

# **Long Crendon Parish Neighbourhood Plan 2013-2023 Site Assessment Report**

March 2017



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## 1. Introduction

1. The purpose of this report is to provide a summary of site assessments for background information and input into the spatial and housing allocation policies for the Long Crendon Neighbourhood Plan (LCNP).
2. Aylesbury Vale District Council (AVDC) set a target in the draft VALP for Long Crendon as a 'Larger Village' to provide 231 new houses in the period April 2013 to March 2033. A number of uncertainties still however exist as the District Council has since announced that its housing supply strategy may change during the completion of the VALP for its examination in 2017, both in terms of the total numbers required and of the ways in which they will be distributed across the various types and locations of settlements.
3. Because of these uncertainties LCNPSG have decided the Neighbourhood Plan will have a plan period from 1 April 2013 to 31 March 2023 where are target of 82 new houses (including those already committed since April 2013) is deemed suitable.<sup>1</sup> It has then committed to consider rolling forward the plan period from 2023 to 2033 to coincide with the emerging Vale of Aylesbury Local Plan (VALP) plan period, should this be regarded as beneficial.
4. To contribute positively to meeting local housing need in the period to 2023 some new sites need to be identified that could deliver these additional houses, but at the same time these sites should maintain as far as possible the character of the village and provide for more village amenities.
5. Consideration of any such sites, inevitably brings many emotive views, so in order to keep the assessment of possibilities as neutral to these as possible, the assessment approach in this document attempts to provide a logical assessment based on objective criteria.

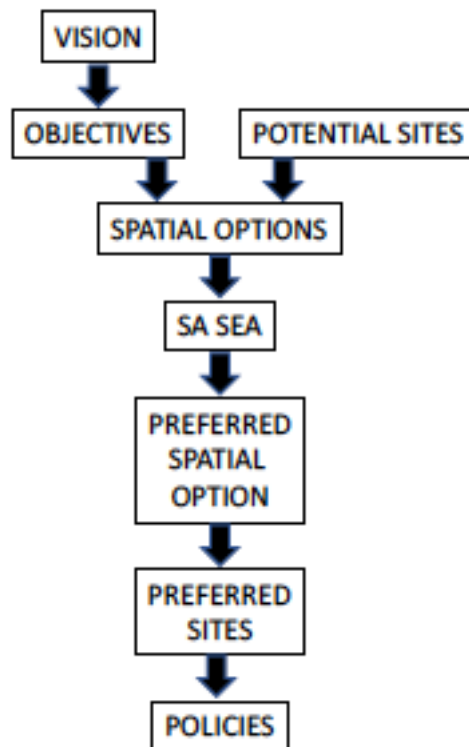
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<sup>1</sup> This is calculated on the following basis

|                                                                |      |
|----------------------------------------------------------------|------|
| VALP Target 2013 – 2033 (20 years)                             | 231  |
| Period 2013 – 2016 (commitments to March 2016)                 | (13) |
| Period 2016 – 2033 (17 years)                                  | 218  |
| Period 2016 – 2021 Target (5 years @ 25% of 218)               | 55   |
| Period 2021 – 2033 Target (12 years @ 75% of 218)              | 163  |
| Period 2016 – 2023 (5 + 2 years: i.e. 55 + 163/12*2)           | 82   |
| Period 2023 – 2033 (10 years)                                  | 136  |
| Consented Homes at Madges and Wainwright (as at February 2017) | 60   |
| Requirement for homes to 2023 (82-60)                          | 22   |

## 2. Methodology

6. It is important to explain how the site assessment work fits with the process of preparing the Neighbourhood Plan and with the separate but closely related Strategic Environmental Assessment (SEA) exercise. The approach reflects the advice of the Planning Practice Guidance on the assessment of broad locations and sites for their housing and other development potential. A number of comments were received on this process at the Pre Submission stage indicating that it had not been explained well enough. In which case, this final version of the report goes into more detail.
7. As neighbourhood plans cover much smaller areas than Strategic Housing Land Availability Assessments, they are able to consider a variety of spatial options for place making that is not possible for every Parish at the District scale. This allows for more emphasis to be placed on defining and comparing spatial options before considering the role that an individual site may play in delivering one or more of those options. The flow diagram below explains this further.



8. The visioning and objective work that formed the basis of early community engagement activity on the Plan (notably via the responses to a questionnaire at the village event in October 2015) provided a clear preference for the spatial strategy that the Plan must adopt to growing the village in the future. Essentially, the strategy focuses on avoiding any further significant incursions into the surrounding landscape (following the consented Madges and Wainwrights schemes) and distributing growth using a mix of smaller housing sites.

9. At the same time, site assessments were undertaken by the neighbourhood planning team to ascertain the availability and simple capacity of land in and around the village. The availability and capacity of the sites, drawn from the HELAA exercises and the Parish Council's own knowledge of available land, indicated that there was sufficient land to deliver a total quantum of housing development to meet the District Council's expectations.
10. These sites were tested during the preparation of the Draft SEA. That exercise confirmed that the preferred option was most consistent with the framework of environmental objectives when compared to the alternative sites. As a result, the Pre Submission Plan proposed the site allocations at Westfield Road and at Sandy Lane. In addition, Policy LC1 proposed to establish a Settlement Boundary to contain growth to those sites and to suitable infill. The alternative sites were therefore not taken forward as site allocations as a) those sites were not appraised as providing a more sustainable solution and b) there was no need to allocate any additional land in the plan period.
11. This version of the report (v3.0) provides a view of the sites suitable for inclusion in the LCNP for the period to March 2023 based on:
  - Site visits by LCNPSG members
  - Feedback from the village event on 17<sup>th</sup>/18<sup>th</sup> January 2016
  - Traffic assessments from Buckinghamshire County Council Highways group
  - Approvals/commitments made by AVDC to the Wainwrights (LC001) and Magdes farm (LCD011) sites.

### 3. Site Assessment Considerations

12. Following an exhibition event with the village community a number of factors of importance were identified which this report uses to guide the site assessments. These, and the associated aims are outlined in the table below.

| Factor                          | Aim                                                                                                                                                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic                         | Traffic from any new development should be kept away from the centre of the village where possible                                                                                                                       |
| Conservation Area               | To preserve as far as possible the character of the current conservation area in terms of the area itself, and the relationship with areas on its boundary                                                               |
| Amenity Potential               | Any large development should add better amenity to the village. e.g. sports/football pitches and facilities, doctor's surgery, children's play areas, cycle paths, additional footpaths, publicly accessible green space |
| Open/Green Space Considerations | To maintain or improve green and open spaces within the village                                                                                                                                                          |
| Views                           | To maintain significant (outward) views over the surrounding countryside and any significant (inward) views of the village                                                                                               |
| School impact                   | To maintaining the current school catchment area                                                                                                                                                                         |
| Visual Impact                   | To limit the visual impact of any new development                                                                                                                                                                        |
| Distance to Village Centre      | New developments should ideally be in close proximity to village centre to help retain character and sense of community                                                                                                  |
| Community                       | New developments should not disrupt or better still build on the sense of community in the village                                                                                                                       |
| Rural Character                 | New developments should not change the existing rural character of the village                                                                                                                                           |

## 4. The Identified sites

13. The sites for assessment are depicted with light blue boundaries are the map below



## 5. Assessments Summary

| Site          | Site Location                            | Pros                                                                                                                                                                                                                                                                    | Cons                                                                                                                                                                                                                                                                                                                                               |
|---------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LCD001</b> | Land adjoining Peascroft and Wainwrights | Close proximity to the village.<br>No impact on school Catchment                                                                                                                                                                                                        | Increase in traffic<br>Loss of views<br>Impact upon conservation area.                                                                                                                                                                                                                                                                             |
| <b>LCD002</b> | Land West of Chilton Road                | Not adjacent to any conservation area.                                                                                                                                                                                                                                  | Traffic would flow through the village causing more congestion towards Thame/Oxford. Aylesbury and Bicester.<br><br>Close to the School (within walking distance) and therefore could shift catchment area significantly away from South of the village.<br><br>Not within walking distance of village centre so unlikely to provide much amenity. |
| <b>LCD003</b> | Land north of Frogmore Lane              | The land is in walking distance from the centre of the village (within 400m)<br>Could provide some amenity.<br>It would not affect the school catchment significantly                                                                                                   | Not well related to the village.<br>Access to the site is very poor.<br>All traffic would pass through the village<br>Development would be visible coming into the village - Prominent high ground development difficult to screen.                                                                                                                |
| <b>LCD004</b> | Land north of Frogmore Lane              | The land is in walking distance from the centre of the village (400m))<br>Any development would be not be too visible coming into the village (e.g. from Shabbington) as the field is already highly screened<br>It would not affect the school catchment significantly | Not well related to the village.<br>Forms part of the setting of the village conservation area.<br>Access to the site is also very poor. Car volume would be small but accessed via Frogmore Lane which is very narrow.                                                                                                                            |
| <b>LCD005</b> | Notley Farm                              | None                                                                                                                                                                                                                                                                    | Detached from the village with poor connection to local services and facilities<br>Site is close to a Scheduled Ancient Monument.                                                                                                                                                                                                                  |

|               |                                                      |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                              |
|---------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LCD006</b> | Lovells / Total Butler Site                          | Development should continue linear form of development, which would result in it being suitable for less than 10 dwellings                                                                                                                                                                                                                                | The landowner has confirmed that the site is not currently available for development.                                                                                                                                                                                                                                        |
| <b>LCD007</b> | Long Crendon Motors                                  | Adjacent to conservation area but housing may improve character over existing use<br>No Loss of Green Space<br>Close to Village Centre                                                                                                                                                                                                                    | site currently being used partly for employment and partly as one dwelling.<br>Site provides valuable service facility and employment                                                                                                                                                                                        |
| <b>LCD008</b> | Land adjoining the Manor, Chearsley Road             | Would enhance the area which at the moment houses electrical sub stations. - Site is currently unused land laying fallow.<br>Would probably fall outside current catchment area.<br>Within walking distance.<br>Surgery in High street, pavements running to village centre.                                                                              | Traffic would flow through the Village to reach Thame or the Bicester Road and away from the Village East to Aylesbury.<br>Too small a development to provide any general use amenity<br>Development of this site would result in the loss of an area of open space and loss of an important view of the church to the south |
| <b>LCD009</b> | Sandy Lane, Land at the rear of The Angel restaurant | Currently the land is fallow and has little significance in terms of visual impact.<br>Joins the edge of the conservation area but would not have any noticeable impact.<br>Still outside the school catchment area so limited impact on the current situation                                                                                            | No obvious amenity potential only a small number of houses<br>Difficult to access from the road. Site is currently unused land laying fallow. There is no public access and the size is unlikely to provide open space.<br>Difficult to access from the road.                                                                |
| <b>LCD010</b> | Land off Westfield Road                              | Though traffic is likely to go through the village, this will be small due size of any development.<br>The current parcel of land is bounded by the hedge and so the view cannot be seen from the road.<br>If the hedge is retained, then there will be no impact on the views from the conservation area.<br>Will not majorly impact the catchment area. | No green space available on this site<br>Approx. 1000m from centre of village.                                                                                                                                                                                                                                               |

