

Garsington Neighbourhood Plan

Site Options and Assessment Report

Garsington Parish Council

January 2022 (Amended in March 2022)

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	16/07/21	Draft report	UM	Una McGaughrin	Associate Director
V2	17/08/21	Revised draft report following review by Neighbourhood Plan group (Chris Wright)	UM	Una McGaughrin	Associate Director
V3	06/09/21	Final report	UM	Una McGaughrin	Associate Director
V4	24/01/22	Final report (revised)*	UM	Una McGaughrin	Associate Director
V5	25/03/2022	Final report (Amendments)	UM	Una McGaughrin	Associate Director

*Minor revisions throughout to reflect updated NPPF policy wording and paragraph numbers

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying Body (QB) chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DPD	Development Plan Document
Ha	Hectare
LNR	Local Nature Reserve
MGB	Metropolitan Green Belt
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
QB	Qualifying Body
SHELAA	Strategic Housing and Economic Land Availability Assessment
SODC	South Oxfordshire District Council
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

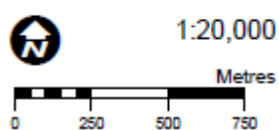
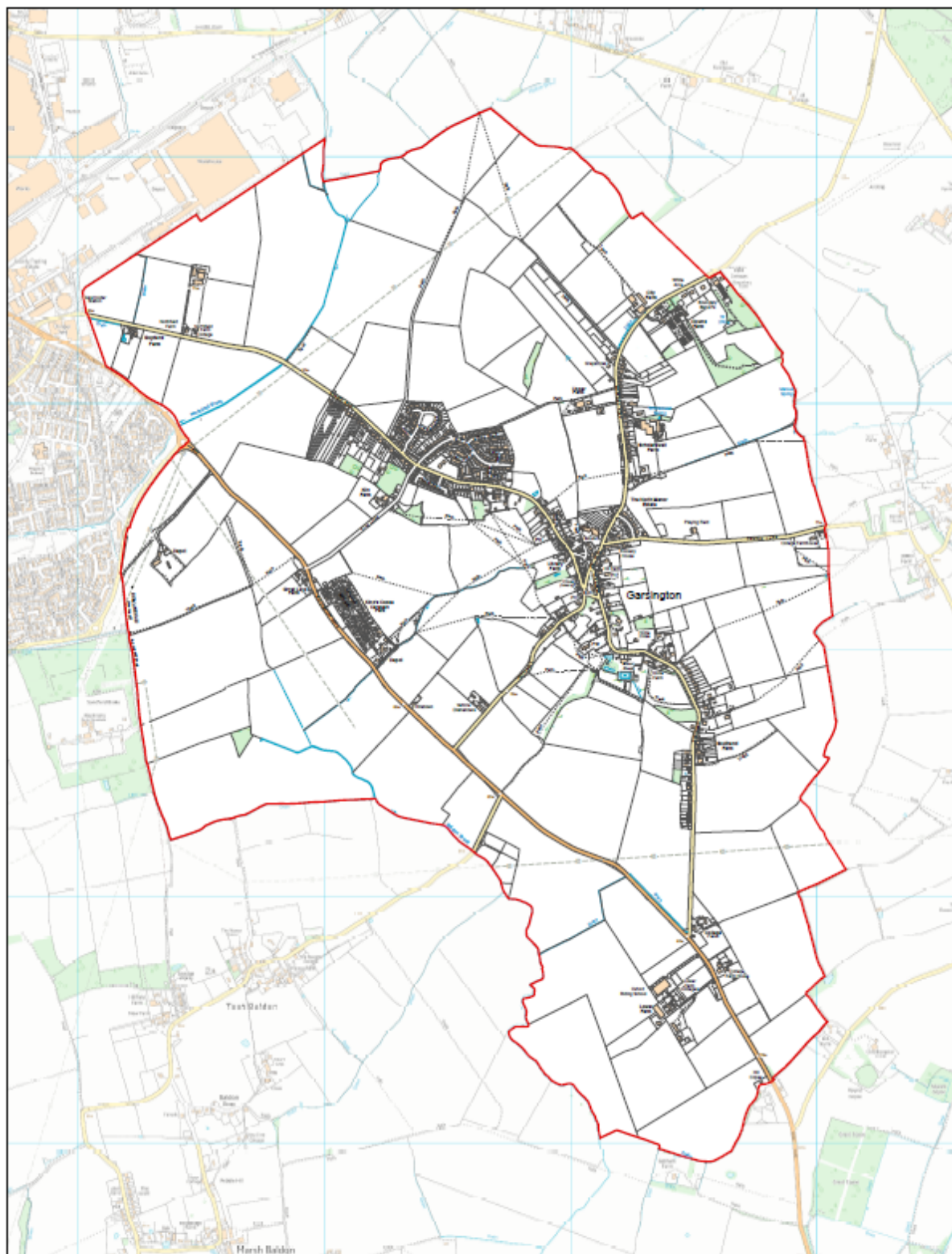
1. Executive Summary

- 1.1 The Garsington Neighbourhood Plan, which will cover the whole of Garsington Parish, is being prepared in the context of the adopted South Oxfordshire District Council (SODC) Local Plan 2011-2035. Garsington Parish Council is seeking to establish whether a number of sites which have been identified as potential development sites may be suitable for allocation in the Neighbourhood Plan for affordable housing in order to meet specific Neighbourhood Plan objectives.
- 1.2 This report is an independent site assessment for the Garsington Neighbourhood Plan. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in January 2021 as part of the national Neighbourhood Planning Technical Support Programme led by Locality. The Parish Council intends to allocate land for affordable housing on sites well related to the existing settlement of Garsington that accord with strategic policy of the Local Plan, relevant Local Plan evidence reports, and the objectives of the Neighbourhood Plan.
- 1.3 Garsington is classified as a Smaller Village in the SODC Local Plan. The Local Plan does not set a housing requirement for Smaller Villages in the Green Belt to deliver housing over and above the Local Plan allocations, and states that Smaller Villages would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans. However, the Local Plan would support the allocation of housing identified for village needs in Neighbourhood Plans and therefore it is advised that any proposed affordable housing allocations in Garsington set out in this report are discussed with SODC planning officers.
- 1.4 The assessment concludes that the following sites are potentially suitable for affordable housing subject to resolving or mitigating constraints and subject to providing evidence of need for this housing type:
 - Site 822/1 - The Downs, Wheatley Road, Garsington
 - Site 2a - Mr Robert Surman's field (City Farm), west of Wheatley Road
 - Site 6 - Land to the north of Pettiwell, Garsington
 - Site 9 - Land south of Southend, Garsington
 - Site 10 - Yeates Plot
 - Site 13 - Land north and south of Oxford road; and
 - Site 865 - Land East of Kiln Lane, Garsington
- 1.5 The remaining sites are not suitable for allocation when considered against identified constraints and Local Plan policy.
- 1.6 There is also an option of bringing affordable housing forward on 'rural exception' sites in the Neighbourhood Area, which would be expected to meet Local Plan rural exception policies and could be supported through a rural exception policy in the Neighbourhood Plan.
- 1.7 This site assessment is a key step in the consideration of site allocations in the Neighbourhood Plan. From the shortlist of potentially suitable sites identified in the report, Garsington Parish Council should continue to engage with South Oxfordshire District Council (SODC), the community and landowners to select the sites that best meet the objectives of the Neighbourhood Plan and identified development needs.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Garsington Neighbourhood Plan (NP) on behalf of Garsington Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in January 2021 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The Neighbourhood Plan, which will cover the whole Parish of Garsington (see **Figure 1**), is being prepared in the context of the South Oxfordshire Local Plan. Neighbourhood plans are required to be in accordance with the strategic policies of adopted Local Plans.
- 2.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 2.5 Garsington parish is located in 8 km southeast of Oxford within the South Oxfordshire District, and adjacent to the residential and industrial area of Cowley. The main settlement, Garsington, is a linear settlement located in the centre of the parish and provides village facilities and services, including a primary school, village hall and recreation ground. The village is in the Green Belt and includes a Conservation Area and several listed buildings.
- 2.1 Garsington is designated as a Smaller Village in the settlement hierarchy. Smaller Villages, as defined in the settlement hierarchy have no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. The Council however supports parishes in preparing Neighbourhood Development Plans in allocating housing identified for village needs providing growth is commensurate to the village size.
- 2.2 It is the intention of the Parish Council to allocate sites for affordable housing in the Neighbourhood Plan. The purpose of the site assessment is to demonstrate whether any of the identified sites in the neighbourhood area are appropriate for affordable housing allocation, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.



Garsington Neighbourhood Plan Area

1:20,000 at A4 | February 2017
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Figure 1 Garsington Neighbourhood Plan Area. Source: South Oxfordshire District Council.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated February 2018)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below,

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment. For the Garsington NP, this includes sites identified through the NP Call for Sites and those sites promoted for development within the neighbourhood plan area through the most recent update of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for South Oxfordshire District Council (January 2019)⁴.

