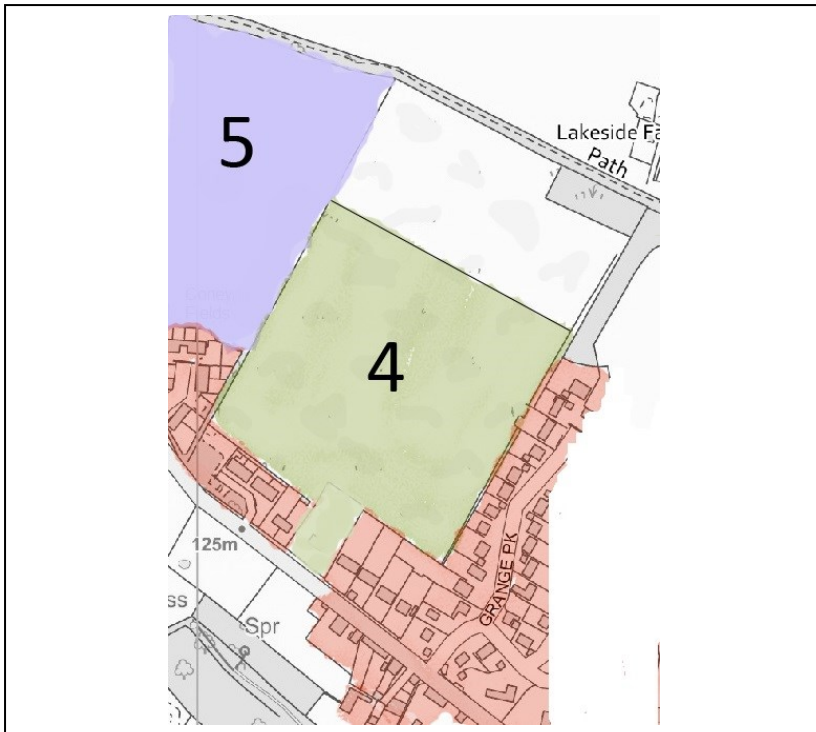
AVAILABLE AREA (ha.): 4.0

POTENTIAL NO. OF DWELLINGS: 120

SA4

OWNER

Matthew Watson



KEY POINTS OF SITE DESCRIPTION

- Former sand quarry
- Backland site adjoining 24 dwellings and their gardens
- The site includes The Old Quarry House and its garden, which give access to the backland area
- The site is adjacent to a woodland area that is adjacent to the Beeches footpath at the northern end of the site, where there are S.41 habitats
- Extensive woodland TPO adjacent, and individual tree TPOs on site, as a result of a local campaign in 2017
- Adjacent to the Conservation Area, which includes Fenway itself

PLANNING POLICY ISSUES

- Development, depending on extent, would possibly extend the settlement into open countryside (contrary to CDC policy)

PLANNING HISTORY

- Was glebe land, part of which was allotments in 1923; quarrying commenced in 1940s and stopped in 1976, when the site was sold. The house appears to have been constructed in 1962.
- Unsuccessfully nominated by MCNP in 2018 as a Local Green Space
- Submitted in Cherwell DC Call for Sites in 2017; received a negative response (see Appendix)
- Current owner applied for planning permission for a “forestry building” on the site in 2022. Approval granted with conditions following expressions of concern from SAPC and MCNP Forum regarding management of protected trees and potential for further development.

CRITERIA ASSESSMENT SCORE

Best = 155; see Appendix for detail.

99

SEA IMPACT SCORE

Best (least impact) = 16; see Appendix for detail

2

ADVICE FROM CONSULTANTS

- Owner must clarify extent of site available for development: the site area has subsequently been revised to omit the woodland area at the northern end of the site (email of 27.9.23): "Please find attached the area of my land that would be available for development of residential housing, do also note that the plan includes my 36 metre border with Fenway. In terms of an environmental assessment, a scheme could be drawn to retain the majority of the trees and shrubbery. I have roughly calculated that the area would equate to be 9.95 acres, which looks to retain the woodland at the Northern Boundary, the preserved trees enhancing the plot for both future residents and current villagers.

ASSESSMENT TEAM VIEWS

- Former quarry has steep embankments enclosing several areas of the site. Lengthy period from 1950s when site was "wild" and untended, permitted development of species and habitats. A species list was made by a local ecologist – current status unknown.
- Dependent on scale of development, additional traffic on Fenway is problematical as it is largely single track, and the junction with A4260 is potentially dangerous.
- Construction traffic would be particularly problematical for about 15 households in Fenway, for a period of at least a year.
- Any application will need a Construction Traffic Management Plan to be approved by OCC.
- An access road into the site would need to be designed to safely take construction traffic, refuse vehicles, fire engines, etc. It is not clear that the dwelling plot can achieve this without demolition of the house.
- The amenity of up to 27 existing dwellings adjacent to the site could be affected by development here, to a greater or lesser degree.
- Housing on this site will be largely out of public view and be likely to nurture a community that feels separate from the existing village.
- The owner's wish to meet all the village's housing needs on the site does not chime with views expressed in the community regarding a spread of sites, particularly away from this end of the village.

LEGAL IMPEDIMENTS

- See Site Owner's Comments below - there are contradictory views regarding ownership of the grass verge fronting the site. The owner believes that the Highway authority owns it, while a neighbour has in fact succeeded in registering ownership at the Land Registry. This is important because it will have a bearing on the owner's ability to create suitable vehicular access to the site.

SITE OWNER'S COMMENTS

- The indicative layout produced for the previous owner, shows a scheme of 40 dwellings. However, based on the professional analysis I have received, the site could deliver approximately 50 dwellings ranging in size and tenure to meet the local housing needs of the village.
- Depending on the 'access requirements' I would also consider demolishing my existing home if required. However, I do not predict this to be necessary.
- There is an existing Tree Preservation Order on site. These trees can and have been incorporated into the scheme's design along with Biodiversity Net Gain and further additional landscaping. There are no topographical constraints which will affect the development of the land.
- The OS map suggests the land within my ownership is 'rough grassland'; whereas my grass/ lawn was regularly maintained before I acquired by the previous owner and by myself ever since I bought it.
- There are some ancient covenants on site of which I have already undertaken indemnity insurance for. These covenants date back to 1953/1954. They do not restrict the erection of buildings or any development of the land. It is understood these covenants also apply to surrounding properties which has not prevented recent development in the village off Fenway being delivered.
- My solicitor also established that Highways have adopted the roadway and verge up to my boundary, which supersedes a neighbour's title which ran under the roadway.

COMMUNITY FEEDBACK

- Close to school (note: only if access available to the Beeches footpath)
- On other side of village to bus
- Could widen current entrance
- Fenway already rat run to school and difficult to pass
- Horses on road, more dangerous with more traffic
- Entry onto Fenway - a single track road with already dangerous corner
- Fenway already has traffic problems
- Loss of calcareous sand grassland
- Wildlife survey has been done
- There are restrictive covenants on houses down Fenway
- Cherwell turned site down for development recently
- Plant trees to screen Grange Park houses
- Backland site leads to isolated community
- Better to share new development around village
- Whole of one side of Grange Park view damaged
- Target housing type to village needs

PLANNING BALANCE

Concerns about:

- The site's ecological history, the history of community opposition to development, and TPOs could make allocation problematical.
- Potential isolation of residents from the existing community.
- Loss of amenity to a relatively large number of neighbouring residents
- The unsuitability of Fenway to take more traffic
- Distance from the village's community facilities, encouraging residents to use their cars
- Possible demolition of a dwelling to facilitate access
- The poor score for RAG criteria and the lowest score of any of the sites for environmental impact (principally because of scale)
- The potential for a protracted disagreement over ownership of land crucial to site access

Outweigh the benefits of allocating this site for housing.

- The owner states that the site could deliver approximately 50 dwellings ranging in size and tenure to meet the local housing needs of the village.
- The owner has offered a potential community benefit of public use of the woodland area on the site.

RECOMMENDATION

This site is not considered suitable for allocation.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	G
3. Topography	G
4. Greenfield or Previously Developed Land	A
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	R
7. Relationship with existing pattern of built development	A
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	A
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	A
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	A
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	R
23. Impact on existing vehicular traffic.	A
24. Safe access to a bus stop with current service	R
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	R
30. Overhead electricity transmission network.	A
31. Noise impact on site.	G

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change and flood risk	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

PLANNING HISTORY

CDC response to 2017 Call for Sites:

HELAA212 (2017):

Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site's only frontage with a highway is that of the Old Quarry House on the south western part of the site with residential properties either side. With the exception of the Old Quarry House, the site comprises an area of ancient woodland (*MCNP note: this is an incorrect designation*). The south eastern part of the site is adjacent to Steeple Aston Conservation Area. The north western boundary abuts NERC S41 habitats with an area of S41 habitats also within the north eastern corner of the site. Access works could have an adverse effect on the character and appearance of the area. The site is considered to be unsuitable for development as it has a rural character and relates much more to the countryside than to the built form of Steeple Aston.

