

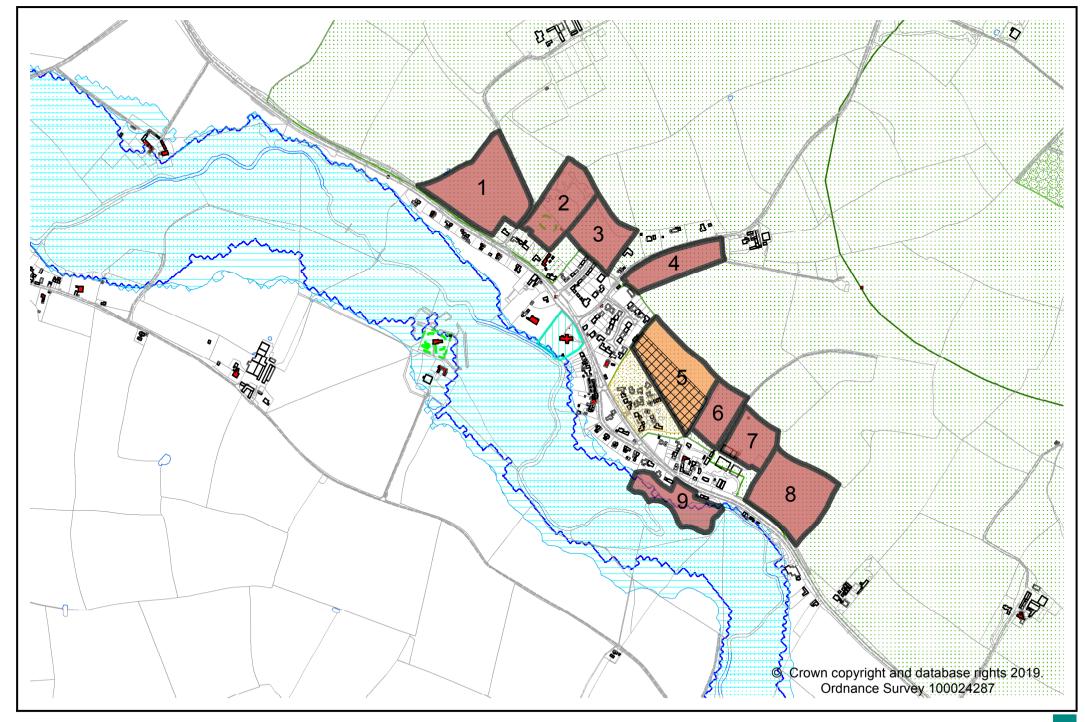
Alcester Land Parcels



ALCESTER LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	ALC.01	ALC.02	ALC.03	ALC.04	ALC.05	ALC.06	ALC.07	ALC.08	ALC.09	ALC.10	ALC.11	ALC.12	ALC.13	ALC.14	ALC.15	ALC.16
General Site Information	Location	East of Birmingham Road	North of Arden Road (Coughton Parish)	North of Kinwarton Farm Road [Coughton Parish]	North of Tything Road [Kinwarton Parish]	East of Tything Road [Kinwarton Parish]	North of Captain's Hill [Kinwarton Parish]	Adjacent Canada House Farm [Kinwarton Parish]	East of Gerard Road [Kinwarton Parish]	South of Captains Hill [Kinwarton Parish]	Rear of St Benedict's School	East of Bleachfield Street	South of Allimore Lane (west)	South of Allimore Lane (east)	North of Allimore Lane	West of Evesham Street [Arrow Parish]	South of Stratford Road
Site Ir	Gross Site Area (Ha)	2.0	14.0	3.5	5.0	6.5	8.0	8.0	2.5	6.0	2.5	2.0	3.0	5.0	2.5	4.0	1.5
Jeral (Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Ge	Land Use	Agriculture	Agriculture	Agriculture	Unused	Unused	Unused	Agriculture	School Playing Field	Agriculture	School Playing Field	Allotments/ Agriculture	Agriculture	Agriculture	Unused	Agriculture	Agriculture
	Green Belt																
	Area of Outstanding Natural Beauty																
suo	Conservation Area																
derati	European/National Wildlife Site																
Consi	Special Landscape Area/Area of Restraint																
ning	Flood Risk																
Major Planning Considerations	Designated Heritage Asset																
Majo	Major Infrastructure																
	Agricultural Land Classification																
	Minerals and Waste																
	Access to Site (vehicles)																
	Access to Site (walking and cycling)																
	Accessibility to Local Facilities																
	Public Transport																
	Relationship to Highway Network																
	Public Right of Way																
	Coalescence																
ations	Settlement Form																
derat	Settlement Character																
Other Planning Consider	Neighbouring Amenity																
nning	Neighbouring Land Uses																
er Pla	Non-designated Heritage Asset																
Othe	Landscape Sensitivity																
	Contaminated Land																
	Tree Preservation Order (TPO)																
	Local Wildlife/Geological Site																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																

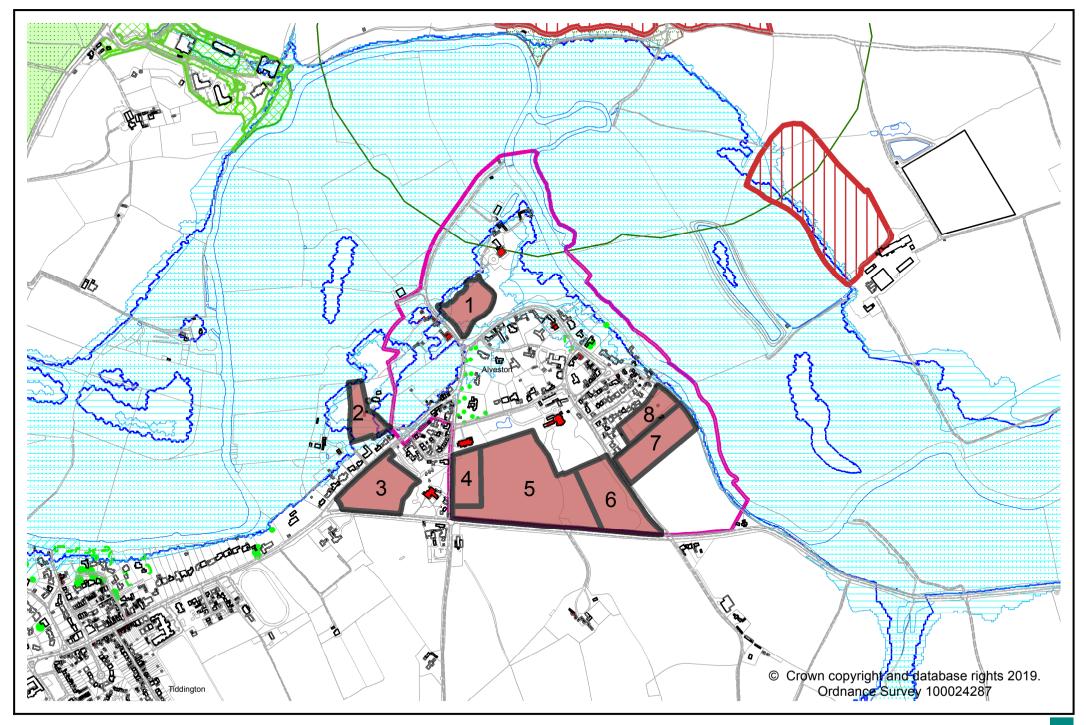
	Reference Number	ALC.01	ALC.02	ALC.03	ALC.04	ALC.05	ALC.06	ALC.07	ALC.08	ALC.09	ALC.10	ALC.11	ALC.12	ALC.13	ALC.14	ALC.15	ALC.16
	Current Use																
Availability Assessment	Intentions																
Availa	Legal																
-4	Ownership																
.	Local Market Analysis																
Achievability Assessment	SHLAA History																
Achier Asses	Planning History																
	Viability																
	Availability																
	Suitability - Environmental	Landscape impact. Impact on settlement character. Setting of listed building	Impact on settlement form	Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement character	Impact on settlement character. Coalescence with Kinwarton	Landscape impact	Landscape impact. Impact on settlement character. Coalescence with Kinwarton	Setting of Conservation Area	Conservation Area (part of site), Scheduled Monument (part of site)	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Tree Preservation Order	Landscape impact. Impact on settlement character	Landscape impact. Scheduled Monument
	Suitability - Technical		Provision of vehicle access. Adjacent to proposed industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline			Loss of school playing fields		Provision of vehicle access. Loss of school playing fields	Flood risk. Loss of allotments (part of site)	Provision of vehicle access. Flood risk (part of site)	Provision of vehicle access. Flood risk (part of site)	Provision of vehicle access	Provision of vehicle access	Flood risk
ų	Achievability																
Assessment	Initial Overall Deliverability						Green Belt						Dependent on development of land to north of Allimore Lane	Dependent on development of land to north of Allimore Lane	Dependent on development of land to north-west	Flood risk (part of site)	Flood risk (part of site)
Overall Ass	Scope for Mitigation	Sensitivity of site at approach to town and impact on setting of listed building means that effective environmental mitigation cannot be achieved	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Relationship of site to existing industrial estate and the need to take access through it means that effective mitigation cannot be achieved	Northern part of the site is elevated and overlooks the town so impact would be considerable although development on southern part of site could be effectively mitigated.	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Insufficient evidence that impact on Scheduled Mounument and flood risk can be overcome. No means of replacing allotments has been identified	bypass so is well- related to urban area. Development is capable of effective mitigation	Site is enclosed by bypass so is well- related to urban area. Development is capable of effective mitigation subject to avoiding area of flood risk at southern end	Site is adjacent to committed housing so development is capable of	Provision of vehicular access through Parcels 12/13 and development north of Allimore Lane or off Evesham Street to south has not been resolved. Development would need to avoid flood risk area on northern part of site	Development on northern part of site could be mitigated effectively but site is within a Flood Zone and Scheduled Monument
	Adjusted Overall Deliverability						Green Belt						Dependent on development of land to north of Allimore Lane	Dependent on development of land to north of Allimore Lane	Dependent on development of land to north-west		
sity	Net Site Area (Ha)						1.5						2.0	4.0	2.0		
Capad	30dph of net area						45						60	120	60		
Dwelling Capacity	35dph of net area																
Dwe	40dph of net area																
	1- 5 Years						45						20	30	20		
scale	6 – 10 Years												40	90	40		
Times	11 – 15 Years																
	16+ Years																