|               |                                               |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LCD011</b> | Madge's Farm, North of Chearsley Road         | <p>Hedges and bank can be maintained to preserve conservation boundary.</p> <p>Space available for amenity – Dr Surgery proposed, play area.</p> <p>Site is 650m from village centre – easy access by safe path provided pedestrian crossing is included across Chearsley Road.</p>                                                                                             | <p>Traffic will flow through village heading to Oxford and Thame. Aylesbury traffic will go straight out and will avoid village centre</p> <p>Large development will impact school catchment over time.</p> <p>Green field will be lost BUT new public green space can be incorporated.</p>                                                                   |
| <b>LCD012</b> | Land at the bottom of Sandy Land              | <p>Not all traffic will necessarily go through the village. Potential traffic stress point on Sandy Lane and Bicester Road junction.</p> <p>Good access onto site from road.</p> <p>No impact on Conservation area – could provide protection for CA and provide a Green Space at the top of the field</p>                                                                      | <p>Site is poorly connected to the rest of the village. 500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane</p> <p>Will possibly impact school catchment due to its size.</p> <p>Development will change the rural views as it is close to a working farm and is in an agricultural setting</p>               |
| <b>LCD013</b> | Manor Farm Pig units, South of Chearsley Road | <p>Would add some traffic to Chearsley road, but since site is relatively small impact would be marginal</p> <p>Site is away from conservation area and likely to have no significant impact.</p> <p>Existing buildings are marginally visible to properties on Chearsley road, (but this is limited due to height difference), any redevelopment would not make this worse</p> | <p>Site is poorly related and removed from the main part of the village. (1000 metres to village community centre)</p> <p>Due to distance from centre of village it is unlikely that the site will be able to add any general amenity value</p> <p>Due to remoteness any development on the site is unlikely to be integrated with the existing community</p> |
| <b>LCD014</b> | Drakes Drive Industrial estate                | <p>Traffic will flow from site to Thame and into village</p> <p>No impact on the conservation area</p>                                                                                                                                                                                                                                                                          | <p>Site is poorly related and removed from the main part of the village. (1000 metres to village community centre)</p> <p>Due to distance from centre of village it is unlikely that the site will be able to add any general amenity value</p> <p>Due to remoteness any development on the site is</p>                                                       |

|               |                                                            |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                            |                                                                                                                                                                                                                                 | unlikely to be integrated with the existing community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>LCD015</b> | North West of Drakes Farm Industrial Estate roundabout.    | <p>Traffic will flow from site to Thame and into village</p> <p>No impact on the conservation area</p> <p>Large spaces available for sports and leisure. e.g. sports pitches, woodland, cycle and foot paths and play areas</p> | <p>Potential to over-provide against the target requirements and is not ideally related to the village - potential to become a satellite community rather than being integrated with the village.</p> <p>Access to the site from Drakes drive, and to the village is unclear due to Thames Water land.</p> <p>Overlooked by properties on the southern edge of the village. (Screening will be needed – on approach to village and looking out of village)</p> <p>Distance to the village centre is impacted by the route up through existing housing areas or via the Thame Road.</p> |
| <b>LCD016</b> | Land north of Chilton Road, adjacent to N° 80 Chilton Road | This site does not touch the conservation area but impacts other areas of the village outside the Conservation area                                                                                                             | <p>Development on this site will create excessive traffic along Chilton Rd, Carters Lane and at the junctions with Bicester Road and Chearsley Road. The majority of traffic from this site will exit through the village.</p> <p>As per the current proposed plan there is very little amenity land being offered to the village.</p> <p>Development on this site will dramatically alter the school catchment of the village school</p> <p>This site lies 1000m from the centre of the village at its nearest point. One of the furthest sites considered.</p>                       |
| <b>LCD017</b> | Land West of Sandy Lane. south of Redding Farm             | <p>Good access onto site from road</p> <p>No impact on Conservation area - Doesn't detract from public green space as it is currently farmland.</p>                                                                             | <p>500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane</p> <p>Development will change the rural views as it is close to a</p>                                                                                                                                                                                                                                                                                                                                                                                                          |

|               |                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                       | Will not materially impact school catchment due to its size limitations.                                                                                                                                                                                                                                                                                                         | working farm and is in a very agricultural setting                                                                                                                                                                                                                                                                                                       |
| <b>LCD018</b> | Land West of Sandy Land and south of Redding bungalow | <p>Good access onto site from road.</p> <p>No impact on Conservation area as is further away along Sandy Lane - No inward view to the village. Will not impact outward views as it is only onto fields. Will not materially impact school catchment due to its size limitations.</p> <p>Could provide a link to other houses along sandy lane and so could enhance community</p> | <p>500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane</p> <p>Development will change the rural views as it is close to a working farm and is in a very agricultural setting</p>                                                                                                                         |
| <b>LCD019</b> | Lower Furlong                                         | <p>Dependent upon any agreement with land owner it could provide amenity (sports ground, biodiversity, green space etc.)</p> <p>Would not adversely impact School catchment</p>                                                                                                                                                                                                  | <p>This land provides an open landscape and the only unbroken view from a public space across to the Chilterns.</p> <p>Any development on this green filed site would significantly and adversely impact upon views to and from the conservation area.</p> <p>Being a distance from the village, it could create a separate and different community.</p> |
| <b>LCD020</b> | Extension to Madges Farm                              | <p>Could provide some amenity provided part of land is not used for housing</p> <p>Easy walking access to high street, school (if path could be provided through school grounds) and recreation ground</p>                                                                                                                                                                       | <p>Likely to significantly increase traffic flow through village and require an enlarged Junction/roundabout to be created onto Chearsley Road</p> <p>Alongside the application for 41 houses on Madges Farm (LCD011) would create a significant new estate within the village</p>                                                                       |
| <b>LCD021</b> | Sycamore Close                                        | <p>The type of housing proposed will help meet the demand in the village for retirement dwellings</p> <p>Due to demographic nature of proposal it is unlikely to significantly impact traffic or schooling</p>                                                                                                                                                                   | <p>Will impact the views of a limited number of residents (to the rear of Sycamore Close and to a lesser degree to the rear of Bilwell)</p> <p>Would be visible coming into the village from Sandy Lane and possibly Frogmore Lane.</p>                                                                                                                  |

|               |             |                                                                                                                                                                                                                                            |                                                                                           |
|---------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|               |             | Close to village centre                                                                                                                                                                                                                    |                                                                                           |
| <b>LCD022</b> | Westfield 2 | <p>Though traffic is likely to go through the village, this will be small due size of any development.</p> <p>The landowners will gift the bottom of the orchard to improve visibility at the Junction of Westfield and Bicester Road.</p> | <p>No green space available on this site</p> <p>Approx. 1000m from centre of village.</p> |

## 6. Individual Assessments

### 6.1. LCD001 - Land adjoining Peascroft and Wainwrights



|                 |                           |
|-----------------|---------------------------|
| Gross site Area | 2.18 Hectares             |
| Current Use     | Agricultural/Grazing Land |
| Availability    | Yes                       |

#### 6.1.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Any traffic to this site would have to go via the Wainwrights and the High Street, through the centre of the conservation area.<br>Likely to increase traffic at the High Street junction with Thame/Bicester Road, which is difficult junction due to volume of traffic on Thame road. |
| Conservation area | Site is adjacent to conservation area on two sides and depending on nature of development may have some impact.                                                                                                                                                                         |
| Amenity potential | Dependent upon any agreement with land owner it could provide amenity (biodiversity, green spaces, extra footpath and cycle path as suitable link land to developments on other sites and for enhancing pedestrian footpath accesses and potential cycle way access towards Thame.      |
| Open/ Green space | Whilst the current site is 'green space' in the sense of being free from housing it is not accessible to village residents. But                                                                                                                                                         |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | development on the site would impact the open feel of this area                                                                                                                                                                                                                                                                                                                                                       |
| Views                      | This land provides an open landscape and the only unbroken view from a public space across to the Chilterns. It is recognised as one of two views within Long Crendon conservation report (1961 and 2009) that 'must be preserved'. Development on this site is likely to severely impact this                                                                                                                        |
| School impact              | Likely to have a marginal impact on school catchment.                                                                                                                                                                                                                                                                                                                                                                 |
| Visual impact              | The land is on high ground and a significant slope to the village and any development is likely to have a significant and adverse visual impact on the views into the village. The site is also overlooked by a number of houses in Wainwrights, Peascroft and on the south side of the High street. Any mitigations of this by tree planting for example may impact the important longer distance views noted above. |
| Distance to village centre | The land is in close proximity to the village, 300 metres to village community centre and 380m to village square via either road or foot.                                                                                                                                                                                                                                                                             |
| Community                  | There would be no significant adverse disruption, likely to readily extend/integrate with existing community providing only a small number of houses.                                                                                                                                                                                                                                                                 |
| Rural character            | Whilst the neighbouring developments on Wainwrights and Peascroft are relatively modern, Development will change the rural views and remove an existing piece of rural landscape.                                                                                                                                                                                                                                     |



### 6.1.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                 |
|-------|---------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable for housing – potentially significant visual/landscape impacts including on Conservation Area                      |
| HELAA | Unsuitable – Poorly related to the settlement, potentially significant visual/landscape impacts including the Conservation area |

#### *Current applications*

14. An application for development of 21 houses on this site has been submitted, and subsequently modified to 19 houses. This application places the houses at the top of the site, closest to the village with an area of common open space

on the lower part of the site, which to some extent attempts to preserve the longer view aspects, albeit from a much lower altitude. This application therefore will erode the rural character, the existing views (both from and into the village).

#### *Acceptability*

15. Land is unsuitable for major development due to potential impact on existing views (see below), conservation area, open space/rural character and traffic in village.

#### **6.1.3. LCNPSG assessment summary**

16. The LCNPSG assessment indicates that this site would not likely to be either suitable or acceptable for allocation in the NP, however, as of November 2016, the above outline planning application for 19 houses has been approved by AVDC and therefore this site represents a commitment for the plan.