PHOTOS

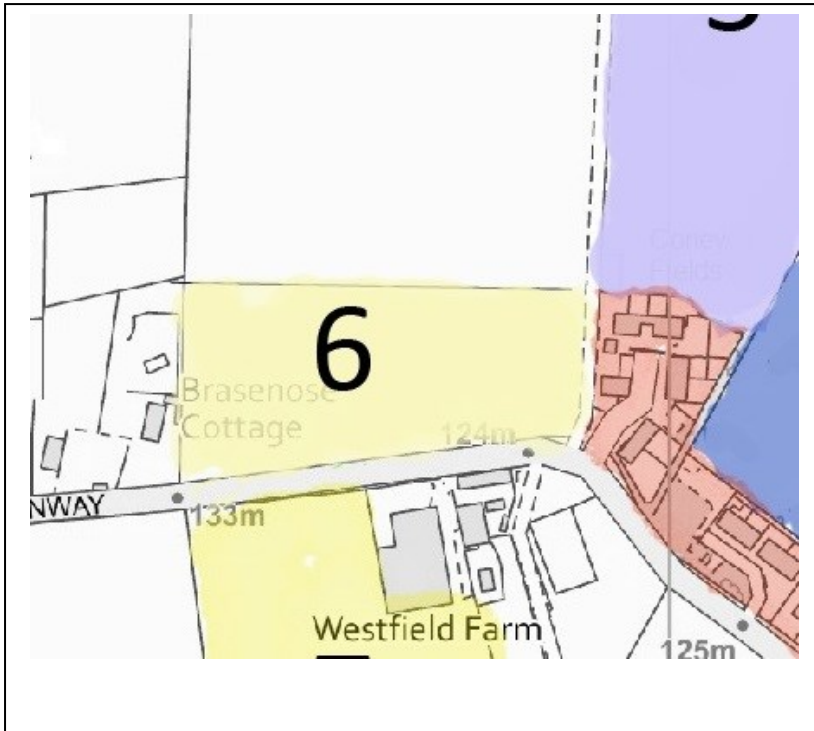


Field adjacent to Fenway and Coneygar Fields AVAILABLE AREA (ha.): 3.25 POTENTIAL NO. OF DWELLINGS: 97

SA6

OWNER

Robert Barbour, Warren Farm



KEY POINTS OF SITE DESCRIPTION

- Greenfield site, under crop on good agricultural land
- Partly adjacent to settlement
- 3 residential properties adjacent to the site
- Frontage to Fenway
- Adjacent to bridleway
- Highly visible gateway site
- Site is adjacent to the Conservation Area, which extends to the Fenway bend.

PLANNING POLICY ISSUES

- May be regarded as intruding into open countryside.

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

97

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

3

PLANNING HISTORY

- Site was submitted to CDC Call for Sites 2017: negative response as regarded as harming the character of the village (see Appendix)
- Owners re-submitted site for 2021 HELAA
- Thames Water laid a new large-bore water main down the entire length of the west side of the site in 2018.

ADVICE FROM CONSULTANTS

- Need to ask owner to clarify extent of site proposed for development (see Site Owner's comments)

LEGAL IMPEDIMENTS

- None known

ASSESSMENT TEAM VIEWS

The following points reflect the views of different team members:

- A mainly frontage scheme (say, in line with Coneygar Fields settlement area) might be more acceptable than one for the whole site.
- Some might argue that a frontage scheme is infill (although Brasenose Cottage is outside the settlement area).
- A larger scheme would be highly inconsistent with existing pattern of settlement.
- Noise from A4260 could be an issue
- Development of the frontage here would complement similar development on site 7 opposite, and together they would create an opportunity to widen Fenway, and to improve the bridleway.
- Fenway should remain a single track rural lane

SITE OWNER'S COMMENTS

- All of the land identified is available between now and 2040, as it is farmed in-house, in an arable rotation.
- There are no viability issues we are aware of, this land has freely draining soil and is accessed off the Fenway. There are utilities close to the site.
- Clarification: it is the whole of the site that is for consideration (26/9/23 email).
- Further response: We are happy for the site assessment team to review part of the site going forward if they see this as being more favourable for the village, and therefore we consent to a smaller site being given further consideration at this stage (5.10.23 email)

COMMUNITY FEEDBACK

- Shock at considering green field site
- Would hurt initial impression of village
- On other side of village to bus
- Fenway already rat run to school and difficult to pass
- Horses on road, more dangerous with more traffic
- Entry onto Fenway - a single track road with already dangerous corner
- Good access to main road
- Share new development around village
- Bridleway appreciated, spoil its view.
- Good for young families
- Favour some housing on 6 and some on 7
- Preferred despite altering village entrance
- Needs mitigating tree planting to protect from bridleway

PLANNING BALANCE

Concerns over:

- Loss of greenfield site of good agricultural land
- Sensitivity of the location as a gateway to the village adjacent to the Conservation Area, therefore likely to damage the character of the village setting in open countryside
- Damage to the setting of the rural bridleway
- Walking distance to village amenities, which will encourage use of cars
- Poor RAG rating and SEA impact score

Outweigh the advantages of this site, namely:

- its frontage location
- its good location relative to the A4260, reducing traffic movement through the village (but see the contrary point above)
- impact on very few neighbours
- possibility of combining with site 7 and achieving related improvements

RECOMMENDATION

The planning balance suggests that this site should not be considered for allocation. A minority view of the assessment team suggests that it should be supported for allocation. The parish council's views on this are requested.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	A
3. Topography	G
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	A
6. Landscape Character (sense of place)	G
7. Relationship with existing pattern of built development	A
8. Site Visibility	R
9. Likelihood of setting precedent of further adjacent development	R
10. Important Woodlands, Trees & Hedgerows	G
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	G
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	A
15. Ancient monuments or archaeological remains.	A
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	A
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	A
23. Impact on existing vehicular traffic.	A
24. Safe access to a bus stop with current service	R
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	R
30. Overhead electricity transmission network.	A
31. Noise impact on site.	A

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change and flood risk	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

PLANNING HISTORY

Response from CDC to Call for Sites:

HELAA210 (2017):

Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. A restricted byway runs

along the eastern boundary of the site. The southeast corner of the site abuts the Conservation Area boundary. The western boundary of the site is adjacent to an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as the site is on the edge of the village and does not relate well to the existing village in terms of being able to accommodate development. It would not be possible to achieve a satisfactory form of development without harm being caused to the character and appearance of the area. The site would also be detached from Conyger Fields by the restricted byway and would result in two separate cul-de-sacs.

A major water main was installed under the western edge of the site in 2017.

PHOTOS



Field adjacent to Westfield Stables, south of Fenway AVAILABLE AREA (ha.): 2.2 POTENTIAL NO. OF DWELLINGS: 66

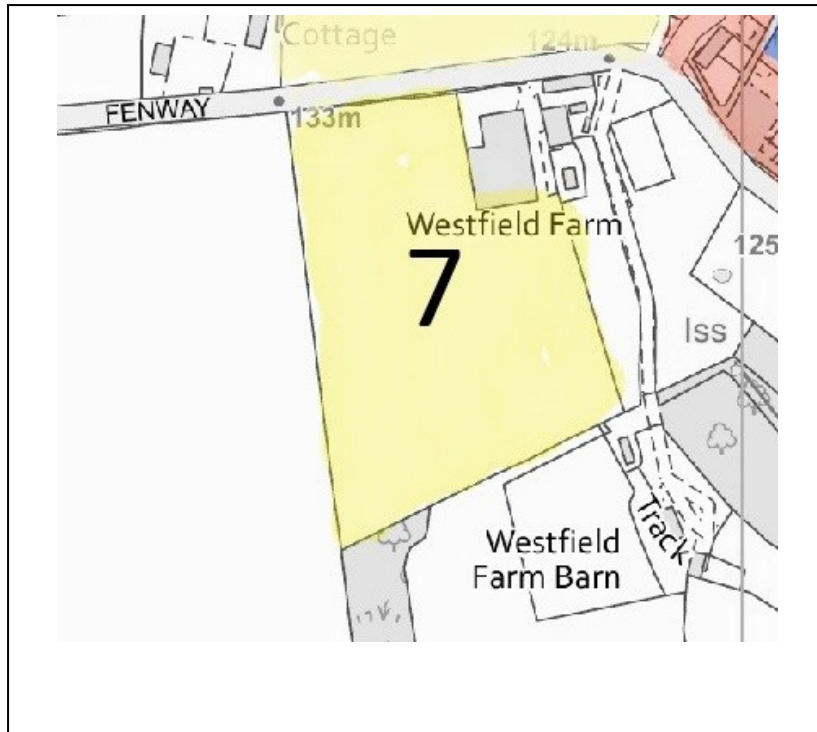
SA7

OWNER

Janet Preston

KEY POINTS OF SITE DESCRIPTION

- Greenfield site
- Not adjacent to the settlement area
- Frontage to Fenway, with a low drystone wall
- Highly visible gateway site
- Some containment of the site by trees and hedges
- Adjacent to S.41 habitat woodland at south-west corner
- 2 residential properties are immediately adjacent to the site



PLANNING POLICY ISSUES

- Depending on scale of development, may be seen as intruding on open countryside
- Contrary to MCNP policy PD1 but could have potential to comply with wording of PH2 for designation as a Rural Exception Site.

