



WEST OXFORDSHIRE
DISTRICT COUNCIL

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West Oxfordshire Local Plan 2043

Housing and Economic Land Availability Assessment (HELAA) 2025



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1. Introduction

- 1.1 This document is the West Oxfordshire Housing and Economic Land Availability Assessment (HELAA) 2025. It supersedes the previous West Oxfordshire Strategic Housing Land Availability Assessment (SHLAA) which was published in 2016.
- 1.2 The HELAA considers the potential suitability of various sites across the District for housing and economic development. The majority of these sites have been suggested to the Council by developers, landowners and others although some sites have been identified by the Council itself.
- 1.3 Importantly the HELAA does not make any formal land allocations but rather it provides an 'informal' assessment of potential suitability for development. The HELAA therefore provides supporting background evidence to the Local Plan which does formally allocate land for development.

2. Background

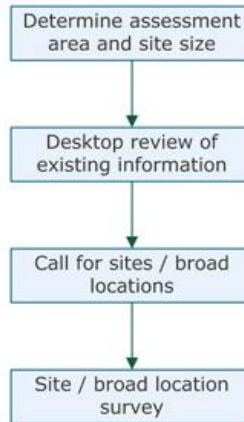
- 2.1 National policy set out in the NPPF requires local authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2 The most recent SHLAA for West Oxfordshire was published in 2016 and covered the 15-year period 2014 to 2031. It considered the potential suitability of land for housing and economic use.
- 2.3 This HELAA includes an assessment of sites in terms of their suitability for housing and employment use and also covers the extended period 2025 – 2040. Potential delivery is broken down into the following 5-year tranches:
 - 2025 – 2030
 - 2031 – 2035
 - 2036 - 2041

3. Methodology

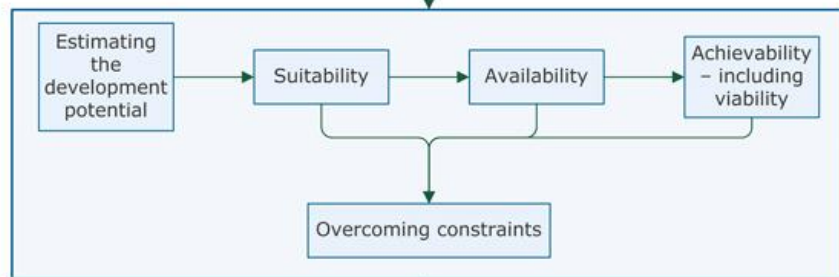
- 3.1 The Council's approach is consistent with the overall approach set out in the Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. This is summarised in Figure 1 overleaf.

Figure 1 - Housing and Economic Land Availability Assessment flowchart

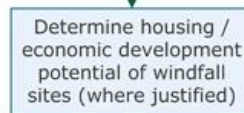
Stage 1 - Site / broad location identification



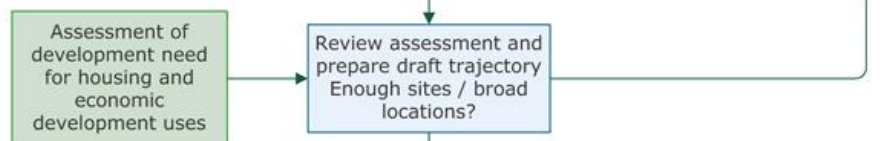
Stage 2 - Site / broad location assessment



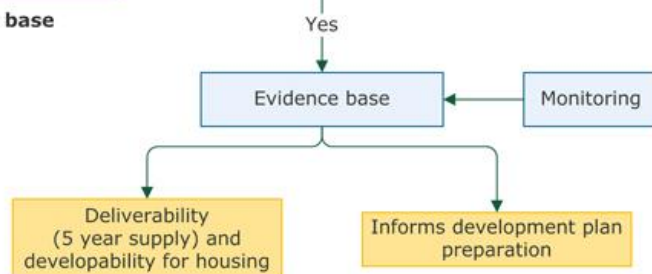
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1 – Site/Broad Location Identification

- 3.2 This stage has involved a number of sub-stages; defining the area to be assessed, the size of site to be considered, the type of site to be considered and sources of relevant information, initial identification of potential sites, an initial desktop review of their suitability and site surveys to consider this in more detail.
- 3.3 With regard to the area that has been assessed, the HELAA covers the whole of West Oxfordshire District. It focuses in particular on the settlements as set out in Table I below.

Table I -Settlements Assessed through the 2025 HELAA

Main Service Centres		
Witney	Carterton	Chipping Norton
Service Centres		
Bampton	Burford	Charlbury
Eynsham	Long Hanborough	Woodstock
Villages		
Alvescot	Aston	Bladon
Brize Norton	Cassington	Chadlington
Churchill	Clanfield	Combe
Curbridge	Ducklington	Enstone
Filkins & Broughton Poggs	Finstock	Freeland
Fulbrook	Great Rollright	Hailey
Kingham	Langford	Leafield
Middle Barton	Milton-u-Wychwood	Minster Lovell (South of Burford Road)
North Leigh	Over Norton	Shipton-u-Wychwood
Standlake	Stanton Harcourt & Sutton	Stonesfield
Tackley	Wootton	Ascott under Wychwood

- 3.4 For completeness, we have also considered sites that have been submitted in other parts of the District. These have been assessed and reported on under a general 'Other Rural' category.

- 3.5 In terms of site size, in line with national practice guidance we have assessed housing sites that are capable of accommodating 5 or more dwellings and commercial sites of 0.25 ha or more or that could accommodate 500m² or more of economic floorspace.
- 3.6 In terms of the type of site and potential sources of information we have considered a broad range of sites from a variety of different sources. This includes sites that are already in the planning process such as draft Local Plan allocations as well as sites that are not in the planning process including areas where there is known to be development potential and/or landowner/developer interest.
- 3.7 Many of the sites included in the 2025 HELAA are drawn from the previous 2016 SHLAA but following a 'call for sites' undertaken in June 2023, a number of new sites have been identified and assessed accordingly, including sites submitted for potential employment use or mixed-use including housing and employment. Site plans of all sites that have been assessed through the HELAA are attached at Appendix I.
- 3.8 This report does not include an assessment of existing planning permissions. The suitability of those sites has already been accepted through the granting of the permission (or a resolution to grant permission subject to a legal agreement) and not including them has the advantage of making it clearer what additional capacity exists for new housing and economic development in the District over and above those existing permissions. Those sites with planning permission contribute to the housing land supply for the first 5 years of the Local Plan from 2025 -2030.
- 3.9 Following the initial identification of sites, an initial assessment of their potential suitability was carried out looking at relevant desktop information to establish issues such as potential accessibility, landscape constraints, flood risk and the nature of surrounding land uses.
- 3.10 The initial assessment was then followed up through a number of site surveys to better understand the potential suitability of the sites that have been identified.
- 3.11 An initial sifting of sites was undertaken in order to rule out any sites from further consideration, that were subject to absolute constraints. An initial desk-based assessment was carried out on the site suggestions we received. As part of a preliminary screening process, any site that met one or more of the following exclusion criteria—resulting in a 'Yes' response—was automatically deemed unsuitable for further consideration.
- 3.12 These initial screening criteria are set out at table 2.

Table 2 - Initial screening criteria

Screening Criteria	Response
Does the site fall wholly within a site of international biodiversity importance?	Y/N
Does the site fall wholly within a site of special scientific interest (SSSI) and/or National Nature Reserve?	Y/N
Does the site fall wholly within a designated area of ancient woodland?	Y/N
Does the site fall wholly within an area of irreplaceable habitat?	Y/N
Does more than 50% of the site fall within Flood Zone 3b (functional floodplain)?	Y/N
Does the site fall wholly within a designated scheduled monument?	Y/N
Does the site fall wholly within a registered park and garden?	Y/N
Does the site fall wholly within a designated Local Green Space?	Y/N

Stage 2 – Site/Broad Location Assessment

- 3.13 Following the initial assessment of site suitability outlined above, more detailed consideration was given to the development potential of each site (in terms of how many new homes or business floorspace they could accommodate) as well as their suitability, availability and achievability.
- 3.14 We have worked together with other Oxfordshire authorities to prepare a Joint HELAA methodology for the county.
- 3.15 The HELAA methodology follows national guidance but also allows for each authority to make different assumptions based on local circumstances. The HELAA methodology is included at Appendix 3.
- 3.16 The Council's assessment of suitability is based on a range of factors including:
- Consistency with national policy
 - Consistency with development plan policy
 - Likely impact of development on neighbouring uses
 - Likely impact of neighbouring uses on development
 - Likely impact of development on the character of the area
 - Likely impact of the character of the area on development
 - Potential landscape impact

- Likely impact on the highway network
- Potential heritage impact

Development Potential

- 3.17 In estimating the residential development potential of sites and locations, we applied the following gross to net site ratio assumptions:

Gross site area	Gross to net site area ratio
0.4 ha and under	100%
0.4 ha – 2 ha	70%
2ha and above	60%

- 3.18 A density multiplier was then be applied to the net developable area to estimate the potential yield of each site/location in terms of the total number of dwellings.
- 3.19 As the vast majority of sites assessed through the HELAA are greenfield, edge of settlement sites, a density assumption of 35 dwellings per hectare was applied across the board.
- 3.20 In terms of availability a site can be considered to be available for development, when based on the best information available there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell, although it should be noted that the existence of a planning permission does not necessarily mean that the site is available.
- 3.21 In terms of achievability to be considered 'achievable' for development there must be a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the development over a certain period.
- 3.22 We have used a combination of professional judgement and discussions with stakeholders to determine the suitability, availability and achievability of the sites identified. Where potential constraints have been identified, due consideration has been given as to how these might be overcome.
- 3.23 Where it is considered that a site is unsuitable for housing or employment use, we have identified it as being 'not suitable'.

Stage 3 – Windfall Assessment

- 3.24 As part of this stage consideration has been given to the amount of likely ‘windfall’ development which will take place in the District in the period 2025 – 2043. Windfall development is speculative development that comes forward on sites that have not been allocated for development.
- 3.25 Based on past trends, the Council considers it reasonable to estimate that around 150 new homes per year will come forward from windfall development. To avoid double counting with existing planning permissions (a large proportion of which comprise windfall sites) we consider it reasonable to assume a total of 2,250 new homes from windfall developments in the period 2028 – 2043.

Stage 4 – Assessment Review

- 3.26 The results of the assessment are summarised in Section 4 below and set out in full at Appendix I.

Stage 5 – Final Evidence Base

- 3.27 This interim report presents the Council’s assessment of housing and economic land availability as of October 2025.

4. Assessment Findings

- 4.1 A summary of the assessment findings is attached at Appendix I. The HELAA Assessment Matrix is attached at Appendix 2.
- 4.2 Table 3 below set out the potential HELAA site capacity for residential development in West Oxfordshire in 5 year tranches for the next 15 years.
- 4.3 Table 4 indicates which of the assessed sites are suitable for employment development with detail of the total site area for those sites. This does not indicate the total developable area of each site, which will be dependent on environmental constraints and existing uses and buildings within the site area. The total developable area will also depend on the type of business use proposed for each site and whether any buildings will be subject to conversion or redevelopment. Therefore, the total developable area is likely to be materially less in most cases.

Table 3 - Summary of Housing Land Availability (number of dwellings) by settlement

Settlement	Extant Residential Permissions (April 2025)	0-5 years	6-10 Years	11-15 years
Witney	616		900 – 1,200	900 – 1,200
Carterton	165		42	
Chipping Norton	110	103	375	375
Bampton	16		150	
Burford	29		75	80
Charlbury	4	37	40	40
Eynsham	10			
Long Hanborough	162		150	150
Woodstock	526			
Alvescot	0	0	300 - 500	300 - 500
Ascott under Wychwood	2	0	0	0
Aston	44		40	
Bladon	1			
Brize Norton	255		1,850 – 2,900	1,850 – 2,900
Cassington	0			
Chadlington	5			
Churchill	18			
Clanfield	0		25	25
Combe	1			
Curbridge	77		250 - 300	250 - 300
Ducklington	129			
Enstone	5			
Filkins	2			
Finstock	2			
Freeland	2	60	37	37
Fulbrook	1	8		
Hailey	4			
Kingham	1	70	15	15
Langford	0		20	
Leafield	6		11	
Milton under Wychwood	5			
Minster Lovell	140			
North Leigh	100		20	20
Other Rural	30			
Shipton under Wychwood	5		20	
Standlake	12		200	
Stanton Harcourt	4			
Stonesfield	6		30	30
Tackley	1		70	
The Bartons	4	80		
Wootton	0		0	0
Windfall	0	300	750	750
TOTAL	2500	698	5,370 – 6,970	4,822 – 6,422

Table 4 - Summary of employment land capacity by settlement

<i>Site Reference</i>	<i>Sites suitable for employment development</i>	<i>Location</i>	<i>Total site area (Ha)</i>
ALV 005	Land off Station Road	Alvescot	1.8
BN 002	Land north and east of Carterton	Brize Norton	83.9
CART 005	Carterton South Industrial Estate	Carterton	0.6
CART 006	Land at West Oxon Business Park	Carterton	1.2
CHIP 004	Highways Depot	Chipping Norton	5.1
CHIP 010	Land at junction of Walk farm Lane	Chipping Norton	0.7
CHIP 018	Rockhill Farm	Chipping Norton	2.8
CUR 008	Land west of Downs Road	Curbridge	33.2
DUCK 005	Land at Ducklington Lane	Ducklington	3.1
DUCK 006	New Close Lane	Ducklington	0.6
DUCK 007	Dudley's American Motorhome	Ducklington	2.3
ENS 001	Enstone Business Park	Enstone	36.8
ENS 005	Worths Motor Services	Enstone	2.7
ENS 007	Enstone Airfield	Enstone	11.3
FREE 005	Wroslyn Road Industrial Estate	Freeland	1.0
KING 005	Land adjacent to Kingham Station	Churchill	4
MIN 003	Bennetts Yard	Minster Lovell	1.9
NL 006	Eynsham Saw Mill	North Leigh	1.6
STAN 003	Cotswold Farm	Standlake	10.2

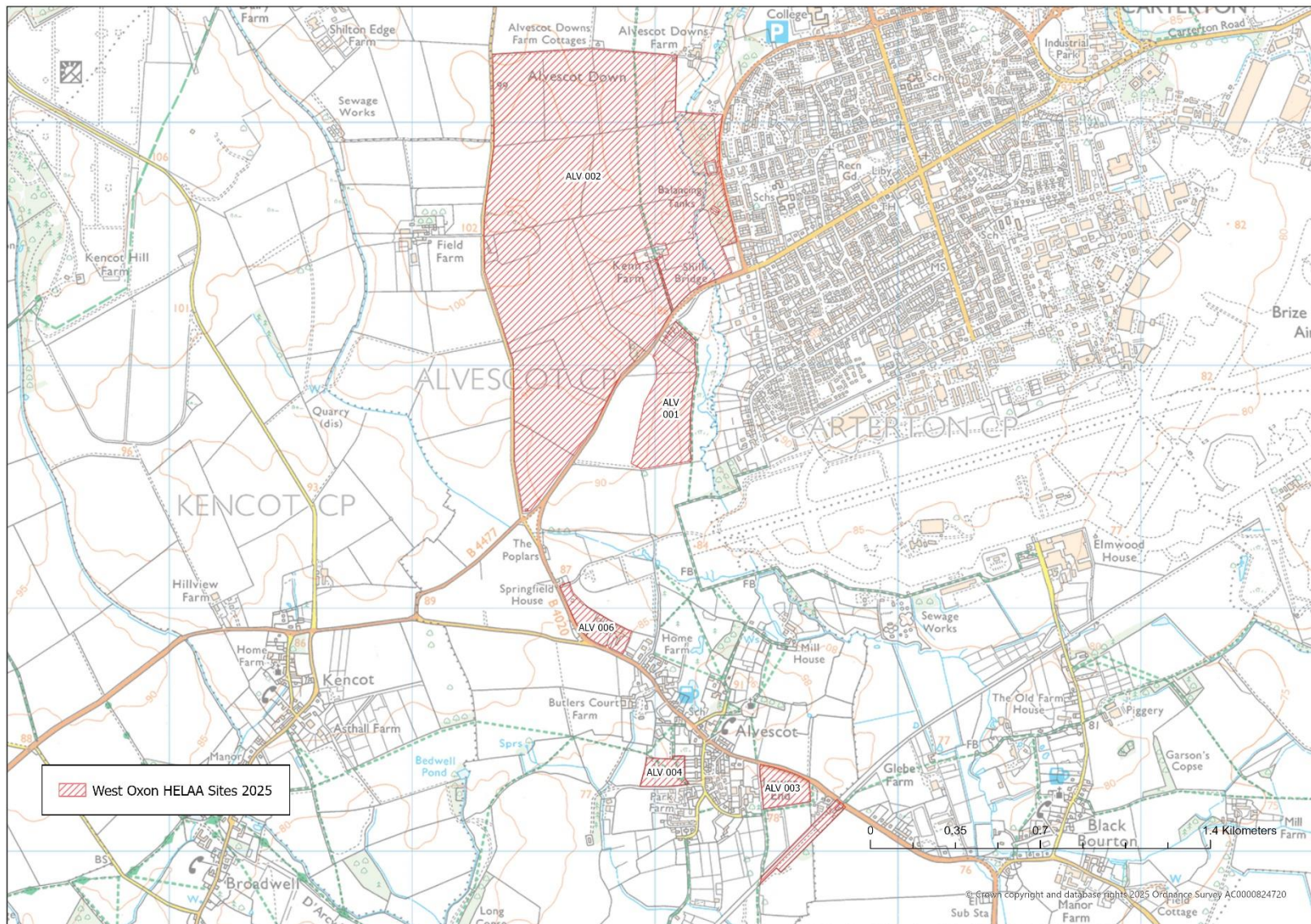
5. Next Steps

5.1 The HELAA is not a one-off study and will be updated on an annual basis. Regularly updating the HELAA will allow us to establish whether:

- Planning applications have been submitted on any of the sites or broad locations identified in earlier assessments;
- Any progress has been made in removing constraints to development and whether any sites previously considered to be undeliverable or undevelopable are now able to come forward;
- Any unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
- Our assumed windfall allowance (150 per year) is coming forward as expected.

APPENDIX I – SITE ASSESSMENT SUMMARIES AND MAPS

Alvescot



Site Reference ALV 001	Site Name Land south of Alvescot Road	Location Alvescot
Site Area (Ha) 10.4	Proposed Use Residential	Indicative Capacity 218
Site Description Large agricultural field seperated from the built extent of Carterton by the Shill Brook valley and Willow Meadows Country Park. The northern part of the site adjacent to Alvescot Road is occupied by a traveler site and two small areas of rough grassland. used for grazing horses. The majority of the site extends south from Alvescot Road into the open countryside and is occupied by agricultural land. This rises from east to west away from the Shill Brook valley. There are trees and hedgerows along the eastern boundary but no trees within the site itself. The site is very open and exposed and prominent in the landscape, especially approaching Carterton from the West.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Site is disjointed from Carterton and relates poorly to the existing settlement. The site is an irregular shaped parcel of land, to the west of Carterton and the north of Alvescot. It is agricultural land, in the open countryside. To the north, south and west of the site is open countryside. To the east of the site, beyond an area of vegetation and agricultural land, is Carterton. Isolated site that is surrounded by open countryside and separated from other development therefore would lead to sporadic isolated development that would be out of character with the surrounding open countryside.		

Site Reference ALV 002	Site Name Land west of Carterton	Location Alvescot
Site Area (Ha) 125.3	Proposed Use Mixed Use	Indicative Capacity 2631
Site Description The site is bounded by Alvescot Road to the south, Upavon Way to the east, the Alvescot to Shilton Road to the west and the Alvescot Downs Farm Track to the north. The eastern part of the site incorporates the Shill Brook and its valley, the eastern part of which is the densely vegetated area known as the Warren. The western part of the site is part of an open expansive area of down farmland rising up to the north. There is a collection of existing buildings within the site at Kenns Farm including dwellings, outbuildings and holiday cottages. To the east is the edge of Carterton and modern housing estates which are well screened by existing vegetation along this western edge of the town. The site adjoins open and expansive limestone wold farmland to the west and north toward Shilton village. To the south the landscape becomes more enclosed around Alvescot village. The western end of the RAF Breeze Norton runway lies around 600m to the south of the site.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Potential for scheme that could align with the Local Plan spatial strategy. Large scale potential strategic site option. Would represent an extension of Carterton to the West beyond the Shill Brook Valley – Relatively disjointed from the existing settlement and sensitive landscape. Potential for scheme that could align with the Local Plan spatial strategy. The site slopes gently upwards to the north and is relatively prominent agricultural land. The site is closely related to the western boundary of the settlement so could be seen as an extension to the settlement if the landscape impact is acceptable. However, the character of the area is very much that of open countryside and the development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		

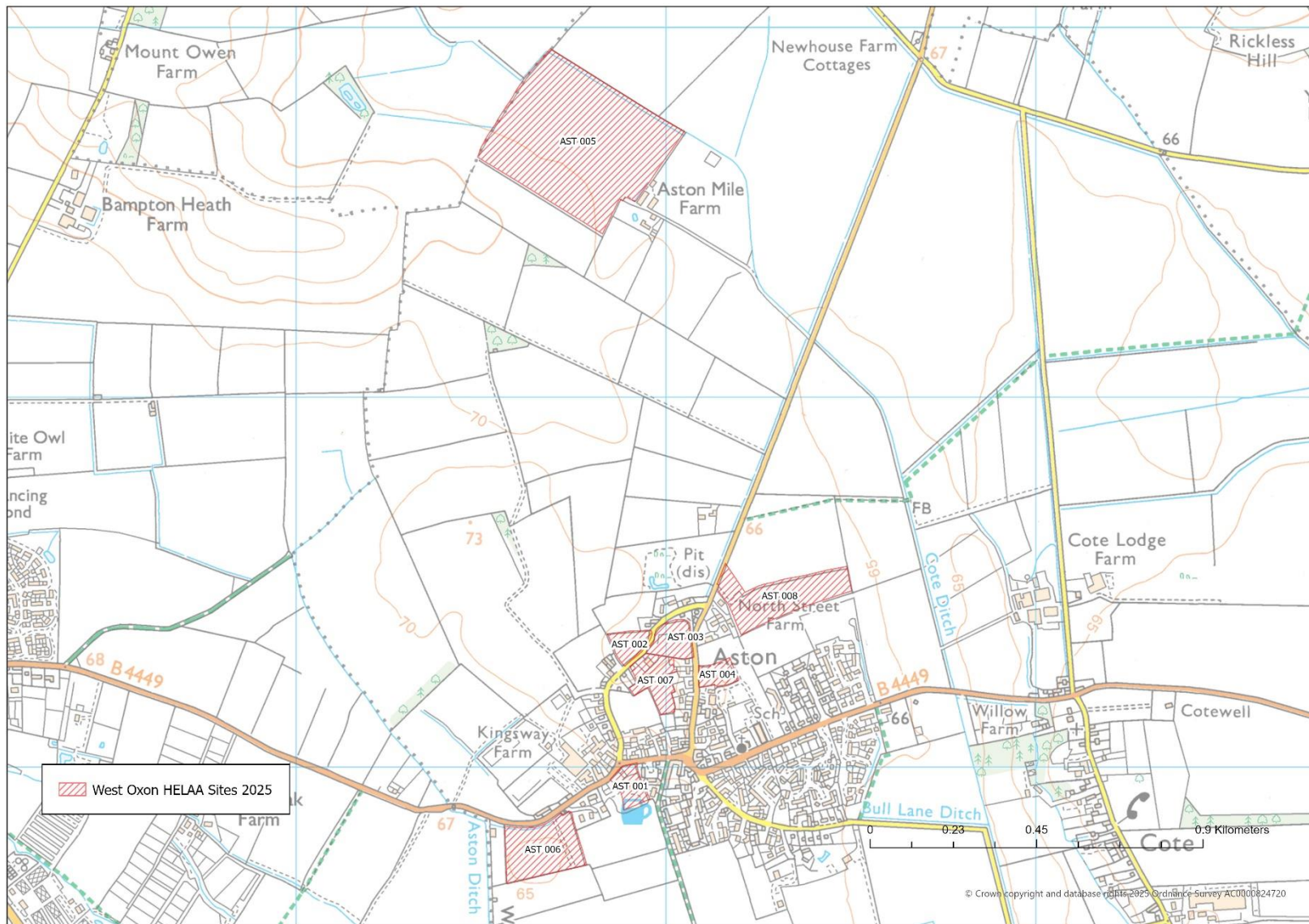
Site Reference ALV 003	Site Name Land adjacent to Rectory Farm	Location Alvescot
Site Area (Ha) 2.8	Proposed Use Residential	Indicative Capacity 59
Site Description There may be potential for development on part of site, but would impact on rural setting of the village and impact on the conservation area		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary There may be potential for development on part of site, but would impact on rural setting of the village and impact on the conservation area. The site is an irregular shaped parcel of land to the southeast of Alvescot, to the south of Station Road. The site lies between a farm to the west and residential dwellings to the east on the southern flank of Station Road. Open countryside is to the north and south. The site is an open flat field and could be seen as infill development but would extend the settlement in a linear fashion eastward. It would be relatively close to the centre of the settlement and would context with existing development at the eastern end of the village. Therefore, providing the impact on cons area and character of the countryside is acceptable it could be suitable for development.		

Site Reference ALV 004	Site Name Land off The Green	Location Alvescot
Site Area (Ha) 2.0	Proposed Use Residential	Indicative Capacity 49
Site Description Sensitive site within the conservation area. Poor access		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Sensitive site within the conservation area. Poor access. The site is an approximately rectangular parcel of land to the southwest of Alvescot. It is surrounded by mature vegetation, with a large cluster of trees to the north of the site. North and east of the site are residential dwellings, with some open land and dwellings to the south. Open countryside lies to the west of the site. Whilst there are some existing houses nearby to the south and east this field seems to be very rural in its character the access road is narrow and limited and there would be an impact on the character of the countryside and setting of the conservation area. There is also a PROW crossing the site.		

Site Reference ALV 005	Site Name Land off Station Road	Location Alvescot
Site Area (Ha) 1.8	Proposed Use Residential	Indicative Capacity 44
Site Description Relatively narrow, rectangular shaped site extending south from Station Road, occupying part of the trackbed of the dismantled railway. Site is currently in use as a fencing business and coal yard and much of the site is covered with hard surfacing. There are a number of structures present within the site used for storage of materials as well as for operational purposes. To the north east of the site lies a residential bungalow adjacent to the Station Road access. The site boundaries are lined with trees with clustered vegetation to the south west of the site. To the northern most part of the site adjacent to Station Road are a cluster of large residential properties, somewhat disjointed from Alvescot. Further residential properties are arranged in a linear fashion to the north of Station Road as an outlier to Black Bourton. The predominant surrounding land use character is open, flat, agricultural fields, particularly to the south as land extends further into the Thames valley		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary The site is a long, narrow rectangular shaped parcel of land situated to the southeast of Alvescot. The land is currently a vacant coal and timber yard with areas of dense, mature trees and buildings associated with its previous use. There is a sign stating the site is available to let. The site is alongside an isolated group of buildings to the east of the village is hard surfaced and has a good access. The site is brownfield and well screened so lends itself to development of employment or housing although its linear shape limits this potential use. Also, the isolated nature of this group of buildings is an issue unless development comes forward on land to the west put forward under ALV 003, is also developed.		

Site Reference ALV 006	Site Name Alvescot Lodge	Location Alvescot
Site Area (Ha) 3.0	Proposed Use Residential	Indicative Capacity 63
Site Description The site is an irregular shaped parcel of land to the north of the B4020 and to the northwest of Alvescot. Situated on the land is a residential training centre, with a further area of grassland and mature trees. Land to the north, west and south is predominantly open countryside with further open countryside and some residential dwellings to the east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing - difficult site to develop:- Awkward site that has limited development potential and now has a residential childrens home /school use in the existing buildings so not really suitable. An unusual flat site that is part developed with traditional buildings , car parking area and what appears to be landscaped grounds to the north western end of the site . The site would be linear and extend the settlement along this side of the norther flank of the road with very little development on the other side of the road (apart from caravan site) . Gardens are landscaped with mature trees and with a bank that has a low stone wall on its road frontage at the back of the pavement and also has mature tress on it. This would need to be retained and would limit development potential. Lies within the Cons area and is not that far from centre of settlement with footpath links but extends the settlement in a linear fashion. Access is good but impact on mature trees and stone wall if to be improved which may impact on character of cons area .		

Aston



Site Reference AST 001	Site Name South of Bampton Road	Location Aston
Site Area (Ha) 0.8	Proposed Use Residential	Indicative Capacity 20
Site Description A level site, subdivided into temporary paddocks, which is part of a larger field forming the rural edge to the village. Views beyond link the site to the open countryside. There are isolated trees within the field and a well-established hedgerow to the west. Post and wire fence along road boundary adds to the openness of the site. The site is bounded on the east by low density, post war, detached properties and their gardens. To the north is the older part of the village, characterised by traditional Cotswold stone properties immediately abutting the pavement and road. The site is open to the south and affords views of the open countryside beyond.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Suitable for housing :- Centrally located site that is flat and has road frontage onto the southern flank of Bampton Rd . It is a narrow road with on street parking causing traffic flow problems so access onto this road could be problematic and will need to be carefully considered to ensure preservation of cons area character. There are houses on the west, east and north (other side of Bampton Rd) flanks of site so residential use seems appropriate . There is an electricity line running across the site but not an issue. check TPO's and ecology and flooding but sensible infill site close to bus stop and village centre with no landscape harm .		

Site Reference AST 002	Site Name Land at Back Lane (Site A)	Location Aston
Site Area (Ha) 0.7	Proposed Use Residential	Indicative Capacity 17
Site Description Site is broadly triangular, rough grazing land in a slightly elevated position above Back Lane. Site has no topographical or vegetation features and comprises just grassland, with trees and shrubs around the site boundary but outside of the site. Existing site access is in the north east corner of the site from Back Lane. Back Lane is a single track road, inappropriate for increased traffic movements and has no dedicated pedestrian or cycle provision. The site lies wholly within Aston Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Triangular flat field to the north of Back Lane. That lies wholly within the Aston Conservation Area. The site is slightly elevated above Back Lane and has mature hedges on all sides. To the northwest there is open countryside but to the west and east and south there is housing. Back Lane is a very narrow single-track road with a very rural feel. Whilst it could be argued that this site is infill the development of the site would impact on the character of the village through the loss of an important green space that contributes to the character of the village and the Aston Conservation Area. It would extend the village northwards into the countryside and away from the village centre and would have a significant impact on the rural character of Aston Conservation Area and on highway safety on Back Lane.		

Site Reference	Site Name	Location
AST 003	Land at Back Lane (Site B)	Aston
Site Area (Ha)	Proposed Use	Indicative Capacity
1.0	Residential	25
Site Description The site is an irregularly shaped field currently utilised for grazing purposes. The site is flat with sporadic vegetation including some trees and hedgerow around the site boundary but there are no features of interest within the site. The site is located on the outskirts of the village with low density development, including former agricultural buildings to the north, south and east. Although there is some residential development in close proximity to the site, the area is very rural in character. Land north of Aston The site is an irregularly shaped parcel of land, situated between Back Lane and North Street in Aston and is currently grassland. The site is situated to the northwest of Aston, at the edge of existing development, with a few dwellings to the north and a small development to the east. Beyond that is open countryside. Standlake Substation (which serves Aston) is more than 5% overloaded. Bampton STW (which serves Aston) is currently unable to manage incoming volumes of sewage, leading to untreated discharges during wet weather. Plans for upgrades are planned by Thames Water in 2026, to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Aston travel to Witney and Carterton. Within 1km of the site is a primary school. The site lies wholly within Aston Conservation Area.		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		
Commentary Flat roughly triangular shaped area of land just south of the junction between Back Lane and Main Street which lies wholly within Aston Conservation Area. There is housing to the north, south, west and east of the site and existing agricultural access onto Main Street. Whilst it could be argued that this site is infill development of the site would have a significant impact on the rural character of Aston Conservation Area through the loss of an important green space that contributes to the open rural character of the village.		

Site Reference	Site Name	Location
AST 004	Land at North Street (Site C)	Aston
Site Area (Ha)	Proposed Use	Indicative Capacity
0.6	Residential	15
Site Description The site is a rectangular parcel of land, situated to the north of the village of Aston, surrounded by mature vegetation. Land immediately to east and south are allotments, with land to the north agricultural land. Land to the east of the site has permission for 40 dwellings (22/00986/FUL). Standlake Substation (which serves Aston) is more than 5% overloaded. Bampton STW (which serves the area) does not have the capacity to manage the volume of incoming sewage, resulting in untreated discharges during wet weather. Upgrades are planned by Thames Water in 2026. There is a bus stop within 1km of the site. Buses from Aston travel to Witney and Carterton. Within 1km of the site is a primary school. The site lies wholly within Aston Conservation Area.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Flat open site with agricultural buildings and allotments adjacent the southern flank of the site (the agribuildings are included in app 25/00853/out)There are mature trees and hedges on site . Access would be onto North Road which runs along the western frontage of the site and serves other residential properties. North Road seemed relatively busy so access would need to be carefully considered especially as within conservation area . The site is very flat and low lying so could be ground water issues. There are buildings and hedges on site so ecology will need to be checked . The site is suitable for housing as is an infill between existing houses to north south and west of site and is close to settlement centre although footpaths links could be improved and no landscape harm .		

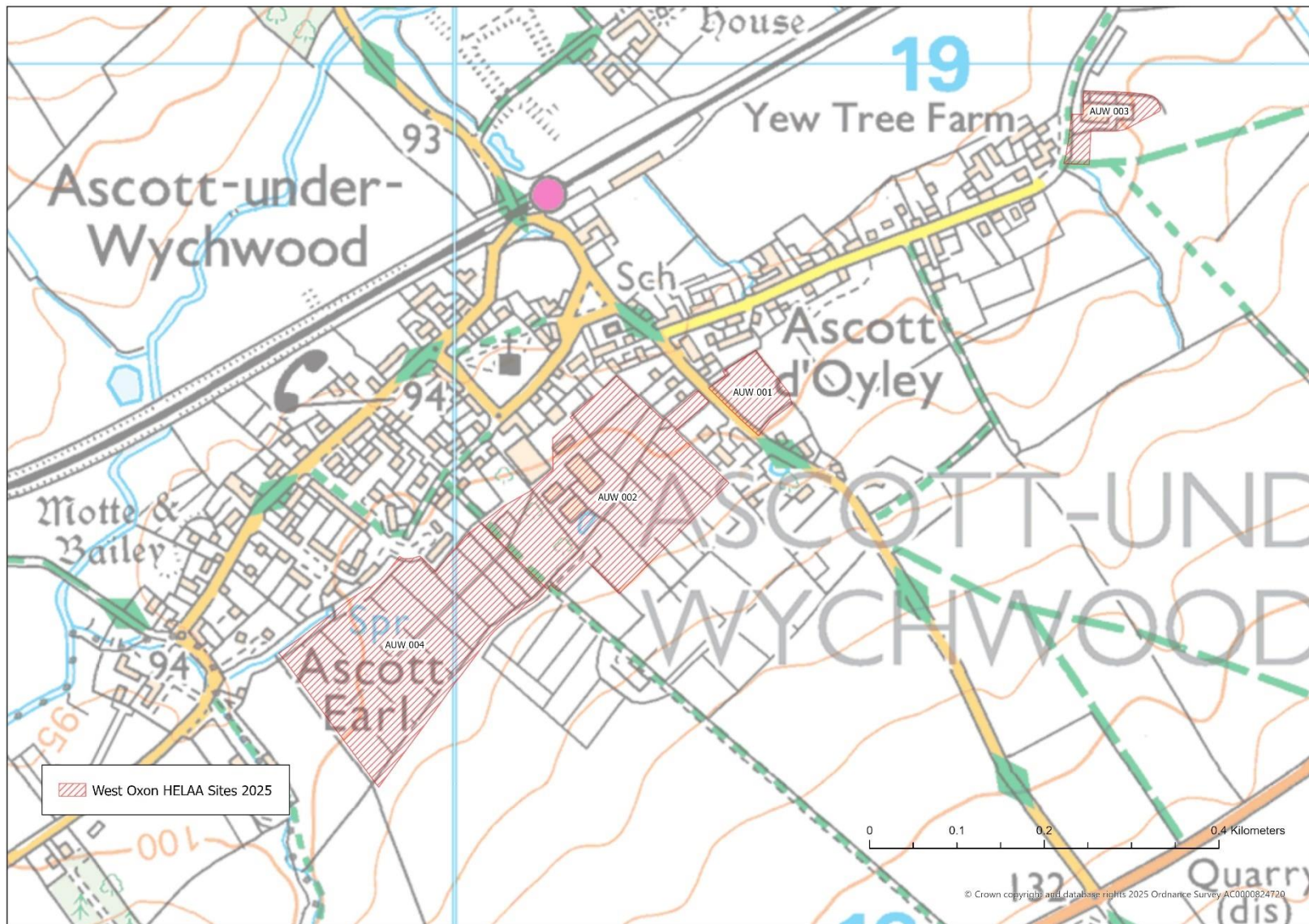
Site Reference AST 005	Site Name Land north of Aston	Location Aston
Site Area (Ha) 14.8	Proposed Use BNG	Indicative Capacity 311
Site Description The site is a square shaped parcel of land, adjacent to a farm, to the far north of Aston. Open countryside surrounds the site on all sides. The site is being promoted for BNG.Standlake Substation (which serves Aston) is more than 5% overloaded. Bampton STW (which serves Aston) cannot currently manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades will be completed by Thames Water in 2026 to increase treatment capacity. A small area of flood zone 2 intersects with the site on its northeastern border.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary		

Site Reference AST 006	Site Name Land south of Bampton Road	Location Aston
Site Area (Ha) 2.9	Proposed Use Residential	Indicative Capacity 61
Site Description Site is a large, rectangular, flat green field., potentially used for grazing. Site is bounded by trees and hedgerows on all sides with drainage ditches on the north and western boundaries. Bampton Road passes the northern boundary of the site with some limited linear housing development opposite although the dominant surrounding landuse is open agricultutal fields. Dominant surrounding land use is a mixture of arable and pastoral agriculture. The are is very rural in character as the site is disjointed from the built up area of Aston. There is some residential development to the north of the site strung out in a linear fashion along Bampton Road. To the east of the site land has been developed for housing		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Large flat rectangular agricultural field located to the west of the village on the southern flank of Bampton Road. There is new housing on the northern flank of Bampton Road opposite the site and to the northeast of the site. However, to the west, southeast and south there is open countryside. Approximately ¼ of the western part of the site is covered by a flood zone 2 area. The site is adjacent to Aston Conservation Area on a small part of its northern edge. The site would extend the village westwards in a linear fashion and contribute to coalescence of settlements. It would have a dramatic impact on the character of the open countryside and would extend the village in an out of character manner, to the west and south and have a significant impact on the rural character of Aston Conservation Area through the loss of an important green space that contributes to the open rural character of the village.		

Site Reference AST 007	Site Name Land south of Back Lane	Location Aston
Site Area (Ha) 1.3	Proposed Use Residential	Indicative Capacity 32
Site Description A relatively level site. Part of a number of small fields within the 'triangle' of Back Lane/North Street/High Street which contribute to the open grain and rural character of this part of the village and its Conservation Area. This part of Aston is characterised by dispersed dwellings, farm buildings and small fields/paddocks. It is generally rural in nature. A row of cottages lie immediately to the west of the site. All the other sides adjoin farmland.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Irregular area of flat grassland the is located in the middle of an area of green space that is flanked to the north by Bank Lane, to the east by Main Street and to the south by High Street. The site has housing on all sides but is part of an important open green space that contributes to the character of the village which lies wholly within Aston Conservation Area. Development of the site would have a significant adverse impact on the rural character of Aston Conservation Area through the loss of an important green space that contributes to the open rural character of the village. It would also impact on the amenity and privacy of existing dwellings.		

Site Reference AST 008	Site Name Land east of North Street	Location Aston
Site Area (Ha) 3.3	Proposed Use Residential	Indicative Capacity 69
Site Description The site a long, thin 'L' shaped parcel of land, situated to the northeast of Aston. It is currently agricultural land, surrounded by mature vegetation. Land directly to the south of the site has planning permission for 40 dwellings. There is open countryside to the north and east and a newer development of residential dwellings to the west. Standlake Substation (which serves Aston) is more than 5% overloaded. Bampton STW (which serves Aston) currently cannot manage incoming volumes of Sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are due in 2026, to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Aston travel to Witney and Carterton. Within 1km of the site is a school. The site is adjacent to Aston Conservation Area on its western edge.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Flat agricultural land with trees and hedgrows represents a natural extension to Aston. There is already new housing to the south of the site and North Road runs along the western Flank of the site . Limited footpath links to settlement centre and another access off North Road could be an issue with highways . Although no development to west of North Road this would link into new housing off Foxwood and may be potential to gain access for vehicles through this new housing to the south east of the site. Could represent a rounding off to development with limited landscape harm but would impact the setting of the Conservation Area .		

Ascott-under-Wychwood



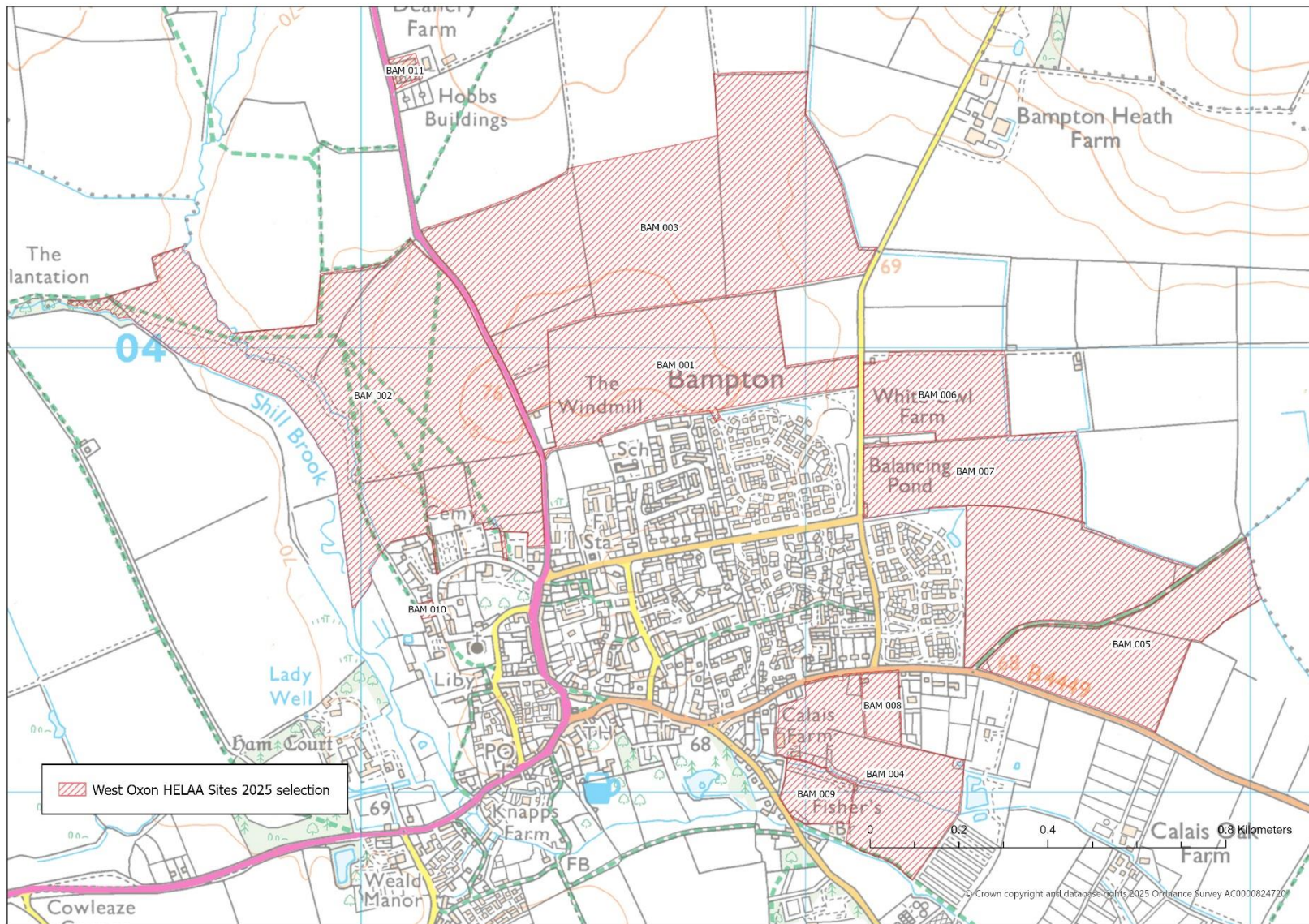
Site Reference AUW 001	Site Name Land east of London Lane	Location Ascott-under-Wychwood
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description The site is an approximately square parcel of land, to the east of Ascott Under Wychwood, surrounded by vegetation on 3 sides. Ascott Under Wychwood is situated to the north and west of the site, with open countryside to the south and east. The site is located between a small development of houses of the High Street to the north and individual dwellings to the southeast.Cotswolds National Landscape . The train station in Ascott Under Wychwood is less than 1km from the site, with direct trains to Oxford, London and Hereford.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing - 21/00506/FUL - Refused and appeal dismissed for Erection of 7 one storey age restricted dwellings for older people (65 years) with access, landscaping and associated infrastructure.....The site is an approximately square parcel of land, to the east of Ascott Under Wychwood, surrounded by vegetation on 3 sides. Ascott Under Wychwood is situated to the north and west of the site, with open countryside to the south and east. The site is located between a small development of houses of the High Street to the north and individual new build dwellings to the southeast. The site could be seen to mirror the development on the opposite side of the road however it is for a larger area and the character of the area is of open rural countryside therefore development of this site would have a dramatic impact on the open character of the CNL. The site has matured hedgerows and tress on its boundaries and could be seen as being well enclosed and seen as part of the village built form especially given the housing to the North and west however this side of London Lane is undeveloped and very much seen as having an open rural character.		

Site Reference AUW 002	Site Name Land west of London Lane	Location Ascott-under-Wychwood
Site Area (Ha) 3.7	Proposed Use Residential	Indicative Capacity 78
Site Description The site is an irregular shaped parcel of land to the south of Ascott Under Wychwood. There is some built development on the site, with the remainder of the land green fields. There is residential development to the north, northwest and east with open countryside to the south. There is a bus stop within 1km of the site, with infrequent, direct buses to Witney and Chipping Norton. The train station in Ascott Under Wychwood is less than 1km from the site, with direct trains to Oxford, London and Hereford. A PROW intersects the site on its southwestern edge. Site is located within the Cotswolds National Landscape.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not for housing - 23/01504/OUT – Refused development of up to 40 residential dwellings (C3 use) Appeal dismissed.....The site is an irregular shaped parcel of land to the south of Ascott Under Wychwood. There is some built development on the site, with the remainder of the land green fields. There is residential development to the north, northwest and east with open countryside to the south. Relatively well enclosed flat area of agricultural land which includes some farm buildings. There is a PROW running along the southwestern boundary. The development would cause significant harm to the character and appearance of the area including the Cotswold Natural Landscape and the setting of the adjacent designated heritage assets (The Church of the Holy Trinity, Crown Farmhouse, No 9 The Green, and No. 11 The Green).		

Site Reference AUW 003	Site Name Dutch Barns	Location Ascott-under-Wychwood
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description The SHLAA is for land to the east of The Dutch Barns, known as 'The Cowshed.' Planning permission has been granted for The Dutch Barn site for the construction of 2 dwellings. The Cowshed land is an irregular shaped piece of land which currently houses a large barn. The site is surrounded by open countryside to the north, east and south with Ascott Under Wychwood to the southwest. There is currently no bus stop which serves this site. There are infrequent buses to Witney and Chipping Norton from Ascott Under Wychwood Village. The train station in Ascott Under Wychwood is less than 1km from the site, with a daily, direct train to Oxford and London. Site is located within the . Cotswolds National Landscape		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not for housing - 21/00651/OUT - Refused / Dismissed at Appeal. The site is very prominent and elevated in the open countryside on this eastern side of High Street and the land drops away to the northeast and south of the site. Whilst there is new housing on the other side of High Street this is well related to existing buildings on this side of the road which are less prominent. The development of this site would fail to respect the semi-rural character and local distinctiveness of the area and by reason of its location would have an adverse urbanising impact on the distinctive semi-rural character of the area failing to conserve or enhance the landscape and scenic beauty of the CNL and would be out of character with the form and pattern of development in the area.		

Site Reference AUW 004	Site Name Land off Maple Way	Location Ascott-under-Wychwood
Site Area (Ha) 4.0	Proposed Use Residential	Indicative Capacity 84
Site Description The site is a rectangular shaped parcel of land, to the southwest of Ascott Under Wychwood, currently used as grazing land. The land adjoins the village of Ascott Under Wychwood to the west and north, with open countryside to the south and east. There is a bus stop within 1km of the site. There are infrequent buses to Witney and Chipping Norton from Ascott Under Wychwood Village. The train station in Ascott Under Wychwood is less than 1km from the site, with a daily, direct train to Oxford and London. The site has a small area of flood zone 2 and 3 on its southwestern edge. Cotswolds National Landscape		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is a rectangular shaped parcel of land, to the southwest of Ascott Under Wychwood, currently used as grazing land. The land adjoins the village of Ascott Under Wychwood to the west and north, with open countryside to the south and east. This is a flat and relatively well enclosed area of agricultural land which has a PROW running along the Northeastern boundary with AUW 002 where there are also some farm buildings. The open countryside rises to the south and given the proximity to AUW 002 and the appeal decision on that site it is difficult to reach any other conclusion than that the site would if developed would cause significant harm to the character and appearance of the area including the Cotswold Natural Landscape and the setting of the adjacent designated heritage assets (The Church of the Holy Trinity, Crown Farmhouse, No 9 The Green, and No. 11 The Green).		

Bampton



Site Reference BAM 001	Site Name Land west of Mount Owen Road, Bampton	Location Bampton
Site Area (Ha) 14.8	Proposed Use Residential	Indicative Capacity 311
Site Description The site is an expansive, arable field occupying the high ground to the north of the settlement. Much of the site sits above the 75m contour and bears no topographical features or vegetation within the site and is very open exposed as a result. The land slopes down to the west and north west and is prominent in views from the surrounding countryside. Open agricultural fields and rolling countryside to the north, east and west. Residential development to the south.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is slightly elevated towards the centre but has little landscape impact. To the north and west is open agricultural land. It seems like a logical extension of the new housing to the south. Access would be achieved either through the housing estate to the south or off Mount Owens Rd which is single track and poorly surfaced which could be an issue but could be upgraded if BAM 006 comes forward. To the west is the A4095 but the site does not have access to this A road. There are low voltage electrical lines running across the site at the eastern end. Site is not considered suitable for development due to unacceptable landscape impact and expansion of settlement into sensitive open countryside		

Site Reference BAM 002	Site Name Land west of Station Road	Location Bampton
Site Area (Ha) 33.2	Proposed Use Residential	Indicative Capacity 697
Site Description The site is a large, irregularly shaped parcel of land to the northwest of Bampton. Open countryside lies to the north and west of the site, with the village of Bampton to the south and east. Additional land which has been identified by SHLAA is located to the east of the site. Untreated discharges in wet weather occur from Bampton STW. Upgrades are planned by Thames Water in 2026 to provide a major increase in treatment capacity. Bampton Village has regular, direct buses to Witney and Carterton. . Multiple PROWs intercept the site. A Flood zone 2 and 3 area intersects the land to the west of the site. The site is adjacent to Bampton Conservation Area, on its southern edge. Records of Protected Species in proximity to the Site. Mineral Safeguarding Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is a large, irregularly shaped parcel of land to the northwest of Bampton. Open countryside lies to the north and west of the site, with the village of Bampton to the south and east. Additional land which has been identified by SHLAA is located to the east of the site. Large irregular area the slopes upwards to the north and runs alongside Station Road to the east. There is housing to the south but to the north, west and east there is open countryside. The site would be very prominent in the landscape if developed and would extend the village onto higher ground in the open countryside that would be out of character with the rest of the Rural Service Centre		

Site Reference BAM 003	Site Name Land east of Station Road	Location Bampton
Site Area (Ha) 34.1	Proposed Use Residential	Indicative Capacity 716
Site Description The site is a large, approximately rectangular parcel of land, situated to the far north of Bampton, in open countryside. Land identified as BAM001 is directly to the south of the site. Untreated discharges from Bampton STW occur in wet weather. Upgrades are planned by Thames Water in 2026 to provide a major increase in treatment capacity. The site is not currently served by a bus stop. Bampton Village has regular, direct buses to Witney and Carterton. Records of Protected Species in proximity to the Site. Mineral Safeguarding Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is a large, approximately rectangular parcel of land, situated to the far north of Bampton, in open countryside. Land identified as BAM001 is directly to the south of the site. Large, elevated site consisting of agricultural fields that are flanked to the east by Mount Owen Road and open countryside, to the west by Station Road and open countryside, to the north by open countryside and to the south by BAM 001 and Bampton. The site rises to the north and would be very visible in the landscape if developed.		

Site Reference BAM 004	Site Name Land south of Aston Road, Bampton	Location Bampton
Site Area (Ha) 9.3	Proposed Use Residential	Indicative Capacity 195
Site Description The site a large, irregular shaped parcel of land, situated to the southeast of Bampton. Land surrounding the site is predominantly open countryside to the south and east with Bampton to the northwest and dwellings/open countryside to the west. Best and Most Versatile Agricultural Land (Grades 1 – 3a). Protected Species in proximity to the Site. Mineral Safeguarding AreaThe site falls wholly within flood zone 3b		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Eliminated as desk-based exercise due to site being in flood zone 3b		

Site Reference BAM 005	Site Name Land north of Aston Road	Location Bampton
Site Area (Ha) 20.7	Proposed Use Residential	Indicative Capacity 435
Site Description The site is an approximately rectangular shaped piece of land, comprised of several smaller fields, situated to the east of Bampton. The land surrounding the site is predominately open countryside to the north, east and south with Bampton Village to the west. Untreated discharges during wet weather from Bampton STW occur. Upgrades are planned by Thames Water in 2026 to provide a major increase in treatment capacity There is a bus stop within 1km of the site, with direct, regular buses to Witney and Carterton. The nearest train station is Finstock (~11 miles), although there are no direct buses from Bampton. Protected Species in proximity to the Site. Mineral Safeguarding Area.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is an approximately rectangular shaped piece of land, comprised of several smaller fields, situated to the east of Bampton. The land surrounding the site is predominately open countryside to the north, east and south with Bampton Village to the west. Flat agricultural land to the east of Bampton that lies to the North of Aston Road, and is separated diagonally with an agricultural track/ access which runs from the southwest to the northeast corners of the site. To the north is open countryside and proposed site BAM 007, to the west of the site is housing, to the south and east is open countryside. The site seems to extend too far into the countryside and extends the settlement in a linear fashion eastward.		

Site Reference BAM 006	Site Name Land east of Mount Owen Road	Location Bampton
Site Area (Ha) 5.9	Proposed Use Residential	Indicative Capacity 124
Site Description The site is a rectangular parcel of land, to the northeast of Bampton. Land to the north and east the site is predominantly open countryside with housing to the west. Directly south of the site is HELAA BAM007. Untreated discharges from Bampton STW occur in wet weather. Upgrades by Thames Water are planned for 2026 to provide a major increase in treatment Capacity. There is a bus stop within 1km of the site, with direct, regular buses to Witney and Carterton. <1km – Primary School <1.5km – chemist, doctor, shop.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary This site should be seen in conjunction with BAM 007. It is a flat site with access needing to be created off Mount Owens Road at the western frontage of the site. There are farm building to the north and open countryside to the east and south (with a single dwelling in the south west corner). To the west on the other side of Mount Owens Rd there is significant new housing development so whilst there is little /no housing on the eastern flank of Mount Owens Rd the site does still seem to link well with the built form of the settlement. It is noted that if BAM 007 does not come forward first this site would be isolated. To the south of the site is a single residential property so the impact on this will need to be carefully considered. This is a low lying area of land so landscape impact is limited. It is well related to the settlement centre footpath and bus connections.		

Site Reference BAM 007	Site Name Land east of Mount Owen Road	Location Bampton
Site Area (Ha) 8.0	Proposed Use Residential	Indicative Capacity 168
Site Description The site is a rectangular shaped parcel of land, surrounded by open countryside to the north and east. There is residential development to the south and west. Site BAM006 is situated directly to the North. Untreated discharges during periods of wet weather from Bampton STW occur. Upgrades are planned by Thames Water in 2026 to provide a major increase in treatment capacity. There is a bus stop within 1km of the site, with direct, regular buses to Witney and Carterton. <1km – Primary School < 1.5km – chemist, doctor, shop.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary This site should be seen in conjunction with BAM 006. It is a flat site with access needing to be created off Mount Owens Road at the western frontage of the site . There are farm building to the south west corner and open countryside to the south, east and north (with a single dwelling in the north west corner). To the west on the other side of Mount Owens Rd there is significant new housing development so whilst there is little /no housing on the eastern flank of Mount Owens Rd the site does still seem to link well with the built form of the settlement. It is noted that if this site does not come forward first then BAM 006 to the North would seem a bit isolated so Phasing of 006 and 007 would be important . To the North west of the site is a single residential property so the impact on this will need to be carefully considered . This is a low lying area of land so landscape impact is limited. It is well related to the settlement centre footpath and bus connections .		