ALDERMINSTER LAND PARCELS ASSESMENT - APRIL 2020 UPDATE

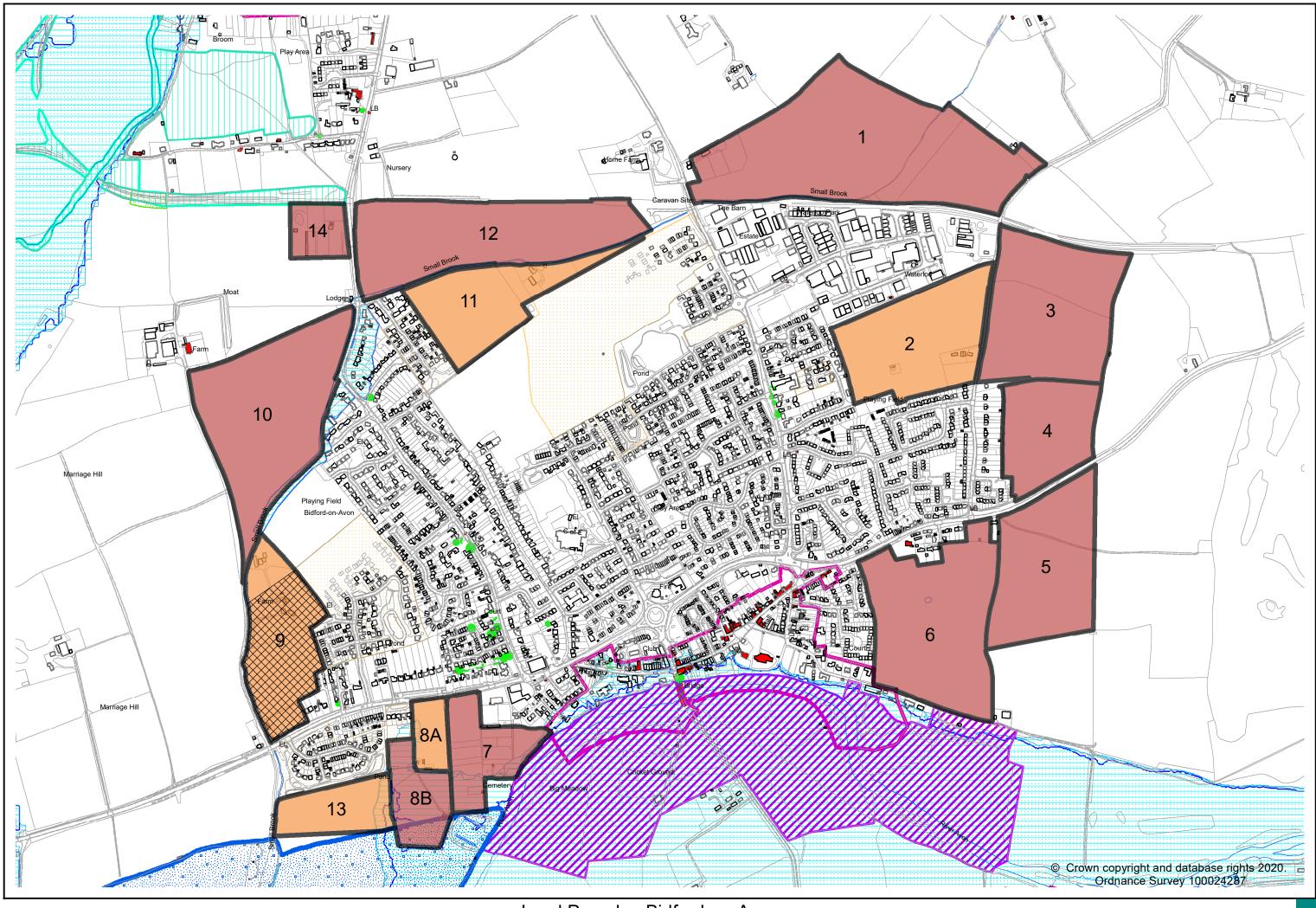
	Reference Number	ALD.01	ALD.2	ALD.03	ALD.04	ALD.05	ALD.06	ALD.07	ALD.08	ALD.09
	Location	North of Shipston	West of Sutcliffe	North of Sutcliffe	South of New	East of Skylark	North of Tithe	North of Tithe	North of Shipston	South of Shipston
Site		Road (west)	Avenue	Avenue	Road	Road	Farm (west)	Farm (east)	Road (east)	Road
General Site Information	Gross Site Area (Ha)	3.5	2.0	1.2	1.3	2.5	1.2	1.3	3.0	1.5
Gen Info	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt									
	Area of Outstanding Natural Beauty									
ions	Conservation Area									
derat	European/National Wildlife Site									
Major Planning Considerations	Special Landscape Area/Area of Restraint									
nning	Flood Risk									
or Pla	Designated Heritage Asset									
Majo	Major Infrastructure									
	Agricultural Land Quality									
	Minerals and Waste									
	Access to Site (vehicles)									
	Access to Site (walking and cycling)									
	Accessibility to Local Facilities									
	Public Transport									
	Relationship to Highway Network									
	Public Right of Way									
	Coalescence									
S	Settlement Form									
ratior	Settlement Character									
onside	Neighbouring Amenity									
ite co	Neighbouring Land Uses									
Other Site considerations	Non-designated Heritage Asset									
0	Landscape Sensitivity									
	Contaminated Land									
	Tree Preservation Order (TPO)									
	Local Wildlife/Geological Site									
	Natural Features									
	Pollution									
	Site Assembly									
	Site Topography and Shape									

	Reference Number	ALD.01	ALD.2	ALD.03	ALD.04	ALD.05	ALD.06	ALD.07	ALD.08	ALD.09
	Current Use									
bility sment	Intentions									
Availability Assessment	Legal									
	Ownership									
.	Local Market Analysis									
ability sment	SHLAA History									
Achievability Assessment	Planning History									
4 4	Viability									
	Availability									
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Tree Preservation Order	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character
lent	Suitability - Technical		Provision of vehicle access	Steeply sloping	Steeply sloping		Provision of vehicle access. Proximity to farm	Provision of vehicle access. Proximity to farm	Proximity to farm	Flood risk (part of site)
essm	Achievability									
Overall Assessment	Initial Overall Deliverability									
Overa	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Land rises more steeply along north- eastern part of the site but development on lower part can be mitigated effectively through landscaping and planting	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability									
ity	Net Site Area (Ha)					0.8				
Capac	30dph of net area					24				
Dwelling Capacity	35dph of net area									
Dwe	40dph of net area									
	1- 5 Years					24				
scale	6 – 10 Years									
Timescale	11 – 15 Years									
	16+ Years									



	Reference Number	ALV.01	ALV.02	ALV.03	ALV.04	ALV.05	ALV.06	ALV.07	ALV.08
9. c	Location	East of Mill Lane	North of Alveston Lane	South of Alveston Lane	North of Wellesbourne Road (west)	North of Wellesbourne Road (middle)	North of Wellesbourne Road (east)	East of Kissing Tree Lane	South of Avonfields Close
General Site Information	Gross Site Area (Ha)	1.0	0.7	1.5	0.7	4.8	1.8	1.5	0.8
Gene Infor	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Residential curtilage	Residential curtilage	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock
	Green Belt								
	Area of Outstanding Natural Beauty								
ions	Conservation Area								
Major Planning Considerations	European/National Wildlife Site								
Cons	Special Landscape Area/Area of Restraint								
nning	Flood Risk								
or Plai	Designated Heritage Asset								
Majo	Major Infrastructure								
	Agricultural Land Quality								
	Minerals and Waste								
	Access to Site (vehicles)								
	Access to Site (walking and cycling)								
	Accessibility to Local Facilities								
	Public Transport								
	Relationship to Highway Network								
	Public Right of Way								
	Coalescence								
ions	Settlement Form								
sidrat	Settlement Character								
g Con	Neighbouring Amenity								
anning	Neighbouring Land Uses								
Other Planning Considrations	Non-designated Heritage Asset								
ġ	Landscape Sensitivity								
	Contaminated Land								
	Tree Preservation Order (TPO)								
	Local Wildlife/Geological Site								
	Natural Features								
	Pollution								
	Site Assembly								
	Site Topography and Shape								

	Reference Number	ALV.01	ALV.02	ALV.03	ALV.04	ALV.05	ALV.06	ALV.07	ALV.08
	Current Use								
bility sment	Intentions								
Availability Assessment	Legal								
	Ownership								
	Local Market Analysis								
Achievability Assessment	SHLAA History								
kchiev Asses	Planning History								
44	Viability								
	Availability								
	Suitability - Environmental	Landscape impact. Conservation Area	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Conservation Area
	Suitability - Technical		Flood risk (most of site)						Provision of vehicle access
ment	Achievability								
ssess	Initial Overall Deliverability								Not available
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Impact on Conservation Area and setting of listed buildings means that effective mitigation cannot be achieved	Impact on Conservation Area and setting of listed buildings means that effective mitigation cannot be achieved	Impact on Conservation Area and setting of listed buildings means that effective mitigation cannot be achieved	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability		Flood risk. Inside Built Up Area Boundary so infill development can be considered						Not available
sity	Net Site Area (Ha)								
Capac	30dph of net area								
Dwelling Capacity	35dph of net area								
Dwe	40dph of net area								
	1- 5 Years								
scale	6 – 10 Years								
Timescale	11 – 15 Years								
	16+ Years								