Task 2: Assessment of sites identified by the Qualifying Body

- 3.3 The next task was to assess sites identified by the Neighbourhood Planning group which had not already been assessed the SHELAA using a standard assessment proforma. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and the DEFRA MAGIC database⁵ in order to establish whether a site is suitable for the use proposed.
- 3.4 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁶ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ Available at Examination Library here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/forthcoming-local-plan-documents/>

⁵ Available at <https://magic.defra.gov.uk/>

⁶ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 3.6 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.7 Where there are no estimated figures provided, density assumptions have been applied in line with Policy STRAT5: Residential Densities of the adopted Local Plan which sets out a net density⁷ of 45 dph for sites well related to villages served by public transport to towns or district centres within Oxford City. However, the policy acknowledges that lower densities may be more appropriate on some sites, where there is a clear conflict with delivering a high-quality design or other clearly justified planning reasons. The SHELAA 2019 sets a density assumption of 40 dph for sites in smaller village locations. As Garsington is classified as a smaller village, located within the Green Belt and has an irregular bus service to Oxford City Centre, a net density of 40 dph will be applied to all sites to estimate site net housing yields in line with sites assessed in the SHELAA. In the South Oxfordshire District Council's Density Topic Paper⁸, Willow Close in Garsington is sited as a density example with a net density of 37 dph.
- 3.8 In order to determine the net developable area of sites without existing information and enable a calculation of potential housing yields, **Table 3.1** below sets out a method for calculating indicative housing capacities relative to net developable areas, which takes into account a percentage of area that may be required on sites of varying sizes for infrastructure, such as roads, trees, open space play and areas.

Table 1 AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	40
0.4 ha to 2 ha	80%	40
2 ha to 10 ha	75%	40
Over 10 ha	50%	40

- 3.9 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Task 3: Review of sites identified in the SHELAA

- 3.10 After assessing the sites identified by the Qualifying Body, all other possible sites, including sites identified from the SHELAA are considered. As SHELAA sites have already been assessed by South Oxfordshire District Council, a thorough review of the report conclusions is conducted, to establish whether there is any new or additional evidence available that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the neighbourhood plan; and whether the assessment conclusions are fully supported by evidence.

⁷ Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

⁸ Available here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/local-plan-2035-documents-and-evidence-base/>

Task 4: Consolidation of Results

- 3.11 The assessments are then finalised, and all conclusions reviewed to judge which sites could potentially be taken forward for allocation in the NP.
- 3.12 A ‘traffic light’ rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates ‘green’ for sites that show no constraints and are appropriate as site allocations, ‘amber’ for sites which are potentially suitable if issues can be resolved and ‘red’ for sites which are not currently suitable. The judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and consideration should be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2021)⁹ and is supported by Planning Practice Guidance¹⁰ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The South Oxfordshire Local Plan 2011-2035¹¹ and Policies Map, adopted in December 2020, is the key documents when considering development in Garsington. The Local Plan allocates land adjoining Cowley in the north-west of the parish for strategic development, as viewed in the Policy Map in Figure 2. The remainder of the parish is within the Oxford Green Belt, in which the village of Garsington contains a Conservation Area, a Grade II* registered park and garden at Garsington Manor and a number of listed buildings.
- 4.5 The relevant policies and findings of the above documents are highlighted below.

Planning Policy

National Planning Policy Framework (2021)

- 4.6 The policies of relevance to development in Garsington are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.7 **Paragraph 78** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. It adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.8 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential building; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

⁹ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁰ Available at www.gov.uk/government/collections/planning-practice-guidance

¹¹ Available at <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/our-forthcoming-local-plan/>

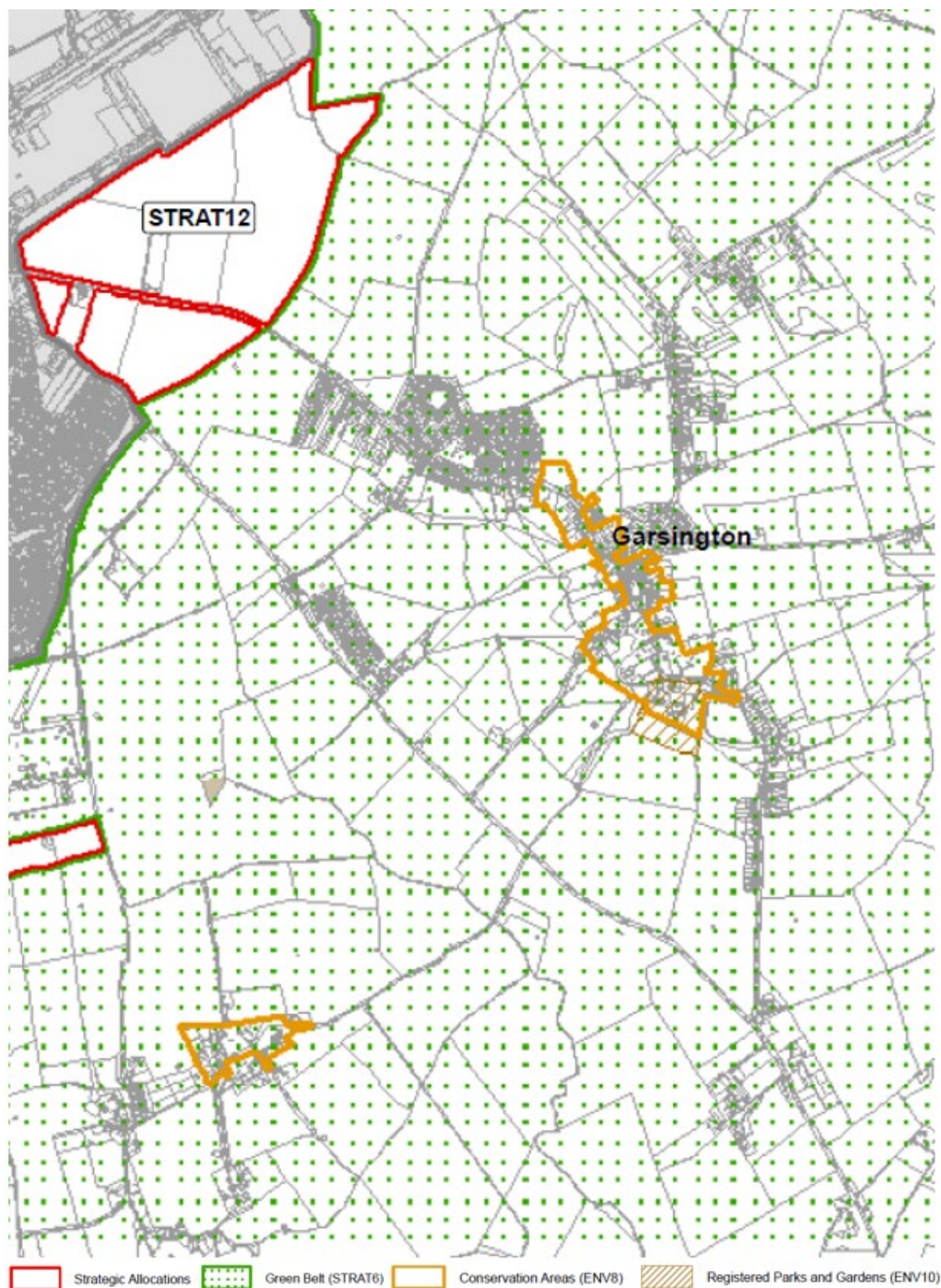


Figure 2 Extract of Policy Map (Source: South Oxfordshire Adopted Policies Map 2020)

- 4.9 **Paragraph 85** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 4.10 **Paragraph 137** sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts being their openness and permanence.
- 4.11 **Paragraph 138** adds that the Green Belt services five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.12 **Paragraph 140** requires that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 4.13 **Paragraph 141** adds that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy: a) makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
- 4.14 **Paragraph 149** considers the construction of new buildings as inappropriate as Green Belt but sets out seven types of exceptions. The exceptions include (but are not limited to) e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan; and, g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 4.15 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 58 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 4.16 **Paragraph 199** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.17 **Paragraph 206** states that proposals in Conservation Areas or within the setting of heritage assets should be looked on favourably where they preserve those elements of the setting that make a positive contribution to the heritage asset or better reveal its significance.

South Oxfordshire Local Plan

- 4.18 Adopted in December 2020, the Local Plan covers the period 2011 to 2035 and sets out the future for development in South Oxfordshire up to 2035. The Plan identifies locations for

housing, retail and employment land as well as the infrastructure required to support this growth. The policies in the development plan are the starting point for making decisions on planning applications in the district. The Local Plan acknowledges South Oxfordshire District Council will continue to support communities who wish to prepare Neighbourhood Development Plans.

- 4.19 Garsington is designated as a Smaller Village in the settlement hierarchy. Smaller Villages, as defined in the settlement hierarchy (Appendix 7), have no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. However, the Council supports parishes in preparing Neighbourhood Development Plans in allocating housing identified *for 'a specific type of housing bespoke to the village's needs', 'provided that the levels of growth are commensurate to the size of the village.'* Policies of relevance to development in Garsington NP area are as follows:
- 4.20 **Policy STRAT1: The Overall Strategy** requires proposals for development to *'be assessed using national policy and guidance and the whole of the Development Plan and should be consistent with the overall strategy of:*
viii) supporting Smaller and Other Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services.'
- 4.21 **Policy STRAT2: South Oxfordshire Housing and Employment Requirements** sets a total housing requirement 23,550 homes between 1 April 2011 and 31 March 2035.
- 4.22 **Policy STRAT5: Residential Densities** expects *'sites well related to existing towns and villages and served by public transport or with good accessibility by foot or bicycle' to town or district centres within Oxford City 'to accommodate densities of more than 45 dph (net) unless there is a clear conflict with delivering a high-quality design or other clearly justified planning reasons for a lower density.'*
- 4.23 **Policy STRAT6: Green Belt** ensures the Green Belt will continue to serve its key functions, by protecting it from harmful development. The policy states that *'within its boundaries, development will be restricted to those limited types of development which are deemed appropriate by the NPPF, unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other consideration.'*
- The Green Belt boundary has been altered to accommodate strategic allocations where development should deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land, with measures supported by evidence of landscape, biodiversity or recreational needs and opportunities.*
- Where land has been removed from the Green Belt, new development should be carefully designed to minimise visual impact.'*
- 4.24 **Policy STRAT12: Land at Northfield** allocates 68 hectares of land to *'deliver approximately 1,800 new homes and supporting services and facilities within the plan period.'* Proposals will deliver affordable housing provision, sufficient educational capacity such as a new 3-form entry primary school, healthcare services, local convenience floorspace provision, and new and improved transport infrastructure which is likely to include *'contributions towards improvements to bus services along the B480 corridor and through the site to Oxford City and nearby villages.'*



- 4.25 **Policy H1: Delivering New Homes** permits residential development on sites that are allocated by Neighbourhood Development Plans. The policy permits development on sites not allocated in the Development Plan where:

- i) it is for affordable housing on a rural exception site or entry level housing scheme; or
- iv) it is infilling, and brownfield sites within Smaller and Other Villages as defined in the settlement hierarchy; or
- vi) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or
- vii) it would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or

The policy further states that 'the residential development of previously developed land will be permitted within and adjacent to the existing built-up areas of Towns, Larger Villages and Smaller Villages.'