## 6.2. LCD002 – Land West of Chilton Road



|                 |                              |
|-----------------|------------------------------|
| Gross site Area | 6.15 Hectares                |
| Current Use     | Farm Grazing Land            |
| Availability    | Yes - owned by Nick Reynolds |

### 6.2.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | A large site that is likely to generate a lot of traffic, which would be likely to flow through the village and potentially increase congestion towards Thame/Oxford. Aylesbury and Bicester.                                                                                                                  |
| Conservation area | Not adjacent to any conservation area.                                                                                                                                                                                                                                                                         |
| Amenity potential | Could provide green spaces and a play area, but since it is not within walking distance of village centre the usefulness of any such amenity for the village may be limited. The land also slopes so unsuitable for sports facilities.                                                                         |
| Open/Green space  | It's an open field so currently not used as an accessible open space by the village for any amenity. Any development is likely to impact the open nature of the area.                                                                                                                                          |
| Views             | Site outside village current boundary. Building on this site is likely to have a dramatic impact on the views from the adjoining paddock and footpath and impact on views in and out of village North and West. Any development is likely to be highly visible coming into the village from the Bicester Road. |

|                            |                                                                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| School impact              | Within walking distance of the school therefore could shift catchment area significantly away from South of the village. Potential for traffic from site to impact school access at start/end of school day.           |
| Visual impact              | Prominent high ground development difficult to screen. Any development is likely to destroy views in and out of the village.                                                                                           |
| Distance to village centre | Outside current village boundary. Development would be remote and would be out on a limb away from the main amenities of the village. E.g. shops surgery tennis courts play areas. 1300m from village square.          |
| Community                  | Would be a satellite development, though close to the school it would be too remote to be connected to the rest of the village and be part of the community and could significantly change the dynamics of the village |
| Rural character            | The land is currently farmed and contributes towards the rural aspect of the village, given its size any development would lead to significant urbanisation                                                            |

### 6.2.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Large site which is disproportionate to the village and lies outside the existing built up area. Poorly connected to local services and facilities.                                                |
| HELAA | Unsuitable -Large site which is disproportionate to the village and lies outside the existing built up area. Poorly connected to local services and facilities. Potential significant visual / landscape impacts. |

#### *Current applications*

17. None

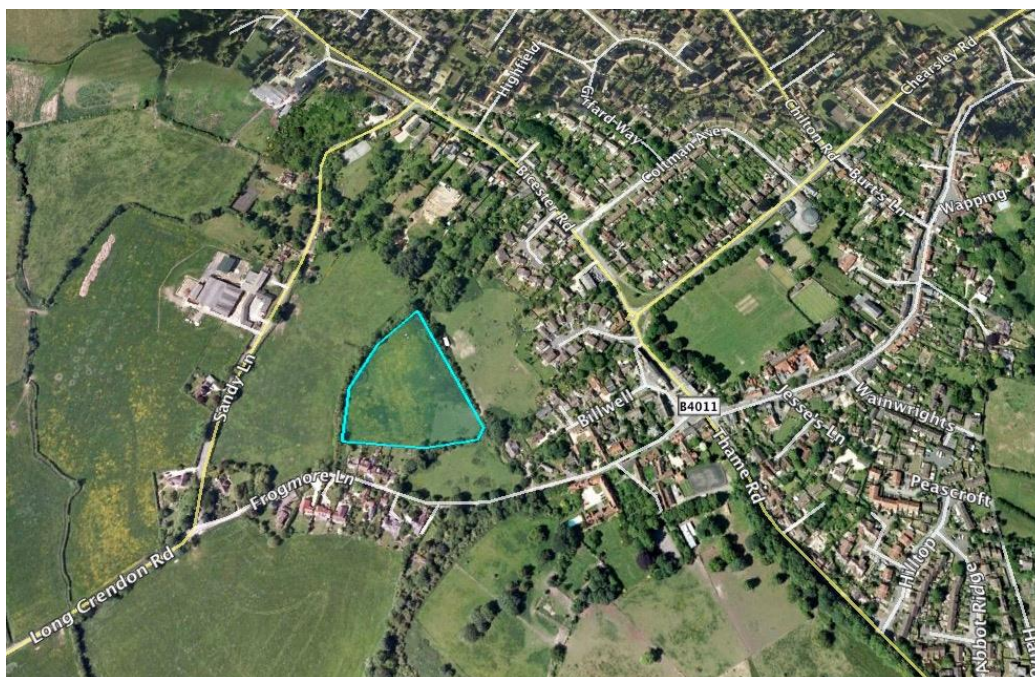
#### *Acceptability*

18. Poorly connected to the village (1300m walk to The Square) and would result in the loss of important views to the West. The site is also prone to flooding

### 6.2.3. LCNPSG assessment summary

19. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

### 6.3. LCD003 – Land North of Frogmore Lane



|                 |                                   |
|-----------------|-----------------------------------|
| Gross site Area | 1.62 Hectares                     |
| Current Use     | Farm Land                         |
| Availability    | Yes owned by the Lloyd Family (?) |

#### 6.3.1. Considerations

| Factor            | Notes                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Difficult access via Frogmore Lane or Sandy Lane both of which are very narrow. Likely to increase traffic passing through the village.                                                          |
| Conservation area | Adjacent to the conservation area and near the Grade 1 listed Manor House.                                                                                                                       |
| Amenity potential | The land is in walking distance from the centre of the village so could provide some amenity. Potential to be used as part of a green open space by the village in the future if access allowed. |
| Open/Green space  | An open field that is currently not used as an accessible open space by the village for any amenity. Any development is however likely to impact the open nature of the area.                    |
| Views             | Any development is likely to remove views looking from Frogmore Lane/Bicester Road residents and be visible coming into the village (e.g. from Shabbington).                                     |
| School impact     | It would not significantly affect the school catchment                                                                                                                                           |
| Visual impact     | Prominent high ground development that would be visible coming into the village that is likely to be difficult to screen                                                                         |

|                            |                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------|
|                            | and therefore likely to destroy views in and out of the village.                                                   |
| Distance to village centre | Within 400m of the centre of the village                                                                           |
| Community                  | Medium sized development would have create some impact on the community.                                           |
| Rural character            | If 30 houses were built on that land it would significantly change the rural character of that part of the village |

### 6.3.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Site is not well related to the village. Site forms part of the setting of the village conservation area. Access to the site is also very poor.                                                     |
| HELAA | Unsuitable - Access to the site is very poor. It is not well related to the village and forms part the setting to the historic part of the village and conservation area. Site is sloping with long distant views. |

#### *Current applications*

20. None

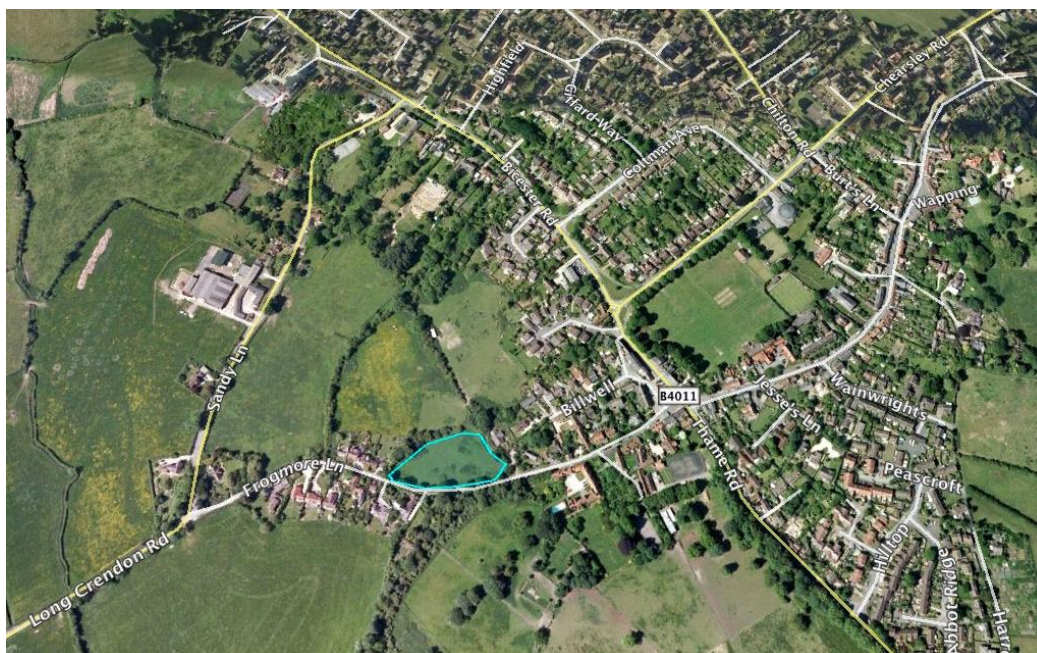
#### *Acceptability*

21. Whilst there is some potential for medium density housing (20-30 maximum) there are issues which reduce acceptability.
22. It is very close to the Conservation area and Grade 1 listed Manor House so potential heritage issues. Access to Frogmore Lane is poor. Both Sandy Lane and Frogmore lane are very narrow and on a hill so potential road safety and increased traffic concerns, which have been expressed by Highways

### 6.3.3. LCNPSG assessment summary

23. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.4. LCD004 – Land North of Frogmore Lane



|                 |                                   |
|-----------------|-----------------------------------|
| Gross site Area | 0.6 Hectares                      |
| Current Use     | Farm Land                         |
| Availability    | Yes owned by the Lloyd Family (?) |

### 6.4.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Difficult access via Frogmore Lane or Sandy Lane both of which are very narrow. Likely to increase traffic passing through the village into the Square and onto the Thame Road.                                                                                         |
| Conservation area | Adjacent to the conservation area and near the Grade 1 listed Manor House.                                                                                                                                                                                              |
| Amenity potential | The land is in walking distance from the centre of the village but is so small it would not provide much amenity. Difficult to see how it could offer a green open space to be used by the village in the future                                                        |
| Open/Green space  | An open field that is currently not used as an accessible open space by the village for any amenity. Any development is however likely to impact the open nature of the area.                                                                                           |
| Views             | Any development is likely to remove views looking from Frogmore Lane/Bicester Road residents, <i>but</i> is unlikely to be too visible coming into the village (e.g. from Shabbington) as the field is already highly screened from mature trees and situated in a dip. |
| School impact     | It would not significantly affect the school catchment                                                                                                                                                                                                                  |

|                            |                                                                                                                         |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Visual impact              | Prominent high ground development but with some mitigation through screening                                            |
| Distance to village centre | Within 400m of the centre of the village                                                                                |
| Community                  | Small development would have little impact on the community.                                                            |
| Rural character            | As a potentially small development it would only have a minor impact on the rural character of that part of the village |

