

Aston Rowant Neighbourhood Plan

Site Assessment

Aston Rowant Parish Council

August 2018

Quality information

Prepared by

Una McGaughrin
Associate Planner

Checked by

Una McGaughrin
Associate

Verified by

Sarah Fiddaman
Project co-ordinator

Approved by

Ben Castell
Director

Revision History

Revision	Revision date	Authorized	Position
1	04/07/18	Una McGaughrin	Associate
2	20/08/18	Una McGaughrin	Associate
3	03/10/18	Una McGaughrin	Associate

Prepared for:

Aston Rowant Parish Council

Prepared by:

AECOM
Aldgate Tower
2 Leman Street, London
E1 8FA, UK
aecom.com

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Abbreviations used in the report

Abbreviation

ARPC	Aston Rowant Parish Council
DPD	Development Plan Document
Dph	Dwellings per Hectare
Ha	Hectare
LP	Local Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
MHCLG	Ministry of Housing, Communities and Local Government
PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
HELAA	Strategic Housing and Economic Land Availability Assessment
SODC	South Oxfordshire District Council
TPO	Tree Preservation Order

Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Aston Rowant Parish to determine whether they would be potentially appropriate to allocate for housing in the Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

The site assessment has only considered suitability for housing and does not consider the other requirements for a site allocation in a development plan; specifically that a site is also available and economically viable for development.

Forty sites were assessed to consider whether they would be suitable for allocation, to meet an identified housing need of a minimum of 17 dwellings. This is the remaining housing requirement after recent development and existing planning permissions have been taken into account. The sites identified for assessment include sites that were submitted through the South Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHELAA) and found to be 'developable' as well as sites that are subject to a current planning application.

The site assessment has found that of the forty sites considered, five sites are suitable for housing and, if found to be available and viable for the proposed development, would be a recommended shortlist from which to select sites to allocate for housing in the Neighbourhood Plan. Nine sites are potentially suitable (i.e. have not been ruled out) but have constraints – some very significant – which mean they are less likely to be suitable for development. If these constraints could not be resolved or mitigated they would not be appropriate for allocation. The remaining twenty six sites are not suitable for housing and therefore not appropriate for allocation in the plan.

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 report; site availability and viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with South Oxfordshire District Council.

1. Introduction

Background

This report is an independent site assessment for the Aston Rowant Neighbourhood Plan on behalf of Aston Rowant Parish Council (ARPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in March 2018 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Neighbourhood Plan is being prepared in the context of the emerging South Oxfordshire Local Plan (2033) and the existing development plan which comprises the saved policies of the South Oxfordshire Local Plan 2011 and the South Oxfordshire Core Strategy 2027. Neighbourhood plans are required to be in conformity with the strategic policies of emerging Local Plan, as well as the adopted Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in Aston Rowant, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The Regulation 19 consultation for the emerging Local Plan concluded in November 2017 and SODC has recently (May 2018) decided to reassess all available housing sites currently proposed in the Plan, along with previously-considered locations that were dismissed but were 'reasonable alternatives' as well as some additional sites that were promoted to the council prior to the close of the Regulation 19 publication stage of the Local Plan. The site assessment process was due to be complete by the end of July 2018 but at the time of writing has not been published.

The emerging Local Plan requires that Neighbourhood Plans allocate land for additional housing to contribute towards housing need. Smaller villages that bring forward Neighbourhood Plans must allocate land for at least a 5% growth in dwelling numbers above those recorded in the 2011 census, and between 5 to 10% in smaller villages that do not bring forward a Neighbourhood Development Plan. However this 5 to 10% should be seen as a minimum requirement for housing.

The purpose of this site assessment is therefore to consider a number of identified potential sites in Aston Rowant Parish to determine whether they would be appropriate to allocate for housing in the Neighbourhood Plan to help to guide the Parish Council decision making in terms of selecting the sites that best meet the housing requirement and Neighbourhood Plan objectives.

Figure 1-1 provides a map of the Aston Rowant Neighbourhood Area, which covers the parish of Aston Rowant.

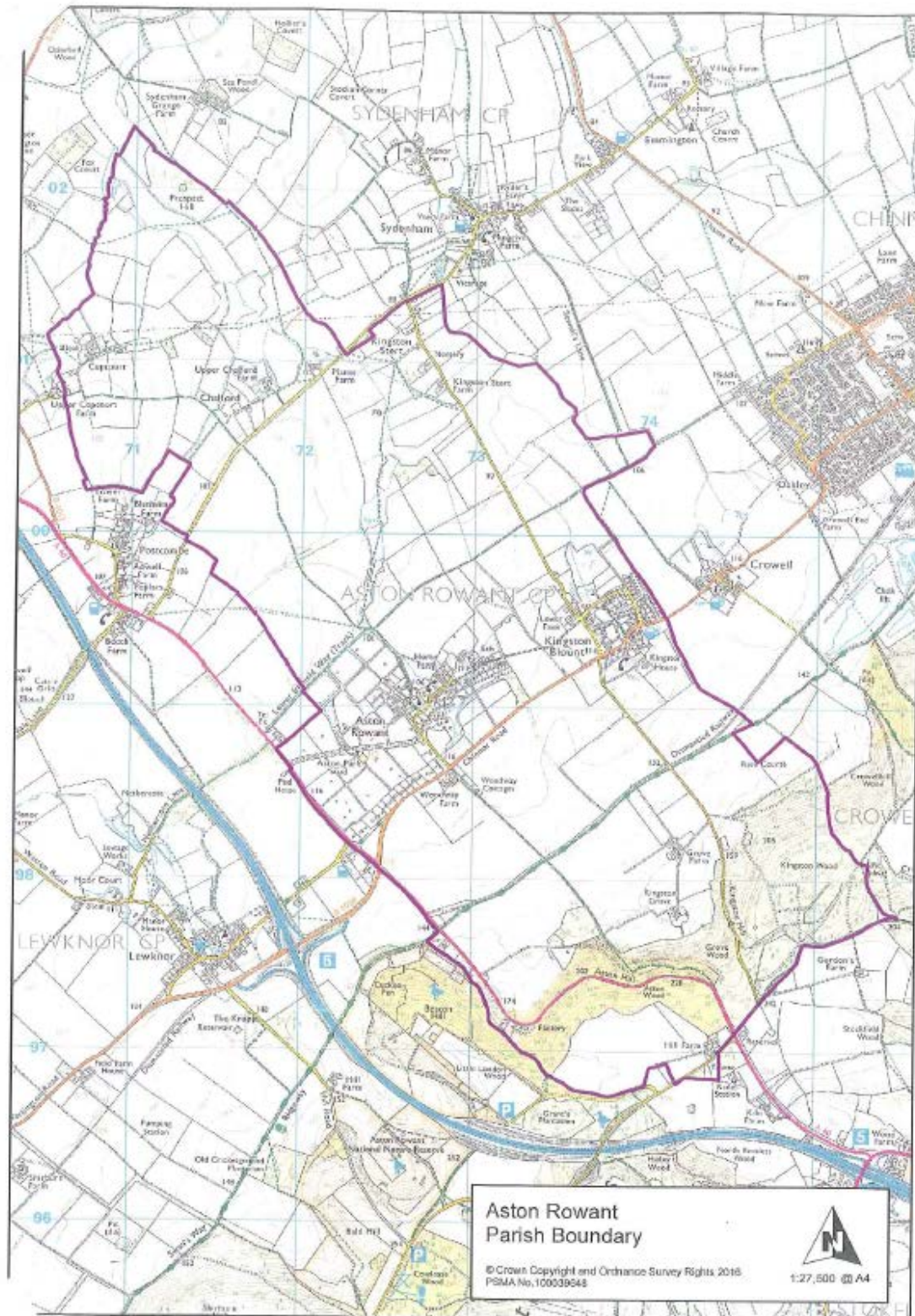


Figure 1-1. Aston Rowant Neighbourhood Plan Area (Source: South Oxfordshire District Council)

Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted Core Strategy, the saved policies of the Local Plan and the emerging Local Plan 2033.

The key documents for South Oxfordshire District Council planning framework are the:

- South Oxfordshire Core Strategy 2027¹;
- Saved Policies of the South Oxfordshire Local Plan 2011²; and
- Emerging South Oxfordshire Local Plan 2033 (Regulation 19 version)³.

South Oxfordshire Core Strategy

On December 13 2012 the South Oxfordshire Core Strategy was adopted by the council. This partially replaced a number of policies in the South Oxfordshire Local Plan 2011.

The Core Strategy sets out the vision for South Oxfordshire up to 2027. It sets out the overall amount of development in the district, the broad locations for delivering housing and other development needs such as employment, retail and transport.

The Core Strategy plans to deliver 10,940 homes up to 2026, plus an additional 547 dwellings for the period 2026 to 2027. Within the rural areas of South Oxfordshire, which includes Aston Rowant, 5,214 new houses are expected to be delivered up to 2027.

The policies of relevance to development in Aston Rowant include:

Policy CSH2 Density – On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area.