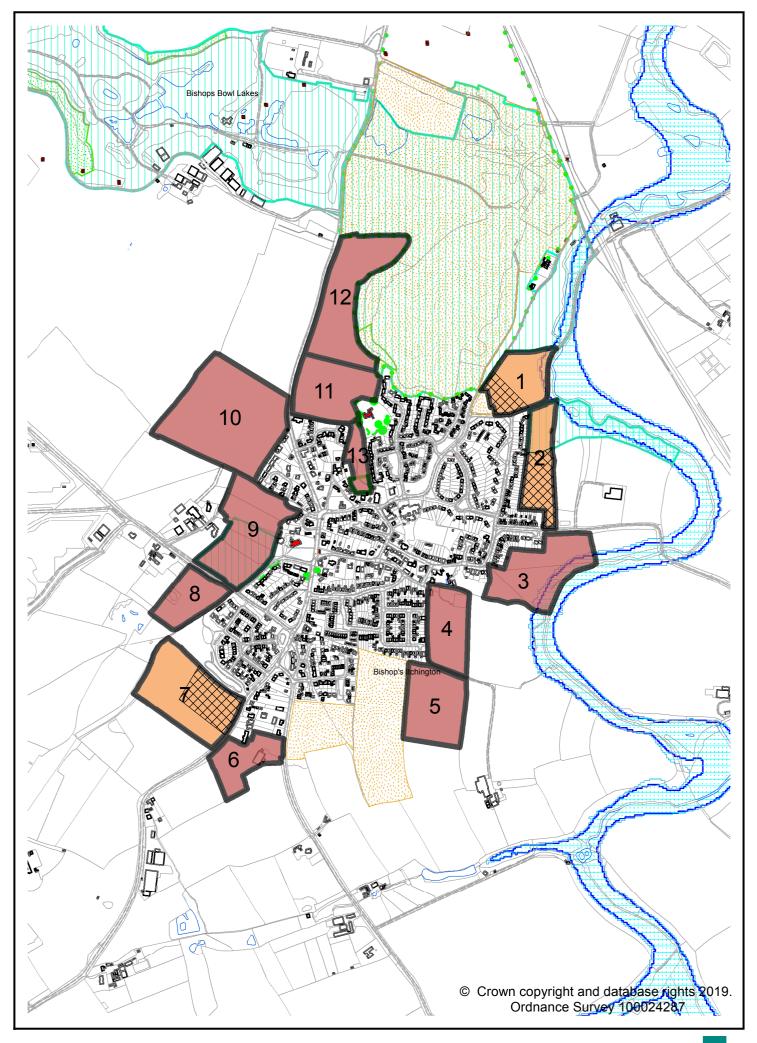


Land Parcels - Bidford-on-Avon

BIDFORD-ON-AVON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	BID.01	BID.02	BID.03	BID.04	BID.05	BID.06	BID.07	BID.08A	BID.8B	BID.09	BID.10	BID.11	BID.12	BID.13	BID.14
ation	Location	North of Waterloo Road Industrial Estate	West of Grafton Lane	East of Grafton Lane	North of Stratford Road	South of Stratford Road	South of Tower Hill	South of Salford Road (east)	South of Salford Road (middle)	South of Salford Road (middle)	North of Salford Road	West of Victoria Road	East of Victoria Road	East of Broom Road	South of Salford Road (west)	West of Broom Road
nform	Gross Site Area (Ha)	17.0	7.5	9.0	4.5	7.5	10.0	2.5	1.0	2.5	5.5	10.0	5.5	9.5	2.5	1.5
Site	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield	Greenfield	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield
General Site Information	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Allotments	Agriculture	Agriculture	Agriculture/ Dwelling	Agriculture	Agriculture / Dwelling	Agriculture	Agriculture	Horticulture
	Green Belt															
	Area of Outstanding Natural Beauty															
suo	Conservation Area															
derati	European/National Wildlife Site															
Consid	Special Landscape Area/Area of Restraint															
guine	Flood Risk															
Major Planning Considerations	Designated Heritage Asset															
Majo	Major Infrastructure															
	Agricultural Land Quality															
	Minerals and Waste															
	Access to Site (vehicles)															
	Access to Site (walking and cycling)															
	Accessibility to Local Facilities															
	Public Transport															
	Relationship to Highway Network															
	Public Right of Way															
	Coalescence															
tions	Settlement Form															
sidera	Settlement Character															
l Cons	Neighbouring Amenity															
anning	Neighbouring Land Uses															
Other Planning Considerations	Non-designated Heritage Asset															
ð	Landscape Sensitivity															
	Contaminated Land															
	Tree Preservation Order (TPO)															
	Local Wildlife/Geological Site															
	Natural Features															
	Pollution															
	Site Assembly															
	Site Topography and Shape															

	Reference Number	BID.01	BID.02	BID.03	BID.04	BID.05	BID.06	BID.07	BID.08A	BID.8B	BID.09	BID.10	BID.11	BID.12	BID.13	BID.14
	Current Use															
Availability Assessment	Intentions															
Availa	Legal															
~ <	Ownership															
	Local Market Analysis															
ability sment	SHLAA History															
Achievability Assessment	Planning History															
44	Viability															
	Availability															
	Suitability - Environmental	Landscape impact. Impact on settlement form and character		Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Agricultural land quality	Landscape impact. Impact on settlement character. Agricultural land quality	Landscape impact. Impact on settlement character. Agricultural land quality	Impact on settlement character. Agricultural land quality	Agricultural land quality	Impact on settlement character. Agricultural land quality	Impact on settlement character	Landscape impact. Impact on settlement character. Agricultural land quality	Landscape impact	Impact on settlement form and character. Coalescence with Broom. Agricultural land quality	Impact on settlement character	Impact on settlement form. Coalescence with Broom
	Suitability - Technical	Adjacent to industrial estate	Adjacent to industrial estate				Provision of vehicle access	Flood risk. Loss of allotments.	Floodrisk (small part)	Flood risk	Provision of vehicle access		Provision of vehicle access	Provision of vehicle access		Loss of business use
	Achievability															
nent	Initial Overall Deliverability												Dependent on development of land to south			
Overall Assessment	Scope for Mitigation	Major incursion into open countryside beyond a well- established physical feature and with a poor relationship to the existing settlement means that effective mitigation cannot be achieved	Site is well-related to existing buil form of village so development could be easily mitigated. It will be necessary to ensure that impact of industrial uses to north is resolved satisfactorily	Elevated and exposed approach to settlement means that effective mitigation cannot be achieved	Elevated and exposed approach to village means that effective mitigation cannot be achieved	Elevated and exposed approach to village and extensive attractive views across river valley means that effective mitigation cannot be achieved	to the village and extensive attractive views	Not applicable as site is not available	Development would have only limited impact on the character and setting of the village although it should be on northern part only to avoid or compensate for flood zone	Not applicable as site is not available	Development on most of the site could be mitigated effectively, with nothern part left undeveloped. County Highway Authority has now advised that an acceptable vehicular access onto Salford Road can be achieved by removing an existing house.	Not applicable as site is not available	Site is an appropriate extension to the existing committed development to the south and development could be mitigated effectively through landscaping and planting along northern boundary	Importance of retaining separate identity of Broom means that effective mitigation cannot be achieved	Site is well-related to housing development to the north so impact of further development could be effectively mitigated. A satisfactory vehicular access can be provided through recent development	Importance of retaining separate identity of Broom means that effective mitigation cannot be achieved
	Adjusted Overall Deliverability		Made' Neighbourhood Plan does not identify reserve sites						Made' Neighbourhood Plan does not identify reserve sites		'Made' Neighbourhood Plan does not identify reserve sites		Made' Neighbourhood Plan does not identify reserve sites. Dependent on development of land to south		'Made' Neighbourhood Plan does not identify reserve sites	
acity	Net Site Area (Ha)		5.0						0.8		4.0		4.0		2.0	
Dwelling Capacity	30dph of net area		150						24		120		120		60	
wellin	35dph of net area															
á	40dph of net area															
	1- 5 Years		50						24		50		50		60	
scale	6 – 10 Years		100								70		70			
Timescale	11 – 15 Years															
	16+ Years															



Bishops Itchington Land Parcels

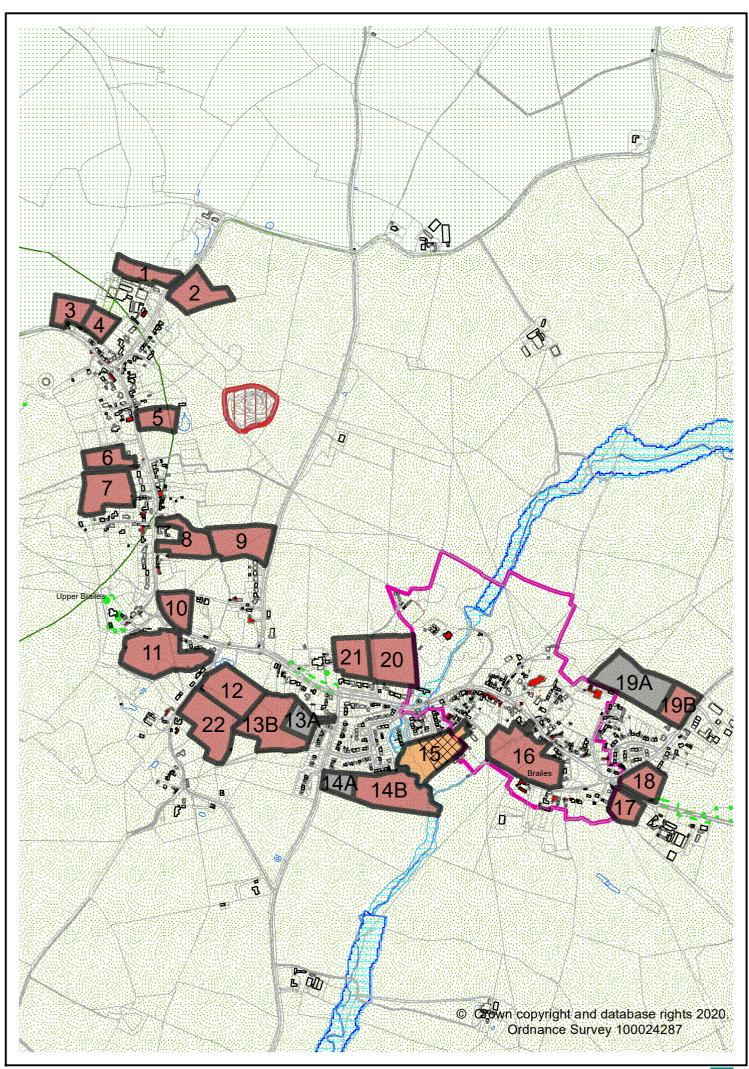
BISHOP'S ITCHINGTON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	BISH.01	BISH.02	BISH.03	BISH.04	BISH.05	BISH.06	BISH.07	BISH.08	BISH.09	BISH.10	BISH.11	BISH.12	BISH.13
General Site Information	Location	North of Ladbroke Road	North of Hambridge Road	South of Hambridge Road	East of Chapel Street	South of Dadglow Road	West of Knightcote Road	West of Gaydon Road	South of Plough Lane	North of Plough Lane	West of Southam Road	East of Southam Road (south)	East of Southam Road (north)	West of Butchers Close
te Info	Gross Site Area (Ha)	2.0	2.0	3.0	2.0	3.0	1.6	3.6	1.6	3.5	6.0	1.5	3.5	0.7
ral Sit	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Gene	Land Use	Agriculture	Agriculture/ Unused	Agriculture	Playing Field	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Vacant
	Green Belt													
	Area of Outstanding Natural Beauty													
suo	Conservation Area													
derati	European/National Wildlife Site													
Major Planning Considerations	Special Landscape Area/Area of Restraint													
nning	Flood Risk													
or Plai	Designated Heritage Asset													
Maj	Major Infrastructure													
	Agricultural Land Quality													
	Minerals and Waste													
	Access to Site (vehicles)													
	Access to Site (walking and cycling)													
	Accessibility to Local Facilities													
	Public Transport													
	Relationship to Highway Network													
	Public Right of Way													
	Coalescence													
tions	Settlement Form													
iderat	Settlement Character													
Cons	Neighbouring Amenity													
nning	Neighbouring Land Uses													
Other Planning Considerations	Non-designated Heritage Asset													
Oth	Landscape Sensitivity													
	Contaminated Land													
	Tree Preservation Order (TPO)													
	Local Wildlife/Geological Site													
	Natural Features													
	Pollution													
	Site Assembly													
	Site Topography and Shape													