#### 6.4.2. Planning History

##### *AVDC assessments*

|       |                                                                                                                                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Site is not well related to the village. Site forms part of the setting of the village conservation area. Access to the site is also very poor.                                                     |
| HELAA | Unsuitable - Access to the site is very poor. It is not well related to the village and forms part the setting to the historic part of the village and conservation area. Site is sloping with long distant views. |

##### *Current applications*

24. None

##### *Acceptability*

25. Very small site with potential for low density housing (3-5 maximum). Very close to the Conservation area and Grade 1 listed Manor House so potential heritage issues. Access to Frogmore Lane looks poor. Frogmore lane is very narrow and on a hill so potential road safety and increased traffic concerns

#### 6.4.3. LCNPSG assessment summary

26. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.5. LCD005 - Notley Farm



|                 |                  |
|-----------------|------------------|
| Gross site Area | 1.9 Hectares     |
| Current Use     | light industrial |
| Availability    | Yes              |

### 6.5.1. Considerations

| Factor                     | Notes                                                                                                                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic                    | Sufficiently far from village to only have minimal traffic impact                                                                                                                           |
| Conservation area          | Site is well away from conservation area – no impact                                                                                                                                        |
| Amenity potential          | The site is too far away from the village to offer any significant useful amenities.                                                                                                        |
| Open/Green space           | Site currently has light industrial units in an otherwise open space setting, albeit not one that is readily accessible to the village. Any further development would reduce this somewhat. |
| Views                      | Sufficiently far away from the village for any impact on existing village views                                                                                                             |
| School impact              | It would not significantly affect the school catchment                                                                                                                                      |
| Visual impact              | Site is sufficiently far away from the village for any impact                                                                                                                               |
| Distance to village centre | Very remote from the village centre -2000m as the crow flies or 2500m by roads. Outside the village settlement boundary                                                                     |
| Community                  | Site is remote from village centre and would be very difficult to include in the village community                                                                                          |

|                 |                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Rural character | Whilst site has some light industrial units at present adding any housing would be a significant urbanization to a rural area |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|

### 6.5.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable for housing – Site detached from the village with poor connection to local services and facilities                                                   |
| HELAA | Unsuitable – site is existing employment and is detached from the village with a poor connection to local services. Site is close to a Scheduled Ancient Monument |

#### *Current applications*

27. None

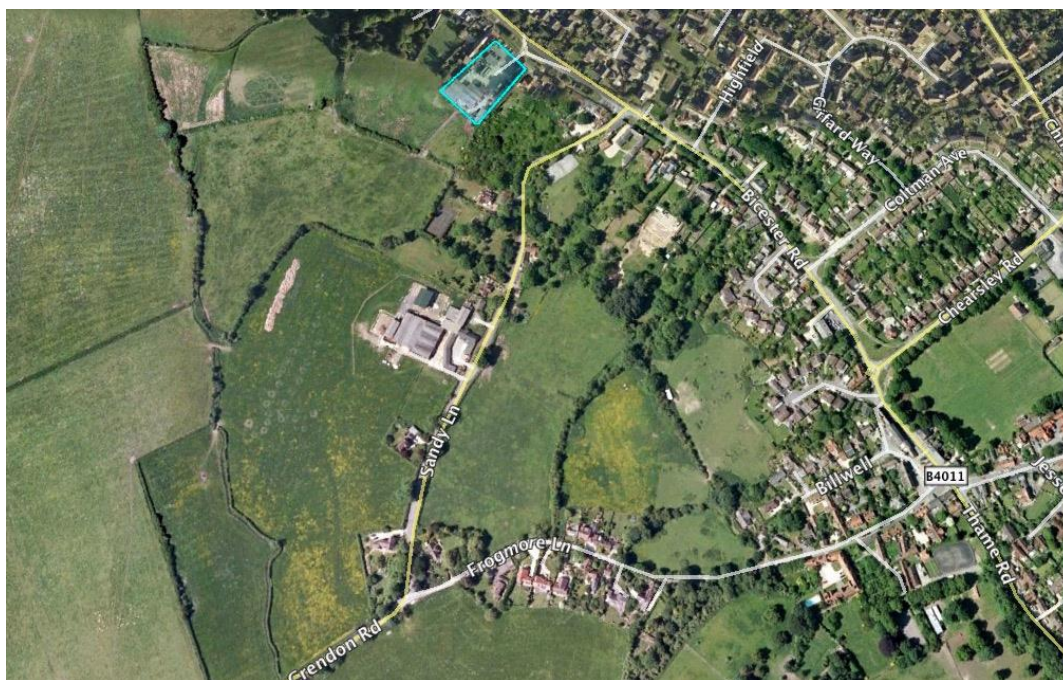
#### *Acceptability*

28. Suitable for some additional light industrial only.

### 6.5.3. LCNPSG assessment summary

29. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation for housing in the NP.

## 6.6. LCD006 - Lovells / Total Butler Site, Bicester Road



|                 |                   |
|-----------------|-------------------|
| Gross site Area | 0.38 Hectares     |
| Current Use     | Heating Oil Depot |
| Availability    | Not Available     |

### 6.6.1. Considerations

30. No detailed assessment considerations made due to site unavailability

### 6.6.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Development should continue linear form of development, which would result in it being suitable for less than 10 dwellings, which is below the SHLAA threshold |
| HELAA | Unsuitable – The landowner has confirmed that the site is not currently available for development.                                                             |

#### *Current applications*

31. None

#### *Acceptability*

32. If available – it would be Acceptable for up to 5 dwellings built in linear form

### 6.6.3. LCNPSG assessment summary

33. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.7. LCD007 – Long Crendon Motors



|                 |                         |
|-----------------|-------------------------|
| Gross site Area | 0.2 Hectares            |
| Current Use     | Garage- Service Station |
| Availability    | Not available           |

### 6.7.1. Considerations

| Factor                     | Notes                                                                                                                           |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Traffic                    | Village centre location but with minimal impact upon traffic flow due to central location and small number of potential houses. |
| Conservation area          | Adjacent to conservation area though housing may improve character over existing use                                            |
| Amenity potential          | Would result in loss of existing service with minimal potential for new amenity                                                 |
| Open/Green space           | No loss                                                                                                                         |
| Views                      | No impact                                                                                                                       |
| School impact              | Minimal impact                                                                                                                  |
| Visual impact              | Housing may have a preferred visual impact over used car lot                                                                    |
| Distance to village centre | Within 100m of village square                                                                                                   |

|                 |                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community       | Development would result in the loss of the only garage facility within village but this would be mitigated to some extent by garage availability in Thame |
| Rural character | No significant change to rural character                                                                                                                   |

### 6.7.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Site cannot accommodate the minimum threshold of ten dwellings based on 35 dwellings per hectare.                                                                                                                           |
| HELAA | Unsuitable - site currently being used partly for employment and partly as one dwelling. Area outside of employment is below the HELAA threshold of five dwellings at 30 dwellings per hectare. Unsuitable for employment intensification. |

#### *Current applications*

34. None

#### *Acceptability*

35. Unlikely to be favoured as the site provides valuable service facility and employment

### 6.7.3. LCNPSG assessment summary

36. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.8. LCD008 - Land adjoining the Manor, Chearsley Road



|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| Gross site Area | 0.65 Hectares                                                                                         |
| Current Use     | Fallow                                                                                                |
| Availability    | No - since the basic assessment was carried out it has been determined that the site is not available |

### 6.8.1. Considerations

37. These considerations are based on use for a small number of houses perhaps retirement style dwellings, Extra Care or Sheltered Housing

| Factor            | Notes                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Likely to have very little traffic impact traffic if used for homes for the elderly. If occupants have a relatively high level of dependency it is unlikely they would own motor vehicles. Bus stops nearby on Chearsley road to Thame and Aylesbury. Visitors would bring some traffic which would flow through the Village to reach Thame or the Bicester Road and away from the Village East to Aylesbury. |
| Conservation area | Site is within the Conservation Area though impact could be minimised if housing were single storey with communal gardens and social areas built in a sympathetic style.                                                                                                                                                                                                                                      |
| Amenity potential | Too small a development to provide any general use amenity but, communal living areas and gardens could provide some amenity and a venue for social functions.                                                                                                                                                                                                                                                |
| Open/Green space  | Site is currently unused land laying fallow but with no public access. It also houses electrical sub stations, so a development with communal gardens would probably only result in a minor loss of open space.                                                                                                                                                                                               |

|                            |                                                                                                                                                                                                                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Views                      | Single storey buildings along the line of the Cheersley Road would continue the existing line of houses which stretches from the perimeter of the village with no interruption of views. Access to views to the South and East could be created through a communal garden to the rear. |
| School impact              | N/A as residents would not be of school age. Would probably fall outside current catchment area.                                                                                                                                                                                       |
| Visual impact              | A number of single storey buildings could fill the gap between existing houses, if built in character with the church and manor house it is unlikely to have any adverse visual impact.                                                                                                |
| Distance to village centre | Close proximity to village centre, 600m to the square, 500m to the village community centre and surgery in the high street along existing level pathways (New potential surgery nearly opposite)                                                                                       |
| Community                  | A site designated for retirement dwellings would be an enhancement to the community. It could also provide the opportunity for intergenerational interaction.                                                                                                                          |
| Rural character            | Likely to have very little impact as a small low rise development only continuing the line of houses along the roadside.                                                                                                                                                               |

### 6.8.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                                                               |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Development of this site would result in the loss of an area of open space and loss of an important view of the church to the south                                                                                                            |
| HELAA | The character here is frontages only on this side of the road and there isn't enough space for a frontage of 5 units in keeping with local character. The site contains an open area important to the setting of listed buildings the Manor House and Church. |