Policy CSR1 Housing in villages – Aston Rowant is classified as a ‘Smaller Village’. Housing developments will not be allowed in allocations in ‘Smaller Villages’ but will be allowed as infill (sites of up to 0.2ha, which is equivalent to 5 to 6 houses) and as rural exceptions if need is shown. Redevelopment proposals in all categories of settlements may be acceptable but will be considered on a case by case basis.

The extract below in **Figure 1-2**, taken from the policies map, shows that Aston Rowant and Kingston Blount have designated Conservation Areas and parts of the southern end of the Neighbourhood Area are within an area of Special Area of Conservation and an Area of Outstanding Natural Beauty. Therefore, the policies below are also of relevance.

Policy CSEN1 Landscape – The district’s distinct landscape character and key features will be protected against inappropriate development and where possible enhanced. High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to their setting. Proposals which support the economies and social wellbeing of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement.

Policy CSEN3 Historic Environment – The district’s designated historic heritage assets will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Policy CSB1 Conservation and improvement of biodiversity – The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species). Damage to nationally important sites of special scientific interest, local wildlife sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites will be

¹ Available at: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/core-strategy/adopted-core-strategy>

² Available at: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan/local-plan-2011>

³ Available at: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan>

avoided unless the importance of the development outweighs the harm and the loss can be mitigated to achieve a net gain in biodiversity.

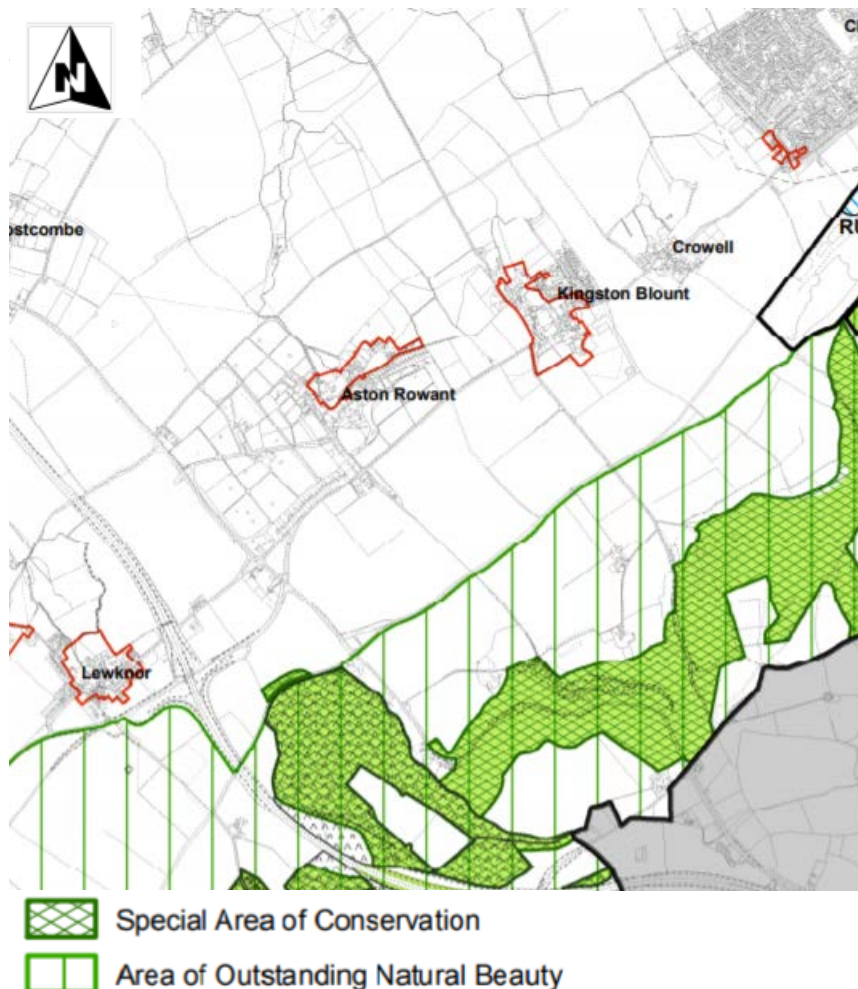


Figure 1-2. Extract from the SODC Core Strategy 2027 (Source: South Oxfordshire District Council)

Saved Policies of the South Oxfordshire Local Plan 2011

The South Oxfordshire Local Plan 2011 was adopted on 20 January 2006; some of the policies were “saved” following the publication of the National Planning Policy Framework in 2012 and others have been superseded by the South Oxfordshire Core Strategy.

The policies of relevance to development in Aston Rowant contained within the South Oxfordshire Local Plan include:

Policy G3 Locational strategy – Development that would give rise to a significant increase in traffic generation in relatively inaccessible or isolated rural locations will not be permitted.

Policy H4 Towns and villages – Proposals for housing on sites within the built-up areas of the villages will be permitted provided that:

- i. An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt;
- ii. The character of the area is not adversely affected; and
- iii. If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.

Policy C4 The landscape setting of settlements – Development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.

Policy C7 Protection of designated sites – Development that is likely to adversely affect a Special Area of Conservation, National Nature Reserve or Site of Special Scientific Interest will not be permitted. On locally designated sites of nature conservation importance, development that would damage biodiversity interest will not be permitted unless the importance of the development outweighs the local value of the site and unless the loss can be mitigated.

Policy CON1 Listed buildings – Proposals for the demolition of any listed building will not be permitted.

Policy CON5 The setting of listed buildings – Proposals for development which would adversely affect the setting of a listed building will be refused.

Emerging South Oxfordshire Local Plan 2033 (Regulation 19 version)

The emerging Local Plan updates the spatial strategy set out in the South Oxfordshire Core Strategy to ensure that the requirement set out in national policy is met for South Oxfordshire's growth needs.

The policies of relevance to development in Aston Rowant include:

Policy STRAT2 The need for new development in South Oxfordshire – Provision will be made to meet the need for at least 17,050 new homes and 35.9 hectares of employment land up until 2033.

Policy STRAT3 The unmet housing requirements from Oxford City – During the plan period, starting in the monitoring year 2021/22, provision will be made to help meet part of Oxford City's unmet housing need for around 3,750 new homes.

Policy H1 Delivering new homes – Housing development will be permitted on sites that are allocated by Neighbourhood Development Plans.

Policy H8 Housing in the Smaller Villages – Aston Rowant and Kingston Blount are classified as 'Smaller Villages' within the emerging Local Plan. A minimum of 500 new homes will be delivered in the smaller villages. This will be achieved through Neighbourhood Development Plans which allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 Census. In smaller villages where there is no Neighbourhood Development Plan a 5 to 10% increase (as a minimum) in dwelling numbers, above those recorded in the 2011 Census, will be achieved through the development of suitable sites and through infill development.

Aston Rowant consisted of 330 dwellings in 2011. Therefore, a 5% increase would be 17 dwellings during the Plan period. However, the supporting text for Policy H8 acknowledges that the provision of 500 homes in smaller villages should be viewed as a minimum level of growth, and therefore, the housing requirement of 17 dwellings should be viewed as a minimum requirement.

Policy H16 Infill Development – Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that:

- i. An important open space of public, environmental or ecological value is not lost, nor an important public view harmed; and
- ii. If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.

Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. Infill should be directed to sites of up to 0.2ha (equivalent to 5-6 homes) in 'smaller villages'.

Policy CF4: Existing Open Space, Sport and Recreation Facilities – Seeks to protect maintain and where possible enhance existing open space, sport and recreation, play facilities and land including playing fields to

ensure their continued contribution to the health and well-being of visitors and residents. Development proposals that result in the loss of such facilities will only be permitted where:

- i) it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development;
- ii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or
- iii) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.

Policy DES8: Efficient use of resources requires new development to make provisions for the effective use of land with densities of at least 30 dwellings per hectare, taking account of local circumstances including access to local services and facilities and local character.