hers

		Reference Number	BISH.01	BISH.02	BISH.03	BISH.04	BISH.05	BISH.06	BISH.07	BISH.08	BISH.09	BISH.10	BISH.11	BISH.12	BISH.13
		Current Use													
	bility sment	Intentions													
	Availability Assessment	Legal													
		Ownership													
	-	Local Market Analysis													
	ability	SHLAA History													
-	Achievability Assessment	Planning History													
		Viability													
		Availability													
		Suitability - Environmental	Landscape impact	Landscape impact. Local Wildlife Site (part of site)	Landscape impact	Landscape impact	Landscape impact	Landscape impact. Proximity to farm	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site (most of site). Ridge and furrow	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement form and character	Landscape impac Tree Preservation Order
		Suitability - Technical	Steeply sloping			Loss of playing field	Provision of vehicle access					Provision of vehicle access			Provision of vehicle access
	Ţ	Achievability													
	smen	Initial Overall Deliverability													
	Overall Assessment	Scope for Mitigation	Land slopes down sharply to north but extensive planting on eastern part of site would provide effective screening to development on western part	could be effectively mitigated with planting along eastern			Not applicable as site is not available		Development on south-eastern part of site could be effectively mitigated through provision of extensive open space on remainder of site and planting around outer boundaries	Rising land forms an important part of setting and approach to the village which means that effective mitigation cannot be achieved	towards the church forms an important part of setting and approach to the village which	Not applicable as site is not available	Development on this elevated site would be contrary to established physical form of the village in the landscape which could not be mitigated effectively	Development on this elevated site would be contrary to established physical form of the village in the landscape which could not be mitigated effectively	Site forms an important tongue of open space protruding into bui form of the village which would be undermined by an development on i
		Adjusted Overall Deliverability													
	city	Net Site Area (Ha)	0.7	0.8					1.4						
	Dwelling Capacity	30dph of net area	21	24					42						
	elling	35dph of net area													
	D	40dph of net area													
		1- 5 Years	21	24					42						
	Timescale	6 – 10 Years													
	Time	11 – 15 Years													
		16+ Years													
-															

built age be any on it



Land Parcels -Brailes

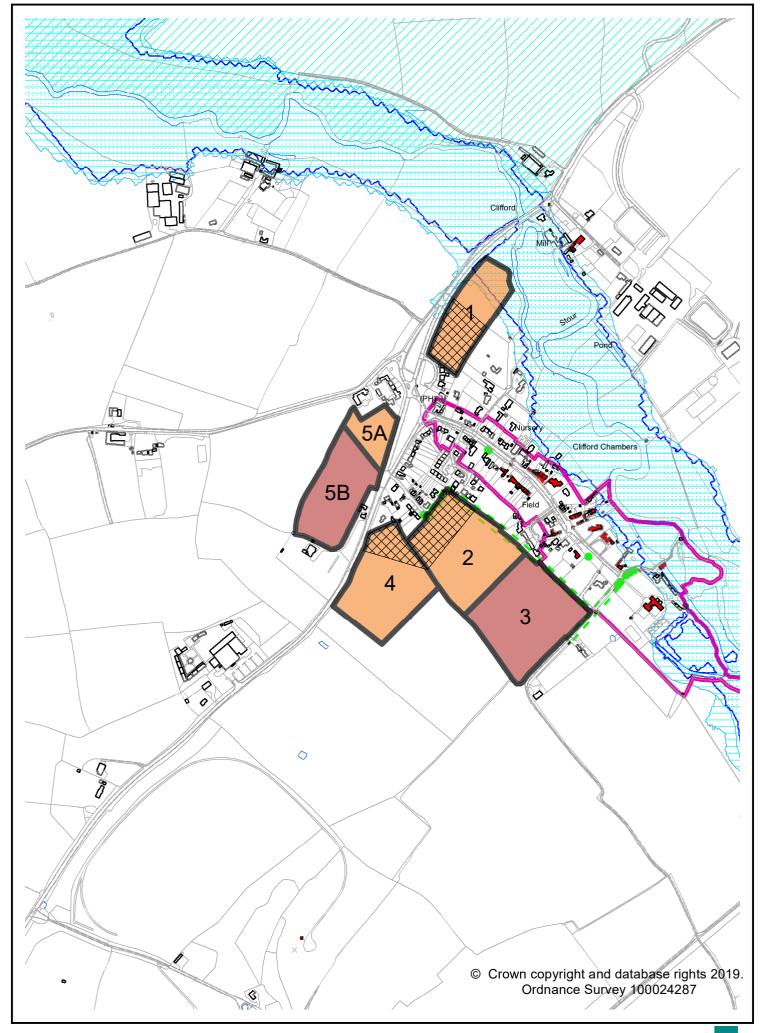
BRAILES LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	BRA.01	BRA.02	BRA.03	BRA.04	BRA.05	BRA.06	BRA.07	BRA.08	BRA.09	BRA.10	BRA.11
0 -	Location	West of Castle Hill	East of Castle Hill	Fant Hill (west)	Fant Hill (east)	East of B4035 (north)	West of B4035 (north)	West of B4035 (south)	East of B4035 (middle)	West of Castle Hill Lane	East of B4035 (south)	South of B4035 (west)
al Site nation	Gross Site Area (Ha)	0.7	0.9	0.6	0.5	0.4	0.5	1.2	0.8	1.2	0.6	1.6
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Unused	Unused	Agriculture	Agriculture	Agriculture	Unused	Unused	Agriculture	Agriculture	Unused	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
Major Planning Considerations	European/National Wildlife Site Special Landscape Area/Area of Restraint											
ning (Flood Risk											
r Plan	Designated Heritage Asset											
Majo	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
tions	Settlement Form											
sidera	Settlement Character											
l Cons	Neighbouring Amenity											
unning	Neighbouring Land Uses											
Other Planning Considerations	Non-designated Heritage Asset											
Oth	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	BRA.01	BRA.02	BRA.03	BRA.04	BRA.05	BRA.06	BRA.07	BRA.08	BRA.09	BRA.10	BRA.11
	Current Use											
bility sment	Intentions											
Availability Assessment	Legal											
	Ownership											
	Local Market Analysis											
ability sment	SHLAA History											
Achievability Assessment	Planning History											
1	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement form and character	Landscape Impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character			
	Suitability - Technical	Proximity to farm		Provision of vehicle and pedestrian/cycle access	Provision of vehicle and pedestrian/cycle access		Provision of vehicle and pedestrian/cycle access	Provision of vehicle and pedestrian/cycle access				
ent	Achievability											
Overall Assessment	Initial Overall Deliverability											
Overa	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Site forms part of important open gap between Upper and Lower Brailes and any development would undermine that character	Site forms part of important open gap between Upper and Lower Brailes and any development would undermine that character			
	Adjusted Overall Deliverability											
sity	Net Site Area (Ha)											
Dwelling Capacity	30dph of net area											
elling	35dph of net area											
Ď	40dph of net area											
	1- 5 Years											
Timescale	6 – 10 Years											
Time	11 – 15 Years											
	16+ Years											

	Reference Number	BRA.12	BRA.13A	BRA.13B	BRA.14A	BRA.14B	BRA.15	BRA.16	BRA.17	BRA.18	BRA.19A	BRA.19B	BRA.20	BRA.21	BRA.22
۹ -	Location	East of Henbrook Lane (north)	West of Sutton Lane	West of Sutton Lane (rear)	East of Sutton Lane	East of Sutton Lane (rear)	South of Orchard Close	South of High Street	South of Holloway Hill	North of Holloway Hill	West of Salt Way Lane	West of Salt Way Lane (rear)	North of High Street (east)	North of High Street (west)	East of Henbrook Lane (south)
ral Sit natiol	Gross Site Area (Ha)	1.4	0.5	1.5	0.4	1.6	1.5	1.8	0.5	0.6	0.4	2.0	1.2	1.1	1.4
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt														
	Area of Outstanding Natural Beauty														
tions	Conservation Area														
iderat	European/National Wildlife Site														
Cons	Special Landscape Area/Area of Restraint														
Major Planning Considerations	Flood Risk														
or Pla	Designated Heritage Asset														
Maj	Major Infrastructure														
	Agricultural Land Quality														
	Minerals and Waste														
	Access to Site (vehicles)														
	Access to Site (walking and cycling)														
	Accessibility to Local Facilities														
	Public Transport														
	Relationship to Highway Network														
	Public Right of Way														
	Coalescence														
tions	Settlement Form														
sidera	Settlement Character														
Cons	Neighbouring Amenity														
uning	Neighbouring Land Uses														
Other Planning Considerations	Non-designated Heritage Asset														
Oth	Landscape Sensitivity														
	Contaminated Land														
	Tree Preservation Order (TPO)														
	Local Wildlife/Geological Site														
	Natural Features														
	Pollution														
	Site Assembly														
	Site Topography and Shape														

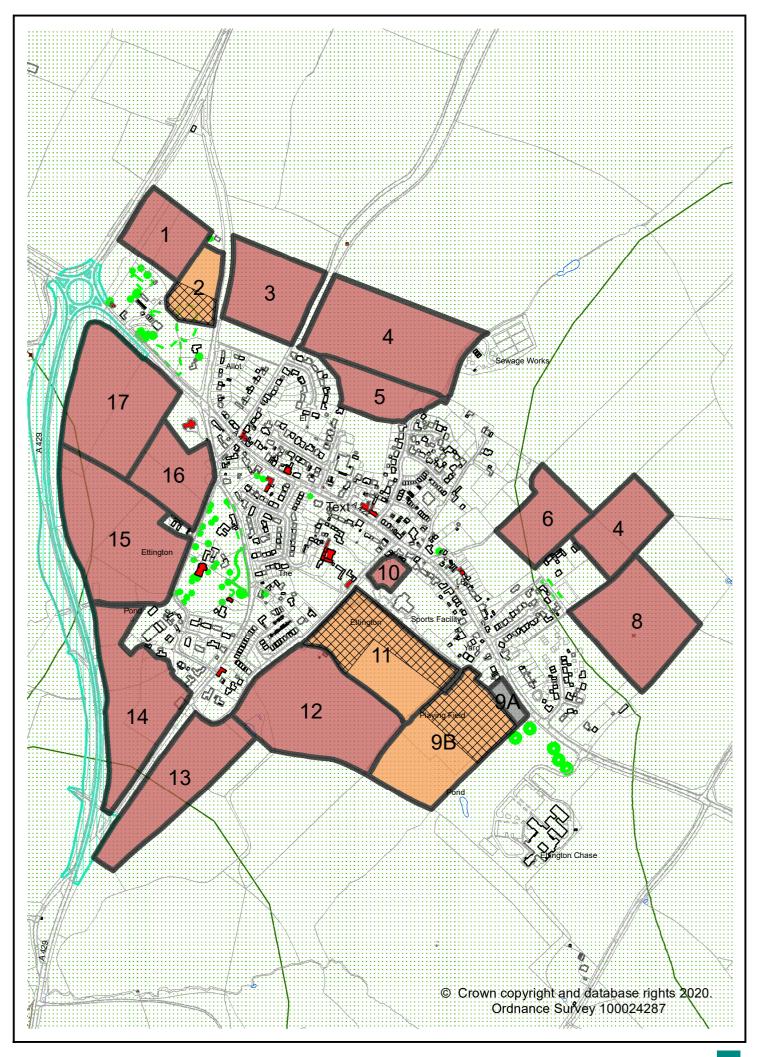
	Reference Number	BRA.12	BRA.13A	BRA.13B	BRA.14A	BRA.14B	BRA.15	BRA.16	BRA.17	BRA.18	BRA.19A	BRA.19B	BRA.20	BRA.21	BRA.22
	Current Use														
Availability Assessment	Intentions														
Availa \sses	Legal														
	Ownership														
.	Local Market Analysis														
Achievability Assessment	SHLAA History														
vchiev Asses	Planning History														
4 4	Viability														
	Availability														
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow		Landscape impact. Conservation Area	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character
	Suitability - Technical							Provision of vehicle access					Provision of vehicle access	Provision of vehicle access	Provision of vehicle access
ent	Achievability														
Assessment	Initial Overall Deliverability														
Overall	Scope for Mitigation	Not applicable as site is not available	n/a	Development would have a significant impact on the character and setting of the village which could not be effectively mitigated	n/a	Development would have a significant impact on the character and setting of the village which could not be effectively mitigated		site is not available	Not applicable as site is not available			Development would have a significant impact on the character and setting of the village and on the setting of the Conservation Area and listed buildings which could not be effectively mitigated	Not applicable as site is not available	Not applicable as site is not available	Forms part of an open landscape along Henbrook Lane which is distinct from main part of the village and any development would undermine that character
	Adjusted Overall Deliverability		Allocated in Neighbourhood Plan due to be 'made' in early Autumn 2019		Allocated in Neighbourhood Plan due to be 'made' in early Autumn 2019		Not allocated in Neighbourhood Plan due to be 'made' in early Autumn 2019				Allocated in Neighbourhood Plan due to be 'made' in early Autumn 2019				
sity	Net Site Area (Ha)						0.5								
Dwelling Capacity	30dph of net area						15								
guille	35dph of net area														
Dwe	40dph of net area														
	1- 5 Years						15								
scale	6 – 10 Years														
Timescale	11 – 15 Years														
	16+ Years														