#### *Current applications*

38. None

#### *Acceptability*

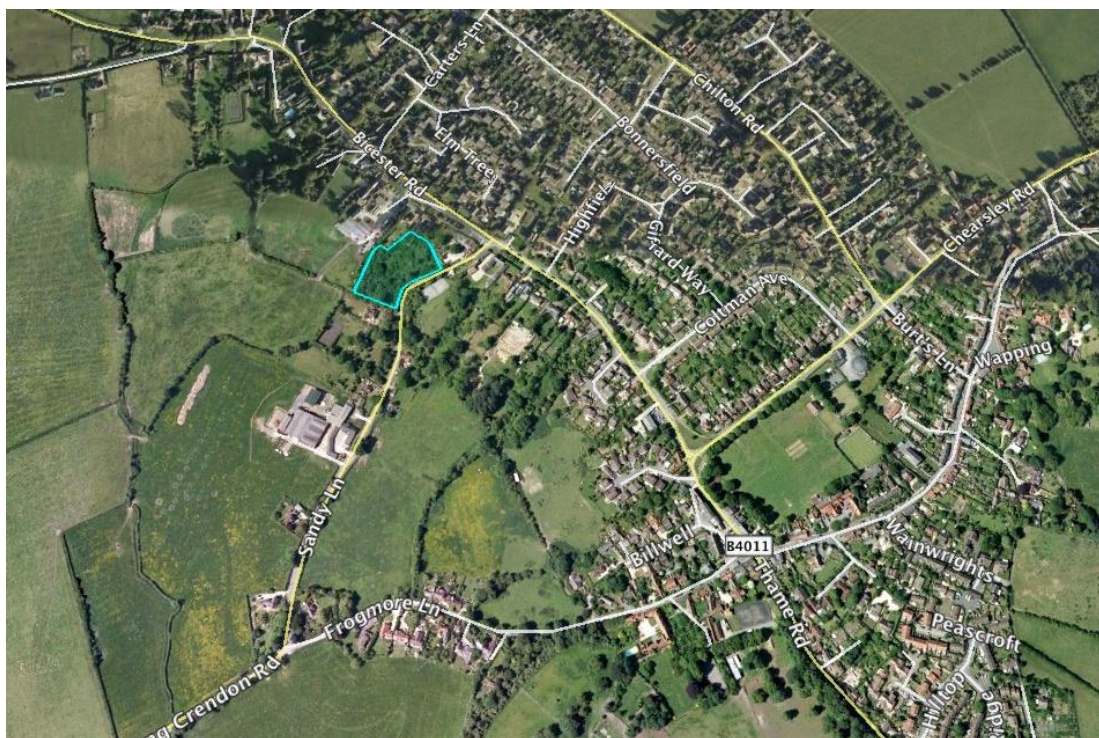
39. A fence is erected along the front of the site dividing a narrow stretch of grass adjoining the road frontage. This houses electricity station/box. There is a gate into the site with a shared driveway to adjoining house.
40. The site falls significantly away into a deep area in the centre of the plot, however, the small number of houses could possibly be built in front of this.
41. May be suitable for a small number of houses (up to 5) perhaps retirement style dwellings, Extra Care or Sheltered Housing due to proximity to the village and level footpath along Cheersley Road

### 6.8.3. LCNPSG assessment summary

42. The assessment (availability) indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.



## 6.9. LCD009 - Sandy Lane, Land at the rear of The Angel restaurant



|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Gross site Area | 0.67 Hectares                                           |
| Current Use     | Non evident / Overgrown enclosed area                   |
| Availability    | Has been explored in the past and so possibly available |

### 6.9.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Close to junction Sandy Lane / Bicester Rd for traffic going to Thame and Bicester and access via Sandy Lane for routes to Oxford & M40 via Shabbington. Sandy Lane itself is however narrow with tight bend close to site. |
| Conservation area | Bounded on three sides by the conservation area, though impact could be still be small.                                                                                                                                     |
| Amenity potential | No obvious amenity potential only a small number of houses. There is no public access and the size is unlikely to provide open space.                                                                                       |
| Open/Green space  | Whilst site is currently unused land laying fallow, it doesn't provide any significant open space. So any development is likely to have minimal impact on open space.                                                       |
| Views             | Land is on high ground with no obvious impact on views from the village public areas. Need to be revisited with access to the site itself. May impact on views from houses neighbouring the Angel.                          |
| School impact     | Small development outside the school catchment area would have minimal impact on the current situation                                                                                                                      |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visual impact              | Currently the land is fallow and has little significance in terms of visual impact. The site is set back from Sandy Lane, adjoins the back of The Angel on the north and to the South a large single dwelling which sits at the top of the ridgeway so visual impacts would be limited except for the house joining the land and possibly the rear of gardens on Bicester Road. Viewed from the top floor of The Angel it was difficult to see into the site as it was reasonably well screened by trees Access onto the site would be required to make an accurate assessment. |
| Distance to village centre | 500-600m from Square and village community centre. Close enough to walk from the top end of the site once change of access established. A footpath may need to be sculpted into Sandy Lane or within the boundary of the site to exit close to the Angel.                                                                                                                                                                                                                                                                                                                       |
| Community                  | Position could add to community for a small number of houses (up to 12). Could be integrated into the community quite easily and blend in with the existing houses along Bicester Road.                                                                                                                                                                                                                                                                                                                                                                                         |
| Rural character            | Overlooks rural land but unlikely to change existing character. Site not really viewable from approaches to the village therefore negligible impact on Rural aspect.                                                                                                                                                                                                                                                                                                                                                                                                            |

### 6.9.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                              |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Site outside of the village. Development would have an adverse impact on the setting of the Conservation Area. There are also significant access constraints. |
| HELAA | Unsuitable – There are significant access constraints and development would also have adverse impact on the setting of the Conservation Area.                                |

#### *Current applications*

43. None

#### *Acceptability*

44. The land is enclosed from Sandy Lane but exploratory work has been done in the last twelve months. Whilst the site is difficult to access from the previous area on the bend of the road that has now been closed back up (wall rebuilt), it may be accessible from higher up the road where there is better vision for traffic coming from both directions.
45. May be suitable for a small number of houses (10-15). The site is sufficiently large to enhance the access road onto Sandy Lane. Sandy Lane running alongside the side is narrow with a blind bend, but the site access could be widened to ensure there was good sight-lines both north and south.
46. Bucks highways have indicated that this access is unlikely to be suitable though.

### **6.9.3. LCNPSG assessment summary**

47. The assessment (highways access) indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.10. LCD010 - Land off Westfield Road



|                 |                                                                                                                                                                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross site Area | 1.85 Hectares (note site considered in SHLAA was 0.19Ha)                                                                                                                                                                                                             |
| Current Use     | Grazing Land                                                                                                                                                                                                                                                         |
| Availability    | Yes - The owner has said she would like a small sized development circa 5 houses) on her field along Westfield lane with the rear of each property in line with the corner of the field adjacent to her house. The assessment has therefore been made on this basis. |

### 6.10.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Some traffic will undoubtedly go through the village but providing any development is small this is unlikely to have any significant impact. Access via the Junction of Westfield and Bicester Road may require amendments to the junction.   |
| Conservation area | If the hedge is kept in place, then there will be no impact on the views from the conservation area. The design of the houses must be sympathetic to this area of the village                                                                 |
| Amenity potential | The site is too small to provide any significant amenity                                                                                                                                                                                      |
| Open/Green space  | Currently offers no publicly available open/green space , though development may reduce the open feel a little                                                                                                                                |
| Views             | The site is bounded by the hedge and so the view cannot be seen from Westfield road at this point, though wider views are available further down Westfield Road. Similarly the site is not readily visible from longer views into the village |

|                            |                                                                                                                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| School impact              | This will not major impact the catchment area. There is easy walking access by footpath along the road or through the fields to the school                                                                                                       |
| Visual impact              | There is unlikely to be any visual impact for the neighbours for a ribbon of development next to Westfield Road. The ribbon nature of the development will alter the views along the road as it will represent infill. No impact on inward views |
| Distance to village centre | Approximately 1000m from centre of village. Although not in close proximity to the centre of the village it is close to the traditional 'lower end' of the village                                                                               |
| Community                  | Although not in close proximity to the centre of the village it is close to the traditional 'lower end' of the village and so has the potential to adds to this 'lower end' community                                                            |
| Rural character            | Design of proposed housing is KEY as all development will have an impact on the rural aspect of the village.                                                                                                                                     |

### 6.10.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                                                                                                                                           |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Site cannot accommodate the minimum SHLAA threshold of ten dwellings based on 35 dph (dwellings per hectare)                                                                                                                                                                                                                              |
| HELAA | Unsuitable – There are access constraints to the site with poor visibility at the junction with the B4011. Although the site has residential properties on either side they are on the edge of the settlement and the site is not related well to the village. Site forms the frontage of a large field and has some long distance views. |

#### *Current applications*

48. None

#### *Acceptability*

49. A small sized ribbon development (circa 5 houses) alongside Westfield road (approx. 0.34 He section of site) is likely to be acceptable, though the access constraints to the site and poor visibility at the junction with the B4011 would need to be overcome (see also LCD022)

### 6.10.3. LCNPSG assessment summary

50. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the access constraints to the site and poor visibility at the junction with the B4011 identified in the assessment

## 6.11. LCD011 - Madge's Farm, North of Chearsley Road



|                 |              |
|-----------------|--------------|
| Gross site Area | 2.8 Hectares |
| Current Use     | Farm Land    |
| Availability    | Yes          |

### 6.11.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Development on this site will increase traffic flowing through the village heading to Oxford and Thame. Aylesbury traffic will go straight out and will avoid village centre. Some traffic mitigations are likely to be required including moving the 30mph limit and provision of a pedestrian crossing. |
| Conservation area | The site borders the existing conservation area but is screened via hedges and a bank which will need to be maintained to preserve conservation boundary.                                                                                                                                                 |
| Amenity potential | The site has space available for amenity and the current application proposes a new Doctors surgery (though the acceptability of this to the health bodies is to be determined) and a play area. Extra pavement will be required to make access to these and the site safe.                               |
| Open/Green space  | Green field will be lost but new. public green space and play area can be incorporated.                                                                                                                                                                                                                   |
| Views             | Outward view only affected for current houses on Chearsley road. Hedging and banking must be retained.                                                                                                                                                                                                    |
| School impact     | As a largish development closer to the school than all housing south of Chearsley Road, the school catchment will be impacted.                                                                                                                                                                            |

|                            |                                                                                                                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visual impact              | Hedging will need to be maintained and increased along current field boundary to limit impact.                                                                                                                                          |
| Distance to village centre | The site is 650m from village centre – easy access by safe path provided pedestrian crossing is included across Chearsley Road. Community will be built with existing neighbours and High Street. Close to churches and playing fields. |
| Community                  | Impact on school needs to be considered. Large development will bring more people to village – this site is close to village centre so can provide benefits (as per current application inclusion of a surgery and play area).          |
| Rural character            | Development is unlikely to significantly change the view from Chearsley Rd due to large hedge. Traffic will increase.                                                                                                                   |

### 6.11.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                                |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not suitable – Clearly defined settlement boundary along southern edge of Chearsley Road. Site constrained by embankment of trees and hedgerows fronting Chearsley Road.                                                       |
| HELAA | Suitable – The site although prominent at an entrance to the village has relatively few constraints but should retain the mature hedgerows and not adversely impact on the setting of the conservation area opposite the site. |

#### *Current applications*

51. An outline planning application for development of 35-41 Houses has been submitted to AVDC, with a good probability of acceptance due to being a level site with good access.