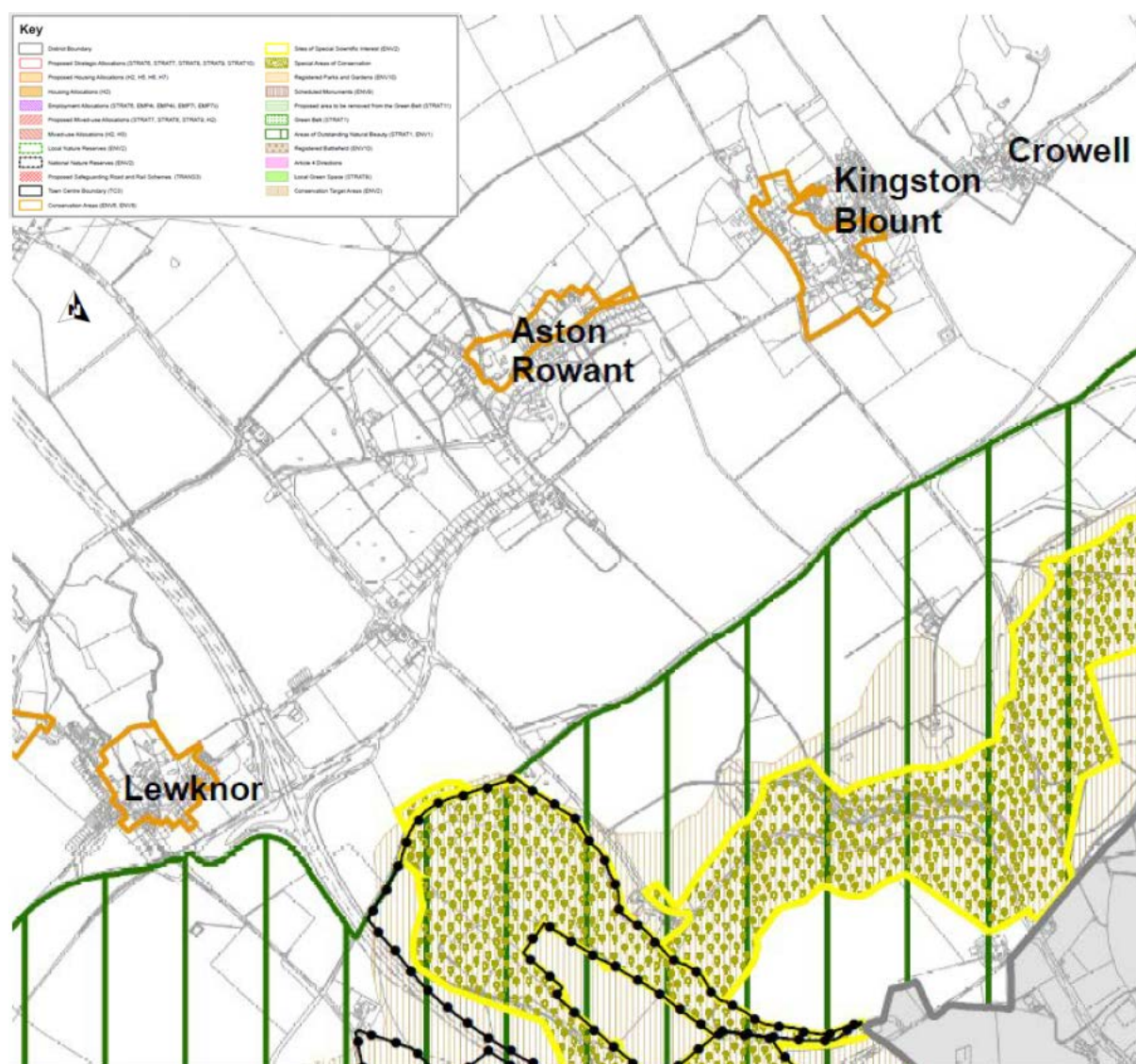


Figure 1-3 Extract from the emerging SODC Local Plan (Source: South Oxfordshire District Council)

The extract from the emerging Local Plan's policies map in **Figure 1-3** indicates that Aston Rowant has a Conservation Area, part of the Neighbourhood Area is within an Area of Outstanding Natural Beauty (AONB), there are two SSSI's, one Special Area of Conservation and one National Nature Reserve. The following policies are of relevance:

Policy ENV1 Landscape and Countryside – The district's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced.

Policy ENV2 Biodiversity – Designated Sites, Priority Habitats and Species – The highest level of protection will be given to sites of international nature conservation importance (Special Areas of conservation). Development that is likely to result in a significant effect, either alone or in combination, on such sites will need to satisfy the requirements of the conservation of Habitat and Species regulations 2010.

Sites of Special Scientific Interest (SSSI) are of national importance. Development that would affect a SSSI will only be permitted in exceptional circumstances, where it can be demonstrated that the benefits of the development clearly outweigh any significant harm to the special interest features and its contribution to the local ecological network.

Policy ENV6 Historic Environment – Proposals for new development that affect heritage assets (designated and non-designated) must conserve or enhance the significance of the heritage asset and its setting.

Policy ENV8 Conservation Areas – Proposals for development within or affecting the setting of a conservation Area must conserve or enhance its special interest, character, setting and appearance.

Other designations / considerations

There are a number of statutory listed buildings within the village of Aston Rowant and Kingston Blount, as their detailed in **Figure 1-4** and **Figure 1-5** below.

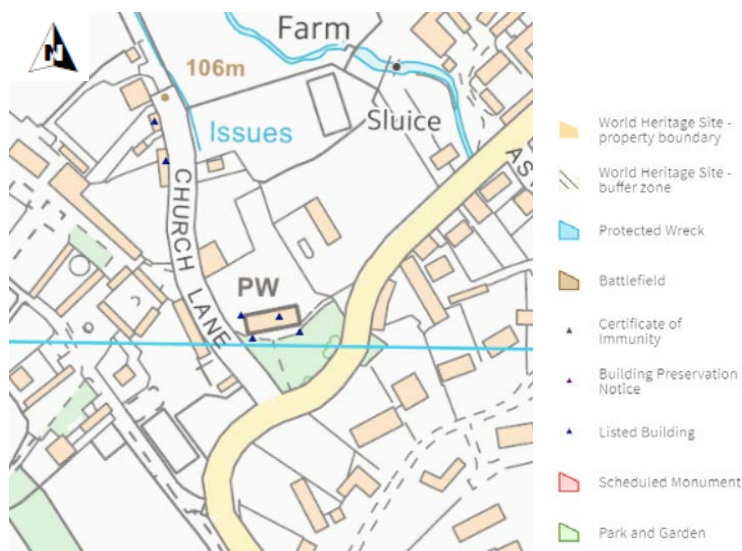


Figure 1-4: Aston Rowant Listed Buildings (Source: Historic England)



Figure 1-5. Location of Listed Buildings in Kingston Blount (Source: Historic England)

The extract in **Figure 1-6** below from Natural England's Magic Map details the statutory land based designations which affect the Neighbourhood Area.

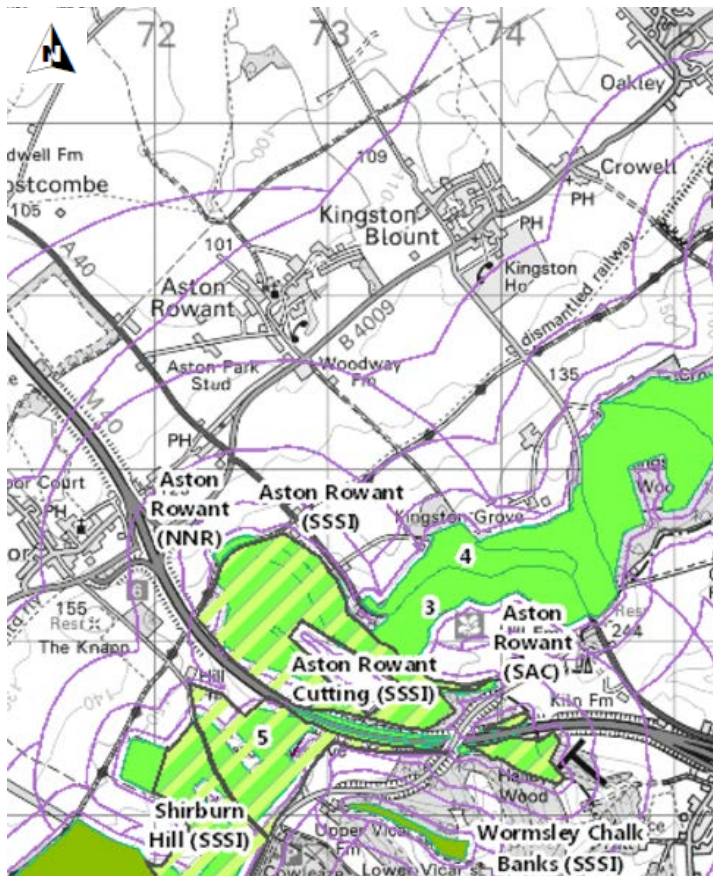


Figure 1-6. Statutory Land-Based Designations in Aston Rowant (Source: Natural England)

The extract in **Figure 1-7** from the Environment Agency's Flood Map for Planning details the areas at risk of flooding (flood zones 2 and 3) within the Neighbourhood Area.