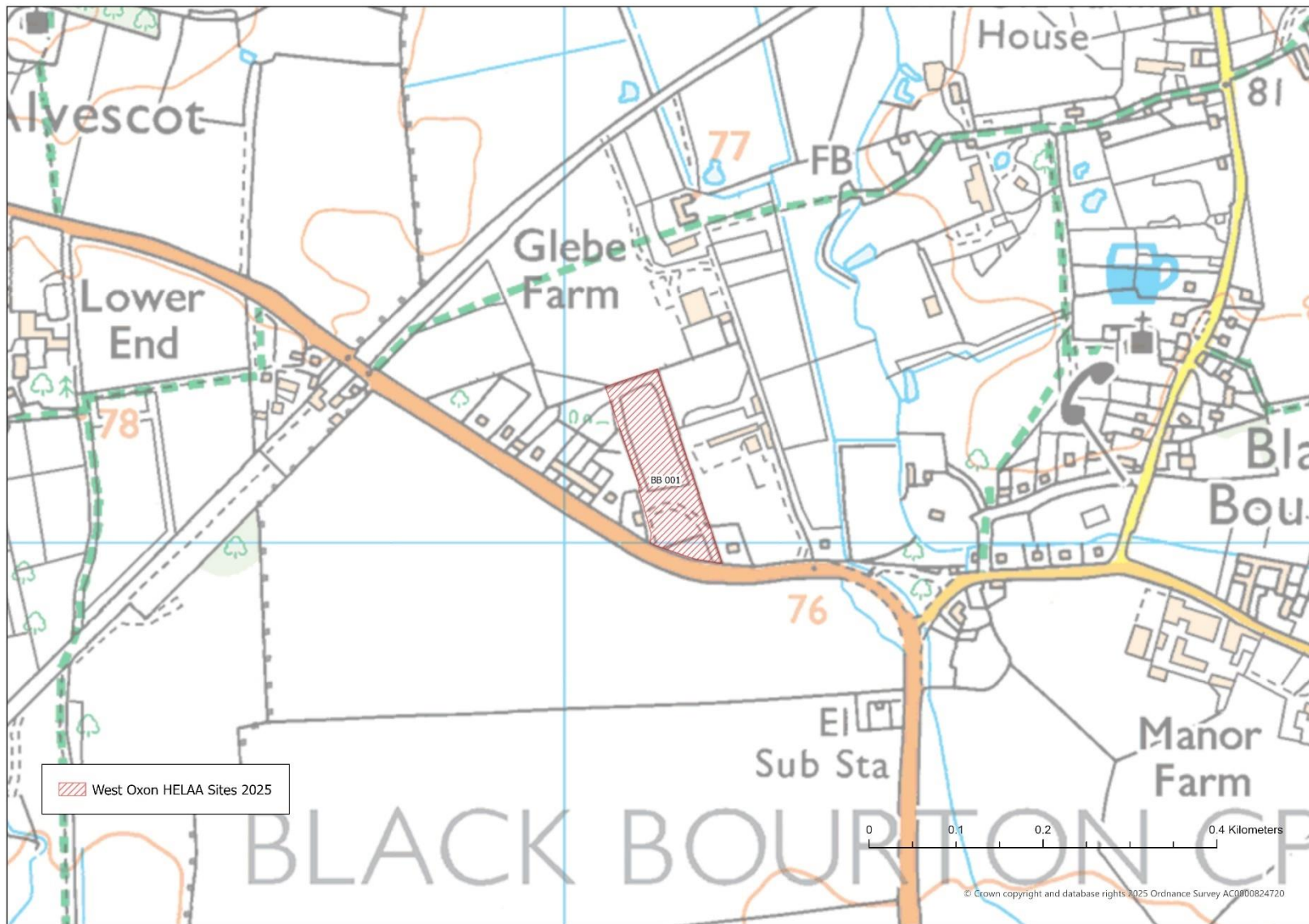
Site Reference BAM 008	Site Name Calais Farm	Location Bampton
Site Area (Ha) 1.3	Proposed Use Residential	Indicative Capacity 32
Site Description Level paddock with substantial hedgerow and trees to western and southern boundary. Low hedge to Aston Road and to builders yard and dwelling to the east. Edge of village location. Open countryside to south and west. Housing extends along the north side of Aston Road half way along the site but there is no adjoining development to the west with an open gap and the centre of the village beyond. An outlier of housing and a builders yard lies immediately to the east.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is a roughly rectangular parcel of land with one barn, which is used for industrial purposes. It is situated to the southeast corner of Bampton, with residential development to the north and east. Fields lie to the South and with more residential development to the west, separated by a field. Flood zone 2 and 3 intersect the southern corner of the site. The site is rectangular and lies to the south of Aston Road. There is housing to the Northwest, east of the site and open countryside to the south therefore it sits within the settlement. The site has frontage onto Aston Road and could easily be developed with little impact on the character and amenity of the Rural Service Centre. subject to any flooding issues being resolved.		

Site Reference BAM 009	Site Name Fishers Bridge	Location Bampton
Site Area (Ha) 1.9	Proposed Use Residential	Indicative Capacity 47
Site Description The site is an approximately square shaped parcel of land which is currently being used for waste material from a landscaping business, having previously been agricultural land. The site is surround by open countryside to the north and west with residential dwellings to the south and east. The majority of the site is covered by a flood zone 3 area. Best and Most Versatile Agricultural Land (Grades 1 – 3a)		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Eliminated as desk-based exercise due to most of the site being located in a flood zone 3 area.		

Site Reference BAM 010	Site Name Land west of the Old Vicarage	Location Bampton
Site Area (Ha) 0.1	Proposed Use Residential	Indicative Capacity 4
Site Description The site is an approximately square, grassy plot (paddock) surrounded by stone walls to 3 sides and fencing to one side, leading to open countryside. Situated to the West of Bampton, the site has residential dwellings to the north, east and south and open countryside to the west. During wet weather, untreated discharges from Bampton STW occur. Upgrades are Planned by Thames water in 2026, to provide a major increase in treatment capacity. There is a bus stop within 1km of the site, with direct, regular buses to Witney and Carterton. Less than 1km – Primary School, doctor, chemist, shop.. The site falls within Bampton Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is an approximately square, grassy plot (paddock) surrounded by stone walls to 3 sides and fencing to one side, leading to open countryside. Situated to the West of Bampton, the site has residential dwellings to the north, east and south and open countryside to the west. The site falls within Bampton conservation Area. The site has a footpath running through it and forms an important green space in the conservation area. It is difficult to see how the site could be developed without impacting on the open character of the Conservation Area.		

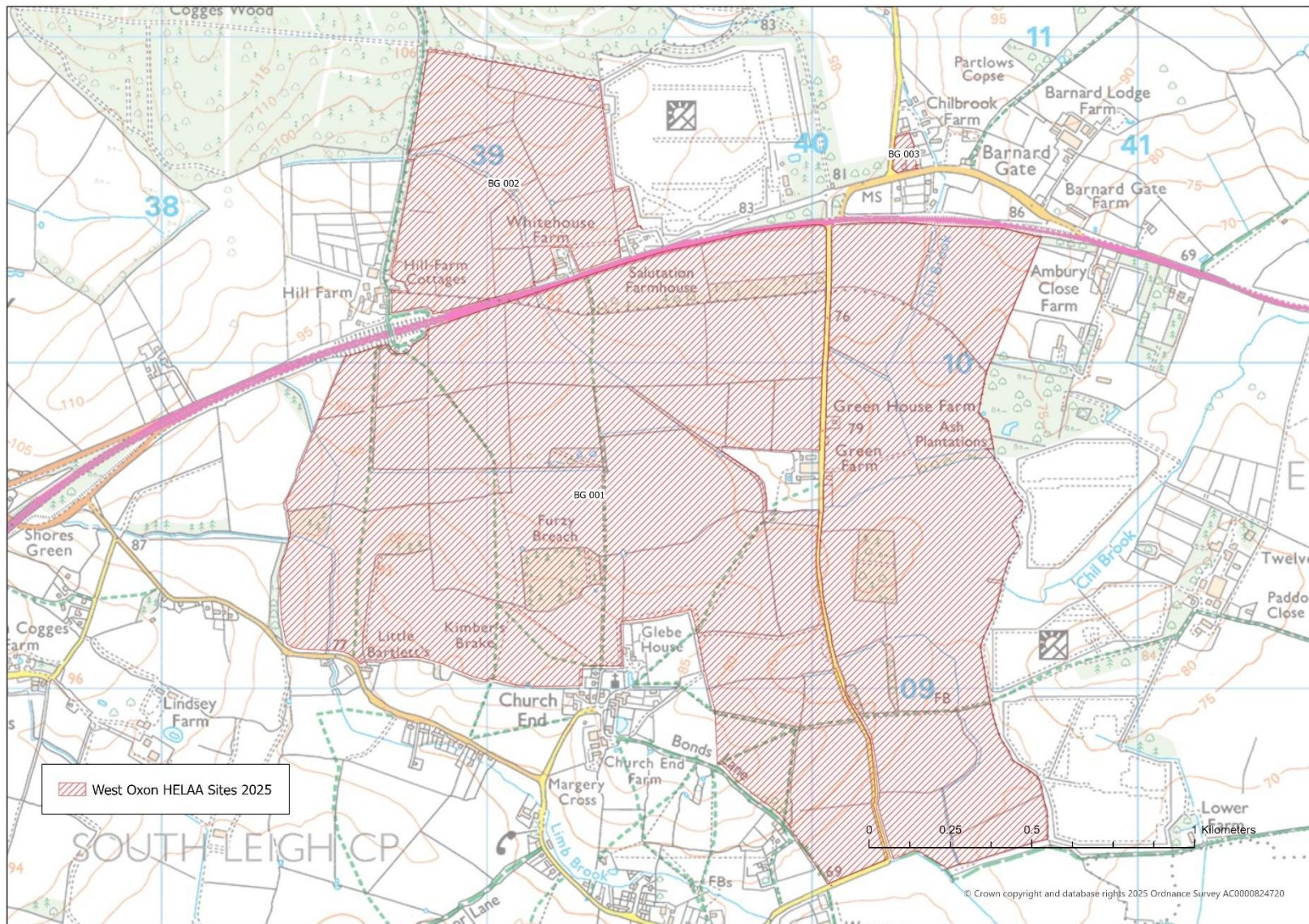
Site Reference BAM 011	Site Name Deanery Farm	Location Bampton
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description The site is a rectangular parcel of land which currently houses farm buildings, to the north of Bampton. Open countryside lies to the north, east and west. Directly south, are 2 residential dwellings. During wet weather, untreated discharges from Bampton STW occur. Upgrades are planned in 2026, by Thames Water, to provide a major increase in treatment capacity. Currently there is not a bus stop which would serve the site. Bampton Village has direct, regular buses to Witney and Carterton. Less than 1.5km - Retail, chemist, doctor, primary school.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is a rectangular parcel of land which currently houses farm buildings, to the north of Bampton. Open countryside lies to the north, east and west. Directly south, are 2 residential dwellings. The site is an isolated and elevated area of agricultural buildings located on the eastern side of Station Road and to the north of two dwellings. Access to the site is already created although it has yet to be finished off to provide a smooth link between the road and the drive. The site is isolated and whilst the removal of the agricultural buildings would provide some enhancement to the character of the countryside in this elevated position, the replacement of them with houses that were occupied all the time would have an adverse impact on the character of the countryside and there is also a concern about the additional traffic onto Station Road in this location. The introduction of additional housing in this isolated unsustainable location would not be appropriate and would have an adverse impact on the character of the landscape.		

Black Bourton



Site Reference BB 001	Site Name Black Bourton Glebe	Location Black Bourton
Site Area (Ha) 1.4	Proposed Use Residential	Indicative Capacity 34
Site Description The site is a rectangular parcel of land, just north of Station Road, Black Bourton. It is currently greenfield/agricultural land with a farm building located to the south of the site. Land surrounding the site is predominantly open countryside, with a farm to the east and some dwellings to the west. Untreated discharges from Bampton STW (which serves Black Bourton) occur during wet weather. Upgrades by Thames Water are planned in 2026 to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Black Bourton travel directly to Witney and Carterton. The nearest train station is at Finstock (~12 miles) with very limited services to Oxford. Within 1.5km of the site is a primary school. There are no other services or facilities within 2km of the site. Protected Species in proximity to the Site		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is characterised by open agricultural land with some agricultural storage on site. There is residential development to the west which fronts Alvescot Road the site would seem to be out of character with the scale of the settlement and would impact on the character of the countryside by extending the hamlet in a linear fashion to the east .		

Barnard Gate

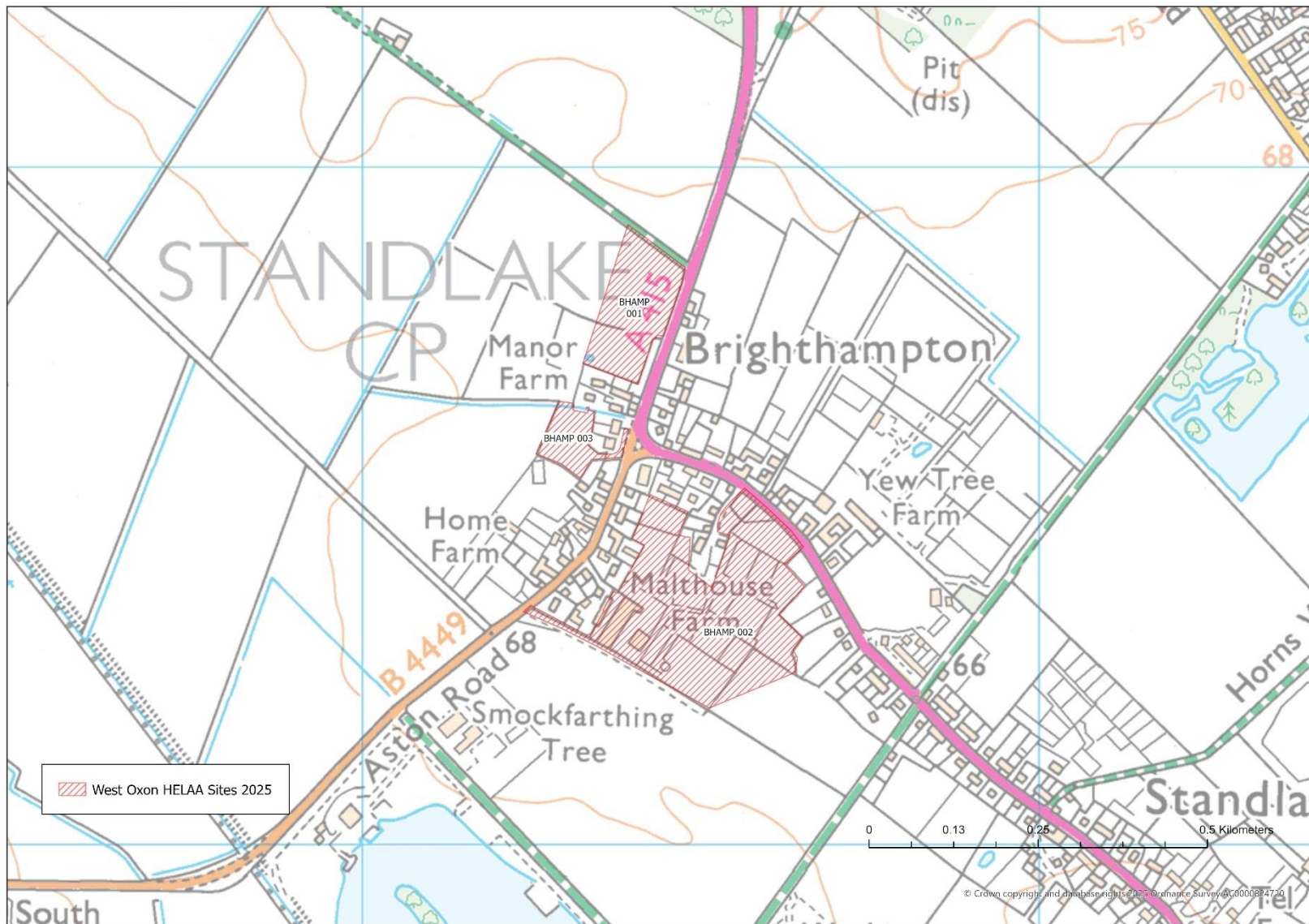


Site Reference BG 001	Site Name Land at Barnard Gate	Location Barnard Gate
Site Area (Ha) 303.1	Proposed Use Mixed Use	Indicative Capacity 6365
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Barnard Gate is a small hamlet with no services and this very large site to south of A40 if developed, would be out of scale with the settlement and would result in an unsustainable settlement which would contribute to the coalescence of settlements and have an unacceptable impact on the landscape and built character of the countryside.		

Site Reference BG 002	Site Name Land north of A40	Location Barnard Gate
Site Area (Ha) 43.3	Proposed Use Renewable Energy	Indicative Capacity 909
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Barnard Gate is a small hamlet with no services and this large site to north of the A40 if developed, would be out of scale with the settlement and would result in an unsustainable settlement which would contribute to the coalescence of settlements and have an unacceptable impact on the landscape and built character of the countryside.		

Site Reference BG 003	Site Name Land at Barnard Gate	Location Barnard Gate
Site Area (Ha) 0.7	Proposed Use Residential	Indicative Capacity 17
Site Description The site is roughly rectangular in shape and is situated north of the A40 at Barnard gate. The land is currently green/agricultural type land. The surrounding land is predominantly agricultural land, with some dwellings to the east of the site. More than 50% of the site is covered by a flood zone 2 and 3 area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Barnard Gate is a small hamlet with no services. Development of this small site would be unsustainable and have an unacceptable impact on flooding, the landscape / built character of the countryside.		

Brighthampton

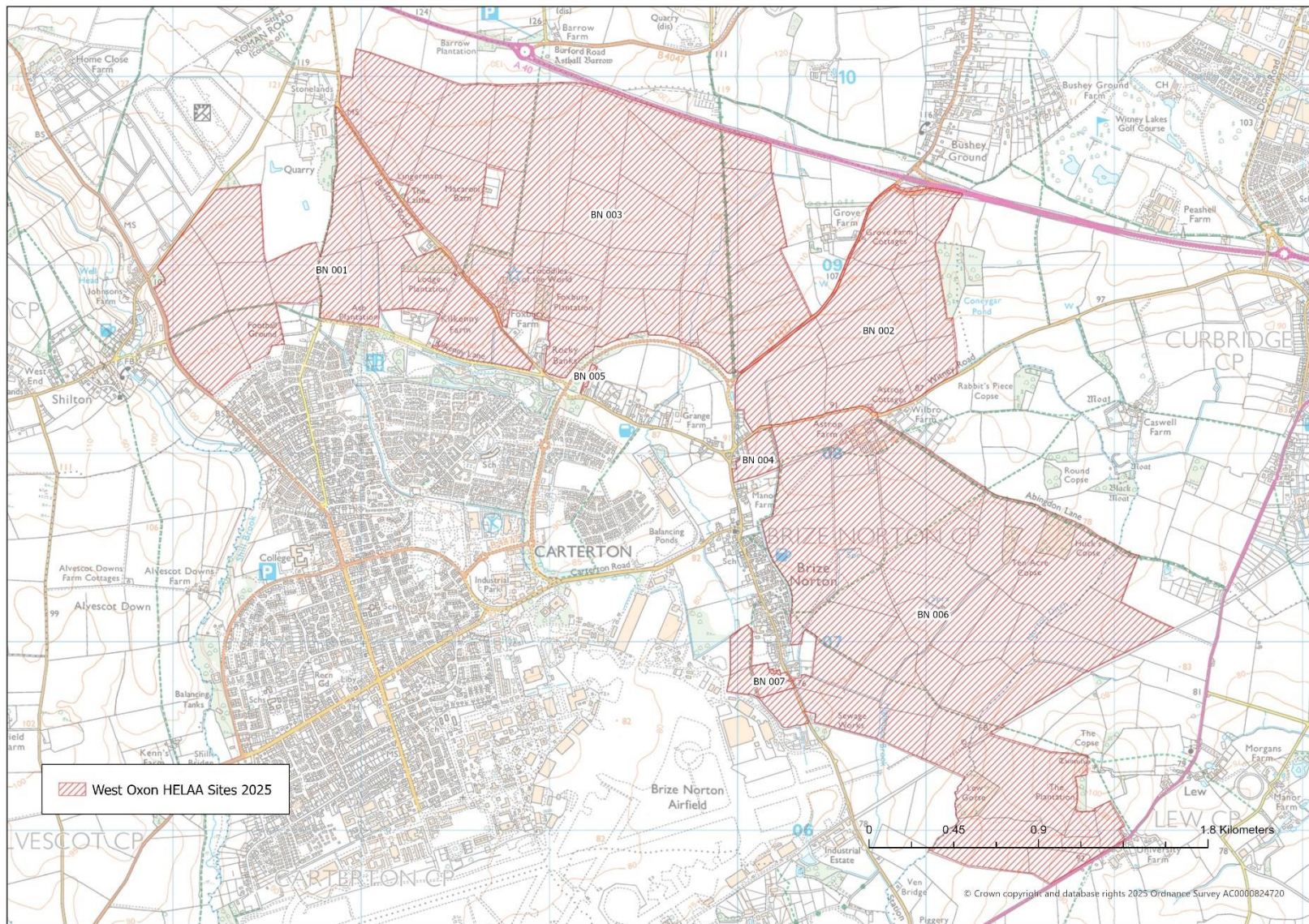


Site Reference BHAMP 001	Site Name Land west of Witney Road	Location Brighthampton
Site Area (Ha) 1.9	Proposed Use Residential	Indicative Capacity 47
Site Description This site lies to the west of the A415 and consists of the eastern end of a large agricultural field, together with smaller fields/paddocks next to Manor Farm. The surrounding land uses are predominantly agricultural in character, with a row of houses/bungalows running along the eastern side of the A415.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Brighthampton is a rural outlier to Standlake and lies some distance from the main part of the village where many of the services and facilities are located, including the primary school which is well over 2km from the site. Development here would compromise the rural setting and be isolated from the main part of the village.		

Site Reference BHAMP 002	Site Name Land south of Abingdon Road	Location Brighthampton
Site Area (Ha) 6.4	Proposed Use Residential	Indicative Capacity 134
Site Description This is a large site of mainly farmland, stretching from Abingdon Road to Aston Road, at the rear of residential properties which have developed in a linear form along these roads. The site comprises a number of separate fields, the internal boundaries of which are generally weak but there are significant hedgerows and trees around the site and some within it, particularly around Yew Tree Farm and Lancott Lane. The site is surrounded on three sides by housing: most are detached properties in well-landscaped grounds, of various ages and styles, including traditional thatched properties and modern (post-war) houses and bungalows. Land to the south of the site is in agricultural use, with lakes in former gravel pits beyond.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site makes an important contribution to the rural character of this part of the village. The northern part of the site provides a significant green gap, separating the outlier of Brighthampton from the main part of the village. The overall village character is linear in nature: development of this site would be in-depth, thus inappropriate, and some distance from the main village services and facilities.		

Site Reference BHAMP 003	Site Name Land west of Dormer House	Location Brighthampton
Site Area (Ha) 0.7	Proposed Use Residential	Indicative Capacity 17
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Brighthampton is a rural outlier to Standlake and lies some distance from the main part of the village where many of the services and facilities are located, including the primary school which is well over 2km from the site. Development here would compromise the rural setting and be isolated from the main part of the village.		

Brize Norton



Site Reference	Site Name	Location
BN 001	Kilkenny Farm - Upper Norton	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
114.5	Mixed Use	2405
Site Description Large area of mainly open agricultural land north of Carterton between Shilton and Brize Norton villages and adjacent to Burford Quarry. Adjoins working quarry to the north west but otherwise to the north is open countryside. Various isolated groups of residential buildings and the Foxbury Farm complex along Burford Road to the north east. To the south is the Kilkenny Lane Country Park, allotments and football club. Carterton Landscape Assessment identifies the site as two separate areas. The western part and the Shilton Plateau is of high landscape and visual sensitivity. The eastern part and the minor valley is of medium landscape sensitivity. The site includes habitats of value including wooded belts, a small area of calcareous grassland, hedgerows and individual trees but there are no strategic ecological issues relating to the site.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and would impact on the character of the area. Development in this location would extend the settlement into the open countryside and impact on the character of the area. The south eastern part of the site is more enclosed by lodge plantation the minor valley and vegetation and a small area of development could be developed as a village satellite development. A range of on and off site infrastructure would be needed to bring the site forward including enhancements to the local highway network.		

Site Reference	Site Name	Location
BN 001a	Kilkenny Farm (Phase I) - Middle Norton	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
17.1	Residential	359
Site Description Large area of mainly open agricultural land north of Carterton between Shilton and Brize Norton villages and adjacent to Burford Quarry. Adjoins working quarry to the north west but otherwise to the north is open countryside. Various isolated groups of residential buildings and the Foxbury Farm complex along Burford Road to the north east. To the south is the Kilkenny Lane Country Park, allotments and football club. The site includes habitats of value including wooded belts, a small area of calcareous grassland, hedgerows and individual trees but no strategic ecological issues have been identified.. Carterton Landscape Assessment identifies the site as two separate areas. The western part and the Shilton Plateau is of high landscape and visual sensitivity. The eastern part and the minor valley is of medium landscape sensitivity.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is part of a larger site, situated to the north of Carterton. The land is currently agricultural land bounded by Burford Road to the north and vegetation to the remaining boundaries. This site is triangular and forms the flat agricultural land to the west of the junction between Kilkenny Lane to the south and Burford Road to the north and east. To the west of the site is Kilkenny Farm and open countryside with sporadic development (which is also proposed site BN 001). To the south of the site on the other side of Kilkenny Lane there is Kilkenny Lane Country Park which forms a natural barrier to the housing development of the settlement which lies to the South of the Country Park. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and impact on the character of the area, but it is noted that it is contained within the aforementioned roads which provide a barrier to open countryside. The south eastern part of the site is more enclosed by lodge plantation the minor valley and vegetation and a small area of development could be developed as a village satellite development.		

Site Reference	Site Name	Location
BN 002	Land north and east of Carterton	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
83.9	Commercial	1762
Site Description The site is a large, irregularly shaped parcel of land to the northeast of Brize Norton. The site is comprised of a number of fields, currently used for agricultural purposes. To the south of the site is predominantly open countryside, with Carterton to the west, Minster Lovell to the north and open fields to the east. The site is flanked to the North by the A40, to the west by Brize Norton Road open countryside to the east by open countryside and Witney Way, to the south by Elm Grove open countryside and proposed sites BN 004 and 006. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		SUITABLE
Commentary The site is a large, irregularly shaped parcel of land to the northeast of Brize Norton. The site is comprised of a number of fields, currently used for agricultural purposes. To the south of the site is predominantly open countryside, with Carterton to the west, Minster Lovell to the north and open fields to the east. The site is flanked to the North by the A40, to the west by Brize Norton Road open countryside and proposed site BN 002, to the east by open countryside and Witney Way, to the south by Elm Grove open countryside and proposed sites BN 004 and 006. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		

Site Reference BN 003	Site Name Land north of Brize Norton and Carterton - Foxbury Farm	Location Brize Norton
Site Area (Ha) 255.2	Proposed Use Mixed Use	Indicative Capacity 5359
Site Description The site is an extensive, irregularly shaped parcel of land to the northeast of Carterton and the north of Brize Norton. The area comprises many separate fields and is currently agricultural land. The site is flanked to the North by the A40, to the west by Burford Road open countryside and proposed site BN 001 and 001a, to the east by Brize Norton Road open countryside and proposed site BN 002, to the south by Monahan Way and Brize Norton. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is an extensive, irregularly shaped parcel of land to the northeast of Carterton and the north of Brize Norton. The area comprises many separate fields and is currently agricultural land. The site is flanked to the North by the A40, to the west by Burford Road open countryside and proposed site BN 001 and 001a, to the east by Brize Norton Road open countryside and proposed site BN 002, to the south by Monahan Way and Brize Norton. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside that gently rises to the north towards the A40. The development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		

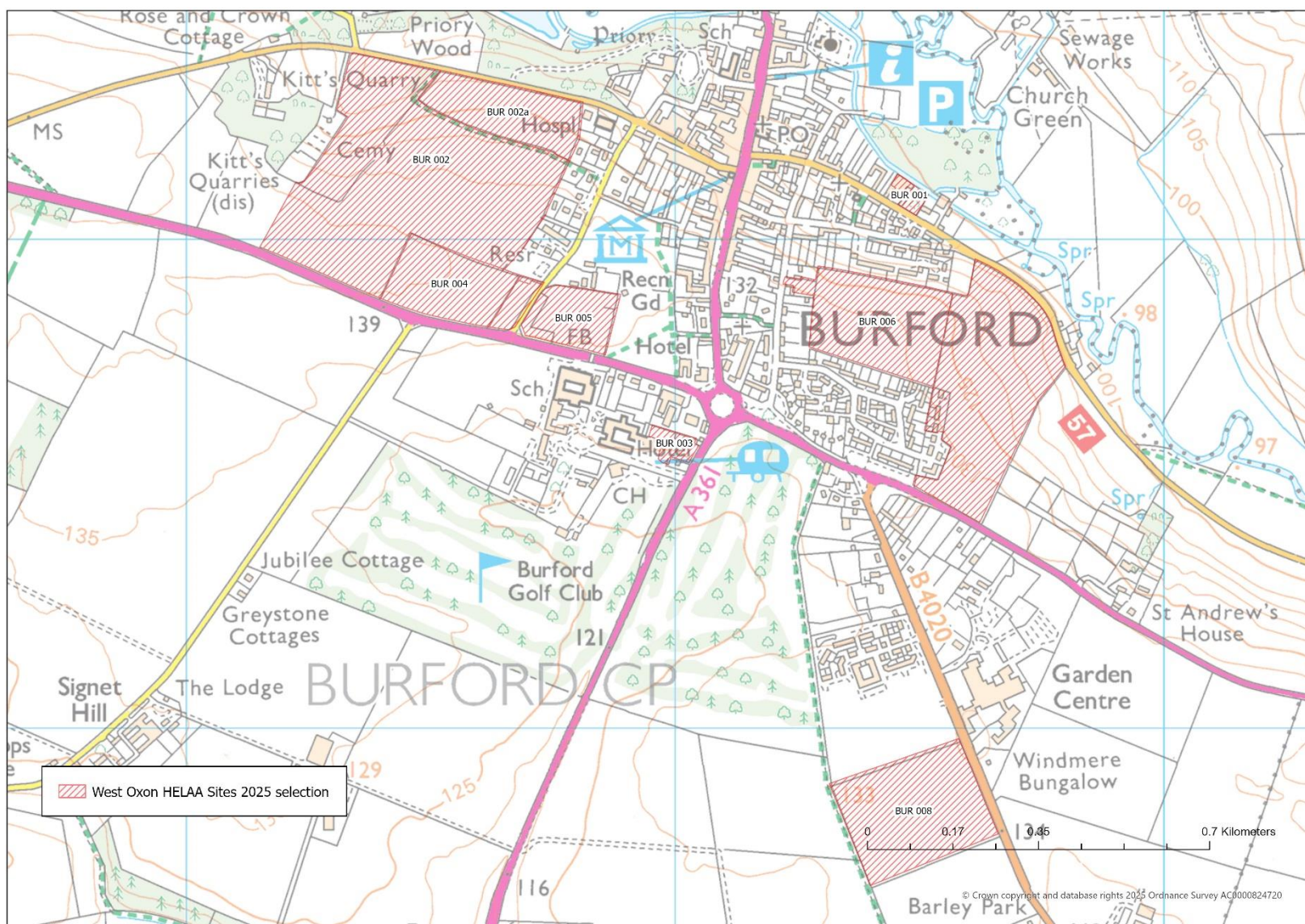
Site Reference	Site Name	Location
BN 004	Land east of Manor Road	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
4.4	Residential	92
Site Description		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		
Commentary The site is an irregular shaped parcel of land, to the north of Brize Norton. Residential dwellings lie to the north, south and west with predominantly open countryside to the east. Flat area of Agricultural land elevated above Manor Road to the west. There is housing to the south and Elm Grove Road to the North but beyond that to the North and east there is open countryside. Whilst it could be argued that this site forms the last extension of housing in Brize Norton northwards along Manor Road before it meets Elm Grove. There is no housing on the western flank of Manor Road and the site if developed would extend the settlement in a linear fashion northward into the open countryside. Therefore, it is not considered to be suitable for development as it would have a dramatic impact on the character of the area.		

Site Reference	Site Name	Location
BN 005	Brize Quarry	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.4	Residential	14
Site Description		
Suitability for Housing		Suitability for Employment
SUITABLE		
Commentary The site is an irregularly shaped parcel of land, which is the site of a former Roman quarry and a now derelict wholesale nursery. The site lies to the northwest of Brize Norton. There are some building footprints remaining on the site, along with many mature trees. Land to the north, east and west is predominantly open countryside (Carterton lies to the south and southwest.) The site lies to the north of Burford Road at its junction with the B4477 which lies to the west. The site is overgrown and there was a site notice at the entrance to the site for application 25/01668/RES for two detached dwellings at Brock Cottage. Planning Permission granted .		

Site Reference	Site Name	Location
BN 006	Land east of Brize Norton	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
391.7	Mixed Use	8229
Site Description		
Suitability for Housing		Suitability for Employment
SUITABLE IN PART		
Commentary The site is an extensive, irregularly shaped parcel of land to the east of Brize Norton. It is comprised of multiple fields and areas of mature trees. To the north, south and east of the land is open countryside. To the west is the village of Brize Norton. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside. The development would extend the settlement into the open countryside and impact on the character of the area.		

Site Reference	Site Name	Location
BN 007	Land west of Station Road	Brize Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.3	Residential	48
Site Description		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		
Commentary The site is an irregularly shaped parcel of land to the south of Brize Norton, bordered by vegetation. To the south and west of the site, in close proximity, is RAF Brize Norton and to the north is Brize Norton Village. Land to the east of the site is open countryside. The site is L-shaped and flat and close to the village of Brize Norton with access onto Station Road. The site forms a buffer zone between RAF Brize Norton and the village of Brize Norton so if developed would link to two distinct areas together causing coalescence of development and would introduce housing in very close proximity to the runway and industrial units which would impact on the functioning of RAF Brize Norton and on the amenity of the dwellings therefore it is not suitable for development .		

Burford



Site Reference	Site Name	Location
BUR 001	Burford Laundry, TanneryYard	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
0.3	Residential	11
Site Description The site is an L-shaped parcel of land, situated to the east of Burford. It currently has business use buildings occupying it, including a laundry. Directly to the south, east and west of the site are residential dwellings. Beyond a small amount of residential development to the east is open countryside. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. Less than 1km from the site is a Primary and Secondary School. The site is wholly in Burford Conservation Area. Tannery Cottage grade II listed building is directly adjacent to the site, Protected Species in proximity to the Site, site intersects the Cotswolds National Landscape		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Existing employment use will be lost so needs careful consideration in policy terms. A number of ugly commercial buildings on site that do not sit well with Conservation area, TPO's nearby houses and Listed Buildings in close proximity. The site will have contamination issues and is located very close to River Windrush to the North East so flooding needs to be considered carefully. The site has existing vehicular access onto Witney Street so no issues anticipated in terms of highway safety and cons area. The site slopes downwards from Witney Street to the River Windrush. It was noted that 50m to the north West another modern housing site had been created which complimented the conservation area and surrounding housing so it is felt the same could happen here to remove the unsightly commercial building that are not good neighbours for the surrounding residential dwellings. Providing well designed and laid out and that contamination, flooding, and impact on TPO's and nearby LB the site could work for housing.		

Site Reference	Site Name	Location
BUR 002	Land south of Sheep Street	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
20.5	Residential	431
Site Description The site is a large, approximately 'L' Shaped parcel of land, situated to the west of Burford. It is currently used as agricultural/farmland. The site is surrounded by open countryside to the north, south and west. To the east, is the town of Burford. There is currently not a bus stop that would serve the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. Less than 1km from the site is a Primary School, Secondary School and a chemist. A PROW intersects the site from east to west on its northern edge. There are records of contamination on site. The site is directly adjacent on its eastern edge to Burford Conservation Area. There are records of Protected Species in proximity to the Site, the site intersects the Cotswolds National Landscape, the site intersects a Mineral Safeguarding Area,		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Large site - the northern part slopes gentle to the northwest and is visible from the North and west. The Northern Boundary has mature trees and hedges and abuts Sheep Street, the southern boundary of the site has mature trees and abuts the A40, the eastern boundary has mature hedges and housing which abuts Tanners Lane and beyond that the recreation ground. To the east is Kitts quarry (disused), a cemetery and open countryside. There is a Telecoms mast and footpath on site . It is considered that whilst the site is enclosed by roads and land features it extends the village envelope too far to the west and seems a little divorced from the settlement facilities. It is on the northern side of the A40 so connectivity to the village is easier to achieve than if it were located to the south of the A40. The site seems too large and out of proportion with the settlement and would have a visual impact when viewed from the North and West. There is no development to the south of the site on the other side of the A40 other than the school grounds so it would appear to be an uncharacteristic development out of keeping with the historic settlement. Site access would need to be via the A40.		

Site Reference	Site Name	Location
BUR 002a	Land south of Sheep Street	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
3.4	Residential	83
Site Description This is an open area of agricultural land, gently sloping down from the southern edge to Sheep Street and to an area of woodland. The site has an enclosed feel due to the slope of the land, the area of woodland to the west and residential development to the east. Residential development to the east of the site is comprised of large houses and open land to the south of the site is currently used for agricultural purposes.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Sustainable location for development. Access possible off Sheep Street. Reduced scale of development to mitigate impact of development.		

Site Reference	Site Name	Location
BUR 003	Burford Wysdom Caravan Park	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
0.5	Residential	12
Site Description The site is a rectangular shaped parcel of land, currently a caravan site, situated to the south of Burford. The land to the south and west of the site is open countryside. To the north and east is the town of Burford. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. Less than 1km from the site is a primary school, a secondary school and a chemist. Mineral Safeguarding Area, There are two TPOs within the site, records of Protected Species in proximity to the Site		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Site is flat and enclosed by trees and used as caravan site . It has good access onto the A361 to the East via the school access and is well connected via footpaths . It is seperated from the settlement centre by the A40 which may have to be addressed through crossings . There is a single storey residential dwelling at the south east corner of the site and also there is a school building to the west of the site. Any housing would need to address these constraints to ensure overlooking is not an issue but these are not thought to be insurmountable . To the north of the site behind mature trees is a travelodge and the A40 . There may be contamination issues from the caravan site usage but the site is well related to built development and will have little visual impact providing existing trees are protected .		

Site Reference	Site Name	Location
BUR 004	Land north of Burford School	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
3.2	Residential	67
Site Description The site is an area of agricultural land in the open countryside. The A40 runs along the southern end of the site and Tanners Lane runs along the eastern end of the site. The covered reservoir abuts the northern boundary of the site. Potential access to the site would be from Tanners Lane or more likely direct from the A40. Surrounding landscape can be described as largely within the open countryside although the site is also adjacent to recreation fields and Burford School to the south of the A40.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This site is flat and rectangular and is bounded to the South by the A40 and beyond that open countryside / school grounds, to the east by the remainder of BUR 002, Tanners Lane and the recreation ground beyond, to the north by a mature hedge, telecoms mast open countryside and housing fronting onto Tanners Lane and to the west by open countryside. The proposed site dimensions reflect another suggested site on the eastern flank of Tanners Lane (BUR 005). Whilst this site is smaller than BUR 002 it seems to still extend the settlement on a westerly direction which is at odds with the historic settlement pattern and results in a linear form of development. There is no development to the south of the site on the other side of the A40 other than the school grounds so it would appear to be an uncharacteristic development out of keeping with the historic settlement. Site access would need to be via the A40. Development on the site would result in significant landscape harm and access constraints mean it is unlikely that safe access could be provided. The site also relates very poorly to the existing town and would create a precedent for further development in this location.		

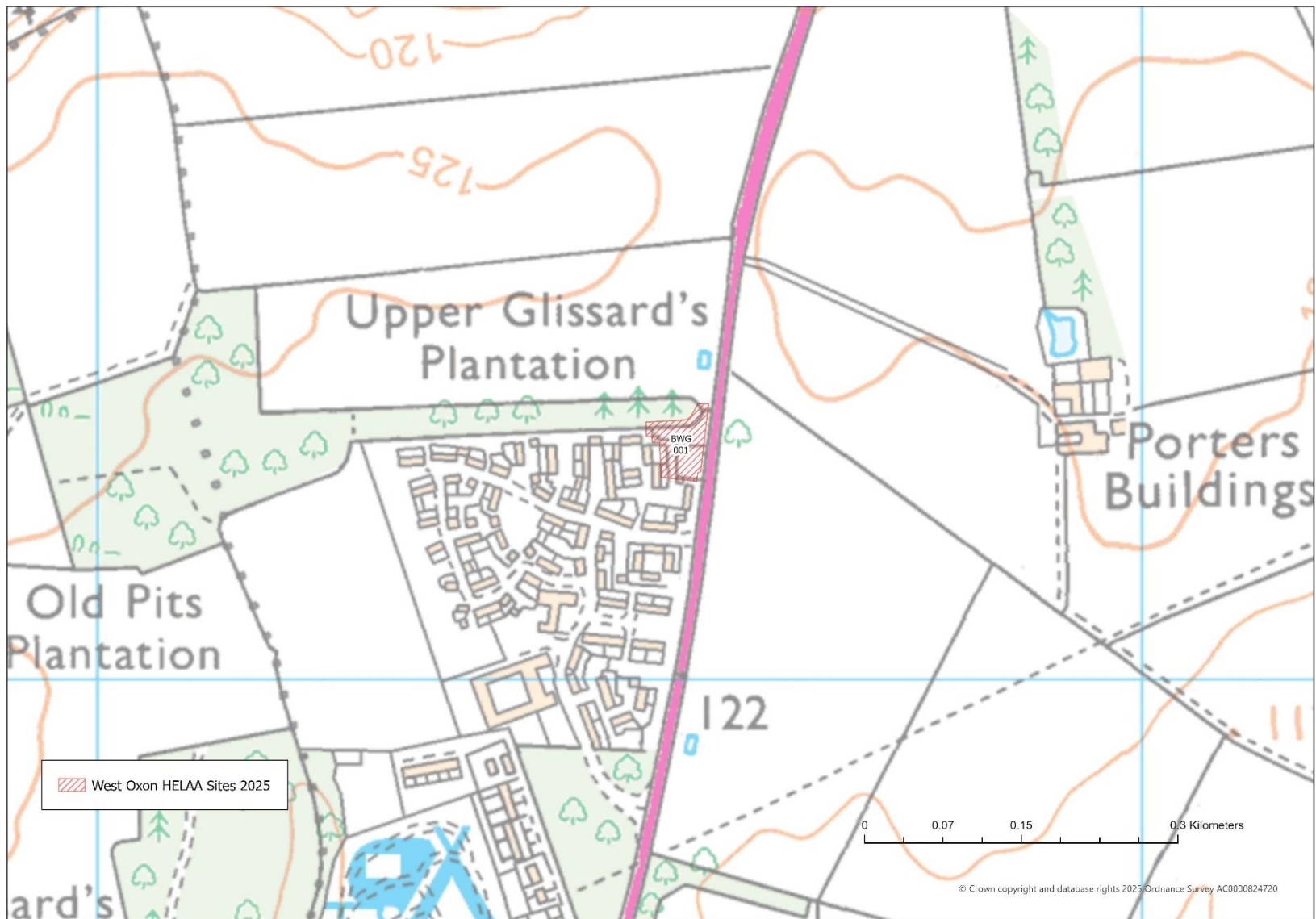
Site Reference	Site Name	Location
BUR 005	Westfield Recreation Ground	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
2.0	Residential	49
Site Description The site forms an approximate rectangular parcel of land to the west of Burford and directly north of the A40. It is currently used as a recreation ground for dog walkers, car boot sales etc. To the south of the site is Burford School, with the town of Burford to the east. To the north is the outskirts of Burford and to the west is open countryside. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles). Less than 1km from the site are a primary school, a secondary school and a chemist. Mineral Safeguarding Area, The site lies wholly within the Cotswold National Landscape (CNL), The site lies wholly within Burford Conservation Area. A large greenfield site which is partly occupied by allotments on its southwestern corner and forms an informal recreation area. Site access is via Tanners Lane and it is surrounded by recreation grounds to its east and north. A path runs through the northern edge of the site connecting the play areas and the village centre to the Children's Nursery and Cadets Units located at the northern end of the site		
Suitability for Housing		Suitability for Employment
SUITABLE		
Commentary Big flat site currently recreation ground so loss of this needs to be considered. Flanked to south by A40 and on the other side of A40 main entrance to Burford school (pedestrian links will need to be created for children) Mature trees and hedges to North South west east and north . Allotments allong the south west corner of the site. Good access to settlement centre through Tanners Lane which runs along the western flank of the site . Open countryside to west beyond Tanners Lane . Impact on recreation grounds to north and east needs to be carefully considered but a suitable well located site that has little impact on the landscape and is close to existing infrastructure.		

Site Reference	Site Name	Location
BUR 006	Orchard Rise	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
5.2	Residential	109
Site Description The site forms a rectangular parcel of land to the east of Burford. The land is currently arable land. The site is surrounded on three sides (to the north, south and west) by the town of Burford. To the west of the site is open countryside. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. Less than 1km from the site is a primary school, secondary school and a chemist. The site lies wholly in Burford Conservation Area. There are records of Protected Species in proximity to the Site, The site lies wholly within the CNL.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing . There is an existing Agri access via Barns Lane to the west which is narrow so could be problematic the site is enclosed to the north south and west by existing housing and the east by a mature hedgerow and open countryside. The site slopes gently downwards to the east and is rectangular in shape and used as agricultural land for crops. The site is elevated and would be visible in the landscape. There would be impact on the amenity of existing dwellings and the conservation area so this would need to be carefully considered. Protect trees and hedgerows and ecology .		

Site Reference	Site Name	Location
BUR 007	Land east of Burford	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
14.2	Residential	298
Site Description The site is an irregularly shaped parcel of land, situated to the southeast of Burford. The land is currently arable land, bounded by the A40 to the south and site BUR 006 to the west. Open countryside predominantly lies to the north and east, with some residential development to the west. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. Less than 1km from the site is a primary school, secondary school and a chemist. The site borders Burford Conservation Area on its northern and western boundaries. There are records of Protected Species in proximity to the Site. The site lies wholly within the CNL. The site intersects a Mineral Safeguarding Area		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing - This irregular shaped area of land extends development eastwards from BUR 007 . The land slopes downwards to the east and is flanked to the east by open countryside, to the North by Witney Street, to the south by Oxford Road and to the west by BUR 006 which is elevated agricultural land and existing houses. It is felt that this site is very prominent and would affect the setting of the historic town and would encroach housing development into the countryside in a prominent and unnatural way.		

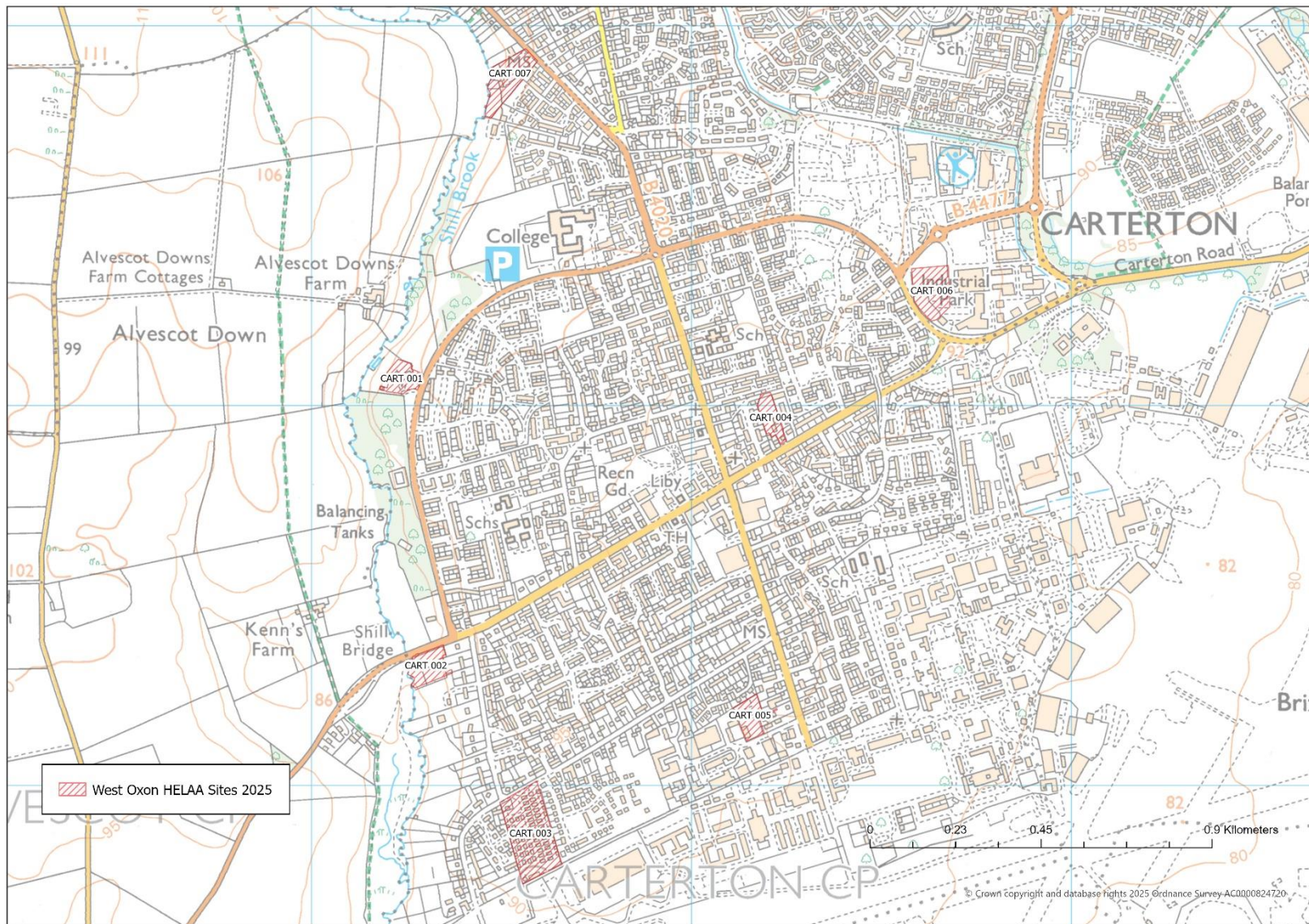
Site Reference	Site Name	Location
BUR 008	Land west of Shilton Road	Burford
Site Area (Ha)	Proposed Use	Indicative Capacity
6.1	Residential	128
Site Description The site forms a rectangular parcel of land on the southern edge of Burford. It is currently green/agricultural land. Land directly north of the site is a development of new housing. The site is surrounded by open countryside on all other sides, with the edge of Burford Garden Centre to the east. There is a bus stop less than 1km from the site. There are regular, direct buses to Witney and Carterton and beyond the district. The nearest train station is Shipton Under Wychwood (5.5 miles), although there are no direct buses. There are no services or facilities within 2km of the site. Mineral Safeguarding Area, Records of Protected Species in proximity to the Site		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Big open flat area of land flanked to north by new housing , to the north east by the B4020 and Burford Garden centre , to the south and west by open flat countryside . The site would extend the extent of settlement along the B4020 to the south into a more exposed landscape setting.		

Bradwell Grove



Site Reference	Site Name	Location
BWG 001	Land at Holwell	Bradwell Grove
Site Area (Ha)	Proposed Use	Indicative Capacity
0.3	Residential	11
Site Description Flat area of grassland situated to the north east of Bradwell Village. Land is flat with residential development to the west, an area of car parking to the south and the A361 highway to the east. There are trees along the western boundary and a plantation woodland to the north. Bradwell Grove is an isolated rural village surrounded by open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Bradwell Grove is not considered to be a sustainable location for new residential development. Whilst the small-scale of the site and the existing vegetation means that landscape impact would be relatively localised, new residents in this location would be dependent on the private car to reach most services and facilities.		

Carterton



Site Reference	Site Name	Location
CART 001	Land at Sunset View, Upavon Way	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.6	Residential	15
Site Description The site is an irregularly shaped parcel of land to the west of Upavon Way, Carterton. The site currently houses a residential dwelling with an annex and several outbuildings and is surrounded by mature trees. To the north and west of the site lies open countryside, with Carterton to the east and both Carterton and further open countryside to the south. Carterton STW cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrade by Thames Water are due to be completed in 2025 to increase treatment capacity . There is a bus stop within 1km of the site. Buses from Carterton travel to Witney, Oxford and London. Within 1km of the site is a primary school, a secondary school, a children's nursery, retail, a chemist and a doctor's surgery. Conservation Target Area (CTA), records of contamination on site.		
Suitability for Housing		Suitability for Employment
SUITABLE IN PART		
Commentary Unusual site that is garden area outbuildings, lorry park and large detached house. Has good access onto Upavon Road. The site has mature trees on the road frontage but seems an isolated site that is unrelated to other development which is predominantly on the opposite side of Upavon Rd. It slopes downwards to the west and would be very visible from Alvescot Down. This might be overcome through landscaping and planting providing levels of site reflect the slope on site . Mature trees and hedgerows need to be protected.		

Site Reference	Site Name	Location
CART 002	Land rear of 267,29 and 33 Corbett Road	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.8	Residential	20
Site Description The site comprises an existing paddock, located immediately to the south of Alvescot Road to rear of housing on Corbett Road. Land slopes gently to the west down to the Shill Brook with significant trees and hedges on site boundaries and part of a soft rural edge to this part of the town. There are a couple of small, single storey storage buildings on the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is an irregularly shaped parcel of land, located to the rear of 3 residential dwellings to the north of Alvescot Road, and currently used as an extension to a garden. To the west of the site is open countryside with open countryside and the outskirts of Carterton to the north. Directly south of the site is residential gardens and to the east are residential dwellings associated with Carterton. This is a flat area of land outside the western extent of the settlement located on the southern flank of Alvescot Road. The site is flanked to the west by Shill brook and open countryside, to the south by predominantly open countryside with the odd sporadic dwelling, to the North by open countryside the other side of Alvescot Rd (included as part of ALV002) and to the east by residential gardens and houses. There are mature trees on the boundaries, and it seems to spread development into the countryside and is close to the Shill Brook so could have flooding issues and seems to create an unnecessary urban sprawl westwards into open countryside.		

Site Reference	Site Name	Location
CART 003	Carterton Park	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.5	Residential	53
Site Description Rectangular, level site within the built up area of the town adjoining RAF Brize Norton. The site includes one bungalow, 84 caravans which are let, a park office and recreation area. There is an avenue of trees with a wide verge to Milestone Road and hedgerows on the other boundaries but no other features of significance within the site. Adjoins RAF Brize Norton to the south and is about 300m to the main runway. Adjoins residential development to the north and west.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is a rectangular parcel of land, to the southwest of Carterton and is currently a caravan park with static caravans. To the north, east and west of the site are residential dwellings and to the south is RAF Brize Norton. Rectangular flat area of land currently used for park homes. The site lies to the north of the Brize Norton airfield so height restrictions may apply however it was noted on site that adjacent to the eastern flank of the site a new two storey housing development had been constructed. To the west and north of the site there is existing older housing with bungalows to the west. The site is accessed off the southern flank of Milestone Road through an in and out style entrance. It was noted on site that the Western flank of the site runs behind the existing bungalows that front onto Milestone Rd so amenity and privacy would need to be carefully considered. There would be a loss of existing low-cost dwellings if the site were developed for permanent housing so affordable housing loss / gain would need to be carefully considered. In terms of aesthetics the redevelopment of the site would bring dramatic improvements to the character of the area. The site is currently occupied by caravans and whilst a suitable location in principle for residential development, redevelopment of the site for housing would lead to the loss of an important part of the existing housing stock in Carterton.		