#### *Acceptability*

52. The current application is likely to be acceptable providing that it is subject to:
- Retaining the hedges and banking to the site;
  - Delivery of the amenity as outlined;
  - Provision of suitable paving and pedestrian crossings; and
  - No further development taking place north of the site, to maintain long views. Green open space around the primary school.

### 6.11.3. LCNPSG assessment summary

53. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the mitigation matters identified in the assessment.
54. The outline planning application for 41 houses has now been approved by AVDC and therefore this site represents a commitment for the plan.

## 6.12. LCD012 - Land at the bottom of Sandy Land



|                 |                                             |
|-----------------|---------------------------------------------|
| Gross site Area | 2.94 Hectares                               |
| Current Use     | Grazing Land                                |
| Availability    | Yes – and owner willing to work with LCNPSG |

### 6.12.1. Considerations<sup>2</sup>

| Factor            | Notes                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Site would have good access from Sandy Lane, 50 metres from Frogmore lane junction. Providing the number of houses is not too large traffic impact is likely to be minimal since not all traffic from the site will necessarily go through the village. There are however potential traffic stress/constraint points at the blind bind further up Sandy Lane and at the Bicester Road junction. |
| Conservation area | No impact on Conservation area – could provide protection for CA and provide a Green Space at the top of the field                                                                                                                                                                                                                                                                              |
| Amenity potential | Could use top of field for green space. Could add extra footpath to connect to the village.                                                                                                                                                                                                                                                                                                     |
| Open/Green space  | Whilst any development would take away some open space that is currently not accessible by the public, use of the top of field for green space for public access would provide some balance to this.                                                                                                                                                                                            |

<sup>2</sup> Note this assessment is based on a smaller number of dwellings (circa 20) on the site than typical densities used by AVDC.

|                            |                                                                                                                                                                                                                            |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Views                      | Will not impact views across countryside from road but will offer slight impact to properties on Bicester Road.                                                                                                            |
| School impact              | May have some impact on school catchment depending on the size of any development.                                                                                                                                         |
| Visual impact              | Should have minimal impact if only the part of site that is not on high ground is used for lower density of housing, since it is only overlooked by a few houses. Work with Land Owner as design on this site is critical. |
| Distance to village centre | 500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane – this would need to be constructed to provide better access. Potential easy access along Frogmore lane.               |
| Community                  | Could provide a link to other houses along sandy lane and Frogmore Lane so could enhance community depending on accessibility                                                                                              |
| Rural character            | Development will change the rural views as it is close to a working farm and is in an agricultural setting although it is set further into the village.                                                                    |

### 6.12.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                      |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not included                                                                                                                                                                                         |
| HELAA | Unsuitable – Site is poorly connected to the rest of the village. Access could be difficult to the site as both Frogmore Lane and Sandy Lane are steep and narrow in parts connecting to the village |

#### *Current applications*

55. None.

#### *Acceptability*

56. Unlikely to be acceptable for any major development (up to 84 houses at AVDC typical recommended density) but use of the approximately half of the field at a lower density could be a possibility. However, Bucks Highways indicate that the access is likely to be a significant problem. And so it is more likely to be acceptable to use these area as green space to protect the rural character and provide protection for the conservation area and views in and out of the village.

### 6.12.3. LCNPSG summary

57. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

### 6.13. LCD013 - Manor Farm Pig units, South of Chearsley Road



|                 |                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Gross site Area | 1.38 Hectares                                                                                                                 |
| Current Use     | Redundant Farm buildings                                                                                                      |
| Availability    | Available, though site is cluttered with extensive specialist pig rearing concrete buildings, so would involve redevelopment. |

#### 6.13.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Any development would add some traffic to Chearsley road, but since site is relatively small, any impact is likely to be marginal. There is access via a road to Chearsley road (see picture below), but it is not known if this adopted or not.            |
| Conservation area | Site is away from conservation area and likely to have no significant impact. Although any development that may be seen from the conservation area new buildings may be preferred over redundant agricultural buildings                                     |
| Amenity potential | Due to distance from centre of village it is unlikely that the site will be able to add any general amenity value, though it could be used for commercial employment purposes - It could provide an alternative footpath access to open fields/green spaces |
| Open/Green space  | Site currently provides no direct open or green space, being cluttered with extensive specialist pig rearing concrete buildings. Any redevelopment would therefore not have any open/green space impacts (it is unlikely to make it any worse).             |
| Views             | Existing buildings are marginally visible to properties on Chearsley road, (but this is limited due to height difference), any redevelopment is unlikely to make this worse,                                                                                |

|                            |                                                                                                                                                       |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | furthermore the inward views could be improved by replacing concrete buildings with something more attractive.                                        |
| School impact              | Due to distance and relative size any development will have no significant impact on school catchment.                                                |
| Visual impact              | Any development would replace existing concrete structures (see pictures below) and therefore likely to improve the visual impact.                    |
| Distance to village centre | Remote from village - 1000 metres to village community centre as the crow flies, 1300m via roads.                                                     |
| Community                  | Due to remoteness any development on the site is unlikely to be integrated with the existing community, other than outlying houses on Chearsley Road. |
| Rural character            | Development will have some impact by changing current agricultural nature of site to something either more residential or commercial.                 |



### 6.13.2. Planning History

#### *AVDC assessments*

|       |                                                                                   |
|-------|-----------------------------------------------------------------------------------|
| SHLAA | Not included                                                                      |
| HELAA | Unsuitable – Site is poorly related and removed from the main part of the village |

#### *Current applications*

58. None.

#### *Acceptability*

59. Due to remoteness from the village the site is unlikely to provide for any housing that can be readily integrated into the village community.
60. Some use of the site for community benefit could however be achieved by replacing the redundant unused concrete buildings with some light industrial or commercial properties that could support local employment.

### 6.13.3. LCNPSG assessment summary

61. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation for housing in the NP.

## 6.14. LCD014 – Drakes Drive Industrial estate



|                 |                       |
|-----------------|-----------------------|
| Gross site Area | 0.66 Hectares         |
| Current Use     | light industry/unused |
| Availability    | Yes                   |

### 6.14.1. Considerations

| Factor                     | Notes                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Traffic                    | Unlikely to have any significant impact on the village.                                                                              |
| Conservation area          | Does not adjoin the conservation area so no significant impact other than on views covered below.                                    |
| Amenity potential          | Too far from the village (and too small) to provide any amenity                                                                      |
| Open/Green space           | It is currently open (but not particularly green) space next to industrial units, which would not be a significant loss              |
| Views                      | No significant impact                                                                                                                |
| School impact              | Minimal impact                                                                                                                       |
| Visual impact              | Potentially some visual impact via extension of existing industrial units (though this is reasonably well screened from the village) |
| Distance to village centre | 1200m to the village square via shortest road route                                                                                  |
| Community                  | Any development would be difficult to integrate into the community due to the distance from the village                              |
| Rural character            | If used for housing, the character would be changed though this would not be significant since currently industrial                  |

### 6.14.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not included                                                                                                                                                                                |
| HELAA | Not suitable for housing but suitable for economic/commercial development- The site has two permissions, one for 556sqm B1a and 124 sqm B8 new use, the other for 1141sqm B1/B2/B8 new use. |

#### *Current applications*

62. None.

#### *Acceptability*

63. Not suitable for housing due to distance from village (and any attempts to join it up with the village would be out of proportion to size of development), however it is suitable for light industrial development/use.

### 6.14.3. LCNPSG assessment summary

64. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.15. LCD015 - North West of Drakes Farm Industrial Estate roundabout.



|                 |                                        |
|-----------------|----------------------------------------|
| Gross site Area | 9.3 Hectares                           |
| Current Use     | Meadowland and Small Wooded area       |
| Availability    | Yes - with provisos on size and access |

### 6.15.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Any traffic from this site is likely to predominantly flow to/from Thame though the potential size of development and gradient to the village will increase traffic to village centre amenities. Access to the site (onto the Thame Road) would need to be considered/resolved. |
| Conservation area | No impact on the conservation area                                                                                                                                                                                                                                              |
| Amenity potential | The size of the site could potentially provide significant space for sports and leisure amenity e.g. sports pitches, woodland, cycle and foot paths and play areas, though these would be some distance away from the current village centre                                    |
| Open/Green space  | Could create open spaces not currently used.                                                                                                                                                                                                                                    |
| Views             | The site is overlooked by properties on the southern edge of the village and any development would be visible from Drakes Drive and the Thame Road. The potential size of the site and possible development would mean visual impact would need to be mitigated..               |
| School impact     | Unlikely to have any significant impact                                                                                                                                                                                                                                         |
| Visual impact     | See above views above. Screening will be needed – on approach to village and looking out of village                                                                                                                                                                             |

|                            |                                                                                                                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to village centre | Distance to the village centre is impacted badly by the route up through existing housing areas or via the Thame Road. Will need to consider improved footways and cycle path.         |
| Community                  | The site has the potential to create its own separate community or be difficult to integrate with the existing village without sufficient connection mitigations (footpaths etc.).     |
| Rural character            | Not currently rural land as it bordered by the sewage farm and the industrial estate. However some woodland will be needed for screening to protect 'rural' views entering the village |

### 6.15.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

65. None, though potential schemes have been outlined to the village

#### *Acceptability*

66. The site has the potential of providing a substantial number and range of houses and amenities for the village (two sports pitches, cycle path and a woodland area, though it would not be feasible to build a doctor's surgery this far from the village). However, the size of the site means there is considerable risk that this would become a very large 'satellite' development away from the main village.
67. A number of factors would need to be addressed/resolved for acceptability, including:
- Limiting development to prevent the site 'overwhelming' the rest of the village:
  - Provision of suitable connectivity of the site with the rest of the village to prevent it becoming a 'satellite' development
  - Access to the site from Drakes Drive area and any linkage crossing Thames Water land.
  - Clarification of the relationship to the sewage farm and any necessary screening/separation requirements.
  - Screening from the road to preserve/maintain views into the village
  - Maintenance of the small wooded area between the trading estate and the site.
  - Screening the bottom of the site from the Thame Road with a small wooded area

### 6.15.3. LCNPSG assessment summary

68. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP in the near term due to the noted outstanding issues/factors.