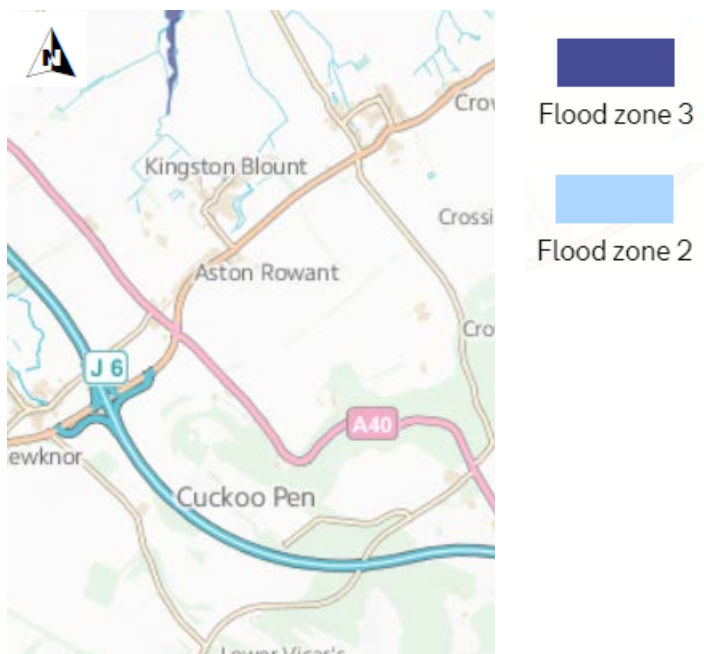


Figure 1-7. Areas at risk of flooding in Aston Rowant (Source: Environment Agency)

2. Site Assessment Method

The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2018) and associated National Planning Practice Guidance published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.

The methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

The Parish Council had decided to explore all sites in the village with the potential to accommodate housing, regardless of whether the site was available for development. A list of 40 sites was produced by the Parish Council based on suggestions from the local community.

The list was checked to ensure that all sites included in the SODC Housing and Economic Land Availability Assessment (HELAA) were included, as well as any sites which were subject to a current planning application.

Task 2: Gathering Information for Site Assessments

Information was collected through a combination of desktop assessment and site visits. The desktop assessment involved a review of the conclusions of the existing evidence, particularly the HELAA and any recent planning decisions, and using other sources including google maps/streetview and MAGIC maps, in order to judge whether a site is suitable for the use proposed against national and local planning policy.

The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area. Key considerations were examined to expand the HELAA conclusions and allow for greater clarity for the steering group on the opportunities and constraints of each of the sites. These key considerations included environmental and heritage designations, planning history, access and landscape.

Task 3: Site Assessment

The Site Assessment starts with a sifting process to discount any sites where development would be clearly in conflict with national or local planning policy⁴ and there would be no way to mitigate this conflict. For example, if a site was within an environmental designation such as a Site of Special Scientific Interest or within the flood plain or isolated development in the countryside.

Where sites had been assessed through the SODC HELAA or through a planning application, this information was used as the basis of the assessment and reviewed to consider how the conclusions should be applied in the Neighbourhood Plan context.

The other sites were assessed against a set of planning criteria (based on the MHCLG Planning Practice Guidance) to establish whether a site is suitable, available and achievable for development and therefore whether they would be appropriate for allocation in a Neighbourhood Plan.

A 'traffic light' rating of all sites shows the conclusion of the site assessment in terms of whether a site is suitable for development and, if also confirmed as available and viable, would be appropriate for allocation in the Neighbourhood Plan. The traffic light rating indicates:

- Green for sites that show no constraints and are appropriate as site allocations;
- Amber for sites which are potentially suitable if issues can be resolved or constraints mitigated
- Red for sites which are not suitable due to insurmountable constraints.

⁴ National policy is the National Planning Policy Framework and Planning Policy Guidance (MHCLG) and Local Planning Policy is the South Oxfordshire adopted and emerging Local Development Plan.

The judgement on each site is based solely on whether the site is suitable at the time of the Neighbourhood Plan submission. At this stage, it is not known if the sites are available or viable. These must be established before a site is put forward for allocation in the plan.

The ratings are intended to indicate a shortlist of sites which are appropriate for allocation in the Neighbourhood Plan. It is for the group to take this shortlist forward and decide, based on Neighbourhood Plan objectives and community consultation, as well as consultation with the LPA, which sites to select as proposed allocations to meet the identified housing requirement.

3. Site Assessment

Introduction

This chapter contains the assessments for all sites that have not already been assessed through the SHLAA or through a planning application.

Figure 3-1 to Figure 3-3 show the sites that are included in the assessment. The sites are then assessed in turn and the results presented in a summary table. The summary table, presented in **Table 3-1**, identifies the sites that are suitable for development in the Neighbourhood Plan (coloured green), potentially suitable if identified constraints can be resolved or mitigated (amber) or unsuitable for development (red).

This assessment is of the suitability of the sites only. At this stage it is not known which of the sites are available or viable for development. Availability and viability of sites must be established before any site is put forward for allocation in the plan.

Maps of sites included in Assessment



Figure 3-1 Map 1 Aston Rowant



Figure 3-2: Map 2 Kingston Blount



Figure 3-3: Map 3 Kingston Stert

Site Assessments

The following sites have been discounted in the initial stages of the assessment as there are obvious reasons why they would not be suitable for development e.g. they are contrary to the National Planning Policy Framework or a Local Plan strategic policy : **1, 8, 12, 13, 14, 20, 22, 25, 28, 29, 30, 31, 32, 35, 37**. Please see Table 3-1 Site Assessment Summary Table for an explanation for the exclusion of the sites from the assessment.

The following site assessment tables therefore consider the suitability for development of sites that have not been discounted through the initial 'sifting' process as part of this Site Assessment.

The criteria used in the assessment are based on the Government's Planning Practice Guidance on neighbourhood planning and the assessment of land for housing.⁵

⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Site 2 – Butts Way paddock



Consideration	Comment
Site Name	Butts Way paddock
Site Area	1.16 ha
Current use	Paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	Unknown
HELAA conclusions	-
Planning history	P01/N0149 Close existing field entrance gate. Construct new entrance and re-site in Butts Way. Planning Permission on 2nd April 2001
Location/Access to services and facilities	The site is removed from the village but close to a pub/hotel and the M40 and bus service.
Environmental and heritage designations	The site is within 700m of the Chilterns Area of Outstanding Beauty; and 1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC.
Access	There is potential to upgrade access onto Butts Way.
Flood risk	Flood Zone 1
Landscape	The site is largely screened by mature trees; however there are intermittent views of the Chiltern AONB from Butts Way and the A40 across the site.
Conclusion	Site is unlikely to be suitable for allocation. It is a greenfield site that is removed from the village and development would be a departure from the current built form of the village. Potentially contrary to <i>Policy H4 Towns and Villages</i> of the Local Plan. Development of the site has also the potential to have an impact on the character of the landscape.
Rating	

Site 3 – B4009 frontage in KB



Consideration	Comment
Site Name	B4009 frontage in KB
Site Area	1.15 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	1015
Site Availability	0-5 years
HELAA conclusions	Suitable for small scale development in line with emerging spatial strategy.
Planning history	-
Location/Access to services and facilities	The site is moderately well located adjacent to the built edge of the village.
Environmental and heritage designations	The site is adjacent to Kingston Blount and within 700m of the Chilterns Area of Outstanding Beauty; and 1.2km of the Aston Rowant SSSI and the Chilterns Beechwoods SAC. The Site is adjacent to Kingston Blount Conservation Area and Grade II Listed Buildings.
Access	There is potential to open new access onto High St / B4009.
Flood risk	Flood Zone 1
Landscape	The site is screened from view from the eastern approach to the village due to mature trees in the eastern edge of the site. The site is screened from view from the immediate B4009 and adjacent conservation area. The site is bounded by hedgerows, trees or other vegetation. The site contains several trees / vegetation.
Conclusion	Site found to be suitable, available and achievable in the SHELAA (Site 1015). It is close to the village centre and public transport and therefore is in a suitable location for development. Currently well screened and development here could be integrated well into the village.
Rating	