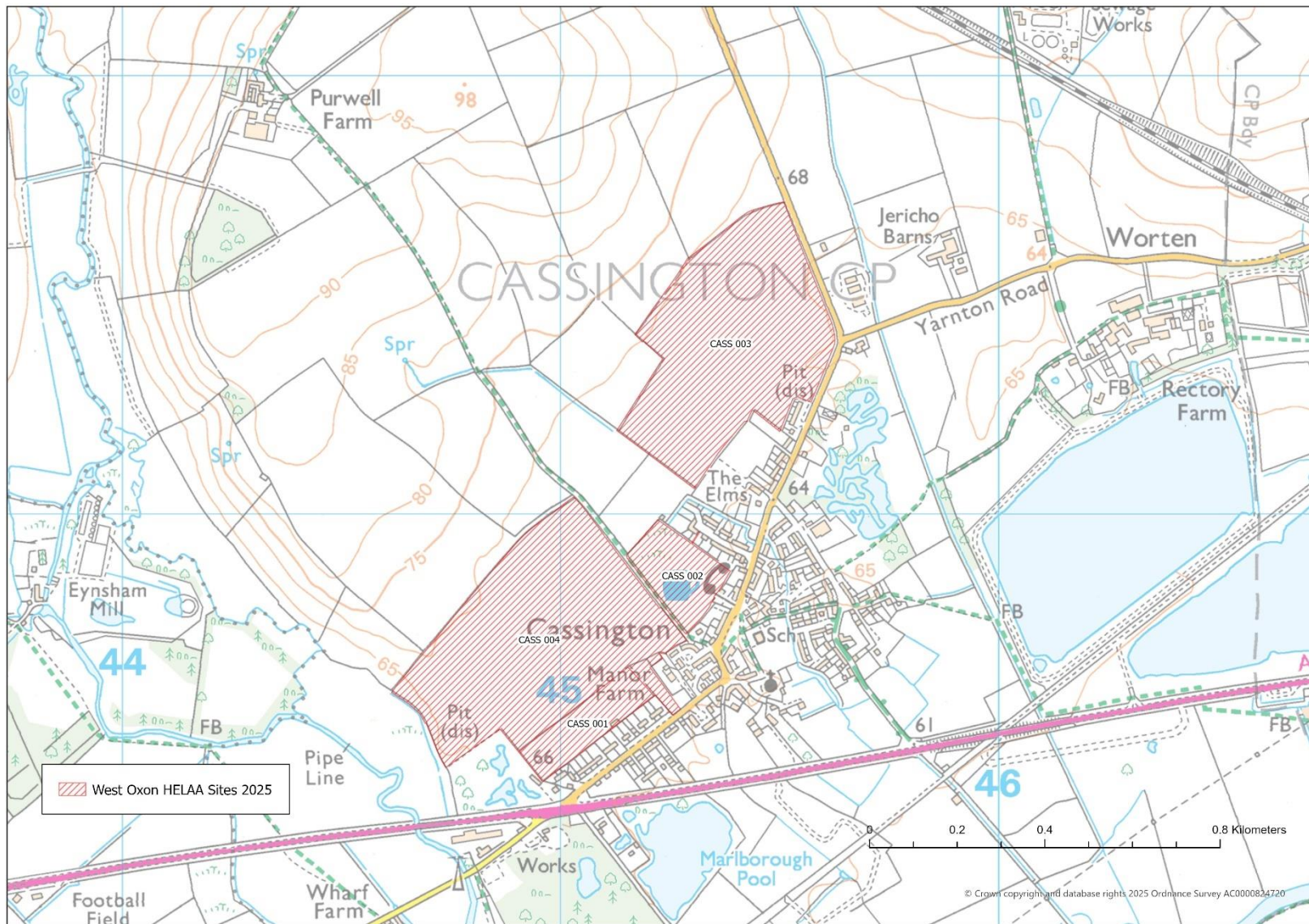
Site Reference CART 004	Site Name Land at 23 Brize Norton Road	Location Carterton
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description The site is an irregularly shaped parcel of land within the centre of Carterton. Within the site is a possible residential building, with clusters of mature trees. The site is surrounded on all sides by residential dwellings, including a static caravan park to the north of the site. Carterton STW cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed by 2025 to increase treatment capacity . There is a bus stop within 1km of the site. Buses from Carterton travel to Witney, Oxford and London. The nearest train station is at Shipton, with trains to Oxford, London and Didcot. Within 1km of the site is a primary school, a secondary school, a children's nursery, a doctor's surgery, retail and a chemist. Tree Preservation Order		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Suitable for housing - Area of grass with mature trees on boundaries and within site which would need to be protected . It is surrounded by housing with disused business at the frontage and access onto Brize Norton Rd. Loss of business if housing to be developed but surrounding uses are housing so would be acceptable land use . The impacts on the amenity of the residential dwellings surrounding the site needs to be considered. The site is well related to town centre and retail and has a footpath running to the northern flank . SITE NOT AVAILABLE		

Site Reference	Site Name	Location
CART 005	Land at Carterton Industrial Estate	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.6	Mixed Use	15
Site Description The site is part of the existing Carterton South Industrial Estate.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary The site is an irregularly shaped parcel of land within Carterton Industrial Estate, to the south of Carterton. Part of the site has a concrete base, and the remaining land is grassy wasteland. Residential dwellings lie directly north and east of the site, with buildings associated with the industrial estate to the south and west. Beyond the industrial estate to the south is RAF Brize Norton. This is a flat area of land sandwiched between Marlborough Close to the north and Dowley's car sales to the south. Site is suitable in principle for housing or employment, however, any residential use would need to ensure there was sufficient buffer zones in place so as to not impact on the nearby employment uses functioning efficiently and if additional employment uses are proposed these would have to have buffer zones to ensure there was no impact on the amenity of existing nearby dwellings. This obviously limits the area for development and type of employment use. The site forms part if the South Carterton Industrial Estate and is therefore better suited for continued employment use		

Site Reference	Site Name	Location
CART 006	Land at West Oxon Business Park	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.2	Commercial	29
Site Description Level vacant site within proposed West Oxon Business Park. Site cleared and access to Monahan Way constructed. Retail/business units and car parking constructed adjoining the site but vacant. Strong treed hedgerow to western and part of northern boundary		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		SUITABLE
Commentary The site is an approximately pentagonal shaped parcel of land near to the centre of Carterton. It is currently grassland, contained by mature trees to some of its edges, with some of the site tarmacked for parking spaces. To the west of the site is West Oxfordshire Business Park, with RAF Brize Norton to the far south and residential dwellings to the north and east. The site promoter has proposed the construction of a small supermarket. The site is a large flat area of parking landscaping and gravel that has frontage onto Monahan Way to the Northwest and Upavon Way to the west. The site forms the Northwestern corner of the West Oxfordshire Business and Retail Park. Access would be from the main business Park entrance which runs along the eastern flank of the site. The site would be very prominent and would impact on existing parking provision for the Business Park.. Impact on existing trees and character would need to be carefully considered as would the impact on existing retail.		

Site Reference	Site Name	Location
CART 007	Land at Shilton Road	Carterton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.1	Residential	27
Site Description The site is an irregularly shaped parcel of land, situated to the northwest of Carterton. The site currently houses a residential dwelling along with some dilapidated buildings and mature vegetation. Residential dwellings surround the site to the north, south and east, with open countryside to the west. Carterton STW cannot manage incoming volumes of sewage resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed in 2025, to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Carterton travel to Witney, Oxford and London. Within 1km of the site is a primary school, a secondary school and a children's nursery. Within 2km of the site is retail, a chemist and a doctor's surgery. Protected Species in proximity to the Site, Conservation Target Area (CTA), There is a small area of flood zone 2 and 3 which intersects the site at its southwestern edge, records of contamination on site.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Irregular sloping site with small number of houses predominantly overgrown site with houses on most sides the impact on the south west boundary to open countryside would need to be carefully considered but housing on two sides so seems a logical extension of the housing. Access onto Shilton Road will need to be carefully considered. Impact on existing dwellings if not removed plus on Owens Place dwellings needs to be carefully considered . protect mature trees possible ecology impacts.		

Cassington



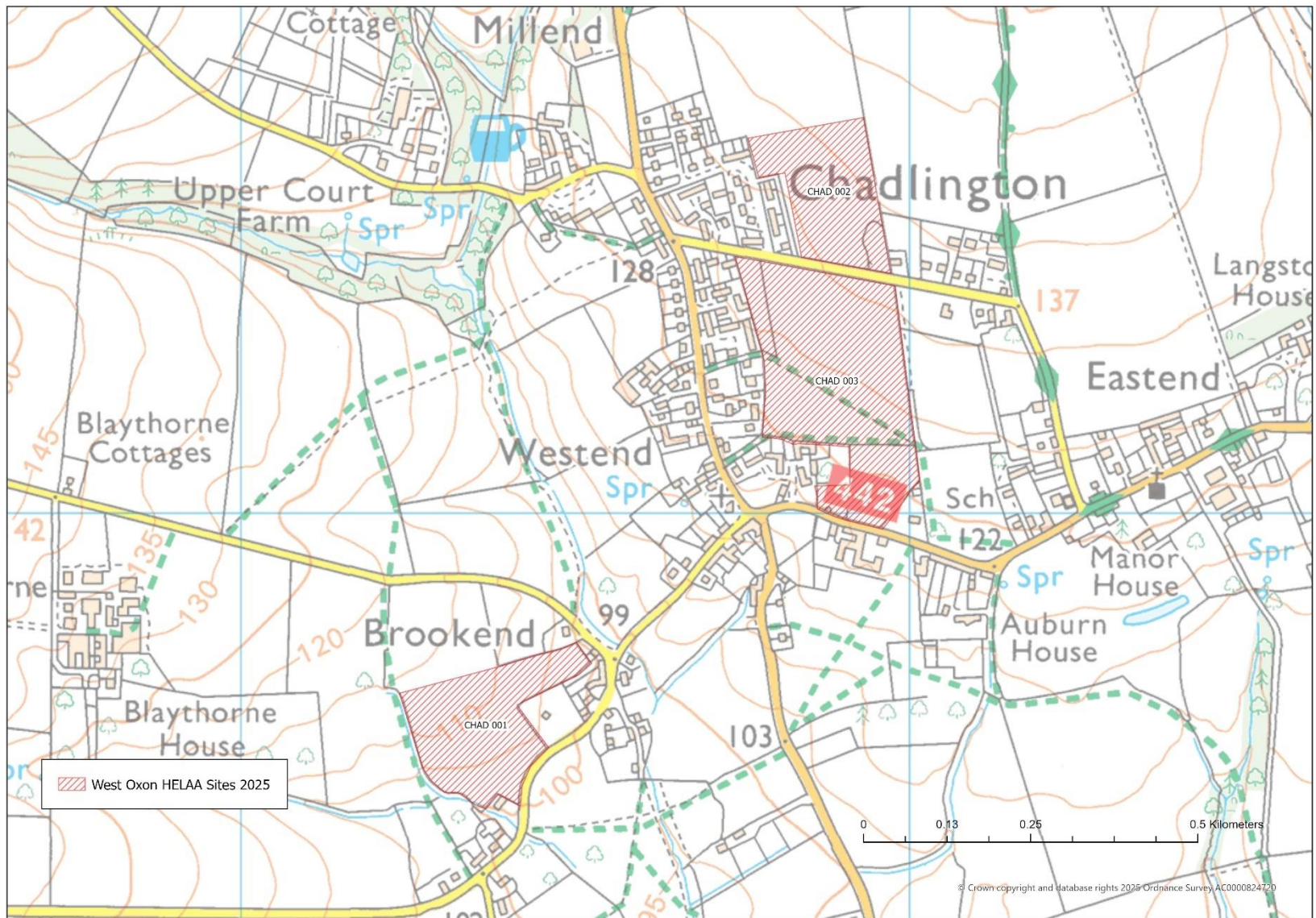
Site Reference	Site Name	Location
CASS 001	Land north of Eynsham Road	Cassington
Site Area (Ha)	Proposed Use	Indicative Capacity
2.8	Residential	59
Site Description The site lies to the rear of linear development of bungalows and houses on the north side of Eynsham Road. It is a flat agricultural field, bounded by weak hedgerows. The site has farmland/open countryside to the north and farm houses/holdings in large curtilages to the west and east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is a rectangular parcel of land to the southwest of Cassington. It is currently a greenfield site with mature vegetation to 3 of its borders. There is a former animal barn on the site. The site is north of Eynsham Road, with housing to the south and east. Open countryside lies to the north of the site with land to the west predominantly open countryside, parallel to the A40. Small flat rectangular area of agricultural land/ Paddock for horses. The site lies to the rear of houses that front onto the northwestern flank of Eynsham Road. The site has open countryside to the north and west (site CASS 004 and CASS 002), the A 40 to the south and Cassington Village to the northeast and southeast. Access to the site can only be achieved by a narrow strip of land to the northeast of the site that links to Eynsham Road via a gap in the existing residential frontage. However, this area of land is included in proposed site (CASS 004) and without it, access cannot be achieved. The site would have limited impact in the countryside but would impact on the amenity and privacy of the existing dwellings fronting onto Eynsham Road. It would also extend development into the countryside away from the village centre in a linear fashion and would create housing close to the A40.		

Site Reference	Site Name	Location
CASS 002	Land to the north west of The Green	Cassington
Site Area (Ha)	Proposed Use	Indicative Capacity
3.1	Residential	65
Site Description		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		
Commentary The site is a roughly rectangular parcel of land to the west of Cassington. Approximately ½ of the land is an allotment, with the other ½ an area of mature vegetation. There is a small amount of housing to the north of the site, with open countryside beyond. To the south and east of the site are residential dwellings and to the west of the site lies open countryside. A square flat area of allotments located to the rear of the Red Lion Pub in the centre of the village. Access is limited due to the narrow lane that leads to The Green on the eastern flank of the site. There is open countryside to the west and south (CASS 004 and CASS 001) with residential properties to the north and east. The site is centrally located and close to the village centre with limited visual impact on the landscape. However, it would result in the loss of well used community allotments which are an important area of open green space that contributes to the character of the area. There is also a PROW that runs along the southwest boundary of the site.		

Site Reference	Site Name	Location
CASS 003	Land north of Cassington	Cassington
Site Area (Ha)	Proposed Use	Indicative Capacity
18.4	Residential	386
Site Description The site is an irregular shaped parcel of land to the north of Cassington. To the north and west of the site is open countryside. To the south is the village of Cassington and to the east is a small amount of development. This is a large irregular shaped area of agricultural land located at the north of the village the site is flanked to the north, west, and east by open countryside. The site has the junction between Burleigh Road, Yarnton Road and The Green at its eastern flank where access could be achieved		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary . The site if developed would have an unacceptable significant impact on the open character of the countryside and would extend the village northwards and westwards into the open countryside.		

Site Reference	Site Name	Location
CASS 004	Land west of Cassington	Cassington
Site Area (Ha)	Proposed Use	Indicative Capacity
20.5	Residential	431
Site Description The site is an approximately rectangular parcel of land to the west of Cassington. It is currently green fields with some mature vegetation to its borders. Directly south of the site is a rectangular parcel of land which has also been submitted for HELAA consideration, with residential development beyond. Further residential development is to the east of the site with open countryside to the north and west. This is a very large rectangular area of agricultural land located to the west of Eynsham Road. The site has open countryside to the north and west, the A40 to the south, proposed sites CASS 004 to the southeast and a PROW and allotments (CASS 002) to the northeast. The main built form of Cassington Village lies to the Northeast and southeast of the site. Access to the site can only be achieved by a narrow strip of land to the northeast corner of the site that links to Eynsham Road via a gap in the existing residential frontage.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site if developed would have an unacceptable significant impact on the open character of the countryside and would extend the village westwards into the open countryside.		

Chadlington

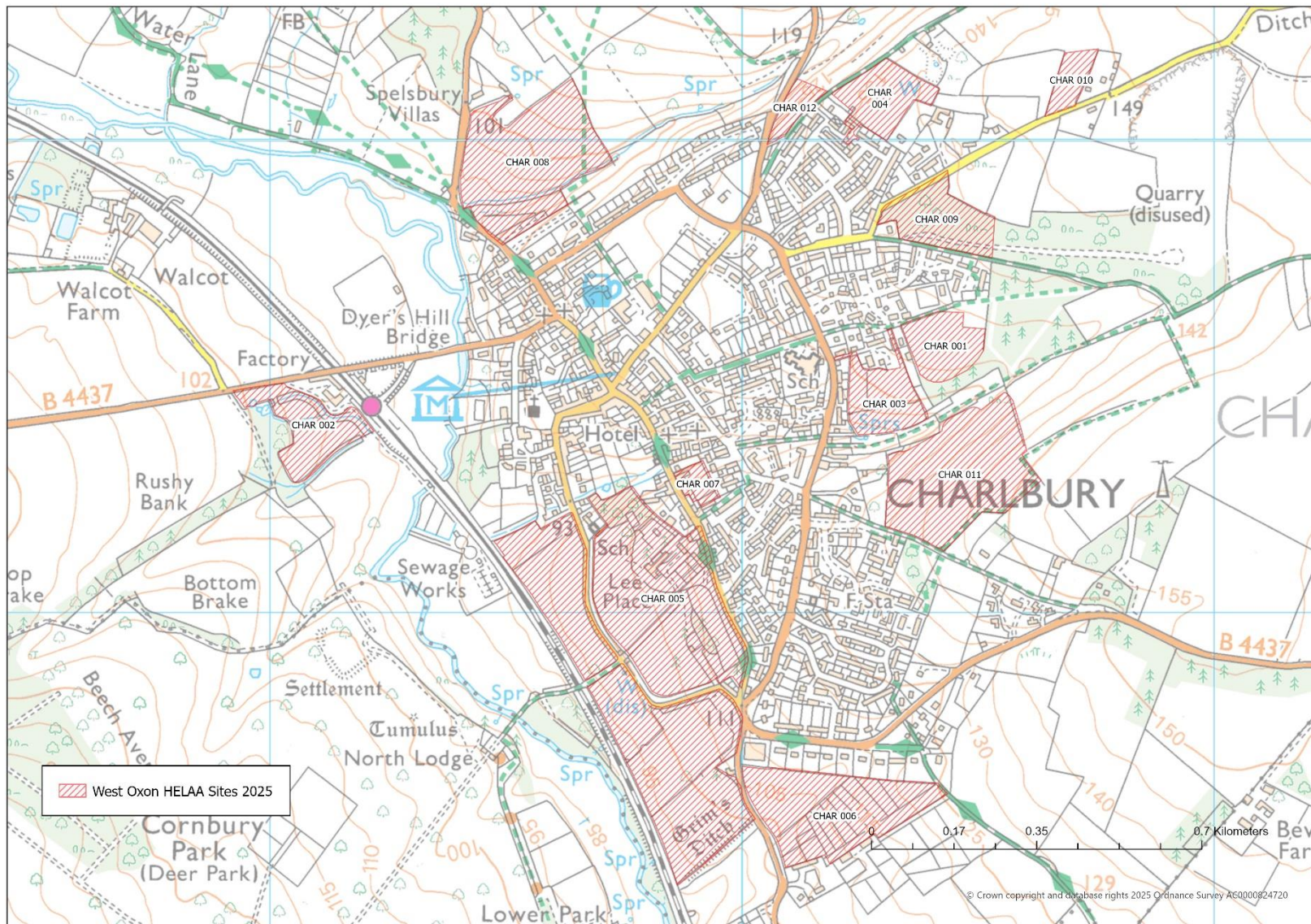


Site Reference	Site Name	Location
CHAD 001	Land at Bookend	Chadlington
Site Area (Ha)	Proposed Use	Indicative Capacity
3.6	Residential	76
Site Description The site is an 'L' shaped parcel of land situated to the southwest of Chadlington. It is currently agricultural land with some mature trees to its borders. There are small clusters of residential dwellings to the south and west, with open countryside to west. Open fields lie to the north, with residential dwellings associated with Chadlington to the far north. The site lies behind dwellings fronting onto Cross Lane to the east and Brook End / Daisy Bank to the south. There is frontage onto Brook End / Daisy Bank via a gap between the houses that front onto the road This part of the site is relatively flat Agri land with the remainder to the north and east of the site rising upwards to an elevated position above the houses.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is isolated large and elevated and there is no housing on the southern flank of Brook End/ Daisy Bank so it would be very prominent in the landscape and would double or triple the size of the hamlet known as Bookend. The site if developed would be very visible in the landscape impact on the amenity of nearby dwellings and be out of character with the settlement.		

ite Reference	Site Name	Location
CHAD 002	Land north of Church Road	Chadlington
Site Area (Ha)	Proposed Use	Indicative Capacity
3.0	Residential	63
Site Description The site is an irregularly shaped parcel of land to the north of Chadlington. It is comprised of 2 separate fields separated by mature vegetation. Open countryside which lies to the north and east of the site with residential dwellings to the west and east and agricultural land to the south CHAD 003. The site would extend the village into the countryside and for a relatively flat site it is elevated and visible to the surrounding countryside. Most of the nearby housing lies to the west but there is some frontage housing to the east along Church Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary There is an argument that the site would be in filling the gap between these houses, but the gap is large, and the field provides an important open aspect to the village when viewed from the south, North and East. CHAD 003 lies to the south and the combination of 003 and 002 would see a significant extension to this small village which would be unacceptable in scale and impact. OO2 on its own extends the village into the countryside at the NE corner of the village in an unnatural way which would have a dramatic impact on the character and setting of the village in the CNL.		

Site Reference	Site Name	Location
CHAD 003	Land north of Chapel Road	Chadlington
Site Area (Ha)	Proposed Use	Indicative Capacity
6.9	Residential	145
Site Description The site is an irregular shaped parcel of land directly east of Chadlington. The southern part is It is currently recreation land consisting of sports pitches and the Northern part is agricultural land. The site is bounded to the south by Chapel Road, to the west by residential properties, to the north by Church Road and beyond that CHAD 002 and to the east by more recreation grounds and club houses.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst the site is close to the village and is flat, it is elevated above surrounding countryside and would be visible when viewed from the south and west. It could be argued that the site would be seen in the context of existing development but that would disregard the dramatic impact it would have on the scale and character of the village through the loss of open green spaces and increase in built mass which would increase the impact of the village in the CNL. It would also remove a vital open character of the village on this eastern flank of the village.		

Charlbury



Site Reference	Site Name	Location
CHAR 001	Ticknell Piece	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
1.9	Residential	47
Site Description The site is an almost circular parcel of land, situated to the south of the northeast of Charlbury and surrounded by mature vegetation. To the south and east of the site is open countryside. To the north are dwellings and Charlbury Bowls Club and to the west is an area of new housing development. The site is within 1km of a bus stop, with direct buses to Witney and Chipping Norton. The train station in Charlbury has direct trains to Oxford, London and Worcester. Less than 1km from the site is a primary school, a doctor's surgery, retail, a dentist, a nursery and a chemist. The site lies wholly within Charlbury Conservation Area. The site intersects a Conservation Target Area . The site is wholly within the CNL. The site intersects Local Green Space		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This U – shaped Site slopes downwards to the south and has woodland to the east, a wooded valley bottom and open countryside to the south, CHAR 003 and housing to the west and housing and play areas / recreation bowls areas to the north. The site has a thin hedge running part way across the site from east to west. There is a PROW to the north and to the south. There are electricity wires running from north to south. The site lies near other areas of housing to the north but seems a little divorced and isolated from the south it is also prominent when viewed from the south. It is difficult to seem how access could be achieved other than through the existing housing and the PROW would need to be diverted.		

Site Reference	Site Name	Location
CHAR 002	Land off Forest Road	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
2.5	Residential	53
Site Description The site is an irregular shaped parcel of land, located to the west of Charlbury train station and surrounded by mature vegetation. It is currently agricultural land. The site is surrounded by open countryside to the north, south and west. To the east is Charlbury train station, with the town of Charlbury beyond. The site is within 1km of a bus stop, with direct buses to Witney and Chipping Norton. The train station in Charlbury has direct trains to Oxford, London and Worcester. Less than 1km from the site is a nursery, a chemist, a dentist, retail and a doctor's surgery. The site intersects an area of Ancient Woodland . The site intersects the Cotswolds National Landscape. There are records of Protected Species in proximity to the Site.		
Suitability for Housing PERMISSION GRANTED FOR RESIDENTIAL DEVELOPMENT		Suitability for Employment
Commentary		

Site Reference	Site Name	Location
CHAR 003	Land off Ticknell Piece Road	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
2.1	Residential	44
Site Description The site is square shaped parcel of land which is located to the east of the B4022 and is surrounded by mature vegetation. Land to the north and west of the site is residential dwellings and to the south and east is open countryside. The site is within 1km of a bus stop, with direct buses to Witney and Chipping Norton. The train station in Charlbury is just over 1km from the site and has direct trains to Oxford, London and Worcester. Less than 1km from the site is a primary school, a doctor's surgery, a dentist, a chemist and retail. The site lies wholly within Charlbury Conservation Area. The site intersects a Conservation Target Area. The site lies wholly within the CNL. There is a TPO along the western edge of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site lies to the west of CHAR 001 and is separated from it by mature trees and a couple of dwellings. To the north of the site is a new housing estate and PROW. To the west are the rear of houses fronting onto The Slade which are at a lower ground level than the site. To the south is a wooded valley bottom PROW and open countryside rising the other side of the valley. The site is advertised and set up to be a casual camping site and seems to be a logical site for housing given its proximity to other housing and Slade Street. However as with CHAR 001 the site will be very visible when viewed from the south and if developed for housing would have a dramatic impact on the amenity and privacy of dwellings to the west that front onto The Slade. Whilst the site is easier to access via a narrow estate road and is less isolated from existing development than CHAR 001 it is nonetheless still prominent and would have a dramatic urbanising effect on the natural wooded valley and open valley characteristics of this landscape in this location so this would need to be very carefully considered.		

Site Reference	Site Name	Location
CHAR 004	Land at Jefferson's Piece	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
2.0	Residential	49
Site Description The site is an irregularly shaped parcel of land to the northeast of Charlbury, surrounded by mature vegetation. To the north and east of the site is open countryside. To the south and west of the site is the town of Charlbury. The site is within 1km of a bus stop, with direct buses to Witney and Chipping Norton. The train station in Charlbury is just over 1km from the site and has direct trains to Oxford, London and Worcester. Less than 1km from the site is a primary school, a doctor's surgery, a dentist, a chemist and retail. The site lies wholly within Charlbury Conservation Area, the site lies wholly within the Cotswolds National Landscape CNL, the site in an area of Best and Most Versatile Agricultural Land (Grades 1 – 3a), there are records of Protected Species in proximity to the Site. Site is large square and slopes steeply downwards from east to west. The site has frontage onto Hundley Way an unmade single track that serves other res properties along it. The site is flanked to the northeast by some housing and open countryside, to the south, southeast and southwest by housing and to the northwest by Hundley Way and open countryside. The site at its Southwest boundary with houses on Jeffersons Piece includes an area of communal garages and parking which it is assumed would provide access to the site. It is not felt that access off Hundley Way is appropriate due to its substandard width and junction with Banbury Hill therefore the potential for access through Jeffersons Piece seems to be viable.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Providing the impact of additional traffic on existing dwellings is deemed acceptable. If access can be provided to the South, then the site seems like a logical extension to housing, however it will have some landscape impact unless existing trees are protected, and additional tree planting is incorporated. Levels will need to be carefully considered to mitigate impact also.		

Site Reference	Site Name	Location
CHAR 005	Land south and west of Charlbury	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
21.4	Residential	449
Site Description Very large area of land that is flanked to the east by Hixet wood Lane, to the south by the railway line, to the north by housing and to the south by open countryside. The site is split in two by Grammer School Hill (GSH) which runs from northwest to southeast across the site. In essence the site is divided into two distinct areas the eastern half is effectively the walled registered park and garden and woodland, and the western half is sloping grassland the runs down to the railway line.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very large, and the western half would have a dramatic impact on the open rural shallow valley landscape and vistas when using GSH and would impact on the setting of historic buildings and structures in an unacceptable manner. Whilst the eastern half is more contained within mature trees and stone walls the impact on the character and setting of the conservation area buildings and parkland would be significant and unacceptable. The site proposes disproportionate development that would be out off character with the settlement.		

Site Reference	Site Name	Location
CHAR 006	Land east of Fowler Road	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
5.4	Residential	113
Site Description The site is a triangular parcel of land to the east of Fowler Road, divided into 2 parts by vegetation. Directly to the north of the site is the town of Charlbury. To the south, east and west is open countryside. The site is within 1km of a bus stop, with direct buses to Witney and Chipping Norton. The train station in Charlbury is just over 1km from the site and has direct trains to Oxford, London and Worcester. Less than 1km from the site is a children's nursery and a primary school. The site lies wholly in Charlbury Conservation Area. The site is directly adjacent to Grim's Dyke on its Western edge, The site lies wholly within the CNL.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Site slopes downwards from north to south, the site is triangular with its widest part to the west which fronts onto Fowler Road where there is a wide access created. There is a mature hedgerow and trees running from south to north in the middle of the site which is not connected to the hedgerows at the north and south of the site. There are existing houses to the north of the site which front onto Woodstock Road, but the site falls away from the rear boundaries of these properties so impact on these houses will be limited if the levels of the site are respected. The site will be visible in the landscape but will read with the dwellings at this part of the settlement. To the southwest of the site is a farm complex. The site is a little isolated from the settlement due to lack of pavement connections, but this could possibly be achieved via Woodstock Road to the north. It does seem like a logical extension to the settlement albeit with levels issues, sustainable pedestrian link issues and access issues that must be resolved.		

Site Reference	Site Name	Location
CHAR 007	Hixet Wood	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
0.5	Residential	12
Site Description The site consists of 0.53 ha which lies within Charlbury Town Centre and is surrounded predominantly by residential uses. It consists of two cottages and a large area of garden land, which is bordered by stone walls along Hixet Wood Road. The access to the site is off a private road from Hixet Wood Road.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Sloping elevated site above the road that runs to the west of the site (Hixet Wood). The site slopes downwards from east to west and has housing on all sides except for its walled frontage onto Hixet wood. The site is overgrown with mature trees and hedges and if developed would have an impact on the character and amenity of surrounding dwellings and the Conservation area. There are other examples of developments coming off Hixet wood but it is a very narrow lane so access will be an issue especially when needing to ensure the conservation area character is preserved. Little landscape impact but significant Conservation Area impact.		

Site Reference	Site Name	Location
CHAR 008	Land off Pound Hill	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
6.5	Residential	137
Site Description This site forms the side of a valley which is undulating but generally rises to the north and south from the Wigwell Brook (which forms part of the southern boundary). The land is also generally higher than the road, particularly to the south of the stream. There are trees and shrubs along the road frontage and along the stream. Housing and a burial ground are located to the south of the site and open countryside surrounds the site to the east, west and north. The site intersects Local Green Space		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This is an irregular shaped site that slopes steeply upwards on either side from the bottom of a wooded valley. The site is flanked to the west by a road known as Pound Hill and Spelsbury Road which join at the bottom of the valley beyond this road there is open countryside. To the south is the cemetery and housing, to the east is open countryside and to the North is a single residential property and open countryside. The site is a very attractive steeply sloping valley, and it is not suitable for development due to the unacceptable impact it would have on the character of the landscape it would also create isolated dwellings due to the narrow and steeply sloping road access to the settlement also access would be extremely dangerous on a narrow steep and winding road which runs to the west of the site.		

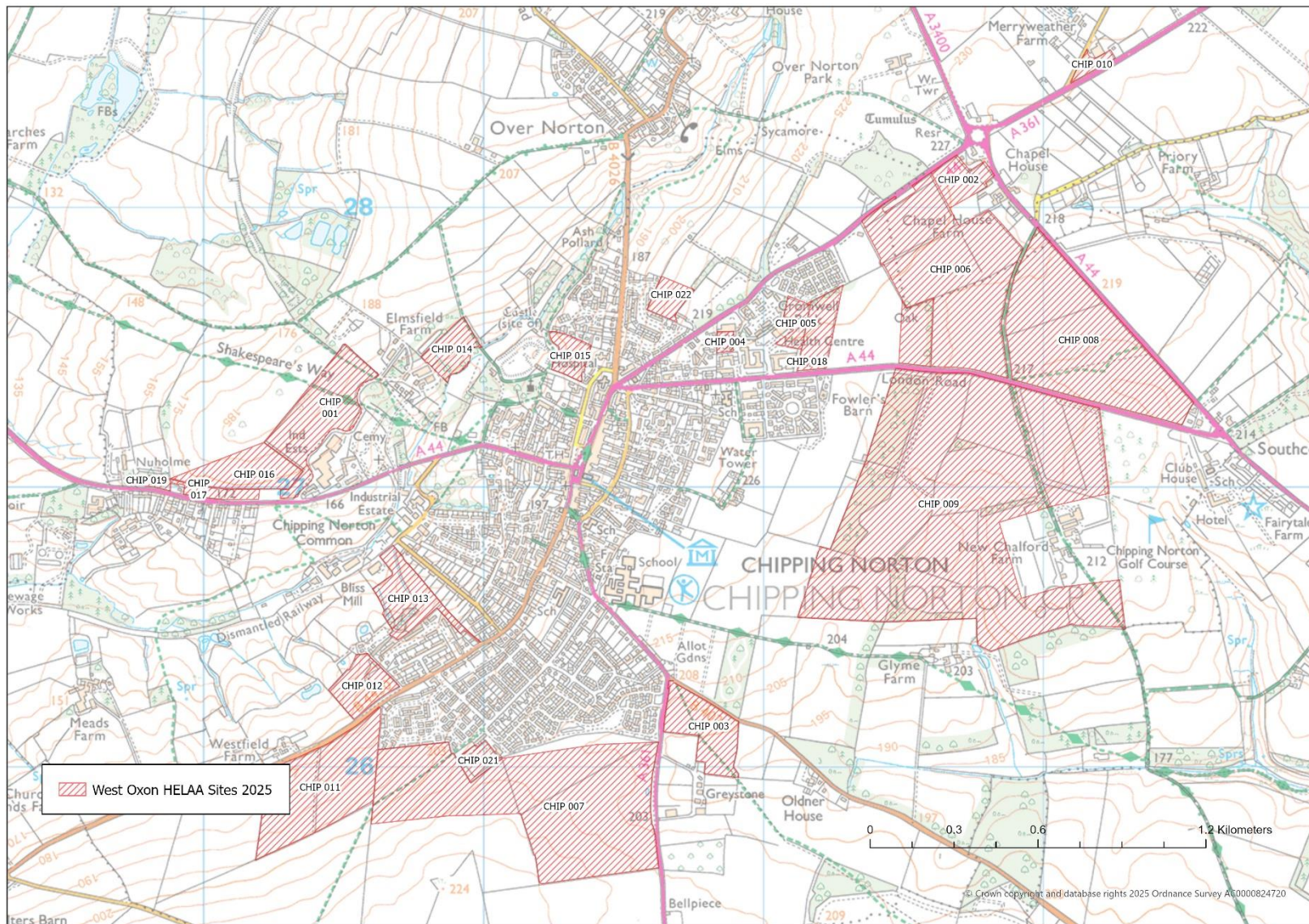
Site Reference	Site Name	Location
CHAR 009	Charlburyt Quarry	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
2.5	Residential	53
Site Description This 2.02 ha. site is a former quarry with worked areas below the adjacent land levels. The site can be accessed via Quarry Lane and Ditchley Road. There is a bank with trees along the Ditchley Road frontage and much of the remainder of the site contains young trees and shrubs. There is residential development to the south and west, sporadic residential development to the north and countryside to the east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development on this site would cause access difficulties and harm to character of area, AONB and Conservation Area.		

Site Reference	Site Name	Location
CHAR 010	Land west of Ambleside Farm	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
0.8	Residential	20
Site Description The site is an approximately rectangular piece of land (north to south), adjacent to Ambleside Farm and to the northeast of Charlbury. There is open countryside to the north, east and south of the site. There are open fields to the west of the site, with Charlbury beyond. The site is not currently served by a bus stop. Charlbury Town has direct buses to Witney and Chipping Norton. The train station in Charlbury is just over 1km from the site and has direct trains to Oxford, London and Worcester. Less than 1km from the site is a primary school. Less than 1.5km from the site is a dentist, a doctor's surgery, retail, a chemist and a children's nursery. The site is adjacent to Charlbury Conservation Area on its western edge. The site is an area of Best and Most Versatile Agricultural Land (Grades 1 – 3a). The site lies wholly in the CNL.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A flat rectangular site located on the western flank of Ambleside Farm to the northeast of Charlbury. The site has roadside frontage onto Ditchley Road to the south and there is open countryside to the north, east and south of the site. The site is an isolated area of land that is well separated from the settlement down a narrow single-track lane. The development of this site would be out of keeping with the character of development in the area, would be unrelated to the settlement and therefore would have an adverse impact on the open rural character of the landscape.		

Site Reference	Site Name	Location
CHAR 011	Land north of Woody Lane	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
6.5	Residential	137
Site Description The site is an irregular shaped parcel of land to the east of Charlbury, surrounded by mature trees. Directly north of the site is open fields, with Charlbury further beyond. To the east is open countryside with residential dwellings and open fields to the south and west. A PROW intersects the site to the north and to the south. The site lies wholly within Charlbury Conservation Area. The site intersects a Conservation Target Area. There are records of Protected Species in proximity to the Site. The sites lies wholly within the CNL and Charlbury Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for development - This site is located to the southeast of Charlbury and is a large section of the southern half of a valley running west to east that has a wooded valley bottom. There are PROW's to the north, south and west and there is open countryside to the northeast and south, whilst to the east lies existing housing. The site lies to the south of CHAR 001 & 003 and effectively forms a large part of the southern half of the valley which is essential to the open countryside views when looking to the southeast from Charlbury. It is felt that development of this site would introduce significant harm to the landscape character and also would be out of character with the settlement.		

Site Reference	Site Name	Location
CHAR 012	Land on Banbury Hill	Charlbury
Site Area (Ha)	Proposed Use	Indicative Capacity
0.6	Residential	15
Site Description The site is a narrow, triangular parcel of land, which is currently used for agricultural purposes. To the north, east and west of the site, the surrounding area is predominantly open countryside. To the south of the site is the town of Charlbury. The site is wholly within Charlbury Conservation Area. The site intersects a Conservation Target Area. The site is wholly within the CNL and Charlbury Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing - A narrow strip of sloping land that is flanked to the southeast by Hundley Way and residential housing, to the Northwest by Banbury Hill (B4022) which lies at a lower level, to the southwest by housing and the junction between Banbury Hill and Hundley way and to the northeast by open countryside. The site is accessed off Hundley way which is a narrow-unmade track that has a very dangerous access junction onto Banbury Hill. The site slopes downwards from Hundley Way towards Banbury Hill and is very narrow at the southern end. It is felt that the site would have a dramatic impact on the character of the landscape in this prominent urban fringe area and would not be in keeping with character of development and would lead to unacceptable ribbon development which intrudes into the countryside.		

Chipping Norton



Site Reference	Site Name	Location
CHIP 001	Land north of Worcester Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
8.4	Residential	176
Site Description A large area of elevated agricultural land to the north of the A44 Worcester Road and an industrial estate access road. The land is above the adjacent roads and rises to the north. It sits in an elevated position. The site is surrounded to the west and north by open countryside and to the east by the Owen Mumford employment premises. The site is bounded by the industrial estate access road with a landscaped embankment.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Located to the NW of Chipping Norton and adjacent to an existing industrial estate. The site would have access via the estate road and whilst relatively level it is elevated above the industrial estate and estate road. Seems like a logical extension to the industrial estate but too distant from other housing and Chipping Norton to be used for housing plus would have impact on the working of industrial units if housing close by .		

Site Reference	Site Name	Location
CHIP 002	Land north of Chapel House Farm	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.3	Commercial	48
Site Description The site is an L shaped parcel of land to the far northeast of Chipping Norton. To the north of the site is a petrol station with shop, with mostly open countryside to all other sides. There is a small development of residential properties to the southeast. Whilst there is open countryside to the southwest of the site it was noted that there was a large housing site being developed beyond the open countryside that abuts the southwest flank of the site. Also, CHIP 006 and CHIP 020 lie to the SW. To the south of the site are some buildings and an L shaped area of land that is not put forward for development under the HELAA although beyond that is the proposed CHIP 008 site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development of this site would be unsuitable due to its isolated location away from major housing or employment sites and also its very prominent position located at the SW corner of the roundabout junction between A44 Oxford Rd, Banbury Road, the A3400 and the A361. If the other sites mentioned above were to come forward this site would be seen as the final element that could create a high-quality gateway development to the eastern extension of Chipping Norton.		

Site Reference	Site Name	Location
CHIP 003	Land east of Burford Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
5.1	Residential	107
Site Description		
Suitability for Housing		Suitability for Employment
PERMISSION GANTED FOR HOUSING		
Commentary		

Site Reference	Site Name	Location
CHIP 004	Highways Depot, Banbury Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.4	Residential	14
Site Description This brownfield site is a rectangular parcel of land which is currently a highway depot. Mature vegetation surrounds the site to the south, east and west. Directly north of the site is an Aldi supermarket. The other sides of the site are surrounded by residential housing and Chipping Norton Community Hospital. There is a bus stop less than 1km from the site, with direct buses to Witney, Oxford and beyond the district. The nearest train station is Kingham, with direct trains to Oxford and London. Less than 1km from the site is a primary school, a secondary school, a doctor's surgery, a dentist, a chemist, a children's nursery and retail. There are records of contamination on site, Chipping Norton STW does not currently have the capacity to treat all incoming sewage, resulting in untreated discharges during wet weather. Upgrades are planned to be completed by Thames Water by 2027.		
Suitability for Housing		Suitability for Employment
SUITABLE		SUITABLE
Commentary Former Highways depot site flanked to the North by Aldi, to the west east and south by mature trees and housing. The site is well screened has lighting and an existing access at the NE corner with good footpath links (on the east boundary) to the town centre. The site could easily lend itself to employment use especially as the site is already hard surfaced. There may be contamination issues due to the former use. Could also be used for housing given the proximity of other housing nearby but due to the significant tree growth surrounding the site an employment use would be well screened also. Trees and hedgerows on Boundaries of the site need to be retained and protected. No landscape impact and well related to settlement.		

Site Reference	Site Name	Location
CHIP 005	Land at Rockhill Farm	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.2	Residential	29
Site Description The site is an almost rectangular shaped parcel of land which is currently grassland. Mature vegetation surrounds the site on all sides. Land to the north and south (beyond the A44) is residential housing. To the west is Chipping Norton Community Hospital and pharmacy and to the east is open countryside. The site is less than 1 km from a bus stop. Buses from Chipping Norton travel to Oxford, Witney and beyond the district. The nearest train station is in Kingham, with direct trains to Oxford and London. Less than 1 km from the site is a primary school, a children's nursery, a chemist, a doctor's surgery and retail. Chipping Norton STW does not have the capacity to deal with the amount of incoming sewage, resulting in untreated discharges during wet weather. Upgrades are planned by Thames Water by 2027, the site is in an area of Best and Most Versatile Agricultural Land (Grades 1 – 3a),		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Flat level site that is enclosed by mature hedgerows and trees and is overgrown. To the north there is housing, to the west lies the Healthcare centre, to the south lies housing and London Road and to the East lies another flat field (CHIP 018). The site would be accessed via the existing estate road that runs along the frontage of the Healthcare Centre and terminates at the western edge of the site. The site is suitable for housing or employment but given the proximity of other housing probably best suited to housing. No landscape impact and well related to settlement.		

Site Reference	Site Name	Location
CHIP 006	Land adjacent to East Chipping Norton SDA	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
22.7	Residential	477
Site Description An irregularly shaped parcel of relatively flat agricultural land to the west of Chipping Norton between Banbury Road and London Road. The site comprises three individual field parcels separated by hedgerows. The southern boundary comprises mature trees along the frontage to London Road which are the subject of a number of tree preservation orders. The surrounding land is primarily agricultural but to the north west of the site is the cricket club.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The PP is for the northern part of the proposed site so this assessment will look at the remaining southern part of CHIP 006. The site is a large, irregular shaped parcel of land to the northeast of Chipping Norton. It is currently grass/farming land with mature vegetation bordering all sides of the site. To the north of the site Outline PP has been granted subject to a s106 for up to 90 houses, to south of the site is London Road and beyond that predominantly open countryside identified under CHIP 009 and 020 as suggested development land, to the East is open countryside proposed under CHIP 008 and Oxford Road. To the west, beyond a field, is residential development CHIP 20 and CHIP 005. This land could be seen as part of the Eastern extension to Chipping Norton when combined with the other proposed sites however on its own it is slightly isolated when viewed from London Road as there is little development in this area of Chipping Norton and it has a very rural feel. If access was from the north through the housing site and landscaping was introduced to the southern boundary with London Road, the rural feel along London Road could be maintained. Also, if the other allocations on this eastern flank of Chipping Norton come forward then it would be seen as part of the whole development.		

Site Reference	Site Name	Location
CHIP 007	Land west of Burford Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
32.7	Residential	687
Site Description The site is a large, irregular shaped parcel of land to the south of Chipping Norton. It is currently grassland/open countryside. To the north of the site is residential development. To the south and west is open countryside, with some sports' facilities and further open countryside which rises upwards to the south. The site is flanked to the east by Burford Road and Evans way runs westwards from Burford Road providing access to newly build housing to the north of Evans way. To the south of Evans way there are recreation and open spaces created as part of the new housing development.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would be seen as part of the new housing along Evans way and would mirror housing to the north of Evans Way. However, it would be elevated due to the topography and would seem to increase the urban impact on this urban fringe site due to the increasing height of the ground as such it is felt that the site would have too much impact on the character of the landscape and would lead to a dominant development in the landscape.		

Site Reference	Site Name	Location
CHIP 008	Land at Southcombe	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
22.8	Mixed Use	479
Site Description The site is an almost triangular shaped parcel of land to the northwest of Southcombe Village and to the far east of Chipping Norton. The land is currently agricultural land. Land to the north, south, east and west is predominantly open countryside. There is some development to the southeast of the site which includes a garage, a hotel, a special education school and Fairy Tale Farm. To the west is CHIP 006 and to the Southwest is CHIP 009. The site is effectively a triangular flat area of land that is sandwiched between London Road and Oxford Rd (A44) north of the junction between these two roads.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site seems to extend Chipping Norton too far to the southeast and too close to the village of Southcombe therefore if developed it would significantly contribute towards the coalescence of settlements and would therefore have a very adverse impact on the character of the area.		

Site Reference	Site Name	Location
CHIP 009	Land south of London Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
71.4	Mixed Use	1499
Site Description Large irregular area of flat land located to the south of London Road which is currently greenfield land. Land to the north, south and east is predominantly open countryside, with some business-related development to the far east. To the west, beyond a small amount of greenfield land, is Chipping Norton Town. The site seems too separated from Chipping Norton and does not seem like a natural extension to the town. It is noted that if combined with CHIP006, 008 and CHIP 020 this site could form part of a wider eastern Chipping Norton extension to the town.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary However, due to the primarily tree lined road frontage to open rural fields on the southern flank of London Road housing development on this site does not seem to fit into the landscape as well as some of the other allocations mentioned above and again would lead to a significant incursion into the open countryside and contribute to the coalescence of settlements		

Site Reference	Site Name	Location
CHIP 010	Land at junction of Walk farm Lane	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.7	Commercial	17
Site Description A Flat triangular grassland area of land located to the east of Chipping Norton on Banbury Road at its junction with Hook Norton Road. It is situated to the west of a Countrywide shop. To the east of the site is a Countrywide Store, with a caravan site to the north. South of the site is open countryside, with open countryside and a small development of farm buildings to the west. The site has hedgerows on its northwestern and southwestern flanks and to the east are existing industrial buildings.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary The site is not suitable for housing due to the distance it is from Chipping Norton however it could be suitable for limited employment use in association with the other employment uses to the east. Due to the sites narrow pointed western boundary being at the prominent location between the junction of Banbury Road and Hook Norton Road the western end of the site would not be suitable for anything other than landscaping to mitigate the impact of the employment uses at the eastern end of the site.		

Site Reference	Site Name	Location
CHIP 011	Land at Chipping Norton	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
12.4	Residential	260
Site Description The site is a diamond shaped parcel of land, to the south of the Churchill Road (B4450) and to the southwest of Chipping Norton and west of CHIP 007. It is currently agricultural land that slopes downwards from east to west. To the south and west of the site is open countryside. To the north on the other side of Churchill Road is predominantly open countryside with some development associated with Chipping Norton. To the east is the southern edge of Chipping Norton and more open countryside. Access could be off Walterbrush Road or via CHIP 007.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site extends development southwards into open countryside and would have a dramatic impact projecting urban development in an unnatural form southward into the open countryside.		

Site Reference	Site Name	Location
CHIP 012	West End Farm	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
3.0	Residential	63
Site Description The site is a rectangular parcel of land to the southwest of Chipping Norton which lies to the north of the Churchill Road (B4450). To the south, west and northwest of the site is open countryside and the site slopes downwards to the west therefore it is very visible when viewed from the west. To the east and north is the southern edge of Chipping Norton		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site continues frontage housing along the western flank of Churchill Road beyond the current urban edge in a linear fashion which has an adverse impact on the landscape character of the area.		

Site Reference	Site Name	Location
CHIP 013	Land east of Churchill Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
4.4	Residential	92
Site Description The site is a rectangular shaped parcel of land to the southwest of Chipping Norton. The site is currently greenfield land. To the north, south and east of the site is residential development associated with Chipping Norton and some business development. To the west of the site is open countryside. Bliss Tweed Mill, a grade II listed building, lies to the northwest of the site. Whilst it appears to show some form of access onto Churchill Road to the east of the site this is via a narrow strip of land with the main bulk of the site being located to the southwest of properties fronting onto The Leys. To the Northwest flank of the site there are industrial units and access road so access could be achieved for the Northwest subject to access rights being agreed with existing users. The site has matured vegetation on it and slopes steeply downwards from Churchill Road at the southeast to the industrial estate access road to the northwest.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would have levels and access issues and there would be amenity and privacy issues for existing residents but if these were addressed it might be a feasible site for housing however the impact it would have on the landscape would need to be carefully considered as well.		

Site Reference	Site Name	Location
CHIP 014	Chipping Norton Glebe	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.4	Residential	50
Site Description The site is a rectangular shaped parcel of land to the northwest of Chipping Norton. It is currently greenfield land and surrounded by mature vegetation on all sides. To the west of the site sits an industrial park/other business land use. To the east, separated by green fields is the town of Chipping Norton and to the south is more green fields, beyond which lies the A44. To the north is open countryside. The site slopes steeply downwards from west to east and it is difficult to see how access can be achieved other than through the industrial estate and onto Worcester Road which is quite difficult due to tight turns, steep gradients and poor surfacing.		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		NOT SUITABLE
Commentary The site is probably only suitable for employment use as an extension to the industrial estate however it would need profiling to create terraces suitable for units due to the gradient and this would have a dramatic impact on the character and ecology of the area so would need careful consideration in terms of its impact and encroachment into open countryside.		

Site Reference	Site Name	Location
CHIP 015	Land north of Church Lane	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.7	Residential	42
Site Description The site is an irregular shaped parcel of land located to the north of Chipping Norton. It is currently greenfield land with mature trees within the site and bordering the edges. Residential dwellings lie to the north, east and south of the site. To the west of the site, lies open countryside, with an industrial estate beyond. The site slopes downwards from east to west and the historic St Mary the virgin church lies to the southwest with footpaths and lanes running down the south and western flanks of the site. There is characterful walling running along the southern frontage to Church Lane. The site would lend itself to sympathetic housing using appropriate design and materials to enhance the conservation area however the gradients and mature trees on site would mean that the impact on character and amenity could be significant.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Access to the site would be very difficult given the narrow nature of the historic streets that lead to the site from the town centre there will also be a loss of green space affecting the character and setting of the CNL and conservation area. The site is located in a sensitive, elevated position within an attractive parkland setting. Despite the physical proximity to the town centre, the topography of the site is such that pedestrian access is not as convenient as other site options.		

Site Reference	Site Name	Location
CHIP 016	Land north of Worcester Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
4.5	Residential	95
Site Description Land to the west of Chipping Norton which effectively is a continuation of CHIP 001 which has the A44 and CHIP 017 to the south and the industrial estate to the east and open countryside to the north. The site is elevated above the A44 and is triangular with the narrowest part to the west. Whilst there is housing on the southern flank of the A44 on the opposite side of the road this is primarily at the western end of CHIP 016		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary . On the northern flank of the A44 where this site is located there is no development, and it is characterised by open countryside hedge banks and mature trees. Therefore development here would be very prominent and would adversely affect the CNL .		

Site Reference	Site Name	Location
CHIP 017	Land north of Worcester Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.6	Residential	39
Site Description This is a long narrow strip of roadside hedge bank and mature trees that runs along the northern flank of the A44 to the west of Chipping Norton. Chip 017 effectively provides the frontage onto the A44 for CHIP 0016 and possibly CHIP 017 so without these sites coming forward it would not provide sufficient apace for either housing or employment uses. It is a strange area which can only be explained if all three sites are to be developed and access from the northern flank of the A44 is required.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Any development of this site would have a dramatic impact on the open rural landscape that characterises this flank of the A44. Therefore, development here would be very prominent and would adversely affect the CNL .		

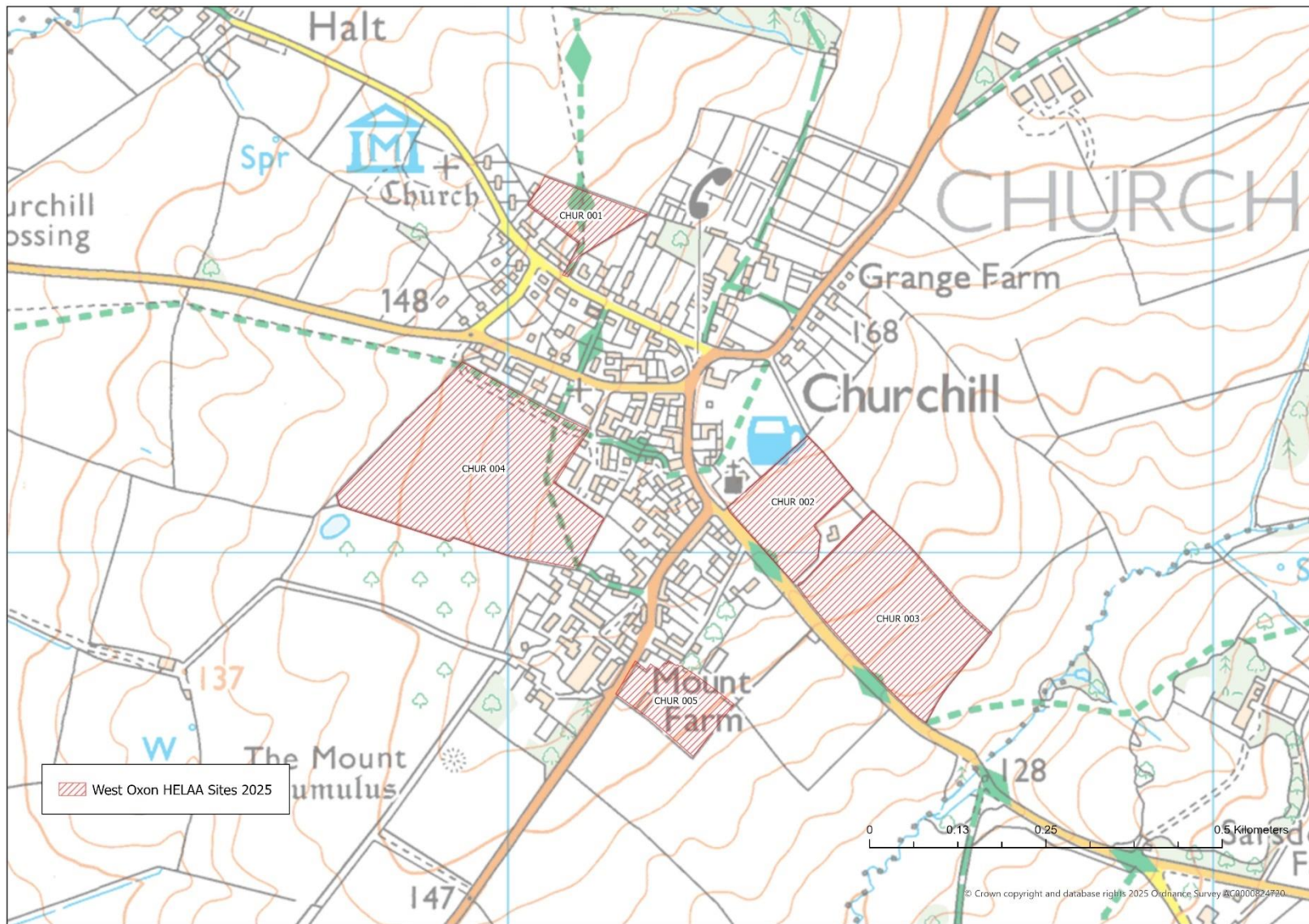
Site Reference	Site Name	Location
CHIP 018	Rockhill Farm	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.8	Residential	59
Site Description The site is broadly rectangular in shape, flat and relatively narrow. It is currently in agricultural use and has trees long all four boundaries with mature trees along the southern boundary to London Road which serve to effectively screen the site from view. The site is surrounded by a mixture of different uses. To the north is an area of grazing/paddock. Land to the east is used for agricultural purposes.		
Suitability for Housing		Suitability for Employment
SUITABLE		SUITABLE
Commentary Suitable for housing: - Flat level agricultural land enclosed on all sides by mature trees and hedgerows. To the North there is housing, to the west there is open land (CHIP 005) and the health centre, to the east is open flat agricultural land and to the south there is London Road. The site could be access via a new entrance onto London Road which could also service CHIP 005 as well. An alternative would be to provide access to both sites (005 and 018) via the estate road at the front of the Health Centre to the west of 005. This would link the sites more closely to the town and its facilities however it would increase traffic past the health centre and existing housing. But probably the best option in terms of sustainable links. No landscape impact and well related to settlement.		

Site Reference	Site Name	Location
CHIP 019	Land west of Pine Trees	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
0.5	Residential	12
Site Description Small, flat strip of agricultural land along the northern edge of Worcester Road broadly rectangular in shape. Well screened behind the hedge which forms the frontage to the road. There is existing housing to the south and open countryside to the north and north east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Relatively isolated from the town centre with topography not conducive to pedestrian and cycle movements. Would create a precedent for further development north of Worcester Road. Potential access concerns in terms of visibility.		