CLIFFORD CHAMBERS LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	CLIF.01	CLIF.02	CLIF.03	CLIF.04	CLIFF.05A	CLIF.05B
ation	Location	East of Campden Road (north)	East of The Nashes	South of village	East of Campden Road (south)	West of Campden Road (north)	West of Campden Road (south)
General Site Information	Gross Site Area (Ha)	1.6	2.5	3.5	2.3	0.6	2.4
eral Sit	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Gene	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt						
	Area of Outstanding Natural Beauty						
suo	Conservation Area						
derati	European/National Wildlife Site						
Major Planning Considerations	Special Landscape Area/Area of Restraint						
nning	Flood Risk						
or Pla	Designated Heritage Asset						
Majo	Major Infrastructure						
	Agricultural Land Quality						
	Minerals and Waste						
	Access to Site (vehicles)						
	Access to Site (walking and cycling)						
	Accessibility to Local Facilities						
	Public Transport						
	Relationship to Highway Network						
	Public Right of Way						
	Coalescence						
tions	Settlement Form						
sidera	Settlement Character						
Cons	Neighbouring Amenity						
nning	Neighbouring Land Uses						
Other Planning Considerations	Non-designated Heritage Asset						
Oth	Landscape Sensitivity						
	Contaminated Land						
	Tree Preservation Order (TPO)						
	Local Wildlife/Geological Site						
	Natural Features						
	Pollution						
	Site Assembly						
	Site Topography and Shape						

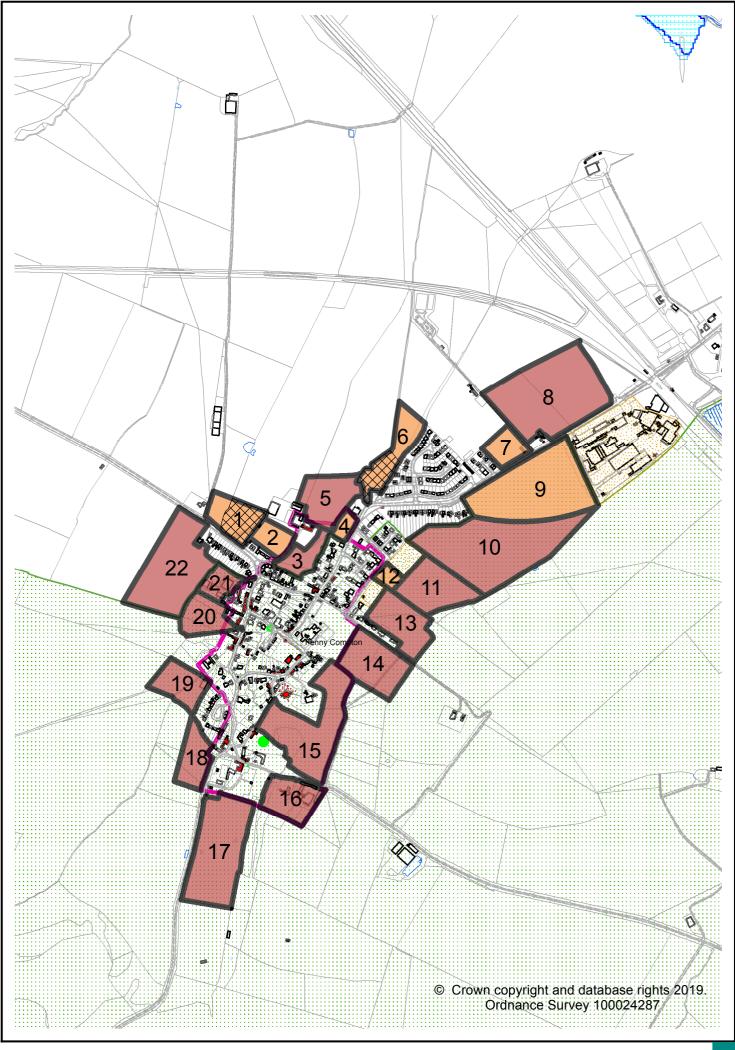
	Reference Number	CLIF.01	CLIF.02	CLIF.03	CLIF.04	CLIFF.05A	CLIF.05B
	Current Use						
billity sment	Intentions						
Availability Assessment	Legal						
	Ownership						
~	Local Market Analysis						
ability sment	SHLAA History						
Achievability Assessment	Planning History						
	Viability						
	Availability						
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character
	Suitability - Technical	Provision of vehicle access. Flood risk (part)	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access		Provision of vehicle access
	Achievability						
sment	Initial Overall Deliverability	Not available					
Overall Assessment	Scope for Mitigation	Development on southern part of site could be effectively mitigated subject to suitable landscaping along northern boundary	Development of entire site would be harmful to character and setting of village but small-scale development on western part could be effectively mitigated through landscaping along eastern boundary. Access would have to be provided through CLIF.04 only.	Development would have a major impact on the village and landscape mitigation would not be effective. There is no obvious vehicular access available	Development of entire site would be harmful to character and setting of village but small-scale development at northern end could be effectively mitigated through landscaping along southern boundary	Small scale development adjacent to recent development to north could be effectively mitigated	Not applicable as site is not available
	Adjusted Overall Deliverability						
city	Net Site Area (Ha)	0.5	1.0		0.4	0.2	
Capa	30dph of net area	15	30		12	6	
Dwelling Capacity	35dph of net area						
Å	40dph of net area						
	1- 5 Years	15	30		12	6	
Timescale	6 – 10 Years						
Time	11 – 15 Years						
	16+ Years						



ETTINGTON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	ETT.01	ETT.02	ETT.03	ETT.04	ETT.05	ETT.06	ETT.07	ETT.08A	ETT.09A	ETT.09B	ETT.10	ETT.11	ETT.12	ETT.13	ETT.14	ETT.15	ETT.16	ETT.17
mation	Location	East of Warwick Road	West of Old Warwick Road	East of Old Warwick Road	East of Kents Lane	North of Hillman Way	North of Avon Close (west)	North of Avon Close (east)	North of Banbury Road	South of Banbury Road	South of Banbury Road (rear)	South of Rogers Lane (east)	South of Rogers Lane (middle)	South of Rogers Lane (west)	East of Halford Road	West of Halford Road	West of Rookery Lane (south)	West of Rookery Lane (north)	South of Banbury Road
al Site Informatio	Gross Site Area (Ha)	1.5	0.8	2.2	3.0	1.2	1.5	1.6	3.0	0.4	3.4	0.3	3.0	4.5	2.2	3.5	4.5	1.7	4.0
ral Sit	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Gener	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Sports Pitch/ Agriculture	Playing Field	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt																		
	Area of Outstanding Natural Beauty																		
ions	Conservation Area																		
iderat	European/National Wildlife Site																		
J Cons	Special Landscape Area/Area of Restraint																		
Major Planning Considerati	Flood Risk																		
ajor Pl	Designated Heritage Asset																		
ğ	Major Infrastructure																		
	Agricultural Land Quality																		
	Minerals and Waste																		
	Access to Site (vehicles)																		
	Access to Site (walking and cycling) Accessibility to Local																		
	Facilities																		
	Public Transport Relationship to Highway																		
	Network																		
	Public Right of Way																		
w	Coalescence Settlement Form																		
ration	Settlement Character																		
Considerations	Neighbouring Amenity																		
ing Co	Neighbouring Land Uses																		
Other Planning	Non-designated Heritage Asset																		
Other	Asset Landscape Sensitivity																		
	Contaminated Land																		
	Tree Preservation Order (TPO)																		
	Local Wildlife/Geological Site																		
	Natural Features																		
	Pollution																		
	Site Assembly																		
	Site Topography and Shape																		

	Reference Number	ETT.01	ETT.02	ETT.03	ETT.04	ETT.05	ETT.06	ETT.07	ETT.08A	ETT.09A	ETT.09B	ETT.10	ETT.11	ETT.12	ETT.13	ETT.14	ETT.15	ETT.16	ETT.17
	Current Use																		
Availability Assessment	Intentions																		
Availa Assess	Legal																		
	Ownership																		
	Local Market Analysis																		
ability sment	SHLAA History																		
Achievability Assessment	Planning History																		
	Viability																		
	Availability																		
	Suitability - Environmental	Landscape impact. Settlemeni form and character. Ridge and furrow	Landscape t impact. Ridge and furrow. Impact on TPO (small part of site)	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Natural features	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact	Landscape impact	Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement settlement	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow
	Suitability - Technical				Provision of vehicle access. Proximity to sewage works	Provision of vehicle access	Provision of vehicle access	Provision of vehicle and pedestrian/ cycle access	Provision of vehicle access		Loss of sports pitch	Proximity to Village Hall. Loss of playing field	Proximity to Village Hall		Provision of vehicle access	Provision of vehicle access. Proximity to farm	Provision of vehicle access. Proximity to farm		
¥	Achievability																		
ssmei	Initial Overall Deliverability																		
Overall Asse	Scope for Mitigation	Not applicable as site is not available	Small-scale development on southern part of site is capable of effective mitigation with retention of protected trees	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Impact of development on northern part of site is capable of effective mitigation. Need to relocate sports pitch on southern part of the site	Loss of public open space and play facilities could not be obviously mitigated in a satisfactory manner	Development would need to be restricted to northern part of site with extensive landscaping provided on remainder in order to effectively mitigate impact on setting of village	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability		Not identified as a reserve site in 'made' Neighbourhood Plan							Identified as a reserve site in 'made' Neighbourhood Plan	Not identified as a reserve site in 'made' Neighbourhood Plan		Not identified as a reserve site in 'made' Neighbourhood Plan						
ity	Net Site Area (Ha)		0.3								1.3		1.5						
Dwelling Capacity	30dph of net area		9								39		45						
elling	35dph of net area																		
Ď	40dph of net area																		
	1- 5 Years		9								39		45						
Timescale	6 – 10 Years																		
Time	11 – 15 Years																		
	16+ Years																		