Site 4 – B4009/AR Road corner



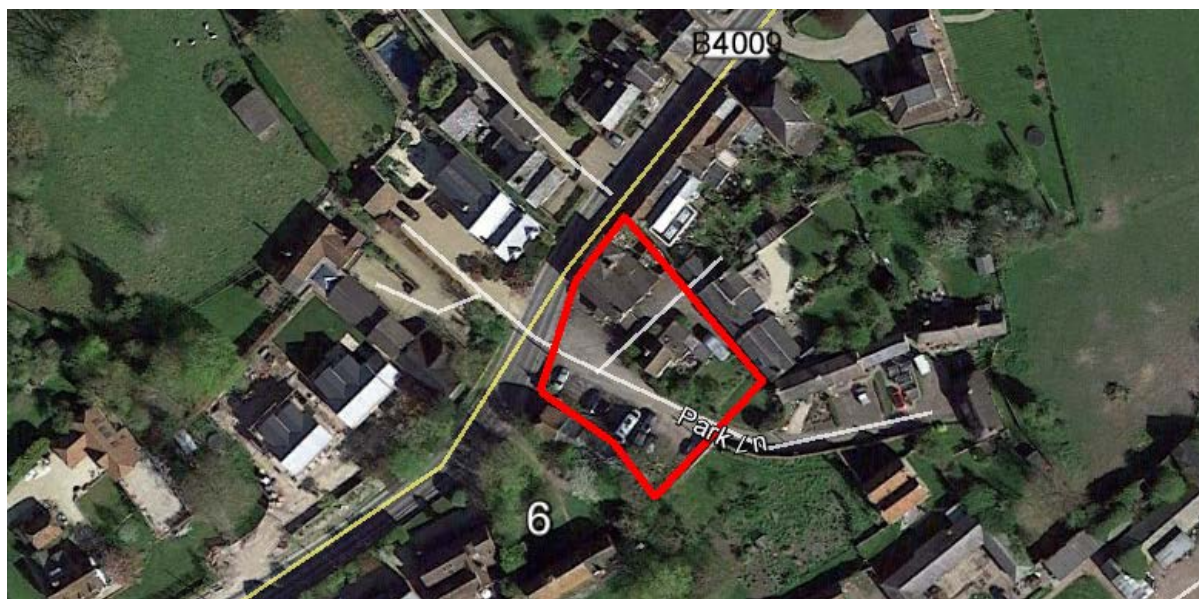
Consideration	Comment
Site Name	B4009/AR Road corner
Site Area	1.37 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P18/S0001/FUL Erection of six detached dwellings and four apartments, together with access, highway alterations, parking, landscaping, drainage and amenity space Refusal of Planning Permission on 25th April 2018
Location/Access to services and facilities	The site is located beyond the current built edge of the village.
Environmental and heritage designations	The site is within 800m of the Chilterns Area of Outstanding Beauty; and 1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC.
Access	There is potential to upgrade access onto Aston Rowant Rd.
Flood risk	Flood Zone 1
Landscape	The site is screened by mature trees and hedgerow.
Conclusion	Site is not suitable as it is poorly related to the village, whereby development outside the built edge of Aston Rowant would be contrary to Policy H4 Towns and Villages of the Local Plan. It is remote from services and facilities including public transport. It also lacks safe pedestrian access and would result in a loss of open space. Recent planning application refused for housing.
Rating	

Site 5 – Paddock on AR Road



Consideration	Comment
Site Name	Paddock on AR Road
Site Area	1.34 ha
Current use	Agricultural paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P17/S3661/FUL The erection of 5 two-storey 4-bedroom residential dwellings (Use Class C3) with associated access off Aston Rowant Road, including parking, landscaping and all enabling and ancillary works. Refusal of Planning Permission on 28th March 2018
Location/Access to services and facilities	The site is moderately located adjacent to the built edge of the village.
Environmental and heritage designations	The site is within 900m of the Chilterns Area of Outstanding Beauty; and 1.1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC. The site is in close proximity to Aston Rowant Conservation Area.
Access	There is potential to open new access onto Aston Rowant Rd.
Flood risk	Flood Zone 1
Landscape	There are views across site of the leafy character of the conservation area. The site forms part of the natural character of a gateway into the village. Site is screened by mature trees and hedgerow.
Conclusion	Site is not suitable as it is poorly related to the village, whereby development outside the built edge of Aston Rowant would be contrary to Policy H4 Towns and Villages of the Local Plan. It is remote from services and facilities including public transport. It also lacks safe pedestrian access and would result in a loss of open space. Recent planning application refused for housing.
Rating	

Site 6 – The Cherry Tree PH



Consideration	Comment
Site Name	The Cherry Tree PH
Site Area	0.13 ha
Current use	Public house (vacant) and car park
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is favourably located within the village.
Environmental and heritage designations	The site is within the Kingston Blount Conservation Area and adjacent to a Grade II listed barn and Old Tudor House; 750m from the Chilterns Area of Outstanding Beauty; and 1.2km from the Aston Rowant SSSI, and the Chilterns Beechwoods SAC.
Access	There is access onto the High St. Park Lane bisects the site.
Flood risk	Flood Zone 1
Landscape	The site is located within a conservation area in close proximity to listed buildings.
Conclusion	Site is favourably located within the village; however development proposals must conserve or enhance the significance of the setting of the conservation area, and adjacent heritage assets. The public house is suitable for conversion to café and B&B type accommodation. The site is potentially suitable for allocation subject to development respecting the existing heritage and landscape character.
Rating	

Site 7 – Infill site on Butts Way



Consideration	Comment
Site Name	B4009/AR Road corner
Site Area	0.2 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Garden
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is removed from the core village.
Environmental and heritage designations	The site is within 700m of the Chilterns Area of Outstanding Beauty; and 1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC.
Access	There is potential to upgrade access onto Butts Way.
Flood risk	Flood Zone 1
Landscape	The site is largely screened by mature trees; the site contains Tree Preservation Orders.
Conclusion	Site is outside the settlement boundary contrary to Policy H4 Towns and Villages of the Local Plan. However, provided the plot is of a sufficient size and the tree can be preserved it could be a suitable location for an additional house, as it is an infill site between existing housing plots.
Rating	

Site 9 – Aston Park Stud, AR Road



Consideration	Comment
Site Name	Aston Park Stud, AR Road
Site Area	0.85 ha
Current use	Recreation and leisure - open [G] The site is predominantly used for horse pasture and stables.
Proposed use in Neighbourhood Plan	Housing
HELAA reference	1057
Site Availability	0-5 years
HELAA conclusions	Suitable for small scale development in line with emerging spatial strategy.
Planning history	-
Location/Access to services and facilities	The site is moderately located adjacent to the built edge of the village.
Environmental and heritage designations	The site is within 1Km of the Chilterns Area of Outstanding Beauty; and 1.2km of the Aston Rowant SSSI, Aston Rowant SAC, and Aston Rowant NNR. The site is in close proximity to Aston Rowant Conservation Area.
Access	There is potential to upgrade access onto Aston Rowant Road.
Flood risk	Flood Zone 1
Landscape	There are intermittent views into the site from Aston Rowant Road. Some or the entire site is bounded by hedgerows, forestry or other vegetation.
Conclusion	Site found to be suitable, available and achievable in the SHELAA. Close to village facilities. Continuation of linear form of village. Limited impact on character of village.
Rating	

Site 10 – Church Lane - site 1



Consideration	Comment
Site Name	Church Lane - site 1
Site Area	0.52 ha
Current use	Paddock / garden
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P17/S2719/O Outline application for erection of a detached two-storey dwelling with garaging, including matters of layout and access and all other matters reserved Refusal of Outline Planning Permission on 9th March 2018
Location/Access to services and facilities	The site is moderately located adjacent to the built edge of the village.
Environmental and heritage designations	The site is within 1.3Km of the Chilterns Area of Outstanding Beauty; and 1.5km of the Aston Rowant SSSI, Aston Rowant SAC, and Aston Rowant NNR. The site is in close proximity to Aston Rowant Conservation Area.
Access	There is no direct access onto Church Lane. Site is adjacent to a track rather than roadway, Church Lane and track would require a major upgrade for provision of two-way carriageway access to and from the site. Church Lane is narrow and heavily constrained, and within a conservation area.
Flood risk	Flood Zone 1
Landscape	Some or the entire site is bounded by hedgerows, mature trees or other vegetation. The site is in a rural setting at the edge of the village.
Conclusion	Site recently refused planning permission on the grounds of location outside the built up area and landscape impact. Despite the refusal of planning permission, it is possible that the site could be allocated for a small amount of development in the Neighbourhood Plan with a redrawn boundary. Development would need to respect the character of the village edge and be sensitively designed.
Rating	

Site 11 - Land to the rear of the Green, Aston Rowant



Consideration	Comment
Site Name	Land to the rear of the Green, Aston Rowant
Site Area	2 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Poorly located
Environmental and heritage designations	Site is adjacent to the Aston Rowant Conservation Area, and within 2km of the Chilterns Area of Outstanding Beauty, the Aston Rowant Woods SSSI, and the Chilterns Beechwoods SAC. The site is adjacent to Aston Rowant Conservation Area.
Access	No direct access unless through site 25.
Flood risk	Flood Zone 1
Landscape	
Conclusion	No access unless through site 25 which looks too small. Unlikely to be suitable due to lack of access and backland development/poorly related to village.
Rating	

Site 15 – Bottom of Kingston Hill



Consideration	Comment
Site Name	Bottom of Kingston Hill
Site Area	2.7 ha
Current use	Paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is poorly located beyond the current built edge of the village, and on the opposite side of the B4009.
Environmental and heritage designations	The site is adjacent to the Kingston Blount Conservation Area within 600m of the Chilterns Area of Outstanding Beauty; and 1.1km of the Aston Rowant SSSI, and the Chilterns Beechwoods SAC.
Access	There is potential to upgrade access onto Kingston Hill.
Flood risk	Flood Zone 1
Landscape	There are views across the site of the Chiltern AONB, Stert Road and Kingston Blount conservation area.
Conclusion	Site is not suitable as it is located outside the current built up edge of Kingston Blount and in open countryside, whereby development would be contrary to <i>Policy H4 Towns and Villages</i> of the Local Plan. Development of the site has potential to have an impact on the character of the landscape and views of the Chilterns AONB from Kingston Blount.
Rating	

Site 16 – B4009 (west of Woodway Farm)