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

95

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

5

PLANNING HISTORY

Was submitted to CDC Call for Sites in 2017. Negative response due to harm to the character of the village (see Appendix).

ADVICE FROM CONSULTANTS

LEGAL IMPEDIMENTS

- None known

ASSESSMENT TEAM VIEWS

- The field is quite well-contained by mature hedges and trees, and has a distinct sense of place as countryside on the edge of the village.
- Development here would be isolated from the village community.
- Development of the site might create the opportunity to create a new footpath between Fenway and Sixty Foot, which would enable better access to buses and the shop, and would reduce the isolation of development here.
- It might be best to consider only a modest scheme at the north (frontage) end of the site, not using the full depth of the available site, to minimise the backland effect.
- A RES here would deliver a third social housing scheme in the same part of the village as the other two completed in 2012 and 2018 respectively. This would be undesirable in terms of community, and bad planning.

SITE OWNER'S COMMENTS

- The site has no technical or planning constraints. It lies outside the conservation area and is located within Flood Zone 1. There are no buildings on the site. Furthermore, there are no protected trees. There are no environmental constraints including ecology. An appropriate drainage strategy can provide a suitable solution to this important issue. A safe vehicular access can be accommodated into the site and a footpath connection along Fenway can be provided to the village.
- The site is most suitable to provide an age-restricted, single storey bungalow development for the over 55s. The properties would be high quality in design using local materials and have 'green' sustainability features. These properties will meet a local need and demand to allow people to 'downsize' and also meet a requirement to provide more bungalows in Steeple Aston. I would ensure that if properties did come to the market, residents of the Steeple and Middle Aston Parishes would be given an exclusivity period to ensure local people got a first chance to buy a property. The provision of specialist, fit for purpose age-restricted properties in Steeple Aston would, in turn, free up family homes in the village.

COMMUNITY FEEDBACK

- Hurt initial impression of village
- On other side of village to bus
- Fenway already rat run to school and difficult to pass
- Entry onto Fenway - a single track road with already dangerous corner
- Share new development around village
- Why not in settlement area as there is a bungalow and cottage there?
- Favour some houses on 6 and some on 7

PLANNING BALANCE

The site is not eligible for allocation as it is not immediately adjacent to the settlement area. However, it could be an attractive location for a Rural Exception Site under MCNP Policy PH2, especially if connected with South Side by way of a new footpath across the adjacent field (which would require the field owner's permission). This would make the site owner's suggestion of a focus on older people more feasible as it would encourage walking to buses and the shop.

However, the site is in a sensitive gateway location, and development would require the loss of a greenfield site. There is also a concern about concentrating too much affordable housing in the same area of the village. The site does not score well in RAG rating, and was rejected in an earlier call for sites.

The owner has put forward a proposal for market housing, which is generally not permitted on Rural Exception Sites. This question needs to be explored further with the owner and with Cherwell DC.

On balance there may be advantages to seeking designation as an RES, but the site can only be taken forward as an aspiration under the Community Action Plan section of the neighbourhood plan.

RECOMMENDATION

The site is not eligible for allocation. It will, however, be referred to in the Community Action Plan section of the NP, and will be subject to further discussions with Cherwell. The Reg 14 consultation will enable community feedback on the proposal.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	R
3. Topography	G
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	A
6. Landscape Character (sense of place)	R
7. Relationship with existing pattern of built development	R
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	R
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	A
24. Safe access to a bus stop with current service	R
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	A

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	0

PLANNING HISTORY

Response from CDC:

HELAA211 (2017):

Greenfield site outside the built-up limits. Steeple Aston is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and small scale employment) at Category A villages. The site is considered to be unsuitable for development as the site is on the edge of the village and does not relate well to the existing village in terms of being able to accommodate development. The area feels rural in nature given the farm to the east before you get to the village. It would not be possible to achieve a satisfactory form of development that satisfactorily links with the village without harm being caused to the character and appearance of the rural approach to the village.

PHOTOS



Field opposite Townend, South Side

AVAILABLE AREA (ha.): 1.7

POTENTIAL NO. OF DWELLINGS: 51

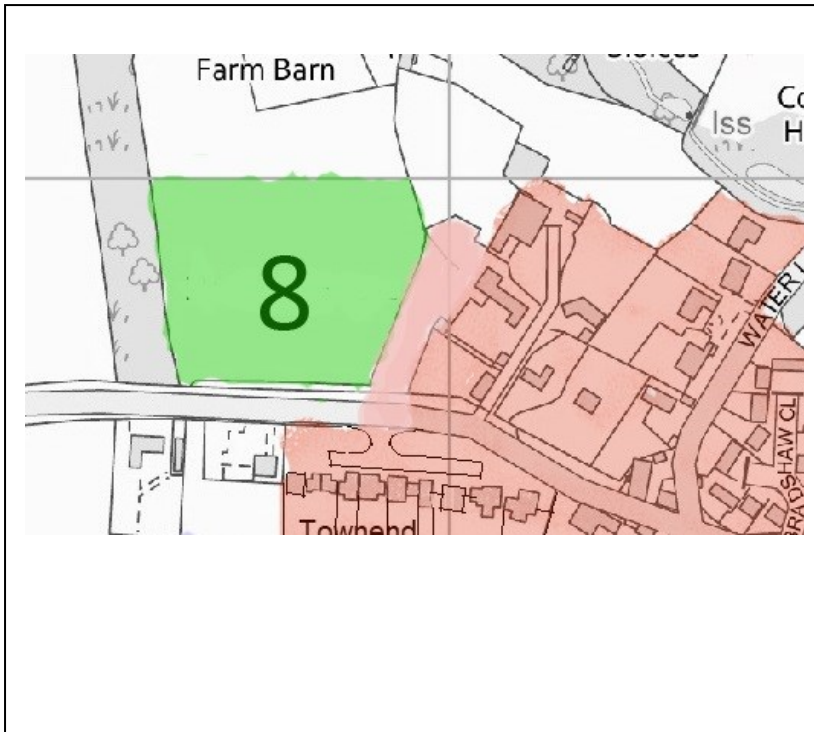
SA8

OWNER

Pauline Burwell

KEY POINTS OF SITE DESCRIPTION

- Greenfield site adjacent to the settlement area
- Frontage to Sixty-Foot
- A gateway site, together with Townend opposite
- Adjacent wooded area is a S.41 habitat and has a woodland TPO
- Trees fronting the site have TPOs
- Conservation Area boundary is close by, but separated from the site by the garden of Mulberry House.
- 2 residential properties immediately adjacent to site and some Townend houses are opposite the site.



PLANNING POLICY ISSUES

- Would meet adjacency test of MCNP policy PD1, with proposed amendments.

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

115

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

6

PLANNING HISTORY

ADVICE FROM CONSULTANTS

LEGAL IMPEDIMENTS

- None known
- There is an informal agreement with the residents of Hill House that the field gate of site 8 is used to gain access from time to time to Hill House's rear garden, which otherwise is inaccessible by vehicle.

ASSESSMENT TEAM VIEWS

- The settlement pattern in this locality is indistinct and untypical of the village, so the form of potential development should perhaps not be defined by vernacular traditions
- Tree belt should reduce A4260 road noise on site
- Good access to bus stops
- Fairly level access to shop
- The site is visible from Fenway but less so from Sixty Foot because of the tree belt
- TPO trees on frontage may mean that development behind would be somewhat cut-off from the village (on the other hand TPO trees opposite, fronting Townend, don't seem to have had that effect)
- Field gate exists on frontage immediately adjacent to tree belt

SITE OWNER'S COMMENTS

I am in favour at the present moment of developing perhaps 2 acres of this land by the roadside. I confirm that I am the owner of this land and that there are no drainage or flooding issues with this land.