Site Reference	Site Name	Location
CHIP 020	Land north of London Road	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
2.5	Residential	53
Site Description A broadly rectangular parcel of agricultural land located north of London Road. The site is relatively flat and well screened with extensive vegetation and trees along the southern and eastern site boundaries. The site is surrounded on all sides by further agricultural land and a belt of trees to the south of the London Road which is an area used for pheasant rearing.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary EXISTING LOCAL PLAN ALLOCATION		

Site Reference	Site Name	Location
CHIP 021	Former Chipping Norton FC	Chipping Norton
Site Area (Ha)	Proposed Use	Indicative Capacity
1.2	Residential	29
Site Description Former Chipping Norton FC ground. Site is flat level and unused so is very overgrown and FC have obviously relocated elsewhere. The site is flanked to the west and south by open countryside, to the north by new housing and Evans Way and to the east by a day nursery building and large gravel surfaced carpark. Access would probably be to the Northeastern corner of the site through the Carpark for the Day Nursery and onto Evans Way. There are mature trees to the west and south, so the site reads with the built form rather than with the countryside.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Logical compliment to development at Evans Way. Limited landscape impact and well related to settlement, although loss of footbvall pitch would require compensatoryuy priovision		

Churchill



Site Reference	Site Name	Location
CHUR 001	Land north west of Badgers Bank	Churchill
Site Area (Ha)	Proposed Use	Indicative Capacity
0.9	Residential	22
Site Description The site is an irregularly shaped parcel of land to the north northwest of Churchill, located between residential rear gardens and agricultural land. To the north, east and west is predominantly open countryside with some residential dwellings, with residential dwellings to the south. Access to the site would be through a gap in the frontage of large, detached houses that front onto the northern flank of Hastings Hill. The site is effectively flanked on the south and east by housing and the to the North and northwest by open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site will have an impact on the amenity and privacy of nearby dwellings and would have a narrow access past an existing dwelling onto Hastings Hill. It would also be visible in the landscape when viewed from the Northwest however it would be viewed against the existing built development of the village so the impact would not be that great. The site is well related to the village and seems to round off the natural village boundary on this northwestern corner.		

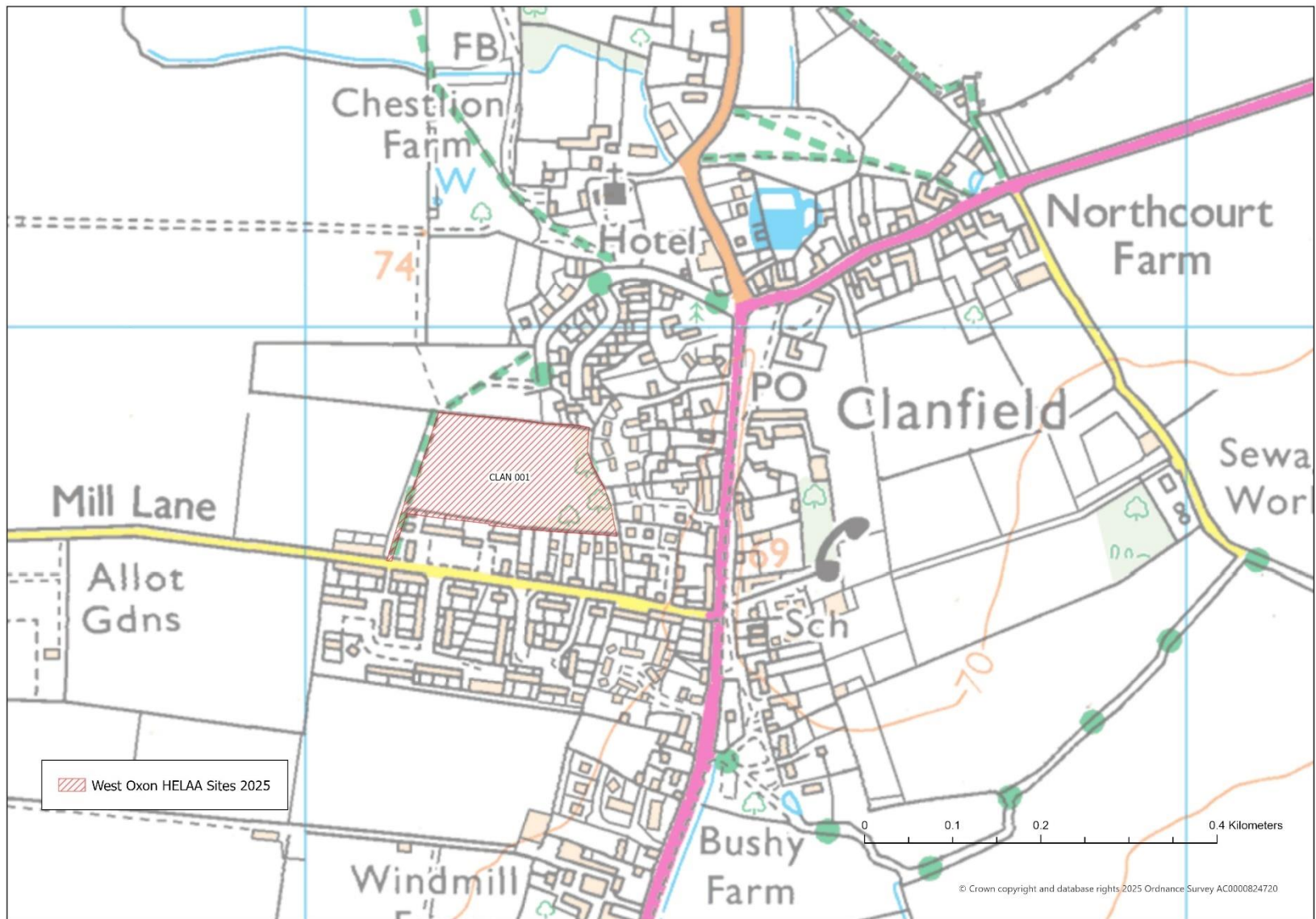
Site Reference	Site Name	Location
CHUR 002	Land south of All Saints Church	Churchill
Site Area (Ha)	Proposed Use	Indicative Capacity
1.8	Residential	44
Site Description Located to the North West of CHUR 003 , the site is an irregularly shaped parcel of land, to the southeast of Churchill, comprised of a grassy field between the church and a residential dwelling. Mature trees shield the site from the adjacent Sarsden Road. To the south and east of the site is open countryside, with Churchill recreation ground towards the north. Residential dwellings lie to the west. There is an existing residential access that provides access off the northern flank of Sarsden Road which provides Agri access at the southern corner of the site. The site slopes gently downwards to the northeast and is flanked on all sides by mature hedgerows. The eastern frontage onto Sarsden Road has mature trees and is an important feature in the rural character at the eastern fringe of the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst the site could accommodate housing with little landscape impact except when viewed from the North and East it is the impact on the setting of the church which would need to be carefully considered as development here would have a significant impact on the setting of the historic church.		

Site Reference	Site Name	Location
CHUR 003	Land north of Sarsden Road	Churchill
Site Area (Ha)	Proposed Use	Indicative Capacity
4.0	Residential	84
Site Description Located to the southeast of CHUR 002, the site is a rectangular shaped parcel of land to the southeast of Churchill, falling within open countryside. It is currently agricultural land and adjacent to site submission CHUR 002. Land to the north, south and east is open countryside with open fields to the west, with residential dwellings beyond. This site is very visible when viewed from the North and East as it slopes downwards steeply to the east and as the land rises further to the east the site would be very prominent in the landscape. There is an existing residential access that provides access off the northern flank of Sarsden Road which provides Agri access at the western corner of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would extend the settlement into the countryside and would be very visible so is not considered to be appropriate for development.		

Site Reference	Site Name	Location
CHUR 004	Land west of Churchill	Churchill
Site Area (Ha)	Proposed Use	Indicative Capacity
6.3	Residential	132
Site Description The site is an irregularly shaped parcel of land to the west of Churchill. It is currently agricultural land, with residential dwellings to the north and east. Land to the west is open countryside and to the south is predominantly open countryside. The site is large and elevated and relatively flat but land to the west and south slopes away downwards from the site. As such the site is seen as part of the built form of the village when viewed from the south and west. It is large for the settlement and out of keeping with the scale of the settlement, but it is flanked mature hedgerows to the south and west and housing to the north and east and does fit in with the village development lines. although the southwestern corner of the site seems to extend too far into the countryside and would be too prominent in this elevated location.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The northeastern half of the site is better related to the built development of the village however it would have an impact on the amenity and privacy of properties to the north and east of the site. Access should come from the north or east to reduce impact on the landscape but it will probably need to come from the northwestern corner of the site off Churchill Road which would have an impact on the character of the area if not handled carefully .		

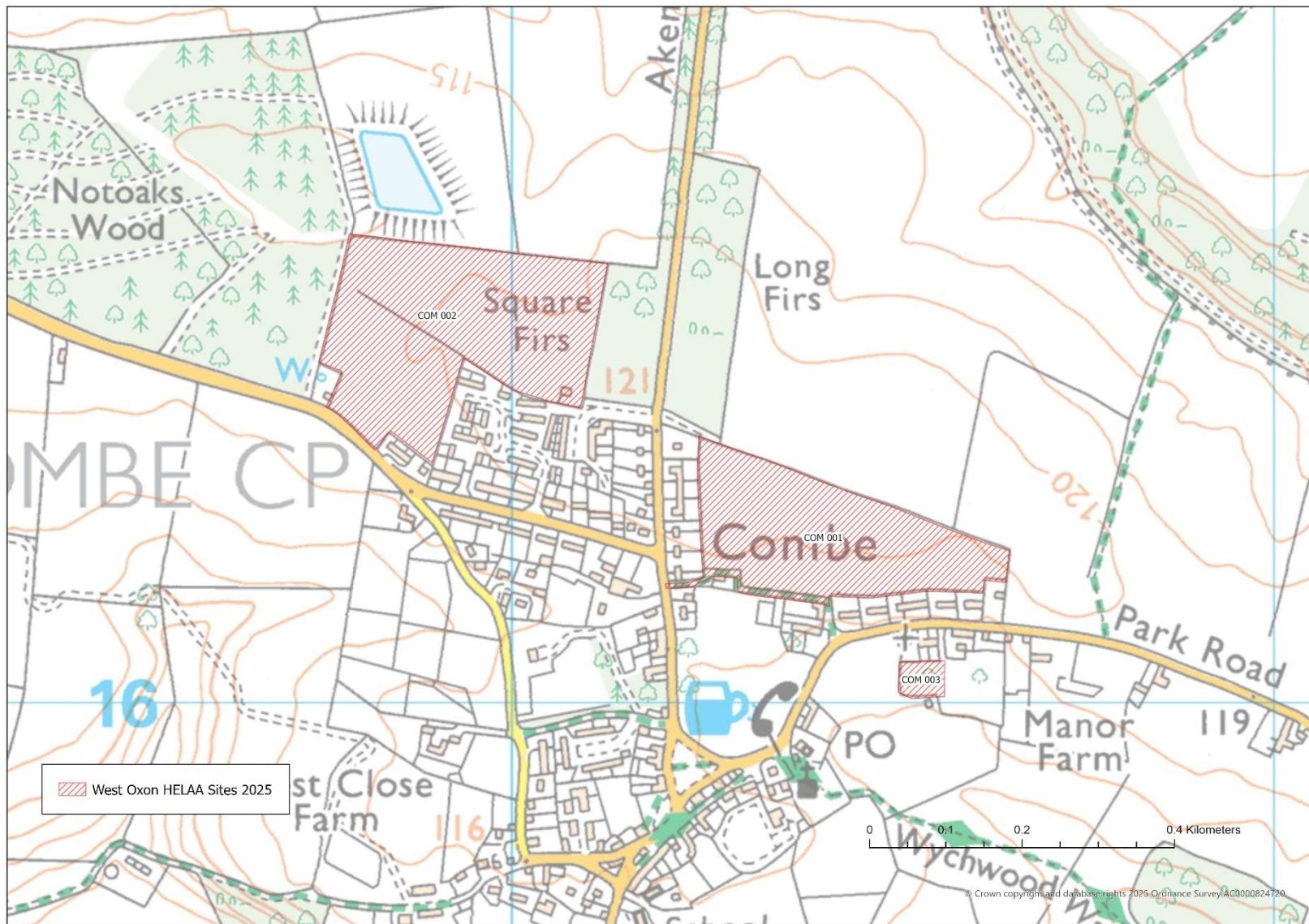
Site Reference	Site Name	Location
CHUR 005	Land at Junction Road	Churchill
Site Area (Ha)	Proposed Use	Indicative Capacity
1.2	Residential	29
Site Description The site is an approximately rectangular parcel of land, situated to the south of Churchill. It is predominantly grassland, with some mature vegetation. Housed on the site is a steel agricultural building and a barn. Land to the south and east is open countryside, with residential dwellings to the north and west. Previous refusal established that development proposal by reason of its siting outside of the built-up limits of the settlement, in rural open countryside will appear as an incongruous and urbanising feature and will erode the rural character of this area and settlement edge, adversely affecting the landscape setting of the village. The site lies within the Cotswolds Area of Outstanding Natural Beauty, and the development would fail to conserve the landscape and scenic beauty of the designated area		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very prominent sloping downwards to the south and east. Whilst there is development on the on the northwest of Junction Road there is nothing on the South east side and this side is very prominent so any development would have a dramatic impact on the character of the landscape.		

Churchill



Site Reference	Site Name	Location
CLAN 001	Land north of Mill Lane	Clanfield
Site Area (Ha)	Proposed Use	Indicative Capacity
2.5	Residential	53
Site Description Level broadly rectangular site used as a recreation ground incorporating playground with a perimeter of mature trees. Flat arable farmland to the west. Modern single and two storey housing to the south and east. Allotments to the north.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Loss of recreation field and playground needs to be considered on this flat site that is flanked on three sides by housing. It is well related to the village and has good connectivity. The existing access road is very narrow and runs between two houses so will probably not be suitable in terms of visibility and impact on amenity so alternative access arrangements may need to be sought. There is a footpath running on the western boundary and allotments on the northwest boundary and there is open countryside to the west. The loss of rec ground needs to be considered as does the impact on amenity of nearby dwellings and the protection of trees. Well enclosed site in a good location however access will need to be addressed.		

Combe



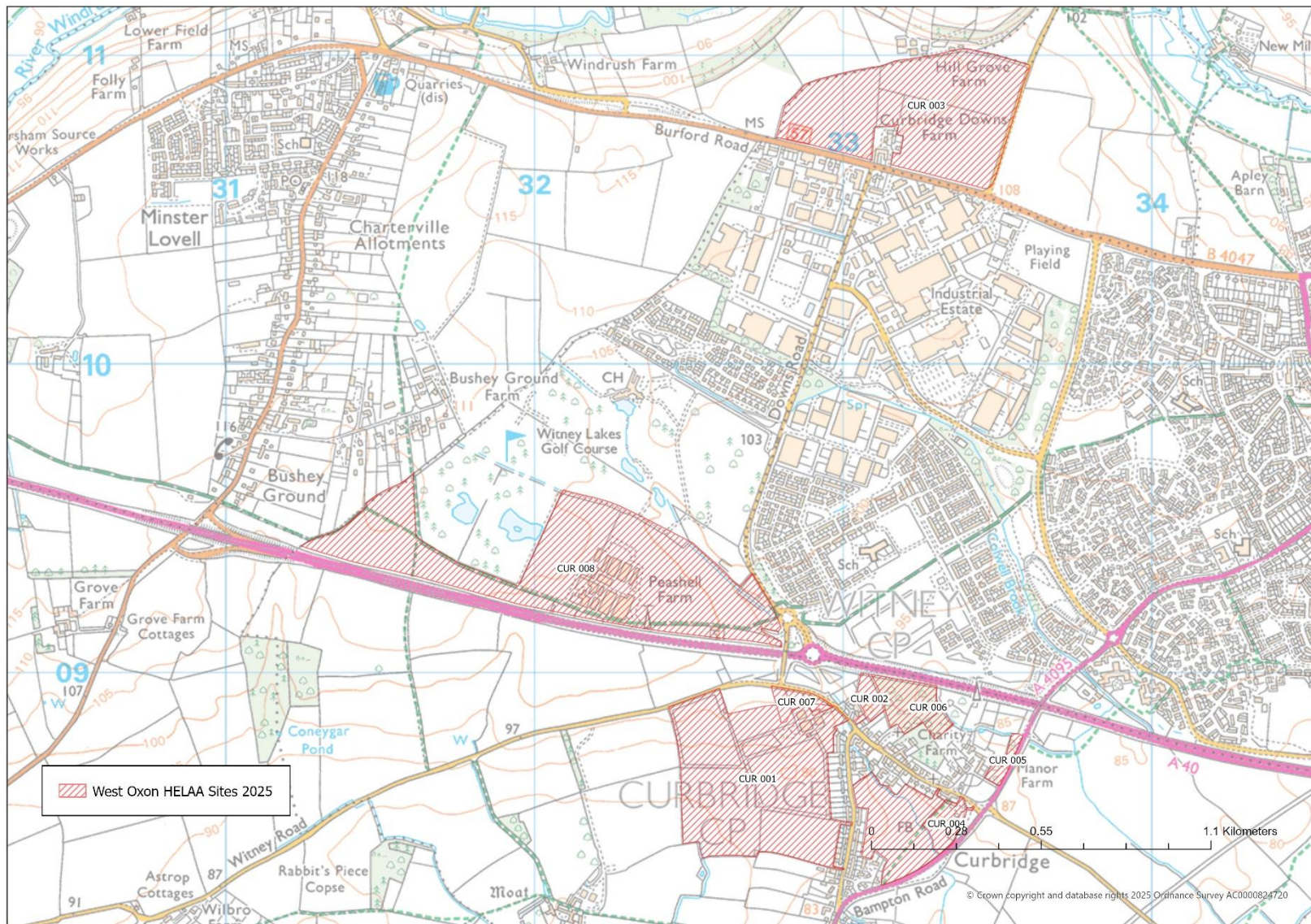
Site Reference	Site Name	Location
COM 001	Land at Alma Grove Farm	Combe
Site Area (Ha)	Proposed Use	Indicative Capacity
5.3	Residential	111
Site Description Large flat roughly triangular site located at the northern edge of the village green it is flanked to the west by existing housing fronting onto Akeman Street, to the north and east by mature hedgerows and open countryside and to the south by the village green and housing fronting onto Park Road. There is an existing shared vehicle access onto Akeman Street which is narrow and has poor visibility and is flanked on either side by houses. This access which is at the southwest corner of the site also serves and access to a footpath which runs along the southern boundary of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development in this loation would round off the settlement with limited impact on the surrounding countryside, however it is a large area, and it seems out of proportion with the settlement. Access would be problematic due to the narrow lane and poor visibility especially when coupled with the fact that is currently serves as vehicle access to two dwellings and a footpath. It would also impact on the historic character of the village especially closing off the open vistas to the north that are currently enjoyed from the village green area.		

Site Reference	Site Name	Location
COM 002	Stonesfield Road	Combe
Site Area (Ha)	Proposed Use	Indicative Capacity
7.3	Residential	153
Site Description Large flat L - shaped area of land to the west of the settlement the site id flanked to the north by open countryside, to the west by a single residential dwelling and Notoaks woods, to the south by Stonesfield Road and some frontage housing and to the east by woodland and housing.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site seems large and out of keeping with the scale of the settlement and extends the settlement into the countryside in an unnatural manner further away from the services and does not seem appropriate for the settlement.		

Site Reference	Site Name	Location
COM 003	The Orchard, Park Road	Combe
Site Area (Ha)	Proposed Use	Indicative Capacity
0.3	Residential	11
Site Description Small square flat site to the south and rear of residential properties that front onto Park Road to the north, the south and west of the site abuts the recreation ground with the east flank of the site abutting vacant land. Access is currently via Park Road to the north and is in the form of a narrow track between two houses. The site is enclosed by mature hedgerows to the west, south and east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The current dwellings situated along Park Road form a linear, dispersed pattern of development which is low key in nature and sits quietly in the landscape. The site is considered to be visually exposed and development will be evident from many vantage points including the Church and from the south-east where wide spanning views are possible. The area surrounding this part of the settlement is characterised by a high landscape value and development of the site will urbanise its rural fringe. The development of the site and intensification of this part of Combe will appear incongruous against its backdrop and will harm the rural qualities of the area. In addition, the site is not well connected with the heart of the village due to limited footpaths and cycle routes and it is likely that if the site were developed, the inhabitants would be extremely reliant on car based travel.		

Site Reference	Site Name	Location
COTE 001	Land north of PD Hook Hatcheries	Cote
Site Area (Ha)	Proposed Use	Indicative Capacity
4.7	Residential	99
Site Description Large, flat, rectangular plot of agricultural land to the east of the small hamlet of Cote. There are no topographical features of importance within the site. Bounded on all sides by low hedgerow with a narrow lane to the west and a hatchery to the south. Open countryside location although with existing housing to the west.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Large site which is completely out of scale for the small hamlet of Cote and the development of which would be out of keeping with the current built form of the settlement. The site is highly sensitive in landscape terms being open and expansive with long-distance views from the north. The location of the site is also relatively poor in terms of access to services and facilities including public transport.		

Curbridge



Site Reference	Site Name	Location
CUR 001	Land at Curbridge	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
30.9	Residential	649
Site Description The site is an expansive, irregularly shaped parcel of land to the south and west of Curbridge. The land is situated in two areas, separated by residential dwellings and is comprised of multiple agricultural fields, divided by vegetation. Land surrounding the site is predominantly open countryside, with residential dwellings separating the two sites from north to south. Witney STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are planned to be completed in 2025 to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Curbridge travel frequently to Witney, Oxford and beyond the district. There are TPOs relating to the area of the site to the east of Curbridge, to the south of the site, records of Protected Species in proximity to the Site.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Both 001 and 004 could be linked together and form a suitable large scale site for housing located to the east of Well Lane. The site is well screened by hedgerows and the site is low lying with little landscape impact. The site does dip in the middle so this will need to be addressed (Elm bank ditch). The site is flanked with housing to the north and west and the A4095 provides a natural development boundary to the south east of the site. The A4095 also provides for good access arrangements. This is seen as a suitable site for housing subject to impact on trees, amenity and addressing the levels around the Elm bank ditch. The rest of the site to the West of well lane is more prominent in the landscape being elevated and sloping upwards to the northern boundary with Witney Road. The northern eastern corner of the site is covered by 007 which links the remainder of the western part of 001 and excludes the farm buildings but fronts onto Witney Road. The whole of this western part of 001 drops to the middle of the site and then starts to lift up at the southern boundary site. To the eastern flank is housing running along Well Lane. This side of the site is more obvious in the landscape and less contained however with careful landscaping protection of trees and hedgerows it would be suitable for housing.		

Site Reference CUR 002	Site Name Land north of Main Road	Location Curbridge
Site Area (Ha) 1.0	Proposed Use Residential	Indicative Capacity 25
Site Description The site is an irregularly shaped parcel of land situated to the north of Curbridge and the south of the A40. The land is a single field to the rear of a residential dwellings, heavily surrounded by mature trees. To the north of the site is the A40 with residential dwellings and fields to the south and west. To the east of the site is a heavily wooded area. Access to the site would be via a gap in the residential frontage on the northern flank of Main Road so there would be an impact on their amenity although the gap is large enough to provide suitable privacy and access. The site is well hidden but slightly elevated above the properties that front onto Main Road .		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary There would be issues with noise and pollution due to the proximity of the site to the A40 and also it would visually break into the buffer zone that helps to separate Curbridge from Witney to the North. The site is however well screened and would relate well to the village facilities if the amenity, living conditions, buffer zone and landscape concerns could be overcome.		

Site Reference	Site Name	Location
CUR 003	Land at Curbridge Downs Farm	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
23.2	Residential	487
Site Description The site is an irregularly shaped parcel of land to the northwest of Witney. It is currently agricultural land comprised of several different fields, separated by hedgerows. Curbridge Downs Farm lies within site, to the south, but is not part of the site submission. Open countryside surrounds the site to the north, east and west, with Witney Industrial Park to the south, beyond the B4047. The site extends northwards from Burford Road and has Dry Lane to the east and open countryside which is proposed site WIT 006. The site surrounds the derelict farm complex of Curbridge Downs Farm which is excluded from CUR 003 .		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site extends development of Witney in a northerly direction into open countryside which is the characteristic of the northern flank of Burford Road. Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside. The development would extend the settlement into the open countryside and on the character of the area.		

Site Reference	Site Name	Location
CUR 004	Land at Main Road	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
1.5	Residential	37
Site Description The site is an irregularly shaped parcel of land to the south of Witney Road, to the northwest of Curbridge. The land is currently paddock land with a some mature trees and vegetation. To the south and west of the site is predominantly open countryside with the A40 and residential dwellings to the north and residential dwellings and open fields to the east. Witney STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed in 2025 to increase treatment capacity. There is a bus stop within 1km of the site. Buses from Curbridge travel frequently to Witney, Oxford and beyond the district. The nearest train station is at Finstock with a daily service to Oxford. Within 1km of the site is a primary school and within 2km of the site is a children's nursery, retail and a chemist. A PROW intersects the site on its western boundary.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Both 001 and 004 could be linked together and form a suitable large scale site for housing located to the east of Well Lane. The site is well screened by hedgerows and the site is low lying with little landscape impact. The site does dip in the middle so this will need to be addressed (Elm bank ditch). The site is flanked with housing to the north and west and the A4095 provides a natural development boundary to the south east of the site. The A4095 also provides for good access arrangements. This is seen as a suitable site for housing subject to impact on trees, amenity and addressing the levels around the Elm bank ditch. The rest of the site to the West of well lane is more prominent in the landscape being elevated and sloping upwards to the northern boundary with Witney Road. The northern eastern corner of the site is covered by 007 which links the remainder of the western part of 001 and excludes the farm buildings but fronts onto Witney Road. The whole of this western part of 001 drops to the middle of the site and then starts to lift up at the southern boundary site. To the eastern flank is housing running along Well Lane. This side of the site is more obvious in the landscape and less contained however with careful landscaping protection of trees and hedgerows it would be suitable for housing.		

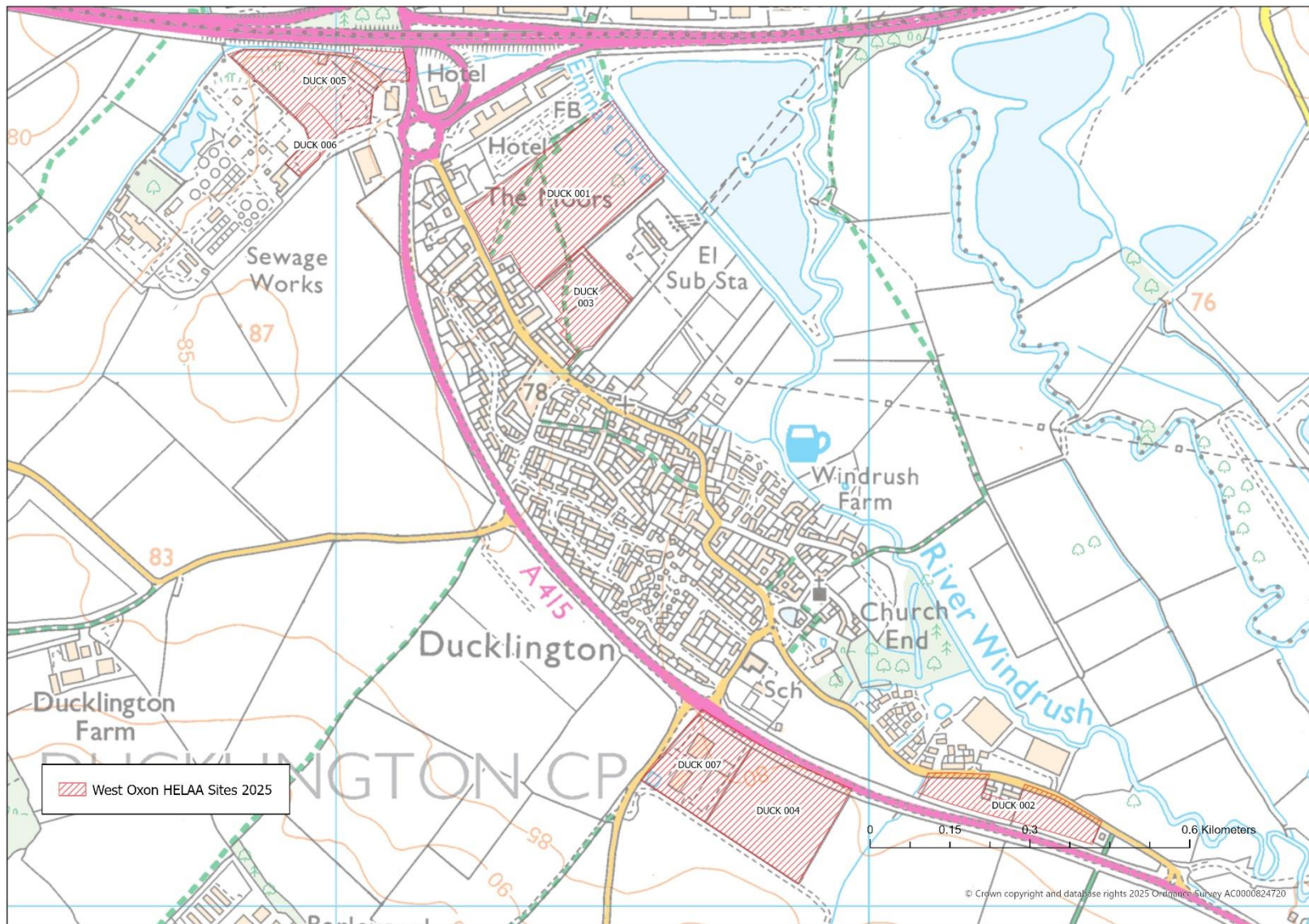
Site Reference	Site Name	Location
CUR 005	Land adjacent to Manor Farm	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
0.7	Residential	17
Site Description The site is an 'L' shaped parcel of land, to the east of Curbridge. The land is a wooded area situated to the rear of a small residential development. Land to the north, south and east is predominantly open countryside, with residential dwellings to the west. The site lies at a lower ground level than Curbridge Road which runs along its southeastern flank.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is covered in mature vegetation and separated from the housing to the west and would not be suitable for housing due to the proximity of a busy road and the topography of the site. It would also be seen as isolated from the settlement and out of character with the built form of the settlement		

Site Reference	Site Name	Location
CUR 006	Land at rear of Malthouse Farm	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
3.1	Residential	65
Site Description The site is an irregularly shaped parcel of land situated to the north of Curbridge. It is currently a green, wooded area, south of the A40. There is a mixed land use surrounding the site, including residential dwellings and open countryside. Access to the site would be via proposed site CUR 002 and a gap in the residential frontage on the northern flank of Main Road so there would be an impact on their amenity of adjacent dwellings although the gap is large enough to provide suitable privacy and access.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is well hidden but slightly elevated above the properties that front onto Main Road. There would be issues with noise and pollution due to the proximity of the site to the A40 and also it would visually break into the buffer zone that helps to separate Curbridge from Witney to the North.		

Site Reference	Site Name	Location
CUR 007	Land south of Main Road	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
1.1	Residential	27
Site Description The site is a small, irregularly shaped parcel of land situated to the northwest of Curbridge. The land is currently agricultural land, bounded by a road to the north and farm buildings to part of the south. The A40 is to the far north, with residential development to the east and open countryside to the south and west. Witney STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are planned to be completed in 2025 to increase treatment capacity.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary See assessment for CUR 001 above		

Site Reference	Site Name	Location
CUR 008	Land west of Downs Road	Curbridge
Site Area (Ha)	Proposed Use	Indicative Capacity
33.2	Mixed Use	697
Site Description The site is an expansive, irregularly shaped parcel of land to the northwest of Curbridge. Situated to the north of the A40, the land is predominantly used for agricultural purposes. The land lies between Witney and Mister Lovell, with open countryside to the north and south. The site is an expansive, irregularly shaped parcel of land to the northwest of Curbridge. Situated to the north of the A40, the land is predominantly used for agricultural purposes. The land lies between Witney and Mister Lovell, with open countryside to the north and south. Large area of farmland and farm buildings to the west of the settlement that is characterised by open countryside with sporadic buildings. The site rises gentle to the west and is very prominent in the landscape when viewed from the east. The site is flanked to the south by the A40, to the west by open countryside, to the east by housing and to the north by open countryside and Witney Lakes Resort		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary . Whilst the site has some sporadic development surrounding it the character of the area is very much open agricultural countryside. The development would extend the settlement into the open countryside and have a dramatic impact on the character of the area.		

Ducklington



Site Reference	Site Name	Location
DUCK 001	Land east of Witney Road	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
6.2	Residential	130
Site Description		
Suitability for Housing		Suitability for Employment
NOT SUITABLE		
Commentary		
Site has outline approval for residential development but is affected by floodrisk		

Site Reference	Site Name	Location
DUCK 002	Land to the south of Standlake Road	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
1.9	Residential	47
Site Description The site is an irregular shaped parcel of land. It site to the north of the A415 and to the south east of Ducklington. The land is currently grass land. To the south is open countryside and to the north is a food service building. Directly to the west is the Ducklington sportsfield. Witney sub station – more than 5% overloaded Witney STW (serves the area) cannot manage incoming sewage resulting in untreated discharges during wet weather. Upgrade by Thames Water are due by 2025 to increase treatment capacity. There is a bus stop within 1 km. Public transport links are good, with regular day time, early evening and Saturday buses to Witney, Carterton, Oxford and Abingdon. There are no services on a Sunday.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Sandwiched between the A415 and Standlake Road to the south of Ducklington this site is well contained if a little separated from the village. There are existing bungalows in the middle of the site at it Standlake road frontage and opposite these is an industrial estate so it does read with the build development of the village, and it is contained by existing roads. The site is flat and would be easy to develop and lies adjacent to recreation fields. there will be a need to protect the amenity of the existing bungalows on site and to protect the trees and hedgerows. Also, will need to ensure there is no impact on the business's operation in the other site of Standlake Road.		

Site Reference	Site Name	Location
DUCK 003	Land north east of Witney Road	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
1.9	Residential	47
Site Description A flat, unused and overgrown piece of land with a few trees within the site and more substantial ones along the north east and north west boundaries. Surrounded by open countryside except for residential development adjoining the south western boundary. Immediately to the south east is a private concrete road leading to a electricity substation with large pylons to the north east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Square shaped site located to the rear of housing that fronts onto the eastern flank of Witney Road. The land lies to the south of DUCK 001 and has Witney lakes and Country Park, the River Windrush and an electricity substation to the Northeast. There is open countryside to the southeast and housing to the west. Access would probably need to be via DUCK 001 as no other road frontage link is achievable. The northern corner of the site is a flood zone 2 and 3 area. A further flood zone 2 area extends to the west of the site. Also, a PROW intersects the centre of the site from north to south. A projection of built development into the countryside where the landscape is particularly sensitive. It would harm the setting of a rural public right of way and it is not clear that access to the public highway could be secured. There would also be potentially harmful effects on ecology within the nature recovery network		

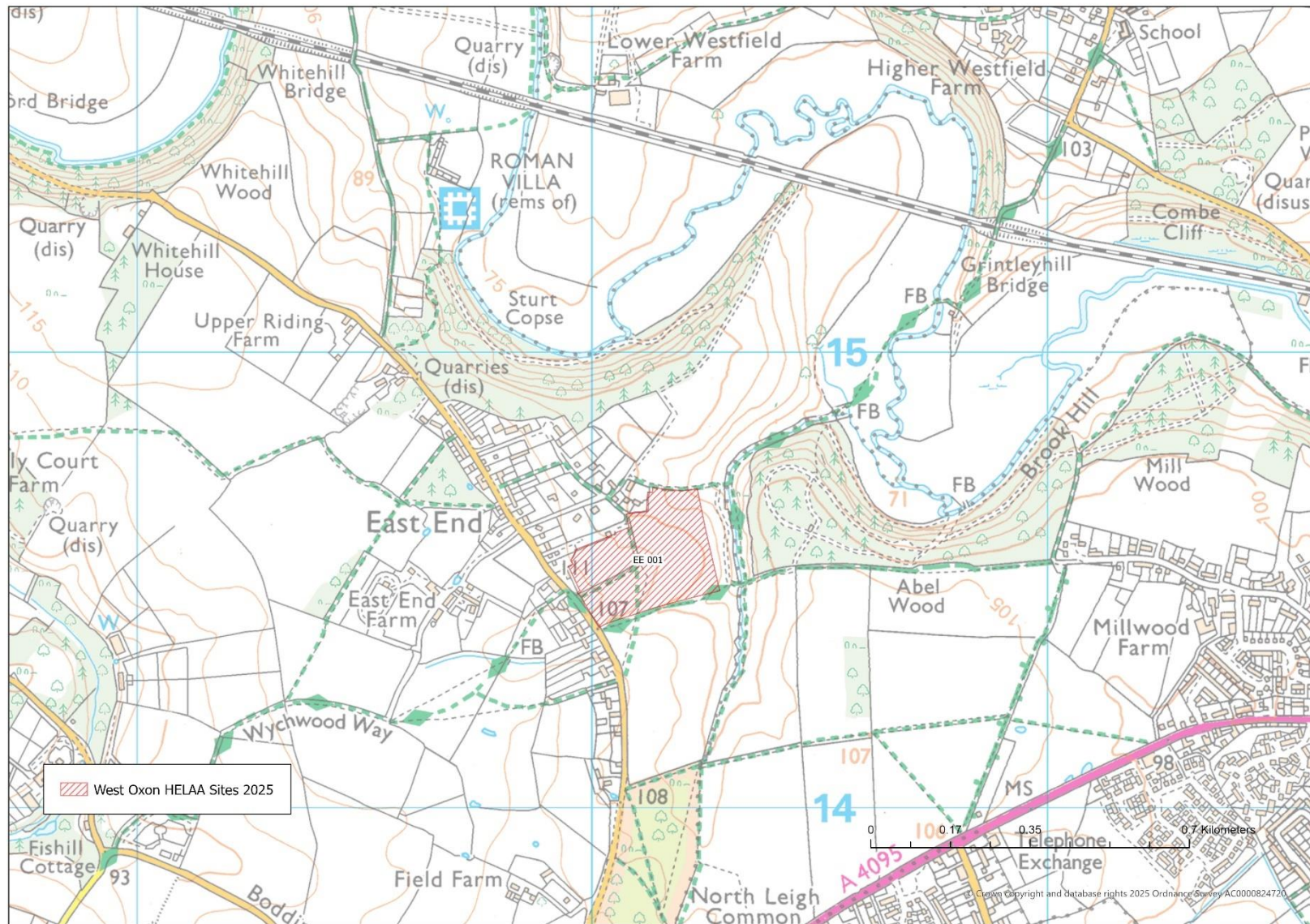
Site Reference	Site Name	Location
DUCK 004	Land south of A415	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
3.9	Commercial	82
Site Description The site is a square shaped parcel of land situated to the far south of Ducklington. The site is currently agricultural land bordered on all sides by mature trees and vegetation. Land to the south and east is open countryside. To the northwest of the site is DUCK 007 which is brownfield land and industrial units with a formed access onto Aston Road to the North with solar farm beyond that. The A415 runs along the frontage of the side to the northeast		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is separated from housing in Ducklington by the A415 however it is proposed for commercial use and there is commercial on land to the north of the site. This site would however extend the built form south westwards away from the village and would have an impact on the character of the countryside.		

Site Reference	Site Name	Location
DUCK 005	Land at Ducklington Lane	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
3.1	Commercial	65
Site Description The site is an irregular shaped parcel of land situated to the northwest of Ducklington. The site currently houses a former domestic waste tip along with retail, offices and carparking associated with a Countrywide Store. There is also a large area grass land and trees within the site. Land to the east of the site is a petrol station with the A40 to the north. Commercial land lies to the west with a supermarket to the south. This brownfield commercial site is a former domestic waste tip/retail building. It is a large overgrown area of irregular shape with some derelict buildings on site. Industry to west and commercial to south and east with A40 to north		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary Site has aproval for commercial development		

Site Reference	Site Name	Location
DUCK 006	New Close Lane	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
0.6	Commercial	15
Site Description The site is an 'L' shaped parcel of land situated to the northwest of Ducklington. The site was a former storage facility and still houses the concrete foundation and hard standing, in addition to grassland and trees/vegetation. To the west of the site is commercial land with a supermarket to the east. To the south of the site, beyond the road, is open countryside with site submission DUCK005 to the north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary This I-shaped brownfield site is suitable for commercial usage providing it fits in with the adjacent existing industrial, retail and commercial uses. DUCK 005 lies to the north so the site could be combined with that commercial proposal and there is retail and open countryside to the south with industry to the west and a petrol filling station to the east. The site has previous commercial usage and is overgrown as well so there will be land contamination issues and possibly ecology to address. Any development will need to relate well to the adjacent uses so as to compliment them. Given the surrounding uses and lack of landscape impact commercial use would be appropriate.		

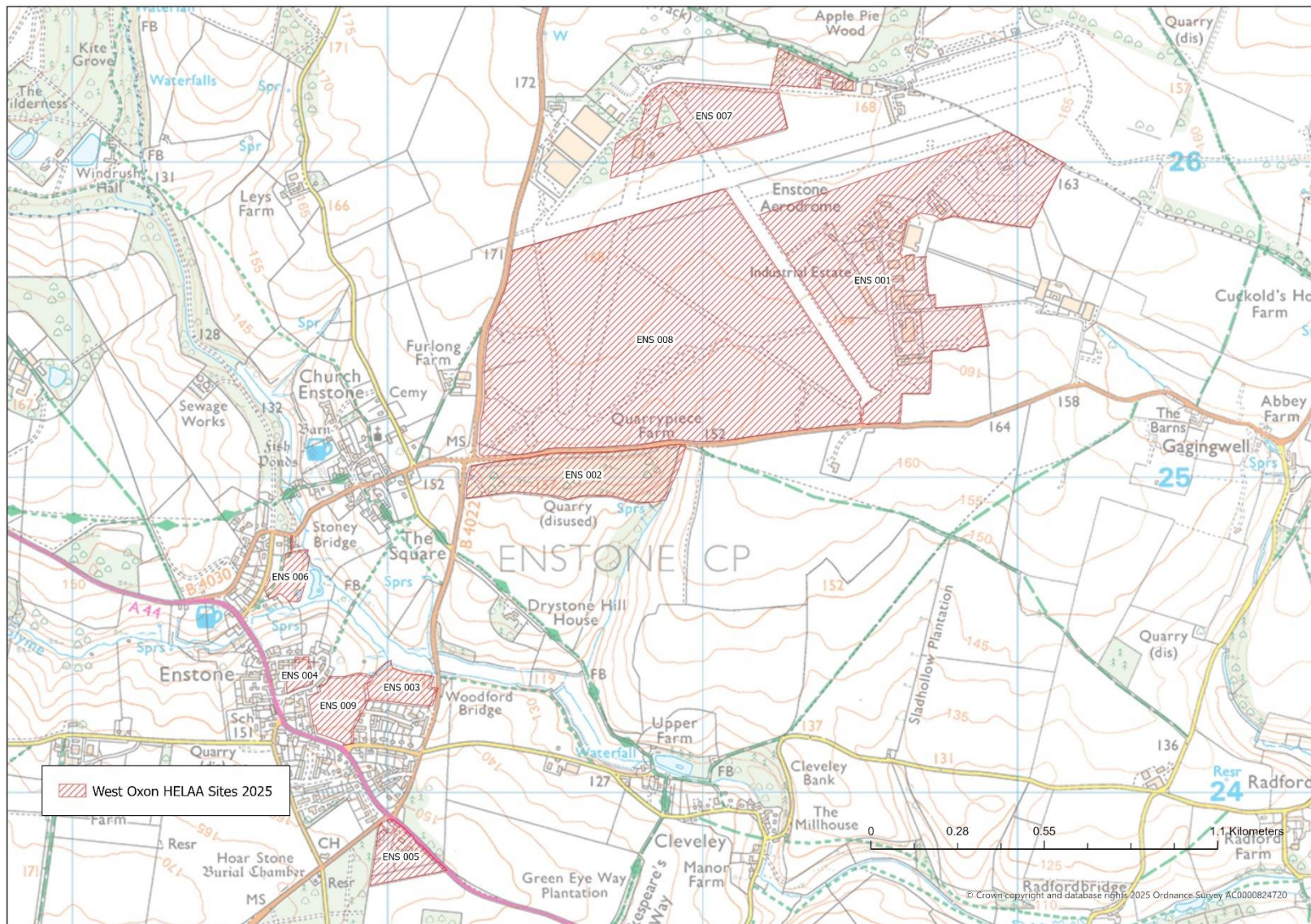
Site Reference	Site Name	Location
DUCK 007	Dudleys American Motorhomes	Ducklington
Site Area (Ha)	Proposed Use	Indicative Capacity
2.3	Commercial	48
Site Description A rectangular, flat site which currently accommodates a number of agricultural buildings and areas of hard-standing. Formerly used for the sale of motorhomes the site now has permission for the storage of grain, machinery and ancillary farming materials. The surrounding land to the west, south and east is agricultural farmland. To the north is the A415 and beyond that the village of Ducklington.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE IN PART
Commentary The site has previously accommodated a commercial enterprise and whilst situated in a sensitive location there may be potential for further commercial use		

East End



Site Reference EE 001	Site Name Land east of The Green	Location East End
Site Area (Ha) 6.2	Proposed Use Residential	Indicative Capacity 130
Site Description The site is an irregularly shaped parcel of land to the southeast of East End. The land is currently grassed fields, surrounded by mature hedgerows. Residential development lies to the north and west with open countryside to the east and open countryside and the linear residential development of East End to the south.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary East End is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside. Large scale site in unsustainable location		

Enstone



Site Reference	Site Name	Location
ENS 001	Enstone Business Park	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
36.8	Commercial	773
Site Description The site is a large, irregularly L-shaped parcel of land situated to the northeast of Enstone. The land is adjacent to Enstone Airfield on the west and north of the site with part of the site made up of airfield land and the largest part of the site to the south and east made up of the Enstone Business Park. There are many existing businesses and buildings on site, and the proposal is for commercial usage for the remainder of the site which is flat brownfield land formerly used as part of the airfield.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary Providing the buildings are low level and do not impact on the airfield and landscape character of the area it is considered that this is a suitable site for commercial/employment use as the business park and access are already well established. Surrounding the site to the south, east is predominantly open countryside, intersected by B roads. To the north of the site is land associated with Enstone Flying Club.		

Site Reference	Site Name	Location
ENS 002	Enstone Quarry	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
8.9	Commercial	187
Site Description The site is an irregularly shaped parcel of land situated to the northeast of Enstone. The land is a former quarry site which, according to the site promoter, contains a range of waste products, hardstanding and some remaining structures. Mature trees and vegetation surround the site. Much of the land surrounding the site is open countryside, with residential dwellings to the far west. The site is visible when viewed from west, south and east as the land falls away. To the North the land rises slightly towards the Airfield site ENS 008. The site has direct access onto Banbury Road to the west and has the B4030 running along the northern boundary of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for housing as would be too prominent and too isolated from the village. It could be suitable for employment use but the impact of development on this prominent site would have to be carefully considered as it could have a significant impact on the open countryside feel of this part of Enstone.		

Site Reference	Site Name	Location
ENS 003	Land west of Banbury Road (Parcel 1)	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
2.0	Residential	49
Site Description The site is an irregularly shaped parcel of land situated to the west of Banbury Road and the southeast of Enstone. The land is currently grassland, surrounded on three sides by heavy vegetation. To the north and east of the site lies open countryside with residential dwellings to the south and west. The site is adjacent to ENS 009 and further to the west ENS 004. The site slopes downwards to the east and along with ENS 009 forms a very important open aspect to the countryside to the north and east when entering the village from the south on the A361		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would have a dramatic impact on the open countryside feel of the village and would also encroach the built form northwards into the countryside. It would be very visible when viewed from the south, east and north and have an adverse impact on the landscape.		

Site Reference	Site Name	Location
ENS 004	Land at Chapel Lane	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
0.7	Residential	17
Site Description PP granted for 8 houses at appeal		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary The site is an irregularly shaped parcel of land situated to the east of Oxford Road and to the south of Enstone. The land is currently grassland, surrounded by residential dwellings on all sides. Appel allowed and granted PP for 8 houses		

Site Reference	Site Name	Location
ENS 005	Worths Motor Services	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
2.7	Residential	57
Site Description The site is a triangular shaped parcel of land situated to the southeast of Enstone. The land currently houses a petrol station/garage, residential dwellings, a coach station, green paddocks and an area of dense trees/vegetation. Open countryside lies to the south, east and west with residential dwellings to the north. Petrol filling station which was very busy, Bus depot and house on triangular site at the southeastern edge of the village. The site is flanked by the busy A361 to the east open countryside to the west and south and Charlbury Road to the north. The site is isolated and very prominent at the southern gateway to the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE IN PART
Commentary Whist the site is unsightly it is difficult to see how housing in this isolated location would improve the character of the area as it would look out of place and be a separate development in the open countryside away from the village. The site could be used for employment but would have to be carefully considered as it would need significant landscaping to ensure it softens the build forms impact on the open countryside character of this site.		

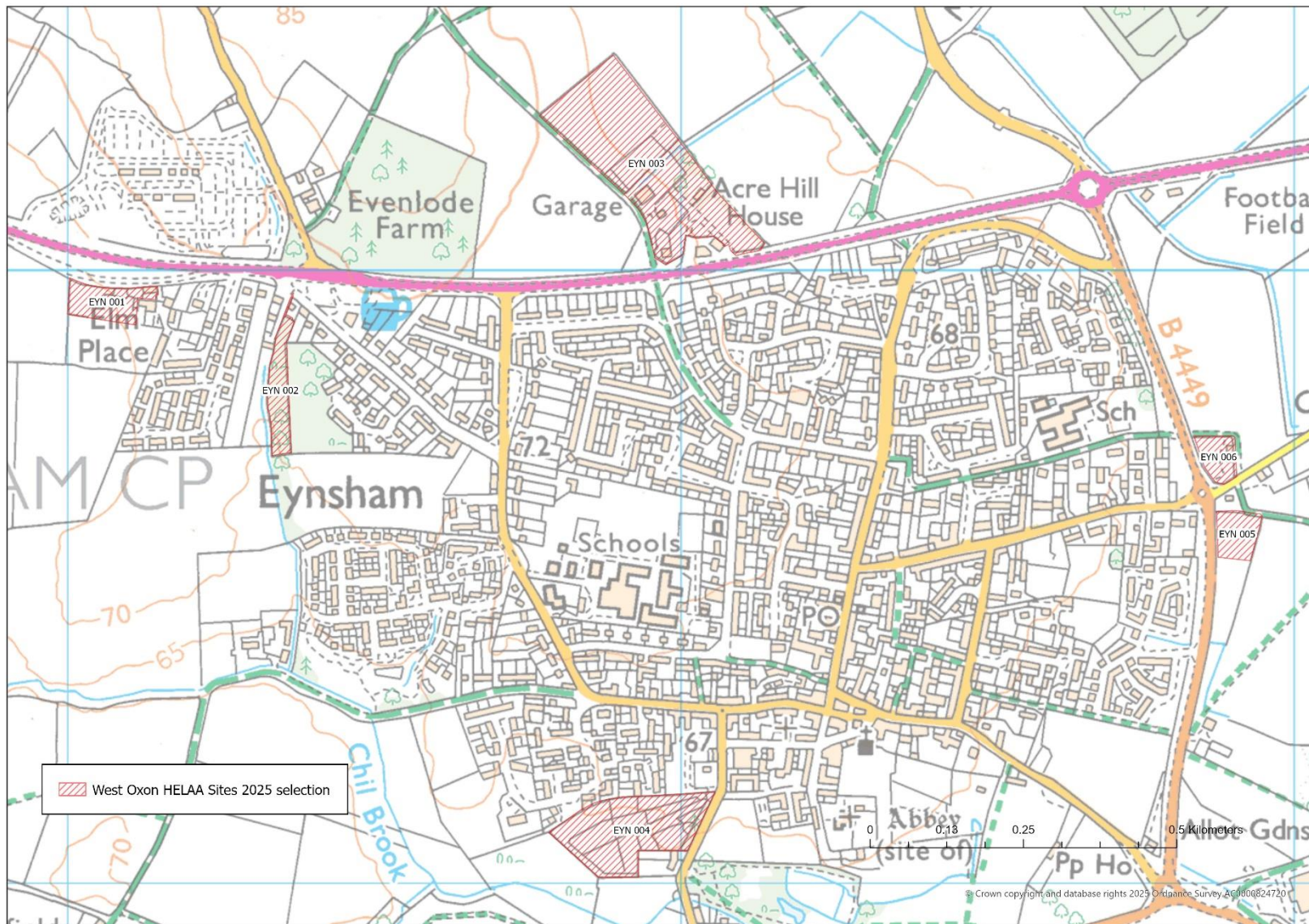
Site Reference	Site Name	Location
ENS 006	Land east of the Drive	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
1.5	Residential	37
Site Description The site is an irregularly shaped parcel of land to the east of Enstone. It is currently grassland with mature trees surrounding much of the site. Land to the east of the site is open countryside with land to the north, south and west predominantly residential dwellings. The site slopes downwards to the east and would be visible from the east. There		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary is housing to the west on the other side of The Drive and to the North , however there is no housing on the eastern flank of The Drive so to introduce housing here would completely change the open rural character of this side of the road as such the impact would be significant. Access off Nasty bend to north that would be dangerous .		

Site Reference	Site Name	Location
ENS 007	Enstone Airfield (North of runway)	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
11.3	Commercial	237
Site Description Large irregularly shaped parcel of land within Enstone Airfield comprising a mixture of open space,trees, existing airfield buildings and hardstanding. The site is located to the north of the main runway. There is a farm to the west.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE
Commentary The site is a large, irregularly shaped parcel of land to the northeast of Enstone. It is currently adjacent to Enstone Airfield and the land houses a variety of structures relating to airfield use. The site is messy and uncoordinated with buildings and storage tacking place already the site is suitable for commercial use but needs a masterplan approach to create a business park site with dedicated areas for storage and a landscaping scheme strategy to mitigate the impact of the scheme on the wider landscape .		

Site Reference	Site Name	Location
ENS 008	Enstone Airfield	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
71.6	Mixed Use	1507
Site Description The site is a large, irregularly shaped parcel of land to the south of Enstone Airfield and to the northeast of Enstone. The land has previously been associated with the airfield and has areas of hard standing within the site. There is an industrial estate to the east of the site, with the airfield to the north. Land to the south and west is mainly open countryside. The site has access to the west onto Banbury Road and there is the B4030 road running along the south boundary. The site is very flat and open and seems to be a great site for wildlife habitat creation / enhancement.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary There are sporadic industrial units to the north and east of the site (ENS 001 and 007) Which are better suited to employment /mixed use with this area remaining as a wildlife area. It is not suitable for housing due to the isolation from the village and separation by roads		

Site Reference	Site Name	Location
ENS 009	Land north of Oxford Road (Parcel 2)	Enstone
Site Area (Ha)	Proposed Use	Indicative Capacity
3.1	Residential	65
Site Description The site is an irregularly shaped parcel of land situated to the north of the A44 and to the south of Enstone. The site is currently grassland surrounded by mature trees and residential dwellings. The site is adjacent to ENS 003 to the east and ENS 004 to the west. The site slopes downwards to the east and along with ENS 003 forms a very important open aspect to the countryside to the north and east when entering the village from the south on the A361.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would have a dramatic impact on the open countryside feel of the village and would also encroach the built form northwards into the countryside. It would be very visible when viewed from the south, east and north and have an adverse impact on the landscape and open character of the village.		

Eynsham



Site Reference	Site Name	Location
EYN 001	The Long Barn	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
0.7	Residential	17
Site Description The site is a rectangular shaped piece of land to the south of the A40. According to the applicant, the barn on the site is in residential use. To the north of the site, beyond the A40, is the new Eynsham Park and Ride site. To the east and southeast of the site are residential dwelling and to the south and west is open countryside. The site is located to the west of Eynsham and includes a stone barn and modern agricultural buildings along with flat agricultural fields.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site could accommodate small development of the existing brownfield land to the east of the site but not on the greenfield land to the west as this would extend development into the open countryside which lies to the west of the site. Accessed off the A40 via a in and out layby type substandard access road to the north of the site.		

Site Reference	Site Name	Location
EYN 002	Land south of Old Witney Road	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
0.7	Residential	17
Site Description The site is a long, thin rectangular parcel of land which is heavily surrounded by trees to the east and south. North of the site is a group of dwellings. A heavily wooded area is to the east and south, with a grass/wooded area to the west. Very narrow site with very narrow access to the north onto Old Witney Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary New housing has been built to the west of the site, but it is difficult to see how this narrow site could be developed without affecting the green character of the area and mature trees on site. The site would also have a significant impact on the amenity of nearby dwellings.		

Site Reference	Site Name	Location
EYN 003	Land north of A40 adj Esso Service Station	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
4.7	Residential	99
Site Description The site is mostly developed land, with various businesses occupying it. It forms a large, almost rectangular parcel of land to the north of the A40. The site is surrounded by open countryside to the north and east. To the south, beyond the A40, is Eynsham Village. To the west of the site is green, open space, with the new Eynsham Park and Ride to the far west. The site is proposed by the owner to be a part of the Salt Cross Garden Village. Some flat grassland and some hard surfaced areas are included in the site with the remainder being occupied by a garage, a café and a car dealership.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site lies to the north of the A40 and is isolated development on this side of the A40 which is out of character with the open countryside surrounding it, but it is noted that the allocated Garden village development would surround the site when built out and therefore some mixed development on the land could possibly be accommodated .		