Consideration	Comment
Site Name	B4009 (west of Woodway Farm)
Site Area	0.72 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is poorly located on the built edge of the village.
Environmental and heritage designations	The site is within 700m of the Chilterns Area of Outstanding Beauty; and 1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC.
Access	There is potential to create access onto the B4009.
Flood risk	Flood Zone 1
Landscape	The site is screened by mature trees and potentially may be seen from the Chilterns AONB.
Conclusion	Site is not suitable as it is located outside the current built up edge of Aston Rowant, whereby development would be contrary to <i>Policy H4 Towns and Villages</i> of the Local Plan. The site is also on the opposite side of the B4009, further removed from the village.
Rating	

Site 17 - Rear part of Kingston Blount allotments



Consideration	Comment
Site Name	Rear part of Kingston Blount allotments
Site Area	0.74 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Moderately located
Environmental and heritage designations	Site is adjacent to the Kingston Blount Conservation Area, and within 1.5km of the Chilterns Area of Outstanding Beauty, the Aston Rowant Woods SSSI, the Chilterns Beechwoods SAC, and Chinnor Chalk Pit SSSI.
Access	There is no direct access to the site unless through the western edge of the allotment site.
Flood risk	Flood Zone 1
Landscape	
Conclusion	Access looks unviable unless through allotments. Backland development that would undermine the form of the village. Not immediately adjacent to village due to allotments and therefore would not be integrated well with village. If the allotments were relocated this would potentially be a more suitable location for housing.
Rating	

Site 18 - Land north of Town Farm



Consideration	Comment
Site Name	Land north of Town Farm
Site Area	1.14 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Poorly located
Environmental and heritage designations	Site is adjacent to the Kingston Blount Conservation Area, and within 1.5km of the Chilterns Area of Outstanding Beauty, the Aston Rowant Woods SSSI, the Chilterns Beechwoods SAC, and Chinnor Chalk Pit SSSI.
Access	There is no direct access to the site unless through the western edge of the allotment site.
Flood risk	Flood Zone 1
Landscape	
Conclusion	The site is not suitable for development as it is removed from the village core. However if Site 38 was redeveloped this site would become more suitable and is therefore a potential allocation for a later phase of the plan or for future plan reviews.
Rating	

Site 19 - Land north of Stert Road / The Green, Kingston Stert



Consideration	Comment
Site Name	Land north of Stert Road / The Green, Kingston Stert
Site Area	1.25 ha
Current use	Agricultural
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Poorly located
Environmental and heritage designations	Site is adjacent to the Kingston Blount Conservation Area, and within 700m of the Chilterns Area of Outstanding Beauty, and 1.3km from the Aston Rowant Woods SSSI and the Chilterns Beechwoods SAC.
Access	There is potential for upgrade of access onto Stert Road.
Flood risk	Flood Zone 1
Landscape	There are views across the site towards the Chilterns AONB and views from the B4009 and Stert Road of the site on approach to and from High Street.
Conclusion	The site is not well connected with the village and development of the site would depart from the built form of the village. The site slopes from south to north with potential views across the site from the Chilterns AONB. Development of the site has the potential to damage the attractive landscape setting of Kingston Blount. The site is unsuitable for allocation.
Rating	

Site 21 – Home Farm, The Green, Aston Rowant



Consideration	Comment
Site Name	Home Farm, The Green, Aston Rowant
Site Area	0.43 ha
Current use	Garden and orchard
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is moderately located on the edge of the village.
Environmental and heritage designations	The site is within the Aston Rowant Conservation Area; 1.3km from the Chilterns Area of Outstanding Beauty; and 1.8km of the Aston Rowant SSSI, and the Chilterns Beechwoods SAC.
Access	There is potential to upgrade access onto The Green.
Flood risk	Flood Zone 1
Landscape	There are views of the site across the Green.
Conclusion	The site is the garden / orchard of the Home Farm and within the Aston Rowant conservation area. In accordance with emerging Policy ENV6 Historic Environment, proposals for new development that affect heritage assets must conserve or enhance the significance of the heritage asset and its setting. The site is unlikely to be suitable due to use as garden/orchard and heritage and landscape character constraints. The site has also been identified in the recent SODC Strategic Environmental Assessment as a priority BAP Habitat.
Rating	

Site 23 - Church Lane - site 3



Consideration	Comment
Site Name	Church Lane - site 3
Site Area	0.15 ha
Current use	Garden, Aston Cottage
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Moderately located within built form of village.
Environmental and heritage designations	Site is within the Aston Rowant Conservation Area and is part of the garden of the Grade II listed Aston Cottage. The site is within 1.4km of the Chilterns Area of Outstanding Beauty, Aston Rowant National Nature Reserve, Aston Rowant SSSI and Aston Rowant SAC and 2km from the Aston Rowant Woods SSSI and the Chilterns Beechwoods SAC.
Access	There is potential to create new access onto Church Lane. Development would have to be sympathetic to heritage assets of the immediate area.
Flood risk	Flood Zone 1
Landscape	Site is screened with hedging and trees. Site is within conservation area.
Conclusion	<p>The site is the garden of a Grade II listed building within the Aston Rowant conservation area. In accordance with emerging Policy ENV6 Historic Environment, proposals for new development that affect heritage assets must conserve or enhance the significance of the heritage asset and its setting.</p> <p>The site is unlikely to be suitable for development due to loss of garden and impact on listed building in a conservation area.</p>
Rating	

Site 24 – Old Rectory Land, Aston Rowant



Consideration	Comment
Site Name	Old Rectory Land, Aston Rowant
Site Area	0.15 ha
Current use	Garden
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	Unknown
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	Moderately located within built form of village.
Environmental and heritage designations	Site is within the Aston Rowant Conservation Area and is part of the garden of the Vicarage. It is within the conservation area and adjacent to the listed St Peter and St Paul church and war memorial. The site is within 1.4km of the Chilterns Area of Outstanding Beauty, Aston Rowant National Nature Reserve, Aston Rowant SSSI and Aston Rowant SAC and 2km from the Aston Rowant Woods SSSI and the Chilterns Beechwoods SAC.
Access	There is potential to create new access onto the green or to access the site from the main access to the house.
Flood risk	Flood Zone 1
Landscape	Site is screened with hedging and trees. Site is within conservation area.
Conclusion	The site appears to be part of the Vicarage gardens and is heavily wooded with mature trees. It may be suitable for an additional home, where development proposals were sympathetic to the location and would enhance the setting of conservation area
Rating	

Site 26 – KB Paddock 1



Consideration	Comment
Site Name	KB Paddock 1
Site Area	0.29 ha
Current use	Paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	1061 (part of)
Site Availability	0-5 years
HELAA conclusions	Site found to be suitable, available and achievable in the HELAA.
Planning history	P18/S1357/FUL Erection of three dwellings No decision Issued - Target Decision Date 29th June 2018
Location/Access to services and facilities	The site is favourably located within the village.
Environmental and heritage designations	The site is within the Kingston Blount conservation area.
Access	A new access can be created onto Old Croft CI
Flood risk	Flood Zone 1
Landscape	Site is surrounded by housing and hidden from the main streets of Kingston Blount
Conclusion	A larger site which incorporates Site 26 and is included in the SODC HELAA (Site 1061) was found to be suitable, available and achievable for development with a capacity for 13 homes. However, because the site is within the conservation area and as part of the network of spaces and paths making up the village centre is of historical significance, development of this site would have a detrimental impact on the character of the village. It is also currently lacking a suitable access. This is not considered to be a favourable location for development because of the historical significance of the paddocks and this would justify this site not being selected for allocation in the Neighbourhood Plan.
Rating	

Site 27 – Kingston Blount Paddock 2



Consideration	Comment
Site Name	Kingston Blount Paddock 2
Site Area	0.53 ha
Current use	Agricultural paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P17/S4288/FUL Demolition of Hill Cottage and stable. Erection of new detached dwelling. Provision of new approach drive. Application approved by SODC.
Location/Access to services and facilities	Moderately located within built form of village.
Environmental and heritage designations	Site is within the Kingston Blount Conservation Area. The site is within 800m of the Chilterns Area of Outstanding Beauty, and 1.3km from Aston Rowant Woods SSSI and the Chilterns Beechwoods SAC.
Access	There is potential to create new access onto constrained single carriageway lane.
Flood risk	Flood Zone 1
Landscape	Site contains mature trees that largely screen the paddock, and add significantly to the natural heritage and character of the conservation area.
Conclusion	Planning permission granted for a single dwelling to replace the existing dwelling. Additional housing on the site would be detrimental to the character of the village because the site is within the conservation area and forms part of the network of spaces and paths making up the historic village centre.
Rating	