## 6.16. LCD016 - Land north of Chilton Road, adjacent to 80 Chilton Road



|                 |               |
|-----------------|---------------|
| Gross site Area | 4.27 Hectares |
| Current Use     | Pasture       |
| Availability    | Yes           |

### 6.16.1. Considerations

69. Note - This Assessment is based on the current plan as submitted by Gladman Developments for 65 houses

| Factor            | Notes                                                                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Development on this site is likely to create excessive traffic along Chilton Rd, Carters Lane and at the junctions with Bicester Road and Chearsley Road. The majority of traffic from this site will exit through the village.                                                                                  |
| Conservation area | This site does not touch the conservation area but impacts other areas of the village outside the Conservation area                                                                                                                                                                                              |
| Amenity potential | As per the current proposed plan there is very little amenity land being offered to the village. The only amenity is for a children's play area. The site is too far from the village centre to make any amenities located on it of general use for the village.                                                 |
| Open/Green space  | The current plan does not offer any significant green / open space for the village community. The majority of the current green field space, albeit not generally accessible to the public, will be lost and covered with houses. The proposed plan delivers the basics required with development of this scale. |
| Views             | Development on this site will severely impact views into the village                                                                                                                                                                                                                                             |

|                            |                                                                                                                                                                                                                                                             |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| School impact              | Due to its proximity to the school, development on this site will dramatically alter the school catchment from the existing village.                                                                                                                        |
| Visual impact              | Development of 65 houses on a hillside will have a major visual impact for the surrounding area. This will need a great deal of screening to protect the views from the surrounding area.                                                                   |
| Distance to village centre | Outside current village boundary This site lies 1000m from the centre of the village at its nearest point. Development would be remote and would be out on a limb away from the main amenities of the village. E.g. shops surgery tennis courts play areas. |
| Community                  | A site of this size so far away from the village centre will develop its own community and is unlikely to build on the existing village community                                                                                                           |
| Rural character            | A site of this size at this distance from the village will significantly change the rural character of this village in this location.                                                                                                                       |

### 6.16.2. Planning History

#### *AVDC assessments*

|       |                                                                                                                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHLAA | Not included                                                                                                                                                                                                     |
| HELAA | Unsuitable - Large site which is disproportionate to the village and lies outside the existing built up area. Poorly connected to local services and facilities. Potential significant visual/landscape impacts. |

#### *Current applications*

70. Existing planning application for development of 65 houses has been rejected by AVDC but the developer is appealing this decision.

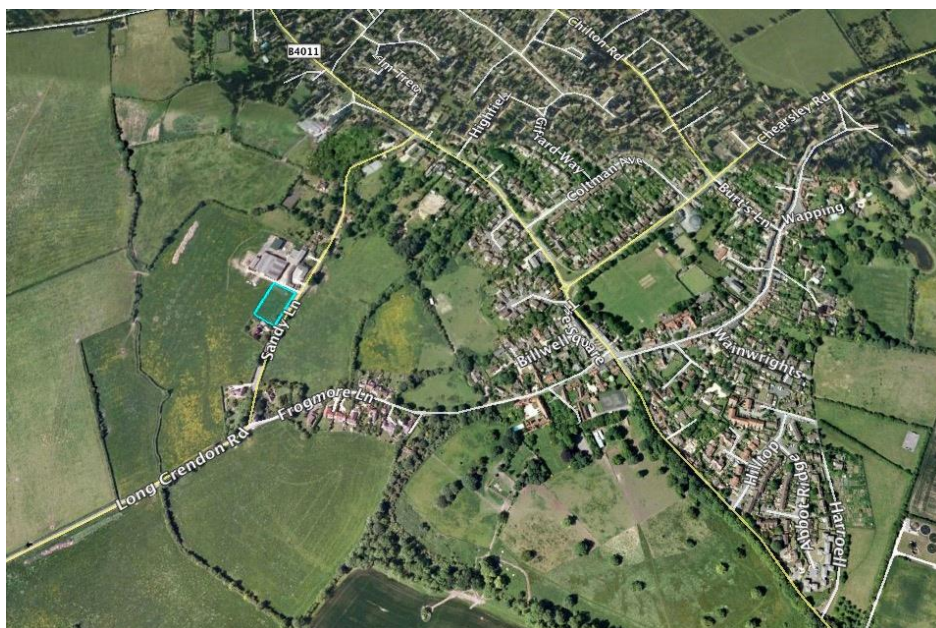
#### *Acceptability*

71. In excess of 30 % of village households have objected to this development and a number of grounds of unsuitability including:
- Disproportionate size to the village
  - Remoteness from village (lies outside the existing built up area)
  - Poor connectivity to local services and facilities
  - Highways/traffic issues (rural road and impact near school gates)
  - Significant visual / landscape impacts being situated on the highest point in the area
  - Potential flooding issues

### 6.16.3. LCNPSG assessment summary

72. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP.

## 6.17. LCD017 - Land West of Sandy Lane. south of Redding Farm



|                 |              |
|-----------------|--------------|
| Gross site Area | 0.2 Hectares |
| Current Use     | Farm Land    |
| Availability    | Yes          |

### 6.17.1. Considerations

| Factor                     | Notes                                                                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic                    | Site would have good access from Sandy Lane, and being a small site traffic impact is likely to be minimal. Potential traffic stress point on Sandy Lane and Bicester Road junction. |
| Conservation area          | No impact on Conservation area                                                                                                                                                       |
| Amenity potential          | None                                                                                                                                                                                 |
| Open/Green space           | Doesn't detract from public green space as it is currently farmland.                                                                                                                 |
| Views                      | No inward view to the village. Will not impact outward views as it is only onto fields.                                                                                              |
| School impact              | Will not materially impact school catchment due to its size limitations.                                                                                                             |
| Visual impact              | Character of housing design needs to be considered to ensure this enhances the visual impact.                                                                                        |
| Distance to village centre | 500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane.                                                                                 |
| Community                  | Could provide a link to other houses along sandy lane and so could enhance community                                                                                                 |

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| Rural character | Development may change the rural views as it is close to a working farm and is in a very agricultural setting |
|-----------------|---------------------------------------------------------------------------------------------------------------|

### 6.17.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

73. None.

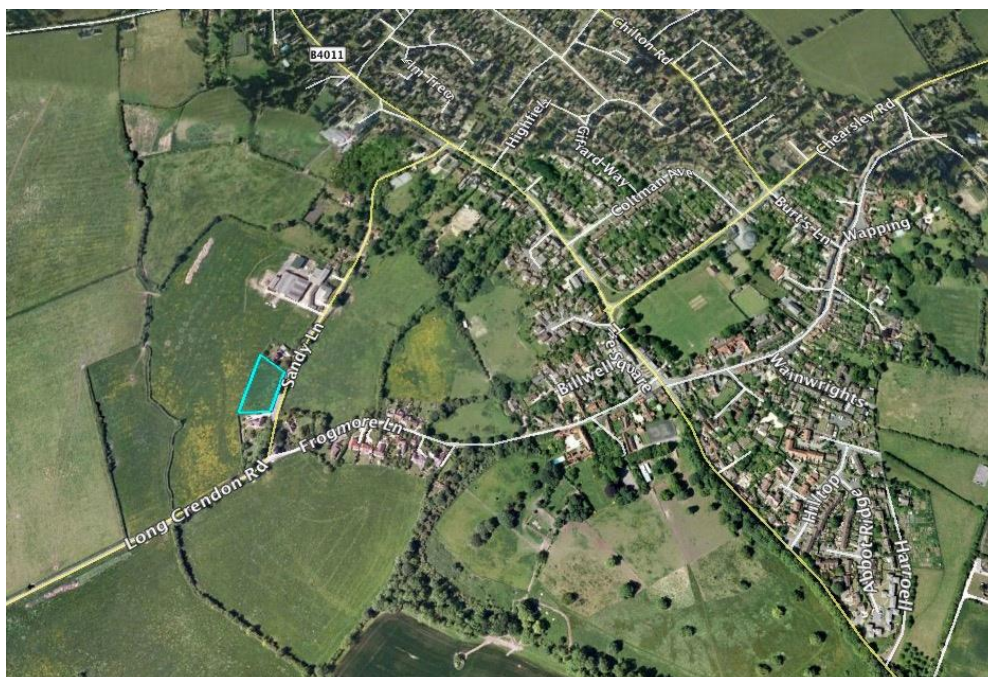
#### *Acceptability*

74. Although Bucks Highways have expressed concerns that Sandy Lane is rural in character and narrow as it nears Bicester Road, it is not considered that development of this small scale site (up to 5 dwellings) will create a traffic or road safety problem that cannot be mitigated. Ideally, the development of this site and LCD018 should be planned and delivered together, so that their combined effects can be properly assessed and mitigated as necessary.

### 6.17.3. LCNPSG assessment summary

75. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the mitigation matters identified in the assessment.

## 6.18. LCD018 - Land West of Sandy Land and south of Redding Farm bungalow



|                 |              |
|-----------------|--------------|
| Gross site Area | 0.2 Hectares |
| Current Use     | Farm Land    |
| Availability    | Yes          |

### 6.18.1. Considerations

| Factor                     | Notes                                                                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic                    | Site would have good access from Sandy Lane, and being a small site traffic impact is likely to be minimal. Potential traffic stress point on Sandy Lane and Bicester Road junction. |
| Conservation area          | No impact on Conservation area                                                                                                                                                       |
| Amenity potential          | None                                                                                                                                                                                 |
| Open/Green space           | Doesn't detract from public green space as it is currently farmland.                                                                                                                 |
| Views                      | No inward view to the village. Will not impact outward views as it is only onto fields.                                                                                              |
| School impact              | Will not materially impact school catchment due to its size limitations.                                                                                                             |
| Visual impact              | Character of housing design needs to be considered to ensure this enhances the visual impact.                                                                                        |
| Distance to village centre | 500 metres to village square. Less accessibly by foot as no footpath on Sandy Lane or Frogmore Lane.                                                                                 |

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| Community       | Could provide a link to other houses along sandy lane and so could enhance community                          |
| Rural character | Development may change the rural views as it is close to a working farm and is in a very agricultural setting |

### 6.18.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

76. None.

#### *Acceptability*

77. Although Bucks Highways have expressed concerns that Sandy Lane is rural in character and narrow as it nears Bicester Road, it is not considered that development of this small scale site (up to 5 dwellings) will create a traffic or road safety problem that cannot be mitigated. Ideally, the development of this site and LCD017 should be planned and delivered together, so that their combined effects can be properly assessed and mitigated as necessary.

### 6.18.3. LCNPSG assessment summary

78. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the mitigation matters identified in the assessment.