- 4.26 **Policy H8: Housing in the Smaller Villages** supports 'development within the Smaller Villages in accordance with Policy H16. Where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this.'

Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).

Neighbourhood Development Plans allocating sites on greenfield sites in these locations should consider how development can meet the bespoke needs of their village, including housing mix, tenure and the amount of affordable housing.

- 4.27 The supporting text for this policy confirms that the 'Local Plan does not set down a requirement for Smaller Villages in the Green Belt to deliver additional housing and as such, Smaller Villages would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans.'

- 4.28 **Policy H10: Exception Sites and Entry Level Housing Schemes** permits Small-scale affordable housing schemes 'outside settlements, provided that:

- i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way;

ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;

iii) they have no unacceptable impact on amenity, character and appearance, environment or highways; and

iv) they do not form an isolated development and have access to local services and facilities.

Small-scale entry-level housing schemes will be permitted adjacent to existing settlements when the need for such homes is not already being met within the district provided that they are:

i) suitable for first time buyers or those looking to rent their first home;

ii) proportionate in scale to the settlement, cumulatively no larger than 1 hectare in size or exceeding 5% of the size of the existing settlement;

iii) generating no unacceptable impact on amenity, character and appearance, environment or highways; and

iv) located outside Areas of Outstanding Natural Beauty or land designated as Green Belt.'

4.29 **Policy H12: Self-Build and Custom-Build Housing** supports 'proposals for self-build and custom-build projects that are delivered in accordance with policies in the Development Plan.'

The policy further states that 'Neighbourhood Development Plans should consider the local need for this type of development and where appropriate identify specific sites to allocate for self-build and custom-build housing.'

Evidence Base

South Oxfordshire District Council - Landscape Assessment Update 2018¹²

4.30 The Landscape Assessment updates landscape character, sensitivity and capacity for potential strategic allocations to inform the Local Plan, including Northfield to the north-east of Garsington. The Northfield site and the rural settlement of Garsington are within the Oxford Heights Landscape Character Area of open farmed hills and valleys, with key characteristics of:

- Rolling landform of hills and valleys.
- Large-scale farmland, mostly in arable cultivation.
- Typically large fields, with rectilinear pattern of field boundaries (predominantly hedgerows).
- Weak structure of tightly clipped or gappy hedgerows, with few hedgerow trees.
- Open, denuded and exposed character, with prominent skylines and hillsides and high intervisibility.
- Distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views.
- Predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development.

4.31 The update finds that the Northfield sites increases 'in sensitivity to the east of the site, which has a stronger relationship with the surrounding landscape. The capacity to the west of the site is higher.' The assessment notes that that Garsington village is located at the southern end a

¹² Available in Local Plan 2035 Documents and Evidence Base page: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

local ridgeline that runs north-south, which is directly east of the Northfield site. Garsington is a linear village with ribbon development extending outwards towards Cowley.

- 4.32 The assessment finds that the Landscape Value of Northfield is moderate, with Landscape Sensitivity of the south eastern part of the site being substantial due to potential to lose critical separation between Garsington and Oxford that could not be mitigated. The overall landscape capacity for Northfield - B (south-eastern parcel adjacent to Garsington) is low. The landscape character of this parcel is open and rural and not suitable for development in landscape and visual terms. Figure 3 illustrates the assessment constraints of land to the north-west of Garsington and possible development area within the potential strategic allocation in Figure 4, which uses the least sensitive area of the site.

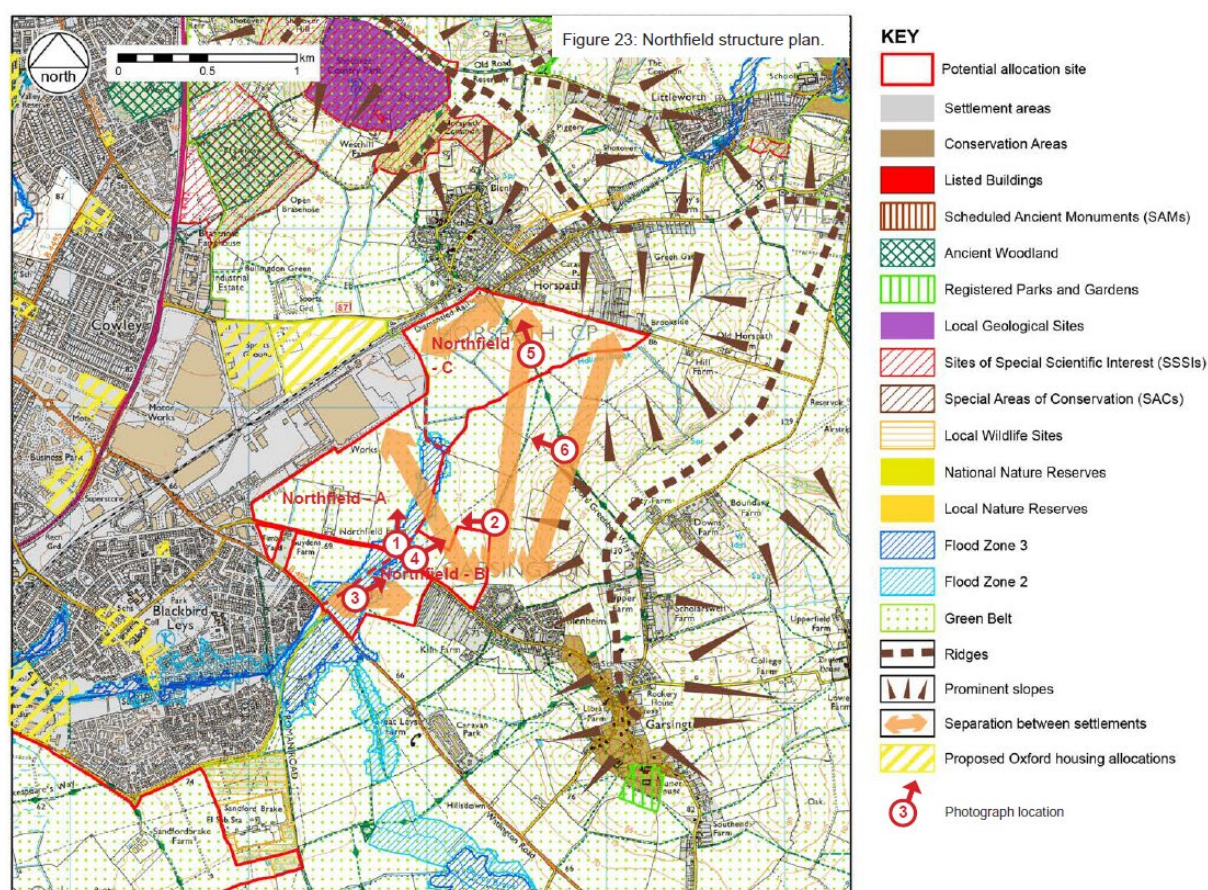


Figure 3 Northfield constraints map (source: South Oxfordshire District Council)