Site 33 – Church Lane - site 4



Consideration	Comment
Site Name	Church Lane - site 4
Site Area	0.26 ha
Current use	Paddock and Tennis Court
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P09/E0996 Demolition of existing garage and stables. Erection of new annex building incorporating garaging and ancillary accommodation, construction of Swimming Pool. Planning Permission on 13th November 2009.
Location/Access to services and facilities	Moderately located on the edge of the built form of the village.
Environmental and heritage designations	Site is adjacent to the Aston Rowant Conservation Area. The site is within 1.1km of the Chilterns Area of Outstanding Beauty; 1.3km from Aston Rowant National Nature Reserve, Aston Rowant SSSI and Aston Rowant SAC; and 1.7km from Aston Rowant Woods SSSI and the Chilterns Beechwoods SAC.
Access	There is currently no direct access to the site, as access is via a private lane to Aston Park Stud. The creation of a new access is constrained onto Aston Rowant Road due to potential safety issues associated with location on a bend.
Flood risk	Flood Zone 1
Landscape	-
Conclusion	There is currently no direct access to the site, as access is via a private lane to Aston Park Stud. The creation of a new access is constrained onto Aston Rowant Road due to potential safety issues associated with location on a bend. Development of the site would be suitable for a small number of dwellings subject to access being allowed at Aston Park Stud.
Rating	

Site 34 – KB Paddock 3



Consideration	Comment
Site Name	KB Paddock 3
Site Area	0.61 ha
Current use	Paddock
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is favourably located within the village.
Environmental and heritage designations	Site is within the Kingston Blount Conservation Area. The site is within 1km of the Chilterns Area of Outstanding Beauty; and 1.4km from Aston Rowant SSSI and the Chilterns Beechwoods SAC.
Access	Access to the site is down a narrow single carriageway track / public right of way.
Flood risk	Flood Zone 1
Landscape	-
Conclusion	Due to the location of the site within the conservation area and forming part of the network of spaces and paths making up the village centre, development of this historically significant site may have a detrimental impact on the character of the village. This is not considered to be a favourable location for development because of the historical significance of the paddocks and this would justify this site not being selected for allocation in the Neighbourhood Plan.
Rating	

Site 36 - Kingston Blount Playing Fields



Consideration	Comment
Site Name	Kingston Blount Playing Fields
Site Area	1.1 ha
Current use	Playing Fields
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P78/N0036/O PLAYING FIELDS. VILLAGE HALL AND CAR PARK. Planning Permission on 1st March 1978 P78/N0811 PROPOSED PLAYING FIELD COMPRISING:- RECREATION FACILITIES, ACCESS ROAD, CAR PARKING. Planning Permission on 5th March 1979
Location/Access to services and facilities	Poorly located
Environmental and heritage designations	Site is within 1.5km of the Chilterns Area of Outstanding Beauty, the Aston Rowant Woods SSSI, the Chilterns Beechwoods SAC, and the Chinnor Chalk Pit SSSI.
Access	Access to the site is through Baker's Piece. There is a Public Right of Way on the southern and eastern boundary of the site.
Flood risk	Flood Zone 1
Landscape	
Conclusion	Playing Fields are protected from development in accordance with Policy CF4 of the Local Plan unless it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. The Site is unsuitable unless criteria for development in Policy CF4 can be satisfied.
Rating	

Site 38 – Town Farm



Consideration	Comment
Site Name	Town Farm
Site Area	0.5 ha – but site shown may extend to cover all farm buildings
Current use	Farm
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	-
Location/Access to services and facilities	The site is favourably located within the village.
Environmental and heritage designations	Site is adjacent to the Kingston Blount Conservation Area. The site is within 1km of the Chilterns Area of Outstanding Beauty; and 1.4km from Aston Rowant SSSI and the Chilterns Beechwoods SAC.
Access	There is direct access onto Stert Road.
Flood risk	Flood Zone 1
Landscape	The site and agricultural barns can be viewed across fields from the B4009 and the Aston Rowant Cricket Club.
Conclusion	Potentially suitable for redevelopment for residential use subject to scale and design of proposals being sympathetic to the character and setting of the landscape and conservation area.
Rating	

Site 39 – Land south of Stort Cottages KB



Consideration	Comment
Site Name	Land south of Stort Cottages KB
Site Area	1.0 ha
Current use	Farm
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P07/E0823 Erect timber summerhouse. Planning Permission on 21st August 2007 P87/N0167 Demolition of existing studio, erection of new dwelling. Planning Permission on 3rd June 1987
Location/Access to services and facilities	The site is poorly located beyond the current built edge of the village.
Environmental and heritage designations	Site is adjacent to the Kingston Blount Conservation Area. The site is within 1.2km of the Chilterns Area of Outstanding Beauty; and 1.6km from Aston Rowant SSSI and the Chilterns Beechwoods SAC.
Access	There is potential to create access onto Stort Road subject to consultation with the Highways Authority.
Flood risk	Flood Zone 1
Landscape	Although the site is partially screened by hedging, there are views across the site towards the conservation area from Stort Rd to Kingston Blount Conservation Area.
Conclusion	Site is not suitable as it is located outside the current built up edge of Kingston Blount, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan.
Rating	

Site 40 – Land between Woodway Farm and Woodway Farm cottages



Consideration	Comment
Site Name	Land between Woodway Farm and Woodway Farm cottages
Site Area	0.41 ha
Current use	Farm
Proposed use in Neighbourhood Plan	Housing
HELAA reference	-
Site Availability	
HELAA conclusions	-
Planning history	P05/E0849 Erection of stable block. Planning Permission on 29th September 2005
Location/Access to services and facilities	The site is poorly located beyond the current built edge of the village.
Environmental and heritage designations	The site is within 700m of the Chilterns Area of Outstanding Beauty; and 1km of the Aston Rowant SSSI, Aston Rowant SAC, Aston Rowant NNR and the Chilterns Beechwoods SAC.
Access	There is currently access from the B4009 to Woodway Farm.
Flood risk	Flood Zone 1
Landscape	The site is screened by mature trees and potentially may be seen from the Chilterns AONB.
Conclusion	Site is unlikely to be suitable as it is located outside the current built up edge of Aston Rowant, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan. The site is also on the opposite side of the B4009, which separates the site from the village. However, as a conversion of a brownfield site it could be considered for allocation, potentially as a rural exception site.
Rating	

Table 3-1: Site Assessment Summary Table

Site Ref	Site Name	Planning Application/permission details	SODC SHELAA Site Conclusions	Neighbourhood Plan Site Assessment Summary: Suitability of site to allocate for housing in the Neighbourhood Plan*	Rating (Red/ Amber/ Green)
1	Woodway Farm cottages	N	N	Beyond the built up area. Poor access to services and facilities. Not appropriate to allocate for development in the Neighbourhood Plan.	
2	Butts Way paddock	N	N	Opposite row of houses, which are connected with but outside the core village. Poor access to facilities and services although close to pub. Site is unlikely to be suitable for allocation. It is a greenfield site that is removed from the village and development would be a departure from the current built form of the village. Potentially contrary to Policy H4 Towns and Villages of the Local Plan. Development of the site has also the potential to have an impact on the character of the landscape.	
3	B4009 frontage in KB	N	SHELAA number 1015. 'Land south of High Street, Kingston Blount' Suitable Yes Available Yes Achievable Yes Yield housing 28 Phasing: 0-5 years 28 Notes: Suitable for small scale development in line with emerging spatial strategy.	Site found to be suitable, available and achievable in the SHELAA (Site 1015). It is close to the village centre and public transport and therefore is in a suitable location for development. Currently well screened and development here could be integrated well into the village.	

4	B4009/AR Road corner	Planning permission for 10 homes (6 houses and 4 flats) refused on the grounds of the site being an important open space beyond the built up edge of the village which would fail to respect the built up character of the village, the rural character of the site and its surroundings and the landscape setting of the village. Poor access to necessary services and facilities and would be unsustainable in transport terms. Furthermore, the lack of footways and street lighting would fail to provide safe and convenient routes for pedestrians and cyclists. As such the development fails to adhere to the provisions of the National Planning Policy Framework (NPPF) and Policy T1 of the South Oxfordshire Local Plan (SOLP)	N	Site is not suitable as it is poorly related to the village, whereby development outside the built edge of Aston Rowant would be contrary to Policy H4 Towns and Villages of the Local Plan. It is remote from services and facilities including public transport. It also lacks safe pedestrian access and would result in a loss of open space. Recent planning application refused for housing.	
5	Paddock on AR Road	Planning application for 5 dwellings refused.	N	Site is not suitable as it is poorly related to the village, whereby development outside the built edge of Aston Rowant would be contrary to Policy H4 Towns and Villages of the Local Plan. It is remote from services and facilities including public transport. It also lacks safe pedestrian access and would result in a loss of open space. Recent planning application refused for housing.	
6	The Cherry Tree PH	N	N	Site is favourably located within the village, however development proposals should conserve or enhance the significance of the setting of the conservation area, and adjacent other heritage assets. The public house is suitable to be converted to café and B&B type accommodation which is currently proposed for the site. The site is potentially suitable for allocation to support these proposals subject to development respecting the existing heritage and landscape character.	