Site Reference	Site Name	Location
EYN 004	Land west of Station Road	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
2.3	Residential	48
Site Description The site is an irregular shaped parcel of land, which is currently grassland/pony paddocks, located to the south of the village of Eynsham. Directly north of the site is the village of Eynsham. To the east, there is some development, along with more grassland and to the south is grassland, with an industrial estate beyond. To the west is open countryside. Open green space used as paddocks that creates an important buffer to development, the open countryside and recreation areas on this side of the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development in this area would be out of character and have an adverse impact on the countryside character and setting of the village.		

Site Reference	Site Name	Location
EYN 005	Land east of B4449	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
0.5	Residential	12
Site Description The site is a small, rectangular shaped parcel of land to the east of the B4449. There is open countryside to the north, east and south of the site with Eynsham Village to the west, beyond the B4449. The site is flat grassed land that is flanked to the north by a single isolated dwelling and Cassington Road at its junction with the B4449. As stated earlier the site lies to the east of the B4449 and there is little development on this side of the road only open countryside and some sporadic development. The B4449 separates the main built-up area of Eynsham to the west of the B4449 from open countryside to the east of the B4449.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary To develop this site would be at odds with the character of development in Eynsham and would extend its development into the open countryside in a manner that would have an adverse impact on the countryside. It is noted that to the north of Cassington Road there is a small open storage area surrounded by a fence/hedge which is also put forward for development under the call for site (ref EYN 006).		

Site Reference	Site Name	Location
EYN 006	Land abutting B4449	Eynsham
Site Area (Ha)	Proposed Use	Indicative Capacity
0.4	Residential	14
Site Description The site is a small, almost rectangular parcel of land to the east of the B4449. It appears to be grassland with unknown items stored on the site. To the north and east of the site is open countryside. Eynsham Village can be found to the west and there is a single dwelling on the southern flank of Cassington Road at its junction with the B4449 and then open countryside to the south. The site is an enclosed area with fencing and mature hedging/trees on its boundaries which is flanked to the south by Cassington Road at its junction with the B4449 and a single isolated dwelling. As stated earlier the site lies to the east of the B4449 and there is little development on this side of the road only open countryside and some sporadic development. The B4449 separates the main built-up area of Eynsham to the west of the B4449 from open countryside to the east of the B4449.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary To develop this site would be at odds with the character of development in Eynsham and would extend its development into the open countryside in a manner that would have an adverse impact on the countryside. It is noted that to the south of Cassington Road and the dwelling there is a small open field which is also put forward for development under the call for site (ref EYN 005).		

Finstock

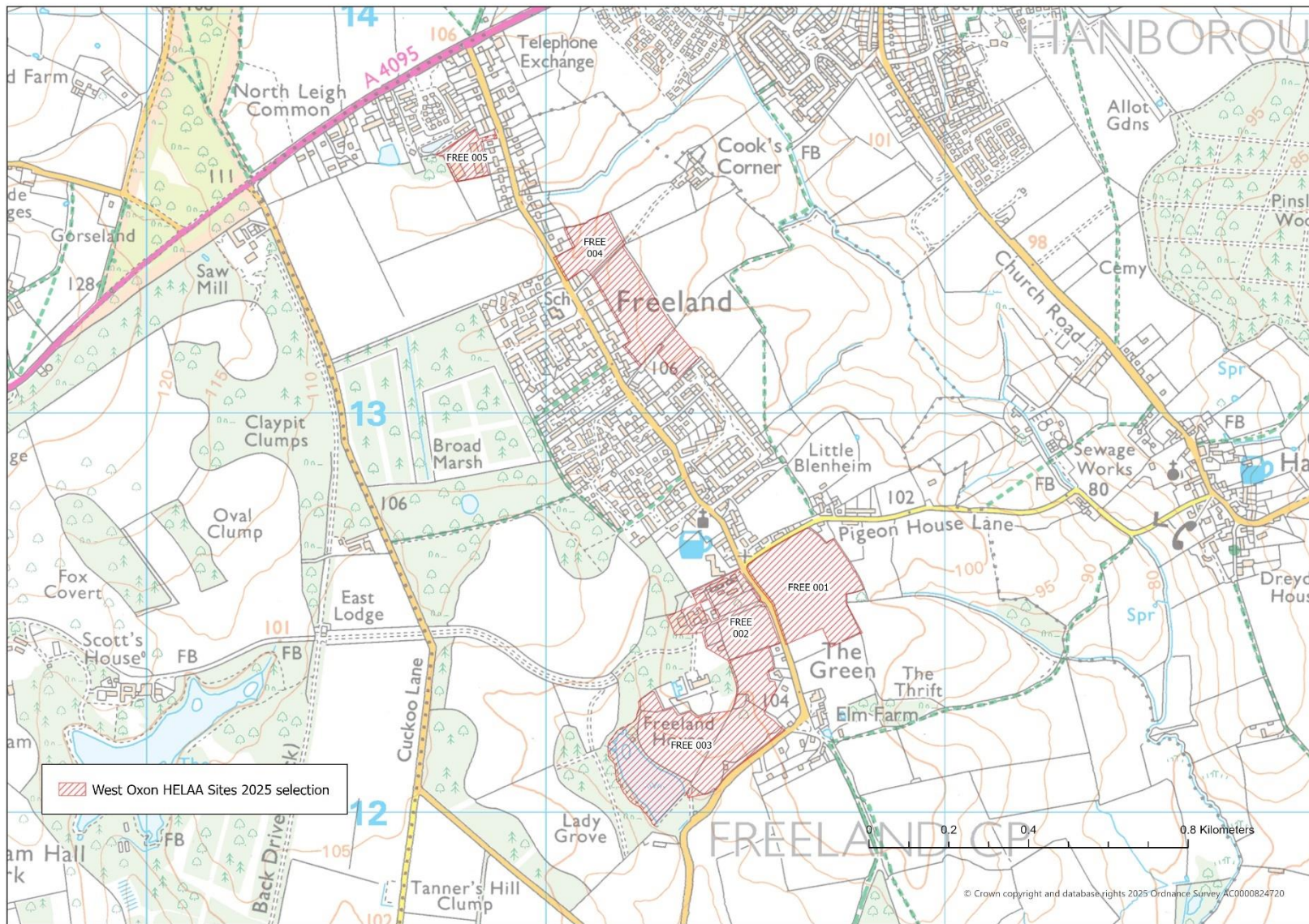


Site Reference	Site Name	Location
FIN 001	Land at corner of School Lane	Finstock
Site Area (Ha)	Proposed Use	Indicative Capacity
1.0	Residential	25
Site Description The site is a square shaped parcel of land to the north of Finstock. It is currently green land, enclosed by mature vegetation to 3 sides. To the north and east of the site lies mostly open countryside with the village of Finstock to the south and west. There is a bus stop within 1km of the site, with direct buses to Witney, Charlbury and Chipping Norton. The train station in Finstock, which is less than 1km from the site, has a daily, direct train to Oxford. Less than 1km from the site is a primary school. Upgrades to increase the capacity of storm tanks to reduce the need for untreated sewage discharges during storm conditions are planned by Thames Water in 2025. The site lies wholly within Finstock Conservation Area. There are records of contamination on site. The site intersects a Conservation Target Area. The site lies wholly in the CNL.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable for development - A flat square area of land that Has a tree lined frontage to the north onto Witney Road. To the east flank there is mature trees and open countryside, to the south is housing and allotment gardens and to the west there is School Road and housing that fronts onto school Road. The site is at the northeastern edge of the settlement, and it could be argued that the site extends the settlement into the countryside with an adverse impact on the character of the area. However, on the northern side of Witney Road along there is development so it could also be argued that the site forms an infill corner plot in the settlement pattern. But it does also seem at odds with the development pattern along School Road and would introduce dwellings to the rear of existing dwellings which would have an Impact on privacy and amenity and would extend the development on this southern side of Witney Road out into the countryside.		

Site Reference	Site Name	Location
FIN 002	Land north of High Street	Finstock
Site Area (Ha)	Proposed Use	Indicative Capacity
7.6	Residential	160
Site Description The site is an irregular shaped parcel of land to the north of the High Street. It is currently greenfield land, with some mature vegetation to its borders. Land surrounding the site comprises both residential dwellings associated with the village of Finstock and open countryside – the site lies to the west of the main part of the village and to the north of the linear development that extends to the west. There is a bus stop less than 1km from the site with direct buses to Witney, Charlbury and Chipping Norton. The train station in Finstock is just over 1km from the site with a daily train to Oxford. Less than 1km from the site is a primary school. Upgrades to Finstock STW to increase the capacity of storm tanks to reduce the need for untreated sewage discharge during storm conditions are planned by Thames Water in 2025. There is a PROW to the northern, eastern and western boundaries. The site intersects a Conservation Target Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A large L- shaped site located in the middle of the settlement which is used as agricultural land and has a PROW running halfway up the Southwestern flank and then across the site from west to east. The site has an agricultural access to the north onto Witney Road with a tree and hedge lined boundary fronting Witney Road. To the southwest corner of the site there are some residential properties that front onto High Street and the majority of this eastern boundary is adjacent to open countryside. To the south the site has frontage onto High Street but the ground level of the site which slopes downwards from the north is much higher (2.5m) than High Street so slopes steeply just before it reached the southern edge of the site. To the east is predominantly housing / a recreation ground and FIN 003 at the southeastern corner of the site. The site is too large, is elevated and is unacceptable due to the impact it would have on the character and scale of the settlement and therefore would have an unacceptably dominating impact which would adversely affect the landscape character.		

Site Reference	Site Name	Location
FIN 003	West of Hill Crescent	Finstock
Site Area (Ha)	Proposed Use	Indicative Capacity
1.2	Residential	29
Site Description The site is a small, almost rectangular parcel of land to the north of the High Street in Finstock. Land directly to the north and west of the site has been submitted for HELAA consideration (FIN002). To the west of the site is residential development, with a further small amount of residential development to the south, beyond which is open countryside. Upgrades to increase the capacity of storm tanks to reduce the need for untreated sewage discharge during storm conditions are planned by Thames Water in 2025. The site lies wholly within Finstock Conservation Area. The site intersects a Conservation Target Area. There records of Protected Species in proximity to the Site.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Maybe suitable for housing - This small rectangular site is located in the middle of the settlement and lies adjacent to the western flank of site has hedge/tree lined boundaries to the north, west and south and has been left as scrubland. The site lies in the middle of the settlement adjacent to the western flank of the housing estate known as Hill Crescent. The site has frontage onto the northern flank of High Street but lies at a higher ground level (approx. 2.5m), to the west and north lies open agricultural land (forming part oof FIN 002) and a PROW. The site could be an extension to Hill Crescent and would be prominent in this open green space in the middle of the settlement however if access could be achieved vi Hill Crescent that impact could be limited especially with the protection of the existing trees and the addition of significant planting. On balance subject to level, landscaping, ecology and conservation issues being address the site may be suitable for housing.		

Freeland



Site Reference	Site Name	Location
FREE 001	Land east of Wroslyn Road	Freeland
Site Area (Ha)	Proposed Use	Indicative Capacity
5.4	Residential	113
Site Description The site is a large, irregularly shaped parcel of land to the east of Wroslyn Road in Freeland. It is currently grazing land and includes a wooded area to the south of the site. Land to the east of the site is open countryside with residential dwellings to the north, south and west. Large square flat agricultural field on the east of Wroslyn Road and to the south of the main areas of housing in Freeland.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would extend housing in a linear fashion southward along Wroslyn Road into the countryside. However, Pigeon House Lane which runs to the north of 001 clearly demarks the southern edge of Freeland on the eastern flank of Wroslyn Road and any land south of Pigeon Houser Lane clearly has a very open countryside feel therefore to develop this site would result in ribbon development that would encroach into the countryside and would be out of character with the settlement.		

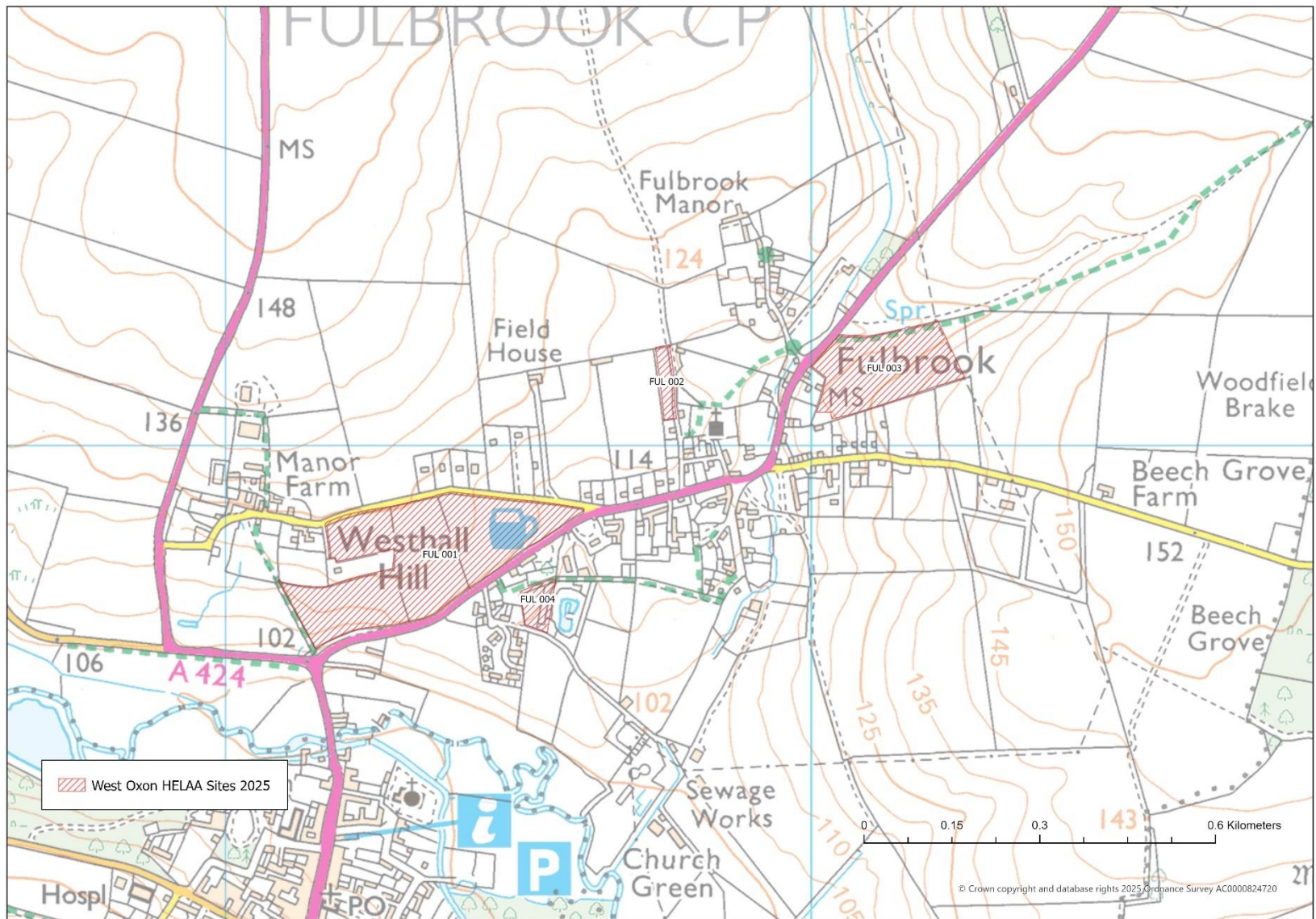
Site Reference FREE 002	Site Name Land south of Freeland	Location Freeland
Site Area (Ha) 3.5	Proposed Use Mixed Use	Indicative Capacity 74
Site Description The site is a large, irregularly shaped parcel of land situated to the west of Wroslyn Road, Freeland. The site currently houses a number of buildings along with a grassed area with mature trees. To the north of the site is Freeland Village with residential dwellings and open land to the south and east. Land to the west is open countryside. The existing land uses are Garden Centre, Stables, Veterinary Practice, grazing land Church Hanborough STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed by 2026 to increase treatment capacity. There are records of Protected Species in proximity to the Site.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Flat area of grassland to southern part of site which is separated from the northern part of the site by tree lined access to a Vets Practice. On the northern part of the site is an existing nursery business which walled with high brick wall. The whole site is located on the western flank of Wroslyn Road with tree lined frontage and is close to the centre of the settlement. There would be a loss of the nursery business and could be an impact on the vets as well. Notwithstanding this the site is flat and level and close to the settlement therefore it would make a very suitable site for housing with possibly some replacement employment as well. There are a number of mature trees on site which would need to be protected.		

Site Reference FREE 003	Site Name Land south of Freeland	Location Freeland
Site Area (Ha) 9.0	Proposed Use Residential	Indicative Capacity 189
Site Description The site is large irregularly shaped parcel of land situated to the south of Freeland. The land is currently grassland, with mature trees and vegetation and a lake to the south of the site. Open countryside lies to the south and west with residential dwellings and open land to the north and east. Beautiful sloping natural landscape with mature trees and hedges that lies to the south of Freeland on the Northern Flank of Wrosyn Road as it curves to the west.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is clearly open countryside in character, and any development would destroy the landscape character and extend the settlement in a southerly direction creating ribbon development that would have an adverse impact on the character of the countryside and take the development further away from the centre of the settlement.		

Site Reference FREE 004	Site Name Land east of Wroslyn Road	Location Freeland
Site Area (Ha) 5.1	Proposed Use Residential	Indicative Capacity 107
Site Description The site is an irregularly shaped parcel of land, located to the east of Wroslyn Road in the village of Freeland, on the eastern side of the village. It is currently grassland, bordered by mature hedges and sporadic trees. Land to the east of the site is open countryside, with land to the north, south and west a variety of residential dwellings and open land. The site is in an area of Best and Most Versatile Agricultural Land (Grades 1 – 3a), records of Protected Species in proximity to the Site.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary APPROVAL GRANTED FOR RESIDENTIAL DEVELOPMENT		

Site Reference FREE 005	Site Name Wroslyn Road Industrial Estate	Location Freeland
Site Area (Ha) 1.0	Proposed Use Residential	Indicative Capacity 25
Site Description The site is an approximately rectangular parcel of land located to the north of Freeland. It currently houses industrial units in addition to mature trees which border the site. Land to the south and west of the site is open countryside with residential development to the north and east. The site lies to the south and west of existing housing and has access via the western flank of Wroslyn Road.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment SUITABLE
Commentary The site could lend itself to housing as this would be a better neighbour to the residential units, but the loss of employment land would need to be carefully considered as the site seemed well utilised and well related to infrastructure. However, if alternative employment land were available in a better location for the existing businesses, then this brownfield site would make a suitable site for housing.		

Fulbrook



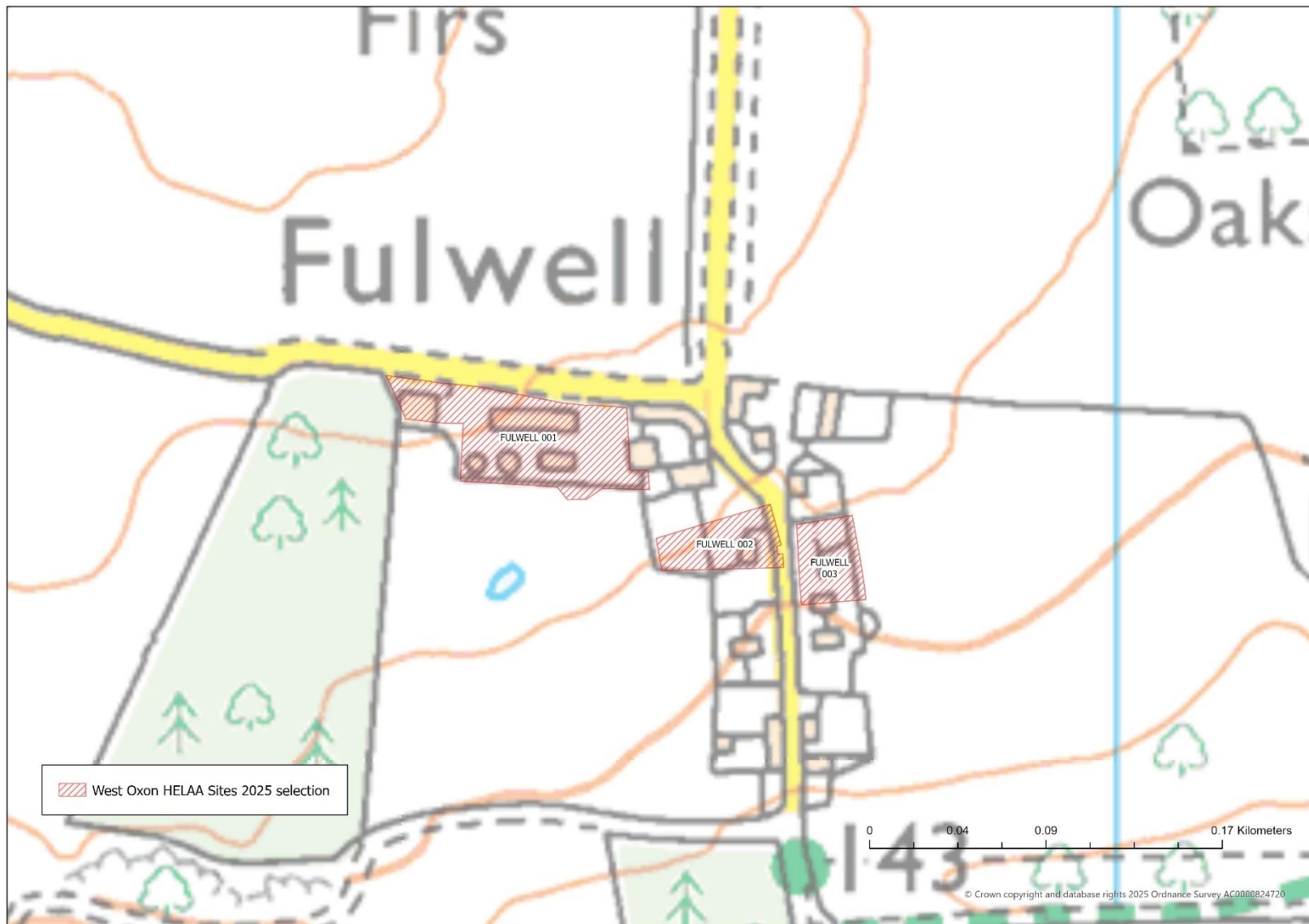
Site Reference FUL 001	Site Name Land north of A361	Location Fulbrook
Site Area (Ha) 6.5	Proposed Use Residential	Indicative Capacity 137
Site Description The site is an irregularly shaped parcel of land situated to the north of the A361 in Fulbrook. The land is currently used for grazing and has mature and semi-mature trees and vegetation bordering it. To the north of the site is some residential development with open countryside beyond and open countryside to the west. To the east are residential dwelling and to the south, beyond fields, is the town of Burford. The site is very prominent and large which slopes upwards to the west		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The proposal would result in the loss of an area of open space that makes an important contribution to the character or appearance of the area and would fail to form a logical complement to the existing scale and pattern of development in the area. Site visit confirmed that the site is extremely prominent and has an adverse impact on the CNL.		

Site Reference FUL 002	Site Name Land north west of Garnes Lane	Location Fulbrook
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is a rectangular parcel of land to the northwest of Garnes Lane, Fulbrook. The site contains open grassland with sporadic trees located along the perimeter and a denser stand of trees along the southern portion of the eastern boundary. To the north of the site is open countryside, while all other sides are bordered by residential dwellings and open land. The site has very poor access and extends the settlement in a linear fashion into the open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The proposal would result in the loss of an area of open space that makes an important contribution to the character or appearance of the area and would fail to form a logical complement to the existing scale and pattern of development in the area. Site visit confirmed that the site is extremely prominent and has an adverse impact on the CNL.		

Site Reference FUL 003	Site Name Land to the east of Fulbrook	Location Fulbrook
Site Area (Ha) 2.7	Proposed Use Residential	Indicative Capacity 57
Site Description The site is an approximately rectangular parcel of land to the east of Fulbrook. It is currently agricultural/grazing land surrounded by trees and other vegetation. Land to the east and north (beyond the A4361) is open countryside with residential dwelling to the south and west. The site is very prominent and large and slopes upwards to the east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The proposal would result in the loss of an area of open space that makes an important contribution to the character or appearance of the area and would fail to form a logical complement to the existing scale and pattern of development in the area. Site visit confirmed that the site is extremely prominent and has an adverse impact on the CNL.		

Site Reference FUL 004	Site Name Home Farm	Location Fulbrook
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Permission granted for residential development		

Fulwell

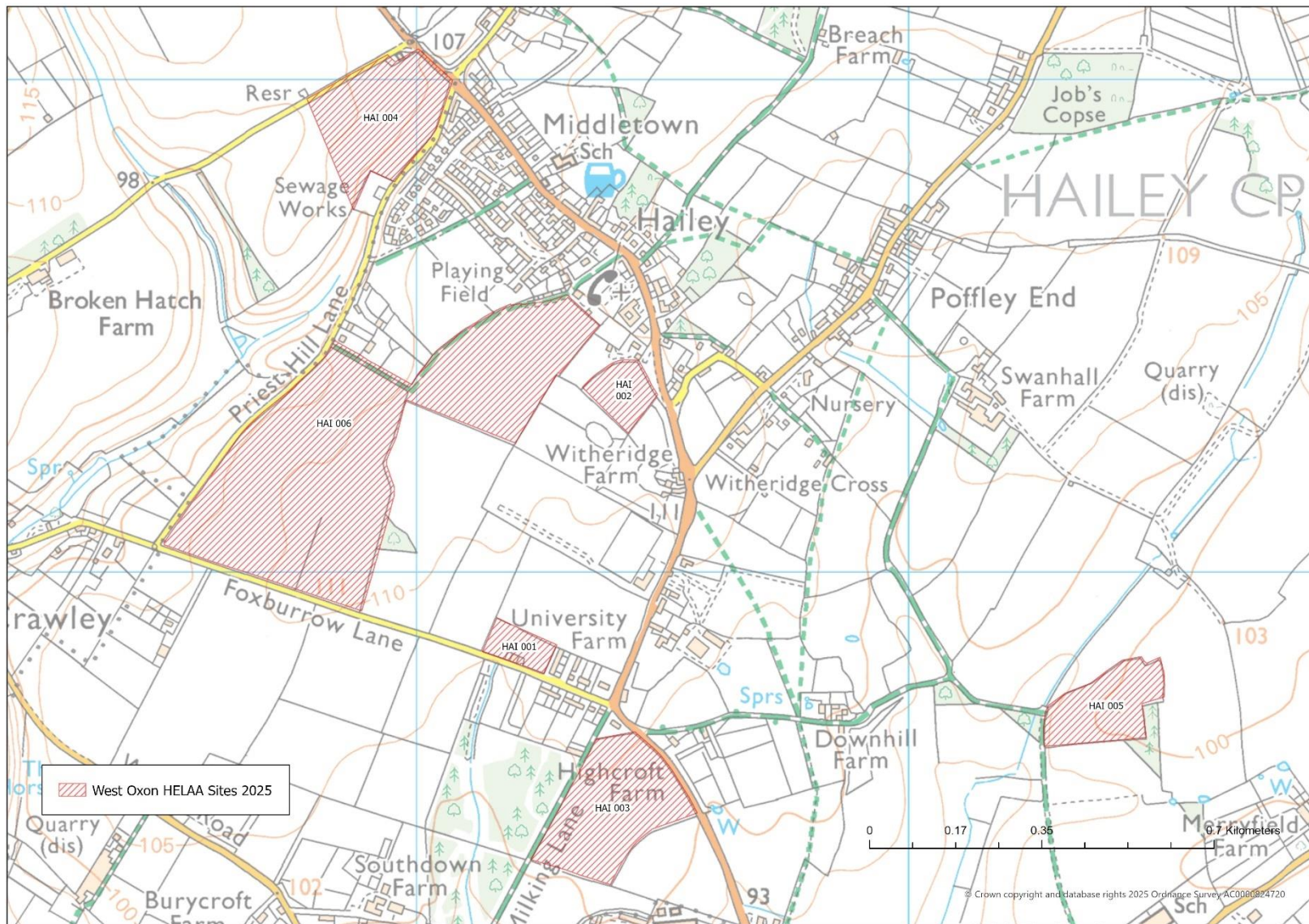


Site Reference FULWELL 001	Site Name Adkin	Location Fulwell
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description The site is an irregularly shaped parcel of land, situated to the far south of Enstone. The land currently houses agricultural buildings. To the east of the site is a farm and residential dwellings associated with Fulwell. To the west is a plantation beyond which is open countryside and to the north and south is open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Fulwell is a hamlet with no services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference FULWELL 002	Site Name Adkin	Location Fulwell
Site Area (Ha) 0.1	Proposed Use Residential	Indicative Capacity 4
Site Description The site is an approximately rectangular parcel of land, situated to the west of Fulwell. The site currently houses garages and a parking area. Land to the north and east is residential dwellings, with open countryside beyond and land to the south and west is open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Fulwell is a hamlet with no services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference FULWELL 003	Site Name Adkin	Location Fulwell
Site Area (Ha) 0.1	Proposed Use Residential	Indicative Capacity 4
Site Description The site is a rectangular parcel of land, situated in Fulwell. The land is currently scrubland with an area of dense woodland to the north of the site. The linear settlement of Fulwell is to the north, south and east with open countryside to the west.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Fulwell is a hamlet with no services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside. UNSUSTAINABLE LOCATION		

Hailey



Site Reference HAI 001	Site Name Land north of Foxburrow Lane	Location Hailey
Site Area (Ha) 0.9	Proposed Use Residential	Indicative Capacity 22
Site Description A flat field enclosed by hedgerows with trees. There is agricultural land including paddocks to south, west and north (part) and built development/gardens to north (part) and to east beyond a wide roadside verge and road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Harm to character and setting of village and Conservation Area and to the separate identity of the village (intrusion into one of the narrow gaps between village and Witney). Growth potentially constrained by capacity of primary school.		

Site Reference HAI 002	Site Name Land west of Hailey Road	Location Hailey
Site Area (Ha) 1.3	Proposed Use Residential	Indicative Capacity 32
Site Description The site is an approximately square shaped parcel of land to the west of Hailey Road and to the southeast of Hailey. The land is currently grassland, bordered by trees/vegetation on all sides. Land to the north and east is a variety of buildings and open land while land to the south and west is predominantly open countryside. The site lies wholly within Hailey Conservation Area. Hailey is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

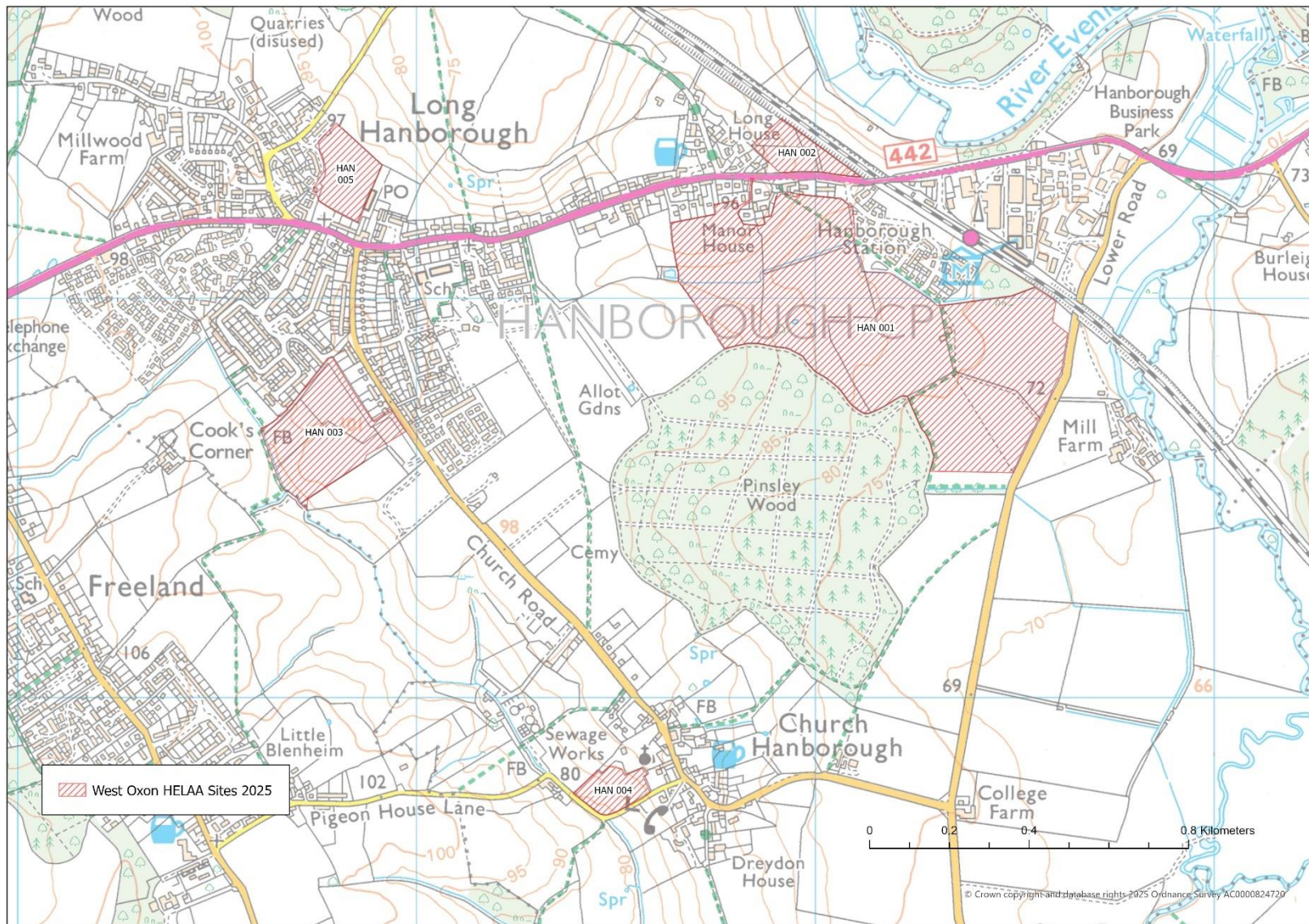
Site Reference HAI 003	Site Name Land south of Hailey Road	Location Hailey
Site Area (Ha) 5.5	Proposed Use Residential	Indicative Capacity 116
Site Description This site wraps around the northwestern side of Witney, due east of Hailey Road. It consists of two fields which gently slope from the north (at just over 105m AOD) down towards Witney Road in the south at 90m AOD. Farmland lies to the north, south and west of the site and to the east of Hailey Road. To the northwest is a recently planted community woodland (part of the Wychwood Project): Foxburrow Wood. Part of the site adjoins the existing housing of Schofield Avenue and the Witney Community Primary School.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Development of this site may be suitable and have an acceptable impact on the landscape / built character of the countryside		

Site Reference HAI 004	Site Name Land south west of Charlbury Road	Location Hailey
Site Area (Ha) 5.3	Proposed Use Residential	Indicative Capacity 111
Site Description The site is an irregularly shaped parcel of land to the southwest of Charlbury Road and the east of Hailey. The land is currently used for agricultural purposes. Residential dwellings lie to the south and east of the site with predominantly open countryside to the north and west. The site is adjacent to Hailey Conservation Area on its eastern edge.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

Site Reference HAI 005	Site Name Boy Croft Land	Location Hailey
Site Area (Ha) 2.9	Proposed Use Residential	Indicative Capacity 61
Site Description The site is an irregularly shaped parcel of land to the far southeast of Hailey. The land is farmland, surrounded by trees and vegetation. While the land is currently surrounded by open countryside, it is immediately adjacent to the northern edge of land allocated for the Witney Strategic Development Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development of this very isolated site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference HAI 006	Site Name Land south of Hailey	Location Hailey
Site Area (Ha) 21.8	Proposed Use Residential	Indicative Capacity 458
Site Description The site comprises two main parcels of land in agricultural use. The northeastern parcel is relatively flat and is accessed via a narrow lane (Church Lane). The boundaries of the site are relatively well established providing a degree of screening. The second parcel of land has a more variable topography sloping down towards Priest Hill Lane. Distant views of the site are afforded from the northwest. The surrounding land uses are generally rural and agricultural.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development of the scale proposed would lead to significant harm to the character and setting of the village and Conservation Area. It would also harm the separate identity of the village by virtue of significant intrusion into the narrow gap between the village and Witney and by causing coalescence with Crawley to the west. Growth of this scale is also constrained by the capacity of the local primary school.		

Long Hanborough



Site Reference HAN 001	Site Name Land at Hanborough Station	Location Long Hanborough
Site Area (Ha) 34.8	Proposed Use Residential	Indicative Capacity 731
Site Description		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is southwest of Hanborough Station, with 2 sites forming an irregular shaped parcel of land. The site is currently open countryside. A new development of houses are directly north, with Hanborough Station to the far north. To the east is open countryside and to the south is Pinsley Wood. To the west is more open countryside, with the village of Long Hanborough beyond. This is a very large site that whilst located close to the station and other housing does seem to be quite prominent when viewed from the south as there is little development visible and the land slopes downwards to the south from the development which is masked by mature trees therefore the site has the appearance of undeveloped open countryside with footpaths linking it to Pinsley woods when viewed from Lower Road to the east.		

Site Reference HAN 002	Site Name Land north of A4095	Location Long Hanborough
Site Area (Ha) 1.8	Proposed Use Residential	Indicative Capacity 44
Site Description The site is an irregular shaped parcel of land, to the north of the A4095 which is currently being used as pony paddocks. There is residential development to the south and west of the site, with open countryside to the north and east. Hanborough train station is to the southeast. The site is located between Main Road to the south the railway line and open countryside to the north and east and housing in Park Lane to the west		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The land slopes upwards from its southern boundary with Main Road to the northwest and is quite a prominent area of green space which would have level, noise and amenity issues if developed due to the topography and proximity of the rail line and Main Road.		

Site Reference HAN 003	Site Name Tuckwell's Pit	Location Long Hanborough
Site Area (Ha) 6.5	Proposed Use Residential	Indicative Capacity 137
Site Description The site is an almost square shaped parcel of land which is currently used as paddocks/grazing land. There is residential development to the north and the east of the site, with open countryside to the south and west. Whilst the site is flanked to the North and east it is very prominent when viewed from the southeast and west as the land drops away in these directions.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would increase the density of development into the open countryside in a linear fashion and would have an adverse impact on the countryside and would not be in keeping with the density of development in this area which is currently reducing along Church Road as it heads away from the settlement.		

Site Reference HAN 004	Site Name The Rectory	Location Long Hanborough
Site Area (Ha) 1.5	Proposed Use Residential	Indicative Capacity 37
Site Description The site is an irregular shaped parcel of land to the north of Pigeon House Lane in Church Hanborough, surrounded by mature vegetation. To the north of the site are residential dwellings and the Church of St Peter and St Paul, with more housing to the east. To the south and west of the site is predominantly open countryside. Located to the north of a bend in Pigeon House Lane the site slopes steeply upwards from Pigeon House Lane to the west to the settlement of Church Hanborough.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This is a very isolated and prominent site that if developed would have a significant impact on the character of the landscape and the setting of the church and settlement. There is also a concern about the feasibility of achieving a safe access on such a narrow lane.		

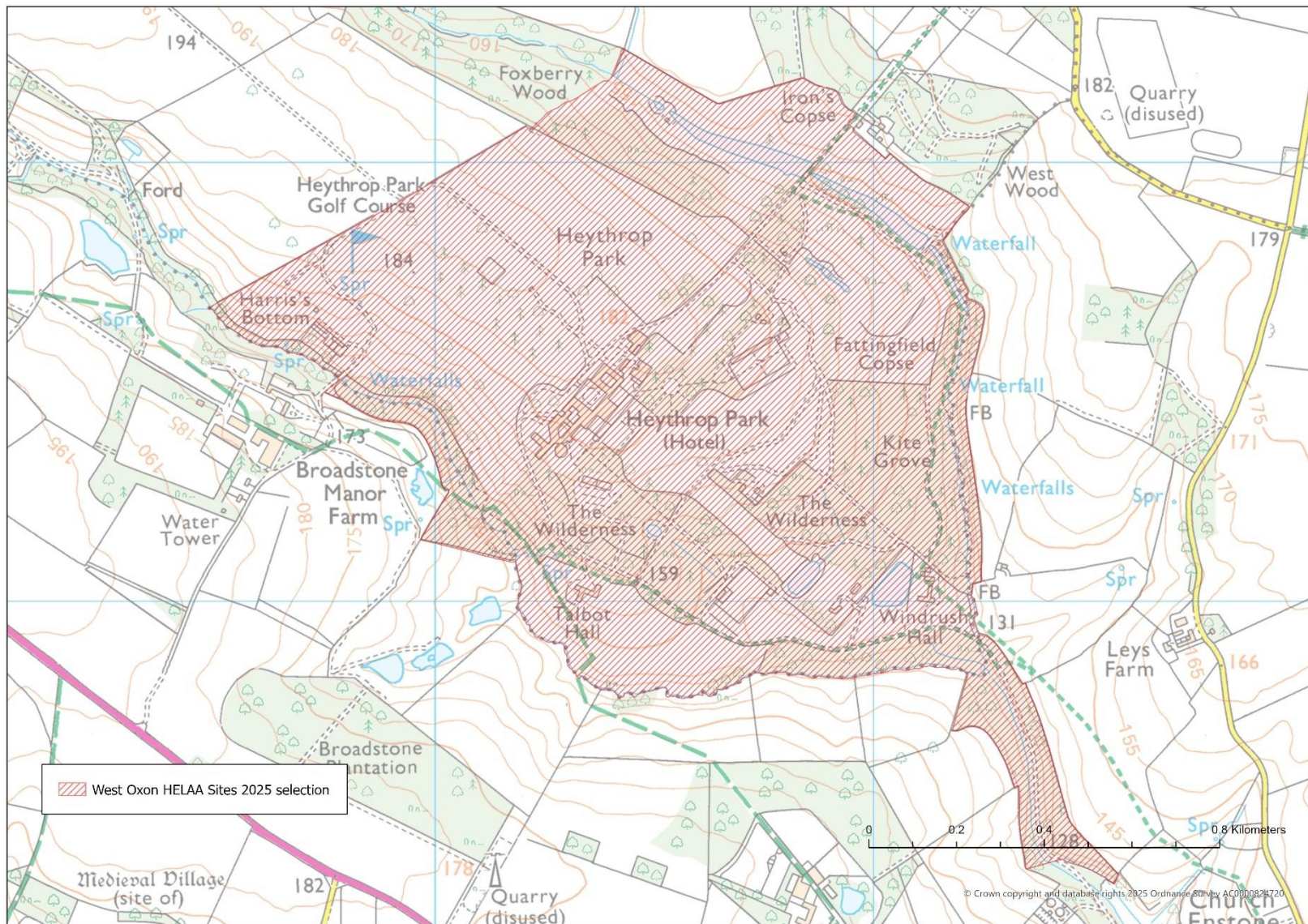
Site Reference HAN 005	Site Name Myrtle Farm	Location Long Hanborough
Site Area (Ha) 2.5	Proposed Use Residential	Indicative Capacity 53
Site Description A field that slopes down gently from east to west and from south to north, particularly at the northern end where the gradient is more pronounced. There is a mix of fences, hedges and trees on the southern boundary, a post and rail fence on the western boundary, a c1.5m hedge on the eastern boundary and a maturing landscaping belt (planted in 1996) on the northern boundary. Residential development to west and south (also including Church and graveyard), Cooperative supermarket and associated parking/servicing area and grassed amenity area to east and open countryside to north		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Provided the development is designed to retain the countryside view to the north and to protect and enhance the landscape belt to the north, this is a suitable site for development in a central location within the village. In recent years the character of this site and the surrounding area has changed (from when it was assessed at the previous Local Plan Inquiry). Housing development has taken place immediately to the west, a supermarket has been constructed to the east, the landscape belt to the north has matured to provide a soft screen and the former gravel pit to the west has been removed. NOT AVAILABLE		

Hardwick

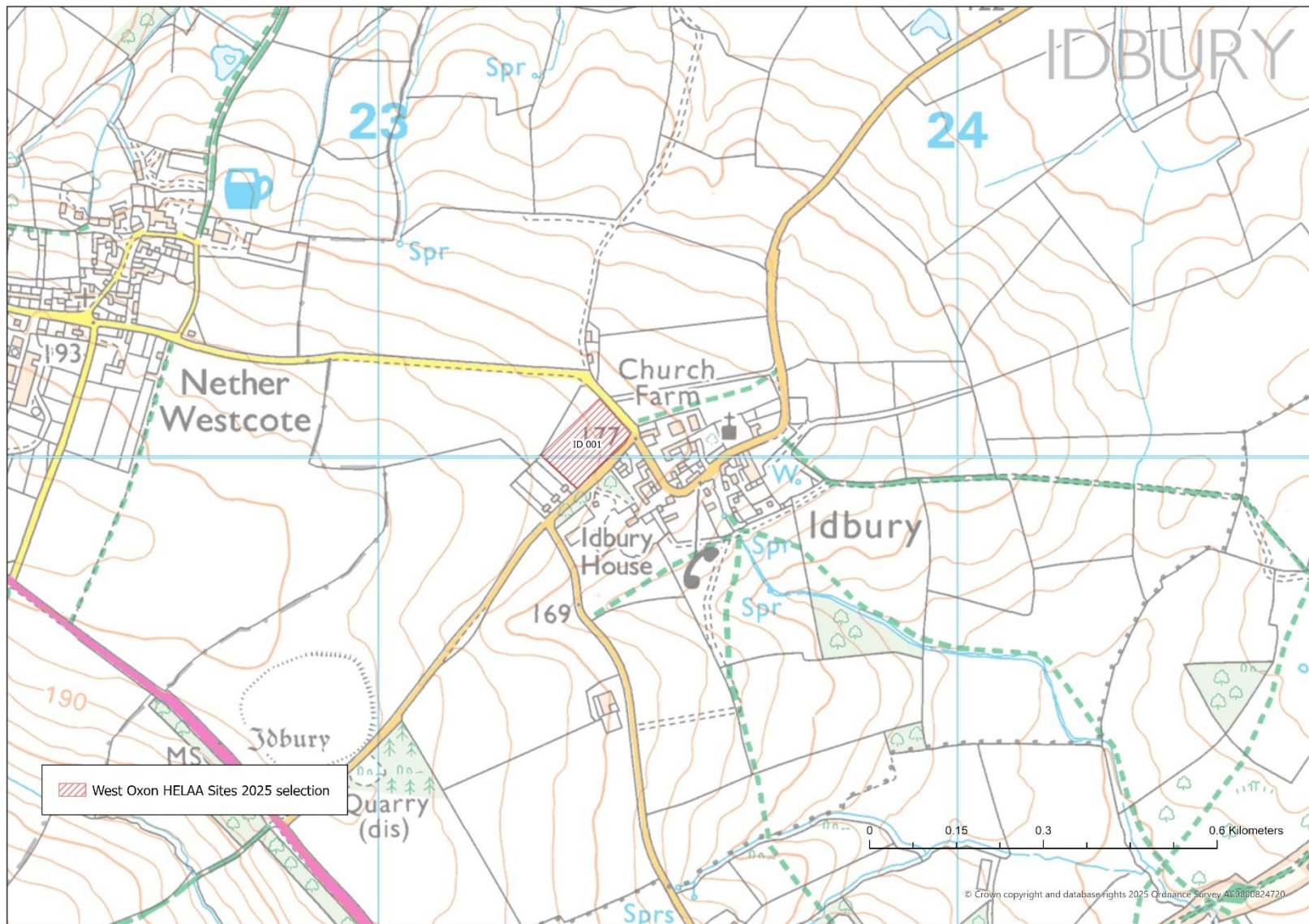


Site Reference HARD 001	Site Name Land at Hardwick Village	Location Hardwick
Site Area (Ha) 0.8	Proposed Use Residential	Indicative Capacity 20
Site Description The site is comprised of three separate parcels of land, situated in the village of Hardwick. The land currently houses various agricultural buildings and areas of hard standing. Land to the north, south and east is mostly open countryside, with residential development to the west. An area of flood zone 2 and 3 intersects with approximately ½ of the northern part of the site. The site lies wholly within Hardwick Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Residential development in this location would not comply with the locational policies of the Local Plan due to the isolation of the settlement and the absence of services and facilities within the locality. An employment or tourism use would normally be sought before considering residential development within existing agricultural unit. Harwick is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

Heythrop

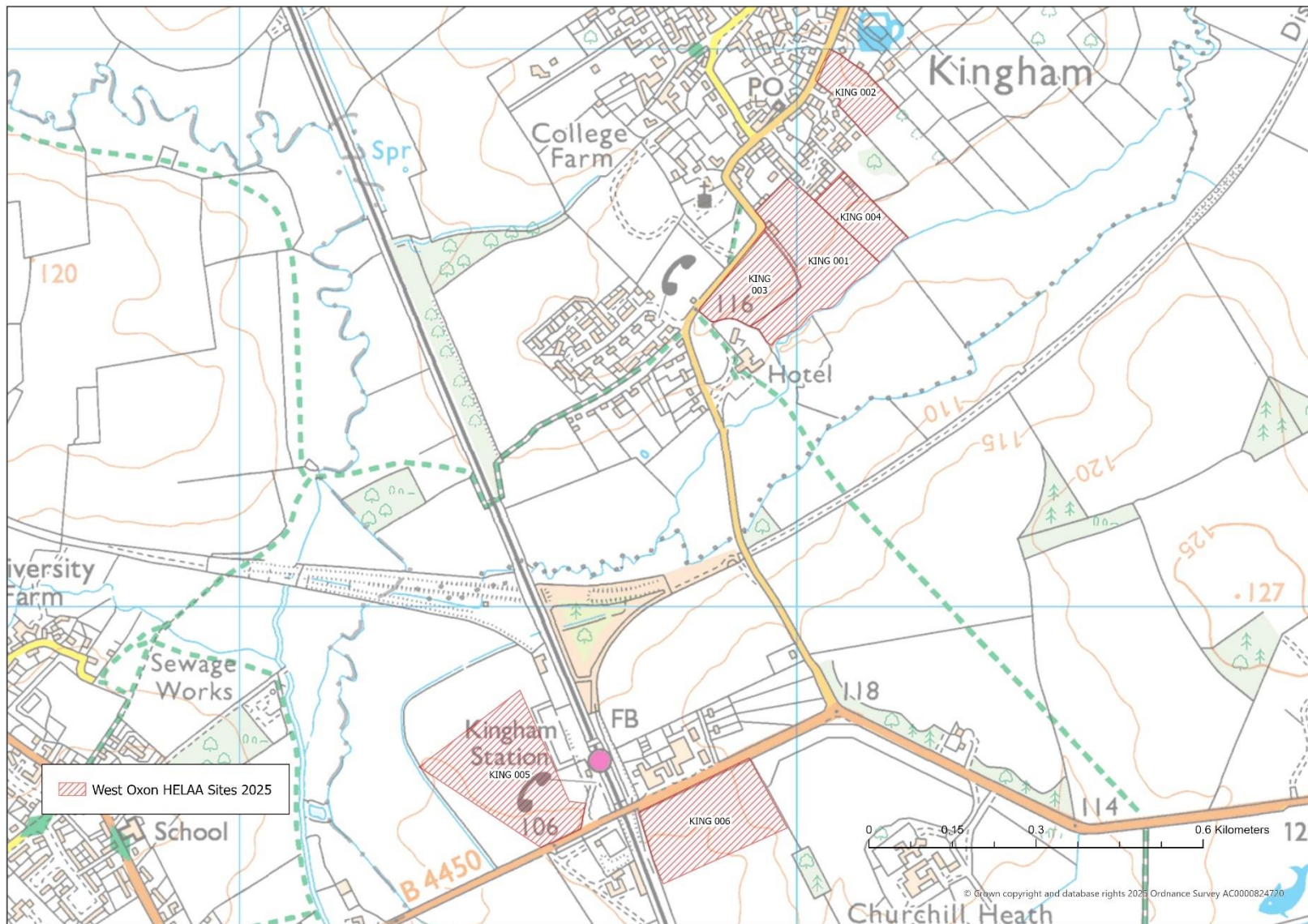


Site Reference HEY 001	Site Name Heythrop Park	Location Heythrop
Site Area (Ha) 172.5	Proposed Use Residential	Indicative Capacity 3623
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is an irregularly shaped parcel of land situated to the southeast of Heythrop. The site is a grassed park, with several buildings including a hotel and associated car parking. Land surrounding the site is open countryside. The site falls wholly within a registered park and garden. HELAA all sites identifies as not suitable so no visit required but visited in passing anyway and agree not suitable.		



Site Reference ID 001	Site Name Land at Idbury	Location Idbury
Site Area (Ha) 1.2	Proposed Use Residential	Indicative Capacity 29
Site Description The site is a rectangular parcel of land situated to the west of Idbury. The site is grassland with sporadic vegetation to its borders. Land to the north and west is predominantly open countryside. There is a small residential development to the south, with further residential dwellings to the east. The site is adjacent to Idbury Conservation Area on its eastern and southern edges.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Idbury is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area. Unsustainable location.		

Kingham



Site Reference KING 001	Site Name Land at Station Road	Location Kingham
Site Area (Ha) 3.0	Proposed Use Residential	Indicative Capacity 63
Site Description L-shaped site in the middle of 003 and 004 and includes the British legion club the site slopes slightly to the southeast and has access/ small frontage onto Station Road to the west. The site is closer to the historic village core so would have an impact on cons area, but it is also well related as well.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary A limited amount of development in the north western part of the site could be well integrated with the existing village and not harmful to the landscape or the setting of the conservation area. This would effectively maintain the building line of the existing properties in Orchard Way/Fowlers Road. Development of the wider site is likely however to have a more significant potentially harmful impact		

Site Reference KING 002	Site Name Land at Lockwoods Orchard	Location Kingham
Site Area (Ha) 1.1	Proposed Use Residential	Indicative Capacity 27
Site Description The site is a rectangular shaped parcel of land, located on the South side of Church Street and to the west of Kingham. The site is bounded by Church Street to the North, residential development to the east and west and open countryside to the south bounded by thick hedgerow and treeline. There is a bus stop within 1km of the site. Bus services from Kingham are very poor with extremely limited travel to Witney, Chipping Norton and Carterton. The train station in Kingham has services to Oxford. Within 1km of the site is a primary school, with retail within 3km of the site. Chipping Norton STW (which serves the site) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed in 2027 to increase treatment capacity. There are records of contamination on site, the site intersects with Kingham Conservation Area on the northern part of the land. The site lies wholly within the Cotswold National Landscape (CNL).		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Suitable for housing: - Basically, a flat rectangular in fill site with some unevenness in the middle of it with a group of small trees where the unevenness is located. The field is used for grazing, has a stone wall frontage onto Church Street to the North, housing to the west, north and east and open countryside to the south. Suitable for housing as located close to village centre and relates well to built form. There are other estates leading off church street on both the north and south flanks of church Street so this would be in keeping. Cons area character will be important as will impact on frontage wall from new access. But seems like a sensible site with no landscape of character harm.		

Site Reference KING 003	Site Name Land south of Station Road	Location Kingham
Site Area (Ha) 1.7	Proposed Use Residential	Indicative Capacity 42
Site Description The site consists of a flat open area of grassland on the western edge of Kingham and appears agricultural in nature with part of the site currently being utilised as an allotment. The site is located to the south of Kingham and extends along Station Road which runs across the top of the site. The site is disjointed from the main part of the settlement although newer residential development is located in the New Road area just off Station Road. The site is largely surrounded by open countryside along with sporadic development. St Andrew's Church and grounds stand opposite contributing to the historic character of the area and any development should consider the setting of this important site. Any new development on the site would result in the loss of open space between the main built up area of Kingham and development to the south west off Station Road. There is a mixture of trees of varying ages along the southern and eastern edges of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development on this site would encroach into an important area of open space and would also have an unacceptable impact on the character and setting of the village.		

Site Reference KING 004	Site Name Land south of Fowlers Road	Location Kingham
Site Area (Ha) 1.2	Proposed Use Residential	Indicative Capacity 29
Site Description This site is a large rectangular field extending beyond Fowlers Road towards Cornwell Brook. The site is surrounded by agricultural land to the east and south and by existing residential development to the north west. To the north is a site which has been permitted for residential development.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary This is a rectangular site that gently slopes down to the southeast the site is flanked by housing on ORCHARD Way to the northwest. to the northeast, south and southeast there is open countryside so the site would be visible from these locations so will be visible in the landscape. To the southwest lie KING 001 and 003 which surround the British legion club and front onto Station Road. This site 001 appears to be the Northeastern part of a larger site which includes all three sites and would probably have access via Station Road if it is to be developed on its own however access could be achieved through Orchard way. Important area of green space which contributes to the character of the area and CNL .		