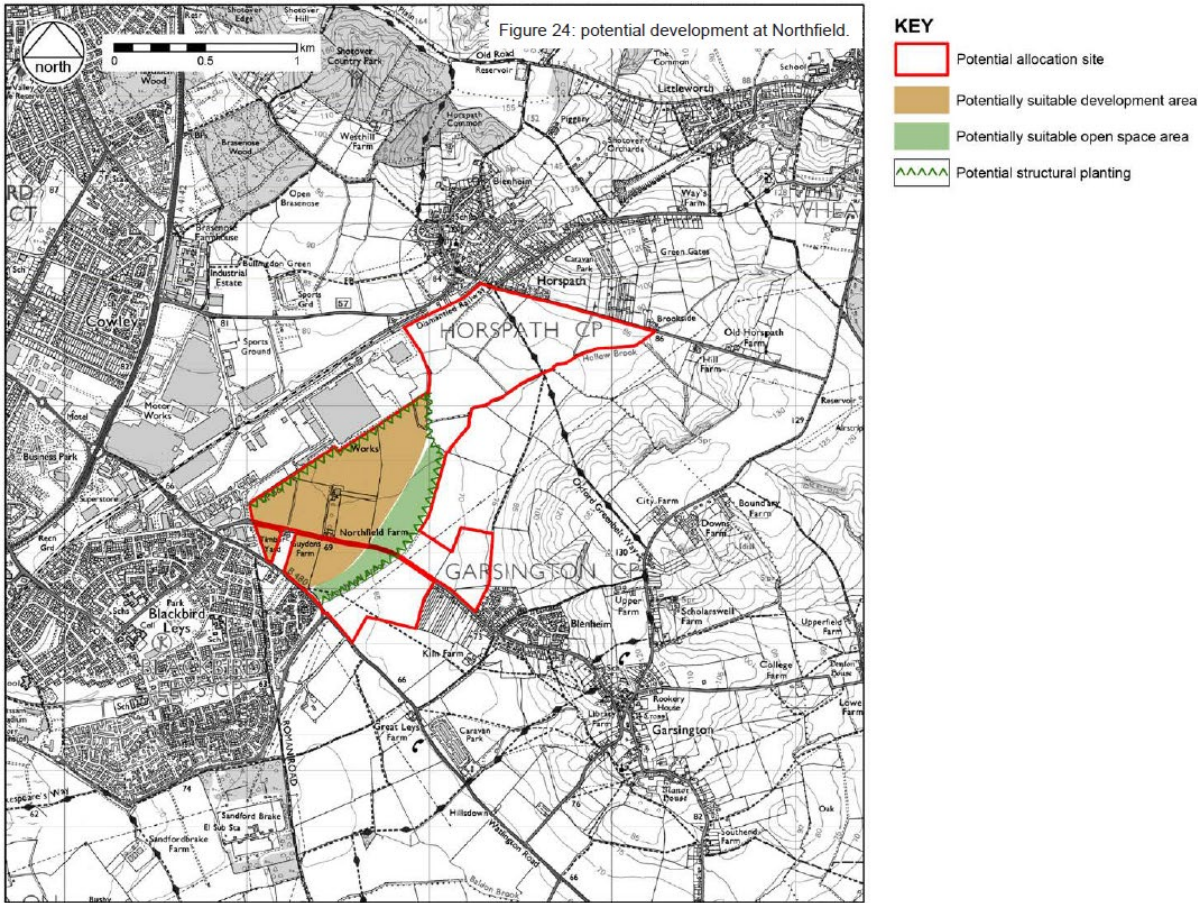


Figure 4 Potential Development Area of Northfield (source: South Oxfordshire District Council)

5. Site Assessment

Identified sites

5.1 The sites to be considered through this site assessment have been identified through:

- Sites identified as available by Garsington parish Council in its 'Call for Sites'
- Sites identified in Strategic Housing and Economic Land Availability Assessment (SHELAA) for South Oxfordshire District Council (January 2019)¹³

5.2 These are listed in **Table 2** and shown in **Figure 5** respectively.

Table 2 Sites included in the assessment

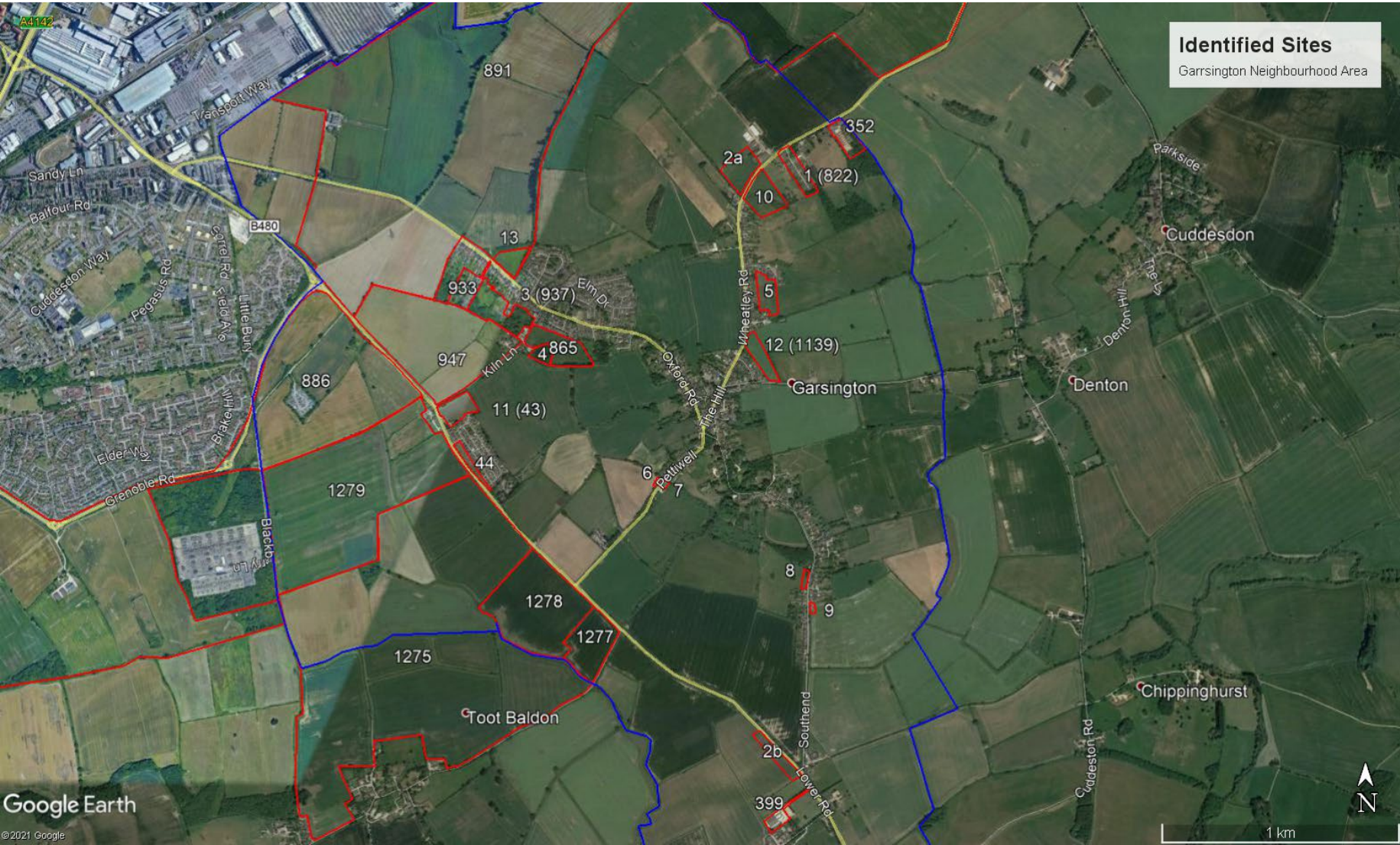
Site Ref.	Site Address	Site Source
1; and SHELAA Site 822	The Downs, Wheatley Road, Garsington	NPG; SHELAA (2019); Brownfield Land Register (2019)
2a	Mr Robert Surman's field (City Farm), west of Wheatley Road	NPG
2b	Mr Robert Surman's field, west of Watlington Road	NPG
3; SHELAA Site 937	"Pye" fields, Land south of Oxford Road, Garsington	NPG; SHELAA (2019)
4	Land off Kiln Lane	NPG
5	Scholarswell Farm	NPG; SODC Local Greenbelt Study
6	Land to the north of Pettiwell, Garsington	NPG
7	Land to the south of Pettiwell, Garsington	NPG
8	Land west of Southend, Garsington	NPG
9	Land south of Southend, Garsington	NPG
10	Yeates' Plot, Wheatley Road	NPG
11; SHELAA Site 43	Kings Copse, Garsington	NPG; SHELAA (2019)
12; SHELAA Site 1139	Land between Denton Lane and Wheatley Road	NPG; SHELAA (2019)
13; Part of SHELAA Site 891	Land north of Oxford Road	NPG; SODC Local Green Belt Study;
SHELAA Site 44	Kings Copse, Garsington	SHELAA (2019)
SHELAA Site 352	Boundary Business Park, Garsington	SHELAA (2019)
SHELAA Site 399	South Oxford Business Centre Lower Road, Garsington	SHELAA (2019); Brownfield Land Register (2019)
SHELAA Site 865	Land east of Kiln Lane, Garsington	SHELAA (2019)
SHELAA Site 886 (part of)	Grenoble Road	SHELAA (2019)
SHELAA Site 891 (part of)	Land north and south of Oxford Road extending to Cuddesdon Road, Horspath	SHELAA (2019)
SHELAA Site 892	Land at Guydens Farm, Oxford Road, Garsington	SHELAA (2019)
SHELAA Site 933	Land south of Oxford Road, Garsington (1)	SHELAA (2019)

¹³ Available at Local Plan Examination Library here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/forthcoming-local-plan-documents/>

SHELAA Site 947	Kiln Farm, Garsington	SHELAA (2019)
SHELAA Site 1275 (part of)	Land between B480 and the Roman Road (1), Toot Baldon	SHELAA (2019)
SHELAA Site 1277	Land south west of Watlington Road and north east of Baldon Brook (1)	SHELAA (2019)
SHELAA Site 1278	Land south west of Watlington Road and north east of Baldon Brook (2)	SHELAA (2019)
SHELAA Site 1279	Land between B480 and the Roman Road (2), Toot Baldon	SHELAA (2019)

- 5.3 As site 892 and part of site 891 form part of strategic allocation STRAT 12 in the Local Plan, land within the allocation is not included in the assessment. As SHELAA sites 43 (NPG Site 11) and 399 have planning permissions which are currently implemented or under construction, they are no longer considered for future development.

Figure 5 Sites identified within Garsington Neighbourhood Area¹⁴



¹⁴ Where there are two numbers, these are sites that are both Neighbourhood Plan identified sites and SODC SHELAA sites. The number in brackets is the SHELAA reference.

