

# Adderbury Neighbourhood Plan

Site Options and Assessment

February 2025

## Quality information

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## Abbreviations used in the report

### Abbreviation Definition

DLUHC	Department for Levelling-Up, Housing and Communities (now MHCLG)
dph	Dwellings per hectare
Ha	Hectare
CDC	Cherwell District Council
SHLAA	Strategic Housing Land Availability Assessment
HELAA	Housing and Economic Land Availability Assessment
NP/NDP	Neighbourhood Plan / Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest
APC	Adderbury Parish Council

# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Adderbury Neighbourhood Plan. The work undertaken was agreed with Adderbury Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in October 2024 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

Adderbury is located in Cherwell and the Neighbourhood Plan is being prepared in the context of the adopted Cherwell Local Plan (2015) and the emerging Cherwell Local Plan. The current Neighbourhood Plan was 'made' in 2018, and a review of this plan is now underway.

The purpose of the site assessment is to determine whether sites that have been identified with potential for development, are suitable for the proposed development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development types comply with the strategic policies of the adopted Development Plan and meet Neighbourhood Plan objectives. The report is also intended to help Adderbury Parish Council to ensure that the Basic Conditions considered by the independent examiner are met, as well as any potential legal challenges by developers and other interested parties.

The following 2 sites have been identified as potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report:

- Part of HELAA403 (part of Southern parcel)
- Part of HELAA468 (part of Western parcel)

ADD.01 has also been found to be suitable for sports and community use.

The remaining 9 sites are not currently suitable for housing development and therefore not appropriate for allocation in the neighbourhood plan.

Should Adderbury Parish Council decide to propose an allocation or allocations for residential development, the next steps would be to select the sites from the shortlist based on the findings of this site assessment, the aims and objectives of the Neighbourhood Plan; community consultation and consultation with landowners; discussions with Cherwell District Council; any other relevant evidence that becomes available; and other considerations such as the appropriate density of the proposed site(s) to reflect local character. They should also ensure that any proposed site allocations are likely to be economically viable.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Adderbury Neighbourhood Plan. The work undertaken was agreed with Adderbury Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in October 2024 as part of the national Neighbourhood Planning Technical Support programme led by Locality.
- 1.2 The purpose of the site assessment is to determine whether identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help Adderbury Parish Council to ensure that the Basic Conditions considered by the independent examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

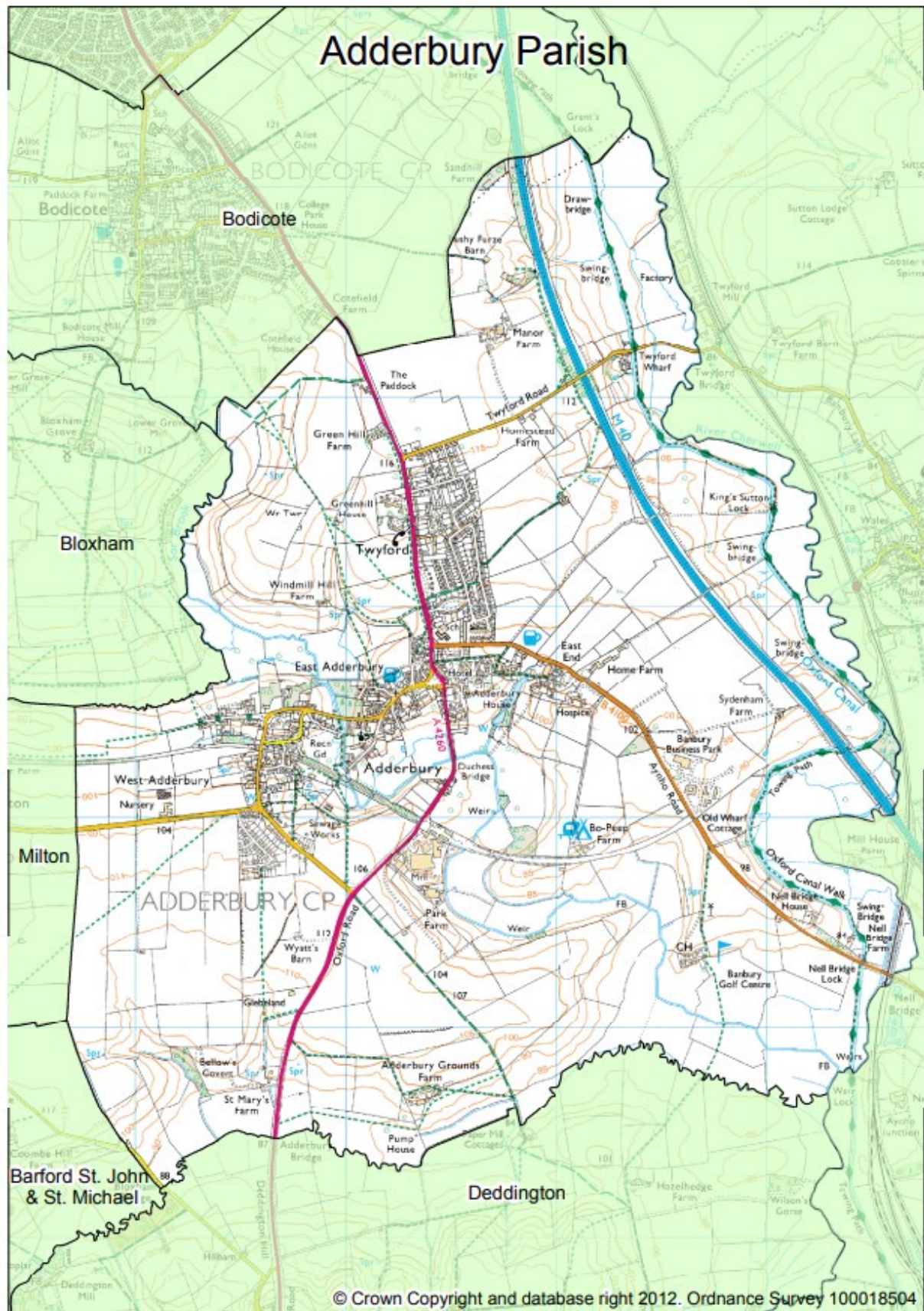
## Local context

- 1.4 Adderbury is located in Cherwell and the Neighbourhood Plan is being prepared in the context of the adopted Cherwell Local Plan and emerging Cherwell Local Plan. The relevant planning authority is Cherwell District Council. As a two-tier local authority, Oxfordshire County Council is responsible for certain public services, most importantly roads, schools and libraries. Planning is entirely devolved to Cherwell District Council.
- 1.5 The village of Adderbury is located around 3 miles south of Banbury in northern Oxfordshire. It is around 25 miles west of Milton Keynes and around 10 miles northwest of Bicester. The A4260 runs through the town providing road access to Banbury and Oxford. The M40 is accessible approximately 1 mile to the east.
- 1.6 Adderbury is categorised in the Cherwell Local Plan under 'Service Villages'. These are settlements that provide facilities and services to smaller rural villages. They are considered to be suitable for minor development, infill and conversions. Adderbury does not have a Built-up Area Boundary defined in the Local Plan, but has a defined Settlement Boundary in the Neighbourhood Plan.
- 1.7 The current Neighbourhood Plan was 'made' in 2018, and a review of this plan is now underway.
- 1.8 There are over 100 Listed Buildings in the parish, the majority of which are Grade II. In addition, the Grade I Listed Church of St Mary lies in the parish. A conservation area covers a portion of the village.
- 1.9 Adderbury had a population of 2,496 at the time of the 2021 Census. The nearest train station is located approximately 1.5 miles away in Kings Sutton. The village is on the Stagecoach route between Oxford and Banbury. The village has a village hall, primary school and several pubs and restaurants. The village also hosts a cricket club and football club.

## The Neighbourhood Plan

- 1.10 The parish of Adderbury, located in Cherwell, was initially designated as a neighbourhood area by Cherwell District Council in 2013 - see **Figure 1-1**
- 1.11 Cherwell District Council have provided a housing requirement of 750 new homes across Category A Villages (including Adderbury) over the plan period. As of March 2016, Adderbury had completed 109, with a further 86 consented, and 353 completed or consented across other Category A villages. The current housing requirement for Adderbury is 75 homes.





**Figure 1-1 Map of Adderbury Neighbourhood Area. Source: CDC.<sup>1</sup>**

<sup>1</sup> Available at: [Area Application | Adderbury Neighbourhood Plan | Cherwell District Council](#)



## 2. Methodology

- 1.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)<sup>2</sup> and Neighbourhood Planning (updated September 2020)<sup>3</sup>. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit<sup>4</sup>.
- 1.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 1.3 The first task is to identify which sites should be considered as part of the assessment. The list of available sites in the parish have been identified from the Cherwell 2024 HELAA. One additional site has come forward from the Parish Council.
- 1.4 From the initial list of sites identified within the Neighbourhood Area, the following sites were removed:
  - Sites currently under development;
  - Sites with planning permission; and
  - Duplicate sites or sites with major overlaps.
- 1.5 These are set out in Table 2-1. The remaining 12 sites have been assessed.

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<sup>2</sup> Available at: [Housing and economic land availability assessment - GOV.UK](#)

<sup>3</sup> Available at: [Neighbourhood planning - GOV.UK](#)

<sup>4</sup> Also see: How to Assess and Allocate Sites for Development toolkit (Locality, 2021) [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

**Table 2-1. Sites considered for assessment in Adderbury Site Options and Assessment Report**

<b>Site reference</b>	<b>Site address</b>	<b>Proposed use</b>	<b>Source</b>	<b>Site Assessment Approach</b>
HELAA001	Land at South Adderbury	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA468
HELAA002	Land to the South of Milton Road	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA468
HELAA003	Land South of Summers Close, Banbury Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA004	Land off Twyford Road	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA468
HELAA005	Land off B4100	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA403
HELAA006	Land West of Banbury Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA007	Land to the West of Banbury Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA008	Land at Berry Hill Road	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA468
HELAA009	Land off Croft Farm	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA010	Land off Croft Lane	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA011	Land South of Green Hill Farm, Banbury Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA012	Land North of Berry Hill Road	Housing	CDC HELAA 2024	Not taken forward for assessment – site under construction
HELAA013	Land East of Banbury Business Park, Aynho Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment

Site reference	Site address	Proposed use	Source	Site Assessment Approach
HELAA057	Park Farm, Oxford Road	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA298	Land to the rear of Gracewell of Adderbury, Gardner Way	Housing	CDC HELAA 2024	Not taken forward for assessment – planning permission on site as of January 2025
HELAA318	Land to the rear of Henge Close and St Mary's Farmhouse, Hornhill Road	Housing	CDC HELAA 2024	Not taken forward for assessment – overlap with HELAA378
HELAA378	Land to the North of Henge Close	Housing	CDC HELAA 2024	Not taken forward for assessment – planning permission on site as of December 2024
HELAA403	Land East of Adderbury	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA468	Land South West of Adderbury	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
HELAA511	Land adjacent to Bankside Phase 2	Housing	CDC HELAA 2024	Included in Neighbourhood Plan Site Assessment
ADD.01	Land north of Milton Road	Sports and community use	Parish Council	Included in Neighbourhood Plan Site Assessment

## Task 2: Gathering information for site assessments

- 1.6 The sites proposed for residential use were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, and the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2021)<sup>5</sup>. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 1.7 The proforma enables a range of information to be recorded, including:
- General information / context:
    - Site location and use
    - Site context and planning history
    - Types of site (greenfield, brownfield, mix)
  - Suitability:
    - Site characteristics
    - Environmental considerations
    - Heritage considerations
    - Community facilities and services
    - Other considerations (e.g. flood risk, agricultural land, tree preservation orders)
  - Availability of sites for development
  - Any issues that may affect site delivery/viability.
- 1.8 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website<sup>6</sup>, Natural England's Magic Map Tool<sup>7</sup> and other sources of evidence (see paragraph 3.88 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 1.9 The HELAA 2024 assessments have also been reviewed and have helped inform the assessment conclusions in this report.
- 1.10 Following the initial desktop assessment, site surveys were carried out in person in December 2024 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

## Task 3: Consolidation of Results

- 1.11 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site

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<sup>5</sup> Available at: [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

<sup>6</sup> Available at: [Cherwell District Council - Homepage](#)

<sup>7</sup> Available at: [Magic Map Application](#)

constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:

- **Green** is for sites which are free of constraints, or which have constraints that can be resolved or mitigated, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
- **Red** sites have insurmountable constraints and are therefore unsuitable for development and not appropriate to allocate for the proposed use in a neighbourhood plan.

## Task 4: Indicative Housing Capacity

1.12 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate.

1.13 The CDC emerging plan sets out an indicative density of 30 dwellings per hectare for rural and other areas, including Adderbury. The indicative housing capacity allows for flexibility should the site be allocated. The CDC emerging plan and HELAA methodology do not provide an approach to estimating developable area. Therefore, developable area was estimated by taking into consideration any site constraints, and accounting for any non-residential development that would be necessary.

**Table 2-2. Calculation of site developable area and density based on CDC emerging local plan indicative density.**

Site Area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2ha to 10ha	75%	30
Over 10ha	50%	30

## 2. Policy Context

### Planning Policy

- 2.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 2.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 2.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)<sup>8</sup> and is supported by the Planning Practice Guidance (PPG)<sup>9</sup>. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 2.4 The statutory local plan-making authority is Cherwell District Council. The key document making up the adopted statutory development plan for Adderbury is the Cherwell Local Plan 2011-2031 (adopted 2016).
- 2.5 Cherwell District Council is currently working on producing a new Local Plan, currently titled 'Cherwell Local Plan Review 2042 – Proposed Submission Document (Regulation 19) December 2024'<sup>10</sup>.
- 2.6 Adderbury have a Neighbourhood Plan adopted in 2018. It sets out detailed policies relevant to the parish area.
- 2.7 The relevant policies and findings from the above plans are presented below.

### National Planning Policy

- 2.8 The policies of particular relevance to development in Adderbury are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 2.9 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 2.10 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 2.11 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.

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<sup>8</sup> Available at: [National Planning Policy Framework](#)

<sup>9</sup> Available at: [www.gov.uk/government/collections/planning-practice-guidance](https://www.gov.uk/government/collections/planning-practice-guidance)

<sup>10</sup> Available at: [cherwell-lp---proposed-submission-dec-2024---complete---72dpi-single-pages.pdf](#)



- 2.12 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 2.13 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
  - The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 2.14 **Paragraph 61** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
- 2.15 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 2.16 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
- 2.17 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- 2.18 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 2.19 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 2.20 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 2.21 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 2.22 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 suggests that where significant development of agricultural land is demonstrated to

be necessary, areas of poorer quality land should be preferred to those of a high quality.

2.23 **Paragraph 212** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

2.24 **Paragraph 214** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## **Cherwell Local Plan 2011-2031 (adopted 2016)**

2.25 **Policy PSD 1: Presumption in Favour of Sustainable Development** states that when considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF.

2.26 **Policy SLE 4: Improved Transport and Connections** states that new development in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development. All developments should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling.

2.27 **Policy BSC 1: District Wide Housing Distribution** identifies that Cherwell District will provide 22,840 additional dwellings over the plan period, with 5,392 provided outside of the two main town centres.

2.28 **Policy BSC 2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density** states that housing development in Cherwell will be expected to make effective and efficient use of land, with previously developed land being encouraged. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.

2.29 **Policy BSC 3: Affordable Housing** states that elsewhere than the main town centres, all proposed developments that include 11 or more dwelling (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.

2.30 **Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision** states that the Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured.

2.31 **Policy BSC 12: Indoor Sport, Recreation and Community Facilities** states that the Council will encourage the provision of community facilities to enhance the sustainability of communities, and encourage partnership working to ensure that built sports provision is maintained in accordance with local provisions.

2.32 **Policy ESD 1: Mitigating and Adapting to Climate Change** states that measures will be taken to mitigate the impact of development within the District on climate change.

- 2.33 **Policy ESD 3: Sustainable Construction** states that all new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development. Cherwell District is in an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.
- 2.34 **Policy ESD 4: Decentralised Energy Systems** states that the use of decentralised energy systems will be encouraged in all new developments. Where feasibility assessments demonstrate that decentralised energy systems are deliverable and viable, such systems will be required as part of the development unless an alternative solution would deliver the same or increased benefit.
- 2.35 **Policy ESD 5: Renewable Energy** states that the potential local environmental, economic and community benefits of renewable energy schemes will be a material consideration in determining planning applications. Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact.
- 2.36 **Policy ESD 6: Sustainable Flood Risk Management** states that the Council will manage and reduce flood risk in the District through using a sequential approach to development; locating vulnerable developments in areas at lower risk of flooding. In addition to safeguarding floodplains from development, opportunities will be sought to restore natural river flows and floodplains, increasing their amenity and biodiversity value.
- 2.37 **Policy ESD 8: Water Resources** states that development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses.
- 2.38 **Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment** states that protection and enhancement of biodiversity and the natural environment will be achieved by not permitting development that would result in harm to the natural environment.
- 2.39 **Policy ESD 11: Conservation Target Areas** states that where development is proposed within or adjacent to a Conservation Target Area biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement.
- 2.40 **Policy ESD 13: Local Landscape Protection and Enhancement** states that opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.
- 2.41 **Policy ESD 15: The Character of the Built and Historic Environment** states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

- 2.42 **Policy ESD 16: The Oxford Canal** states that the Oxford Canal corridor will be protected and enhanced as a green transport route, significant industrial heritage, tourism attraction and major leisure facility through the control of development.
- 2.43 **Policy Villages 1: Village Categorisation** identifies Adderbury as a Service Village and as such considers it to be suitable for minor developments in addition to infilling and conversions.
- 2.44 **Policy Villages 2: Distributing Growth** across the Rural Areas states that a total of 750 homes will be delivered at Service Villages. This will be in addition to the rural allowance for small site 'windfalls' and planning permission for 10 or more dwellings as at 31 March 2014. Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission.
- 2.45 **Policy Villages 3: Rural Exception Sites** states that the Council will support the identification of suitable opportunities for small scale affordable housing schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development.
- 2.46 **Policy Villages 4: Meeting the Need for Open Space, Sport and Recreation** indicates a need for 6.38ha of amenity open space in the Rural North Sub Area where Adderbury is located.

## **Cherwell Local Plan Review 2042 – Proposed Submission Document (Regulation 19) (December 2024)**

- 2.47 Cherwell District Council are currently in the process of producing a new Local Plan and have released a draft version to be consulted upon. Although not yet adopted policy, it is useful to consider some of the policies that are likely to be important in influencing future development. These are:
- 2.48 **Policy SP 1: Settlement Hierarchy** identifies Adderbury as a Category A Village, which are identified as larger villages outside the Green Belt that have essential local services and facilities and often serve nearby smaller villages. They have regular public transport to main towns or local service centres. The policy states that acceptable development for these villages includes: infill development, minor development within the built-up limits of the settlement, and conversions. It states that development beyond built-up limits of the settlement will only be permitted on sites allocated within the Development Plan or in accordance with Policies RUR 2 to 5.
- 2.49 **Policy CSD 1: Mitigating and Adapting to Climate Change** states that all development proposals will be required to ensure and demonstrate that development is resilient to climate change impacts and that the impact of the development on climate change is mitigated.
- 2.50 **Policy CSD 7: Sustainable Flood Risk Management** states that the Council will manage and reduce current and future flood risk in the district using a sequential approach to development, applying the Sequential Test and where necessary, the exceptions test in accordance with national policy and guidance and locating vulnerable development in areas at lower risk of flooding.

**2.51 Policy CSD 11: Protection and Enhancement of Biodiversity** states that all new development proposals will be expected to make a positive contribution to Cherwell's nature recovery through the protection, restoration and expansion of protected sites, habitats and species. Their adaptation to climate change and improving connections between wildlife corridors and protected sites at a landscape scale should be facilitated in line with the hierarchy of designations set out in legislation and in the draft NRN zones:

- i. Development which is likely to have an adverse effect on the integrity of a Special Area of Conservation (SAC), Special Protection Area (SPA) and/or Ramsar site will not be permitted;
- ii. Development which would result in the loss or deterioration of irreplaceable habitats such as ancient woodland, will not be permitted unless there are exceptional reasons where public benefit clearly outweighs the loss or deterioration and a suitable compensation strategy is agreed;
- iii. Development which is likely to have a significant adverse impact on nationally important sites, namely Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNRs), will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs and NNRs and the loss can be mitigated to achieve a net gain in biodiversity, and
- iv. Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance, or impacts Priority/Section 41 habitats and species will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and can be fully mitigated to achieve a biodiversity gain for both species and habitats.

**2.52 Policy CSD 12: Biodiversity Net Gain** states that unless exemptions apply, development will be required to demonstrate a minimum of 10% net gain in biodiversity (measured using the DEFRA Statutory biodiversity metric) by protecting, enhancing and creating habitats of biodiversity value, in addition to recognising the wider benefits from natural capital and ecosystem services. At least 20% biodiversity net gain will be sought in the Nature Recovery Network Core and Recovery zones, and the strategic allocations in this Plan.