Site Reference KING 005	Site Name land adjacent to Kingham Station	Location Churchill
Site Area (Ha) 4.0	Proposed Use Residential	Indicative Capacity 84
Site Description The site is an irregularly shaped parcel of land to the west of Kingham Train Station. The land is currently grassland, with sporadic vegetation bordering the site. To the north, south and west of the site is open countryside. There is a bus stop at the site. Bus services from Kingham are very poor with extremely limited travel to Witney, Chipping Norton and Carterton. The train station in Kingham is adjacent to the site and has services to Oxford. Within 1km of the site is a primary school. Retail is with approximately 3km of the site. Chipping Norton STW (which serves the area) cannot manage incoming volumes of sewage resulting in untreated discharges during wet weather. Upgrades by Thames Water are due to be completed by 2027 to increase treatment capacity. Flood zone 2 and 3 area intersects the western part of the site. The site lies wholly within the CNL.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment SUITABLE IN PART
Commentary Large flat level site located to the west of the railway station car park. The site is flanked to the north and west by open countryside and to the south by an industrial estate and open countryside. The site is low lying and flat and therefore has little impact on the landscape. However, it is isolated from the main village settlement but located in close to the railway station. Given the proximity of industrial units to the south it could be a suitable site for employment especially as it is close to the station. If development was limited to the eastern flank of the site this would limit its impact in the countryside and mirror the existing industrial estate to south.		

Site Reference KING 006	Site Name South of Kingham Station	Location Kingham
Site Area (Ha) 3.3	Proposed Use Residential	Indicative Capacity 69
Site Description The site is a rectangular parcel of land to the southeast of Kingham Train Station. The land is currently agricultural land with some sporadic vegetation bordering the site. Land to the west and east of the site is used for employment, with residential development to the north. Open countryside lies to the south.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A Desk based assessment established that the site is isolated from the main village settlement and services and would extend development into the open countryside and have an unacceptable impact on the character of the open countryside despite being close to the railway station.		

Langford

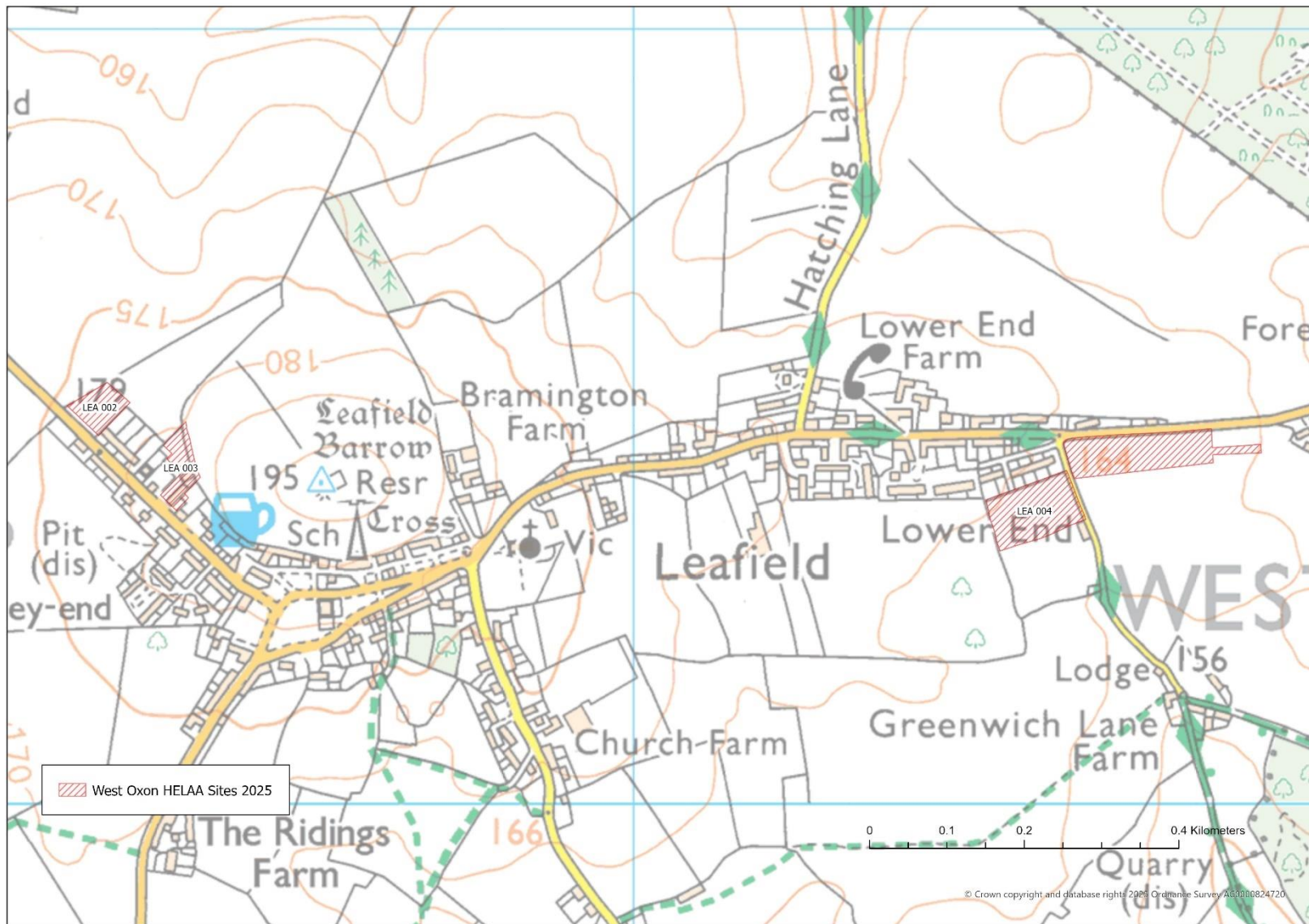


Site Reference LANG 001	Site Name Land at the Elms	Location Langford
Site Area (Ha) 2.2	Proposed Use Residential	Indicative Capacity 46
Site Description The site is an approximately rectangular shaped parcel of land to the southwest of Langford. The land is currently used for agricultural purposes, bordered by vegetation. Land to the north of the site is residential development with open countryside to the south and west. There is not currently a bus stop which would serve the site. Bus services from Langford are very poor, with one bus to Burford, Witney and Carterton once per week.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Poor access through housing estate but it could be possible to improve this. The site is flat and well contained in hedgerows with limited landscape impact. The site has a primary school and grounds to the western flank so impact on the school needs to be carefully considered. There is housing to the northern corner of the site and there are hedgerows surrounding the site. Little isolated from village centre but still well related.		

Site Reference LANG 002	Site Name Ansells farmyard	Location Langford
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is an irregularly shaped parcel of land to the northwest of Langford. The land currently houses agricultural buildings and areas of hard standing. Residential development lies to the north, south and east of the site with open countryside to the west. This area of brownfield land with agricultural buildings lies wholly within Langford Conservation Area. Adjacent to the Grade II listed Ansell's Farmhouse at its southwestern Flank. To the north, east and south there is housing whilst to the west there is open countryside. There are some historic farm buildings and walls and no doubt the area forms an essential element in the setting of the listed farmhouse.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is centrally located but would impact on the character of the conservation area and the setting of the listed building so is not acceptable.		

Site Reference LANG 003	Site Name land at Lower Farm Cottages	Location Langford
Site Area (Ha) 0.6	Proposed Use Residential	Indicative Capacity 15
Site Description The site is comprised of two separate, rectangular shaped parcels of land which are separated by residential dwellings. The land is currently grazing land. Land to the north, south and west is residential development with open countryside to the east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site lies wholly in Langford Conservation Area and is an important green space that contributes to the open character in this part of the conservation area. It lies opposite the church and extends the village development in a linear fashion into the countryside and would result in the loss of an important area of green space.		

Leafield



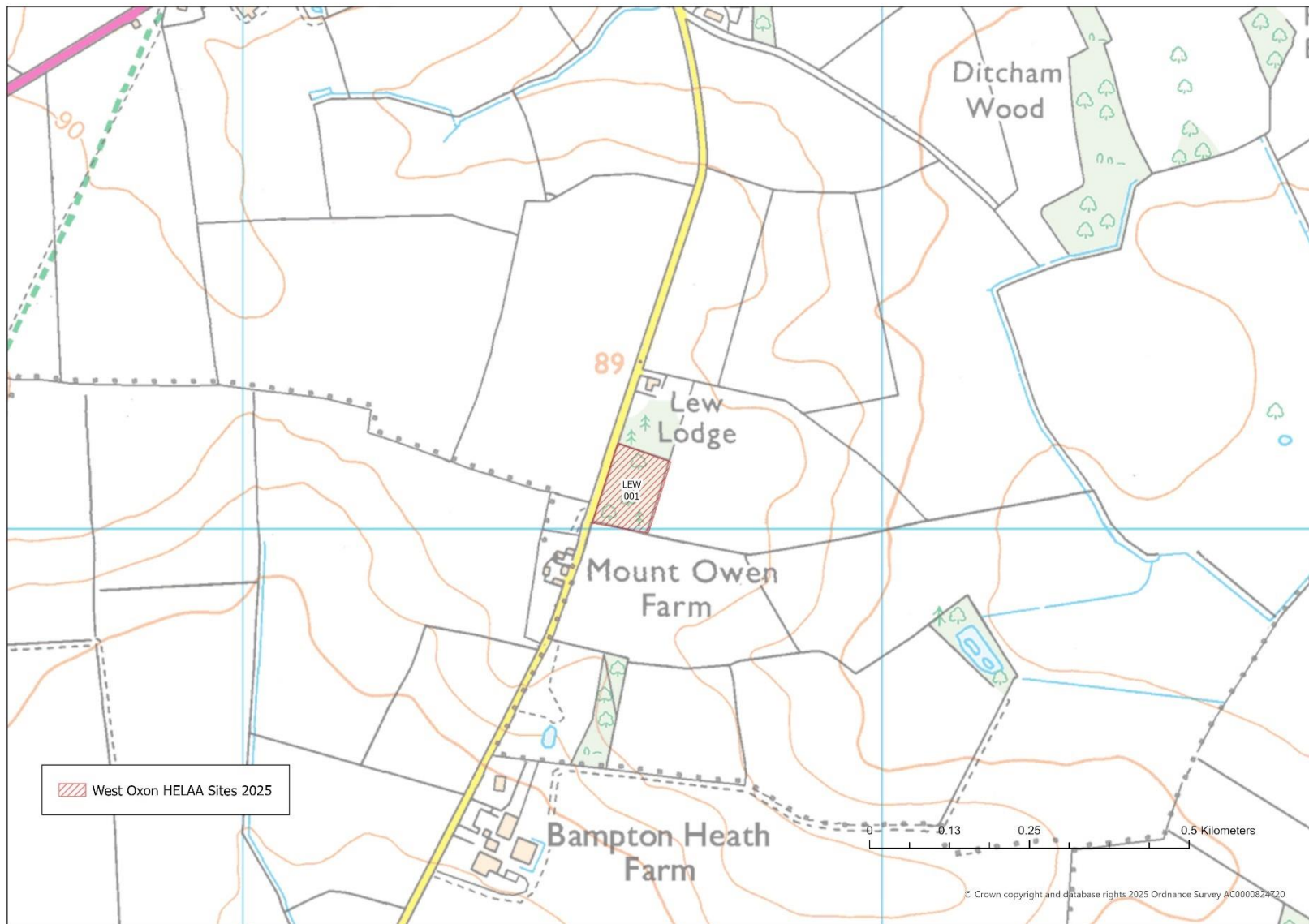
Site Reference LEA 001	Site Name Land east of Greenwich Lane	Location Leafield
Site Area (Ha) 1.6	Proposed Use Residential	Indicative Capacity 39
Site Description Flat rectangular site located on the southern flank of Lower End. The site has frontage housing on the northern side of Lower end opposite the site and then open countryside. To the south there is open countryside, to the east there are allotments and open countryside and to the west there is Greenwich Lane and housing. The site would extend the village in a linear fashion into the landscape and would take the housing further away from the settlement centre.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst it could be argued that the site is mirroring the houses on the other side of the road this is not considered to be sufficient to mitigate the impact of inappropriate development that would have an adverse impact on the character and amenity of the area.		

Site Reference LEA 002	Site Name Land at Fairspear Road	Location Leaffield
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description Not suitable for development: - Flat relatively level site on the western end of the settlement at the end of a row of houses on the northern flank of Fairspear Road. There is a pavement along the frontage of the site that leads to signs for Leaffield Community wood. There is open countryside to the north, west and south of the site and no housing on the opposite side of the road but also no pavement. The site lies predominantly outside the 20mph zone at this western edge of the settlement, and it could be argued that this site extends the settlement into open countryside in a ribbon form of development that is unacceptable.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The impact on landscape is low and it is contained within hedgerows, and it has a footpath along its frontage. Therefore, it could be argued that the site is the last feasible extension westwards for the village. It should be noted that if this site is allocated it would be difficult to defend similar proposals on the opposite side of the road. On balance this site is not thought to be acceptable for housing.		

Site Reference LEA 003	Site Name Land north east of Fairspear Road	Location Leaffield
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is an irregular shaped parcel of land to the northwest of Leaffield. Currently housed on the site is a disused garage building, along with a vacant bungalow and outbuildings. Land to the south and west is residential development with the site intersecting residential gardens and open countryside to the north and open countryside to the east. The site has recently had an application for residential dwellings approved - 24/00632/FUL. There are records of contamination on site. The site intersects a Conservation Area. The site intersects a Conservation Target Area. There are records of Protected Species in proximity to the Site. The site intersects the Cotswolds National Landscape.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Suitable for housing - This L-Shaped Site is located on northeastern frontage of Fairspear Road, the site is flanked to the southwest by Fairspear Road with residential dwellings on the other side of the road, to the Northwest and southeast by residential dwellings and to the North by open countryside. The site has been cleared of existing buildings and appears to be predominantly a brownfield site. Hoardings have been erected on the site's southeastern frontage and fencing has been erected on other boundaries to stop access. The site may have contamination issues but this aside in land use terms residential dwellings would be in keeping with the surrounding land use. The site is within the built frontage of the settlement so does not encroach into the landscape with the exception of the rear part which goes around the rear of existing dwellings so there could be privacy and amenity issues as well as landscape harm if not carefully considered for this part of the site but on balance the whole site is seen as a suitable site for housing.		

Site Reference LEA 004	Site Name Land at Greenwich Lane	Location Leafield
Site Area (Ha) 0.8	Proposed Use Residential	Indicative Capacity 20
Site Description This site extends the building form southwards at the eastern end of the settlement whilst it is not ribbon development it extends the settlement density southwards and is at odds with the settlement fringe density of the frontage development along the southern flank of Lower End. The site is flat and enclosed by mature trees and hedges and has an existing access via Greenwich Lane which runs along its eastern boundary and joins the southern flank of Lower End.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site would have little impact on landscape character but would impact on the amenity of houses to the north of the site. The issue here is whether density of development should be increased on the fringe of the settlement or whether this increase would be better suited nearer to the centre of the settlement.		

Lew



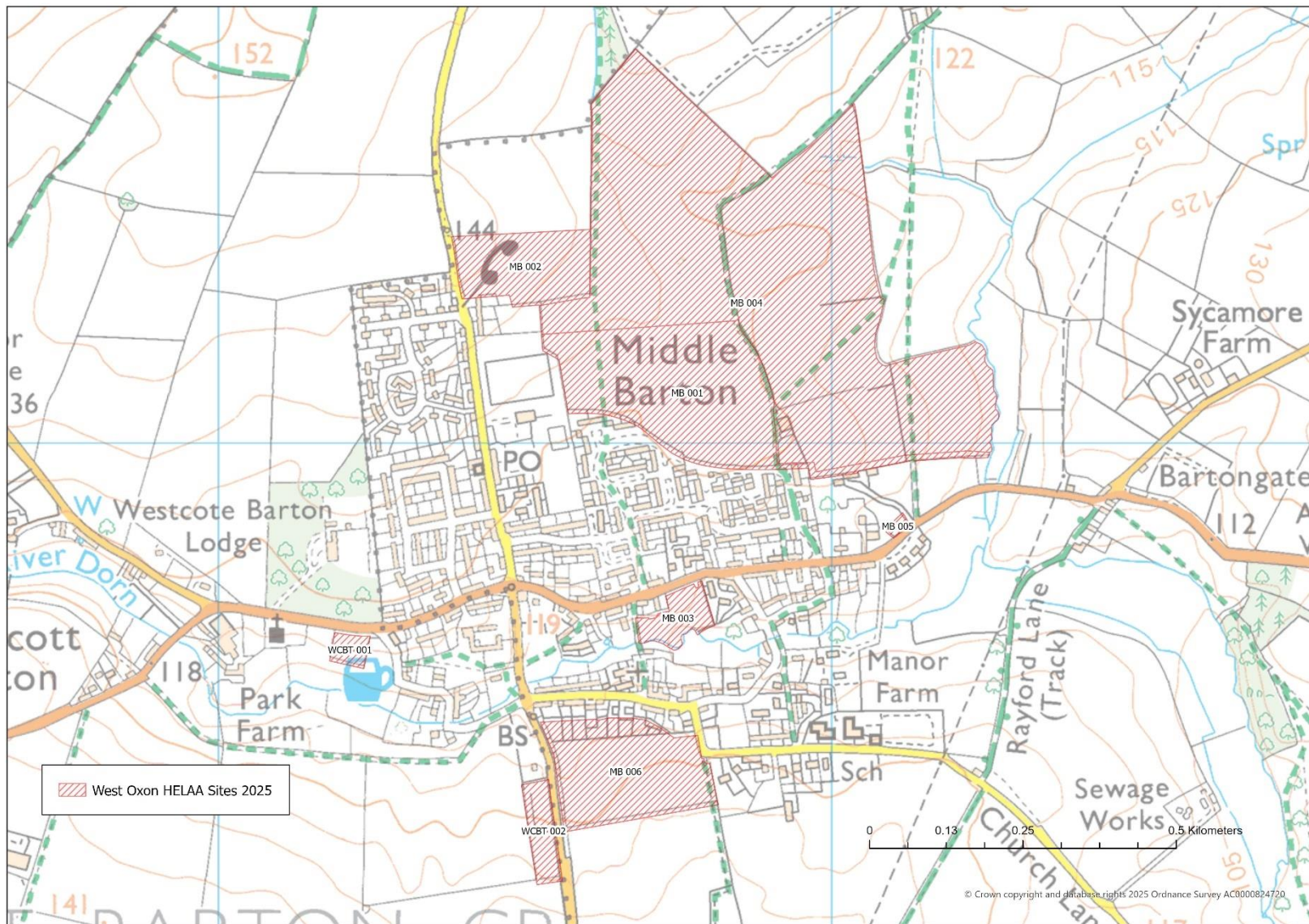
Site Reference LEW 001	Site Name Lew Lodge	Location Lew
Site Area (Ha) 1.1	Proposed Use Residential	Indicative Capacity 27
Site Description Heavily vegetated, greenfield site, comprised of private amenity land to the south of Lew Lodge. The site is isolated and is situated on the single track Mount Owen Road . The site is flat and is surrounded on all sides by mature trees and hedgerows. There are a large number of trees within the site boundary also. The site is surrounded by open countryside with Lew Lodge and Mount Owen Farm the only residential buildings in the vicinity.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is too isolated to be considered suitable for residential development. The loss of vegetation from this site would have detrimental landscape and ecological impacts.		

Little Tew



Site Reference LT 001	Site Name Land at Little Tew	Location Little Tew
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description An L-shaped parcel of land located to the north of Enstone Road in the small village of Little Tew. The site comprises a mixture of residential curtilage in the northern part of the site and paddock / grazing land in the southern part. There is some extensive vegetation including mature trees along the eastern site boundary. The site is adjoined to the south by agricultural land and on all other sides by low density residential properties including a number of listed buildings to the north east and east. There is a public right of way running close to the southern boundary of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A small sensitive site in an unsustainable location that is poorly served by public transport and has very limited local services and facilities. Development would be likely to cause harm to the character and appearance of the Conservation Area and has the potential to impact harmfully on the setting of nearby listed buildings.		

The Bartons



Site Reference MB 001	Site Name Land north of Holliers Crescent	Location Middle Barton
Site Area (Ha) 6.8	Proposed Use Residential	Indicative Capacity 143
Site Description The site comprises an irregularly shaped parcel of land in agricultural use. It slopes downwards from north to south towards the existing housing on Holliers Crescent. To the west is a sports ground, to the south existing housing and to the east and north open countryside. The site is subdivided into two parcels by a post and wire fence. Parts of the site are quite elevated above the main part of the village to the south.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Large gently sloping agricultural field to north of Holliers Crescent. Little facilities in the village. The site is elevated but not significantly prominent given the housing that protrudes northwards along Worton Rd. Site relatively enclosed by hedgerows except for northern bdy which runs across open field. Agricultural buildings on eastern flank with mobile mast. There are PROW running north to south on site.		

Site Reference MB 002	Site Name Land east of Worton Road	Location Middle Barton
Site Area (Ha) 2.4	Proposed Use Residential	Indicative Capacity 50
Site Description The site is a rectangular parcel of land situated to the north of Middle Barton. The land is currently used for agricultural purposes and is enclosed by hedgerows. Land to the north and east is open countryside with residential development to the south and west. There is a bus stop within 1km of the site. Bus services from Middle Barton are poor, with a weekly bus to Banbury and Chipping Norton and a twice weekly bus to Woodstock and Oxford Parkway. Records of Protected Species in proximity to the Site. Site intersects Mineral Safeguarding Area		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Rectangular elevated field accessed off Worton Rd site does not follow field boundaries encroaches beyond adjacent rear building line of nearby houses so does not reflect the reducing impact of housing on Worton Road at this village fringe where massing should be reducing not increasing so seems at odds with density of development and is very prominent in the landscape.		

Site Reference MB 003	Site Name Land south of North Street	Location Middle Barton
Site Area (Ha) 0.8	Proposed Use Residential	Indicative Capacity 20
Site Description A sloping, irregularly shaped site that stretches from North Street to the River Dorn. The site is surrounded by a mix of different uses primarily residential. The site is an irregularly shaped parcel of land situated to the east of Middle Barton. The land is currently grassland with a dense area of trees to the south of the site. The site is surrounded predominantly by residential development. A small area of flood zone 2 and 3 intersects the site to the south. The site lies wholly within Middle Barton Conservation Area. The site slopes steeply downwards to the south away from its frontage with North Street. The site has mature trees and is located within the centre of the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst there is housing all around the site it is felt that the loss of this green space would have a dramatic impact on the character of the conservation area.		

Site Reference MB 004	Site Name Land at Holliers Farm	Location Middle Barton
Site Area (Ha) 29.9	Proposed Use Residential	Indicative Capacity 628
Site Description The site is a large, irregularly shaped parcel of land, comprised of several individual fields with sporadic hedgerows separating them. The land is currently used for agricultural purposes. Land to the north and east is open countryside with residential development to the south and west. There is a bus stop within 1km of the site. A small area of flood zone 2 and 3 intersects the site on its far eastern edge. There are several PROWs which intersect the site from north to south. Conservation Target Area (CTA), Site intersects a Site of special scientific interest (SSSI). A larger area of an SSSI, Middle Barton Fen, intersects the site to the eastern edge. Site intersects with Mineral Safeguarding Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not Suitable out of context with scale of settlement and has too great an impact on the landscape. This is a much larger site which encompasses MB001 and abuts MB 002. It extends MB 001 to the north and East and is a very large site that is totally out of context with the scale of the settlement and would have significant impact on the landscape character. It has multiple PROWS running North to South and Agri buildings with mobile mast in the centre of the site. A larger part of this site compared to 001 intersects the Site of special scientific interest (SSSI), Middle Barton Fen, to the eastern edge.		

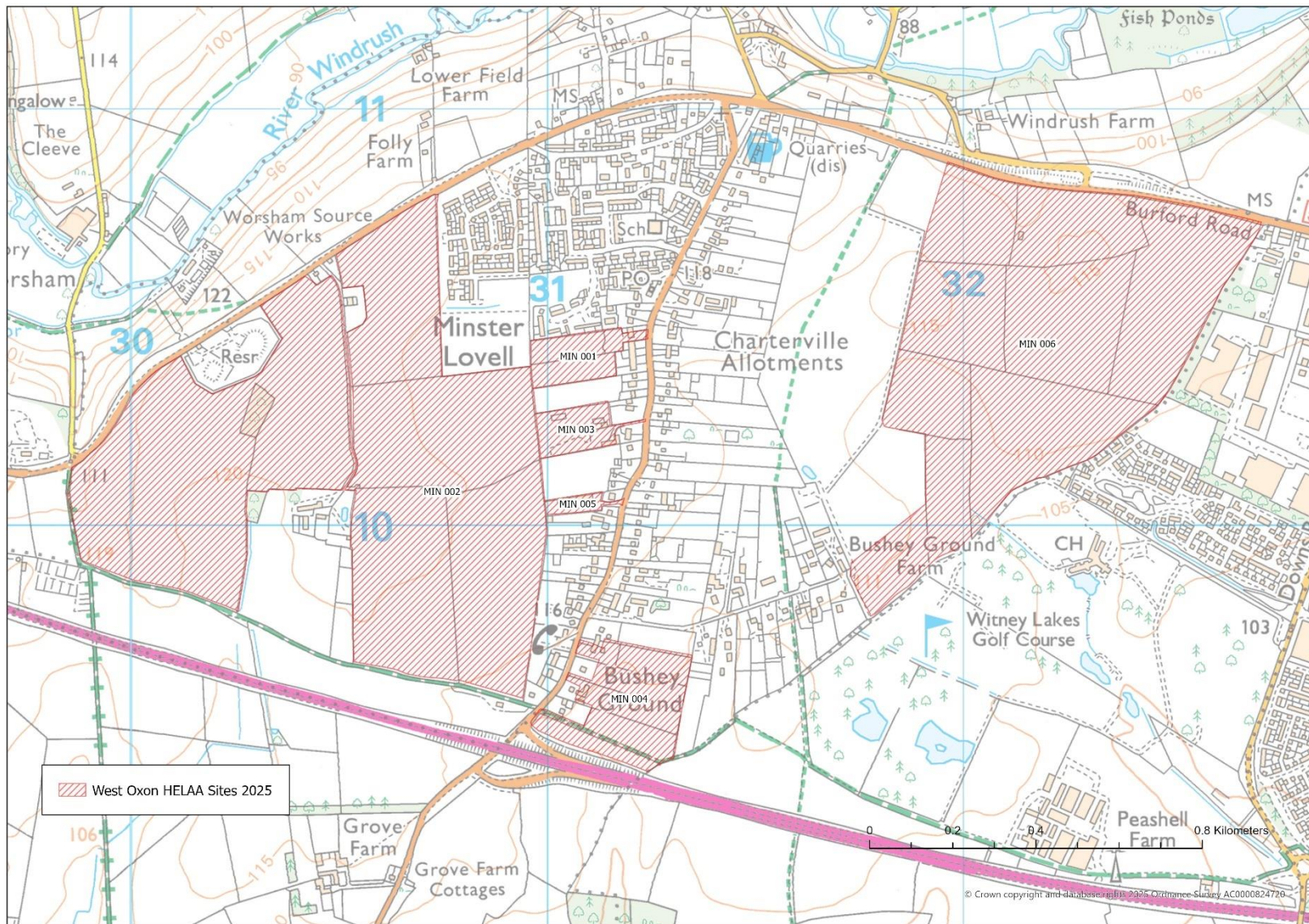
Site Reference MB 005	Site Name Medlar Tree	Location Middle Barton
Site Area (Ha) 0.1	Proposed Use Residential	Indicative Capacity 4
Site Description A small parcel of land which is broadly rectangular and relatively flat. The site includes one mature tree with mature vegetation along the road frontage. The eastern boundary of the site is formed by the access to Medlar Tree Farm.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Small rectangular site which mirrors housing on opposite side of the road. Located at the eastern edge of the village the site is eclosed by mature hedgerows which will need to be protected especially at the southern road frontage. There is a large ancient tree on site to the Northeast corner which would also need to be protected. Access to the site would be via a private drive that currently accesses onto the B4030 at the eastern flank of the site.		

Site Reference MB 006	Site Name Land at Middle Barton	Location Middle Barton
Site Area (Ha) 3.9	Proposed Use Residential	Indicative Capacity 82
Site Description The site is an approximately rectangular shaped parcel of land situated to the south of Middle Barton. The land is currently grassland, bordered by trees and residential gardens. Land to the south and west is predominantly open countryside, intersected by Kiddington Road, with residential development to the north and east. This sloping field on the eastern flank of Kiddington Road lies to the south of Middle Barton and wholly within Middle Barton Conservation Area. It also lies adjacent to a Grade II listed thatched cottages which sits to the western edge of the site. And there is a PROW which intersects the site on its eastern edge.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site if developed would extend the settlement into the open countryside and would have an adverse impact on the character of the countryside, the conservation area and the setting of a nearby Listed building.		

Site Reference WCBT 001	Site Name Recory and Glebe field south of Enstone Road	Location Westcot Barton
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is a square shaped parcel of land situated to the east of Westcott Barton. Housed on the site is currently a rectory with an area of hardstanding and various mature trees. Land surrounding the site is open countryside with areas of dense trees and the B4030 to the north. Rectangular steeply sloping area of land which includes the Rectory building lying wholly within Westcott Barton Conservation Area on the southern flank of Enstone Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst allocated under Westcott Barton the site is adjacent to the village of Middle Barton and would extend the settlement out into the open countryside in a linear fashion towards Westcott Barton leading to coalescence of the two settlements.		

Site Reference WCBT 002	Site Name The Small Holding	Location Westcot Barton
Site Area (Ha) 0.7	Proposed Use Residential	Indicative Capacity 17
Site Description The site is a narrow, rectangular shaped parcel of land situated to the south of Middle Barton and the far southeast of Westcott Barton. The land currently houses a static home, outbuildings, storage and a small holding. Land to the south, east and west is open countryside, intersected by a road to the east, with a residential dwelling directly north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This narrow strip of land on the western flank of Kiddlington Road is a brownfield site with grassland accommodating a Static home, outbuildings and storage. The site if developed would extend the settlement in a linear fashion into the open countryside and would have an adverse impact on the character of the countryside.		

Minster Lovell



Site Reference MIN 001	Site Name Land rear of 80 Brize Norton Road	Location Minster Lovell
Site Area (Ha) 2.5	Proposed Use Residential	Indicative Capacity 53
Site Description This is a level site mainly grassland, bounded by weak hedgerows to the north and south and by a stronger hedgerow to the west. From this site southwards, the western side of Brize Norton Road is characterised by low-rise detached properties in large plots, with little development in-depth. The rear of these properties is identified as rural fringe land in the Landscape Assessment. The village to the north of the site, west of Brize Norton Road, is different in character, containing housing estates off cul-de-sacs. To the west of the site is farmland (open limestone wold) and, to the south, further paddocks at the rear of properties along Brize Norton Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is an approximately rectangular parcel of land situated to the west of Minster Lovell. The land is currently grassland with sporadic mature trees within the site and to its borders. Land to the west of the site is open countryside with residential development to the north, east and south. Located to the rear of number 80 the site has poor access past the existing dwelling and would lead to development to the rear which would have an adverse impact on the amenity and privacy of other dwellings and would be out of character with the density and layout of development in the area.		

Site Reference MIN 002	Site Name Land west of Minster Lovell	Location Minster Lovell
Site Area (Ha) 70.0	Proposed Use Mixed Use	Indicative Capacity 1470
Site Description The site is a large, irregularly shaped parcel of land, comprised of several individual fields, sporadically separated by trees and hedgerows. The land is currently agricultural land, situated to the west of Minster Lovell. The land to the north, south and west is predominantly open countryside, intersected by the A40 and other roads, with residential development to the east.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very large and is flanked to the north by Burford Road, to the south by the A40, to the east by Minster Lovel and to the west by open countryside. The sit rises to the north from a PROW which runs along the southern boundary. The site is very large and elevated in the landscape and would have a dramatic impact on the character of the countryside and would be out of character with the scale of the village.		

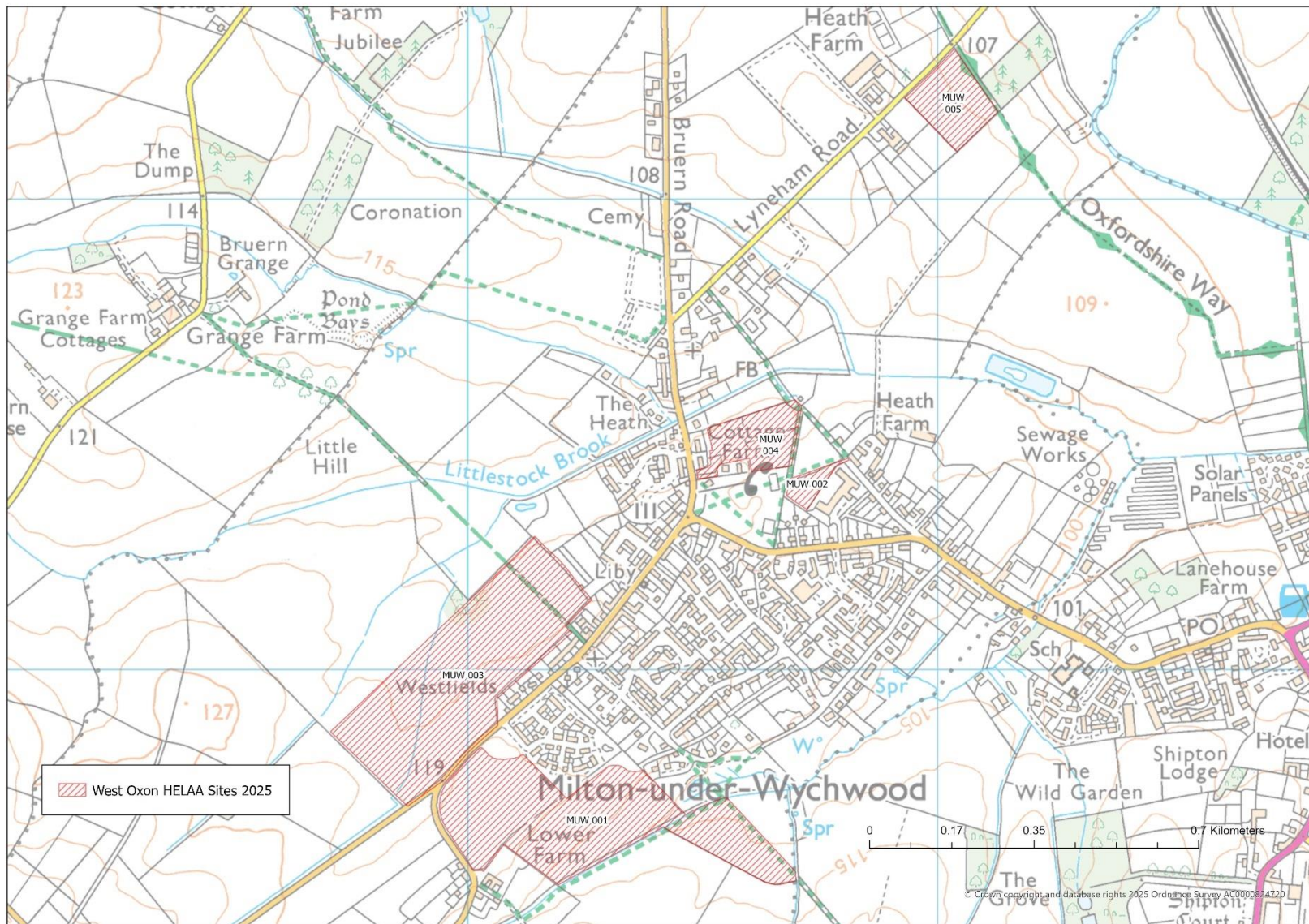
Site Reference MIN 003	Site Name Bennets Yard	Location Minster Lovell
Site Area (Ha) 1.9	Proposed Use Residential	Indicative Capacity 47
Site Description The site comprises a mixture of different uses with the southern portion consisting of a builders yard with open storage and several on-site buildings. The remainder of the site is undeveloped greenfield land used as a paddock. To the west of the site is large field used for agricultural purposes (arable). To the north of the site are several field parcels to the rear of the properties along the Brize Norton Road two of which fall within the site area being promoted under Site 195. Land to the south also comprises open land to the rear of properties along the Brize Norton Road with an employment site (Dudleys Engineering) beyond that. To the east are existing, primarily residential, low-density properties located along the Brize Norton Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment SUITABLE IN PART
Commentary The site is a rectangular shaped parcel of land situated to the west of Minster Lovell. The land currently houses a number of storage containers, with associated buildings and an area of grassland. Land to the west is open countryside with open land and residential development to the north, south and east. The site is brownfield and close to the village centre but due to its location to the rear of other dwelling in the street it would have an adverse impact on the amenity and privacy of other dwellings and would be out of character with the density and layout of development in the area.		

Site Reference MIN 004	Site Name Land east of Brize Norton Road	Location Minster Lovell
Site Area (Ha) 7.2	Proposed Use Residential	Indicative Capacity 151
Site Description A series of linear, flat fields to the rear of predominantly detached bungalows along Brize Norton Road. Weak field boundaries which tend to follow the original lots of the Chartist development. Relatively low density, ribbon development runs along the western side of the site, east of Brize Norton Road. This development is predominantly residential in nature. North and north-east of the site lies Bushey Ground which still reflects the character of the original Charterville development of single storey dwellings with associated small-holdings. Many of these small-holdings have evolved into mixed-use sites from which a variety of businesses operated, particularly associated with the motor trade and building industry. East of the site is open farmland and a golf course. Immediately south of the site lies the A40 and a slip road from Brize Norton Road (B4477).		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary There is PROW crossing the site from west to east and the site is gently sloping upwards to the NE corner with the A40 to the south. There is housing to the east, west and north. The site would have limited impact providing it is landscaped appropriately and the noise from the A40 is addressed. This is a large backland site, the development of which would substantially change linear character of this part of the village, and begin to erode the gap between Minster Lovell and Witney. In addition, the site lies some distance from the main services and facilities of the village, with the likelihood that car-use will be high.		

Site Reference MIN 005	Site Name 120 Brize Norton Road	Location Minster Lovell
Site Area (Ha) 0.6	Proposed Use Residential	Indicative Capacity 15
Site Description The site is a rectangular shaped parcel of land situated to the west of Minster Lovell. The land currently houses industrial buildings and a car parking area as part of employment use. The site is bound to the North and West by agricultural land; to the South by residential development; and to the East by residential development fronting the Brize Norton Road. Tree screening is present along all boundaries.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is an existing industrial estate so development for housing would result in the loss of employment uses. The site is brownfield and close to the village centre but due to its location to the rear of other dwellings in the street it would have an adverse impact on the amenity and privacy of other dwellings and would be out of character with the density of development in the area.		

Site Reference MIN 006	Site Name Land west of Witney, south of Downs Road	Location Minster Lovell
Site Area (Ha) 51.4	Proposed Use Mixed Use	Indicative Capacity 1079
Site Description The site is a large, irregularly shaped parcel of land situated to the far east of Minster Lovell. The land is comprised of several fields, separated by vegetation. Land to the north is predominantly open countryside, intersected by a road, with a golf course to the south. To the east lies an industrial estate and to the west is open land, with residential development beyond.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A large area of agricultural land that is an important green space which prevents the coalescence of Witney and Minster Lovell settlements. If developed it would have a dramatic impact on the open character of the countryside and on the village of minster Lovell.		

Milton-under-Wychwood



Site Reference MUW 001	Site Name Land south of High Street	Location Milton-under-Wychwood
Site Area (Ha) 11.1	Proposed Use Residential	Indicative Capacity 233
Site Description The site is a large, irregularly shaped parcel of land situated to the south of Milton Under Wychwood. The site is comprised of 3 separate grass fields, separated by hedgerows. Land to the south, east and west is predominantly open countryside, intersected by a road. To the north of the site is residential development. The land to the southeast slopes away downwards so the two eastern sections of the site would be very prominent in the landscape.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The flatter less prominent western part which fronts onto High Street appears more like an infill between new housing to the north and Nether lodge /lower Farm to the southwest, but it would extend the settlement in a linear fashion and remove the gap between these two developments which would erode the open rural character that exists now. Western frontage part of the site is a possibility.		

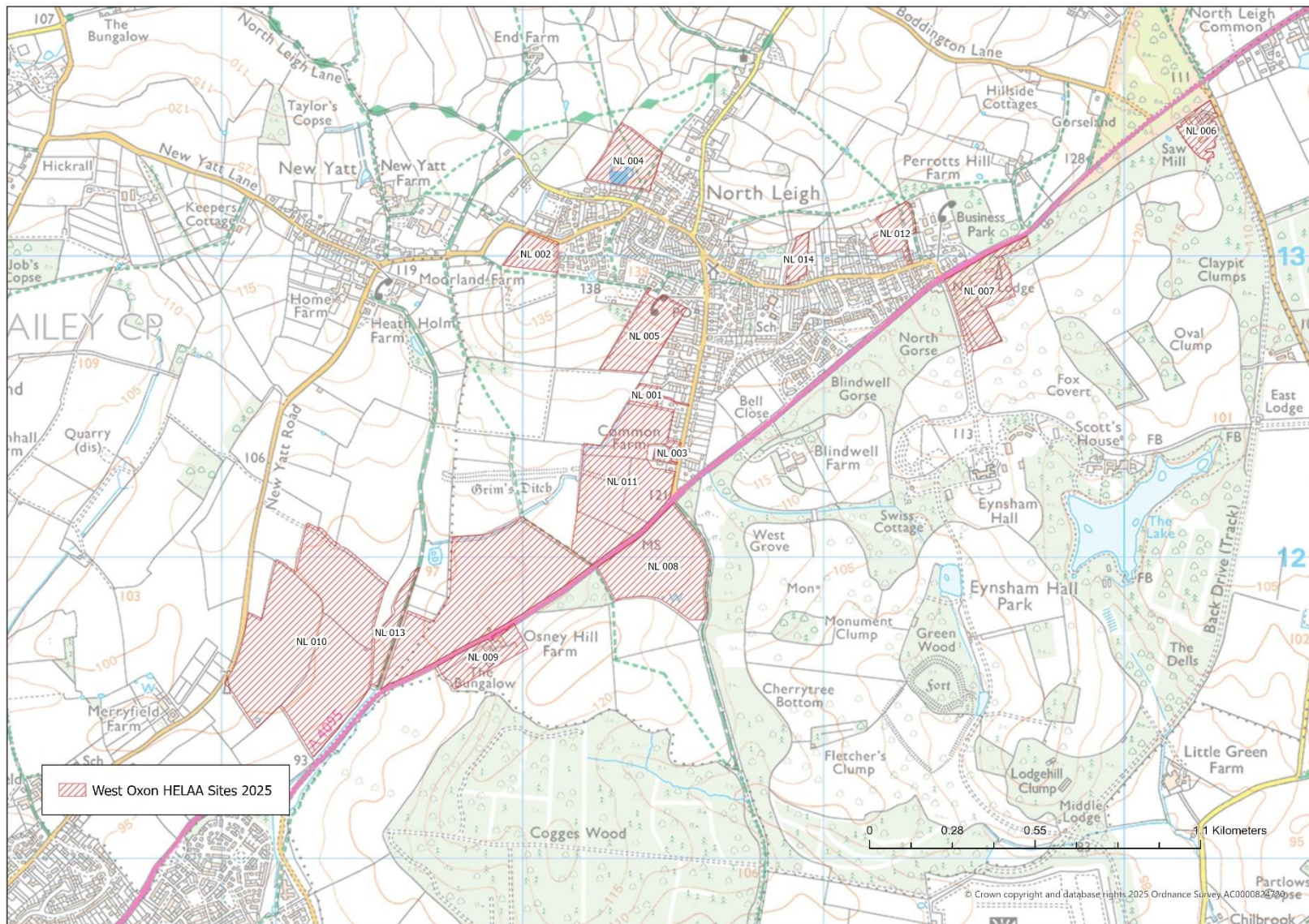
Site Reference MUW 002	Site Name Green Lane	Location Milton-under-Wychwood
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description The site is an approximately triangular parcel of land situated to the east of Milton Under Wychwood. The land is currently grassland, with some vegetation bordering the west of the site. The site is surrounded by open land and residential development. The site slopes downwards to the west to its boundary with the recreation grounds, it is vacant grassland with mature hedges to the west and housing to the east and south with open countryside to the North. Access would be off a narrow road called Green Lane.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary It is difficult to see how the site could be developed without having a dramatic impact on the topography of the site, the recreation grounds and nearby residential dwellings. If developed it would result in a transformative impact upon the settlement pattern of the village which currently benefits from an open and decidedly rural setting to the northern part of the village. Not suitable for development unless very small scale and low density.		

Site Reference MUW 003	Site Name Land north west of High Street	Location Milton-under-Wychwood
Site Area (Ha) 12.6	Proposed Use Residential	Indicative Capacity 265
Site Description The site is a rectangular shaped parcel of land situated to the southwest of Milton Under Wychwood. The land is currently agricultural land with sporadic vegetation and trees to the borders of the site. Land to the north and west is open countryside with residential development to the south and east. This site slopes gently downwards to the northwest and is very prominent as the land rises in the distance and therefore the site would be very prominent. It has a bridleway running across it at the northern end and lies to the rear of houses that front onto the northern side of High Street. The		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary site also projects beyond the village boundary to the southwest along High Street so encroaches into the countryside in a linear fashion, it would be extremely prominent and have an adverse impact on the CNL, and it is therefore not considered suitable for development.		

Site Reference MUW 004	Site Name Land to the rear of Church Road	Location Milton-under-Wychwood
Site Area (Ha) 1.4	Proposed Use Residential	Indicative Capacity 34
Site Description 23/02745/FUL – Refused.....24/01272/OUT – Refused 16 no. dwelling houses (8 no. affordable and 8 no. self-build dwellings) with associated works including access, provision of landscaping, public open space and new footpath links.....The land is an irregularly shaped parcel of land situated to the north of Milton Under Wychwood. It currently houses a residential dwelling with associated curtilage, an external storage area and stable and land laid to pasture. Land surrounding the site is both open land and residential development. The refusals found that..... 1. The development, by reason of its siting and extent, would fail to conserve or enhance landscape and scenic beauty within the Cotswold National Landscape, as well as harming the rural setting and settlement pattern of the village and key views. 2. The proposed development, by reason of its location, would result in a transformative impact upon the settlement pattern of the village which currently benefits from an open and decidedly rural setting to the northern part of the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The proposal would result in the loss of an area of open space that makes an important contribution to the character or appearance of the area and would fail to form a logical complement to the existing scale and pattern of development in the area. Site visit confirmed that the site is extremely prominent and has an adverse impact on the CNL.		

Site Reference MUW 005	Site Name Lyneham Road	Location Milton-under-Wychwood
Site Area (Ha) 2.1	Proposed Use Residential	Indicative Capacity 44
Site Description The site is 2.1 ha in size and consists of agricultural fields surrounded by open countryside. To the east is a copse of trees and Lyneham Road runs to the north, from the south-west to the north-east. Hedgerows run along the boundaries of the site but there is very little vegetation within the site area itself		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is in an isolated and unsustainable location and development would seriously harm the setting of the CNL due to its rural and elevated position.		

North Leigh



Site Reference NL 001	Site Name Land to rear of Common Road	Location North Leigh
Site Area (Ha) 0.6	Proposed Use Residential	Indicative Capacity 15
Site Description The site is a square shaped parcel of land located to the rear of a separate parcel of land, with a narrow access point. The land is currently grassland, enclosed by mature trees to three sides. Land to the south and west is open countryside with residential dwellings and gardens located to the north and east. Planning permission was granted, on appeal, for the land adjacent to this site (21/03720/FUL) Small site with narrow access off the western flank of Common Road the site would be predominantly behind existing houses that front onto the western flank of Common Road. The land is flat and grassed and bounded to the west and south by open countryside. To the north and east there are existing residential dwellings of the village. The site lies north of NL 003 and NL 011 which are also put forward for housing.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary If access and impact on the amenity of existing dwellings can be addressed, it is considered that the site is well related to the village centre and would have little landscape impact.		

Site Reference NL 002	Site Name Land south of New Yatt Road	Location North Leigh
Site Area (Ha) 1.6	Proposed Use Residential	Indicative Capacity 39
Site Description		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Application granted for residential development.		

Site Reference NL 003	Site Name Common Farm	Location North Leigh
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is a rectangular shaped parcel of land situated to the south of North Leigh. The land currently houses agricultural buildings with a farm cottage which fronts the building. Land to the north and east consists of residential development with open countryside to the south and west, intersected to the south by the A4095. A small site with narrow access off the western flank of Common Road the site would be predominantly behind existing houses that front onto the western flank of Common Road. The land is flat and grassed and bounded to the west and south by open countryside. To the north and east there are existing residential dwellings of the village.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site is a rectangular shaped parcel of land situated to the south of North Leigh. The land currently houses agricultural buildings with a farm cottage which fronts the building. Land to the north and east consists of residential development with open countryside to the south and west, intersected to the south by the A4095. A small site with narrow access off the western flank of Common Road the site would be predominantly behind existing houses that front onto the western flank of Common Road. The land is flat and grassed and bounded to the west and south by open countryside. To the north and east there are existing residential dwellings of the village. The site lies to the east and adjacent to proposed site NL 011 and to the south of NL 001 which are also put forward for housing. If access and impact on the amenity of existing dwellings can be addressed it is considered that this predominantly brownfield site is well related to the village centre and would have little landscape impact.		

Site Reference	Site Name	Location
NL 004	Land west of Bridewell Close	North Leigh
Site Area (Ha)	Proposed Use	Indicative Capacity
3.2	Residential	67
Site Description The site is an approximately square shaped parcel of land, situated to the northwest of North Leigh. The land is grassland and is bordered by hedgerows to the north and east with scattered trees to the west and hedgerows and fencing to the south. Land to the north and west of the site is open countryside, with residential development to the south and east. A PROW intersects the site on its western border from north to south and through the centre of the site from north to south. The site is accessed via an agricultural track and PROW access off the northern flank of Green Lane. The site has open countryside to the north and west and slopes NW so is very prominent in the countryside when viewed from the NW. The site has existing houses to the south and east and is currently used as agricultural land. The site could be argued to finish off development in this NW corner of the site as it lies near the village centre, and does form a logical complement to the existing scale and pattern of development and the character of the area. Also, the development of the site would not lead to coalescence and loss of identity of separate settlements. However, the development of this site would not protect or enhance the local landscape and the setting of the settlement.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site if developed would extend the settlement into the open countryside and would be prominent in the landscape however due to its close proximity to the village centre it would also be seen as part of the built form. On Balance it is felt that the site is not considered to be suitable for development as it would have a landscape impact and involves the loss of an area of open space that makes an important contribution to the character or appearance of the area.		

Site Reference NL 005	Site Name Land west of Common Road	Location North Leigh
Site Area (Ha) 3.9	Proposed Use Residential	Indicative Capacity 82
Site Description The site is an approximately rectangular shaped parcel of land, situated to the southwest of Nort Leigh. The land is currently arable field enclosed by trimmed hedgerows and scattered blocks of woodland to the edges. Mature hedgerow trees exist to the eastern boundary, to the rear gardens of properties on Common Road. Witney Substation (which serves the area) is more than 5% overloaded. Church Hanborough STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather, Upgrades by Thames Water are due to be completed by 2027 to increase treatment capacity. The site intersects a Conservation Target Area.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Difficult site to get access too as surrounded by private residential properties with no obvious / visible vehicular access. A flat site with housing to the North and east and open countryside to the south and west. The site is well related to the settlement centre and reads as part of the settlement when viewed from the south and west. Mature hedgerows and tress to be protected and impact on amenity needs to be considered. Access would seem logical through housing site to the south and onto Common Rd as to the north there is little opportunity due to narrow lanes and village green.		

Site Reference NL 006	Site Name Eynsham Saw Mill	Location North Leigh
Site Area (Ha) 1.6	Proposed Use Commercial	Indicative Capacity 39
Site Description The site is an irregularly shaped parcel of land situated to the far northeast of North Leigh. Part of the site is in active commercial use, with a currently vacant sawmill and yard on the remainder. The land is surrounded by dense trees on three sides with open fields and residential development associated with Freeland to the east. The proposal is for commercial use and as there is existing access and commercial usage adjacent to this brownfield site it does seem like a sensible proposition. The site is fairly remote from the village centre but that may not be a bad thing as there is no impact on amenity through noise and disturbance. The question remains as to whether the site is sustainable and suitable for expansion in this location.		
Suitability for Housing		Suitability for Employment SUITABLE IN PART
Commentary Small scale development to enhance the existing commercial uses could be justified in this instance given the established uses on site. There would be little landscape impact providing the right uses were developed due to the significant mature planting that surrounds the site already.		

Site Reference NL 007	Site Name North Leigh Football Club	Location North Leigh
Site Area (Ha) 4.7	Proposed Use Residential	Indicative Capacity 99
Site Description The site is a large, irregularly shaped parcel of land situated to the east of North Leigh. The land is currently part of North Leigh Football Club, which the site promoter is suggesting is moved to another part of the site. Land to the north and east of the site is open countryside, with Eynsham Hall situated to the south. Land to the west is residential development. L-shaped land to the south of Witney Road which separates the site from the village facilities. The site is currently thickly wooded in parts and grassed for recreation use on the rest. The site is completely separated from the village and isolated. The site if developed would extend the settlement south of Witney Road where no other village dwellings are located and would be an isolated settlement in the open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary It is not considered to be suitable for development as it would have a dramatic impact on the character of the area and involve the loss of an area of open space that makes an important contribution to the character or appearance of the area.		

Site Reference NL 008	Site Name Land west of Eynsham Hall	Location North Leigh
Site Area (Ha) 8.2	Proposed Use Recreation	Indicative Capacity 172
Site Description The site is an irregularly shaped parcel of land situated to the far south of North Leigh. The site is currently agricultural land with dense areas of trees to the east and west. Land surrounding the site is open countryside. Land to the north west east and south of the site is open countryside, with Eynsham Hall situated to the east. The site lies to the south of Witney Road which separates the site from the village facilities and therefore it is completely separated from the village and isolated. The site if developed would extend the settlement south of Witney Road where no other village dwellings are located and would be an isolated settlement in the open countryside.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary It is not considered to be suitable for development as it would have a dramatic impact on the character of the area and involve the loss of an area of open space that makes an important contribution to the character or appearance of the area.		

Site Reference NL 009	Site Name Land at Osney Hill Farm	Location North Leigh
Site Area (Ha) 2.7	Proposed Use Commercial	Indicative Capacity 57
Site Description The site is a rectangular shaped parcel of land situated to the far southwest of North Leigh. The land currently houses historic, vacant commercial buildings in addition to two residential dwellings. Land surrounding the site is open countryside, with the A4095 to the north. The site is isolated but consists of some previously developed land and has good access off the southern flank of Witney Road. The site is remote from the village centre but that may not be a bad thing as there is no impact on amenity through noise and disturbance.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Small scale development to enhance the existing commercial uses could be justified given the established/historic uses on site. There would be little landscape impact providing the right uses were developed and existing buildings were retained and converted.		

Site Reference NL 010	Site Name Land at Osney	Location North Leigh
Site Area (Ha) 39.2	Proposed Use Renewable Energy	Indicative Capacity 823
Site Description The site is an irregularly shaped parcel of land situated to the far southwest of North Leigh. The Estate has already accommodated renewable energy generation on its land and has identified an additional opportunity to additional energy generation at this site. Land surrounding the site is predominantly open countryside with the A4095 adjacent on its eastern edge. The site is elevated as the general topography of the area is fields that slope upwards to the north from Witney Road(A4095) to the south. The site is large and prominent and is isolated in the landscape and divorced from any nearby settlement. Whilst the site would generate sustainable energy it is considered that the landscape impact would be significant given the topography and scale of the site. On this basis it is felt that the site would have a dramatic impact on the character of the landscape and would adversely impact on the open countryside character of the area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary It is not considered to be suitable for development as it would have a dramatic impact on the character of the area and involves the loss of an area of open space that makes an important contribution to the character or appearance of the area.		