Site assessment results

- 5.4 All 25 sites were assessed to consider whether they would be appropriate for allocation for housing in the Garsington Neighbourhood Plan.
- 5.5 **Table 3 Summary of site assessment conclusions** and **Figure 6** sets out the summary of the site assessments, which should be read alongside the full assessments along with recommendations on next steps available in the proformas in **Appendix A**, and the review of SHELAA sites in **Appendix B**.
- 5.6 The final column within the tables is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

Table 3 Summary of site assessment conclusions

Ref.	Name	Area (Ha)	Proposed Land Use	Source	Indicative capacity for housing ¹⁵	Full site assessment in Appendix A & B (page no.)	AECOM Site Assessment Conclusions
1 (SODC SHELAA Site 822)	The Downs, Wheatley Road, Garsington	1.27	Housing	Call for sites/ SODC SHELAA	20-30	106	<p>The site is a former poultry farm in the Oxford Green Belt. It is not immediately adjacent to the core village and is separated from the end of the northern 'arm' of ribbon development on Wheatley Road by a field and a farm. It could however be considered as functionally related to the village. The site contains agricultural buildings which are no longer in use. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. A key constraint however is the lack of footpath between site and village which may be unacceptable to the Highways Authority and which should be discussed before the site is proposed for allocation. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>
2a	Mr Robert Surman's field (City Farm), west	1.67	Affordable Housing	Call for Sites / identified by community	26-40	38	<p>The site is greenfield land within the Green Belt and is classified as 'best and most versatile' agricultural land. The site is located on a ridge with intervisibility with surrounding</p>

¹⁵ Based on 20-30 dwellings per hectare (after discounting 20% for non-residential uses).

of Wheatley
Road

landscape to the north and east. The site does not contain a natural defensible boundary to the north. The landscape value and sensitivity could be considered as medium and high respectively. The site is adjacent to a line of houses fronting Wheatley road which is a continuation of Garsington but the location is remote from village services and facilities. The western side of Wheatley Road is not connected by footpath to the village. There are power lines crossing the site from NW to SE.

Development of the site would elongate the village to the north forming a ribbon development and would potentially increase car trips within the village to services and facilities. The site is not well related to the core of the village. The site has not been given a red rating as it is adjacent to housing in Garsington and so could be discussed with SODC as a possible location for limited affordable housing in line with NPPF Paragraph 149 (e) and (f) and SODC Local Plan policies H1 and H8, however the impact on amenity, character and appearance of a hilltop ridge setting and distance to village services and facilities should be taken into consideration. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.

The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.

2b	Mr Robert Surman's field, west of Watlington Road	1.05	Affordable Housing	Call for Sites / identified by community	0	45	The site is greenfield land within the Green Belt. It is Grade 3 best and most versatile agricultural land. The site is isolated and not connected to an existing settlement. It is located in open countryside and while it is screened from view from the highway, it does not contain a defensible natural boundary to the west which is open agricultural land. The site is not connected by footpath to the village and poorly located to services and facilities. The site is not suitable for development as it does not meet SODC Local Plan Policies for affordable housing or rural exception housing as it is not well related to Garsington and is removed from village services and facilities. Paragraph 85 of the NPPF also encourages rural sites to be physically well-related to
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							existing settlements where possible. Development of the site would be contrary to Paragraph 137 and 138 of the NPPF which ensures the Green Belts prevents sprawl and safeguards countryside from encroachment. Development of the site would be contrary to paragraph 78 of the NPPF which requires that rural housing be located in locations where villages can grow and thrive and where it will enhance or maintain the vitality of rural communities. Development in this location, in such close proximity to Cowley, would be contrary to Local Plan Policy STRAT1: The Overall Strategy as would not necessarily help secure the provision and retention of services in Garsington. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
3	"Pye" fields	2.88	-	-	0	114	The site is adjacent to the built-up area of Garsington. The site has agricultural access onto Kiln Lane, however the lane is narrow and unpaved and not appropriate access for additional dwellings. The site is backland with no other direct routes of access onto Oxford Road. The eastern part of the site has high risk of flooding from surface water. The site is largely contained and screened from view. The site is well located for village facilities, however is not suitable for development at the current time due to access issues. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
4	Land off Kiln Lane	0.41	Affordable Housing	Call for Sites / identified by community	0	52	The site is greenfield and Green Belt land. It is a wooded area and not within or adjacent to a settlement. It does not have direct access to public highway and would have to be accessed through adjacent land (Site 865). The site is poorly located to village services and facilities and not well related to the existing village of Garsington. The site is not suitable for affordable housing development under SODC Local Plan policies for affordable housing or rural exception sites as the site is not well related to Garsington and is removed from village services and facilities. Paragraph 85 of the NPPF also encourages rural sites to be physically well-related to existing settlements where possible. Development of the site would be contrary to Paragraph 137 and 138 of the NPPF

							which ensures the Green Belts prevents sprawl and safeguards countryside from encroachment. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
5	Scholarswell Farm.	1.22	-	Call for Sites / identified by community and SODC Local Greenbelt Study	0	59	<p>The site is greenfield and Green Belt land. The site is grade 2 best and most versatile agricultural land. The site is backland and located behind housing fronting onto Wheatley Road. The site is connected to the built up area but has no direct access to public highway. The site would have to be accessed through agricultural access to Scholarswell Farm, for which the access is narrow and constrained between houses fronting onto Wheatley Rd and does not allow two-way vehicular and pedestrian access. The site is moderately located to village services and facilities. The Parish Council note that the site may be crossed by a foul water sewage pipe.</p> <p>The site is not suitable for development due to lack of access. It is also not known whether the site is available for development.</p> <p>The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.</p>
6	Land to the north of Pettiwell, Garsington	0.1	Affordable Housing	Call for Sites / identified by community	4 to 5	66	<p>The site is greenfield land within the Green Belt. The site is adjacent to the built up area. The site is Grade 2 best and most versatile agricultural land. The site is located on the narrow Pettiwell road approach to the village at a gap in the hedgerow with expansive views from the highway across the site towards Oxford of open countryside. The site could be considered to have medium landscape sensitivity. The site is part of a wider field with the western boundary of the site open and not contained by a natural boundary. The site is moderately located to village services and facilities, however there is no footpath pedestrian provision linking the site to the village along the narrow Pettiwell road and no space to provide one. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted</p>

							<p>SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing, subject to mitigation of landscape impact and consultation with the Highways Officer with regards to access and the impact of development on highways. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>
7	Land to the south of Pettiwell, Garsington	0.15	Affordable Housing	Call for Sites / identified by community	4 to 5	73	<p>The site is part greenfield vacant plot surrounded on three sides by the built-up edge of Garsington on the narrow Pettiwell road. The site could be considered to have medium landscape sensitivity as is within the setting of the Grade II* Church of St Mary located on higher ground visible through the site. The site is potentially suitable for a small number of affordable homes as an exception site in line with Policy H10: Exception Sites and Entry Level Housing Schemes as the site is well related to Garsington and is moderately well located for village services and facilities. The site however is not connected by footpath to the village and feasibility of footpath provision low due to narrow and walled carriageway on Pettiwell road. Paragraph 78 and 85 of the NPPF however encourages rural sites to be physically well-related to existing settlements where possible and be located where villages can grow and thrive and enhance or maintain the vitality of rural communities. The site is potentially suitable for affordable housing as could be considered as infilling under Paragraph 149 of the NPPF and Policy H1: Delivering New Homes within the built-up area within the Green Belt subject to consultation with the Highways Officer with regards to access and impact of development on highways. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation or as a rural exception site.</p>

							<p>The Neighbourhood Plan group has advised that this site has now been developed and is no longer available therefore the site cannot be allocated.</p> <p>The site is not available for development and therefore cannot be allocated or considered as a rural exception site.</p>
8	Land west of Southend, Garsington	0.19	Affordable Housing	Call for Sites / identified by community	4 to 6	80	<p>The site is greenfield land within the Green Belt. It is adjacent to the village of Garsington and has an open boundary to the west as is part of a wider field . The site is Grade 2 best and most versatile agricultural land. The site is part of a gap in the linear form of the village which contains a public right that leads towards the nearby Grade II* registered park and garden of Garsington Manor. The site is undulating with local views from the public right of way towards woodland and the registered park and garden, and could be considered to have medium landscape sensitivity with regard to the rural character and setting of the village. The site has footpath pedestrian access to the village along Southend road. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The Neighbourhood Plan group has advised that the site has been confirmed as not available for affordable housing.</p> <p>The site is not available for affordable housing and therefore cannot be allocated for this use or considered as a rural exception site.</p>
9	Land south of Southend, Garsington	0.12	Affordable Housing	Call for Sites / identified by community	2 to 4	87	<p>The site is greenfield land within the Green Belt. The site is adjacent to the built-up area of Garsington and has an open boundary to the east as is part of a wider field . The site is Grade 2 best and most versatile agricultural land. The site is</p>

							<p>part of a larger field and could be considered to have medium landscape sensitivity as is part of the rural agricultural setting of the village and has expansive views of open countryside to the east and south-east towards the Chilterns. The site is connected to the village by footpath along Southend . It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>
10	Yeates Plot	2	Affordable Housing	-	21-32 Reduced developable area to 80% of site area to retain area of trees.	94	<p>The site is greenfield land within the Green Belt and is classified as Grade 2 best and most versatile agricultural land. The site is located on a ridge with intervisibility with surrounding landscape to the south. The site contains a group of trees on the southern part of the site. The landscape value and sensitivity could be considered as medium and high respectively, where development could be considered to impact on hilltop rural farmland setting. The site is characteristic of the Oxford Heights Landscape Character Area of open farmed hills of 'distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views'. The site or Wheatley Road is not served by bus services, with nearest bus stop and service to Oxford City Centre approximately 1km away within Garsington village. The site is adjacent to a line of houses fronting Wheatley road which is a continuation of Garsington but the location is remote from village services and facilities therefore development of the site would potentially increase car trips within the village. There are power lines crossing the</p>