**2.53 Policy CSD 13: Conservation Target Areas** states that where development is proposed within or adjacent to a Conservation Target Area, biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development that would have an adverse impact on the target habitats and species of a CTA or prevent its aims being achieved will not be permitted.

**2.54 Policy CSD 14: Natural Capital and Ecosystem Services** states that the Natural Capital Map of Oxfordshire will be expected to be used to inform the planning of development sites to ensure the protection of those areas with high value natural capital assets.

**2.55 Policy CSD 15: Green and Blue Infrastructure** states that the Council will require the protection and enhancement of sites that form part of the existing green and blue infrastructure (GBI) network and the improvement of sustainable connections

between sites. The inclusion of meaningful and integrated GBI in development proposals will be required.

- 2.56 **Policy CSD 19: Soils, Contaminated Land and Stability** states that development will not be permitted where the land is contaminated and not capable of appropriate remediation without compromising development viability or the delivery of sustainable development.
- 2.57 **Policy CSD 20: Hazardous Substances** states that development involving the use, movement or storage of hazardous substances, will only be permitted where the relevant authorities are satisfied that appropriate safeguards are in place to ensure there is no unacceptable risk on human health, safety and the environment. Development of a site in the vicinity of existing hazardous substances, will only be permitted where it is demonstrated that development will not constitute an unacceptable risk to human health, safety, animal health including livestock and the environment. Where necessary, appropriate measures to protect the public and the environment will be required.
- 2.58 **Policy CSD 22: Sustainable Transport and Connectivity Improvements** states that the Council will support measures identified in the Oxfordshire Local Transport and Connectivity Plan and the area travel plans that support delivery of the Local Plan. All development should take a 'decide and provide' approach to manage travel demand by reducing the need to travel, planning for sustainable travel modes, and providing for zero emission vehicle use.
- 2.59 **Policy CSD 23: Assessing Transport Impact/Decide and Provide** states that the Plan supports Oxfordshire's Local Transport and Connectivity Plan 'decide and provide' approach to help the delivery of public transport and active travel improvements as well as to manage the County's road network in a manner which improves safety as well as reduces traffic and congestion. Development that generates a significant number of trips will be required to be located in an area with an appropriate level of public transport accessibility and where public transport capacity and frequency can accommodate the proposed increase in the number of trips, or where capacity and frequency can be increased to an appropriate level through developer contributions, or other infrastructure funding.
- 2.60 **Policy CSD 25: The Effective and Efficient Use of Land – Brownfield Land** and Housing Density states that all development will be required to make effective and efficient use of land which is to be utilised for buildings. Development should not utilise undeveloped land unnecessarily. For residential development, a minimum density of 35 dwellings/hectare will be required in rural and other areas, unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours.
- 2.61 **Policy LEC 7: Best and Most Versatile Agricultural Land** states that best and most versatile agricultural land will be protected from unplanned development to maximise opportunities for food and other agricultural production. Development resulting in the loss of the best and most agricultural land will only be supported if all of the following criteria are met:
- i. The development meets a demonstrable essential need in the public interest;
  - ii. There is insufficient lower grade land available in other suitable locations;



- iii. The contribution to the achievement of sustainable development outweighs the need to protect the land; and
- iv. The likely impact on existing agricultural operations has been minimised.

2.62 **Policy COM 1: District Wide Housing Distribution** states that this Local Plan requires 20,042 homes to be delivered to meet housing need between 2020 and 2042. This includes a rural allocation (applicable to Adderbury) of 565.

2.63 **Policy COM 10: Protection and Enhancement of the Landscape** states that development proposals will be expected to preserve the character and appearance of the landscape through the restoration, management and enhancement of existing areas, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- i. Cause an unacceptable visual intrusion into the open countryside;
- ii. Be inconsistent with local character;
- iii. Introduce disturbances to areas with a high level of tranquility;
- iv. Cause coalescence between settlements;
- v. Harm the setting of natural, built and historic landmark features, or
- vi. Reduce the historic significance of the landscapes.

2.64 **Policy COM 11: Cherwell Local Landscape Designations** states that development proposals within or affecting a designated local landscape will be assessed based on its specific landscape and visual impact on the valued characteristics of the designated landscape. Development must have regard to the Cherwell Local Landscape Designations Study and avoid loss or harm to the aspects of landscape value and qualities of the designated landscape.

2.65 **Policy COM 13: Settlement Gaps** states that the Council will seek to maintain the separate identity of settlements and prevent coalescence of built-up areas. Development proposals will only be considered favourably where:

- i. The physical and visual separation between the settlements is not diminished;
- ii. Cumulatively, with other existing or proposed development, it does not compromise the physical and visual separation between settlements;
- iii. It does not lead to a loss of environmental or historical assets that individually or collectively contribute towards local identity, and
- iv. It is proposed through a Local Plan, Neighbourhood Plan or Neighbourhood Development Order.

Identified strategic gaps include Adderbury and Twyford, Milton and Bodicote.

2.66 **Policy COM 15: Active Travel – Walking and Cycling** states that the Council will support the delivery of public realm improvements and infrastructure designed to

create attractive places that make walking, wheeling and cycling a safer, healthier, and more attractive as a travel choice.

- 2.67 **Policy COM 16: Public Rights of Way** states that public rights of way will be protected and enhanced to ensure access to public rights of way and the connectivity of these networks. Any development that will result in the loss of a Public Rights of Way or significant reduction in amenity or connectivity will not be permitted. In exceptional cases, development that negatively affects a public right of way may be permitted where it is essential that an alternative route is provided or where an altered public right of way provides better access for users or more connections to wider networks. Any changes to public rights of way requires a separate legal process.
- 2.68 **Policy COM 20: Providing Supporting Infrastructure and Services** states that all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from development proposals.
- 2.69 **Policy COM 26: Historic Environment** states that all development proposals should conserve and/or enhance the special character, appearance and distinctiveness of Cherwell District's historic environment, including the significance of its designated and non-designated heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with legislation, national policy and guidance for the historic environment.
- 2.70 **Policy COM 27: Conservation Areas** states that proposals for development in a Conservation Area or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, appearance and setting.
- 2.71 **Policy RUR 1: Rural Areas Housing Strategy** states that development in the rural areas will be considered against the spatial strategy and Policy COM 1: District Wide Housing Distribution. 565 homes will be provided on sites allocated in neighbourhood plans, or this Local Plan in addition to the existing supply. This includes an allocation of 75 for Adderbury.
- 2.72 **Policy RUR 2: Rural Exception Sites** states that the Council will support development for small scale affordable housing schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development.
- 2.73 **Policy RUR 3: New Dwellings in the Countryside** states that the Council will permit the development of a rural worker's dwelling where it has been demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

## Adderbury Neighbourhood Plan 2014-2031 (adopted 2018)

- 2.74 The Adderbury Neighbourhood plan was made in 2018, meaning it holds statutory weight when it comes to planning decisions. The relevant policies are:
- 2.75 **Policy AD1: Adderbury Settlement Boundary** states the Neighbourhood Plan defines an Adderbury Settlement Boundary shown in the Policies Map. Proposals for infill development within the boundary will be supported. Development proposals will

not be supported outside the Adderbury Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character. Proposals for the provision of affordable housing on rural exception sites immediately adjacent to the Adderbury Settlement Boundary will be supported where they meet an identified local need and relate well to the built form of the existing settlement.

- 2.76 **Policy AD2: Green Infrastructure** states that development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they maintain or enhance its integrity and green infrastructure value, by way of their landscape schemes, layouts, access and or through equivalent alternative provision nearby.
- 2.77 **Policy AD3: Local Green Spaces** states that new development will not be permitted on land designated as Local Green Space as designated on the Policies Map, except in very special circumstances.
- 2.78 **Policy AD4: Local Open Spaces** states that to be supported, development proposals on land within any of the Local Open Spaces must demonstrate that, unless it can be clearly shown that the land is surplus to requirements as Local Open Space, that any loss of active or passive recreational provision in a no less convenient location for users
- 2.79 **Policy AD5: Local Gaps** states that development proposals within a local gap will only be supported if they do not harm, individually or cumulatively, its open character.
- 2.80 **Policy AD10: Managing Design in the Conservation Area: The Lanes** states that development proposals in the Lanes Character Area will be supported provided they have full regard to certain design principles.
- 2.81 **Policy AD12: Managing Design in the Conservation Area and its Setting: Former Farm Groups** states that development proposals in the Former Farm Groups Character Area will be supported provided they have full regard to certain design principles.
- 2.82 **Policy AD17: Buildings and structures of local importance** states that proposals affecting the significance of certain locally important buildings and structures will be assessed having regard to the scale of any harm or loss and the significance of the locally important building or structure.
- 2.83 **Policy AD18: New Community Facilities** states that the Neighbourhood Plan allocates land off Milton Road, West Adderbury for sports and community uses.

## Evidence base documents

- 2.84 The site assessment is informed by a range of evidence which support the adopted Local Plan and the made Adderbury Neighbourhood Plan including the following:
- Cherwell District Council Housing and Economic Land Availability Assessment (HELAA) (December 2024)<sup>11</sup>
  - Cherwell District Council Landscape Sensitivity and Character Assessment (November 1995)<sup>12</sup>

<sup>11</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/16101/helaa-report--november-2024-part-1.pdf>

<sup>12</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/13277/cdc-landscape-assessment--cobham-nov-1995--compressed.pdf>

- Adderbury Conservation Area Appraisal (April 2012)<sup>13</sup>
- Cherwell Landscape Sensitivity Assessment (September 2022)<sup>14</sup>
- Cherwell Landscape Character Assessment (September 2024)<sup>15</sup>
- Cherwell Local Landscape Designation Assessment (September 2024)<sup>16</sup>
- Cherwell Green Gaps Study (September 2024)<sup>17</sup>
- Cherwell District 'Category A' Villages – Village Analysis (March 2016)<sup>18</sup>
- Adderbury Green Space & Local Gaps Report<sup>19</sup>
- Adderbury Community Assets Report<sup>20</sup>

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<sup>13</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/352/adderbury-conservation-area-appraisal-april-2012.pdf>

<sup>14</sup> <https://www.cherwell.gov.uk/download/downloads/id/11032/landscape-sensitivity-assessment-september-2022-part-a.pdf>

<sup>15</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/16014/cherwell-landscape-character-assessment-2024---part-1-of-5.pdf>

<sup>16</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/16020/cherwell-local-landscape-designation-assessment-2024---part-1-of-2.pdf>

<sup>17</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/16012/cherwell-green-gaps-study-sept-2024---part-1-of-2.pdf>

<sup>18</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/3836/pr50-category-a-village-analysis---final-report.pdf>