## 6.19. LCD019 – Lower Furlong



|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Gross site Area | 10.0 Hectares                                                                                |
| Current Use     | Agricultural                                                                                 |
| Availability    | Available for sale (Reynolds) but is land locked and only hence not achievable in isolation. |

### 6.19.1. Considerations

| Factors           | Notes                                                                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Site is 'land locked' with no available access route for the site in isolation. However if access was provided then the size of site would most likely lead to significant traffic impact.                                                                                                                                                   |
| Conservation area | Does not adjoin the conservation area so no significant impact other than on views covered below.                                                                                                                                                                                                                                            |
| Amenity potential | Dependent upon any agreement with land owner it could provide amenity (sports ground, biodiversity, green space etc.)                                                                                                                                                                                                                        |
| Open/Green space  | It is currently a green and open space, albeit not publicly accessible, which would be lost.                                                                                                                                                                                                                                                 |
| Views             | This land provides an open landscape and the only unbroken view from a public space across to the Chilterns. It is recognised as one of two views within Long Crendon conservation report (1961 and 2009) that 'must be preserved'. Development would also adversely impact views into the village and conservation area (See picture below) |
| School impact     | Minimal impact                                                                                                                                                                                                                                                                                                                               |
| Visual impact     | It would have very significant visual impact from within and looking out from the village                                                                                                                                                                                                                                                    |

|                            |                                                                                                                                                                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to village centre | 400-800m to the village community centre as the crow flies, but since the site is land is locked it is not possible to understand how the land would access the village. Shortest route would require access via Wainwrights and site LCD001. Alternative routes could be 1500m plus |
| Community                  | Being a distance from the village, it could create a separate and different community.                                                                                                                                                                                               |
| Rural character            | If used for housing, the character would be changed due to loss of significant area of agricultural use and the other assessment criteria.                                                                                                                                           |



### 6.19.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

79. None.

#### *Acceptability*

80. Whilst the land is located adjacent to LCD015 and LCD001 it is 'land locked' and hence only new value to the community (most likely for amenity e.g. sports pitches) would be if either area of adjacent land needed to be expanded to accommodate development. This would however most likely lead to loss of recognised and substantive long distance views and significant impact on the rural character of this edge of the village. Consequently, it is unlikely to be an acceptable site for housing.

### 6.19.3. LCNPSG assessment summary

81. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP

## 6.20. LCD020 – Extension to Madges Farm



|                 |              |
|-----------------|--------------|
| Gross site Area | 4.1 Hectares |
| Current Use     | Farm Land    |
| Availability    | Yes          |

### 6.20.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Likely to lead to an increased traffic will flow through village if heading to Thame and beyond. Given the potential increased volume in traffic we would expect an enlarged roundabout would need to be built to enable safe flow of traffic onto Chearsley Road. |
| Conservation area | Will not impact conservation area as it is outside the conservation boundary                                                                                                                                                                                       |
| Amenity potential | Currently there is no amenity provided in the proposal from Astonhill within the boundary of this field. The current proposal shows it lying in the 'third' field. However amenity could be provided by reducing the number of houses                              |
| Open/Green space  | Field has potential for added amenity including a Local Green Space.                                                                                                                                                                                               |
| Views             | Views not currently available to anyone not living in adjacent roads. Development in these areas may open up the views for others                                                                                                                                  |
| School impact     | Would maintain and possibly reduce existing school catchment due to it being so close to the school. Especially if access can be granted across school land                                                                                                        |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visual impact              | The size of the field means that the impact could be managed / mitigated through careful planting of trees and hedges to make it acceptable to surrounding areas                                                                                                                                                                                                                                    |
| Distance to village centre | Easy walking access to high street, school (if path could be provided through school grounds), recreation ground, village centre and shops<br><br>Site approx. 750m from village square (920m from centre of site by road)                                                                                                                                                                          |
| Community                  | This site could be made to work / fit in with the existing community due to its proximity to the church and village centre.                                                                                                                                                                                                                                                                         |
| Rural character            | The application for 41 houses on Madges Farm (LCD011) would be right next to this site of potentially another 50 dwellings. We would be creating a new estate within the village we would need to ensure that the development was done sympathetically and not change the character of the village too much. But realistically any large development will change the rural character of the village |

## 6.20.2. Planning History

### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

### *Current applications*

82. None.

### *Acceptability*

83. Alongside the application for 41 houses on Madges Farm (LCD011) this would create a significant new estate within the village that may not be acceptable to residents on the Cheersley and Chilton Roads.
84. Development on this site is likely to significantly increase traffic flow through village and require an enlarged Junction/roundabout to be created onto Cheersley Road

## 6.20.3. LCNPSG assessment summary

85. The assessment indicates that the site is not likely to be either suitable or acceptable for allocation in the NP in the near term due to the noted outstanding issues/factors (size and traffic implications).

## 6.21. LCD021 – Sycamore Close



|                 |                                                                                                                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross site Area | 0.65 Hectares                                                                                                                                                                                                                                                                                                              |
| Current Use     | Privately owned meadow land                                                                                                                                                                                                                                                                                                |
| Availability    | The land owners and occupants of 5 Sycamore are proposing that their house should be demolished to allow access to the site directly from the close. The considerations below were based on the proposal to develop 12-15 dwellings for retirement dwellings to fulfil the demand in the village for this kind of housing. |

### 6.21.1. Considerations

| Factor            | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Accessed by demolishing 5 Sycamore close and extending the existing roadway.<br>Whilst it may have minimal impact on the amount of traffic as the demographic of residents would exclude both commuter and school traffic from and to the site it would add some load to the junction with Bicester road on the main traffic throughfare through the village. This, coupled with concerns on traffic in the limited width cul-de-sac counts mean that mitigations would be required to be considered in any development plans. |
| Conservation area | Adjacent to the conservation area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Amenity potential | The land is in walking distance from the centre of the village so could provide some amenity. Potential to be used as part of a green open space by the village in the future if access allowed.                                                                                                                                                                                                                                                                                                                               |
| Open/Green space  | An open field that is currently not used as an accessible open space by the village for any amenity. Any development is however likely to impact the open nature of the area.                                                                                                                                                                                                                                                                                                                                                  |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Views                      | The site currently has extensive views out of the village. This project will open up the views to the public through careful positioning of the managed landscape. Any development will impact the views of a limited number of residents, primarily to the rear of Sycamore Close and to a lesser degree to the rear of some houses in Bilwell. The development will open up views to residents within the village that currently have no access. |
| School impact              | It will have no impact on the school catchment                                                                                                                                                                                                                                                                                                                                                                                                     |
| Visual impact              | Prominent high ground development that would be visible coming into the village from Sandy Lane and possibly Frogmore Lane.                                                                                                                                                                                                                                                                                                                        |
| Distance to village centre | Within 200m of the village centre (the square) and 320m of the village community centre.                                                                                                                                                                                                                                                                                                                                                           |
| Community                  | The type of housing proposed has a unique demographic character as it will not increase either schooling or commuter traffic in the cul-de-sac.<br>There is a demand in the village for this type of housing development.                                                                                                                                                                                                                          |
| Rural character            | The development will undoubtedly impact the rural character but would incorporate designed and managed open green space not currently in the public domain, whilst still leaving the long distance unaffected.                                                                                                                                                                                                                                     |

### 6.21.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

86. None.

#### *Acceptability*

87. Site is close to the village centre and would be suitable for siting 12-15 retirement houses, for which there is a general demand (given the age profile in the village). Whilst development would impact the views of a limited number of residents (to the rear of Sycamore Close and to a lesser degree to the rear of Bilwell) and view into the village from Sandy Lane this may be mitigated through careful/managed landscaping.

### 6.21.3. LCNPSG assessment summary

88. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the mitigation matters identified in the assessment.

89. However it has become evident since the original assessment that there is some dispute about covenants relating to this land, which until resolved (elsewhere) mean that LCNPSG have deemed the site unavailable for consideration.

## 6.22. LCD022 – Westfield 2



90. Land stretching from the Westfield turning for approx. 100 meters on the right hand side.

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Gross site Area | 0.64 Hectares                                                            |
| Current Use     | Privately owned orchard, existing single story dwelling and meadow land. |
| Availability    | Yes                                                                      |

### 6.22.1. Considerations

91. The land owners and occupants Mr & Mrs Sharples, are proposing that their house should demolished to create a site for housing of around 0.4 Hectares. They are also proposing that the bottom of the existing orchard should be gifted to facilitate clear views for traffic exiting Westfield Road. Thus development will facilitate the existing road to be widened to allow two vehicles to pass.
92. Considerations below are based on this general approach.

| Factor            | Notes                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic           | Some traffic will undoubtedly go through the village but providing any development is small this is unlikely to have any significant impact. The landowners will gift the bottom of the orchard to improve visibility at the Junction of Westfield and Bicester Road. |
| Conservation area | There will be no impact on the views from the conservation area. The design of the houses must be sympathetic to this area of the village                                                                                                                             |
| Amenity potential | The site is too small to provide any significant amenity.                                                                                                                                                                                                             |
| Open/Green space  | Currently offers no publicly available open/green space , though development may reduce the open feel a little.                                                                                                                                                       |

|                            |                                                                                                                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Views                      | The site currently has views out of the village.<br>The land is screened from both the Bicester Road and Westfield Road.<br>The proposal would be to maintain the screening from the Bicester Road.                                              |
| School impact              | This will not major impact the catchment area. There is easy walking access by footpath along the road or through the fields to the school                                                                                                       |
| Visual impact              | There is unlikely to be any visual impact for the neighbours for a ribbon of development next to Westfield Road. The ribbon nature of the development will alter the views along the road as it will represent infill. No impact on inward views |
| Distance to village centre | Although not in close proximity to the centre of the village it is close to the traditional 'lower end' of the village and so has the potential to adds to this 'lower end' community                                                            |
| Community                  | The site and the site opposite (Westfield 1) will enhance the small community that already exists down at Lower End.                                                                                                                             |
| Rural character            | Design of proposed housing is KEY as all development will have an impact on the rural aspect of the village.                                                                                                                                     |

### 6.22.2. Planning History

#### *AVDC assessments*

|       |              |
|-------|--------------|
| SHLAA | Not included |
| HELAA | Not included |

#### *Current applications*

93. None.

#### *Acceptability*

94. This proposal is likely to be acceptable for a small number of dwellings (circa 10-12) providing that the junction between Bicester Road and Westfield is improved. It will also facilitate a small development on part of LCD010.

### 6.22.3. LCNPSG assessment summary

95. The assessment indicates that the site may be suitable for allocation in the NP, subject to the allocation policy addressing the mitigation matters identified in the assessment.