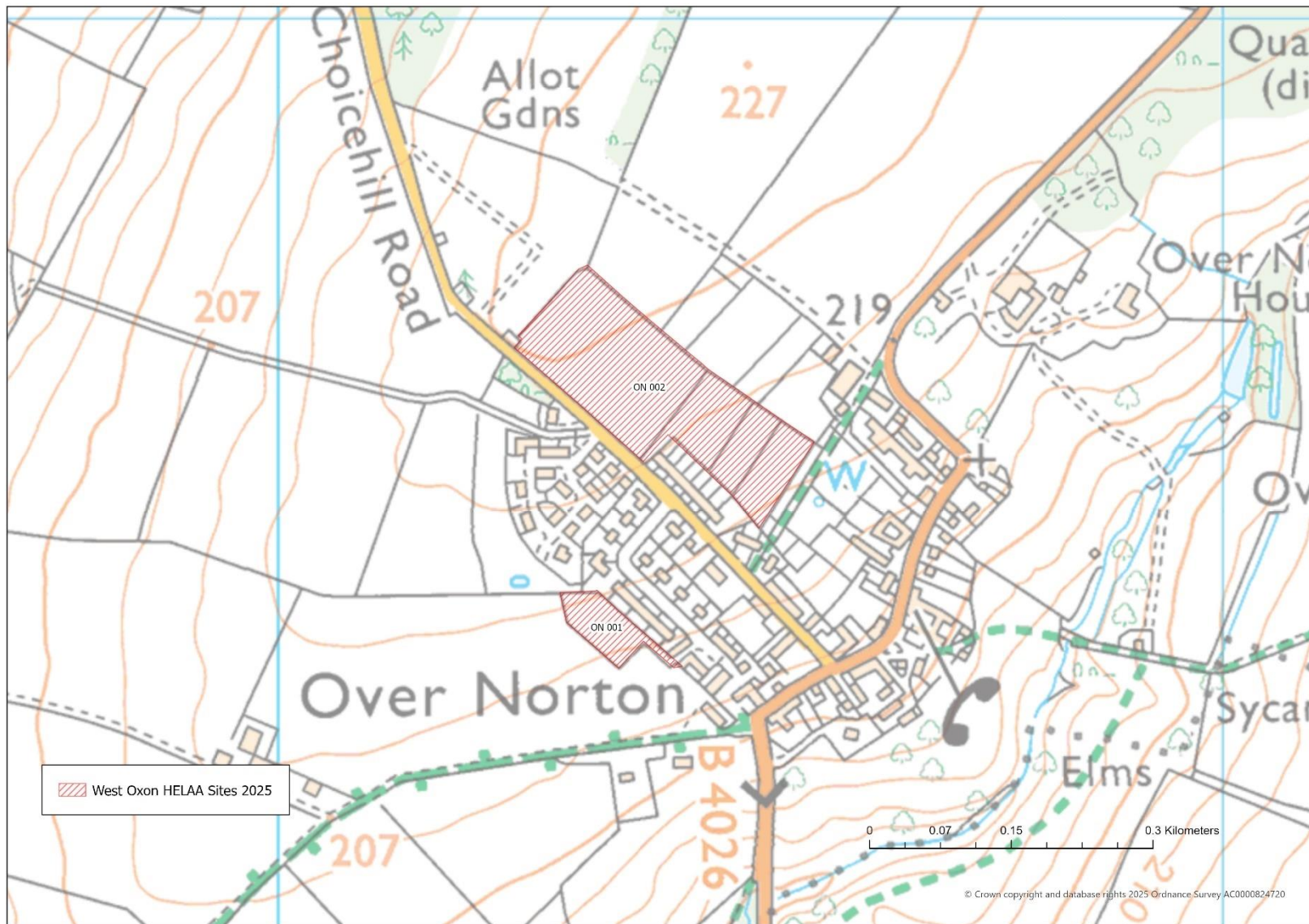
Site Reference NL 011	Site Name Land west of Common Road	Location North Leigh
Site Area (Ha) 11.6	Proposed Use Residential	Indicative Capacity 244
Site Description The site is an irregularly shaped parcel of land situated to the south of North Leigh. The land is currently agricultural land comprised of several fields, separated by hedgerows and sporadic trees. Land to the west and south (intersected by the A4095) is open countryside with residential development to the north and east. There is no housing on the western flank of Common Road although there is some on the eastern flank of Common Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development would extend the settlement and westward into the open countryside. The site is flat and landscape impacts could be mitigated, but it would extend the western extents of the village into the open countryside to the west, impacting the setting of the village.		

Site Reference NL 012	Site Name Rear of 75 Park Road	Location North Leigh
Site Area (Ha) 1.7	Proposed Use Residential	Indicative Capacity 42
Site Description An arable field that gently slopes down to the north west. Well-established hedgerows form the field boundary. A field gate into the site and stone walls in a poor state of repair. The route of the public footpath running through the site has recently been fenced by a post and wire fencing. Agricultural land lies to the north of the site. There is commercial development to the east (part bounded by Leylandi hedgerow), along with a wooded area and gardens of the residential properties in Park Road. Residential development lies to the west (bungalow cul de sac of Wilcote View) and to south along either side of access from Park Road. The overall character is rural in nature - a tongue of countryside stretching into village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This site is an important area of open space, contributing to the rural nature of this part of the village and providing a valuable Green Infrastructure link to both the countryside beyond and to the copse immediately to the east of site and the woodland to the northeast. It provides a soft landscape setting for the well-used public right of way. Unless severely restricted in scale, development here would erode the site's character.		

Site Reference NL 013	Site Name Woodstock Road	Location North Leigh
Site Area (Ha) 1.6	Proposed Use Residential	Indicative Capacity 39
Site Description This narrow field lies within the open countryside between Witney and North Leigh, with access from the A4095 along a rough track. It is bounded by hedgerows and surrounded by agricultural land.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This site currently lies in an isolated location in the open countryside between Witney, New Yatt and North Leigh. As a greenfield site in such a position, this is not a sustainable location for development. There are also potential access constraints to development and the narrow linear nature of the land parcel restricts the scope for quality design and layout		

Site Reference	Site Name	Location
NL 014	Park Road	North Leigh
Site Area (Ha)	Proposed Use	Indicative Capacity
0.8	Residential	20
Site Description The site is an approximately rectangular shaped parcel of land situated to the west of North Leigh. The land is currently part of a residential property/garden with mature trees to the west and north. Land surrounding the site is predominantly residential development, with an allotment to the north. There is a bus stop within 1km of the site. Buses from North Leigh travel regularly to Witney and Oxford. The nearest train station at Hanborough has services to Oxford, Reading and London. Primary School 157 metres , Doctor 2,577 metres , Chemist 2,580 metres, Retail 3,223 metres , Secondary School 3,376 metres , Dentist 3,377 metres, Kindergarten 4,159 metres. Witney Substation (which serves the area) is more than 5% overloaded. Church Hanborough STW (which serves the area) cannot manage incoming volumes of sewage, resulting in untreated discharges during wet weather. Upgrades are due to be completed in 2027 by Thames Water to increase treatment capacity. The site intersects a Conservation Target Area.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Maybe a Suitable site for housing; - Another difficult site to access. it lies on the north side of Park Road opposite the school. There is a narrow access track to the west, allotments to the north and housing to the east and south. Access to the site would need to be via the garden of an existing house as no obvious access on site. The site appears to be used as gardens space and is very overgrown in parts. Whilst the land slopes downwards to the north of the site (where the allotments are located) the site itself is relatively flat. There are mature trees and hedgerows surrounding the site and there would be a need for careful consideration of ecology. The biggest issue with this site is access and the fact that the site lies behind existing dwellings, it is possible to see an access created to the southwest corner, but this would be adjacent to the allotment parking access and also opposite the school so there may be highways issues. Site is in the middle of the settlement and is unused land so seems a sustainable site for housing if the access and amenity issues can be resolved.		

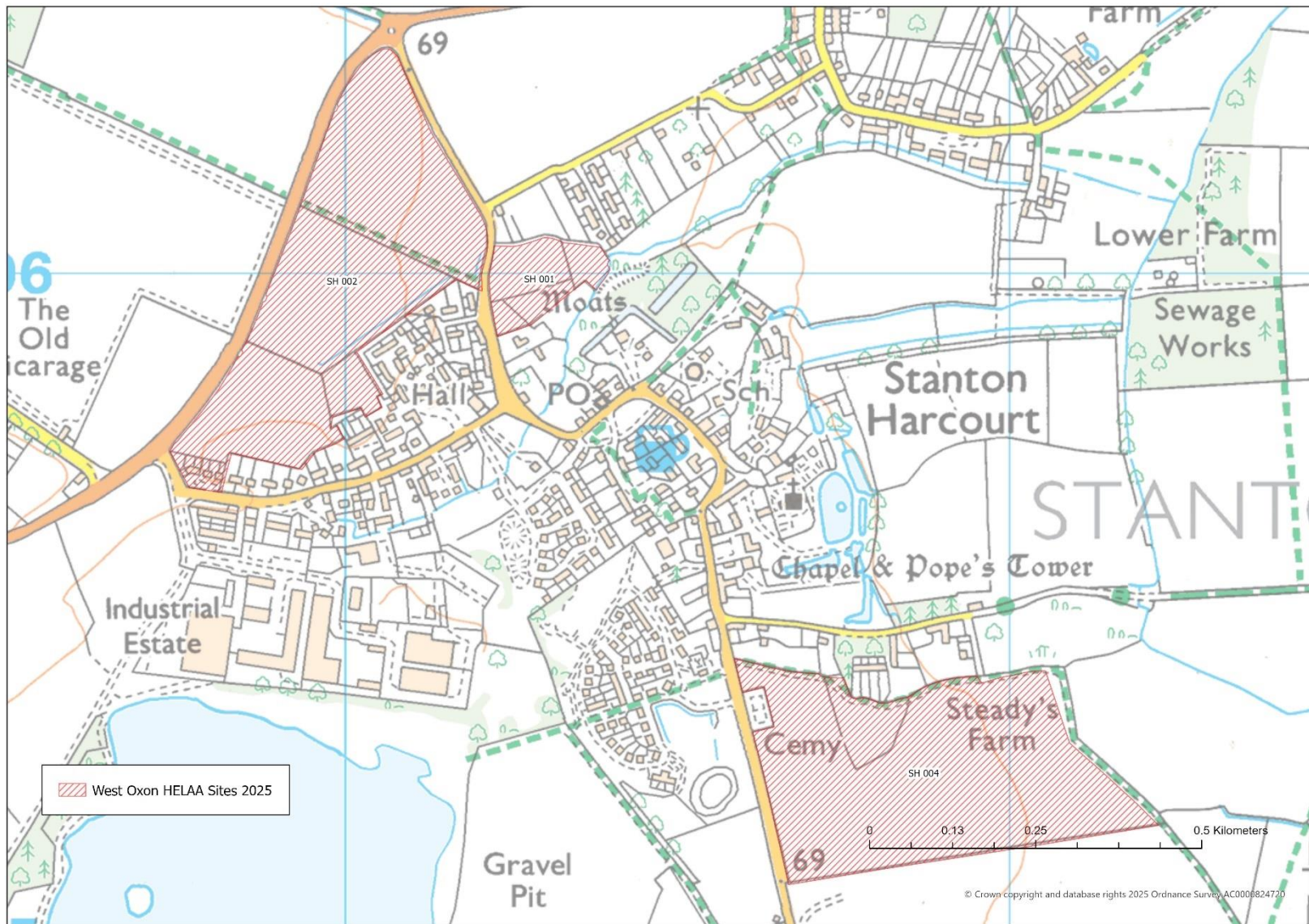
Over Norton



Site Reference ON 001	Site Name Land to south west of Quarhill Close	Location Over Norton
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Small area of flat land located to the rear (southeast) of houses on Quarhill Close access would have to be via the road running through two banks of garages the land is currently used for storage and has some mature trees surrounding it. The site would not generate many houses and would have a visual impact when viewed from the southeast and would have an adverse impact on the amenity of houses in Quarhill close.		

Site Reference ON 002	Site Name Land east of Choice Hill Road	Location Over Norton
Site Area (Ha) 3.4	Proposed Use Residential	Indicative Capacity 71
Site Description Open flat site on northeastern flank of Choicehill Road the site is flanked to the North and west by open countryside to the southwest by Choicehill Road, housing and the village hall. The southeastern corner of the site is behind existing housing fronting onto Choicehill road and Main Street. Whilst Over Norton is an elevated settlement and the site is visible in the countryside when viewed from the Northwest, due to its flat nature and nearby housing it would not be that visible and would be seen as a natural extension to the settlement.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Providing the impact on CNL is managed it could be a sensible area of land for development as it is well related to existing housing and Over Norton is very close to services in Chipping Norton. Although it is large and out of context with the settlement size and would loose an open area that cntributes to the character of the area and could impact on amenity and privacy .		

Stanton Harcourt

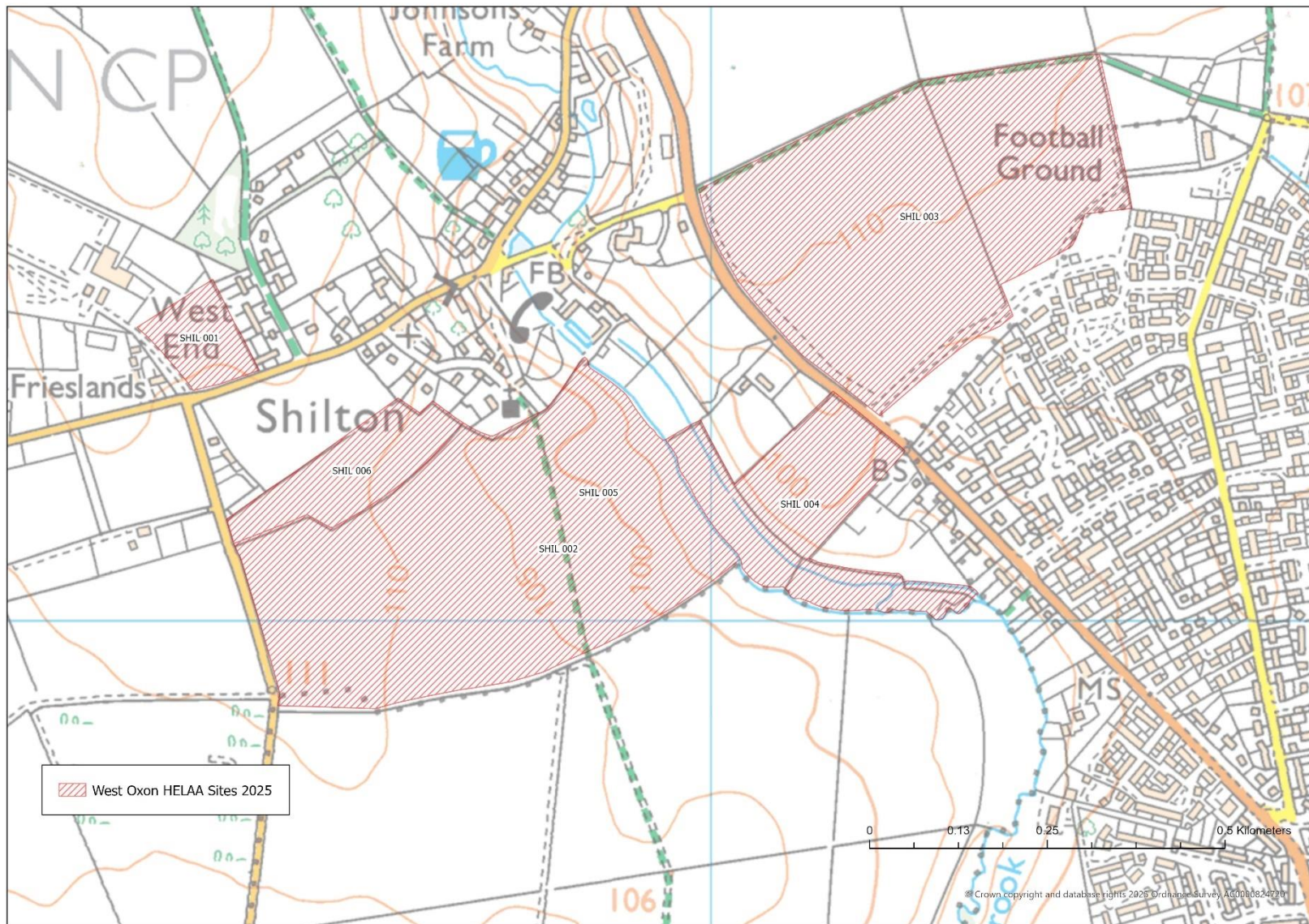


Site Reference SH 001	Site Name Land east of Main Road	Location Stanton Harcourt
Site Area (Ha) 1.7	Proposed Use Residential	Indicative Capacity 42
Site Description The site is an irregularly shaped parcel of land situated to the north of Stanton Harcourt. The land is currently grassland, bordered on all sides by mature trees. Land to the south, east and west is residential development and trees with a playground/recreation area to the north. The site is low lying and a neighbour advised of drainage issues. the land loos boggy and has mature trees on the boundaries with housing to the east, north south and west.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is relatively well contained and close to the village centre however it is low lying and falls wholly within Stanton Harcourt Conservation Area therefore it also a green space that makes an important contribution to the open character of the conservation area.		

Site Reference SH 002	Site Name Land north west of Stanton Harcourt	Location Stanton Harcourt
Site Area (Ha) 13.3	Proposed Use Residential	Indicative Capacity 279
Site Description The site is a large, irregularly shaped parcel of land situated to the northwest of Stanton Harcourt. The site is currently comprised of three fields, separated by hedgerows. Land to the south and west is residential development, with open countryside to the north and west, intersected by the B4449. A PROW intersects the centre of the site from east to west. The site lies wholly within Stanton Harcourt Conservation Area and is a green space that makes an important contribution to the open character of the conservation area		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site if developed would have a significant impact on the open character of the countryside and would extend the village northwards and westwards into the open countryside.		

Site Reference SH 004	Site Name Land at Steadys Lane	Location Stanton Harcourt
Site Area (Ha) 13	Proposed Use Residential	Indicative Capacity 273
Site Description The site is an approximately rectangular shaped parcel of land situated to the southeast of Stanton Harcourt. The land is currently grass land, bounded to the west by the main road and mature vegetation and trees to the remainder of the site. Land to the south and east is open countryside with some residential development to the north and west. A flood zone 2 area intersects the site on its eastern boundary. Stanton Harcourt Conservation is adjacent to the site on its northern boundary and there is a PROW to the north and east of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site lies to the adjacent to the Stanton Harcourt Conservation Area and is a green space that makes an important contribution to the open character of the conservation area to its north. The site if developed would have a unacceptable impact on the open character of the countryside and would extend the village southwards into the open countryside.		

Shilton



Site Reference SHIL 001	Site Name Land at West End Farm	Location Shilton
Site Area (Ha) 1.4	Proposed Use Residential	Indicative Capacity 34
Site Description The site is a rectangular shaped parcel of land situated to the west of Shilton. The land is currently agricultural land bordered by trees to the south and west of the site. Residential dwellings lie to the east and west with a camp site and caravan storage facility to the north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Shilton is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference SHIL 002	Site Name Land west of Shilton Road	Location Shilton
Site Area (Ha) 25.2	Proposed Use Residential	Indicative Capacity 529
Site Description The site is a large, irregularly shaped parcel of land situated to the south of Shilton. The land is currently agricultural land, comprised of several areas, bordered by hedgerows and trees. Land to the south and west is open countryside, intersected by a road with residential development to the north and far east. A PROW intersects the site from north to south through the centre of the site. A flood zone area 2 and 3 lies to the east of the site. Shilton Conservation Area intersects the site on its northern border.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

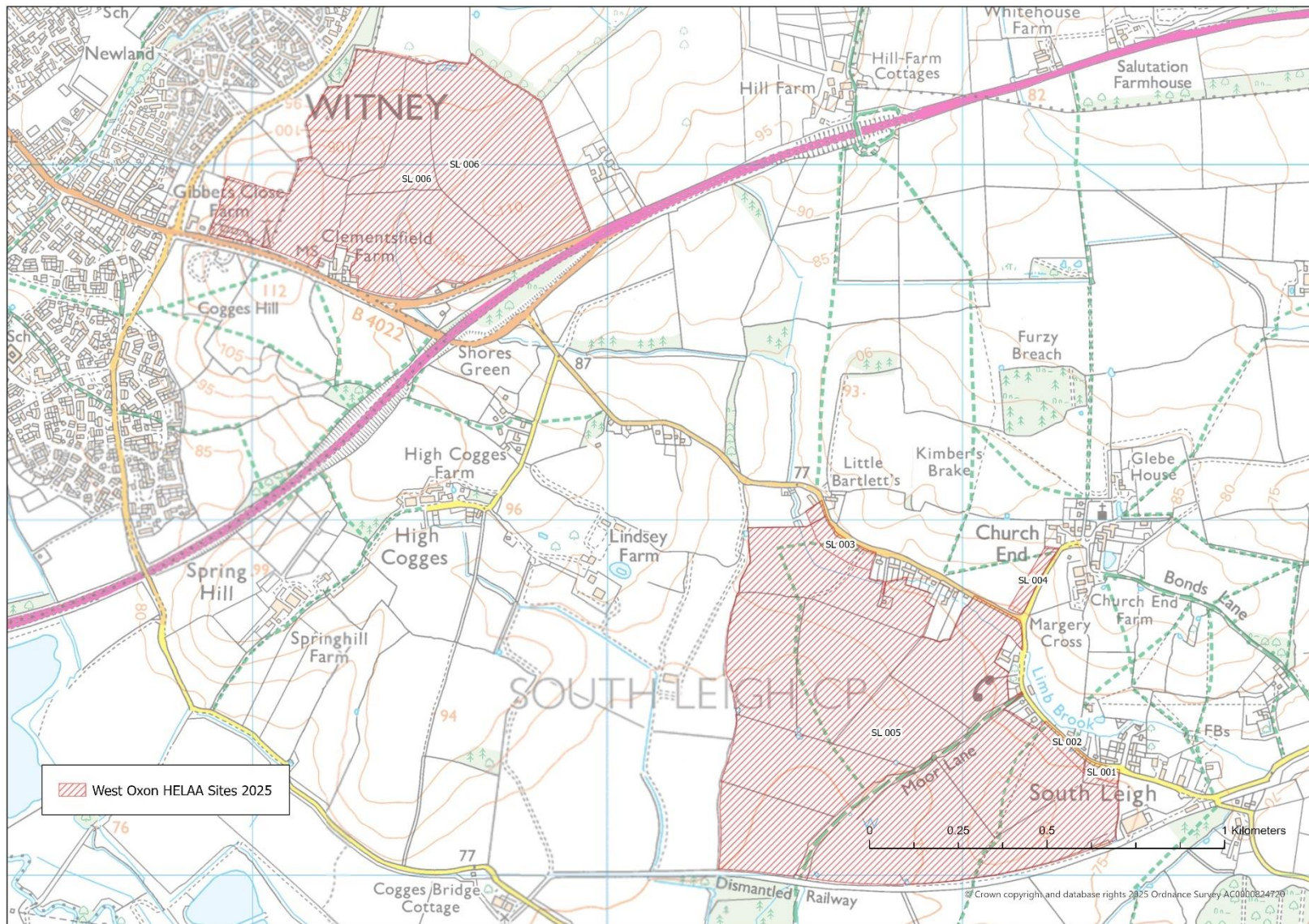
Site Reference SHIL 003	Site Name Land north of Price Way	Location Shilton
Site Area (Ha) 17.9	Proposed Use Residential	Indicative Capacity 376
Site Description The site lies north of Carterton east and west of Swinbrook Road and immediately north of the current local plan housing allocation with permission for 250 homes and construction of a link road. The site is open rising agricultural fields to the west with smaller fields more enclosed by hedgerows to the south east of the football club and allotments. South of the football club are several derelict buildings which have been subsumed by vegetation and are not prominent. Open countryside, football ground and allotments to the north. Shilton village Conservation Area to the west. There are low density residential dwellings along Swinbrook Road and new housing area proposed to the south. To the east is the Shilton Park housing area and country park.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Part of the site is considered suitable for development, particularly that to the south and east where it would relate better to existing development.		

Site Reference SHIL 004	Site Name Land to the west of Shilton Road	Location Shilton
Site Area (Ha) 5.7	Proposed Use Residential	Indicative Capacity 120
Site Description		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Shilton is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference SHIL 005	Site Name Land south of Shilton	Location Shilton
Site Area (Ha) 25.2	Proposed Use Residential	Indicative Capacity 529
Site Description The site is a large, irregularly shaped parcel of land situated to the south of Shilton. The land is currently agricultural land bordered by hedgerows and sporadic trees. Land to the south, east and west is open countryside while residential development is to the north. A flood zone 2 and 3 area intersects the site on its eastern boundary. A PROW intersects the site from north to south to the east. The site is adjacent to Shilton Conservation Area on its northern boundary.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Shilton is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

Site Reference SHIL 006	Site Name Land west of Holy Rood Church	Location Shilton
Site Area (Ha) 2.7	Proposed Use Residential	Indicative Capacity 57
Site Description Elongated, irregularly shaped parcel of land to the south west of Shilton village comprised of rough grazing land. Predominantly flat, greenfield site with a mixture of trees and hedgerows around the site boundary. Site extends into the open countryside to the south and west away from the village. A low density grouping of historic properties, including Holyrood Church adjoin the north eastern site boundary. A number of these are listed.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development in this location would be detrimental to the historic and rural character of Shilton village, in what is a relatively unsustainable location. The landscape is highly sensitive as identified in the Carterton Landscape Assessment (2009) and development of this site would have a significant, harmful impact that is unlikely to be able to be mitigated without causing harm to the setting of the village.		

South Leigh



Site Reference SL 001	Site Name Paddock off Station Road, South Leigh	Location South Leigh
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description A small thin parcel of land immediately south of Station Road. The site falls across two separate field parcels both of which are in agricultural use. To the south and west is open, agricultural land. To the north is a run of existing residential development fronting onto Station Road. The site is relatively flat although slopes gently down from south to north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Would continue the run of existing development along Station Road but this is an unsustainable location that is poorly served by public transport and has very limited local services and facilities.		

Site Reference SL 002	Site Name Land south of Station Road	Location South Leigh
Site Area (Ha) 0.6	Proposed Use Residential	Indicative Capacity 15
Site Description A small thin parcel of land immediately south of Station Road. The site falls across two separate field parcels both of which are in agricultural use. To the south and west is open, agricultural land. To the north is a run of existing residential development fronting onto Station Road. The site is relatively flat although slopes gently down from south to north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Would continue the run of existing development along Station Road but this is an unsustainable location that is poorly served by public transport and has very limited local services and facilities.		

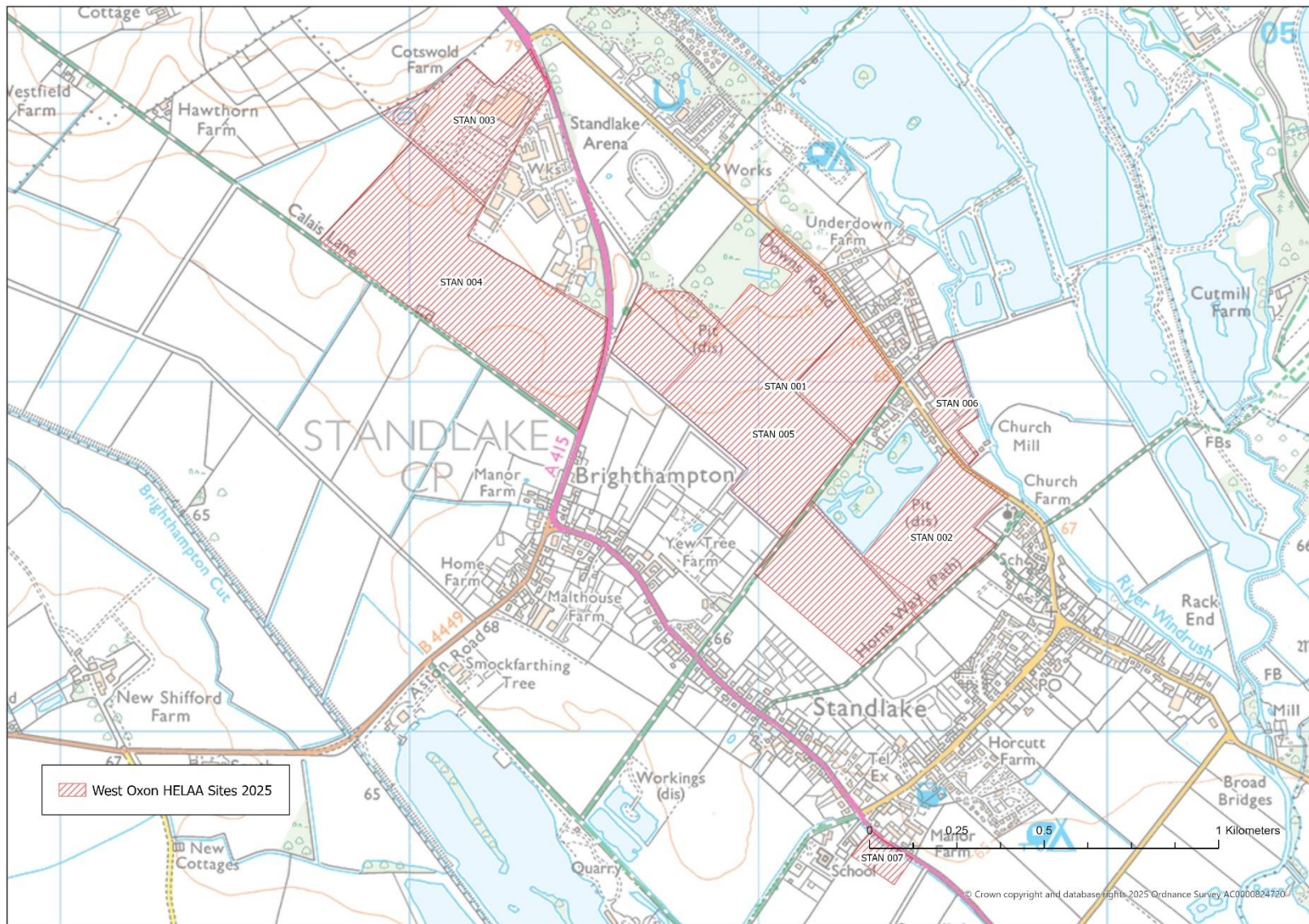
Site Reference SL 003	Site Name Land off Chapel Road, South Leigh	Location South Leigh
Site Area (Ha) 1.3	Proposed Use Residential	Indicative Capacity 32
Site Description The site is a narrow, rectangular shaped parcel of land, adjacent to Chapel Road to the south. The land is currently grassland, bordered by vegetation and residential development. Land to the north and south is predominantly open countryside with small amounts of residential development to the east and west. A PROW intersects the centre of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary South Leigh is a small village with limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside.		

Site Reference SL 004	Site Name Land at Church End	Location South Leigh
Site Area (Ha) 0.8	Proposed Use Residential	Indicative Capacity 20
Site Description A small rectangular parcel of agricultural land located west of Church End in South Leigh. The site sits in a relatively elevated position and slopes from north to south and from west to east towards Church End. The surrounding land uses are primarily agricultural although immediately to the north is South Leigh Village Hall and a number of adjoining existing residential properties.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary A small sensitive site in an unsustainable location that is poorly served by public transport and has very limited local services and facilities.		

Site Reference SL 005	Site Name Land west of South Leigh	Location South Leigh
Site Area (Ha) 79.0	Proposed Use Renewable Energy	Indicative Capacity 1659
Site Description The site is an extensive, irregularly shaped parcel of land to the west of South Leigh. The land is comprised of multiple agricultural fields separated by varying levels of trees and vegetation. Land surrounding the site is predominantly open countryside. Three PROWs intersect the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary South Leigh is a small village with limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside. An unsustainable location that is poorly served by public transport and has very limited local services and facilities.		

Site Reference SL 006	Site Name Land at Shores Green	Location South Leigh
Site Area (Ha) 45.5	Proposed Use Mixed Use	Indicative Capacity 956
Site Description The site lies to the east of the built up area of Witney and north of the A40. It comprises rolling agricultural land in a number of fields with buildings confined to the western end fronting onto Oxford Hill. The land is within open countryside although is close to the edge of the town along and beyond Jubilee Way and adjoins the busy A40, the east facing A40 slip road and Oxford Hill.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is poorly integrated with the existing town with pedestrian and vehicular access only via Oxford Hill where there may be highway difficulties. Development of relatively elevated and prominent land would have significantly harmful landscape and visual impacts including the setting of Witney.		

Standlake



Site Reference STAN 001	Site Name Land at the Downs	Location Standlake
Site Area (Ha) 29.0	Proposed Use Mixed Use	Indicative Capacity 609
Site Description The site comprises large, mainly flat, fields to the north and south of Martins Lane. There are hedgerows on most boundaries but some to the southern fields are undefined. Other than an outlier of residential development on Downs Road, the immediate area surrounding the site is mainly farmland and woodland, with a lake lying to the south of Martins Lane. There is residential development further to the south adjoining the A415, Standlake Arena to the north and to the west an industrial estate.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary This site is located on flat agri ground that is flanked to the southeast by housing (The Glebe) and lakes. To the north there is a woodland area , to the east runs the lane known as The Downs which links to the A415 further to the north. On the other side of The Downs there are residential dwellings. This option unlike 005 does not have a link to the A415 at the northern end of the site so therefore will rely on access via The Dows which is a narrow road. The site is low lying so flooding may be an issue, but it is self-contained and has limited landscape impact. There are open fields to the west before the settlement of Brighthampton. Whilst the site extends the settlement northwards it is well contained and well related to the village centre .		

Site Reference STAN 002	Site Name Land adjoining St Giles Church	Location Standlake
Site Area (Ha) 9.7	Proposed Use Residential	Indicative Capacity 204
Site Description The site is an approximately rectangular parcel of land, situated to the north of Standlake. The land is currently agricultural land bordered by trees on three sides. Land directly to the west of the site is an area of dense trees with a mix of open fields and residential developments to the other sides. Almost ½ of the west of the site is covered by a flood zone 2 area. A flood zone 3 area covers part of the east of the site.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The L-shaped site would have a dramatic impact on the setting of the church and would involve the loss of green space which separates Brighthampton from Standlake . Whilst the site is flat it is also low lying and has flooding issues.		

Site Reference STAN 003	Site Name Cotswold Farm	Location Standlake
Site Area (Ha) 10.2	Proposed Use Commercial	Indicative Capacity 214
Site Description The site is an irregularly shaped parcel of land, situated to the far northwest of Standlake. The land currently comprises industrial buildings used for egg distribution. Land to the north and west of the site is predominantly open countryside, intersected by the A415 to the north. An industrial estate lies immediately to the south and east. The site is flat and has existing industrial buildings on it including the large vacant Noble foods building with associated parking and landscaping.		
Suitability for Housing	Suitability for Employment SUITABLE	
Commentary The site is suitable for commercial uses which would utilise the existing buildings or alternatively create new units . Providing landscaping softens the north and west flanks of the site there would be little impact on landscape character.		

Site Reference STAN 004	Site Name Land north of Calais Road	Location Standlake
Site Area (Ha) 26.8	Proposed Use Commercial	Indicative Capacity 563
Site Description The site is an 'L' shaped parcel of land to the far northwest of Standlake. The land is currently agricultural land bordered by sporadic hedgerows and trees. An industrial park lies to the north of the site with open countryside surrounding the rest of the site, intersected by the A415. The site is effectively a green buffer to the west and north of the existing industrial land and it rises slightly to the NW which make it seem quite prominent in the landscape.		
Suitability for Housing	Suitability for Employment NOT SUITABLE	
Commentary The introduction of this amount of commercial land in this location would have a dramatic impact on the open countryside character of the artea and would extend development away from the settlement into open countryside.		

Site Reference STAN 005	Site Name Land at the Downs	Location Standlake
Site Area (Ha) 40.1	Proposed Use Residential	Indicative Capacity 842
Site Description This site much like 001 is located on flat agri ground that is flanked to the southeast by housing (The Glebe) and lakes but has an area of additional land that goes behind the Lakes which also closes down the gap between Standlake and Brighthampton . To the north there is a woodland area , to the east runs the lane known as The Downs which links to the A415 further to the north. On the other side of The Downs there are residential dwellings. This option unlike 001 does have a link to the A415 at the northern end of the site so therefore would not rely on access via The Downs which is a narrow road. The site is low lying so flooding may be an issue, but it is self-contained and has limited landscape impact albeit slightly more than 001.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The open fields before the settlement of Brighthampton to the west are slightly more enclosed with this option however due to the extension of the site northwards it provides the option of access onto the A415. Whilst the site extends the settlement northwards it is well contained and well related to the village centre .		

Site Reference STAN 006	Site Name Land adjacent to the Downs	Location Standlake
Site Area (Ha) 2.9	Proposed Use Residential	Indicative Capacity 61
Site Description The site is an irregularly shaped parcel of land situated to the north of Standlake. The site is currently used as paddocks with trees and hedgerows marking its borders in addition to some trees within the site. Land to the west is open fields, with multiple lakes beyond. Land to the north and east is residential development with further open land and residential development to the south. Almost all the site is covered by a flood zone 3b area. Flat area of land behind existing houses that front onto the eastern flank of The Downs. The site is flanked to the east by lakes and low-lying flat land, to the north by Underdown Lower Ditch and housing, to the south by open countryside and to the west by some housing and woodland with lakes.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would have flooding issues and would result in housing to the rear of existing houses which would be out of character with the density and layout of housing in the area.		

Site Reference STAN 007	Site Name Land at Abingdon Road	Location Standlake
Site Area (Ha) 1.3	Proposed Use Residential	Indicative Capacity 32
Site Description This predominantly level arable land forms part of a larger field lying to the south of the A415. It is bound in part by well-established hedgerows and ditches. There is no boundary to the south west. To the north west lies the Mulberry Bush School (an independent residential special school) which is accessed off Shifford Lane. Immediately to the north east is the A415, on the north side of which is a ribbon of housing development on the village edge. South west and south east is open countryside, with Langley's Lane (an old haul route) running south from the A415.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The location of this greenfield site on the southern side of the A415 would not allow easy/safe access to the village services and facilities which are on the north eastern side of the A415. In addition, the substantial area of Flood Zone 2 and 3 presents a significant constraint.		

Stonesfield



Site Reference STON 001	Site Name Land at Combe Road	Location Stonesfield
Site Area (Ha) 1.7	Proposed Use Residential	Indicative Capacity 42
Site Description Flat triangular field located on the southwestern flank of Combe Road the site has mature trees along its northeastern flank which abuts Come Road with housing on the other side of Combe Road along the entire length of this flank of the site. There is open countryside to the southeast flank of the site, and also there is countryside and housing to the eastern flank of the site whilst at its Northeastern flank there is a countryside gap/buffer area between the site and the nearby existing housing at the centre of the settlement. This is a stage site that is slightly separated from the village on one side but closely related to existing housing on the other side. The site relates well to the settlement centre in terms of distance, but its odd shape and buffer zone toe the NE flank seems to make it separate.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary In terms of potential development, the site in the main reads well with the settlement and would not seem to be out of character. However, the site does encroach into an open field and there would need to be access created onto Combe Rd which would impact on some very attractive mature trees. The site would also impact on the conservation setting and its impact would need to be carefully considered.		

Site Reference STON 002	Site Name Land at Woodstock Road	Location Stonesfield
Site Area (Ha) 6.2	Proposed Use Residential	Indicative Capacity 130
Site Description Not suitable for housing - Large L- shaped flat site at the northeastern edge of the settlement. The site is currently agricultural land, and it is flanked to the east and south by open countryside, to the north by open countryside and the recreation grounds, and to the west by housing. To the southeastern flank runs Stonesfield Road which is where access would need to be created.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site extends beyond the 20mph settlement edge and is overly large for the settlement, therefore it would be out of character with the settlement and would extend the settlement into the open countryside which would have an unacceptable impact on the landscape.		

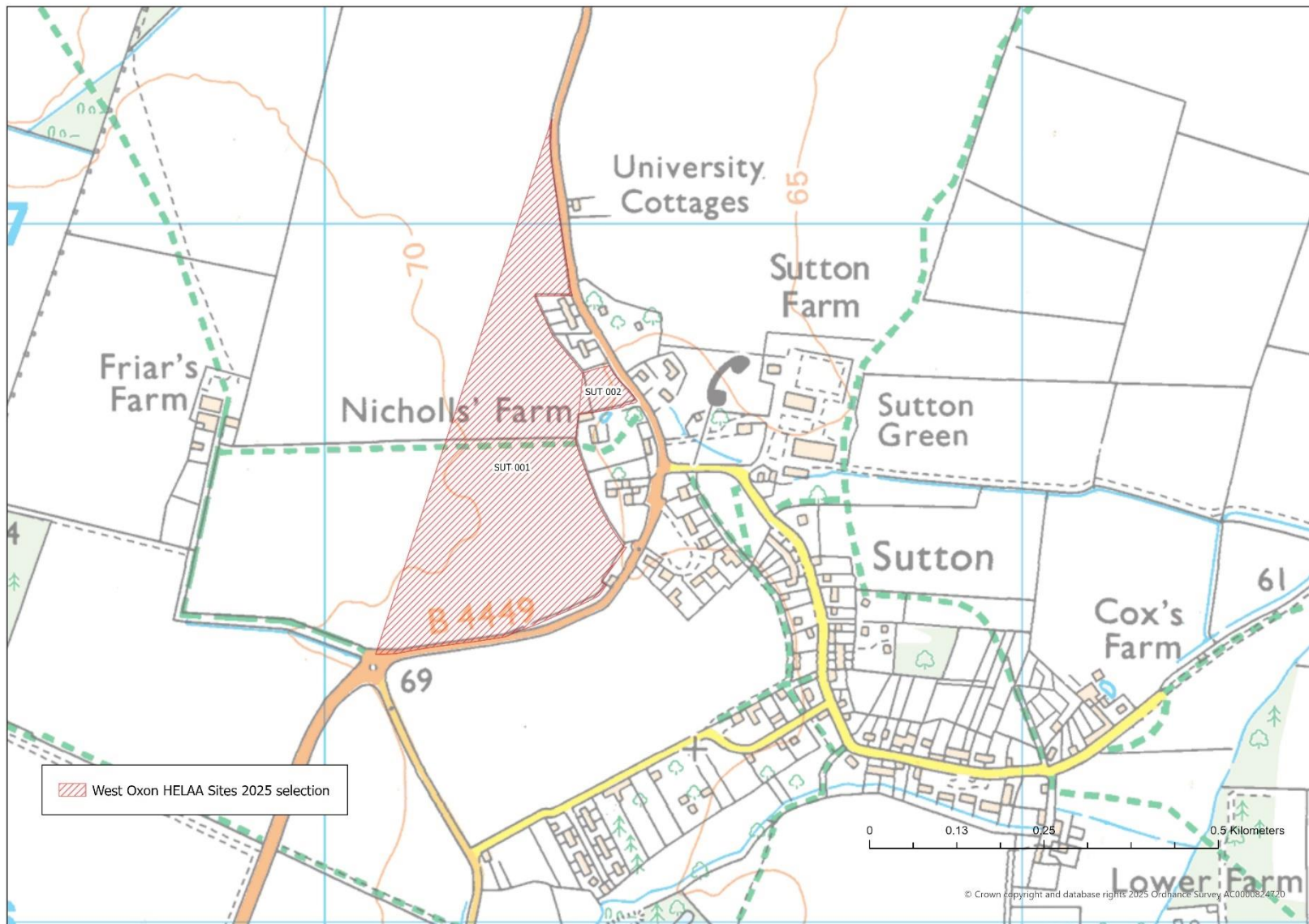
Site Reference STON 003	Site Name Land south of Charity Farm	Location Stonesfield
Site Area (Ha) 1.8	Proposed Use Residential	Indicative Capacity 44
Site Description This rectangular sloping site lies along the southeastern corner of the settlement to the northeast is a new housing estate of which access could be achieved, to the southwest lies housing and Combe Road where access could also be achieved, to the southeast lies open countryside and a roman villa and to the east lies open countryside. The site is elevated and drops down to the southeast so is very prominent in the landscape.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary the site lies adjacent to housing to its north on higher ground so if developed it could be read as being part of the settlement rather than an encroachment into the countryside. This is possible due to the fact that existing housing runs along its southwestern flank so it would not protrude beyond the existing settlement limits. The key issue will be design, levels and landscaping to mitigate its impact on the roman villa and even then, it may be deemed to be encroaching too close to the villa and impacting on its setting.		

Site Reference STON 004	Site Name Land at Laughton Hill	Location Stonesfield
Site Area (Ha) 0.6	Proposed Use Residential	Indicative Capacity 15
Site Description Not suitable for housing - This irregular shaped strip of land is effectively a small valley on the northwestern flank of the settlement. It has access to the south onto Laughton Hill, it is flanked to the east by a tree lined boundary with housing that is on higher ground, to the west lies some characterful properties and open countryside and to the north lies open countryside. The site seems well enclosed but is clearly a special landscape feature on the edge of the settlement that due to its topography would be difficult to develop without significant re profiling of the existing levels.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development on this site would have a dramatic impact on the landscape character and would also seem to extend development in an unnatural way beyond the built limit of the settlement. The site is also awkward in shape and would not lend itself to development of more than one or two houses and these would have an impact on the character of the conservation area and also on the amenity and setting of nearby dwellings.		

Site Reference STON 005	Site Name Land east of Charity Farm	Location Stonesfield
Site Area (Ha) 1.0	Proposed Use Residential	Indicative Capacity 25
Site Description Edge of village site lies at the southern flank Woodstock Road and slopes gently southwards. At the Woodstock Road frontage to the North there are farm buildings and a dwelling with an existing access. To the east and south is open countryside whilst to the west is the new housing estate on William Buckley Way. The site seems suitable as an extension of the new housing estate to the west and access could be created via this estate.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Whilst the land is visible from the west it is seen in conjunction with existing housing so the landscape impact will be minimal as will the impact on highways. There are mature hedgerows which will need to be protected.		

Site Reference STON 006	Site Name Land to the rear of Brook Lane	Location Stonesfield
Site Area (Ha) 2.8	Proposed Use Residential	Indicative Capacity 59
Site Description The site is an irregularly shaped parcel of land situated to the south of Stonesfield. The land is currently mixed grass land and buildings, with mature trees bordering the site on its northern, eastern and southern edges. Residential development lies to the west of the site. The site lies to the southeast of Brook Lane to the rear of existing residential properties. The site consists primarily of open agricultural land and slopes south eastwards towards Baggs Bottom.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very prominent in the landscape and access via Brook Lane would be difficult due to restricted width. There would also be impact on the amenity and privacy of existing dwellings. The site would be very prominent and have an adverse impact on the character of the countryside by extending the development of the settlement into open countryside.		

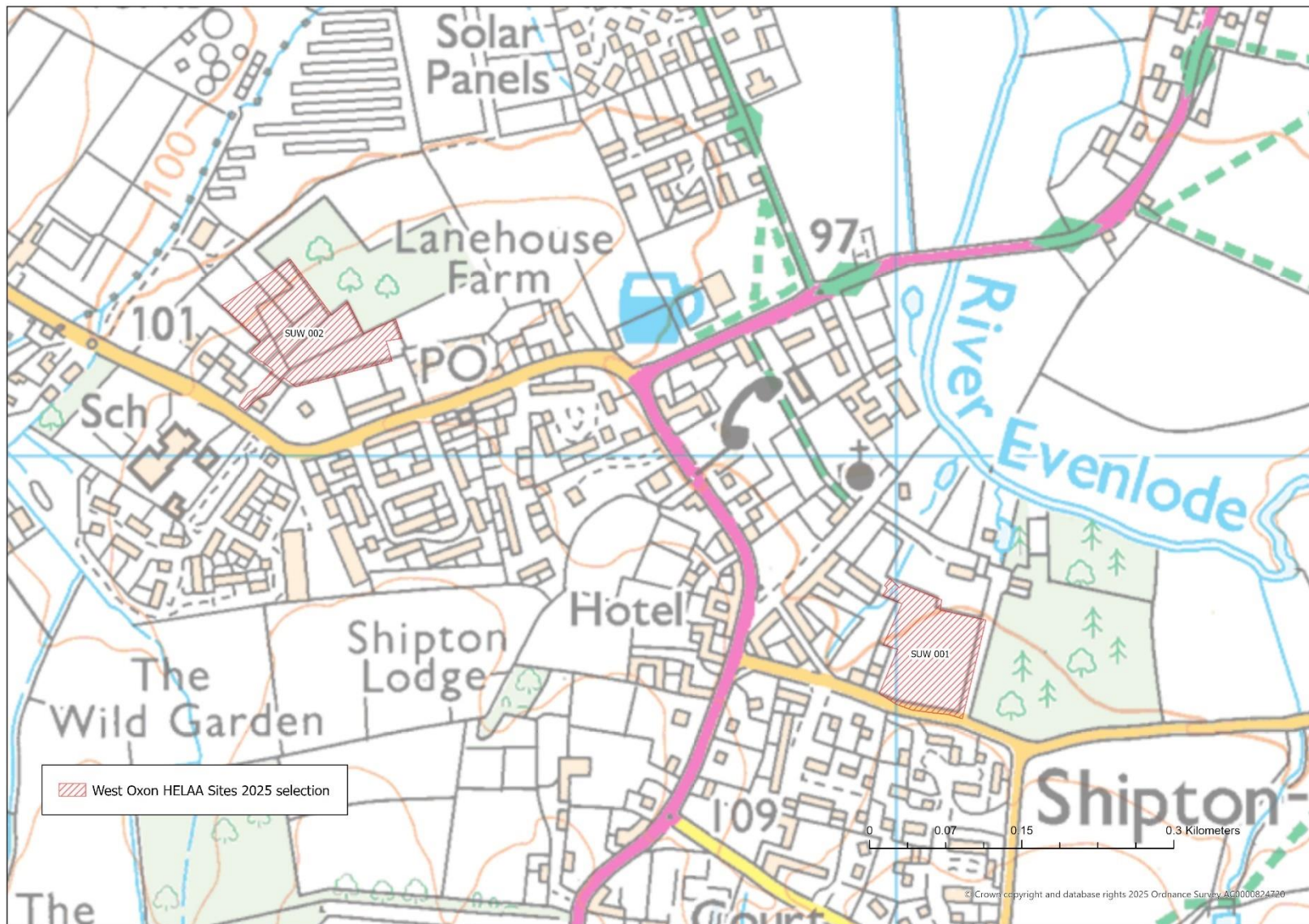
Sutton



Site Reference SUT 001	Site Name Land west of Sutton	Location Sutton
Site Area (Ha) 11.9	Proposed Use Residential	Indicative Capacity 250
Site Description This site of agricultural land wraps around the B4449 on the curve at the rear of pockets of farm buildings/homes along this road. At the northern end are a group of former Council houses. The Protected Area for Road Improvements lies along the western edge of the site. The site is surrounded by open fields, with isolated groups of buildings on the eastern side, next to the B4449.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Stanton Harcourt has a limited range of services and facilities, including a lack of public transport. The existing built-up area of Sutton is some distance from these facilities. And this greenfield site is further isolated, being on the periphery of Sutton, west of the B4449 . This is a large site, out of proportion to the size of Sutton, and would not reflect the linear character of the village's existing form.		

Site Reference SUT 002	Site Name Land west of B4449	Location Sutton
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description This substantial site comprises agricultural land which lies between the existing village edge at Blackditch and the B4449. The site is roughly triangular in shape, with roads forming two of the edges (B4449 and Main Road) which have open countryside beyond, and the southern edge consisting of housing accessed off Blackditch which is softened by well-established planting to the rear of the properties.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This is a large site within a Conservation Area which also forms part of the rural setting to the village. Development of the entire site would be harmful to the character and appearance of this area and the village. There may be some potential for very limited development in the southern part of the site, adjoining existing housing at Blackditch.		

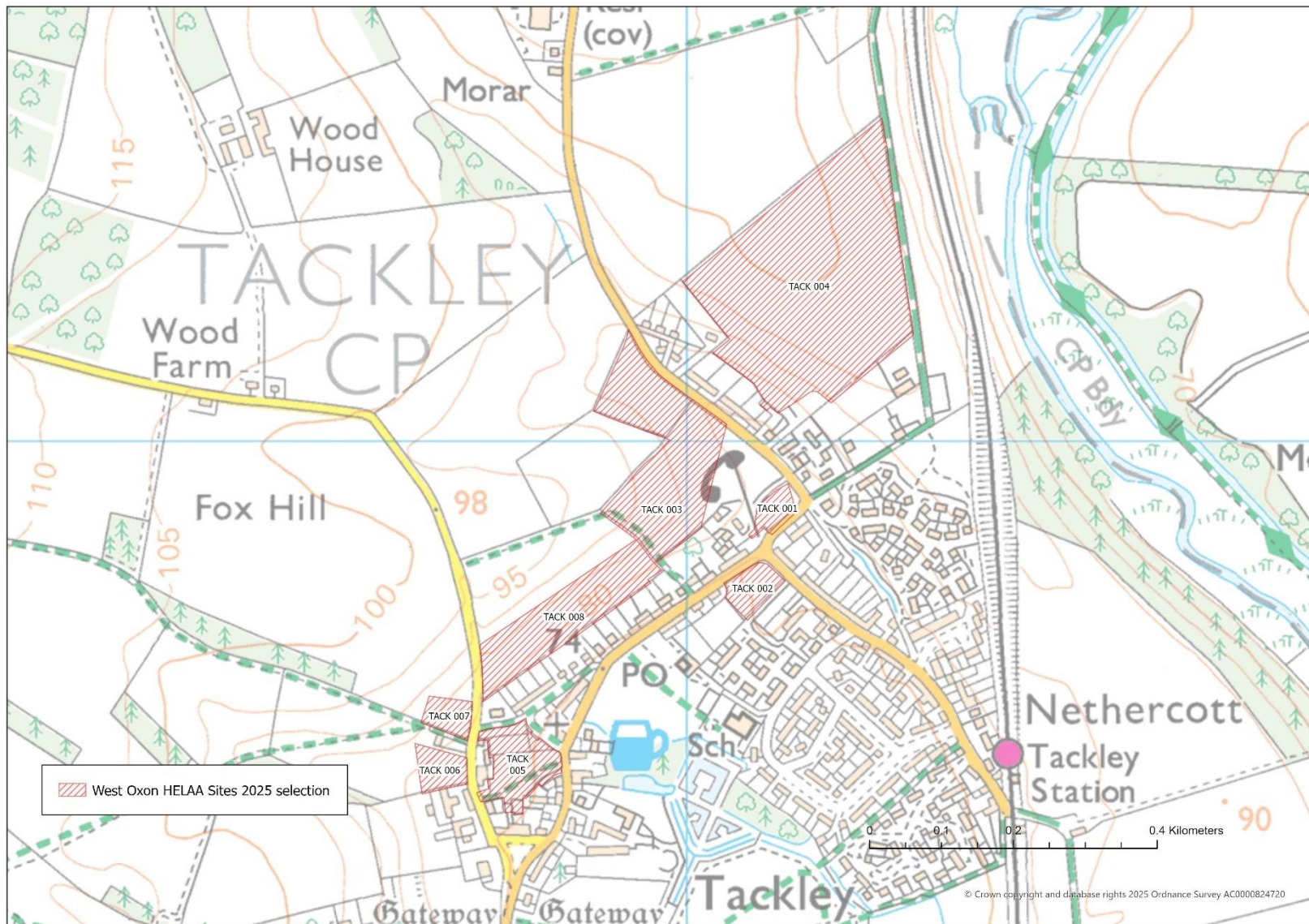
Shipton-under-Wychwood



Site Reference SUW 001	Site Name Glebe Field, North of Ascott Road	Location Shipton-under-Wychwood
Site Area (Ha) 0.9	Proposed Use Residential	Indicative Capacity 22
Site Description Flat site located to the North of Ascott Road the site is flanked to the East by woodland to the North, west and south by housing. There are mature hedgerows and trees on the boundaries of the site and a large tree alongside the existing Agri access at the southwest corner of the frontage onto Ascott road. There is a grand historic property at the north of the site which could be listed so need to check this and ensure no impact on setting.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary In terms of the location and impact of the site is is well related to the settlement and housing would be an appropriate use subject to access being acceptable to highways and the impact on character and amenity being appropriate.		

Site Reference SUW 002	Site Name Land north of Milton Road	Location Shipton-under-Wychwood
Site Area (Ha) 1.2	Proposed Use Residential	Indicative Capacity 29
Site Description The site is an irregularly shaped parcel of land situated to the west of Shipton Under Wychwood. The land is currently agricultural land with dense trees to the south of the site and sporadically through out of the site, Land to the south, east and west is a mix of open land and residential development with a solar farm to the north. Access off Milton Road is via the existing drive to the house which runs between the house and garage that appears to be used as living accommodation / annex. The access serves agricultural land that lies to the rear of houses fronting onto Milton Road which are on the west and south flank of the site. To the North and west is open countryside. The site is enclosed and provides a green space open character to the village, but it is not that visible except from the dwellings that lie to the south and west of the site. The site slopes gently down to the east and has mature trees and hedges.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The proposal would result in the loss of an area of open space that makes an important contribution to the character or appearance of the area and would fail to form a logical complement to the existing scale and pattern of development in the area. Site visit confirmed that the site would be prominent when viewed from the northeast and would probably have an adverse impact on the CNL.		

Tackley



Site Reference TACK 001	Site Name Land north of Medcroft Road	Location Tackley
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is a small, irregularly shaped parcel of land situated to the north of Tackley. The site is currently pastureland with sporadic trees within the site. Land surrounding the site is predominantly comprised of residential development. This irregular site lies on the corner Rousham Road and is flat and slightly elevated above road level with a bus stop to the Southwest corner.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very prominent and lies wholly within Tackley Conservation Area. The site is an important area of open space in the conservation area which contributes to the open rural village character of Tackley.		

Site Reference TACK 002	Site Name Land south of Medcroft Road	Location Tackley
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description The site is a square shaped parcel of land in the middle of Tackley. The land is currently pastureland with trees to the south boundary of the site. Surrounding the site is predominantly residential development, with allotments to the southwest. The site lies wholly within Tackley Conservation Area and is a prominent area of grassed paddock on the corner between Nethercote Road and Medcroft Road.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is very prominent and an important area of open space in the conservation area which contributes to the open rural village character of Tackley.		

Site Reference TACK 003	Site Name Land west of Rousham Road, Tackley	Location Tackley
Site Area (Ha) 2.9	Proposed Use Residential	Indicative Capacity 61
Site Description L shaped site comprising of agricultural grassland tha slopes down to the southern boundary which closest to the village. It is situated on the lower part of the hill side that rises up to the north of the village and mirrors housing development on Rousham Rd to the NE and on Medcroft Rd to the south. It is elevated but not prominent in the landscape with area of woodland excluded. A site enclosed by hedgerows and existing housing with little landscape impact that is also close to village.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Levels need to be carefully considered, access to the SE corner via an existing house drive would be the best but not within site so access onto Rousham Rd would need to be carefully considered due to levels and impact on hedgerows. Trees on site boundary will also need to be protected.		