<sup>19</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/6712/>

<sup>20</sup> Available at: <https://www.cherwell.gov.uk/download/downloads/id/6712/>

## 3. Site Assessment

- 3.1 A total of 12 potential development sites within the Adderbury Neighbourhood Area have been taken forward for assessment.
- 3.2 **Figure 4-1** shows the location of all identified sites.
- 3.3 **Table 5-1** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area.
- 3.4 The table shows a ‘traffic light’ rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 3.5 The site assessment ratings are also shown on **Figure 5-1**.
- 3.6 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

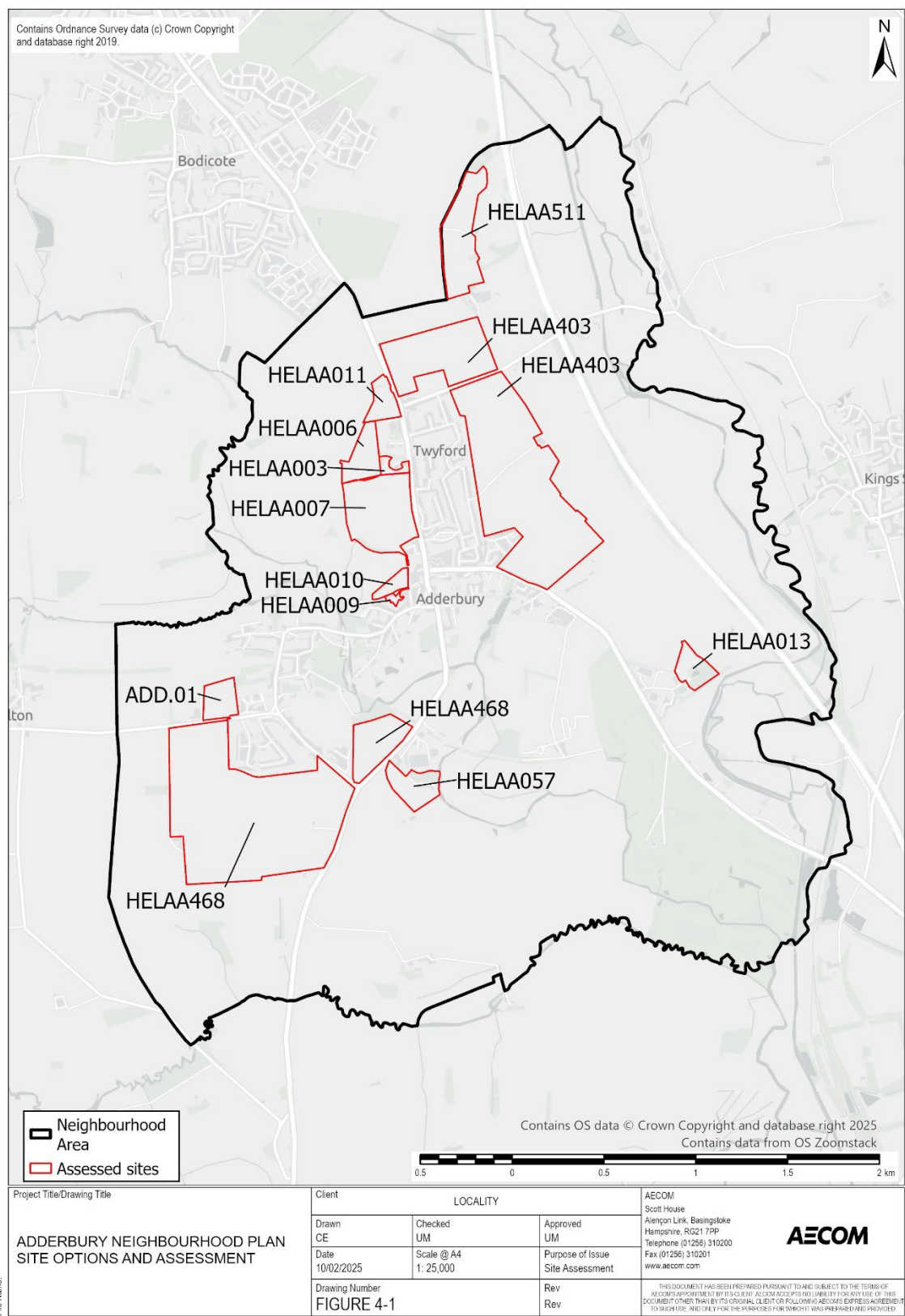


Figure 3-1. Map of all sites assessed



**Table 3-1 Site assessment summary**

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
HELAA003	Land South of Summers Close, Banbury Road, Adderbury	0.76	0	Housing		The site is a small greenfield site located behind existing residential development, and adjacent to the existing settlement boundary. The land is Grade 2 agricultural land. The site is small and an awkward shape which would be an issue for development layout and design. There is currently no access to the site and creating a point of access would be an issue. The site would be prominent in views of the landscape from the conservation area and would impact the character of the landscape. Part of the site is identified as priority habitat (deciduous woodland). The majority of the site is designated as a Local Open Space (AD4) in the made Neighbourhood Plan. The site is not currently suitable, available and achievable.
HELAA006	Land West of Banbury Road, Adderbury	4.44	0	Housing		The site is a greenfield site located outside the existing settlement boundary. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited. The land is Grade 2 agricultural land, and there is a network of valued footpaths in and around the site. Some overhead lines also run through the site. The site is not currently suitable, available and achievable.
HELAA007	Land to the west of Banbury Road, Adderbury	14.21	0	Housing		The site is a greenfield site located outside of the existing settlement boundary. The site is in a prominent location along the main road through Twyford. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited. The land is Grade 2 agricultural land, and there is a network of valued footpaths in and around the site. Prior

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						applications have been refused on grounds of the significant impact on the rural character and loss of views, as well as the archaeological interest of the site. These grounds for refusal are unlikely to be able to be resolved through design. The site is not currently suitable, available and achievable.
HELAA009	Land off Croft Farm Adderbury	0.4	0	Housing		The site is a greenfield located within the existing settlement boundary. The site is a difficult layout, and access is constrained and deemed unsuitable to support further development in the Cherwell HELAA 2024. The site is located within a Conservation Area and Archaeological Area. The site is considered to be prominent in views and contributes to the setting of the historic core and the Grade II listed Croft Farmhouse. The site is not currently suitable, available and achievable.
HELAA010	Land off Croft Lane Adderbury	1.64	0	Housing		The site is a greenfield site located outside and adjacent to the existing settlement boundary. Access onto site is considered constrained and unsuitable to support development according to the Cherwell HELAA 2024. The site is adjacent to the Conservation Area and is identified as part of a proposed Conservation Target Area. Development of the site is likely to impact the setting of the designated heritage asset. The site slopes significantly on the northern portion. Development would harm views towards the countryside and into the Conservation Area according to the Cherwell HELAA 2024. The site is not currently suitable, available and achievable.
HELAA011	Land South of Green Hill Farm, Banbury Road, Adderbury	2.94	0	Housing		The site is a greenfield site located outside of the existing settlement boundary. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited. The site is located in a Local Gap identified in a

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						Neighbourhood Plan policy, safeguarded to prevent coalescence with Bodicote. The site is relatively isolated from the existing settlement, and access to services and facilities would be constrained. The site is not currently suitable, available and achievable.
HELAA013	Land East of Banbury Business Park, Aynho Road, Adderbury	3.47	0	Housing		The site is a greenfield site located outside of the existing settlement boundary. The site is part of a business park and has a history of approvals for employment. The site is in an unsustainable location in terms of access to services, facilities and transport. Any residential development would be car reliant and would therefore be in conflict with sustainable development objectives. The site is not currently suitable, available and achievable for residential development.
HELAA057	Park Farm, Oxford Road, Adderbury	4.45	0	Housing		The site is a greenfield site located outside of the existing settlement boundary. The site has poor access and connection to the rest of the settlement, and poor access to services and facilities. There is a lack of pedestrian footpaths along the main road. Development on this site would be car reliant and unsustainable. The Cherwell HELAA 2024 indicates that the site is considered not available for residential development. The site is not currently suitable, available and achievable for residential development.
HELAA403 (Southern parcel)	Land East of Adderbury	46.68	Up to 89	Housing		Site HELAA403 relates to two parcels of land. This assessment relates to the southern part of the site located south of Twyford Road and east of existing residential development at Twyford. The site is a large greenfield site located adjacent to the existing settlement boundary. There is existing pedestrian and vehicle access at several points across the site. The site is part of a large expanse of rural land with views outward to the open countryside to the east and south. Development of the