Fenny Compton Land Parcels

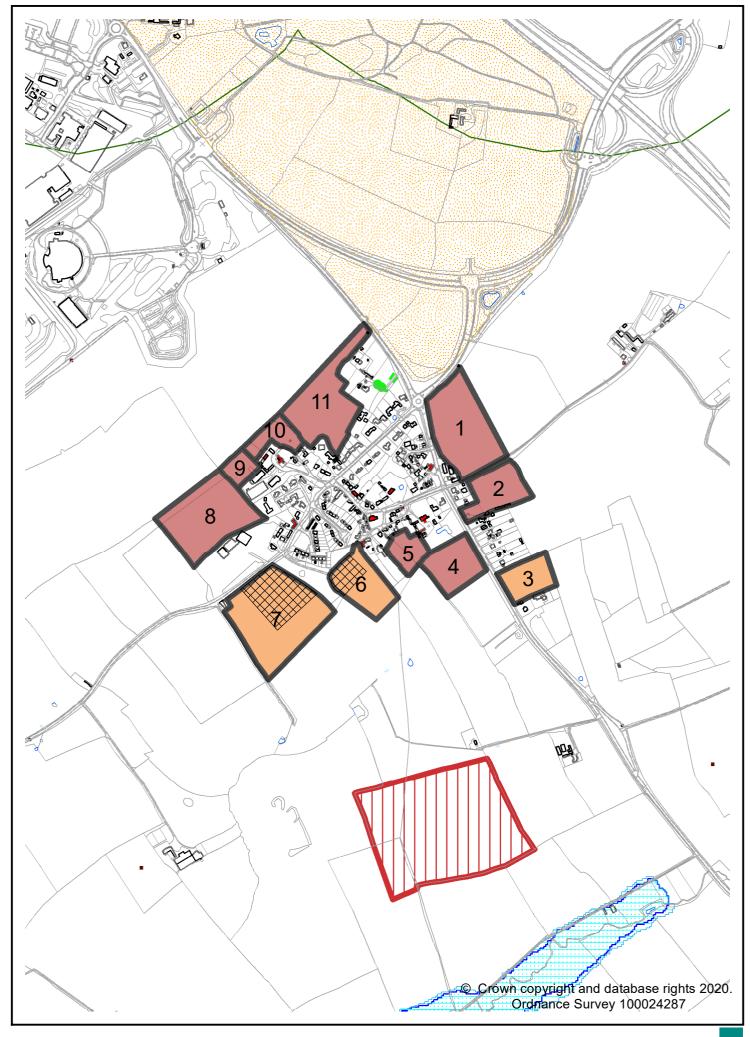
FENNY COMPTON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	FEN.01	FEN.02	FEN.03	FEN.04	FEN.05	FEN.06	FEN.07	FEN.08	FEN.09	FEN.10	FEN.11
0 -	Location	North of Northend Road (west)	North of Northend Road (east)	North of Brook Street	West of High Street (front)	West of High Street (rear)	North of High Street	North of Station Road (west)	North of Station Road (middle)	South of Station Road (east)	South of Station Road (west)	East of High Street (north)
General Site Information	Gross Site Area (Ha)	1.0	0.7	0.8	0.4	1.5	1.3	0.6	4.0	4.8	5.4	2.0
Gener Inforn	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
derati	European/National Wildlife Site											
Consi	Special Landscape Area/Area of Restraint											
ning	Flood Risk											
Major Planning Considerations	Designated Heritage Asset											
Majo	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
ions	Settlement Form											
iderat	Settlement Character											
Cons	Neighbouring Amenity											
Other Planning Considerations	Neighbouring Land Uses											
er Pla	Non-designated Heritage Asset											
Oth	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	FEN.01	FEN.02	FEN.03	FEN.04	FEN.05	FEN.06	FEN.07	FEN.08	FEN.09	FEN.10	FEN.11
	Current Use											
Availability Assessment	Intentions											
Availa Asses	Legal											
	Ownership											
.	Local Market Analysis											
abilit) smen1	SHLAA History											
Achievability Assessment	Planning History											
44	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Setting of Conservation Area	Conservation Area	Conservation Area	Landscape impact. Impact on settlement form and character. Setting of Conservation Area	Impact on natural features	Landscape impact. Ridge and furrow	Landscape impact. Impact on settlement character	Landscape impact. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact Impact on settlement character
	Suitability - Technical		Proximity to businesses	Proximity to businesses		Provision of vehicle access	Provision of vehicle access					Provision of vehicle access
ent	Achievability											
essm	Initial Overall Deliverability											
Overall Assessment	Scope for Mitigation	Small-scale development on eastern part of site can be effectively mitigated through landscaping along outer boundaries	Site is well-related to physical form of village but development would need to preserve character of Conservation Area and take account of adjacent business uses	Open space within Conservation Area makes a significant contribution to its character and development could not be mitigated effectively	Site is within Conservation Area but a small-scale, high quality development could	Not applicable as site is not available	Development on southern part of site is well-related to adjacent housing and can be effectively mitigated through suitable landscaping and protection of watercourse along western boundary	Small-scale development can be effectively mitigated	Not applicable as site is not available	Suitable layout incorporating significant areas of open space and retaining views to open countryside to south and substantial planting would provide effective mitigation. Development would help to link housing on former factory site with existing village	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability											
acity	Net Site Area (Ha)	0.5	0.4		0.2		0.7	0.5		2.5		
Dwelling Capacity	30dph of net area	15	12		6		21	15		75		
felling	35dph of net area											
Ď	40dph of net area											
	1- 5 Years	15	12		6		21	15		75		
scale	6 – 10 Years											
Timescale	11 – 15 Years											
	16+ Years											

	Reference Number	FEN.12	FEN.13	FEN.14	FEN.15	FEN.16	FEN.17	FEN.18	FEN.19	FEN.20	FEN.21	FEN.22
a –	Location	East of Ridge Way	North of Mill Lane	South of Mill Lane	East of Dog Lane	South of The Slade	East of Avon Dassett Road	West of Avon Dassett Road	West of Bridge Street (south)	West of Bridge Street (middle)	West of Bridge Street (north)	South of Northend Road
General Site Information	Gross Site Area (Ha)	0.3	1.6	1.6	3.0	1.2	2.8	1.2	1.2	1.0	0.7	3.2
Gener Inforr	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Farm buildings	Agriculture	Agriculture	Agriculture	Agriculture	Farm buildings	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
iderati	European/National Wildlife Site											
Consi	Special Landscape Area/Area of Restraint											
Major Planning Considerations	Flood Risk											
or Pla	Designated Heritage Asset											
Maj	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
tions	Settlement Form											
sidera	Settlement Character											
g Con	Neighbouring Amenity											
Other Planning Considerations	Neighbouring Land Uses											
her Pl	Non-designated Heritage Asset											
ŏ	Landscape Sensitivity											
	Contaminated Land Tree Preservation Order											
	(TPO) Local Wildlife/Geological											
	Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

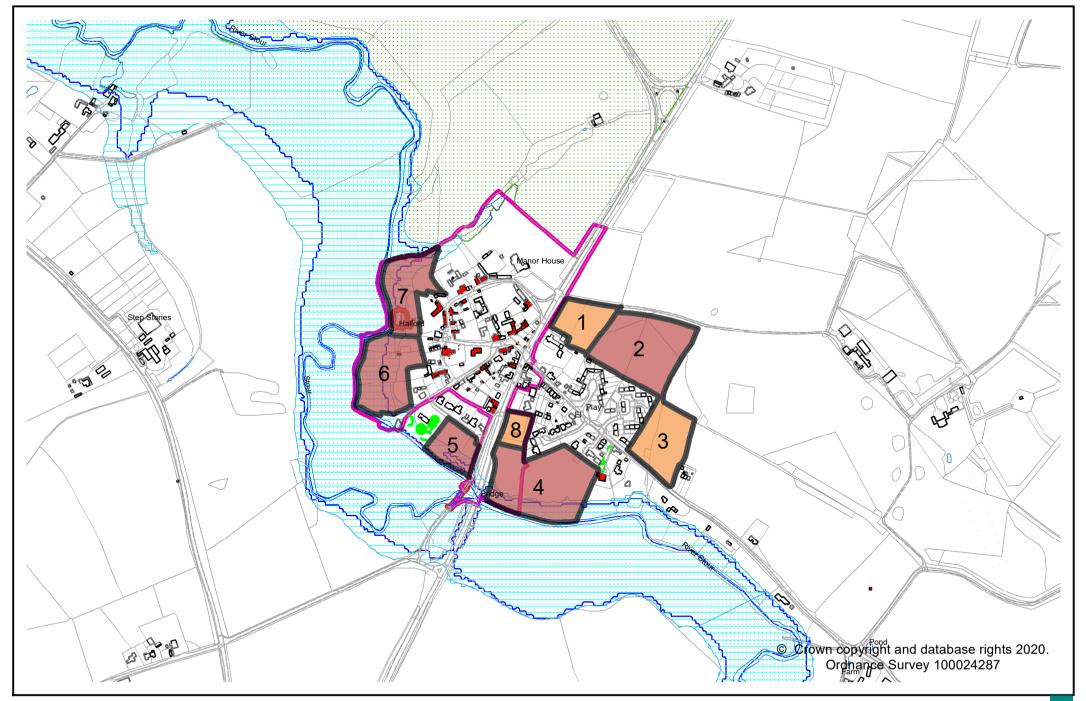
	Reference Number	FEN.12	FEN.13	FEN.14	FEN.15	FEN.16	FEN.17	FEN.18	FEN.19	FEN.20	FEN.21	FEN.22
	Current Use											
oility nent	Intentions											
Availability Assessment	Legal											
₹¥	Ownership											
	Local Market Analysis											
Achievability Assessment	SHLAA History											
ssess	Planning History											
ĂĂ	Viability											
	Availability											
	Suitability - Environmental	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character		Landscape impact
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access. Loss of farm buildings			Provision of vehicle access	Provision of vehicle access	Provision of vehicle access. Loss of farm buildings	
ent	Achievability											
essm	Initial Overall Deliverability											
Overall Assessment	Scope for Mitigation	Small-scale development can be effectively mitigated	Not applicable as site is not available	Site is on rising land overlooking the village and would be contrary to its physical form which mitigation could not overcome. Existing track could not be improved to provide satisfactory vehicular access		Traditional farm buildings and trees on the site make an important contribution to the character of the Conservation Area. Existing highway could not be improved to provide satisfactory vehicular access	Not applicable as site is not available	Site forms an attractive approach to the historic edge of the village and would impact on the setting of the Conservation Area and a listed building which could not be effectively mitigated	Not applicable as site is not available		Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability											
acity	Net Site Area (Ha)	0.2										
Dwelling Capacity	30dph of net area	6										
relling	35dph of net area											
Å	40dph of net area											
	1- 5 Years	6										
Timescale	6 – 10 Years											
Time	11 – 15 Years											
	16+ Years											