Site Reference TACK 004	Site Name Land at Rousham Road	Location Tackley
Site Area (Ha) 7.4	Proposed Use Residential	Indicative Capacity 155
Site Description Not suitable On Plan this site seems to be a sensible infill/ rounding off of the settlement, but the site is very elevated and development along Rousham Road to the western flank of the site is getting less as it abuts the open countryside. This site would extend the residential development behind these dwellings and would increase the massing of housing on the village edge which is at odds with the existing density at this village fringe location		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary . The site is very elevated on a hillside that rises from the south to the north which makes this site very prominent in the landscape. It is noted that there is new housing to the south, but this is at a much lower level and has much less impact than this site. The site is enclosed by hedges to the North, East and south with Rousham Road and housing to the west.		

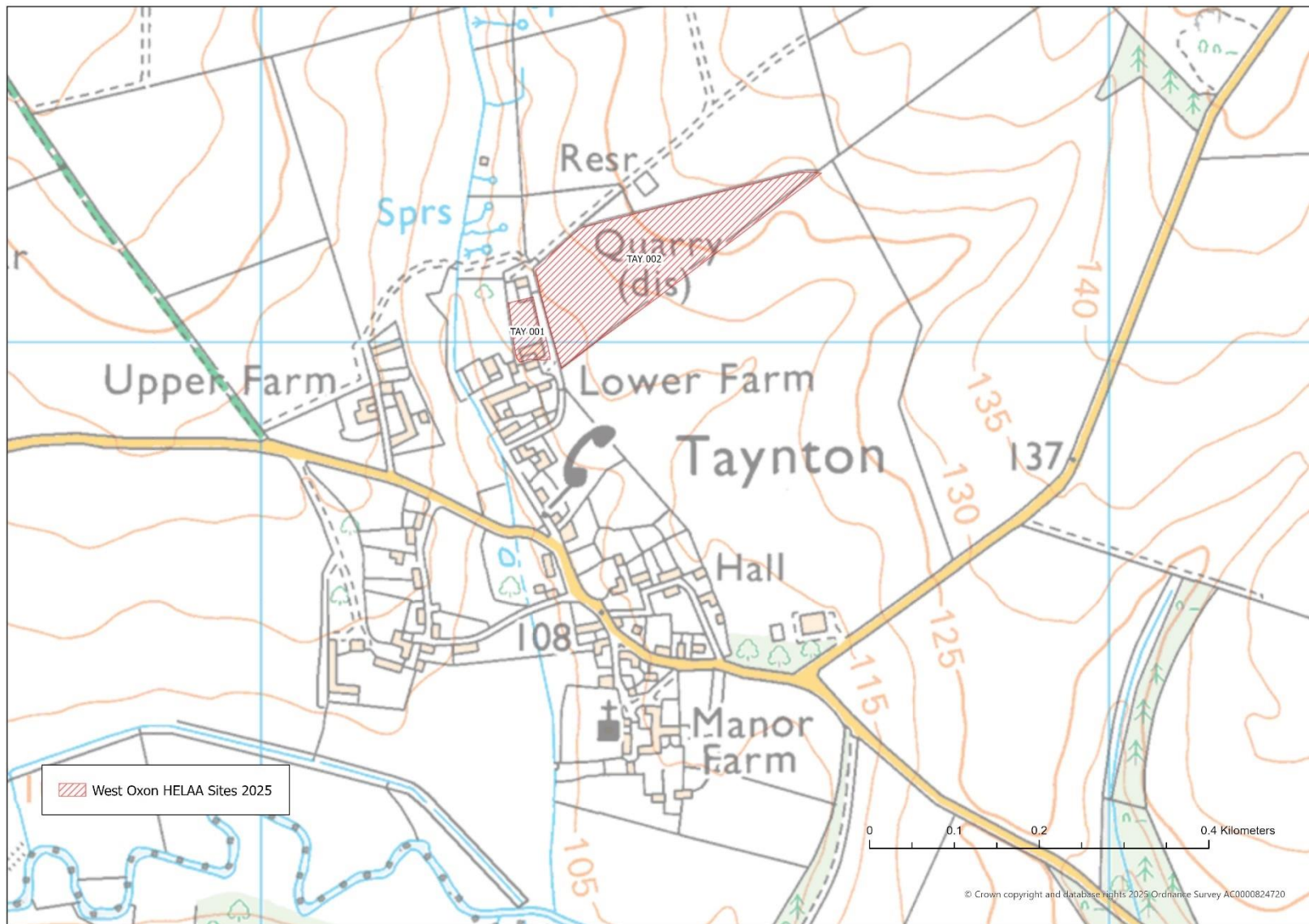
Site Reference TACK 005	Site Name Land off Lower Hades Road	Location Tackley
Site Area (Ha) 0.9	Proposed Use Residential	Indicative Capacity 22
Site Description The site is an irregularly shaped parcel of land situated to the west of Tackley. The land currently has multiple purposes including gardens, allotments and grazing land.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary Flat level site in centre of the village used as a mix of grazing and allotments (to the northern end of the site). There are mature trees on site and there will need to be careful consideration of the impact on the conservation area. Logical access point onto Ball Lane opposite the pub as currently used by existing housing. The site has housing surrounding it so impact on the character and amenity of the area will need to be carefully considered. Little impact on landscape character and in centre of village.		

Site Reference TACK 006	Site Name Land west of Ball lane	Location Tackley
Site Area (Ha) 0.4	Proposed Use Residential	Indicative Capacity 14
Site Description The site is an approximately rectangular parcel of land situated to the west of Tackley. The land is currently grass land with two mature trees within the site. Land to the west is open countryside while residential dwellings border the other sides of the site. The site is adjacent to Tackley Conservation Area on its north, south and east edge. This rectangular site rises up to the northwest from its frontage onto Ball Lane the site is flanked to the north and south by housing and could be seen as an infill plot. It does however contribute to the openness of the village and conservation area character although it is not within it.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary No. 17 Ball Lane seems to form the end stop to development on this side of the road so there would be no greater encroachment into the countryside and the site is close to the village centre. the acceptability of development would very much depend on the quality of development and its impact on the adjacent conservation area.		

Site Reference TACK 007	Site Name Land west of Ball Lane	Location Tackley
Site Area (Ha) 0.3	Proposed Use Residential	Indicative Capacity 11
Site Description The site is a rectangular parcel of land situated to the west of Tackley. The land is currently agricultural land bordered by mature trees to one side. Land to the north and west is open countryside with residential dwellings to the south and east. The site is adjacent to Tackley Conservation Area on its southern and eastern edge. This rectangular site rises up to the northwest from its frontage onto Ball Lane the site is flanked to the south by. It contributes to the openness of the village and conservation area character although it is not within it.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary No. 17 Ball Lane to the south seems to form the end stop to development on this side of the road so any development to the north of this dwelling would encroach into the countryside in a linear fashion and would impact on the countryside and on the adjacent conservation area.		

Site Reference TACK 008	Site Name Land off Ball Lane	Location Tackley
Site Area (Ha) 1.8	Proposed Use Residential	Indicative Capacity 44
Site Description The site is a narrow, rectangular shaped parcel of land situated to the north of Tackley. The land is currently grassland, bordered by trees, hedgerows and residential gardens. Land to the south of the site comprises residential development with open countryside to the remaining sides, intersected by a road to the west. The site is adjacent to a small area of Tackley Conservation Area on its southern edge. This long narrow strip of land behind existing houses to the south which front onto Lower Hades Road and Medcroft Road. Access to the site would be via Ball Lane and Fox Hill to the west of the site. There is open countryside to the north which rises up steeply to the north of the site. Therefore the site is hidden from surrounding countryside as it is sandwiched between the village and higher ground to the north.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site is not within the conservation area, but it would have a dramatic impact on the character of the conservation area through the loss of open countryside views to the north although the hills beyond would still be visible. The impact on the amenity and privacy of dwellings to the south would be significant and the development would impact on the character and setting of the conservation area.		

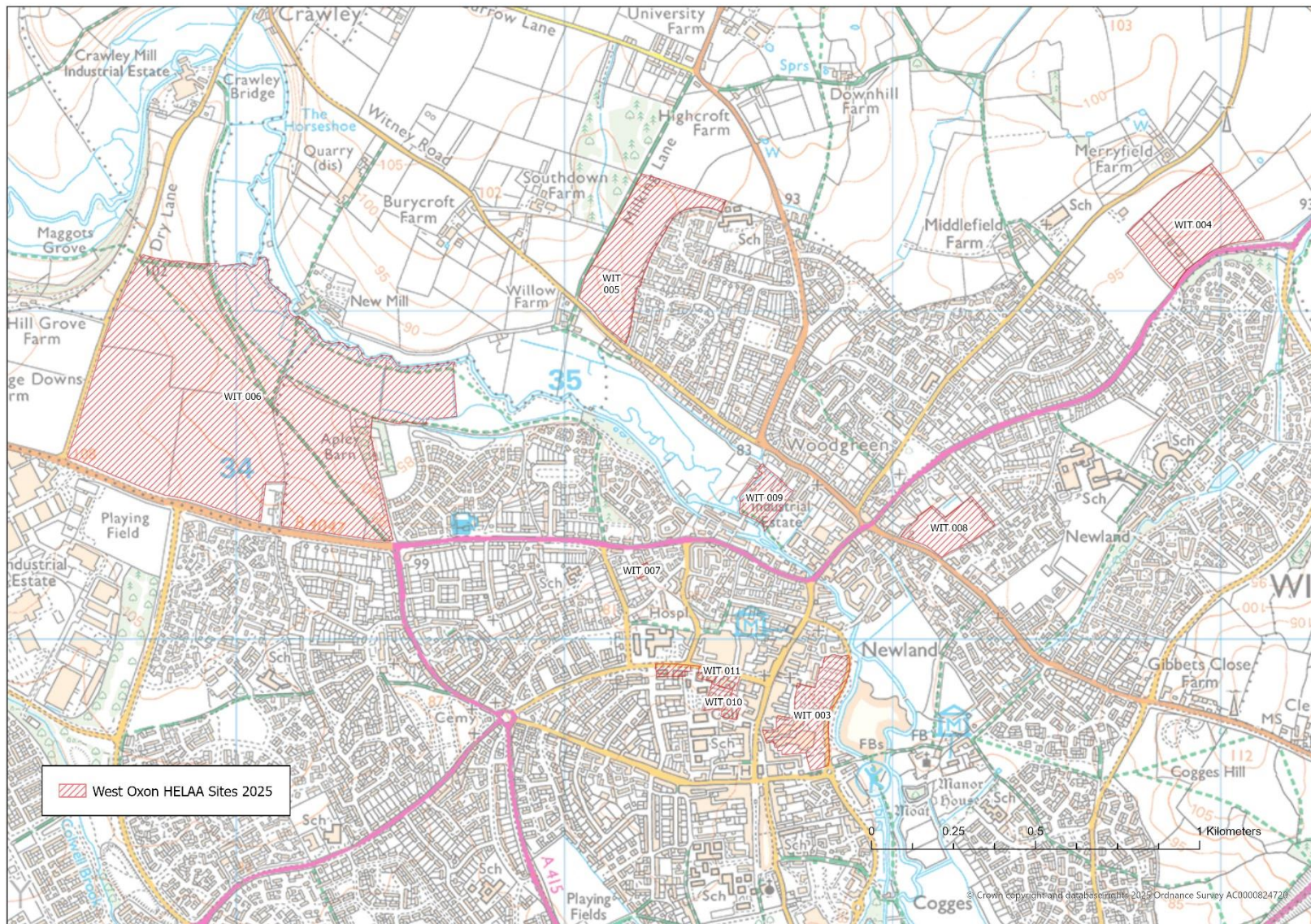
Taynton



Site Reference TAY 001	Site Name Land at Lower Farm	Location Taynton
Site Area (Ha) 0.2	Proposed Use Residential	Indicative Capacity 7
Site Description The site is an approximately rectangular parcel of land situated to the north of Taynton. The land currently houses agricultural buildings with some grass land. Land to the east is open countryside with land to the remaining sides associated with the farm. The site lies wholly within Taynton Conservation Area. The site is adjacent to a Grade II listed barn on its northern edge.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Taynton is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

Site Reference TAY 002	Site Name Land east of Lower Farm	Location Taynton
Site Area (Ha) 2.8	Proposed Use Residential	Indicative Capacity 59
Site Description The site is an approximately triangular parcel of land situated to the north of Taynton. The land is currently grassland bordered by mature trees. Land to the north, south and east is open countryside with land associated with the farm to the west. The site is adjacent to Taynton Conservation Area on its western edge.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Desk based assessment - Taynton is a small village/hamlet with very limited services. Development of this site would be unsustainable and have an unacceptable impact on the landscape / built character of the countryside and on the character of the Conservation area.		

Witney



Site Reference WIT 001	Site Name Land at South Witney	Location Witney
Site Area (Ha) 107.9	Proposed Use Mixed Use	Indicative Capacity 2266
Site Description The site is an extensive, irregularly shaped parcel of land situated to the south of Witney, beyond the A40. The land is comprised of multiple fields, separated by trees and vegetation. Land to the north, east and west is residential development while land to the south is predominantly open countryside. Extensive site consisting of fields which surround the sewage works. The site is flanked to the west by the A415 and the village of Ducklington, to the north by the A40 and Witney, to the west by Curbridge Road and the village of Curbridge and to the south by Coursehill Lane and open countryside		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site if developed would lead to the coalescence of two villages with Witney and would completely change the character of the countryside by extending development southwards beyond the A40 into open countryside.		

Site Reference WIT 002	Site Name Land East of Witney	Location Witney
Site Area (Ha) 157.9	Proposed Use Residential	Indicative Capacity 3319
Site Description A very large, irregularly shaped parcel of greenfield land comprising multiple individual field parcels. The site extends from close to Oxford Hill in the south up to land adjacent to Cogges Wood and the A4095 in the north. The land is all in agricultural use and slopes upwards from west to east towards a prominent ridge. Some southern parts of the site are on quite high ground. The land is adjoined by Cogges Wood to the north east, Madley Park and Jubilee Way to the west and agricultural land to the south which is also being promoted for development		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Large incursion into open countryside with Jubilee Way already creating a strong physical edge to the town meaning effective integration is likely to be difficult to achieve. The area is also very sensitive in landscape terms being of high intrinsic value and also forming an important part of the backdrop to the town in views from the west and north. The site is within reasonable proximity of the town centre and the site promoter has suggested it could provide much needed employment land on the eastern side of the town. This option will need to be reconsidered against other reasonable alternatives in terms of the future long term growth of Witney but at the present time is not considered suitable, necessary or appropriate.		

Site Reference WIT 003	Site Name Woolgate	Location Witney
Site Area (Ha) 4.2	Proposed Use Mixed Use	Indicative Capacity 88
Site Description Mixed use suggested. The site is an irregularly shaped parcel of land situated in the centre of Witney. The land currently houses a shopping centre and car park with multiples trees within the site. The land surrounding the site is predominantly comprises retail units with some residential dwellings. Large area of carparking that has a rural character due to the significant amount of planting and mature trees to develop this area would result in the loss of trees and parking and to retain the parking it would need to be two or three storey which would not be in keeping with the character of the rest of the town centre.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary There would need to be an assessment of the parking capacity to establish if a reduction could accommodate the needs of the town centre whilst still delivering further retail floorspace. The site is flanked to the east by Witan Way and River Windrush and to the north west and south by Witney town centre .		

Site Reference WIT 004	Site Name Land north of Woodstock Road	Location Witney
Site Area (Ha) 7.5	Proposed Use Residential	Indicative Capacity 158
Site Description Open level site that fronts onto the A4095. There are agri buildings on site and the site is contained within hedgerows. To the north is open countryside, to the southeast is the A4095 and housing to the southwest is an open field then housing and to the northwest is New Yatt Road (the site does not have frontage to this road). Broadly rectangular, flat parcel of agricultural land between New Yatt Road and Woodstock Road. Adjoins the edge of the proposed North Witney Strategic Development Area (SDA) and includes a number of existing farm buildings. There are hedgerows along all four of the site's boundaries. To the south of the site is Madley Park, to the west agricultural land (forming part of the proposed North Witney SDA) to the north an existing property (Merryfield Farm) and associated farmland and to the east of the site, further agricultural land.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary There is very little landscape impact from this flat self-contained site which is close to other housing and Witney. Need to protect any hedges and trees but no other constraints noted on site. The site is in a relatively sustainable location on the edge of Witney and could be developed so as to not extend the existing built form of the town noticeably further north than the existing residential area at Madley Park. It adjoins the boundary of the proposed North Witney SDA and has the potential to also make a contribution to meeting identified development needs subject to its availability which is currently uncertain with the site not having been actively promoted for development. The site only has a low to moderate landscape value and is not affected by any heritage assets.		

Site Reference WIT 005	Site Name Land at Milking Lane	Location Witney
Site Area (Ha) 7.9	Proposed Use Residential	Indicative Capacity 166
Site Description The site adjoins the western edge of Witney to the north of Crawley Road. It comprises a field which slopes up to its northern and eastern boundaries. The land is close to road level at the western end but on a high bank at the eastern end. The land is part of the open countryside that extends westwards from the eastern boundary of the site. There is a further field to the north and to the south there is a mix of housing, open meadowland and farm buildings.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site immediately adjoins the built-up area of Witney but development would be likely to have a substantially harmful effect on the landscape and the rural approach to Witney from the west. It would also take access from a road with capacity constraints and create a precedent for further development to the north.		

Site Reference WIT 006	Site Name Land north of Burford Road	Location Witney
Site Area (Ha) 61.4	Proposed Use Residential	Indicative Capacity 1289
Site Description The site is an irregularly shaped parcel of land situated to the north of Witney. The land is currently agricultural land comprised of multiple fields separated by trees and vegetation. Land to the west of the site has had a screening request submitted (24/02767/SCREEN). Land to the north is predominantly open countryside with residential development to the south and east. Large flat agricultural field that has Burford Road to the south, open countryside and the River Windrush to the north, Dry Lane and open countryside to the west and open countryside and some housing to the east.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary The site would extend development beyond Burford Road into the open countryside and would change the character of the area and be out of keeping with the character of the area.		

Site Reference WIT 007	Site Name Land at Dark Lane	Location Witney
Site Area (Ha) 0.1	Proposed Use Residential	Indicative Capacity 4
Site Description Square level surfaced site currently used as secure parking for commercial vehicles. Flanked on all sides by housing so in terms of land use housing would be very appropriate (possibly two story flat development) . The site has excellent proximity to a car park and also the town centre so no onsite parking would be required which would maximise the residential units.		
Suitability for Housing SUITABLE		Suitability for Employment
Commentary Suitable site with good access and connectivity to town centre .		

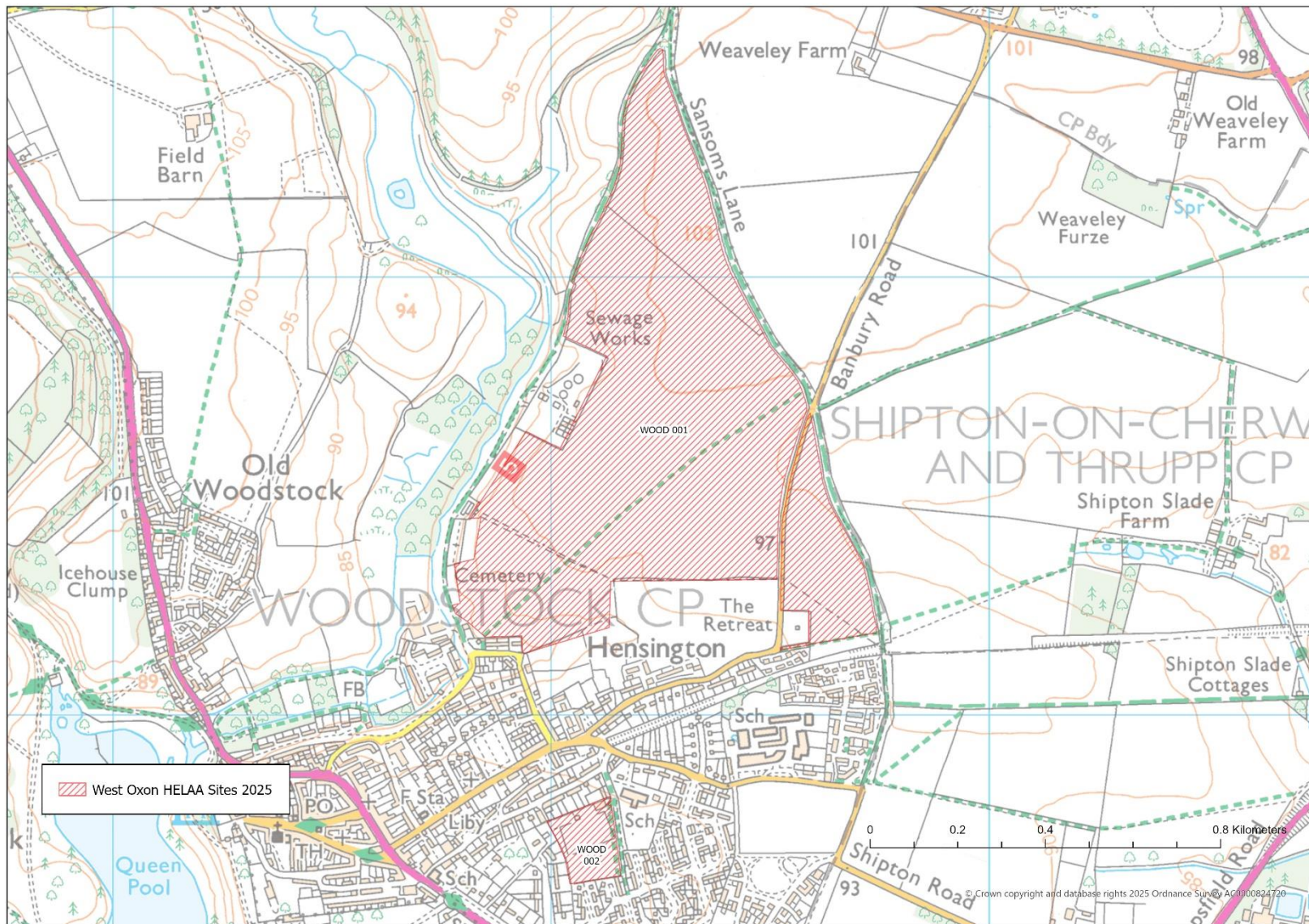
Site Reference WIT 008	Site Name Newland Sports Pitches	Location Witney
Site Area (Ha) 2.7	Proposed Use Residential	Indicative Capacity 57
Site Description The site is an 'L' shaped parcel of land situated to the north of Witney. The west of the site is currently a cricket pitch with grassland to the east. The two areas are separated by an area of trees with additional mature trees bordering and within the site. The site is surrounded by residential development. Flat area of recreation ground/ football / cricket pitch located to the Northeast of Newland.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary This is an important area of green space that contributes to the character and amenity of the town through the open grassed area and mature trees that separate the pitches and on the boundaries.		

Site Reference WIT 009	Site Name Land north of Mill Street	Location Witney
Site Area (Ha) 1.8	Proposed Use Recreation	Indicative Capacity 44
Site Description The site is a rectangular shaped parcel of land located to the north of Witney. The land is currently grassland bordered by trees. Flat area of grassland liable to flooding due to proximity to river Windrush poor access to West End due to narrow road from Millers Mews trees on all sides and beyond that housing to the northeast and south (beyond the River Windrush) to the west open countryside/greenspace.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Not suitable due to flooding and poor access.		

Site Reference WIT 010	Site Name BT Depot and Clarkes Timber Yard	Location Witney
Site Area (Ha) 0.8	Proposed Use Mixed Use	Indicative Capacity 20
Site Description flat, developed site, occupied by buildings and hard surfaces, mainly used by a BT depot and multistorey offices, joinery and related car parking. Hedgerows, containing some trees, run along the northern, western and southern boundaries. The site lies to the rear of the Market Square, High Street and Welch Way. Town centre uses lie to the north and east, with the Witney and Abingdon College to the west and south. Immediately west of the site is a residential property surrounded by a relatively large garden.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary In existing use. Housing may come forward as part of redevelopment for a mixed use scheme. Subject to flood risk. a suitable location in principle and comprises previously developed land.		

Site Reference WIT 011	Site Name Welch Way Civic Buildings	Location Witney
Site Area (Ha) 1.0	Proposed Use Mixed Use	Indicative Capacity 25
Site Description Most of the site comprises of low-rise, civic buildings, including a health centre, library, fire station and police station. These are mainly 1960s buildings. Marriotts Walk, shopping centre, multi-storey car park and housing situated to the north of Welch Way. The area to the east contains town centre uses, to the south the Witney and Abingdon College, and to the west low density housing/bungalows.		
Suitability for Housing SUITABLE IN PART		Suitability for Employment
Commentary An interesting town centre site that comprises of the police station, fire station, county court, library and health centre. The site fronts onto Welch Way with the hospital on the other side of Welch Way and has residential and fire station buildings to the rear. On the opposite side of Welch Way in between Woodford Way and Marriotts Walk there are what look like tall newly built residential properties (flats). Any proposal for residential on this site would result in the removal of ugly buildings but it should be asked whether the town centre retail provision or employment provision on this site is preferable before trying to emulate the dwellings on the opposite side of the road. There are walkways through to the college campus so there is good footfall of customers if retail/employment were considered to be appropriate. Also, the displacement of the existing uses / community services must be considered in terms of the best location for the community they serve .		

Woodstock



Site Reference WOOD 001	Site Name Land north and east of Banbury Road	Location Woodstock
Site Area (Ha) 58.9	Proposed Use Residential	Indicative Capacity 1237
Site Description The site is an expansive, approximately triangular shaped parcel of land situated to the northeast of Woodstock. The land is currently agricultural land comprised of several fields, separated by vegetation. The land to the north, east and west is predominantly open countryside, intersected by roads with residential development to the south. Very open flat area of agricultural land with footpaths and bridleways running around and across the site. Banbury Road separates a major part of the site to the west from a smaller triangular part of the site to the east		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site would make a huge impact on the character and setting of the settlement and would completely change the character of the countryside in this location. It does not seem to be a sympathetic extension to the settlement and does not respect the scale or open countryside feel to this part of Woodstock.		

Site Reference WOOD 002	Site Name Woodstock Football Club	Location Woodstock
Site Area (Ha) 2.2	Proposed Use Residential	Indicative Capacity 46
Site Description The site is a rectangular shaped parcel of land situated in the centre of Woodstock. The land is currently Woodstock Football Club and recreation area. Surrounding the site is residential development. The site has a primary school to the east and is surrounded by housing on all sides. Access is via Recreation Road which runs up to the Northeast corner where it provides access not only to the football pitches but also to a youth centre and a few houses.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary In terms of landscape impact this site is a much more suitable area for residential impact as it is screened from all sides. However, the loss of the recreation fields needs to be carefully considered as does the contribution this open green space makes to the character of the area. The site represents a sustainable location for development and is surrounded by existing residential development. However, there are significant highway concerns and as such the site is not considered suitable for residential development.		

Wootton



Site Reference WOOT 001	Site Name Land south of B4027	Location Wootton
Site Area (Ha) 5.8	Proposed Use Residential	Indicative Capacity 122
Site Description The site is an approximately rectangular shaped parcel of land situated to the east of Wootton, The land is grassland bordered by trees and hedgerows to its boundaries and within the site. Land to the north, east and west is open countryside, intersected to the north by the B4027 with residential development to the south. The site lies wholly in Wootton Conservation Area and is elevated above existing housing to the south.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Development would extend the settlement into the open countryside and have a dramatic impact on the character of the countryside and be very prominent. Whilst there are a number of mature trees and hedgerows on and surrounding the site it is still felt that the site would be very prominent in the countryside.		

Site Reference WOOT 002	Site Name Land adjacent to West End Barn	Location Wootton
Site Area (Ha) 0.2	Proposed Use Residential	Indicative Capacity 7
Site Description The site is a small, approximately rectangular shaped parcel of land situated to the southwest of Wootton. The land currently houses former agricultural buildings with sporadic trees within the site. Land to the south and west is predominantly open countryside intersected by a road to the south. A residential dwelling lies to the north with dense trees to the east, beyond the adjacent road. The site lies wholly within Wootton Conservation Area.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary The site if developed would extend the settlement in a linear fashion into the open countryside and would have an impact on the character of the countryside and Wootton Conservation Area.		

Site Reference WOOT 003	Site Name Land in Wootton	Location Wootton
Site Area (Ha) 0.5	Proposed Use Residential	Indicative Capacity 12
Site Description The site is a long, narrow rectangular shaped parcel of land situated to the east of Wootton. The land is currently allotments bounded by trees to the south, east and west and the road to the north. The site lies wholly within Wootton Conservation Area. A grade 2 listed building is adjacent to the site to the west. The site has mature trees and is located within the centre of the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary Whilst there is housing all around the site it is felt that the loss of this green space would have a dramatic impact on the character of the conservation area. And setting of the adjacent Listed building. The site is very prominent and an important area of open space in the conservation area which contributes to the open rural village character of Wootton.		

Site Reference WOOT 004	Site Name Balliol Farm Buildings	Location Wootton
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Site Area (Ha)	Proposed Use	Indicative Capacity
0.5	Residential	12
Site Description The site is a rectangular shaped parcel of land situated to the north of Wootton. The land currently houses former farm buildings bordered on two side by mature trees. Land to the north and east is open countryside with residential development to the south beyond the road. There is open land and residential development to the west. The site lies wholly within Wootton Conservation Area and a PROW intersects the site on its southern boundary. This site is elevated and isolated on the northern flank of the B4027 virtually all development for the village is located to the south of the B4027 therefore the road acts as a limit to the settlement and any land to the north is open countryside. Whilst the site has former farm building on it and could be classed as brownfield it is very overgrown and the buildings are not very noticeable in the landscape, from the highway or from the village.		
Suitability for Housing NOT SUITABLE		Suitability for Employment
Commentary If the site were developed, due to its topography, elevated and isolated position it would be very visible and extend the village into the open countryside in a manner that would have a dramatic impact on the character of the countryside and conservation area.		

APPENDIX 2 - SITE CONSTRAINTS MATRIX

Site Reference	Within SAC	Within SSSI	Within Ancient Woodland	Within Priority Habitat	Within Floodzone 3	Within Scheduled Monument	Within registered park	Within Local Greenspace	Special Area of Conservation	SSSI	National Nature Reserve	Ancient Woodland	Priority Habitat	Floodzone 3	Scheduled Monument	Registered Park	Local Greenspace	Green Belt	Minerals Safeguarding	National Landscape	Conservation Target Area	Conservation Area	Listed Building	World Heritage Site	Local Wildlife Site	Public Right of Way	Priority Species	Contaminated Land	Flood Zone 2	Best and Most Versatile Agricultural Land	Tree Preservation Order
ENS 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ENS 005	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
ENS 006	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	N
ENS 007	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
ENS 008	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
ENS 009	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
EYN 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
EYN 002	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y
EYN 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N
EYN 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	Y	Y	N
EYN 005	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	N
EYN 006	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	N
FIN 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	Y	N	N	N
FIN 002	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	N	N	N	N
FIN 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	Y	N	N	N	N
FREE 001	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
FREE 002	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
FREE 003	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
FREE 004	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y
FREE 005	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
FUL 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N
FUL 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y
FUL 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N
FUL 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
FUL 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
FULWELL 001	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
FULWELL 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
FULWELL 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
HAI 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
HAI 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
HAI 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	Y	N
HAI 005	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
HAI 006	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	N
HAN 001	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	Y	N	N	N	N	N	Y	Y	Y	N	N	N	N
HAN 002	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
HAN 003	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N
HAN 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N
HAN 005	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	Y	N	Y	N	N
HARD 001	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	Y	N	N	N	N	Y	Y	Y	N	N
HEY 001	N	N	N	N	N	N	Y	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N
ID 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N
KING 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N
KING 002	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Y	N	N	N
KING 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
KING 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
KING 005	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	N
KING 006	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
land south of ha	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LANG 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N															

Site Reference	Within SAC	Within SSSI	Within Ancient Woodland	Within Priority Habitat	Within Floodzone 3	Within Scheduled Monument	Within registered park	Within Local Greenspace	Special Area of Conservation	SSSI	National Nature Reserve	Ancient Woodland	Priority Habitat	Floodzone 3	Scheduled Monument	Registered Park	Local Greenspace	Green Belt	Minerals Safeguarding	National Landscape	Conservation Target Area	Conservation Area	Listed Building	World Heritage Site	Local Wildlife Site	Public Right of Way	Priority Species	Contaminated Land	Flood Zone 2	Best and Most Versatile Agricultural Land	Tree Preservation Order	
TACK 008	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	
TAY 001	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N	N	N	N	
TAY 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Y	N	N	N	
WCBT 001	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	
WCBT 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	
WIT 001	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	
WIT 002	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	
WIT 003	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	N	N	Y	Y	Y	Y	
WIT 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	
WIT 005	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	
WIT 006	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	Y	Y	N	Y	
WIT 007	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
WIT 008	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y
WIT 009	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	Y	Y	N	N	
WIT 010	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	N	
WIT 011	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	
WOOD 001	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	Y	N	N	N	N	Y	Y	Y	N	Y	N	
WOOD 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	
WOOT 001	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y	N	N	Y	
WOOT 002	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	
WOOT 003	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	
WOOT 004	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	N	N	N	N	

West Oxfordshire Housing and Economic Land Availability Assessment (HELAA) 2024

Method statement

June 2024

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1. Introduction

1.1 This report sets out the methodology that will be used to prepare the West Oxfordshire Housing and Economic Land Availability Assessment (HELAA) 2024.

1.2 It has been prepared in accordance with national guidance¹ as well as the joint HELAA methodology that was agreed between the Oxfordshire local planning authorities in November 2021.

What is the HELAA?

1.3 The HELAA is an assessment of land availability which is carried out in order to identify a future supply of land that is suitable, available and achievable for housing and economic development uses.

1.4 In summary, the HELAA does the following:

- Identifies sites and broad locations with potential for housing and economic development;
- Assesses their development potential (i.e. capacity);
- Assesses their suitability for development;
- Assesses the extent to which they are available for development;
- Assesses whether development is likely to be achievable (i.e. a reasonable prospect that the site will be developed at a particular point in time).

1.5 The HELAA is used to inform plan making and decision-taking and can also feed into 5-year housing land supply considerations.

1.6 Preparing a HELAA is a requirement of national planning policy as set out in the NPPF:

69. 'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'.

What does the HELAA not do?

1.7 Importantly, the HELAA does not in itself determine whether a site should be allocated for development. Rather it provides information on a range of available sites. It is for the Local Plan to determine which of those sites are the most suitable and how many need to be allocated in order to meet identified needs.

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2. The HELAA Process

2.1 The Government's [Planning Practice Guidance](#) sets out a clear, 5-stage approach to the preparation of housing and economic land availability assessments as shown in Figure 2.1 below.

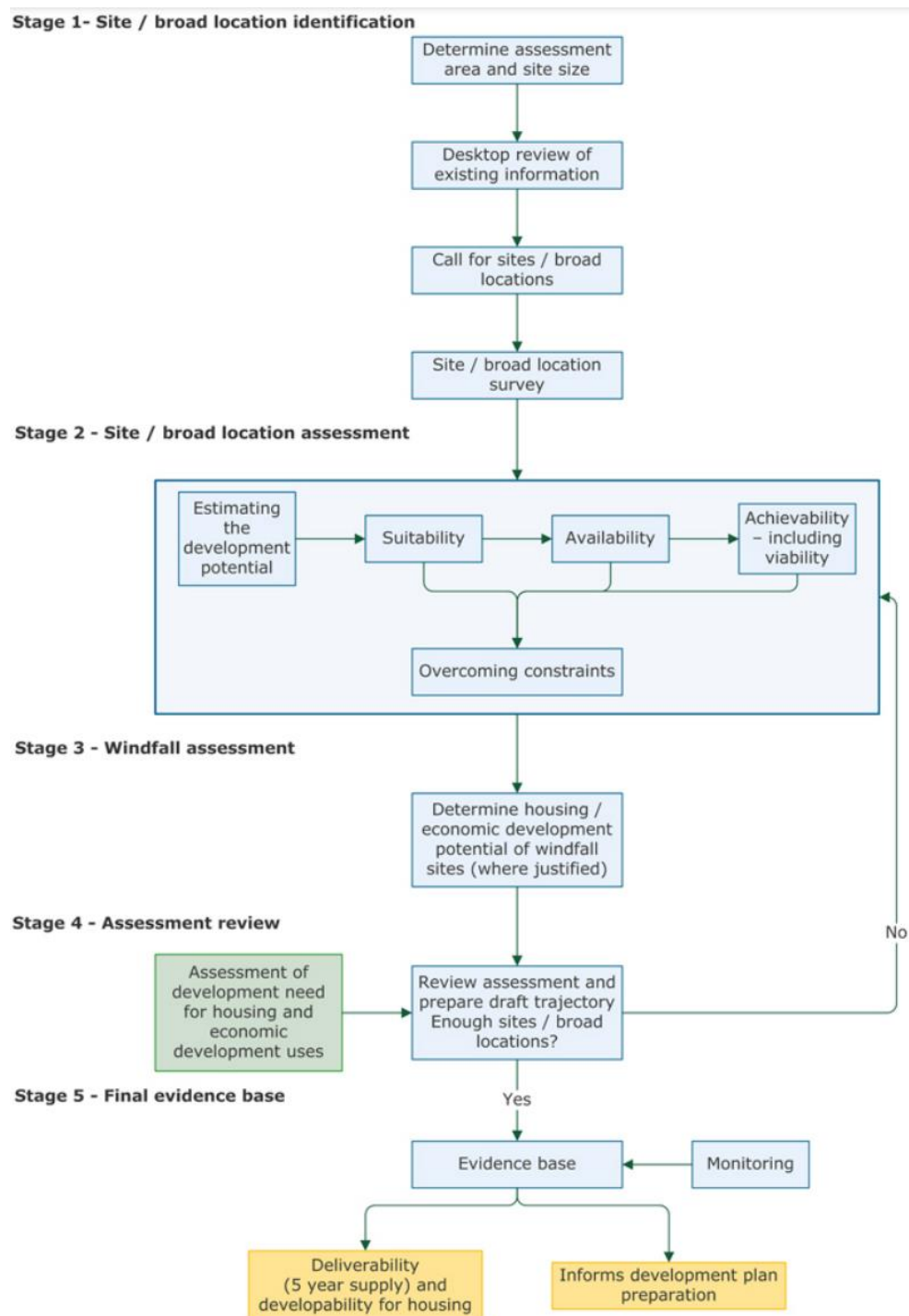


Figure 2.1 – Housing and Economic Land Availability Assessment Flowchart

- 2.2 The West Oxfordshire HELAA 2024 will be undertaken in accordance with this approach as explained below.
- 2.3 Regard will also be had to the joint HELAA methodology agreed between the Oxfordshire local planning authorities in November 2021 which is also based on the national planning practice guidance.

3. Stage 1 - Site / broad location identification

- 3.1 The first stage is to identify the sites and broad locations which are to be assessed through the HELAA.
- 3.2 To do this it is necessary to first decide on the size of the study area and the size of site/location to be assessed. From this, it is possible to identify a comprehensive list of potential sites and locations using a combination of desktop information and a 'call for sites' exercise.
- 3.3 At this point, the comprehensive list of sites and locations should be subject to an initial survey, the purpose of which is to record basic factual information about each site/location including whether there are any obvious constraints to development.
- 3.4 Where it is evident that a site/location is not suitable for development, it can be 'sieved out' at this stage and not taken forward for further assessment. Conversely, where there is no obvious impediment, the site/location should be taken forward for more detailed assessment.

The Study Area

- 3.5 The PPG states that the area selected for the HELAA should be the plan-making area. In accordance with this, the West Oxfordshire HELAA 2024 will cover the whole of the District.
- 3.6 This is also consistent with the joint Oxfordshire HELAA methodology (November 2021) which recognises that the Oxfordshire City and District Councils will each undertake a HELAA covering their entire administrative areas.

Size of site / broad location to be assessed

- 3.7 The PPG states that plan-makers need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

3.8 The West Oxfordshire HELAA 2024 will assess the following:

- For residential uses, all sites/broad locations that are capable of accommodating 5 or more dwellings;
- For economic development uses, all sites/broad locations of 0.25 ha or above, or which are capable of accommodating 500m² or more of floorspace.

3.9 This is consistent with the recommended thresholds set out in the Government's Planning Practice Guidance² and the joint Oxfordshire HELAA methodology agreed in November 2021.

Identifying Sites and Broad Locations

3.10 In accordance with the PPG, Officers will take a pro-active approach to the identification of potential sites/locations using a range of secondary data sources through a desktop review process.

3.11 This will include, but will not be limited to, consideration of the following sources of information in line with the Government's planning practice guidance and the joint Oxfordshire HELAA methodology (2021).

Table 3.1 – Minimum Sources of Information for the Desktop Identification of Sites/Broad Locations

Data Source	Type of site/location to be identified
Adopted and emerging Planning Policy Documents	• Buildings and land subject to adopted and emerging allocations for housing and economic development uses
Planning policy evidence base	• Adopted and emerging Development Plan omission sites • Buildings and land considered through WODC's previous land availability assessment • Buildings and land which employment related evidence has identified as having development potential • Buildings and land submitted directly to the Council including, but not limited to, buildings and land submitted through relevant call for sites, consultations and other engagement

² <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations>

	• Buildings and land submitted through the previous Oxfordshire Plan 2050 process, including (but not limited to) the Call for Ideas, where agreement has been given to share this information with the local planning authority
WODC planning application records	• Planning permissions for housing and economic development uses that are unimplemented or under construction • Previously refused or withdrawn planning applications for housing and economic development uses • Previously dismissed planning appeals for housing and economic development uses • Undetermined planning applications or appeals for housing and economic development uses
WODC Brownfield Land Register	• Brownfield land
WODC Empty Property Register	• Vacant and derelict buildings and land
WODC Land Ownership Records	• Buildings and land in WODC's ownership
National Register of Public Sector Land	• Surplus and likely to become surplus public sector buildings and land
Engagement with other public bodies	• Surplus and likely to become surplus public sector buildings and land
Ordnance Survey Maps, Aerial Photography, GIS Data and Site Visits	• Potential opportunities for intensification, redevelopment or redesign • Potential opportunities for un-established uses (e.g. making productive use of under-utilised facilities such as garage blocks) • Potential opportunities to extend existing settlements • Potential opportunities for new settlements

	• Large scale redevelopment and redesign of existing residential or economic areas • Sites in rural locations • Sites in adjoining villages and rural exception sites • Other land identified by officers or members
Economic enquiries and known requirements	• Potential opportunities for economic development uses

3.12 The desktop review process outlined above will be augmented through a 'call for sites' whereby consultees are invited to put forward potential sites for consideration as part of the HELAA process.

3.13 A number of potential sites were received in response to the District Council's first Regulation 18 Local Plan consultation in August 2022 and this was followed up with a specific call for sites exercise undertaken as part of the second Regulation 18 Local Plan consultation in August 2023.

Initial Site Survey

3.14 All of the sites/broad locations identified through the desktop review and call for sites exercise will be subject to an initial site survey, the purpose of which is to record some basic factual information about each site and location to help identify if there are any obvious constraints which would prevent them being taken forward for more detailed assessment.

3.15 A copy of the initial site survey is attached at Appendix 1.

3.16 The PPG recognises that there may be some sites which, when taking into account national policy and designations, it will not be appropriate to carry out these more detailed assessments for, where it is clear that they will not be suitable for development.

3.17 For this reason, the initial site survey form includes several questions which are designed to 'sieve' out obviously unsuitable sites and locations so that they are not taken forward to the more detailed site assessment stage.

3.18 In particular:

- Does the site / broad location fall wholly within a site of international biodiversity importance? Y/N
- Does the site / broad location fall wholly within a site of special scientific interest (SSSI) and/or National Nature Reserve? Y/N
- Does the site / broad location fall wholly within a designated area of ancient woodland and/or irreplaceable habitat? Y/N
- Does more than 50% of the site / broad location fall within Flood Zone 3b (functional floodplain)? Y/N
- Does the site / broad location fall wholly within a designated scheduled monument? Y/N
- Does the site / broad location fall wholly within a registered park and garden? Y/N
- Does the site / broad location fall wholly within a designated Local Green Space? Y/N
- Does the site / broad location fall wholly within a registered Habitat Bank site? Y/N
- Does the site / broad location fall wholly within a site receiving ELMS payment? Y/N

3.19 If the answer to any of these questions is 'yes' then the site/location will not be taken forward to the detailed site assessment stage.

3.20 Conversely, if the answer to all of these questions is 'no' then the site/location will be subject to a more detailed survey, the purpose of which is to capture a more complete set of information about each site/location under the following key headings:

- Land use and character
- Development plan consistency
- Physical constraints
- Potential environmental constraints
- Potential heritage constraints
- Proximity to services and infrastructure

3.21 A copy of the detailed site survey is attached at Appendix 2.

4. Stage 2 – Site/broad location assessment

4.1 Once the detailed survey has been completed, each site/broad location will be subjected to an assessment, the purpose of which is to determine the following:

- The **development potential** of each site/location i.e. the number of homes or amount of economic floorspace that can be accommodated;
- The **suitability** of each site/location i.e. whether or not it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated;
- The **availability** of each site/location i.e. confidence that there are no legal or ownership impediments to development;
- The **achievability** of each site/location i.e. there is a reasonable prospect that the site/location will be developed at a particular point in time having regard to commercial capacity and viability.

Estimating Development Potential

4.2 Officers will make a case-by-case assessment of development potential, taking into account the likely net developable area and reasonable density assumptions.

4.3 For residential uses, the net developable area is the extent of the site/location that is available to deliver housing after taking account of the land required for significant infrastructure including, roads, schools and green infrastructure. Gardens, driveways, minor access roads and small-scale amenity areas are counted within the net developable area for housing development.

4.4 As smaller sites have less significant infrastructure to provide on-site, proportionately they tend to have a greater net developable area. Conversely, for larger sites where the need for on-site infrastructure is greater, the net developable area is likely to be reduced.

- 4.5 In estimating the residential development potential of sites and locations, we will apply the following gross to net site ratio assumptions:

Gross site area	Gross to net site area ratio
0.4 ha and under	100%
0.4 ha – 2 ha	70%
2ha and above	60%

Table 4.1 – Residential Gross to Net Site Ratio Assumptions

- 4.6 As a minimum, the following constraints will be excluded from any calculation of the net developable area of a site/location:

- Flood Zone 3b (functional floodplain)
- Sites of Special Scientific Interest (SSSIs)
- Special Areas of Conservation (SACs)
- Special Protection Areas

- 4.7 A density multiplier will then be applied to the net developable area to estimate the potential yield of each site/location in terms of the total number of dwellings. The following density assumptions will be used as a general guide, although may be adjusted depending on specific site circumstances:

Location	Density assumption (dwellings per hectare)
Town Centre	60
Other built up area	50
Adjoining built up area	35
Other rural	30

Table 4.2 – Residential Density Assumptions

- 4.8 For economic development land, the net developable area is assumed to be the footprint area of the buildings required for the intended use.
- 4.9 As a general guide, we will apply a plot ratio of 0.4 for most employment uses including Class E(i) E (ii) E (iii) B2 and B8 uses, thus on a 1 ha site (10,000 sqm) the assumed footprint would be 0.4 ha (4,000 sqm).

- 4.10 If, in assessing the development potential of a site/location, it is found that the developable site area or potential capacity falls below the size thresholds set out in Paragraph 3.8 of this method statement, then the site/location will be excluded from further assessment. The reasons for exclusion, will be included on the list of rejected sites and locations.

Assessing Suitability

- 4.11 In terms of assessing whether each site/location is suitable for development, the factual information recorded during the initial and detailed site survey will be taken into account along with consideration of the following:
- Consistency with national policy
 - Consistency with development plan policy
 - Likely impact of development on neighbouring uses
 - Likely impact of neighbouring uses on development
 - Likely impact of development on the character of the area
 - Likely impact of the character of the area on development
 - Potential landscape impact
 - Likely impact on the highway network
 - Potential heritage impact
 - Appropriateness and likely market attractiveness for the type of development proposed

- 4.12 This is reflected in the proforma attached at Appendix 3.

Assessing Availability

- 4.13 A site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development.
- 4.14 Officers will therefore assess availability on a case-by-case basis having regard to details of land ownership where available, whether a site already has planning permission, whether it has been actively promoted for development (e.g. through the call for sites) and any other relevant information that may be available.

Assessing Achievability

- 4.15 A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

- 4.16 Officers will therefore assess achievability on a case-by-case basis having regard to any relevant information (e.g. submitted through the call-for-sites) and where applicable, through discussions with landowners and site promoters. Where there is an obvious viability concern (e.g. potentially abnormal development costs) additional information may be sought as part of the site assessment process.
- 4.17 Sites and broad locations that are identified as not being suitable and available for development will not be considered achievable.
- 4.18 Sites and broad locations that are identified as being suitable for development but not available may not be deliverable within the first five years but may be identified as being achievable later in the plan period.

Consideration of Potential Constraints

- 4.19 In accordance with the Government's planning practice guidance, where constraints are identified during the assessment process, consideration will be given as to whether those constraints might reasonably be overcome.

5. Stage 3 - Windfall Assessment

- 5.1 Windfall developments are essentially speculative developments on sites that are not known to the Council and have not been allocated within the Local Plan. Such sites can be previously developed (brownfield) sites where the existing use is perhaps no longer viable or the site has become vacant or undeveloped Greenfield sites that the owner wishes to bring forward for development.
- 5.2 National policy and guidance allows for a windfall allowance to be included in any assessment of anticipated future supply, provided the Council has compelling evidence that they will provide a reliable source of supply.
- 5.3 The adopted West Oxfordshire Local Plan 2031 includes a windfall allowance which was considered at the time by the Inspector to be both compelling and conservative³.
- 5.4 In undertaking the HELAA, Officers will revisit these previous assumptions using up-to-date housing completion data in order to form a view on the number of windfall completions that might reasonable be expected to come forward over the assessment period.

³ [West Oxfordshire Local Plan Inspector's Report \(August 2018\) paragraph 91](#)

6. Stage 4 – Assessment Review

- 6.1 The assessment will feed into an indicative trajectory for the delivery of residential and economic development to show how much development is anticipated and at what point time it is likely to be delivered (i.e. within years 1 to 5, 6 to 10, and 11 and beyond).
- 6.2 This will include consideration of any potential risks that might influence whether sites come forward as anticipated.

7. Stage 5 – Final Evidence Base

- 7.1 The Planning Practice Guidance sets out a standard set of outputs which should be produced as a result of the land availability assessment. These will be presented on the Council's website and incorporated into relevant documents where applicable and include:
- List of all sites or broad locations considered, cross-referenced to their locations on maps;
 - An assessment of each site or broad location, including:
 - Where these have been discounted, evidence justifying reasons given;
 - Where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - An indicative trajectory of anticipated development based on the evidence available.
- 7.2 In accordance with the PPG, the assessment will be made available in a publicly accessible format.

Appendix 1 – Initial Site Survey

Type of information	Description of what will be included
Site reference	A unique reference number for each site/location.
Site name	Site/broad location name.
Settlement	The settlement nearest to the site/broad location.
Parish	Which Parish the site/broad location falls within.
Site size (ha)	The gross (total) site area in hectares.
Submitted/promoted use (e.g. housing, employment, mixed-use)	If the site has been submitted to the Council for consideration, which use or uses it has been submitted for.
Source (e.g. developer / landowner submission)	If the site has been submitted to the Council for consideration, the name of the person or organisation that has submitted it.
Planning status / history (if any)	A brief overview of any relevant planning history or status (e.g. existing planning permissions or allocations).
Indicative capacity (no. of dwellings or floorspace if employment use proposed)	An indicative estimate of approximate capacity for new homes or employment space.
Land type (previously developed or greenfield)	Whether a site/location comprises undeveloped greenfield land or previously developed (brownfield) land. If a site/location comprises both, this will be noted.
Current land use	High level description of the current use of the site/location.

Sieving Questions	Yes/No (Y/N)
Does the site / broad location fall wholly within a site of international biodiversity importance?	
Does the site / broad location fall wholly within a site of special scientific interest (SSSI) and/or National Nature Reserve?	
Does the site / broad location fall wholly within a designated area of ancient woodland and/or irreplaceable habitat?	
Does more than 50% of the site / broad location fall within Flood Zone 3b (functional floodplain)?	
Does the site / broad location fall wholly within a designated scheduled monument?	
Does the site / broad location fall wholly within a registered park and garden?	
Does the site / broad location fall wholly within a designated Local Green Space?	
Does the site / broad location fall wholly within a registered Habitat Bank site?	
Does the site / broad location fall wholly within a site receiving ELMS payment?	

Appendix 2 – Detailed Site Survey

Type of information	Description of what will be included
Land use and Character	
Site Description	Description of the site/location in terms of key characteristics, topography, existing land use and buildings etc.
Land uses and character of the surrounding area	Description of surrounding land uses and character (e.g. urban/rural character).
Development Plan Consistency	
Green Belt	Whether the site/location is within the Oxford Green Belt.
Local Green Space	Whether there is a Local Green Space designation within the site/location.
Mineral Safeguarding Area	Whether the site/location falls within a Mineral Safeguarding Area as defined by Oxfordshire County Council as the mineral planning authority.
Other Development Plan Allocations/Designations	Whether the site/location is affected by any other relevant development plan policies, designations or allocations.
Physical constraints	
Access	Description of any physical constraints in terms of vehicular, cycle or pedestrian access.
Contamination	Description of any known land contamination constraints.
Flood Risk	Description based on the majority of the site/location using fluvial flood risk zones.
Public right of way (PROW)	Whether the site/location is affected by a public right of way (directly or indirectly).
Utilities infrastructure	Description of any known physical constraints such as pylons, overhead power lines, substations, transmission pipelines and their safeguarded area, and water/wastewater infrastructure.

Environmental constraints	
Agricultural land classification	Description based on the majority of the site/location. Only relevant for greenfield sites/locations.
Air pollution	Whether the site/location falls within a known area of air pollution e.g. Air Quality Management Area – AQMA.
Ancient Woodland	Whether the site/location is within or adjacent to an area of ancient woodland.
Cotswolds National Landscape	Whether the site/location is within or adjacent to the Cotswolds National Landscape (formerly AONB).
Other landscape designations	Whether there are any other landscape designations within or adjacent to the site/location.
Designated site of international biodiversity importance (existing or proposed)	Whether there is an existing or proposed site of international biodiversity importance within or adjacent to the site/location.
Site of special scientific interest (SSSI)	Whether there is a designated SSSI within or adjacent to the site/location.
Local Wildlife Site (LWS) – existing or proposed new/extended	Whether there is an existing or proposed Local Wildlife Site within or adjacent to the site/location.
Conservation Target Area (CTA)	Whether the site/location falls within or adjacent to a Conservation Target Area.
Habitats of Principal Importance	Whether there is a habitat of principal importance within or adjacent to the site/location.
Protected Species	Whether there are any known protected species within or adjacent to the site/location.
Oxfordshire Nature Recovery Network	Whether the site/broad location is within the Core Zone, Recovery Zone or Wider Landscape Zone.
Tree Preservation Order (TPO)	Whether there are any TPOs within or adjacent to the site/location.

Body of water	Whether there is a body of water that might affect development potential within or adjacent to the site/location.
RAF BN and London Oxford Airport	Whether the site is in close proximity to either RAF Brize Norton or the London Oxford Airport.
Heritage constraints	
Conservation Area	Whether the site/location is within or adjacent to a designated Conservation Area.
Listed building/s	Whether there is a listed building or buildings within or adjacent to the site/broad location.
Registered battlefield	Whether the site/location falls within or adjacent to a registered battlefield.
Registered Parks and Gardens	Whether the site/location falls within or adjacent to a registered park or garden.
Scheduled Monuments	Whether there is a scheduled monument within or adjacent to the site/location.
Archaeological Areas	Whether the site/location falls within or adjacent to an area of known archaeological interest.
World Heritage Site (WHS)	Whether the site/location falls within or adjacent to the Blenheim Palace World Heritage Site.
Proximity to services and infrastructure	
Access to public transport services	Description of access to public transport services.
Access to other services/facilities and settlements, with particular consideration given to supporting walking and cycling	Proximity of site/location to other services and facilities. Description of existing pedestrian and cycle connectivity in the locality.
Potential for site/location to deliver new services, facilities and/or infrastructure	The potential offered by the site/location to provide new services, facilities and infrastructure

Appendix 3 – Assessment of Suitability

Assessment Criteria	Description
Consistency with national policy	An assessment of the principle of development set against relevant national policy.
Consistency with development plan policy	An assessment of the principle of development set against relevant development plan policy (Local Plan, Neighbourhood Plans etc.)
Likely impact of development on neighbouring uses	An assessment of the likely impact which development would have on existing or known, proposed neighbouring uses.
Likely impact of neighbouring uses on development	An assessment of the likely impact which existing or known, proposed neighbouring uses would have on the development potential of the site/location.
Likely impact of development on the character of the area	An assessment of the likely impact which development would have on the character of the local area.
Likely impact of the character of the area on development	An assessment of the likely impact which the character of the local area would have on the potential development of the site/location.
Potential landscape impact	An assessment of the potential landscape impact which development of the site/location would likely have.
Likely impact on the highway network	An assessment of the potential highway impact which development of the site/location would likely have.
Potential heritage impact	An assessment of the potential heritage impact which development of the site/location would likely have.
Appropriateness and likely market attractiveness for the type of development proposed	An assessment of whether the site / location is appropriate for the type of development proposed and likely to be attractive from a commercial, market perspective.