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						<p>whole site would have a significant impact on the character of the rural landscape, and would impact some key views from the settlement. However, it is possible that a more limited development, to meet or contribute to the Neighbourhood Plan housing requirement, could be accommodated on the southern part of the site adjacent to existing development, if designed sensitively and with adequate connection to the existing development for pedestrian and vehicular movement. The site is identified as potentially contaminated land and falls within the archaeological area according to the Cherwell HELAA 2024. It is also crossed by some overhead lines at present which may impact viability of the site.</p> <p>The site is potentially suitable, available and achievable for limited development to meet the Neighbourhood Plan housing requirement.</p>
HELAA403 (Northern parcel)	Land East of Adderbury	15.88	0	Housing		<p>Site HELAA403 relates to two parcels of land. This assessment relates to the northern part of the site located north of Twyford Road and east of Banbury Road.</p> <p>The site is a large greenfield site located adjacent to the existing settlement boundary. The site is part of a large expanse of rural land with views outward to the open countryside to the east and south. The site is located in the Local Gap (Twyford) identified in Policy AD5 of the made Neighbourhood Plan. Development of this part of the site would have a significant impact on the character of the rural landscape, and would impact some key views from the settlement. There is no existing vehicular access onto the site. The site does not have any pedestrian access along Banbury Road or Twyford Road, making it an unsustainable location. The site relates poorly to existing development and is far from existing local services. This part of the site is not currently suitable, available and achievable.</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
HELAA468 (Western parcel)	Land South West of Adderbury	59.98	Up to 40	Housing		<p>Site HELAA468 relates to two parcels of land. This assessment relates to the large western part of the site land located west of Berry Hill Rd and south of Milton Road.</p> <p>The site is a large greenfield site located outside of the existing settlement boundary. The land is Grade 2 agricultural land, and a Public Right of Way runs through the site. The site is part of a larger expanse of rural land, and there are expansive views of the open countryside. Any development would impact views, but this impact could be mitigated through design. The site is located in the Milton Local Gap identified in policy AD5 of the Neighbourhood Plan. Full development of the site would harm the open character of the gap and contribute to coalescence with Milton. However, the northern part of the site (previously identified as HELAA002 as shown on Figure 5-1) is considered potentially suitable for development. This part of the site is located adjacent to residential development and close to planned community facilities, making it a suitable location for access to services and facilities. Development on the site would have some impact on landscape character, but this impact could be mitigated through design. A prior planning application was refused on the grounds that the development would have significant harm on the rural character of the land, and that the design related poorly to its surroundings and adjacent development. These reasons could potentially be resolved through a different design. This part of the site is potentially suitable for allocation if the Neighbourhood Plan policy is amended and the constraints identified mitigated. The remaining site is currently in an unsustainable location due to poor access to services and facilities.</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
HELAA468 (Eastern parcel)	Land South West of Adderbury	6.94	0	Housing		<p>Site HELAA468 relates to two parcels of land. This assessment relates to the smaller eastern part of the site located east of Berry Hill Rd and north of Oxford Road.</p> <p>This is a greenfield site located outside of the existing settlement boundary. The northern boundary of the site abuts a deciduous woodland priority habitat. The site is made up of Grade 2 agricultural land. There is existing vehicular agricultural access onto the site from Berry Hill Road, but this location as a point of access would need further investigation to confirm the feasibility of the location and capacity of the road to serve new development. A Public Right of Way connects Berry Hill Road with the Leys and into the village, and while this goes some way to providing pedestrian access to the site it is an unmade, unlit track through a field and is not a safe and suitable access for all users. The PRoW and area to the north of the site is owned by a different landowner and there is no evidence that a pedestrian access could be achieved. There is no footpath along Berry Hill Road and the indirect pedestrian route to the village centre along Oxford Rd does not appear to be safe or suitable.</p> <p>The site is visually sensitive with a flat topography and is prominent along Oxford Road. The land is identified in the HELAA 2024 as being potentially contaminated. The site is opposite an industrial estate. The site is in an unsustainable location, with no current potential to create access. This part of HELAA468 is not currently suitable, available and achievable.</p>
HELAA511	Land adjacent to Bankside Phase 2	6.93	0	Housing		<p>The site is greenfield outside of the settlement boundary. The site is adjacent to saved Local Plan allocations at Banbury and to the Bankside development. It is not currently connected to the road network and would require access via planned developments. The site is located within the Local Gap (Policy AD5 of the Neighbourhood Plan). Development of the site would significantly impact the open character and contribute to</p>



Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Summary
						coalescence between Banbury/Bodicote and Twyford. The site contains Grade 2 Agricultural Land and is dissected by a PRow in an east-west orientation. The site is in close proximity to the M40 and may require noise mitigation. The site is not currently suitable, available and achievable.
ADD.01	Land north of Milton Road	4	Up to 72	Sports and Community Use		<p>The site is a greenfield site located outside of the existing settlement boundary, with lapsed planning permission for sports facilities. The land is Grade 2 agricultural land. The site is well sheltered due to mature vegetation, and existing development on either side of it. There are no prominent views from the site. There is access onto the site from the main road to the south.</p> <p>The site is suitable, available and achievable for sports pitches and community facilities and can therefore be allocated for this use in the Neighbourhood Plan. Community Infrastructure Levy (CIL) receipts from development within an area with a made Neighbourhood Plan can be used to fund community facilities, which could be explored for this project.</p>



## 4. Conclusions

### Site Assessment Conclusions

4.1 Of the potential development sites within the neighbourhood area that were identified in the 2024 HELAA, 2 sites have been identified as potentially suitable for housing development, subject to resolving or mitigating identified constraints:

- Part of HELAA403 – Land East of Adderbury (part of Southern parcel)
- Part of HELAA468 – Land South West of Adderbury (part of Western parcel)

4.2 Additionally, ADD.01 has been found to be suitable for sports and community use.

### Next steps

4.3 Should the steering group decide to propose allocations for residential development, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- The findings of this site assessment;
- An assessment of viability;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Discussion with CDC;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

### Other considerations

#### Viability

4.4 If a site or sites are selected for allocation, it is recommended that the steering group discuss site viability with CDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

#### Affordable Housing

4.5 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

## Appendix A - Site Assessment Reference Sheet

### Assessment of Suitability

#### Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)
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#### Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)
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#### Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
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#### Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)
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#### Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)
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### Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)
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### Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
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### Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
-----------	------------

### Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
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### Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
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### Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
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### Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
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### Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
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### Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)
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### Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

Within (red)	No (green)	Adjacent (amber)
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Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

No (green)	Yes (amber)
------------	-------------

Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)
------------	-------------

Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. overhead lines/pipelines, or is the site in close proximity to hazardous installations?

No (green)	Yes (amber)
------------	-------------

Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

No (green)	Yes (amber)
------------	-------------

Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
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Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
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Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
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Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)
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Landscape sensitivity

Is the site low, medium or high sensitivity in terms of landscape?

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Visual amenity

Is the site low, medium or high sensitivity in terms of visual amenity?

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

**Designated heritage asset**

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
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**Non-designated heritage asset**

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green) Directly impact and/or mitigation not possible; or	Some impact, and/or mitigation possible (amber)
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**Green Belt**

Is the site in the Green Belt?

Yes (red)	No (green)
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**Planning Policy**

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

**Other relevant planning policies**

Are there any other relevant planning policies relating to the site?

**Greenfield / mix / PDL**

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)
- Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
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**Relationship with settlement**

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
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**Settlement boundaries**



Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
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### Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
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### Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
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### Assessment of Availability

#### Site availability

Is the site available for development?

No (red)	Yes (green)
----------	-------------

#### Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

#### Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

### Assessment of Achievability

#### Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
-----------	------------

### Conclusions

#### Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

#### Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

#### Other key information

### Overall rating

The site is suitable and available (green)


The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
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## Appendix B - Site Assessment Proformas

### Site HELAA003

Site Details	
Site Address	Land South of Summers Close, Banbury Road
Gross Site Area (ha)	0.76
SHLAA/HELAA Reference	HELAA003
 <p>Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.</p>	
Existing land use	Scrub
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source HELAA 2024	
Planning history	17/00457/OUT (2017) Application refused for proposed residential development for up to 5 dwellings. Reason for refusal: the proposed development represents inappropriate 'back-land' development that would poorly integrate with the existing built form and result in significant tree loss detracting from the rural character of the area; considered to be contrary to Policy ESD1 and Villages 1 of the Cherwell Local Plan 2011-2031
Neighbouring uses	Residential/Agricultural
Assessment of Suitability	
Statutory environmental designation	<p>G No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.</p>
Non-statutory environmental designations	<p>G No known non-statutory environmental designations identified on or adjacent the site.</p>

Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.			
Flood Zone	G	Low Risk			
Surface water flooding	G	Low Risk			
Within best agricultural land	R	Yes - Grade 2			
Potential to support priority species	R	Yes - The site contains priority habitats (deciduous woodland) (0.11 Ha). Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. North Adderbury is also identified as a priority area for countryside stewardship measures addressing Corn Bunting habitat issues.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	R	No - no current access and no potential access onto site			
Pedestrian access	A	Yes - potential to create access			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	A	Yes - the majority of the site is designated as a Local Green Space in the made Neighbourhood Plan			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - this site is small and highly vegetated. The site would be prominent in views of the landscape from the conservation area and would impact the character of the landscape. This site falls within the proposed local landscape designation of Cherwell Valle which is considered to have 'above ordinary' landscape value.			
Visual amenity	G	Low sensitivity - site backs up onto residential development. There are open countryside and landscape views to the south and west, but the size of the site is likely to deem any effects minor			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space	No				

in the adopted and / or emerging Local Plan		
Other relevant planning policies	Yes - Majority of the site is designated as a Local Open Space (AD4) in the made Neighbourhood Plan.	
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Not indicated	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		
Timeframe	Not indicated	
Other key information	None	
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a small greenfield site located behind existing residential development, and adjacent to the existing settlement boundary. The land is Grade 2 agricultural land. The site is small and an awkward shape which would be an issue for development layout and design. Access to the site does not exist and appears constrained in creating access. The site would be prominent in views of the landscape from the conservation area and would impact the character of the landscape. Part of the site is identified as priority habitats (deciduous woodland). Majority of the site is designated as a Local Open Space (AD4) in the made Neighbourhood Plan. The site is not currently suitable, available and achievable.	

## Site HELAA006

### Site Details

Site Address Land West of Banbury Road

Gross Site Area (ha) 4.44

SHLAA/HELAA Reference HELAA006



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Existing land use Agricultural

Land use being considered (if known) Housing

Development capacity (if known) 0

Site identification method / source HELAA 2024

Planning history 0

Neighbouring uses Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Grade 2




Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	A	Yes - no current access but potential to create access from east		
Pedestrian access	G	Yes - pedestrian access through gate from northeast		
Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpaths crossing site		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - some overhead lines running through site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	High sensitivity - this site is part of an expansive area of flat agricultural land. It sits in proximity to the conservation area, and any development on the site would have significant impact on the open countryside, the setting of the conservation area and listed church, and would impact the existing network of footpaths that are valued by the community.		
Visual amenity	R	High sensitivity - the site is flat and part of an expansive rolling topography, and offers expansive views of open countryside, including the conservation area and church in Adderbury. Development would significantly impact views of the open countryside, and the setting of the conservation area and listed church		
Designated heritage asset harm	A	Some impact and/or mitigation possible		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		



Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Not indicated	
Assessment of Viability		
Viability	R	Yes - Some overhead lines run through the site at present which may reduce the developable area or require relocation.
Conclusions		
Site capacity (assessed)		
Timeframe	Not indicated	
Other key information	None	
Overall rating (Red/Amber/Green)	R	Red
Summary	<p>The site is a greenfield site located outside of the existing settlement boundary. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited. The land is Grade 2 agricultural land, and there is a network of valued footpaths in and around the site. Some overhead lines run through the site at present which may reduce the developable area or require relocation.</p> <p>The site is not currently suitable, available and achievable.</p>	