GAYDON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

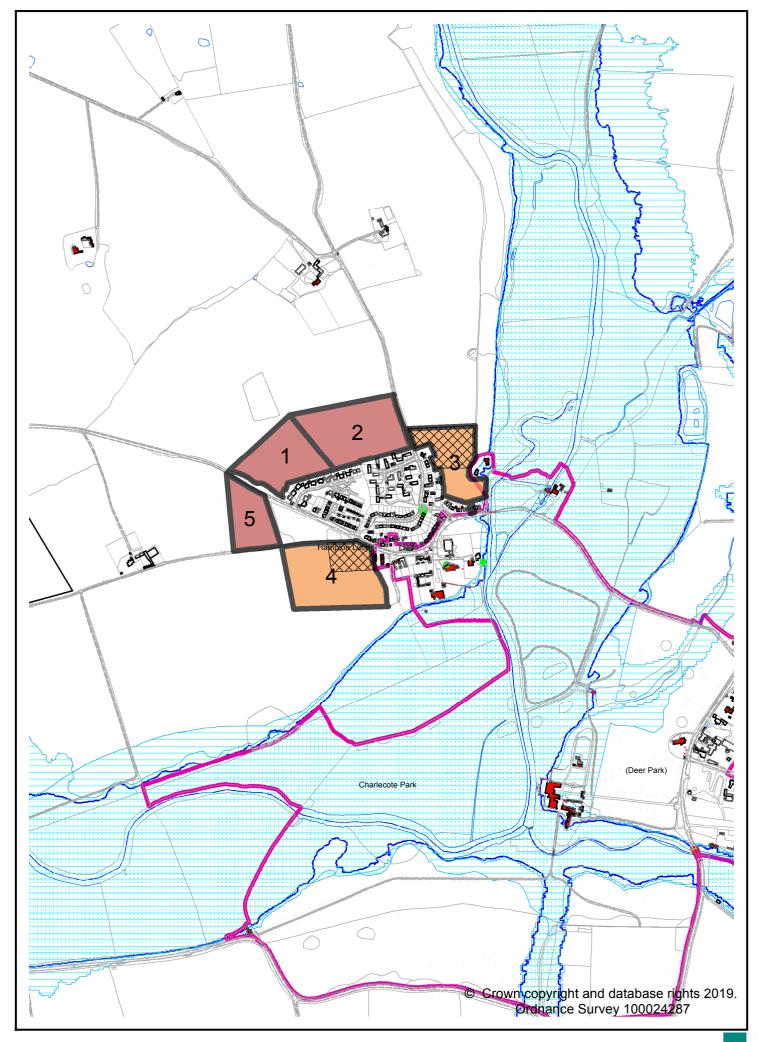
	Reference Number	GAY.01	GAY.02	GAY.03	GAY.04	GAY.05	GAY.06	GAY.07	GAY.08	GAY.09	GAY.10	GAY.11
	Location	East of Banbury Road (north)	East of Banbury Road (middle)	East of Banbury Road (south)	West of Banbury Road (south)	South of Church Lane (east)	South of Church Lane (west)	South of Kineton Road	North of Kineton Road (west)	North of Kineton Road (middle)	North of Kineton Road (east)	West of Banbury Road (north)
General Site Information	Gross Site Area (Ha)	3.2	1.5	1.2	1.3	0.8	1.3	3.7	3.0	0.4	0.8	2.5
Genera Inform	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
0	Land Use	Agriculture	Agriculture/ Unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Paddocks	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
ions	Conservation Area											
derat	European/National Wildlife Site											
Consi	Special Landscape Area/Area of Restraint											
Major Planning Considerations	Flood Risk											
or Pla	Designated Heritage Asset											
Maj	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
ions	Settlement Form											
iderat	Settlement Character											
Other Planning Considerations	Neighbouring Amenity											
nning	Neighbouring Land Uses											
er Plaı	Non-designated Heritage Asset											
Oth	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	GAY.01	GAY.02	GAY.03	GAY.04	GAY.05	GAY.06	GAY.07	GAY.08	GAY.09	GAY.10	GAY.11
	Current Use											
Availability Assessment	Intentions											
Availa	Legal											
	Ownership											
2.11	Local Market Analysis											
Achievability Assessment	SHLAA History											
Achiev Asses	Planning History											
4 4	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character
	Suitability - Technical	Proximity to petrol filling station		Surface water flood risk		Provision of vehicle access			Provision of vehicle access. Proximity to industrial use and farm. Proximity to Jaguar Land Rover	Provision of vehicle access. Proximity to farm. Proximity to Jaguar Land Rover	Provision of vehicle access. Proximity to Jaguar Land Rover	Proximity to Jaguar Land Rover
sment	Achievability											
Asses	Initial Overall Deliverability											
Overall Assessment	Scope for Mitigation	Development would extend built form of the village to east of B4100 and be very exposed which mitigation could not resolve		Site is well-related to physical form of village so development can be effectively mitigated	Attractive undeveloped approach to the village on westside of B4100 and landscape planting would not mitigate impact on this character	Not applicable as site is not available	Land being promoted is at northern end of site with access off Kineton Road through development to its west which allows scope for effective mitigation. Impact on adjacent listed building needs to be avoided	Entire site is too large for character of the village but development on northern part can be effectively mitigated through extensive landscaping around outer boundaries		Not applicable as site is not available	County Highway Authority has advised that an acceptable access cannot be achieved	Provides backdrop to the village due to rising nature and access to site at its highest point at north-eastern corner would be particularly obtrusive
	Adjusted Overall Deliverability											
city	Net Site Area (Ha)			0.8			0.5	1.0				
Capa	30dph of net area			24			15	30				
Dwelling Capacity	35dph of net area											
Ď	40dph of net area											
	1- 5 Years			24			15	30				
scale	6 – 10 Years											
Timescale	11 – 15 Years											
	16+ Years											



	Reference Number	HALF.01	HALF.02	HALF.03	HALF.04	HALF.05	HALF.06	HALF.07	HALF.08
	Location	East of Fosse Way (north)	North of The Leys	North of Idlicote Road	East of Fosse Way (south)	South of Roman Way	West of Mill Lane	West of Queen Street	East of Fosse Way (middle)
General Site Information	Gross Site Area (Ha)	0.8	2.0	1.0	2.0	0.7	1.4	1.2	0.4
Genera	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
•	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Agriculture	Paddock	Vacant
	Green Belt								
Major Planning Considerations	Area of Outstanding Natural Beauty								
	Conservation Area								
	European/National Wildlife Site								
Cons	Special Landscape Area/Area of Restraint								
nning	Flood Risk								
or Pla	Designated Heritage Asset								
Maj	Agricultural Land Quality								
	Major Infrastructure								
	Minerals and Waste								
	Access to Site (vehicles)								
	Access to Site (walking and cycling)								
	Accessibility to Local Facilities								
	Public Transport								
	Relationship to Highway Network								
	Public Right of Way								
	Coalescence								
tions	Settlement Form								
sidera	Settlement Character								
g Con	Neighbouring Amenity								
anning	Neighbouring Land Uses								
Other Planning Consideratio	Non-designated Heritage Asset								
Oth	Landscape Sensitivity								
	Contaminated Land								
	Tree Preservation Order (TPO)								
	Local Wildlife/Geological Site								
	Natural Features								
	Pollution								
	Site Assembly								
	Site Topography and Shape								

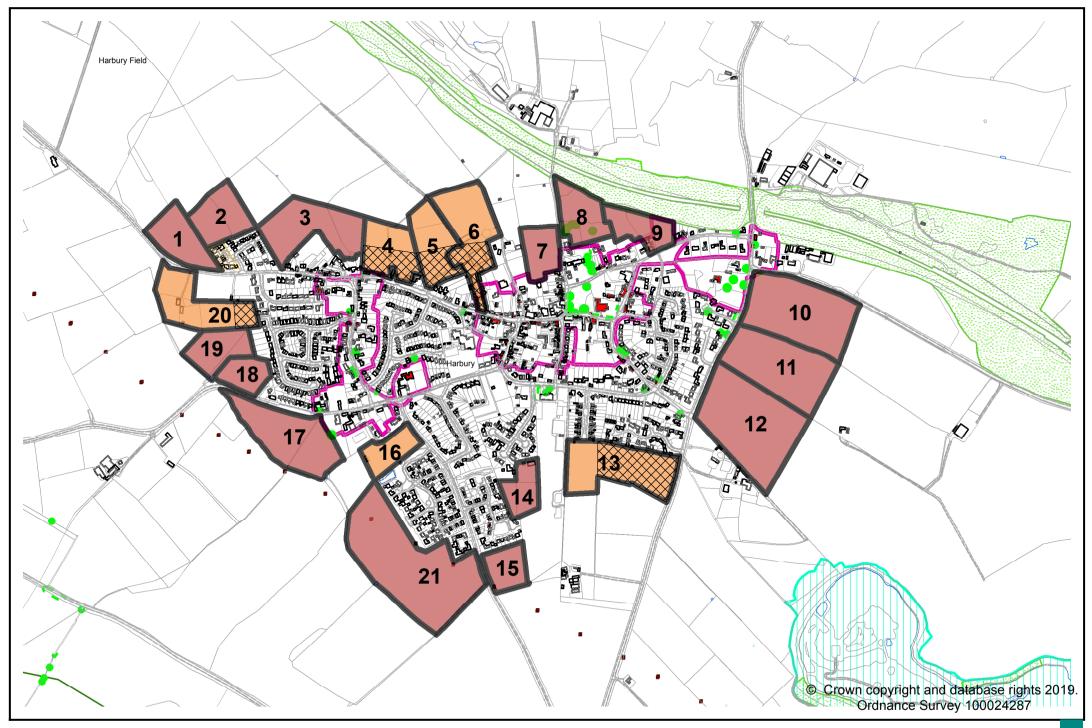
	Reference Number	HALF.01	HALF.02	HALF.03	HALF.04	HALF.05	HALF.06	HALF.07	HALF.08
	Current Use								
bility	Intentions								
Availability Assessment	Legal								
- 4	Ownership								
ıbility ment	Local Market Analysis								
Achievability Assessment	SHLAA History								
	Planning History								
٩٩	Viability								
	Availability								
	Suitability - Environmental	Landscape impact. Impact on settlement character. Setting of Conservation Area	Landscape impact. Impact on settlement character. Landfill site	Natural features	Landcape impact. Impact on settlement character. Conservation Area (part of site). Ridge and furrow	Landscape impact. Impact on settlement character	Impact on settlement character. Conservation Area	Impact on settlement character. Conservation Area. Ancient Monument	Impact on Conservation Area. Tree Preservation Order
	Suitability - Technical		Provision of vehicle access			Flood risk (part of site)	Provision of vehicle access. Flood risk	Provision of vehicle access. Flood risk	
ent	Achievability								
essme	Initial Overall Deliverability	Not available							
Overall Assessment	Scope for Mitigation	Impact of development can be effectively mitigated through appropriate landscaping treatment along its northern and eastern boundaries. High quality scheme would be required to address setting of Conservation Area	Not applicable as site is not available	Site is well-related to physical form of the village and development can be effectively mitigated including retention of mature trees	Site forms an attractive approach to the village and frontage lies within Conservation Area which means that development would have a major impact on its character	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Sensitive site within Conservation Area but appropriate high quality scheme means that mitigation would be effective
	Adjusted Overall Deliverability								
ity	Net Site Area (Ha)	0.5		0.6					0.2
Capac	30dph of net area	15		18					6
Dwelling Capacity	35dph of net area								
Dwe	40dph of net area								
	1- 5 Years	15		18					6
cale	6 – 10 Years								
Timescale	11 – 15 Years								
	16+ Years								



