

3. Shortlist of 4 Smaller Sites for Housing Allocation

The Aecom Site Technical Assessment identified that only specific areas within the two wider sites HELAA403 and HELAA468 would be potentially suitable for housing development and in the case of both, the entire sites would be too large for development as these would accommodate far in excess of the 75 homes required.

On this basis, working with Aecom, the Parish Council Steering Group has identified four smaller sites within these amber zones that may be suitably located and of a more appropriate scale. The size has been determined based on providing approximately 75 homes using Cherwell District Council’s housing density targets.

This shortlist of four smaller sites is shown on the map opposite and brought forward for village consultation.

The four sites are as follows:

Site A. Land south of Milton Road

Site B. North of existing John Harper Road housing development, east of Twyford.

Site C. South of Twyford Road, in field east of Twyford Avenue.

Site D. North of Aynho Road, opposite Pickled Ploughman, east of John Harper Road housing development.

The final selection and number of sites to be put forward will be subject to ongoing technical assessment and the outcomes of the village consultation. It is in the interests of all residents to read the information and submit their comments

Village Consultation on Site Allocation

We are seeking your feedback regarding the above shortlist of four potential sites which the Parish Council, based upon the professional advice received, has decided should be put to the village.

These shortlisted sites have emerged following the assessment by Cherwell District Council in their HELAA study of a much larger number of sites put forward by landowners and developers, as well as professional technical input from Aecom where the suitability of these sites has been assessed across a wide range of technical criteria to consider their suitability and impact.

Whilst comments will be invited, and of course considered, as these are likely to be many and varied, a simple scoring mechanism will enable the Parish Council to reach an overall assessment of the views expressed. Therefore, to assess the views of the village, we will be asking you to list the shortlisted sites in **order of preference**. This will not be a referendum but rather a mechanism to assess the responses received. Please use the feedback form provided.

It is recognised that residents, local businesses and landowners may have a view that a particular site, whether or not included in the HELAA study, but not shortlisted, should also be considered further. The Consultation will be an opportunity for these views to be expressed within the comments and to be taken into account as part of the final assessment.

Consultation Timetable

- 19 January 2026 - Stage 1 Consultation starts
- 4 February 2026 – Drop in Q&A session – Church House 18.00 to 20.00
- 7 February 2026 – Drop in Q&A session – Church House – 14.00 to 16.00
- 16 February 2026 – Stage 1 Consultation closes
- TBA – Stage 2 Regulation 14 Consultation – currently targeting towards end of March
- TBA – submission of Final Draft modified ANP2 to Cherwell District Council for examination and approval – target mid to late 2026