## Site HELAA007

Site Details	
Site Address	Land to the West of Banbury Road
Gross Site Area (ha)	14.21
SHLAA/HELAA Reference	HELAA007
 <p>Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.</p>	
Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source HELAA 2024	
Planning history	<p>15/01773/OUT (2015) Amended application refused for outline planning permission for up to 50 residential dwellings. Reason for refusal: siting and scale on edge of village in an open countryside location; form and appearance, and loss of important views across open countryside; site's location in an area of known archaeological interest with high potential for significant archaeological deposits; lack of evidence of impact on access and local highway network.</p> <p>15/00317/OUT (2015) Application refused for proposed residential development of up to 98 dwellings and other community uses. Reason for refusal: siting and scale on edge of village in open countryside location; form and appearance, extensive loss of important views, location in area of known archaeological interest.</p>
Neighbouring uses	Residential/Agricultural
Assessment of Suitability	
Statutory environmental designation	<p>G No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely</p>

		impacts on terrestrial SSSIs and when to consult Natural England.			
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.			
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.			
Flood Zone	G	Low Risk			
Surface water flooding	G	Low Risk			
Within best agricultural land	R	Yes - Grade 2 and 3a			
Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. North Adderbury is also identified as a priority area for countryside stewardship measures addressing Corn Bunting habitat issues. The site is identified to contain NERC Act S/41 Habitats in the Cherwell HELAA 2024 although the relevant designation is not found through MAGIC.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat, sloping in south			
Vehicular access	A	Yes - only agricultural access currently, but potential to create road access			
Pedestrian access	G	Yes - footpath onto southern portion of site			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpaths crossing site			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - some overhead lines across southern portion of site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	High sensitivity - this site is part of an expansive area of flat agricultural land. It sits in proximity to the conservation area, and any development on the site would have significant impact on the open countryside, the setting of the conservation area and listed church, and would impact the existing network of footpaths that are valued by the community.			
Visual amenity	R	High sensitivity - the site is flat and part of an expansive rolling topography, and offers expansive views of open countryside, including the conservation area and church in Adderbury. Development would significantly impact views of the open			

		countryside and the setting of the conservation area and listed church
Designated heritage asset harm	A	Some impact and/or mitigation possible - development would impact on setting of adjacent conservation area
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation
Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No
Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - Some overhead lines run through the site at present which may reduce the developable area or require relocation.
<b>Conclusions</b>		
Site capacity (assessed)		
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary		<p>The site is a greenfield site located outside of the existing settlement boundary. The site is in a prominent location along the main road through Twyford. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited. The land is Grade 2 agricultural land, and there is a network of valued footpaths in and around the site. Prior applications have been refused on grounds of the significant impact on the rural character and loss of views, as well as the archaeological interest of the site. These grounds for refusal are unlikely to be able to be resolved through design.</p> <p>The site is not currently suitable, available and achievable.</p>

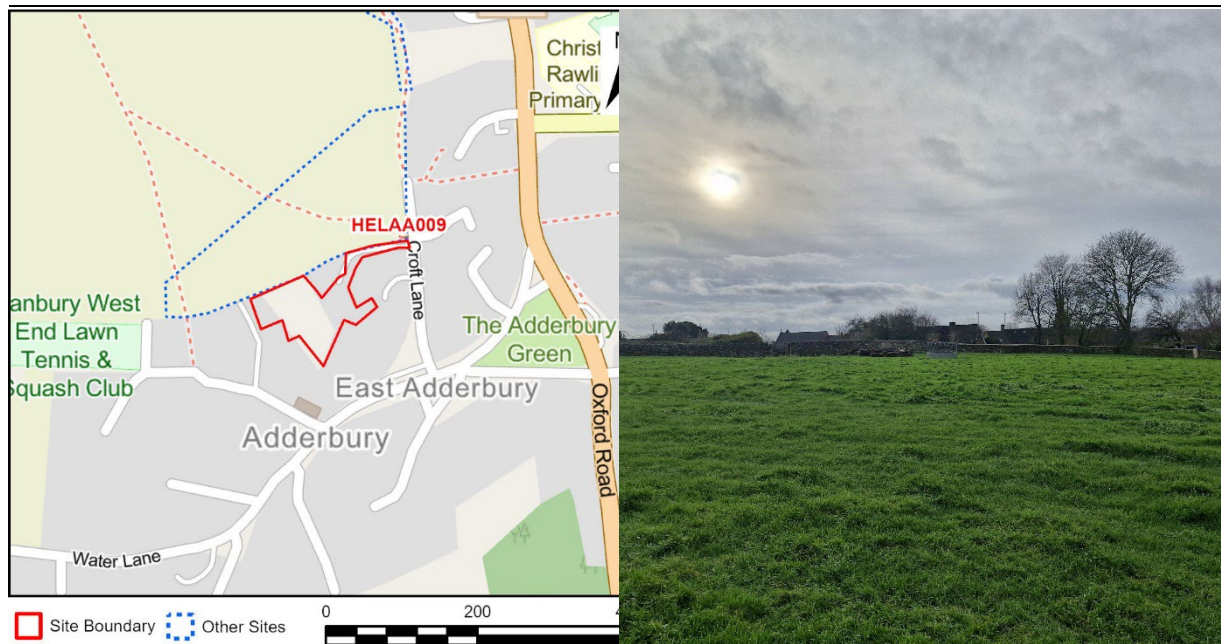
## Site HELAA009

### Site Details

Site Address Land off Croft Farm

Gross Site Area (ha) 0.4

SHLAA/HELAA Reference HELAA009



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Existing land use Agricultural

Land use being considered (if known) Housing

Development capacity (if known) 0

Site identification method / source HELAA 2024

Planning history 0

Neighbouring uses Residential

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No



Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.		
Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping or uneven		
Vehicular access	R	No - existing vehicle access to the site is considered constrained and unsuitable to support further development according to the 2024 Cherwell HELAA.		
Pedestrian access	G	Yes - via existing access road		
Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value. The site is located within a conservation area and its landscape context may contribute to the character of the designated heritage asset. The site is considered to contribute to the rural setting of the historic core of the village according to the Cherwell HELAA 2024.		
Visual amenity	A	Medium sensitivity - the site is adjacent to existing converted farmhouses. It has some intervisibility with the surrounding landscape. The site is considered to be prominent in views from the countryside to the north according to the Cherwell HELAA 2024. The site does not impact any key views identified in the Adderbury Conservation Area Appraisal.		
Designated heritage asset harm	A	Some impact and/or mitigation possible - the site is considered to contribute to the rural setting of the Conservation Area and the group of listed former farm buildings according to the Cherwell HELAA 2024. Further analysis shows that only Croft Farmhouse is designated as a Grade II listed building. The site falls within the Conservation Area and Archaeological Area.		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space		No		

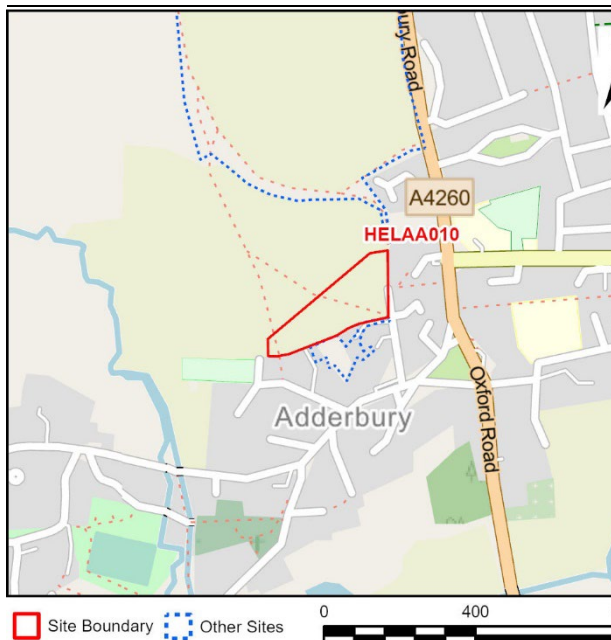
in the adopted and / or emerging Local Plan		
Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	G	Within the existing built up area (infill)
Settlement boundaries	G	Within the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Not indicated	
Assessment of Viability		
Viability	Unknown - the site is identified to fall within an Archaeological Area	
Conclusions		
Site capacity (assessed)		
Timeframe	Not indicated	
Other key information	None	
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a greenfield located within the existing settlement boundary. The site is a difficult layout, and access is constrained and deemed unsuitable to support further development in the Cherwell HELAA 2024. The site is located within a Conservation Area and Archaeological Area. The site is considered to be prominent in views and contributes to the setting of the historic core and the Grade II listed Croft Farmhouse. The site is not currently suitable, available and achievable.	



## Site HELAA010

### Site Details

Site Address	Land off Croft Lane
Gross Site Area (ha)	1.64
SHLAA/HELAA Reference	HELAA010



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Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	HELAA 2024
Planning history	0
Neighbouring uses	Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No

Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.		
Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping or uneven		
Vehicular access	R	No - existing vehicle access to the site is considered constrained and unsuitable to support further development according to the 2024 Cherwell HELAA.		
Pedestrian access	G	Yes - existing footpath onto site		
Cycle access	G	Yes - along access road		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - some overhead lines crossing site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - The site is located within a conservation area and its landscape context may contribute to the character of the designated heritage asset. The levels of the land drop significantly to the north which would harm views both towards the countryside to the north and into the conservation area according to the Cherwell HELAA 2024.		
Visual amenity	A	Medium sensitivity - the site slopes on the northern portion, and so development would become prominent in approaches from the north. Development of the site will harm views both towards the countryside to the north and into the conservation area according to the Cherwell HELAA 2024.		
Designated heritage asset harm	A	Some impact and/or mitigation possible - development would impact the setting of the Conservation Area. The site also falls within the Conservation Target Area.		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - Some overhead lines run through the site at present which may reduce the developable area or require relocation.
<b>Conclusions</b>		
Site capacity (assessed)		
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary		<p>The site is a greenfield located outside and adjacent to the existing settlement boundary. Access onto site is considered constrained and unsuitable to support development according to the Cherwell HELAA 2024. The site is adjacent to the Conservation Area and is identified as part of the Conservation Target Area. Development of the site is likely to impact the setting of the designated heritage asset. The site slopes significantly on the northern portion. Development will harm views towards the countryside and into the Conservation Area according to the Cherwell HELAA 2024.</p> <p>The site is not currently suitable, available and achievable.</p>

## Site HELAA011

### Site Details

Site Address	Land South of Green Hill Farm, Banbury Road
Gross Site Area (ha)	2.94
SHLAA/HELAA Reference	HELAA011



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Existing land use	Agricultural/Residential
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	HELAA 2024
Planning history	0
Neighbouring uses	Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Grade 2

Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. North Adderbury is also identified as a priority area for countryside stewardship measures addressing Corn Bunting habitat issues.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - access onto northern portion of site			
Pedestrian access	R	No - no pavement along road			
Cycle access	G	Yes - along access road			
Tree Preservation Orders	A	Yes - at site entrance			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpaths along site edges			
Ground contamination	A	Yes - Cherwell HELAA 2024 indicates that the site is potentially contaminated land			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is located adjacent to the plot assessed in the landscape sensitivity assessment, and maintains a similar landscape, with few ecological assets. The site is located within the Local Gap between Adderbury and Twyford, and contributes importantly to maintaining this gap.			
Visual amenity	R	High sensitivity - the site is flat and part of an expansive rolling topography, and offers expansive views of open countryside, including the conservation area and church in Adderbury. Development would significantly impact views of the open countryside and the setting of the conservation area and listed church.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No				
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	A	Yes - coalescence with Twyford
Size and character	G	No
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - the site is identified as potentially contaminated land in the Cherwell 2024 HELAA.
<b>Conclusions</b>		
Site capacity (assessed)		
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary		<p>The site is a greenfield site located outside of the existing settlement boundary. The site is part of a large expanse of rural land sloping down towards the conservation area, and is prominent in landscape views. Development on the site would significantly impact the landscape character and the setting of the conservation area, and options for mitigation are limited.</p> <p>The site is located in a Local Gap identified in a Neighbourhood Plan policy, safeguarded to prevent coalescence with Bodicote. The site is relatively isolated from the existing settlement, and access to services and facilities would be constrained.</p> <p>The site is not currently suitable, available and achievable.</p>



