

2. Adderbury Neighbourhood Plan: Site Assessment by Aecom

Overview

The Parish council commissioned Aecom to undertake an independent site assessment for the Adderbury Neighbourhood Plan. The purpose of this more in-depth 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.

Map Key

The assessment and site survey information are drawn together into a summary table (viewable within the full Aecom Site Assessment Report) which provides a ‘traffic light’ rating of all sites based on the site constraints and opportunities as well as a large number of technical considerations. 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 more easily 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 subject to resolving constraints.
- Red sites have insurmountable constraints and are therefore unsuitable for development and not appropriate to allocate for the proposed use in a neighbourhood plan.

Site HELAA403

Site Details	
Site Address	Land East of Adderbury
Gross Site Area (ha)	59.93
SHLAA/HELAA Reference	HELAA403

Summary

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. The site is potentially suitable, available and achievable for limited development to meet the Neighbourhood Plan housing requirement.

Site HELAA468 (Western parcel)

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

Summary

This assessment relates to the large western part of the site land located west of Berry Hill Rd and south of Milton Road. 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.

Conclusions

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

- Part of HELAA403 (southern area)
- Part of HELAA468 (northern area, similar to former HELAA002) excluding triangle to the east of Berry Hill Road.

ADD.01 has also been found to be suitable for sports and community use and is earmarked for this purpose. Aecom determined that the remaining sites are not currently suitable for housing development (red colour) and therefore not appropriate for allocation in the neighbourhood plan.

The Aecom assessment identified that only specific areas within these two wider sites would be potentially suitable for housing development. The reason the entire wider site is named collectively in each case is due to land ownership. The assessment concluded that the southern area of HELAA403 is potentially suitable and the northern area of HELAA468 is potentially suitable.