7	Infill site on Butts Way	N	N	Site is outside the settlement boundary contrary to Policy H4 Towns and Villages of the Local Plan. However, provided the plot is of a sufficient size and the tree can be preserved it could be a suitable location for an additional house, as it is an infill site between existing housing plots.	
8	B4009 / Woodway Farm	N		Beyond the built up area. In open countryside - unless site 1 and 4 came forward which have already been ruled out as unsuitable. Poor access to services and facilities.	
9	Aston Park Stud, AR Road	N	SHELAA number 1057. Suitable Yes Available Yes Achievable Yes Yield housing 22 Phasing: 0-5 years 22	Site found to be suitable, available and achievable in the SHELAA. Close to village facilities. Continuation of linear form of village. Limited impact on character of village.	
10	Church Lane - site 1	(P17/S2719/O). Refusal of Outline Planning Permission on 9th March 2018 for 1 unit.	N	Site recently refused planning permission on the grounds of location outside the built up area and landscape impact. Despite the refusal of planning permission, it is possible that the site could be allocated for a small amount of development in the Neighbourhood Plan with a redrawn boundary. Development would need to respect the character of the village edge and be sensitively designed.	
11	Land to the rear of the Green, AR	N	N	No access unless through site 25 which looks too small. Unlikely to be suitable due to lack of access and backland development/poorly related to village.	
12	Land to rear of Home Farm, AR	N	N	Isolated/not connected with village. In open countryside.	

13	B4009 (East of AR)	N	N	Isolated/not connected with village. In open countryside. Not suitable unless site 4 developed first. Site 4 not suitable therefore this site is not appropriate to allocate for development in the Neighbourhood Plan.	
14	KS - site 1	N	N	Ribbon development. Extending Kingston Stert into open countryside. Not sustainable location. Not appropriate to allocate for development in the Neighbourhood Plan.	
15	Bottom of Kingston Hill	N	N	Poorly related to village. Separated from village by B4009. Site is not suitable as it is located outside the current built up edge of Kingston Blount and in open countryside, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan. Development of the site has potential to have an impact on the character of the landscape and views of the Chilterns AONB from Kingston Blount.	
16	B4009 (west of Woodway Farm)	N	N	Site is not suitable as it is located outside the current built up edge of Aston Rowant, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan. The site is also on the opposite side of the B4009, which separates the site and village.	
17	Rear part of KB allotments	N	N	Access looks unviable unless through allotments. Backland development that would undermine the form of the village. Not immediately adjacent to village due to allotments and therefore would not be integrated well with village. If the allotments were relocated this would potentially be a more suitable location for housing.	

18	Land north of Town Farm	N	N	The site is not suitable for development as it is removed from the village core. However if Site 38 was redeveloped this site would become more suitable and is therefore a potential allocation for a later phase of the plan or for future plan reviews.	
19	Land north of Stort Road / The Green, KB	N	N	The site is not well connected with village and development of the site would depart from the built form of the village. Site slopes from south to north with potential views across the site from the Chilterns AONB. Development of the site has the potential to damage the attractive landscape setting of the Kingston Blount. The site unsuitable for allocation.	
20	Parkwood Stud / A40 frontage	N	N	Unsustainable location. Poor access to village services and facilities. Not appropriate to allocate for development in the Neighbourhood Plan.	
21	Home Farm, The Green, AR	N	N	The site is the garden / orchard of the Home Farm and within the Aston Rowant conservation area. In accordance with emerging Policy ENV6 Historic Environment, proposals for new development that affect heritage assets must conserve or enhance the significance of the heritage asset and its setting. The site is potentially suitable subject to heritage and landscape character constraints. The site has also been identified in the recent SODC Strategic Environmental Assessment as a priority BAP Habitat.	
22	Church Lane - site 2	N	N	Garden plot. Appears to be an insufficient size for additional development other than a replacement dwelling.	

23	Church Lane - site 3	N	N	The site is the garden of a Grade II listed building within the Aston Rowant conservation area. In accordance with emerging Policy ENV6 Historic Environment, proposals for new development that affect heritage assets must conserve or enhance the significance of the heritage asset and its setting. Unlikely to be suitable for development due to loss of garden and impact on listed building.	
24	Old Rectory land, AR	N	N	The site is potentially suitable for a small number of homes, where development proposals must be sympathetic and enhance the setting of conservation area.	
25	Infill site on The Green, AR	N	N	Development of this site would build on existing garden. Too small and unsuitable shape/size/location. Not appropriate to allocate for development in the Neighbourhood Plan.	
26	KB Paddock 1	N	SHELAA number 1061 (part of). 'Land north of High Street, Kingston Blount' Suitable Yes Available Yes Achievable Yes Yield housing 13 Phasing: 0-5 years 13	A larger site which incorporates Site 26 and is included in the SODC HELAA (Site 1061) was found to be suitable, available and achievable for development with a capacity for 13 homes. However, because the site is within the conservation area and as part of the network of spaces and paths making up the village centre is of historical significance, development of this site would have a detrimental impact on the character of the village. It is also currently lacking a suitable access. This is not considered to be a favourable location for development because of the historical significance of the paddocks and this would justify this site not being selected for allocation in the Neighbourhood Plan.	

27	KB Paddock 2	Y	N	Planning permission granted for a single dwelling to replace the existing dwelling. Additional housing on the site would be detrimental to the character of the village because the site is within the conservation area and forms part of the network of spaces and paths making up the historic village centre.	
28	Copcourt	N	N	Additional housing on the site would be detrimental to the character of the village because the site is within the conservation area and forms part of the network of spaces and paths making up the historic village centre.	
29	Aston Park Stud, A40 - Church Lane	N	N	Not connected with settlement and therefore development here would not relate well to the village. Not appropriate to allocate for development in the Neighbourhood Plan.	
30	KS - site 2	N	N	Ribbon development. Extending village of Sydenham into open countryside. Not sustainable location. Not appropriate to allocate for development in the Neighbourhood Plan.	
31	KS - site 3	N	N	Ribbon development. Extending village of Sydenham into open countryside. Not sustainable location. Not appropriate to allocate for development in the Neighbourhood Plan.	
32	KS - site 4	N	N	Ribbon development. Extending village of Sydenham into open countryside. Not sustainable location. Not appropriate to allocate for development in the Neighbourhood Plan.	
33	Church Lane - site 4	N	N	There is currently no direct access to the site, as access is via a private lane to Aston Park Stud. The creation of a new access is constrained onto Aston Rowant Road due to potential safety issues associated with location on a bend. Development of the site would be suitable for a small number of dwellings subject to access being allowed at Aston Park Stud.	

34	KB Paddock 3	N	N	Due to the location of the site within the conservation area and forming part of the network of spaces and paths making up the village centre, development of this historically significant site may have a detrimental impact on the character of the village. This is not considered to be a favourable location for development because of the historical significance of the paddocks and this would justify this site not being selected for allocation in the Neighbourhood Plan.	
35	Land north of Stert Road KB	N	N	Isolated site not connected to settlement. Poor access to services and facilities. Not appropriate to allocate for development in the Neighbourhood Plan.	
36	KB Playing Fields	N	N	Playing Fields are protected from development in accordance with Policy CF4 of the Local Plan unless it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. The Site is unsuitable unless criteria for development in Policy CF4 can be satisfied.	
37	Kingston House land	N	N	In open countryside. Unsustainable location for large amount of development. Not appropriate to allocate for development in the Neighbourhood Plan.	
38	Town Farm	N	N	Potentially suitable for redevelopment for residential use subject to scale and design of proposals being sympathetic to the character and setting of the landscape and conservation area.	

39	Land south of Stort Cottages KB	N	N	Site is not suitable as it is located outside the current built up edge of Kingston Blount, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan	
40	Land between Woodway Farm and Woodway Farm cottages	N	N	Site is unlikely to be suitable as it is located outside the current built up edge of Aston Rowant, whereby development would be contrary to Policy H4 Towns and Villages of the Local Plan. The site is also on the opposite side of the B4009, which separates the site from the village. However, as a conversion of a brownfield site it could be considered, potentially as a rural exception site.	

4. Conclusions

Site Assessment Conclusions

Forty sites were assessed to consider whether they would be suitable for allocation in the Aston Rowant Neighbourhood Plan to meet an identified housing need of a minimum of 17 dwellings. These included sites that were submitted through the South Oxfordshire Housing and Economic Land Availability Assessment (SHELAA) and found to be suitable, available and achievable for development as well as sites that are subject to a current planning application.

The site assessment has found that five sites are suitable for housing and, if found to be available and viable for the proposed development, would be a shortlist of sites from which to select sites to allocate for housing in the Neighbourhood Plan. Nine sites are potentially suitable, but have constraints – some very significant – which mean they are less likely to be suitable for development. If these constraints could not be resolved or mitigated they would not be appropriate for allocation. The remaining twenty six sites are not suitable for housing and therefore not appropriate for allocation in the plan.

Next Steps

The suggested next steps are for the Neighbourhood Plan group to select the preferred sites to make up the housing requirement.

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with South Oxfordshire District Council; and
- Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan.
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with South Oxfordshire District Council and with landowners/site developers. The SODC Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