COMMUNITY FEEDBACK

- Hurt initial impression of village
- Change entrance of village
- Site would not encourage walking to school.
- Good site for bungalows for elderly on flat ground near bus
- Goes out to relatively large road
- Bungalows suitable for site
- No footpath into village centre
- Chicane is dangerous so don't add to traffic using it
- Cannot sell house because of this uncertainty
- All trees on roadside have TPOS
- Next best after 6 and 7
- 8 better than 3,4 and 6 as frontage to larger road, bus, shop and pub easier, construction traffic easier
- Least bad
- Sixty Foot is two-way, unlike Fenway

PLANNING BALANCE

The benefits of developing this site, namely:

- Proximity to South Side and its access to buses and the village shop
- Relatively shielded from view by woodland and frontage trees
- Good access to the highway in a relatively safe and suitable location

outweigh its disadvantages, for example:

- Loss of greenfield land
- Disturbance to a small number of neighbouring properties

RECOMMENDATION

The site is proposed for housing allocation in the Reg 14 consultation.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	A
3. Topography	G
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	G
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	G
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	A
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	G
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G

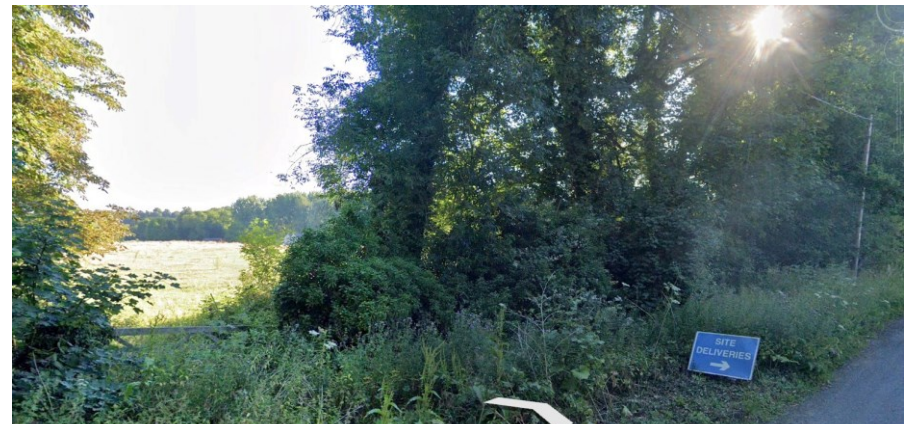
AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

SEA topic	Likely effect
Air quality	0
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	0

PLANNING HISTORY

PHOTOS



Former allotments, Heyford Rd, adjacent to Nizewell Head

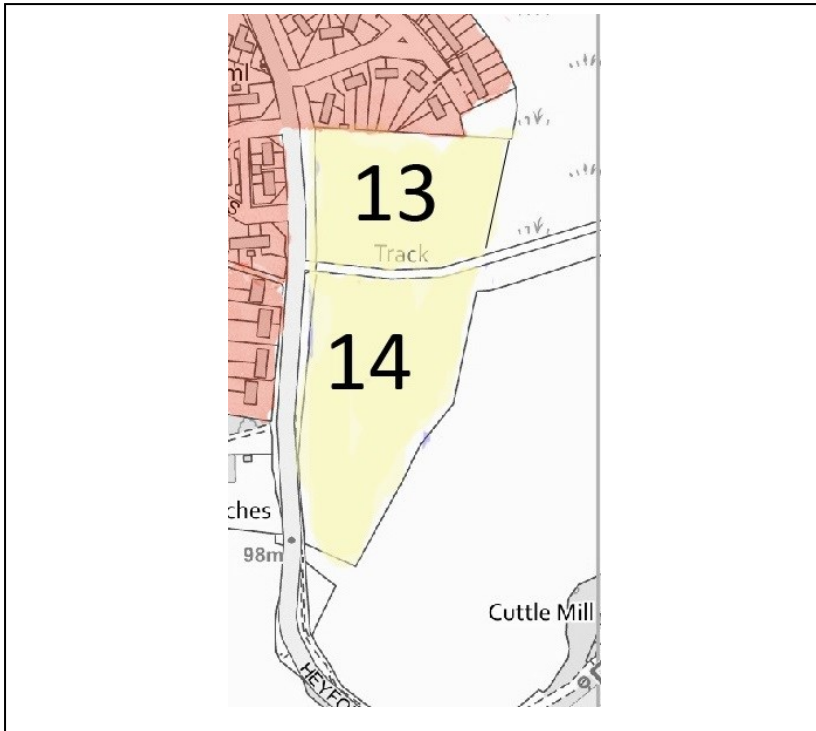
AVAILABLE AREA (ha.): 1.4 POTENTIAL NO. OF DWELLINGS: 42

OWNER

Charles Cottrell-Dormer, Rousham Estate

KEY POINTS OF SITE DESCRIPTION

- Former allotments
- Frontage site
- Adjacent to settlement area, and well-integrated with it
- In Rousham Conservation Area, but outside SA Conservation Area.
- Gently sloping site
- Adjacent to the gardens of 10 residential properties
- A popular dog-walking route



PLANNING POLICY ISSUES

- Potentially sensitive site subject to protected views from Rousham
- Meets criteria for MCNP Policy PD1

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

127

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

6

PLANNING HISTORY

ADVICE FROM CONSULTANTS

- The site should be classified as a “Reserve site” in case the owners can be persuaded to change their minds regarding visibility of the site from Rousham. This should be recorded as a possible constraint against development here.

LEGAL IMPEDIMENTS

- None known

ASSESSMENT TEAM VIEWS

- It is questionable whether either site 13 can in fact be seen from Rousham Gardens. The key protected view is from the Lion and Horse statue on the main lawn: a belt of trees exists between it and the sites. The Rousham Conservation Area Appraisal 2018 details all the sensitive views from Rousham and does not suggest that these sites are visible.
- The team intends to commission a technical appraisal of the claim made by the owner regarding visibility of the site, to allow for the possibility that the Rousham Trust may take a different view if presented with clear evidence to the contrary.
- In the meantime, this issue is regarded as a possible constraint to development, until proven otherwise.
- Nizewell Head houses can be seen from further down the valley (but not from Rousham); this may be influencing the owner’s position.
- The site could be regarded as a natural extension of Nizewell Head
- Mature frontage hedge would need partial removal.
- Public access is permissive; there is no PRow here.
- There is an informal footpath on the grass verge to the site entrance.
- The road here has some capacity for additional traffic.
- Adjacent to Pocket Park playground (to be improved in 2024)
- Dwellings on the site would benefit from a good view of the valley

SITE OWNER’S COMMENTS

- Yes I own both sites and they will never be developed as they can be seen from Rousham Gardens (see also Assessment Team Views)

COMMUNITY FEEDBACK

- Close to shop and no hills to get there
- Walkable to station
- Bus stop very close
- Good wide frontage to larger road
- Investigate if site is visible from Rousham
- Tall trees probably protect Rousham from visibility of development
- Additional trees could be planted to protect Rousham
- Best for everyone if housing developed here, as a balance to sites developed in recent years at the western end of the village
- Investigate if site is visible from Rousham
- Use GIS software to see if visible from Rousham
- Ask owners to think again after checking visibility

PLANNING BALANCE

The site is well located in the village; its positive attributes are:

- It is a brownfield site
- It is close to bus stops and a reasonable and level walk to the shop
- It could be seen as a natural extension of Nizewell Head
- Good views from the site
- It scores well on both the RAG criteria and the SEA analysis

Which outweigh adverse considerations:

- Loss of amenity to a significant number of adjacent dwellings
- Loss of a popular dog-walking route

However, there is a possible constraint to development (the question of visibility from Rousham) which must be taken into account.

RECOMMENDATION

The site is proposed as a reserve site for further investigation, and to be included in the Reg 14 consultation in order to seek further community feedback.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	A
3. Topography	A
4. Greenfield or Previously Developed Land	G
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	G
7. Relationship with existing pattern of built development	G
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	A
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	G
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	A?
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	G
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	G
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	G
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

SEA topic	Likely effect
Air quality	0
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	0