## Site HELAA013

### Site Details

Site Address Land East of Banbury Business Park, Aynho Road

Gross Site Area (ha) 3.47

SHLAA/HELAA Reference HELAA013



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Existing land use Scrub

Land use being considered (if known) Housing

Development capacity (if known) 0

Site identification method / source HELAA 2024

Planning history 0

Neighbouring uses Employment/agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 (unknown 3a or 3b)



Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. The Cherwell HELAA 2024 assessment shows that the site contains NERC Act S41 Habitats although the relevant designation is not found through MAGIC.		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes		
Pedestrian access	A	Yes - no pavement along road, potential to create access		
Cycle access	G	Yes - along access road		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	A	Yes - Cherwell HELAA 2024 indicates that the site is potentially contaminated land		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site contains a lot of mature vegetation as well as a pond that are of ecological significance. Development on the site would have considerable impact on the biodiversity of the site, but would have relatively little impact on the overall character of surrounding landscape. The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value.		
Visual amenity	G	Low sensitivity - the site is adjacent and connected to an existing business park. There is also extensive vegetation around the site, sheltering it from its surroundings.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside and not connected to the existing settlement boundary		

Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - the site is identified as potentially contaminated land in the Cherwell 2024 HELAA.
<b>Conclusions</b>		
Site capacity (assessed)		
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary		<p>The site is a greenfield site located outside of the existing settlement boundary. The site is part of a business park and has a history of approvals for employment. The site is in an unsustainable location in terms of access to services, facilities and transport. Any residential development would be overly car reliant.</p> <p>The site is not currently suitable, available and achievable for residential development.</p>

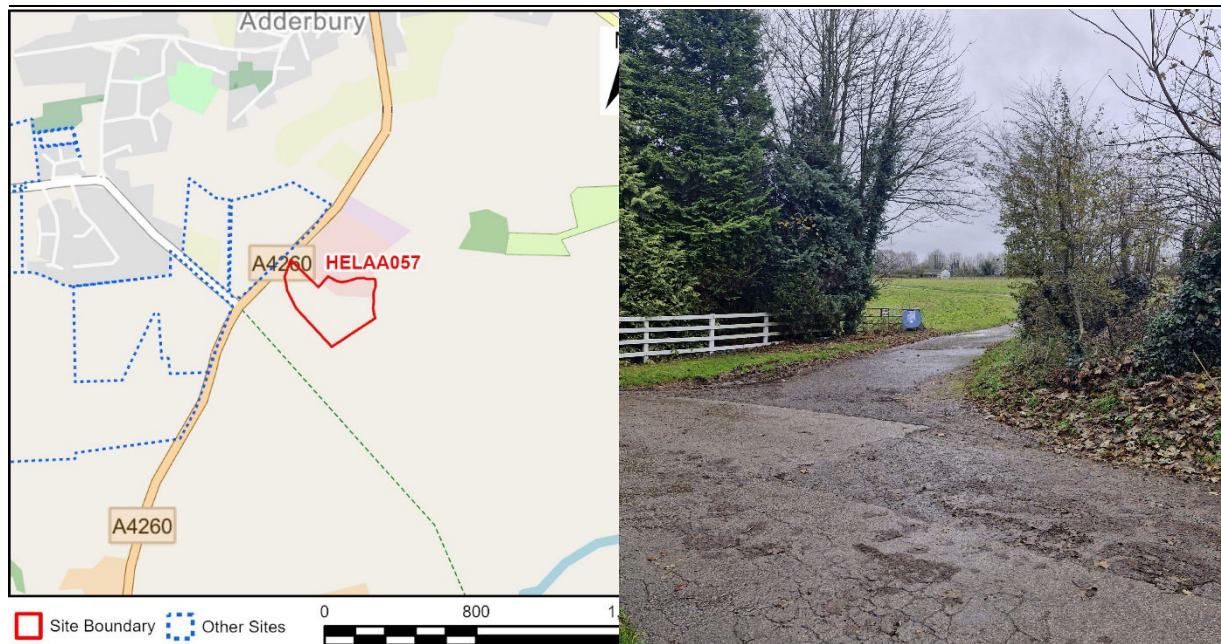
## Site HELAA057

### Site Details

Site Address Park Farm, Oxford Road

Gross Site Area (ha) 4.45

SHLAA/HELAA  
Reference HELAA057



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Existing land use Agricultural

Land use being considered  
(if known) Housing

Development capacity (if known) 0

Site identification method / source HELAA 2024

Planning history 19/00226/F (2019) Application permitted for demolition of existing agricultural barns and double garage, and conversion of existing agricultural barns to form a single dwelling and additional ancillary residential accommodation to Park Farm

Neighbouring uses Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No, there are no habitat sites within Cherwell District Council that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.

Flood Zone	G	Low Risk - a small eastern portion of site in flood zone 2 and 3			
Surface water flooding	G	Low Risk			
Within best agricultural land	G	No			
Potential to support priority species	R	Yes - The site contains priority habitats (deciduous woodland) (0.9 Ha). Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - existing access onto site			
Pedestrian access	G	Yes - pavement along road leading to site			
Cycle access	G	Yes - along access road			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - the site is located close to the community valued and ecologically important Sor Brook, and the site contains a lot of vegetation of ecological value. Development would have some impact on the ecological value of the site, but would have relatively little impact on the overall character of surrounding landscape. The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value.			
Visual amenity	G	Low sensitivity - the site is well sheltered through vegetation from the adjacent road and adjacent fields. Development on the site could be designed in such a way as to mitigate any visual impacts.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			

Built-up area	R	Outside and not connected to the existing settlement boundary
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
<b>Assessment of Availability</b>		
Site availability	R	No - Cherwell HELAA 2024 indicates that the site is not available for residential development
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	G	No
<b>Conclusions</b>		
Site capacity (assessed)		
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary		<p>The site is a greenfield site located outside of the existing settlement boundary. The site has poor access and connection to the rest of the settlement, and poor access to services and facilities. There is a lack of pedestrian footpaths along the main road. Development on this site would be overly car reliant and unsustainable. The Cherwell HELAA 2024 indicates that the site is considered not available for residential development.</p> <p>The site is not currently suitable, available and achievable for residential development.</p>



## Site HELAA403

### Site Details

Site Address Land East of Adderbury

Gross Site Area (ha) 59.93

SHLAA/HELAA Reference HELAA403



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Existing land use Agricultural

Land use being considered (if known) Housing

Development capacity (if known) 0

Site identification method / source HELAA 2024

Planning history 0

Neighbouring uses Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Grade 2
Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. North Adderbury is also identified as a priority area for countryside stewardship measures addressing Corn Bunting

		habitat issues. The Cherwell 2024 HELAA suggests that the site contributes to protected species.		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - a few vehicular access points across the site		
Pedestrian access	G	Yes - pedestrian access along footpaths onto the site		
Cycle access	G	Yes - along access roads		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public bridleway		
Ground contamination	A	Yes - Cherwell HELAA 2024 indicates that the site is potentially contaminated land		
Utilities infrastructure	A	Yes - some overhead lines across site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site is large and is important in contributing to the open character of the countryside to the east of the existing settlement edge. The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value. The northern parcel of the site is assessed through the Cherwell Landscape Sensitivity Assessment (September 2022) as part of LSBAN5, which concludes that the assessment area has a low-moderate landscape sensitivity to residential development but development should retain the sense of separation between Banbury and Twyford, and that existing tree groups should be retained to preserve the structure of the landscape.		
Visual amenity	A	Medium sensitivity - the site is part of a larger expanse of flat, open countryside. The site offers views of the open countryside to the east, with existing development forming a hard edge on the western edge of the site. Development would have some impact on views of the town upon approach from the east, and would have some impact on views of countryside that currently exist from the housing to the west of the site.		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - the site falls within an archaeological area according to the Cherwell HELAA 2024 which requires further investigation.		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space		No		



in the adopted and / or emerging Local Plan		
Other relevant planning policies		Neighbourhood plan Policy AD2 Green Infrastructure / Neighbourhood plan Policy AD5 (Twyford Gap)
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - Some overhead lines run through the site at present which may reduce the developable area or require relocation. The site also identified as potentially contaminated land and falls within an archaeological area in the Cherwell 2024 HELAA.
<b>Conclusions</b>		
Site capacity (assessed)		89 (HELAA estimate)
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	A	Amber
Summary		<p>The site is a large greenfield site located adjacent to the existing settlement boundary. There is existing pedestrian and vehicle access at several points across the site. The site is part of a large expanse of rural land with views outward to the open countryside to the east and south. Part of the site is located in the Local Gap (Twyford) identified in Policy AD5 of the made Neighbourhood Plan. Development of the whole site would have a significant impact on the character of the rural landscape, and would impact some key views from the settlement. However, it is possible that a more limited development, to meet or contribute to the Neighbourhood Plan housing requirement, could be accommodated on the southern part of the site, if designed sensitively and with adequate connection to the existing development for pedestrian and vehicular movement. The site is identified as potentially contaminated land and falls within the archaeological area according to the Cherwell HELAA 2024. It is also crossed by some overhead lines at present which may impact viability of the site.</p> <p>The site is potentially suitable, available and achievable for limited development to meet the Neighbourhood Plan housing requirement.</p>

## Site HELAA468 (Western parcel)

### Site Details

Site Address	Land South West of Adderbury
Gross Site Area (ha)	59.98
SHLAA/HELAA Reference	HELAA468



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Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	HELAA 2024
Planning history	0
Neighbouring uses	Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - predominantly Grade 2 with a small section at the southwestern corner classified as Grade 3
Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.

Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	A	Yes - no current access but potential to create access
Pedestrian access	A	Yes - no current access but potential to create access
Cycle access	R	No
Tree Preservation Orders	G	No
Significant trees	G	No
Veteran or ancient trees	G	No
Public Rights of Way	A	Yes - public footpath
Ground contamination	A	Yes - Cherwell HELAA 2024 indicates that the site is potentially contaminated land
Utilities infrastructure	G	No
Loss of social, amenity or community value	G	No
Distance to train station (m)	R	>1200m
		Distance to bus / tram stop (m)
	R	>800m
Distance to town / local centre / shop (m)	R	>1200m
		Distance to open space / recreation facilities (m)
	R	>800m
Distance to primary school (m)	R	>1200m
		Distance to secondary school (m)
	A	1600-3900m
Distance to Cycle route (m)	R	>800m
Landscape sensitivity	A	Medium sensitivity - The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value. The open character of the land is valued for its contribution to the maintenance of the Local Gap with Milton.
Visual amenity	R	High sensitivity - the site is part of a larger expanse of flat, open countryside. The site offers views of the open countryside to the west and south. Sparsely vegetated makes it quite prominent along Milton Road. As such, any development would be visually prominent.
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation
Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No
Other relevant planning policies		Policy AD5: Local Gaps (Milton Gap)
Greenfield / mix / PDL	R	Greenfield
Built-up area	R	Outside and not connected to the existing built up area
Settlement boundaries	R	Outside and not connected to the existing built up area
Coalesce neighbouring sites	A	Yes - coalescence with Bodicote
Size and character	A	Yes
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No

Timeframe	Not indicated	
Assessment of Viability		
Viability	R	Yes - the site is identified as potentially contaminated land in the Cherwell 2024 HELAA.
Conclusions		
Site capacity (assessed)	Up to 40	
Timeframe	Not indicated	
Other key information	None	
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>This assessment relates to the large western part of the site land located west of Berry Hill Rd and south of Milton Road.</p> <p>The site is a large greenfield site located outside of the existing settlement boundary. The land is Grade 2 agricultural land, and a Public Right of Way runs through the site. The site is part of a larger expanse of rural land, and there are expansive views of the open countryside. Any development would impact views, but this impact could be mitigated through design. The site is located in the Milton Local Gap identified in policy AD5 of the Neighbourhood Plan. Full development of the site would harm the open character of the gap and contribute to coalescence with Milton. However, the northern part of the site (previously identified as HELAA002 as shown on Figure 5-1) is considered potentially suitable for development. This part of the site is located adjacent to residential development and close to planned community facilities, making it a suitable location for access to services and facilities. Development on the site would have some impact on landscape character, but this impact could be mitigated through design. A prior planning application was refused on the grounds that the development would have significant harm on the rural character of the land, and that the design related poorly to its surroundings and adjacent development. These reasons could potentially be resolved through a different design. This part of the site is potentially suitable for allocation if the Neighbourhood Plan policy is amended and the constraints identified mitigated. The remaining site is currently in an unsustainable location due to poor access to services and facilities.</p>	

## Site HELAA468 (Eastern parcel)

### Site Details

Site Address	Land South West of Adderbury
Gross Site Area (ha)	6.94
SHLAA/HELAA Reference	HELAA468



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Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	HELAA 2024
Planning history	None on the site The site adjacent was approved at appeal in 2021 (19/00963/OUT). It was originally refused twice due to issues relating to design and access. It was allowed on appeal primarily due to a housing land supply shortfall.
Neighbouring uses	Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Grade 2



Potential to support priority species	R	Yes - The site's northern boundary runs adjacent to a deciduous woodland (priority habitats). Adderbury is also identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	A	No current access but potential to create access. Adjoining scheme approved on appeal following original application 17/02394/OUT refusal on basis of scale and siting beyond built up limits of village, and 5YHLS already being achieved; development proposed poor integration with existing built development. Resubmitted under 19/00963/OUT and refused for same reasons in 2020, but allowed on appeal in 2021 in part due to lack of 5YHLS. Appeal decision recognises that there is some accessibility from the site though there will be some car dependency.		
Pedestrian access	R	No current access and limited potential to create access		
Cycle access	R	No		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath along western boundary		
Ground contamination	A	Yes - Cherwell HELAA 2024 indicates that the site is potentially contaminated land		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value. The open character of the land is valued for its contribution to the maintenance of the Local Gap with Milton.		
Visual amenity	A	Medium sensitivity - the site is part of a larger expanse of flat, open countryside. The site is relatively well visually enclosed by vegetation and existing development. The site is prominent along Oxford Road.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space		No		

in the adopted and / or emerging Local Plan		
Other relevant planning policies		Policy AD5: Local Gaps (Milton Gap)
Greenfield / mix / PDL	R	Greenfield
Built-up area	R	Outside and not connected to the existing built up area
Settlement boundaries	R	Outside and not connected to the existing built up area
Coalesce neighbouring sites	A	Yes - coalescence with Bodicote
Size and character	A	Yes
<b>Assessment of Availability</b>		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	R	Yes - the site is identified as potentially contaminated land in the Cherwell 2024 HELAA.
<b>Conclusions</b>		
Site capacity (assessed)		(developable area =75% of 3.54ha = 2.65ha x 30dph)
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary	<p>Site HELAA468 relates to two parcels of land. This assessment relates to the smaller eastern part of the site located east of Berry Hill Rd and north of Oxford Road.</p> <p>This is a greenfield site located outside of the existing settlement boundary. The northern boundary of the site abuts a deciduous woodland priority habitat. The site is made up of Grade 2 agricultural land. There is existing vehicular agricultural access onto the site from Berry Hill Road, but this location as a point of access would need further investigation to confirm the feasibility of the location and capacity of the road to serve new development. A Public Right of Way connects Berry Hill Road with the Leys and into the village, and while this goes some way to providing pedestrian access to the site it is an unmade, unlit track through a field and is not a safe and suitable access for all users. The PRoW and area to the north of the site is owned by a different landowner and there is no evidence that a pedestrian access could be achieved. There is no footpath along Berry Hill Road and the indirect pedestrian route to the village centre along Oxford Rd does not appear to be safe or suitable.</p> <p>The site is visually sensitive with a flat topography and is prominent along Oxford Road. The land is identified in the HELAA 2024 as being potentially contaminated. The site is opposite an industrial estate. The site is in an unsustainable location, with no current potential to create access. This part of HELAA468 is not currently suitable, available and achievable.</p>	



## Site HELAA511

## Site Details

Site Address	Land adjacent to Bankside Phase 2
Gross Site Area (ha)	6.93
SHLAA/HELAA Reference	HELAA511



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Existing land use	Agricultural
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	HELAA 2024
Planning history	0
Neighbouring uses	Agricultural

## Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - predominantly Grade 2 with the eastern boundary classified as Grade 3
Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues. North Adderbury is also identified as a priority area for

		countryside stewardship measures addressing Corn Bunting habitat issues.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	A	Yes - no current access but potential to create access via saved allocation outside of site boundary.			
Pedestrian access	A	Yes - no current access but potential to create access via saved allocation outside of site boundary.			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - According to the Cherwell Landscape Sensitivity Assessment (2022), the site is considered to be of low-moderate landscape sensitivity. The landscape sensitivity assessment highlights the issue of separation between Banbury and Twyford as a key consideration of this site.			
Visual amenity	A	Medium sensitivity - the site is relatively open and disconnected from the built-up area, however there are no identified views within the surrounding area.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies		Neighbourhood plan Policy AD5: Local Gaps (Twyford Gap);			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	R	Outside and not connected to the existing built up area			
Settlement boundaries	R	Outside and not connected to the existing built up area			
Coalesce neighbouring sites	A	Yes - coalescence with Bodicote			
Size and character	A	Yes			
Assessment of Availability					
Site availability	G	Yes			

Legal or ownership issues	G	No
Timeframe		Not indicated
<b>Assessment of Viability</b>		
Viability	G	No
<b>Conclusions</b>		
Site capacity (assessed)		-
Timeframe		Not indicated
Other key information		None
Overall rating (Red/Amber/Green)	R	Red
Summary	<p>The site is greenfield outside of the settlement boundary. The site is adjacent to saved Local Plan allocations at Banbury and to the Bankside development. It is not currently connected to the road network and would require access via planned developments. The site is located within the Local Gap (Policy AD5 of the Neighbourhood Plan). Development of the site would significantly impact the open character and contribute to coalescence between Banbury/Bodicote and Twyford. The site contains Grade 2 Agricultural Land and is dissected by a PRow in an east-west orientation. The site is in close proximity to the M40 and may require noise mitigation. The site is not currently suitable, available and achievable.</p>	

## Site ADD.01

### Site Details

Site Address	Land north of Milton Road
Gross Site Area (ha)	4
SHLAA/HELAA Reference	N/A



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Existing land use	Agricultural
Land use being considered (if known)	Sports and community use
Development capacity (if known)	0
Site identification method / source	Planning Application
Planning history	18/00220/F (2018) Application permitted for change of use of agricultural land to sport/recreation and community use. 19/02796/F (2019) Application permitted for erection of sports and community pavilion with associated carpark and sports facilities. 21/00104/F (2021) Application permitted for the variation of Condition 2 (plans) of 19/02796/F - amend the drawing numbers, to reflect the proposed building (reduced in size).
Neighbouring uses	Residential/Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No. Adderbury falls within the SSSI Impact Risk Zones for Bestmoor SSSI, with Natural England's advice stating that it would be for the Local Planning Authority to determine likely impacts on terrestrial SSSIs and when to consult Natural England.
Non-statutory environmental designations	G	No known non-statutory environmental designations identified on or adjacent the site.
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk

Surface water flooding	G	Low Risk			
Within best agricultural land	R	Yes - Grade 2			
Potential to support priority species	R	Yes - Adderbury is identified as a priority area for countryside stewardship measures addressing Curlew habitat issues.			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - vehicular access created			
Pedestrian access	G	Yes - pedestrian access along footpaths onto the site			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity - The site falls within the proposed local landscape designation of Cherwell Valley which is considered to have 'above ordinary' landscape value. However, the site is adjacent to the existing built-up area with little ecological features. Recreational development on the site would have little impact on the surrounding landscape character.			
Visual amenity	G	Low sensitivity - the site is sheltered from Milton Road due to significant vegetation along the southern border. Development exists on both sides of the site. There are minimal existing views from the site currently. As such, development would have minimal visual impact.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			

Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Not indicated	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	Not indicated	
Other key information	None	
Overall rating (Red/Amber/Green)	G	Green
Summary	<p>The site is a greenfield site located outside of the existing settlement boundary, with lapsed planning permission for sports facilities. The land is Grade 2 agricultural land. The site is well sheltered due to mature vegetation, and existing development on either side of it. There are no prominent views from the site. There is access onto the site from the main road to the south.</p> <p>The site is suitable, available and achievable for sports pitches and community facilities and can therefore be allocated for this use in the Neighbourhood Plan. Community Infrastructure Levy (CIL) receipts from development within an area with a made Neighbourhood Plan can be used to fund community facilities, which could be explored for this project.</p>	