							<p>site. The site has potential to be connected to the village by continuation of footpath along Wheatley Road. The site has not been given a red rating as it is adjacent to housing in Garsington and so could be discussed with SODC as a possible location for limited affordable housing in line with NPPF Paragraph 149 (e) and (f) and SODC Local Plan policies H1 and H8, however the impact on amenity, character and appearance of a hilltop ridge setting and distance to village services and facilities should be taken into consideration. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>
11	Kings Copse, Garsington	1.33	Housing	SODC SHELAA	-	-	The site is under construction and therefore not available for additional development.
12	Land between Denton Lane and Wheatley Road (SHELAA ref 1139)	1.23	Housing	SODC SHELAA	0	116	<p>The site is adjacent to the edge of the existing village of Garsington, behind a line of houses on Oxford road. The site has agricultural access onto Denton Lane. The eastern part of the site has high risk of flooding from surface water. The site is largely contained and screened from view, however the north-eastern boundary is open to larger field. The site is favourably located to village services and facilities and relatively well related to the built form of the village. The site is potentially suitable for affordable housing if the site becomes available in the future.</p> <p>The site is currently unavailable and therefore not suitable for allocation or as a rural exception site in the Neighbourhood Plan.</p>
13	Part of SHELAA sites 891	1.05	Housing	SODC SHELAA	20 - 30	111	<p>The larger site (SHELAA 891) is adjacent to the built-up area of Garsington. Part of the site adjacent to Oxford urban area forms part of the Northfields strategic allocation in the Local Plan. This is a strategic site and not of a scale that could be considered in the Neighbourhood Plan. A small parcel of land, identified by the NPG as site 13, is contained and screened by trees and hedgerow from the wider site and could be considered of lower landscape sensitivity. Site 13 is adjacent to the built form of the Garsington and although a significant distance from village facilities it is adjacent to a</p>

							<p>bus stop on Oxford Road. Power lines cross the site which could reduce the developable area. The gap between the site and the new area of development at Northfields is not the shortest point between Garsington and Oxford but the character of the gap is important to consider here. In our view the site does not contribute to that gap or the panoramic view between the settlements. However, further assessment of this issue by a landscape architect could verify this judgement. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>
44	44 Kings Copse, Garsington	0.6	Housing	SODC SHELAA	0	104	<p>The site is removed from the built-up area of Garsington. The site is grazing land and park for King Copse Park Homes. The site is well related to the caravan park and has agricultural and vehicular access onto the B480 Watlington Rd. The site is potentially suitable as extension to adjacent King Copse Park Homes as outlined in the SHELAA but would not be suitable for affordable housing as it is not well related to the day to day services and facilities necessary for new households.</p> <p>The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.</p>
352	Boundary Business Park, Garsington	0.9	Housing	SODC SHELAA	0	105	<p>The site is in employment use and there is no evidence it is available for development. The site is removed from the built-</p>

							up area of Garsington and not suitable for affordable housing under SODC Local Plan policies. The site is not available for development and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
399	South Oxford Business Centre Lower Road, Garsington		Housing and/or Employment	SODC SHELAA	-	-	The site is under construction and therefore not available for additional development.
865	Land East of Kiln Lane, Garsington	0.44	Housing	SODC SHELAA	20	108	<p>The site is adjacent to the existing village of Garsington. The site has agricultural access onto Kiln Lane, however the lane is narrow and unpaved and not suitable access for additional dwellings. There is potential to access the site through the residential area of Combewell to the north off Oxford Road subject to consultation with the Highways Authority. The south-western part of the site is marsh-like and has medium surface water flood risk. The topography of the site gently slopes upward on the eastern part of the site. The site is transected by three public footpaths and is noted by the Neighbourhood Plan steering group as having amenity value as an open green space. The site is largely contained and screened from view and could be considered of low landscape sensitivity. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There should be evidence the site was economically viable for affordable housing provision if it was proposed for allocation</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>

886 (part of)	Land South of Grenoble Road, Garsington	29.4	Housing	SODC SHELAA	0	110	The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
891	Land north and south of Oxford road extending to Cuddesdon Road, Horspath	234.27	Housing	SODC SHELAA	0	111	The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. Part of the site already forms a strategic allocation as an extension to the Oxford urban area. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
933	Land south of Oxford Road, Garsington (1)	0.9	Housing	SODC SHELAA	0	113	The site is within the built-up area of Garsington. The site is part previously developed land and part in employment use and part backland residential gardens. The site has constrained access onto Oxford Road through a narrow private lane. The site is not available and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
947	Kiln Farm, Garsington	18.51	Housing	SODC SHELAA	0	115	The site is adjacent to the built-up area of Garsington, however access to Garsington village is constrained due to narrow and unpaved nature of Kiln Lane. There is potential to access onto B480. Development of the site has potential to increase coalescence between Garsington and Oxford. Development of the site has potential to change the character of Garsington due to scale of site. The site is not available. The site is not available and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
1275	Land between B480 and the Roman Road (1) Toot Baldon	43	Employment	SODC SHELAA	0	117	This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and

							therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan
1277	Land south west of Watlington road and north east of Baldon Brook	1.39	Housing	SODC SHELAA	0	118	This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan
1278	Land south west of Watlington Road and north east of Baldon Brook (2)	12.22	Mixed use (housing and employment)	SODC SHELAA	0	119	This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.
1279	Land between B480 and the Roman Road (2) Toot Baldon	35.42	Housing	SODC SHELAA	0	120	The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. Part of the site already forms a strategic allocation as an extension to the Oxford urban area. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan

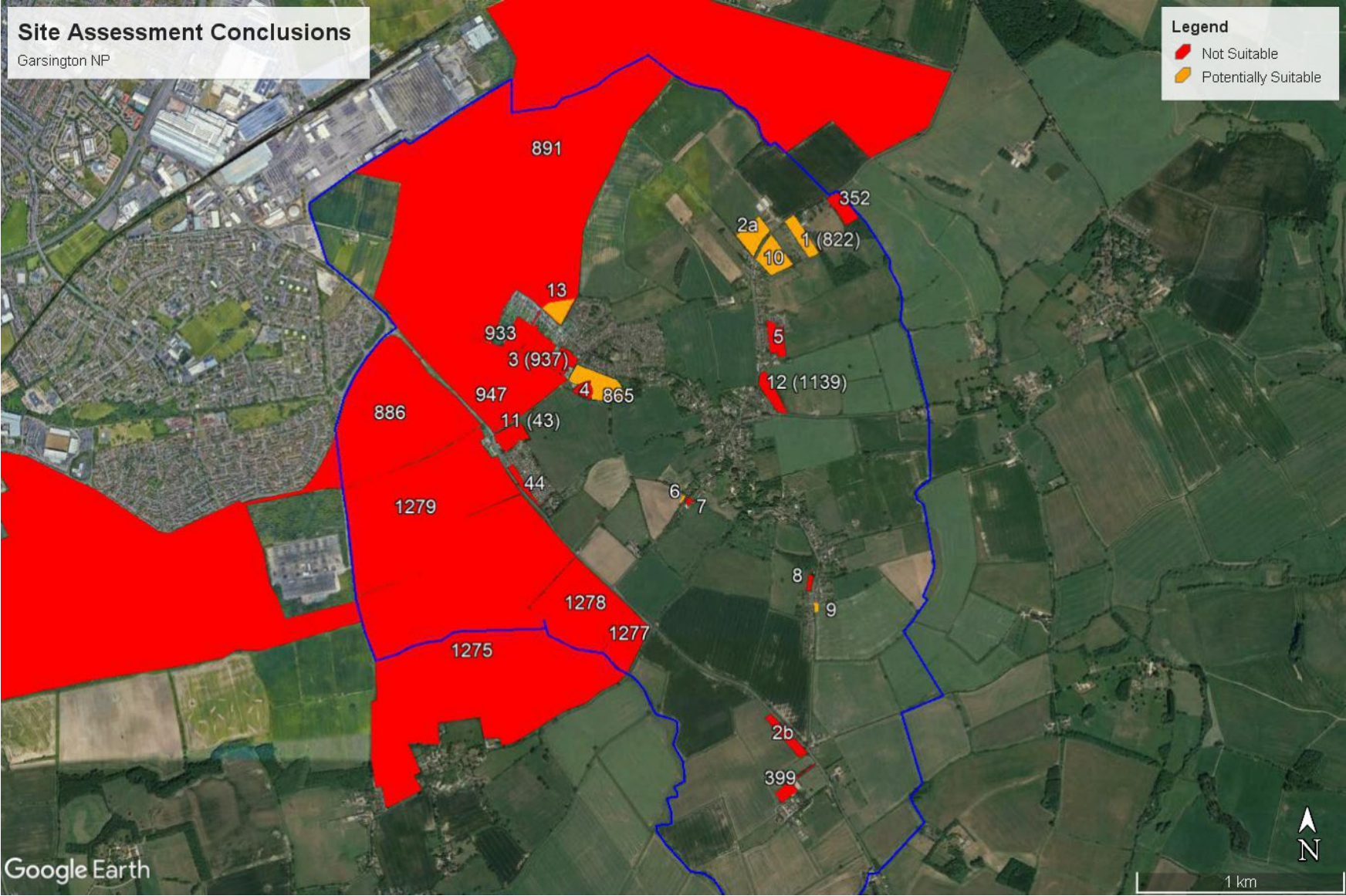


Figure 6 Site assessment conclusions

6. Conclusions

- 6.1 The assessment concludes that the following sites are potentially suitable for affordable housing subject to resolving or mitigating constraints and subject to providing evidence of need for this housing type:
- Site 1/822 - The Downs, Wheatley Road, Garsington
 - Site 2a - Mr Robert Surman's field (City Farm), west of Wheatley Road
 - Site 6 - Land to the north of Pettiwell, Garsington
 - Site 9 - Land south of Southend, Garsington
 - Site 10 - Yeates Plot
 - Site 13 - Land north and south of Oxford road; and
 - Site 865 - Land East of Kiln Lane, Garsington
- 6.2 The remaining sites are not suitable for allocation when considered against identified constraints and Local Plan policy.
- 6.3 There is also an option of bringing affordable housing forward on 'rural exception' sites in the Neighbourhood Area, which would be expected to meet Local Plan rural exception policies and could be supported through a rural exception policy in the Neighbourhood Plan.
- 6.4 This site assessment is the first step in the consideration of site allocations in the Neighbourhood Plan. From the shortlist of potentially suitable sites identified in the report, Garsington Parish Council should engage with South Oxfordshire District Council (SODC), landowners and the community to select the sites that best meet the objectives of the Neighbourhood Plan and identified development needs.