PLANNING HISTORY

PHOTOS



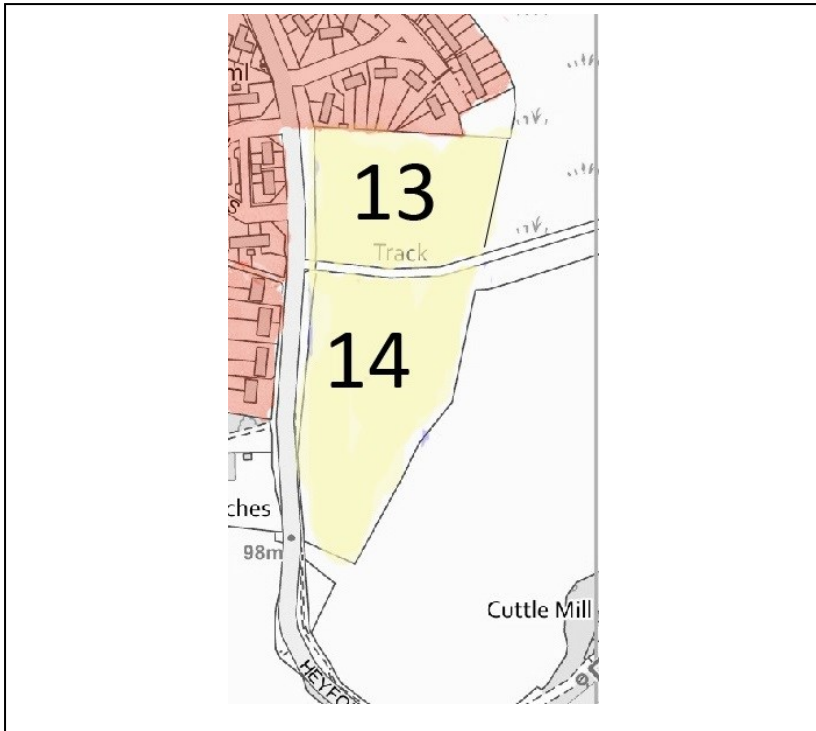
Former allotments south of track off Heyford Rd AVAILABLE AREA (ha.): 1.8 POTENTIAL NO. OF DWELLINGS: 54

OWNER

Charles Cottrell-Dormer, Rousham Estate

KEY POINTS OF SITE DESCRIPTION

- Former allotments, classed as brownfield site
- Frontage site
- Significant screening by hedges and a few trees, on three sides
- In Rousham Conservation Area, but outside SA Conservation Area.
- Gently sloping site
- Not adjacent to any residential properties
- A popular dog-walking route
- Probably not eligible for allocation unless adjacent site 13 is also allocated



PLANNING POLICY ISSUES

- Potentially sensitive site subject to protected views from Rousham
- Not adjacent to the settlement area unless combined with site 13

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

134

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

6

PLANNING HISTORY

ADVICE FROM CONSULTANTS

Best to classify the site as a “Reserve site” in case the owners can be persuaded to change their minds regarding visibility of the site.

ASSESSMENT TEAM VIEWS

- It is highly questionable whether either site 13 or 14 can in fact be seen from Rousham Gardens. The key protected view is from the Lion and Horse statue on the main lawn: a belt of trees exists between it and the sites. The Rousham Conservation Area Appraisal 2018 details all the sensitive views from Rousham and does not suggest that these sites are visible.
- The team intends to commission an appraisal of the claim made by the owner, in order to challenge what is presented as a fact, and to allow for the possibility that the Rousham Trust may take a different view if presented with clear evidence.
- Combined with site 13, could be seen as a natural extension of Nizewell Head. However, it is a large site, and combining it may be unnecessary if site 13 goes forward.
- If this site is considered, its extent could be limited to the boundary of the settlement area opposite.
- There are three frontage trees, which should permit access without impact. Mature frontage hedge would however need partial removal.
- Public access is permissive; there is no PRow here.
- There is an informal footpath on the grass verge to the site entrance.
- The road here has some capacity for additional traffic.
- Dwellings on the site would benefit from a good view of the valley
- Roman pottery sherds were found on the site some years ago

LEGAL IMPEDIMENTS

- None known

SITE OWNER'S COMMENTS

- Yes I own both sites and they will never be developed as they can be seen from Rousham Gardens.

COMMUNITY FEEDBACK

- Close to shop and no hills to get there
- Walkable to station
- Bus stop very close
- Good wide frontage to larger road
- Investigate if site is visible from Rousham
- Tall trees probably protect Rousham from visibility of development
- Additional trees could be planted to protect Rousham
- Best for everyone if housing developed here, as a balance to sites developed in recent years at the western end of the village
- Investigate if site is visible from Rousham
- Use GIS software to see if visible from Rousham
- Ask owners to think again after checking visibility

PLANNING BALANCE

The site is well located in the village; its positive attributes are:

- It is a brownfield site
- It is close to bus stops and a reasonable and level walk to the shop
- It could be seen as a natural extension of Nizewell Head if site 13 is also allocated
- Good views from the site
- It scores well on the RAG criteria

Which outweigh adverse considerations:

- The unlikely possibility that the site can be seen from Rousham
- Loss of a popular dog-walking route
- Possible archaeological interest

RECOMMENDATION

The site should remain on the reserve list until the viability or otherwise of site 13 is established. If it is viable, this site may not be required. It should be included in the Reg 14 consultation.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	R
3. Topography	A
4. Greenfield or Previously Developed Land	G
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	G
7. Relationship with existing pattern of built development	G
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	G
10. Important Woodlands, Trees & Hedgerows	A
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	G
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	A
16. Impact on Registered Park and Garden	G?
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	A
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	G
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	G
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	A
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

SEA topic	Likely effect
Air quality	0
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	0

PLANNING HISTORY

PHOTOS



Field behind Heyford Hill houses, adjacent to The Crescent AVAILABLE AREA (ha.): 1.7 POTENTIAL NO. OF DWELLINGS: 51

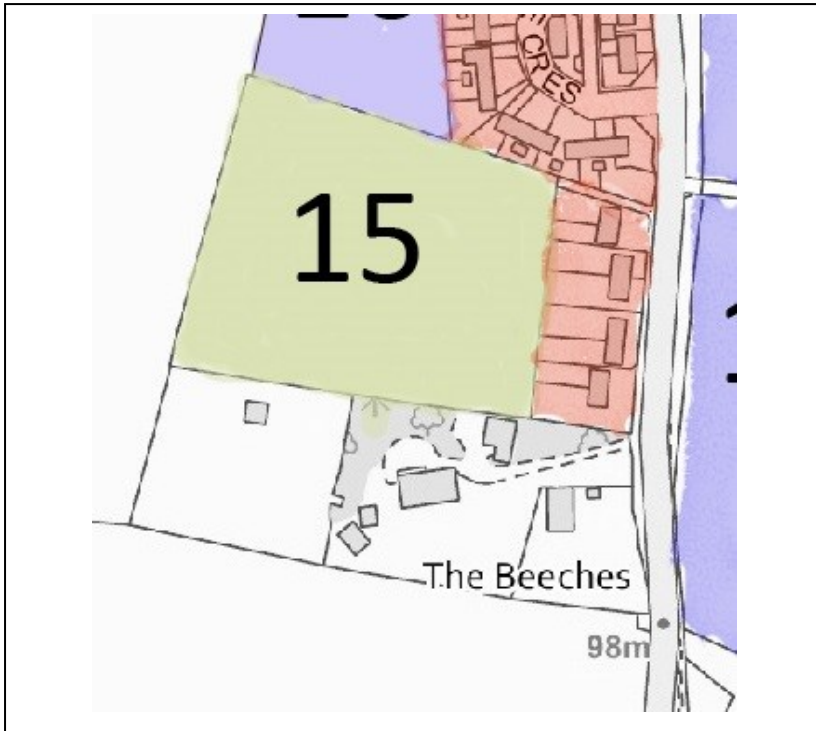
SA15

OWNER

Simon Porritt

KEY POINTS OF SITE DESCRIPTION

- Greenfield backland site
- 13 adjacent residential properties
- Track of very restricted width is only access from the highway
- Site is contained by hedges
- Site has significant gradient
- Could be regarded as pushing into open countryside
- Power line crosses site



PLANNING POLICY ISSUES

- May comply with MCNP Policy PD1

CRITERIA ASSESSMENT SCORE

Maximum = 155; see Appendix for detail.

113

SEA IMPACT SCORE

Maximum = 16; see Appendix for detail

6

PLANNING HISTORY

ADVICE FROM CONSULTANTS

- Need to establish with owner how satisfactory access would be achieved.

LEGAL IMPEDIMENTS

- None known

ASSESSMENT TEAM VIEWS

- A classic backland site whose residents would be hidden away from view, with possible consequences of exclusion from the established community.
- Very difficult to see how vehicular access of required standard can be achieved.
- Ditto for construction traffic

SITE OWNER'S COMMENTS

- I am not aware of any development viability issues to the site. I am not aware of any legal encumbrance to the site. I regard all or part of the site available for development between 2024 and 2040.
- Clarification: Following a site visit the only other sensible proposal to solve the issue of site access would be to include my site with any development agreed for Site 16 – were the site be a serious contender for development (email 10.10.23)

COMMUNITY FEEDBACK

none

PLANNING BALANCE

Benefits of allocating this site, namely:

- Good location in relation to buses and the shop
- Minimal visual impact on the village

Are over-ridden by the apparent impossibility of achieving satisfactory vehicular access to the site, and in addition:

- Loss of amenity to up to 13 residential properties
- Potential isolation of the new community

RECOMMENDATION

This site is not considered suitable for allocation.