HAMPTON LUCY LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	HAMP.01	HAMP.02	HAMP.03	HAMP.04	HAMP.05
	Location	North of Stratford Road	West of Snitterfield Road	East of Snitterfield Road	South of Church Street	South of Stratford Road
General Site Information	Gross Site Area (Ha)	2.6	3.0	1.5	3.0	1.2
Genera	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
•	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt					
	Area of Outstanding Natural Beauty					
Major Planning Considerations	Conservation Area					
	European/National Wildlife Site					
	Special Landscape Area/Area of Restraint					
	Flood Risk					
or Pla	Designated Heritage Asset					
Maj	Major Infrastructure					
	Agricultural Land Quality					
	Minerals and Waste					
	Access to Site (vehicles)					
	Access to Site (walking and cycling)					
	Accessibility to Local Facilities					
	Public Transport					
	Relationship to Highway Network					
	Public Right of Way					
	Coalescence					
ions	Settlement Form					
Other Planning Considerati	Settlement Character					
Cons	Neighbouring Amenity					
nning	Neighbouring Land Uses					
er Pla	Non-designated Heritage Asset					
Oth	Landscape Sensitivity					
	Contaminated Land					
	Tree Preservation Order (TPO)					
	Local Wildlife/Geological Site					
	Natural Features					
	Pollution					
	Site Assembly					
	Site Topography and Shape					

	Reference Number	HAMP.01	HAMP.02	HAMP.03	HAMP.04	HAMP.05
	Current Use					
billity sment	Intentions					
Availability Assessment	Legal					
. 4	Ownership					
•	Local Market Analysis					
ability sment	SHLAA History					
Achievability Assessment	Planning History					
4 1	Viability					
	Availability					
	Suitability - Environmental	Impact on settlement character	Landcape impact. Impact on character	Landscape impact	Impact on settlement character. High agricultural land quality	Impact on settlement character. High agricultural land quality
	Suitability - Technical					
ent	Achievability					
essme	Initial Overall Deliverability					
Overall Assessment	Scope for Mitigation	Development would extend physical form of the village into open countryside with limited scope for effective mitigation	Site is elevated and overlooks the village when approaching from the north with attractive views towards the church which means that impact of development could not be mitigated effectively	Sensitive site but small-scale development at northern end is capable of being mitigated effectively through extensive landscaping and taking account of adjacent listed building	Small scale development fronting the road could be successfully mitigated although it would need to take account of setting of Conservation Area and listed buildings	Development would extend physical form of the village into open countryside with limited scope for effective mitigation
	Adjusted Overall Deliverability					
city	Net Site Area (Ha)			0.5	0.4	
Capa	30dph of net area			15	12	
Dwelling Capacity	35dph of net area					
Ď	40dph of net area					
	1- 5 Years			15	12	
Timescale	6 – 10 Years					
Time	11 – 15 Years					
	16+ Years					



HARBURY LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	HAR.01	HAR.02	HAR.03	HAR.04	HAR.05	HAR.06	HAR.07	HAR.08	HAR.09	HAR.10
nation	Location	North of Middle Road	North of Hillside	North of Binswood End (west)	North of Binswood End (east)	North of Mill Street (west)	North of Mill Street (east)	West of Bull Ring Farm Road	East of Bull Ring Farm Road	North of Hall Lane	East of Butt Lane (north)
Inforn	Gross Site Area (Ha)	1.5	1.3	2.5	1.6	1.6	2.2	1.0	1.2	1.0	4.0
I Site	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
General Site Information	Land Use	Agriculture	Agriculture	Agriculture/ Paddock	Agriculture/ Paddock	Agriculture	Agriculture/Farm buildings	Agriculture	Paddocks	Agriculture/ Woodland	Agriculture
	Green Belt										
	Area of Outstanding Natural Beauty										
suo	Conservation Area										
derat	European/National Wildlife Site										
Consi	Special Landscape Area/Area of Restraint										
ning	Flood Risk										
Major Planning Considerations	Designated Heritage Asset										
Majo	Major Infrastructure										
	Agricultural Land Quality										
	Minerals and Waste										
	Access to Site (vehicles)										
	Access to Site (walking and cycling)										
	Accessibility to Local Facilities										
	Public Transport										
	Relationship to Highway Network										
	Public Right of Way										
	Coalescence										
ions	Settlement Form										
iderat	Settlement Character										
Other Planning Considerations	Neighbouring Amenity										
nning	Neighbouring Land Uses										
er Pla	Non-designated Heritage Asset										
Othe	Landscape Sensitivity										
	Contaminated Land										
	Tree Preservation Order (TPO)										
	Local Wildlife/Geological Site										
	Natural Features										
	Pollution										
	Site Assembly										
	Site Topography and Shape										

	Reference Number	HAR.01	HAR.02	HAR.03	HAR.04	HAR.05	HAR.06	HAR.07	HAR.08	HAR.09	HAR.10
	Current Use										
Availability Assessment	Intentions										
Availa Asses	Legal										
	Ownership										
24	Local Market Analysis										
Achievability Assessment	SHLAA History										
Achiev Asses	Planning History										
	Viability										
	Availability										
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Natural features	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Setting of Conservation Area	Impact on settlement character	Impact on settlement character. Impact on TPO	Impact on settlement character. Conservation Area (part of site). Loss of woodland	Landscape impact. Impact on settlement character
	Suitability - Technical	Provision of vehicle and pedestrian/cycle access. Steeply sloping	Provision of vehicle access	Provision of vehicle access		Provision of vehicle access. Proximity to farm	Loss of farm buildings	Provision of vehicle access	Provision of vehicle access		
ŧ	Achievability										
ssmei	Initial Overall Deliverability										
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Large-scale development would extend physical form of the village into attractive open countryside with extensive views across it	Large-scale development would extend physical form of the village into attractive open countryside but modest development on southern part could be satisfactorily mitigated	Large-scale development would extend physical form of the village into attractive open countryside but modest development on southern part could be satisfactorily mitigated	Large-scale development would extend physical form of the village into attractive open countryside but modest development on southern part could be satisfactorily mitigated	Forms part of an attractive edge to the village adjacent to Conservation Area and mitigation would not be effective in limiting impact of development. It is unclear whether an acceptable vehicle access could be provided		Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability				Made' Neighbourhood Plan does not identify reserve sites	'Made' Neighbourhood Plan does not identify reserve sites	Made' Neighbourhood Plan does not identify reserve sites				
city	Net Site Area (Ha)				0.8	0.4	0.6				
Capa	30dph of net area				24	12	18				
Dwelling Capacity	35dph of net area										
Ď	40dph of net area										
	1- 5 Years				24	12	18				
Timescale	6 – 10 Years										
Time	11 – 15 Years										
	16+ Years										

	Reference Number	HAR.11	HAR.12	HAR.13	HAR.14	HAR.15	HAR.16	HAR.17	HAR.18	HAR.19	HAR.20	HAR.21
nation	Location	East of Butt Lane (middle)	East of Butt Lane (south)	West of Bush Heath Road	South of Constance Drive	East of Bush Heath Lane	West of Bush Heath Lane (north)	South of Temple End	North of Temple End (east)	North of Temple End (west)	South of Middle Road	West of Bush Heath Lane (south)
Inforn	Gross Site Area (Ha)	3.7	4.2	2.7	1.0	1.0	1.0	2.5	1.0	1.4	2.6	5.5
I Site	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
General Site Information	Land Use	Agriculture	Agriculture	Agriculture/ Allotments	Paddocks	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
derati	European/National Wildlife Site											
Consi	Special Landscape Area/Area of Restraint											
ning	Flood Risk											
Major Planning Considerations	Designated Heritage Asset											
Majo	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
ions	Settlement Form											
iderat	Settlement Character											
Other Planning Considerations	Neighbouring Amenity											
nning	Neighbouring Land Uses											
er Pla	Non-designated Heritage Asset											
Ōţ	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	HAR.11	HAR.12	HAR.13	HAR.14	HAR.15	HAR.16	HAR.17	HAR.18	HAR.19	HAR.20	HAR.21
	Current Use											
bility sment	Intentions											
Availability Assessment	Legal											
~ 4	Ownership											
	Local Market Analysis											
ability sment	SHLAA History											
Achievability Assessment	Planning History											
₹ ₹	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Natural features	Landscape impact. Impact on settlement form	Landscape impact	Landscape impact. Impact on settlement character. Natural features	Landscape impact	Landscape impact. Natural features. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement character
	Suitability - Technical			Loss of allotments (part of site)	Provision of vehicle access					Provision of vehicle access	Provision of vehicle access	
ł	Achievability											
ssmei	Initial Overall Deliverability				Not available							
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Site is well-related to physical form of village and development can be effectively mitigated through landscaping along southern boundary. Allotments on western part of site should be retained	Not applicable as site is not available	Not applicable as site is not available	Small-scale development could be effectively mitigated	Development would extend built form of the village beyond a well- established physical boundary created by the road which could not be effectively mitigated	Not applicable as site is not available	Not applicable as site is not available	Small-scale development of eastern part of site would not extend physical form of the village and could be effectively mitigated	Development would create a major incursion into attractive open countryside with extensive views across it and could not be satisfactorily mitigated
	Adjusted Overall Deliverability			Made' Neighbourhood Plan does not identify reserve sites	Not available		Made' Neighbourhood Plan does not identify reserve sites				Made' Neighbourhood Plan does not identify reserve sites	
city	Net Site Area (Ha)			1.2			0.4				0.5	
Capa	30dph of net area			36			12				15	
Dwelling Capacity	35dph of net area											
D	40dph of net area											
	1- 5 Years			36			12				15	
Timescale	6 – 10 Years											
Time	11 – 15 Years											
	16+ Years											