Next Steps

- 6.5 From the shortlist of suitable sites, the Parish Council should engage with SODC and the community to select sites for allocation in the NP which best meets the identified need for affordable housing and the objectives of the NP.
- 6.6 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

Appendix A Site Assessment Proformas

Site 2a

1. Site Details	
Site Reference / Name	2a
Site Address / Location	Mr Robert Surman's field (City Farm), west of Wheatley Road
Gross Site Area (Hectares)	1.67
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is existing agricultural access and potential to create additional vehicular access onto Wheatley Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is no footpath pedestrian access on the western side of Wheatley Road, however there is a footpath to adjacent site opposite the site on the eastern side of Wheatley Road. There is potential to continue the footpath on the western side of the road with crossing to connect the site to the village.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Within</p> <p>A group of trees on the eastern edge of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes Powerlines cross the site from north to south
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	>800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity

Part of the site is the garden and front paddock of a traditional farmstead. Development of the site would potentially change the rural character of the hilltop farm setting. The site is characteristic of the Oxford Heights Landscape Character Area of open farmed hills, with key characteristics of 'distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views'.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity</p> <p>The site is located on a ridgeline above surrounding landscape. The site is visually open with intervisibility between surrounding landscape, especially views across the site towards distant woodland to the north. The site is screened from views to the south by hedgerow on the eastern side of Wheatley Road.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy STRAT6: Green Belt
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability



Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes The site contains powerlines.
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	26 to 40 (on basis of 80% developable area) at 20-30 dwellings per hectare
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The site is City Farm; The site is located on a long bend.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>The site is potentially suitable, available and achievable</p> <p>Yes</p> <p>The site contains powerlines.</p>
Summary of justification for rating	<p>The site is greenfield land within the Green Belt and is classified as 'best and most versatile' agricultural land. The site is located on a ridge with intervisibility with surrounding landscape to the north and east. The site does not contain a natural defensible boundary to the north. The landscape value and sensitivity could be considered as medium and high respectively. The site is adjacent to the a line of houses fronting Wheatley road which is a continuation of Garsington but the location is remote from village services and facilities. The western side of Wheatley Road is not connected by footpath to the village. There are power lines crossing the site from NW to SE.</p> <p>Development of the site would elongate the village to the north forming a ribbon development and would potentially increase car trips within the village to services and facilities. The site is not well related to the core of the village. The site has not been given a red rating as it is adjacent to housing in Garsington and so could be discussed with SODC as a possible location for limited affordable housing in line with NPPF Paragraph 149 (e) and (f) and SODC Local Plan policies H1 and H8, however the impact on amenity, character and appearance of a hilltop ridge setting and distance to village services and facilities should be taken into consideration. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>

Site 2b

1. Site Details	
Site Reference / Name	2b
Site Address / Location	Mr Robert Surman's field, west of Watlington Road
Gross Site Area (Hectares)	1.05
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is existing agricultural access with potential to create additional vehicular access onto Watlington Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is no footpath pedestrian access linking to the village. The site is removed from the built-up area of Garsington and footpath provision on Southend.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m Irregular service to Oxford City Centre	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

The site is part of wider field with no valued features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity

The site is visually enclosed from the highway, however the site does not have a natural defensible boundary and is open to agricultural land to the west and south.

Heritage Constraints

2. Assessment of Suitability

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /

Some impact, and/or mitigation possible /

Limited or no impact or no requirement for mitigation

No

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible /

Some impact, and/or mitigation possible /

Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy STRAT6: Green Belt

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

Within / Adjacent to and connected to /

Outside and not connected to

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

Within / Adjacent to and connected to /

Outside and not connected to

N/A

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

N/A
The site is isolated and does not relate to any settlement

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?



Yes / No / Unknown

No

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Unknown
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>The site is not currently suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The site is greenfield land within the Green Belt. It is Grade 3 best and most versatile agricultural land. The site is isolated and not connected to an existing settlement. It is located in open countryside and while it is screened from view from the highway, it does not contain a defensible natural boundary to the west which is open agricultural land. The site is not connected by footpath to the village and poorly located to services and facilities. The site is not suitable for development as it does not meet SODC Local Plan Policies for affordable housing or rural exception housing as it is not well related to Garsington and is removed from village services and facilities. Paragraph 85 of the NPPF also encourages rural sites to be physically well-related to existing settlements where possible. Development of the site would be contrary to Paragraph 137 and 138 of the NPPF which ensures the Green Belts prevents sprawl and safeguards countryside from encroachment. Development of the site would be contrary to paragraph 78 of the NPPF which requires that rural housing be located in locations where villages can grow and thrive and where it will enhance or maintain the vitality of rural communities. Development in this location, in such close proximity to Cowley, would be contrary to Local Plan Policy STRAT1: The Overall Strategy as would not necessarily help secure the provision and retention of services in Garsington.</p> <p>The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.</p>

Site 4

1. Site Details	
Site Reference / Name	4
Site Address / Location	Land off Kiln Lane
Gross Site Area (Hectares)	0.41
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Woodland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is removed from the public highway.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is removed from the public highway.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is removed from the public highway.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (through Site 865 and Combewell)	400-800m (through Site 865 and Combewell)	>1200m	>1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity

The site is a wooded area amenity with public right of way.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity

The site is a visually enclosed area of woodland with low intervisibility with surrounding area.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy STRAT6: Green Belt</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent and connected to /</i> <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown



4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Unknown
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	The site is not currently suitable, available and achievable No
Summary of justification for rating	<p>The site is greenfield and Green Belt land. It is a wooded area and not within or adjacent to a settlement. It does not have direct access to public highway and would have to be accessed through adjacent land (Site 865). The site is poorly located to village services and facilities and not well related to the existing village of Garsington. The site is not suitable for affordable housing development under SODC Local Plan policies for affordable housing or rural exception sites as the site is not well related to Garsington and is removed from village services and facilities. Paragraph 85 of the NPPF also encourages rural sites to be physically well-related to existing settlements where possible. Development of the site would be contrary to Paragraph 137 and 138 of the NPPF which ensures the Green Belts prevents sprawl and safeguards countryside from encroachment.</p> <p>The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.</p>

Site 5

1. Site Details	
Site Reference / Name	5
Site Address / Location	Scholarswell Farm
Gross Site Area (Hectares)	1.22
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG; SODC Local Greenbelt Study
Planning history	Unknown
Neighbouring uses	Agricultural and residential
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is agricultural access from Wheatley Road through farmland</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Southern boundary is a PRoW</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-1200m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

The site is part of wider field with no valued features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity

The site is backland and is visually enclosed from the highway.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy STRAT6: Green Belt
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown The Parish Council notes that the site may be crossed by a foul water sewage pipe which could require further investigation if the site was to come forward for development.
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Unknown
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No
Summary of justification for rating	<p>The site is greenfield and Green Belt land. The site is grade 2 best and most versatile agricultural land. The site is backland and located behind housing fronting onto Wheatley Road. The site is connected to the built up area but has no direct access to public highway. The site would have to be accessed through agricultural access to Scholarswell Farm, for which the access is narrow and constrained between houses fronting onto Wheatley Rd and does not allow two-way vehicular and pedestrian access. The site is moderately located to village services and facilities. The site may be crossed by a foul water sewage pipe.</p> <p>The site is not suitable for development due to lack of access. It is also not known whether the site is available for development.</p> <p>The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.</p>

Site 6

1. Site Details	
Site Reference / Name	6
Site Address / Location	Land to the north of Pettiwell, Garsington
Gross Site Area (Hectares)	0.10
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Fragmentation Action Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>The site is adjacent to agricultural access to the wider field.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is no footpath pedestrian access linking to the village on narrow Pettiwell road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m Irregular service to Oxford City Centre	>1200m	400-1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

The site is part of wider field with no valued features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity

The site is part of a wider field. The western boundary of the site is open and has some intervisibility with the surrounding landscape, with expansive views across open countryside towards Oxford City.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy STRAT6: Green Belt</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability



Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?
Yes / No / Unknown

No

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4 to 5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable No
Summary of justification for rating	<p>The site is greenfield land within the Green Belt. The site is adjacent to the built up area. The site is Grade 2 best and most versatile agricultural land. The site is located on the narrow Pettiwell road approach to the village at a gap in the hedgerow with expansive views from the highway across the site towards Oxford of open countryside. The site could be considered to have medium landscape sensitivity. The site is part of a wider field with the western boundary of the site open and not contained by a natural boundary. The site is moderately well located to village services and facilities, however there is no footpath pedestrian access linking the site to the village along narrow Pettiwell road. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing, subject to mitigation of landscape impact and consultation with the Highways Officer with regards to access and the impact of development on highways. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>