APPENDICES

RAG RATING FOR THIS SITE

CRITERIA	RAG RATING
1. Current Use	G
2. Relationship with Settlement Boundary	G
3. Topography	A
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	G
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	R
8. Site Visibility	A
9. Likelihood of setting precedent of further adjacent development	A
10. Important Woodlands, Trees & Hedgerows	G
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	G
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	A
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	R
22. Safe vehicular traffic to and from the site.	R
23. Impact on existing vehicular traffic.	G
24. Safe access to a bus stop with current service	G
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	G
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	R
29. Distance to village shop	A
30. Overhead electricity transmission network.	A
31. Noise impact on site.	G

AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

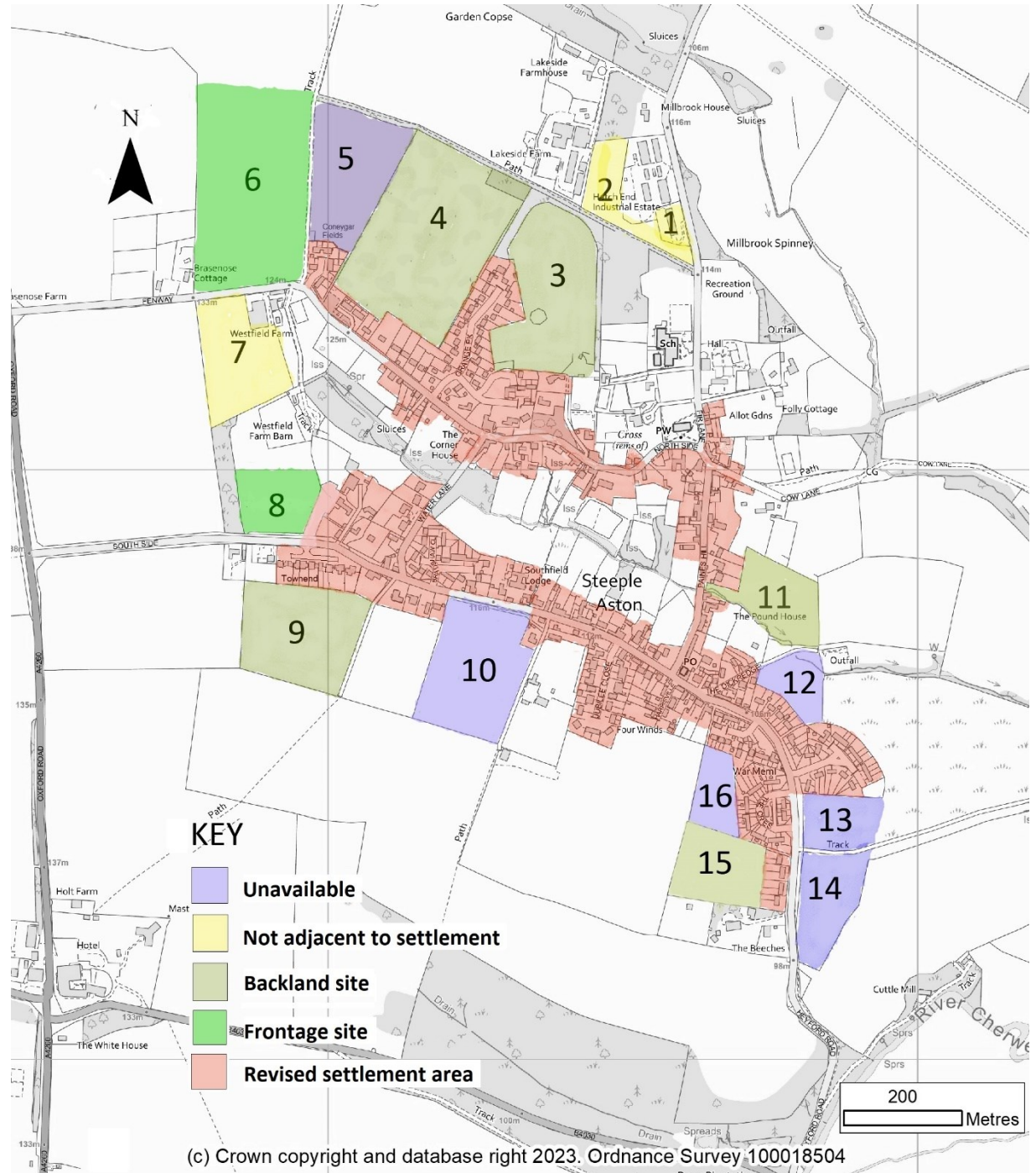
SEA topic	Likely effect
Air quality	0
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	0

PLANNING HISTORY

PHOTOS



APPENDIX 2: SITES MAP AS AT THE TIME OF THE PUBLIC MEETING 13/9/23



APPENDIX 3: LIST OF SITES AND OWNERS

Sites assessed: Steeple Aston

Site Ref	Location	Approx. Area (ha.)	Owner(s)	Notes
SA1	1 Old Poultry Farm, Fir Lane	0.35	Jeff Sasin and Liane Metcalfe	Not adjacent to settlement area
SA2	Land adjacent to Hatch End Business Park	0.95	Middle Aston Ltd.	Not adjacent to settlement area
SA3	Field adjacent to Grange Park and the Beeches	3.6	Richard and Daphne Preston	Backland site
SA4	Old Quarry, Fenway	6.75	Matthew Watson	Backland site
SA5	Paddock adjacent to Coneygar Fields	3.0	Pauline Burwell	Unavailable at present
SA6	Field adjacent to Fenway and Coneygar Fields	6.0	Robert and Deana Barbour	Frontage site
SA7	Field adjacent to Westfield Stables, south of Fenway	2.35	Janet Preston	Not adjacent to settlement area
SA8	Field opposite Townend, South Side	1.7 (0.8 available)	Pauline Burwell	Frontage site
SA9	Field to south of and behind Townend	3.3	Amit Bhundia, Hopcrofts Holt Hotel Ltd	Unavailable at present
SA10	Kinch's field, South Side	2.6	Royston Kinch	Unavailable at present

SA11	Land behind The Pound, and off The Dickredge	1.4	Tyler family	Unavailable at present
SA12	Field adjacent to The Dickredge path	0.9	Royston Kinch	Unavailable at present
SA13	Former allotments off Heyford Road, adjacent to Nizewell Head	1.4	Charles Cottrell-Dormer	"Not able to be developed"
SA14	Former allotments south of track off Heyford Road	1.8	Charles Cottrell-Dormer	"Not able to be developed"
SA15	Field behind Heyford Hill houses, adjacent to The Crescent	1.7	Simon Porritt	Backland site
SA16	Field behind Lawrence Fields and The Crescent	1.0	Royston Kinch	Unavailable at present

APPENDIX 4: LIST OF CRITERIA USED FOR SCORING SITES

MCNP Site Assessment – Steeple Aston

List of Criteria applied to each site

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	RATING
1. Current Use	Vacant	Existing uses may need to be relocated	Loss of important local asset	
2. Relationship with Settlement Boundary	Site adjoins settlement boundary on more than one side	Site adjoins settlement boundary on one side	Site not contiguous with settlement boundary	
3. Topography	Flat or gently sloping site	Undulating site, though slope can be mitigated to accommodate development	Severe slope that cannot be mitigated	
4. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land	
5. Agricultural Land Classification	Land classified as Grade 3b or below or N/A	Land classified as Grade 3a (Best and Most Versatile)	Land classified as Grade 1 or 2 (Best and Most Versatile)	
6. Landscape Character (sense of place)	Site has indistinct character	Site has moderate character, typical of its surroundings	Site has strong positive character, with features worthy of conservation	
7. Relationship with existing pattern of built development	Consistent with existing settlement pattern	Some inconsistency with existing settlement pattern but can be mitigated	Wholly inconsistent with existing settlement pattern	
8. Site Visibility	Site visible from a small number of properties	Site visible from a range of sources; could be mitigated through landscaping or planting	Prominent visibility. Difficult to improve	

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	<u>RATING</u>
9. Likelihood of setting precedent of further adjacent development	Little likelihood of this scenario arising	Uncertain, but could be some likelihood of this scenario arising	High likelihood	
10. Important Woodlands, Trees & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of ancient tree, hedge, or TPO.	
11. Local Wildlife Designations (LWS or LNR)	No impact on wildlife designations	Small to medium impact but with potential to mitigate	Statutorily protected site affected	
12. Proximity to habitats with potential for protected species (e.g. Ponds with Great Crested Newts)	No impact on habitats	Small to medium impact but with potential to mitigate	Statutorily protected species/habitats likely to be impacted	
13. Listed Building or important built assets and their setting.	No harm to listed building	Less than substantial harm	Substantial harm	
14. Impact on the Conservation Area or its setting.	No harm	Less than substantial harm	Substantial harm	
15. Ancient monuments or archaeological remains.	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains site	
16. Impact on Registered Park and Garden	No harm or N/A	Less than substantial harm	Substantial harm	
17. Flood Zone Classification	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	
18. Any surface water flooding/drainage issues	No drainage issues identified	Need for mitigation (SuDS)	Drainage concerns.	
19. Any known contamination issues	No contamination issues	Minor mitigation required	Major mitigation required	
20. Any existing public rights of ways/bridle paths.	No impact on public right of way	Detrimental to public right of way	Re-routing required or would cause significant harm	
21. Safe pedestrian access to and from the site.	Existing footpath	No footpath but can be created	No potential for footpath	

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	<u>RATING</u>
22. Safe vehicular traffic to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided	
23. Impact on existing vehicular traffic.	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre	
24. Safe access to a bus stop with current service	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
25. Distance to village hall	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
26. Distance to equipped area of play (LAP, LEAP, NEAP)	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
27. Distance to amenity green space (LGS)/ outdoor sports facility	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
28. Distance to Primary School	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
29. Distance to village shop	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m	
30. Overhead electricity transmission network.	Site unaffected	Re-siting may be necessary	Re-siting may not be possible	
31. Noise impact on site.	No noise issues; peaceful site	Mitigation may be necessary	Noise issues will be an ongoing concern	

SCORING	SUB-TOTALS	FINAL SCORE
Number of Green scores = () x 5 = (total)x G =	Maximum Score Available = 30 x 5 = 150
Number of Amber scores = () x 3 = (total)x A =	
Number of Red Scores = () x 1 = (total)x R =	

APPENDIX 5: SITE ASSESSMENT SCORES

Site Assessment: Steeple Aston

SUMMARY OF RAG ASSESSMENTS September 2023

Mauve = unavailable

Site Ref	Location	Approx. Area (ha.)	RAG score max 155	Ranking
SA1	1 Old Poultry Farm, Fir Lane	0.35	121	3
SA2	Land adjacent to Hatch End Business Park	1.2	113	5=
SA3	Field adjacent to Grange Park and the Beeches	1.5 approx	105	6
SA4	Old Quarry, Fenway	4.0	99	7
SA5	Paddock adjacent to Coneygar Fields	3.0		
SA6	Field adjacent to Fenway and Coneygar Fields	0.8	97	8
SA7	Field adjacent to Westfield Stables, south of Fenway	2.2	95	9
SA8	Field opposite Townend, South Side	1.7	115	4
SA9	Field to south of and behind Townend	3.3		
SA10	Kinch's field, South Side	2.6		
SA11	Land behind The Pound, and off The Dickredge	1.4		
SA12	Field adjacent to The Dickredge path	0.9		
SA13	Former allotments off Heyford Road, adjacent to Nizewell Head	1.4	127	2
SA14	Former allotments south of track off Heyford Road	1.8	134	1
SA15	Field behind Heyford Hill houses, adjacent to The Crescent	1.7	113	5=
SA16	Field behind Lawrence Fields and The Crescent	1.0		

APPENDIX 6: TRANSCRIPT OF PUBLIC MEETING 13.9.23

Steeple Aston Parish Council and Mid-Cherwell Neighbourhood Plan Forum

PUBLIC MEETING – 13 SEPTEMBER 2023

MORE HOUSES IN STEEPLE ASTON?

WELCOME: Richard MacAndrew (MCNP member and ex-PC Chair), chairing this meeting, welcomed everyone to the second public meeting to discuss and assess proposals for more dwellings in Steeple Aston and Kirtlington.

BACKGROUND: Martin Lipson, (MCNP Forum chair), outlined the history of the Mid-Cherwell Neighbourhood Plan (MCNP) which came into force in 2019. It included an assessment of the local housing needs of Steeple Aston, Fritwell and Kirtlington – all then classed as large villages. The Forum, representing twelve member parishes, is now reviewing the Plan, with two teams – Development and Environment – looking again at the policies, and adding some new ones. The original Plan permitted 20 additional dwellings, representing 5% of the current number of homes.

In January 2023, Cherwell's Local Plan to 2040 was published (and then withdrawn). Possible dwelling numbers for Steeple Aston and Kirtlington had risen to 47 and 46 – increases of 11%. The consultation is about to re-start, but some of the details had been omitted and specific numbers of extra homes withheld.

10 out of the original 20 new dwellings permitted in the Neighbourhood Plan, have already been built at Townend. Between 2024 and 2040, we could consider possibly 25-30 more dwellings. Numbers may vary according to community preferences and the size of each site, rather than accepting a top-down figure from Cherwell.

ASSESSMENT PROCESS: Using the colour-coded map of potential sites, Martin continued to explain that the teams had been around the villages identifying and assessing possible sites. Of the four members of Steeple Aston's team, one is from Duns Tew to ensure an 'outsider' view.

16 sites have been identified and all landowners contacted. All landowners, bar the owner of Site 11, have responded.

No site was considered if it was not large enough to take at least 5 dwellings, or had no possible access. Development is also required to be ***adjacent to the 'settlement'*** (where people live) – the pink area on the map.

The criteria applied to possible sites, were based on national standards and the sites have been categorised as follows:

Yellow – sites not adjacent to settlement

Pale Green – backland sites behind existing dwellings

Spring Green – not backland, but with frontage to road

Purple – unavailable - owner not interested in their land being developed

Questions:

Adrian White, Fenway: What traffic impact would these housing sites have on the “village centre”, and where is the centre?

ML: *SA does not really have a ‘centre’ – e.g. village green. Paines Hill could perhaps count as the centre as it has the village amenities – shop, school, village hall – at both ends.*

Caroline Langridge, Grange Park: Do we have to have 46 houses? Wouldn't it be better to spread them out across smaller developments?

ML: *If there are going to be a large number, it would be better to spread houses across more than one site. However, the number 46 does not appear any more in Cherwell's Local Plan consultation, so for our purposes it is irrelevant. People are now being invited by Cherwell to say how many they think there should be.*

Lorraine Watling, Parish Clerk, for Heyford Park, resident of Grange Park: Now that Heyford Park is expanding, could SA request a lower number of houses?

ML: *As Parish Clerk for Heyford Park, you know that Heyford Park is expanding rapidly and the local ‘towns’ mentioned are now – Banbury, Bicester and Heyford. The original idea was that Heyford could expand so that local villages might not have to. However, modest expansion is a good thing – for affordable homes for children to stay in the village, or for older people to downsize. But where and how many? We need to start at the bottom and provide evidence for our suggested numbers.*

Merrick Baggalay, Greenacre: Why does ‘adjacent to’ seem to apply only to residential, not business buildings, or ‘built up’ areas like the school? Also, what exactly does “unavailable” mean?

ML: *Settlement is where people live and the settlement area lines in some cases are through parts of large gardens, to discourage development at the bottom of them. Outside of the settlement area is classed as ‘open countryside.’ The built-up area is a different definition. On the second question, “unavailable” reflects a statement by owners, who we have approached, that they do not wish to develop their land. In that case, we do not proceed with the site assessments. This is the way the process is conducted nationally. However, if you take the example of sites 13 and 14, the owner has said something a bit different – that they cannot be developed because they can be seen from Rousham garden. If this turns out not to be the case, it could perhaps change the status of the sites.*

Stuart Tolhurst Lawrence Fields: Why aren't there any more small brownfield sites rather than just fields?

ML: *A brownfield site is one that has been previously developed. However, the definition is not straightforward. Even so, the Government prefers to see development on brownfield sites, avoiding the loss of agricultural land.*

Janice Kinory, Paines Hill: You could ask consultants to use GIS software to check whether a site can be seen from another site.

Dennis Lauder, Grange Park: On the subject of scoring against the criteria, would it not be better to weight some of the criteria more heavily than others, to ensure that site scores reflect this better?

Christine Marsh (member of Kirtlington's assessment team) – we are open to trying out different methods. ML: *In addition, we will have an independent view from consultants.*

OTHER SUGGESTIONS FOR SITES NOT INCLUDED ON MAP

Lorraine W: What about the area near the Recreation Ground – Millbrook Spinney? It is not near the settlement, but is still near amenities.

ML: *It is a steeply sloping site in open countryside. There are many such sites, but they do not meet the criteria for allocation.*

Merrick Baggalay: What about the area to the east of Site 7 which is near the settlement area?

ML: *The owners said 'No.'*

THE SITES

With the aid of a large projected map, Martin continued by listing the details of each site:

Site No. 1: *(Yellow 'Not Adjacent Site' on Map)* This is the 'Old Poultry Farm' and is just in SA. The first building on the left is on a brownfield site, but is not adjacent to the settlement. It is of marginal size and only just eligible. It has frontage access to the road, is a detached site, but has no footpath. Its development might encourage 'coalescence' between Steeple and Middle Aston – something discouraged in the Neighbourhood Plan. There is resistance to housing in this area.

Owners (Jeff Sasin): 'We thought it might be a suitable site for younger people, near the school. We paced it out and thought it might be suitable for 8 homes, but we were thinking in terms of starter homes, which are smaller, or self-build homes.

ML: *Your aims would be supported, but is this the right site?*

Eileen- B-Jones, South Side: The traffic in the village, especially along South Side is horrendous already. Wouldn't this site expand the traffic problem to the outer area of the village?

Site No. 2: (*Yellow 'Not Adjacent Site' on Map*) This is a greenfield site behind the Business Park and adjacent to The Beeches footpath. The Beeches is a much-valued village footpath with protected species along it and losing the quality of this rural amenity, would probably not be welcomed by most of the village. It is a detached site between two Business uses. The community here would also be rather isolated from the rest of the village.

Charles Sandy, owner of Hatch End Business Park: We aren't especially keen to develop housing here, but interested to see the response.

Site No. 3: (*Pale Green 'Backland' Site on Map*) This is 'Richard's field' with the top end adjacent to The Beeches and the bottom end, overlooked by the existing dwellings in Grange Park. There is protected habitat at the northern end.

Richard Preston, owner: I would not develop the northern Beeches end, but it is a big field and a development for older people – bungalows, possibly – might be appropriate. It would have no effect on the South Side traffic and I have been offered access through (knock a house down). I have no serious plans as yet. I question whether it is in fact a backland site any more than several other existing developments, including Grange Park.

Lorraine W: It is a long way from the village amenities for the elderly and has no access to a bus stop.

Caroline L: Could there be access to another bus? A site for elderly people should not be ruled out.

Kim Fowler: I live on Fenway, it is very narrow (cars lose wing mirrors) and is not suitable for O.A.Ps.

Site No. 4: (*Pale Green 'Backland' Site on Map*) This is the old sand quarry site and is the largest of the proposed sites. It is adjacent to The Beeches and in 2017 there was a campaign for the trees to have TPOs which was successful. The neighbourhood plan also put it forward as a local green space, but it was deemed ineligible for this. Cherwell responded negatively when the site was put forward for development in 2017, due to its rural character.

Mat Watson, owner, Old Quarry House: I wanted it considered as a housing development to help the village. It would be targeted towards village needs, for people of all ages.

Caroline McLean, Southside: Is it possible to have a smaller number of houses on a large site, which would reduce the scale of the development?

ML: *Correct. Only a part of a large site might be utilised for a housing scheme.*

David Machin, Fenway: Fenway struggles already with the amount of traffic that uses it.

Site No. 5: (Purple **Unavailable** Site on Map) – not discussed.

Site No. 6: (Spring Green Frontage Site on Map) This is a frontage site, adjacent to the bridleway. It is a gateway (first site you come to) greenfield site currently used for growing crops. It would push the village out into open countryside, which may harm the character of the village.

Deana, daughter of owners, Warren Farm: As a younger person who does not own a home, my parents and I thought houses for younger people on part of the site, might be appropriate.

Caroline Edwards, Middle Aston: (Member of the assessment team): It would be an attractive site for the young, or the elderly. It might only use half a field and could be a successful gateway to the village.

Tina Ferguson, Fir Lane: Are we only considering homes for the young and the elderly?

Martin Clist: The site is an attractive spot with good access to the main road.

Lorraine Watling: Sites 6,7 and 8 are all quite attractive and development there could “square-off” the village. Fenway is a single-track road. Would there be any chance it might be widened and a footpath added?

Site No. 7: (Yellow ‘not adjacent to settlement’ Site on Map) The site is not adjacent to the settlement, but would be a gateway site. It was submitted to Cherwell in 2017, but was deemed to negatively harm the character of the village, if developed. It is a greenfield site, currently grass.

Richard Preston, speaking for cousin Janet Preston, the owner: Why is it ‘not adjacent to the settlement’ when there are bungalows and a cottage there?

ML: *The settlement area is clearly defined and does not include outlying buildings. The ‘settlement area’ map is a legal document and it determines whether a site is adjacent to it or not: it is a matter of fact.*

Charlotte Powell, The Dickredge, farmer: There is no difference between a grass field and an arable field.

Site No. 8: (Spring Green Frontage Site on Map) This site is on South Side, opposite the garage. It is a greenfield site but the owner only wants to offer two acres. There are Section 41 protected species adjacent to the site. This would be a gateway site.

There were no comments from the owners.

Caroline Maclean: I live on South Side which has been dug up four times recently and is a mess. My visitors have remarked on how the Townend 'gateway site' has ruined the approach to the 'nice old village houses.'

Tim Lang, South Side: We have lived in the village for twenty years and were told when we bought our house, that development opposite us was unlikely. Now we are living opposite Townend, after three long years of disruption. We were hoping to sell our house and downsize, but that is now impossible. You are talking about yet more development, on South Side – just a few yards up the road. There will be more traffic and more children walking a long way to school.

ML: *I'm sorry to hear about your dilemma. Planning can have unfortunate consequences and is a very sensitive process.*

Caroline L: Might bungalows be more suitable for the site?

Site No. 9: *(Pale Green, Backland Site on the Map)* This site is now unavailable, as is **Site No. 10.**

Site No. 11: *(Pale Green Backland Site on Map)* This is a backland site which lies off Paines Hill. The entrance to the site is between two existing houses and is classed as open countryside. It is a steep site with a stream which may flood. More traffic on Paines Hill could be a problem.

The owner has not responded.

There were no comments.

Site No. 12: *(Purple **Unavailable** Site on Map)*

Sites No. 13 and 14: *(Purple **Unavailable** Site on Map)* These two sites are on the Heyford Road and are owned by Charles Cotterell-Dormer, of Rousham House. He has stated any development would be visible from Rousham House garden and therefore not permitted.

Janice Kinory, Paines. Hill, Archaeologist: Rousham House is listed so CC-D's comment may be correct, however, if the sites cannot be seen from Rousham Gardens, this may not apply. This can be checked. *(She gave further details of where this can be done.)*

Site No. 15: *(Pale Green Backland Site on Map)* This is a backland site, near The Crescent.

The owner would like this considered. Would this move the village further into open countryside?
There may be a problem with overhead power lines.

There were no comments.

Site No. 16 is unavailable.

NEXT STEPS:

No decisions will be made without further consulting the views of the community.

There will be an independent evaluation of the sites, and outline plans made with consultants and discussed with landowners.

There will be a formal consultation on the MCNP review in the spring of 2024. CDC's review of its Local Plan should be starting this autumn.

Following the spring 2024 consultation, the MCNP will be modified and an Examiner appointed.

If approved, a local referendum will take place to bring the revised Neighbourhood Plan into force next summer.

The policies will recommend a maximum number of dwellings, appropriate for the particular site .

With landowner support, there could be a mixture of affordable dwellings for both old and young people.

If the community supports a more local approach, as opposed to using commercial developers, a **Community Land Trust** is a possibility with community-led housing proposals.

At the Parish Council Meeting in October, recommendations from the assessment team will be discussed. .

General Questions and Comments:

Caroline L: Can we expect any more S106 money? (Money given to CDC by the housing developers, for which local communities then submit requests for funding local projects.)

ML: It depends on the scale of development whether such funding can be requested. It can be a fraught process - *currently Rectory Homes have not yet handed over any money to CDC for the Townend development, even though the conditions of their contract were to hand it over when the first resident moved in, (four months ago).*

Richard P: Why not move the school to Site 6 near the main road and use the school site for houses?

Merrick Baggalay: Restrictive covenants from landowners as to how their land is used should be considered. Also, when will the next iteration of the sites map be published, to help potential neighbours?

David Machin: Sites 13 and 14 have heavily wooded areas of tall trees between the sites and Rousham. It is very doubtful that they can be seen from the garden.

Marion Ganthony, South Side: The current drainage in the village is poor, the sewer system is already not adequate and the size of the school is increasing. Our infrastructure is already at a tipping point.

Tina F: In answer to Richard's idea to move the school and Marion's to increasing numbers – at present only 50% of school pupils live in the village and the school trustees own the land and buildings. The school has had a great deal of investment, so it is unlikely to be moved.

Lawrence White, Dickredge: Who is responsible for upgrading the roads? Did the developers decide to upgrade the *Red Lion* corner?

ML: *It was a County Council requirement.*

Lorraine W: Might it be possible to have a bus stop on the main road?

There were no more questions, or comments and Richard closed the meeting at 9.30.

Angharad Lloyd-Jones, Parish Council Chair, thanked Martin and Richard and the Forum members for the hours and months they had already spent making sure that the ultimate outcome will be an appropriate one for the villagers of Steeple Aston.