Site 7

1. Site Details	
Site Reference / Name	7
Site Address / Location	Land to the south of Pettiwell, Garsington
Gross Site Area (Hectares)	0.15
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residence and field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Fragmentation Action Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>The site has vehicular access to residences</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is no footpath pedestrian access linking to the village on narrow Pettiwell road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m Irregular service to Oxford City Centre	>1200m	400-1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

The site is a residence and field, with no valued features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity

There are views of the Grade II* Church of St Mary on higher ground through the site. The site is within the setting of Church which can be viewed through the site on approach to the village.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible The site is adjacent to Garsington Conservation Area and within the setting of the Grade II* Church of St Mary on higher ground to the east of the site.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy STRAT6: Green Belt</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>N/A</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?
Yes / No / Unknown

No

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4 to 5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No
Summary of justification for rating	<p>The site is part greenfield vacant plot surrounded on three sides by the built-up edge of Garsington on the narrow Pettiwell road. The site could be considered to have medium landscape sensitivity as is within the setting of the Grade II* Church of St Mary located on higher ground visible through the site. The site is potentially suitable for a small number of affordable homes as an exception site in line with Policy H10: Exception Sites and Entry Level Housing Schemes as the site is well related to Garsington and is moderately well located for village services and facilities. The site however is not connected by footpath to the village and feasibility of footpath provision low due to narrow and walled carriageway on Pettiwell road. Paragraph 78 and 85 of the NPPF however encourages rural sites to be physically well-related to existing settlements where possible and be located where villages can grow and thrive and enhance or maintain the vitality of rural communities. The site is potentially suitable for affordable housing as could be considered as infilling under Paragraph 149 of the NPPF and Policy H1: Delivering New Homes within the built-up area within the Green Belt subject to consultation with the Highways Officer with regards to access and impact of development on highways. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation or as a rural exception site. The Neighbourhood Plan group has advised that this site has now been developed and is no longer available therefore the site cannot be allocated.</p> <p>The site is not available for development and therefore cannot be allocated or considered as a rural exception site.</p>

Site 8

1. Site Details	
Site Reference / Name	8
Site Address / Location	Land west of Southend, Garsington
Gross Site Area (Hectares)	0.19
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Fragmentation Action Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is existing agricultural access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is pedestrian footpath access to the village</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-1200m Irregular service to Oxford City Centre	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity

The site is part of a green gap within the built-up area of Garsington and contains a public right that leads towards the nearby Grade II* registered park and garden of Garsington Manor.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity

The site is part of a wider landscape loosely associated with the Manor and Home Farm. The site is gently undulating with local views along a footpath and public right of way towards woodland. The site forms part of the rural setting of the village.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy STRAT6: Green Belt
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown



4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?
Yes / No / Unknown

No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4 to 6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>The site is not suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The site is greenfield land within the Green Belt. It is adjacent to the village of Garsington and has an open boundary to the west as is part of a wider field . The site is Grade 2 best and most versatile agricultural land. The site is part of a gap in the linear form of the village which contains a public right that leads towards the nearby Grade II* registered park and garden of Garsington Manor. The site is undulating with local views from the public right of way towards woodland and the registered park and garden, and could be considered to have medium landscape sensitivity with regard to the rural character and setting of the village. The site has footpath pedestrian access to the village along Southend road. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The Neighbourhood Plan group has advised that the site has been confirmed as not available for affordable housing.</p> <p>The site is not available for affordable housing and therefore cannot be allocated for this use or considered as a rural exception site.</p>

Site 9

1. Site Details	
Site Reference / Name	9
Site Address / Location	Land south of Southend, Garsington
Gross Site Area (Hectares)	0.12
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential
<div>   </div>	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is existing agricultural access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes</p> <p>There is pedestrian footpath access to the village</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-1200m Irregular service to Oxford City Centre	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

The site is part of wider field with no valued features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity

The site is part of a wider field. The eastern boundary of the site is open and has some intervisibility with the surrounding landscape, with expansive views across open countryside.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy STRAT6: Green Belt
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?
Yes / No / Unknown

No

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2 to 4
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>The site is potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The site is greenfield land within the Green Belt. The site is adjacent to the built-up area of Garsington and has an open boundary to the east as is part of a wider field . The site is Grade 2 best and most versatile agricultural land. The site is part of a larger field and could be considered to have medium landscape sensitivity as is part of the rural agricultural setting of the village and has expansive views of open countryside to the east and south-east towards the Chilterns. The site is connected to the village by footpath along Southend . It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>

Site 10

1. Site Details	
Site Reference / Name	10
Site Address / Location	Yeates` Plot, Wheatley Road
Gross Site Area (Hectares)	2.00
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NPG
Planning history	Unknown
Neighbouring uses	Agricultural and residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes</p> <p>Part of a National Habitat Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is potential to create access however the site is located on a bend where consultation with the Highways Authority would be required for further consideration of viability of the site.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is potential to continue the footpath on Wheatley Road to service the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Within</p> <p>A group of trees on the southern part of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes

Powerlines cross the site

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	>800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity

The site is part of ridge top and partially wooded slope. Development of the site would potentially change the rural character of the hilltop setting. The site is characteristic of the Oxford Heights Landscape Character Area of open farmed hills, with key characteristics of 'distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views'.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity

The site is located on a ridgeline above surrounding landscape. The site is visually open with intervisibility between surrounding landscape, especially views towards the site from the south the north and long views southward of open countryside. The site is screened from views to the north and Wheatley Road.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy STRAT6: Green Belt
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	N/A
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Yes

The site contains powerlines.

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Unknown
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	The site is located on a long bend.
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable Yes The site contains powerlines.
Summary of justification for rating	<p>The site is greenfield land within the Green Belt and is classified as Grade 2 best and most versatile agricultural land. The site is located on a ridge with intervisibility with surrounding landscape to the south. The site contains a group of trees on the southern part of the site. The landscape value and sensitivity could be considered as medium and high respectively, where development could be considered to impact on hilltop rural farmland setting. The site is characteristic of the Oxford Heights Landscape Character Area of open farmed hills of 'distinctive elevated and expansive character on ridges and higher ground, with dominant sky and long views'. The site or Wheatley Road is not served by bus services, with nearest bus stop and service to Oxford City Centre approximately 1km away within Garsington village. The site is adjacent to the a line of houses fronting Wheatley road which is a continuation of Garsington but the location is remote from village services and facilities therefore development of the site would potentially increase car trips within the village. There are power lines crossing the site. The site has potential to be connected to the village by continuation of footpath along Wheatley Road. The site has not been given a red rating as it is adjacent to housing in Garsington and so could be discussed with SODC as a possible location for limited affordable housing in line with NPPF Paragraph 149 (e) and (f) and SODC Local Plan policies H1 and H8, however the impact on amenity, character and appearance of a hilltop ridge setting and distance to village services and facilities should be taken into consideration. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.</p> <p>The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.</p>

Appendix B Review of SHELAA sites

This appendix summarises the findings of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for South Oxfordshire District Council (January 2019)¹⁶ and assesses whether the findings can reasonably be applied to this site assessment or whether different findings have been reached. The SHELAA is a technical assessment of the amount of land that is available and suitable to meet the District's housing and employment needs to inform the plan-making process. It does not determine whether the site should be allocated for development in the emerging Local Plan.

This Review considers all SHELAA sites considered for housing or mixed use development that falls within the Garsington Neighbourhood Plan Area. As SHELAA site 892 and part of SHELAA site 891 form part of strategic allocation STRAT 12 in the Local Plan, land within the allocation is no longer considered as part of the review of SHELAA sites. As SHELAA sites 43 and 399 have planning permissions which are currently implemented or under construction, they are no longer considered as part of the review of SHELAA sites.

¹⁶ Available at Local Plan Examination Library here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/forthcoming-local-plan-documents/>

44 Kings Copse, Garsington		
Site Reference (SHELAA)		44
Gross Site Area (Hectares)		0.60
Proposed Land Use		Unknown
Site Capacity (SHELAA)		15 homes
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: Yes Achievable: Yes
Site Appraisals Conclusions		The site is open and free from any development. Grazing land. Within consultation area for Hazardous Substance LPG (Calor Gas). Part of previous land use has the potential to give rise to contaminants. The site does not include any heritage assets. The site does not fall within any ecological designations. Access to existing public network. Suitable as extension to adjacent park home site.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is removed from the built-up area of Garsington. The site is grazing land and park for King Copse Park Homes. The site is well related to the caravan park and has agricultural and vehicular access onto the B480 Watlington Rd. The site is potentially suitable as extension to adjacent King Copse Park Homes as outlined in the SHELAA but would not be suitable for affordable housing as it is not well related to the day to day services and facilities necessary for new households. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

352 Boundary Business Park, Garsington		
Site Reference (SHELAA)		352
Gross Site Area (Hectares)		0.90
Proposed Land Use		Housing; Employment
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: No Achievable: No
Site Appraisals Conclusions		The site is developed. There are road(s) immediately adjacent to the site. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Access to existing public network. Scotia Gas Networks pipelines, low and medium pressure on site
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is in employment use and there is no evidence it is available for development. The site is removed from the built-up area of Garsington and not suitable for affordable housing under SODC Local Plan policies. The site is not available for development and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

822 The Downs, Wheatley Road, Garsington		
Site Reference (SHELAA)		822
Gross Site Area (Hectares)		1.27
Proposed Land Use		Unknown
Site Capacity (SHELAA)		29 homes; 4,600 sqm employment
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: Yes Achievable: Yes
Site Appraisals Conclusions		The site is largely developed, although there are some open areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Access to existing public network. Site has full planning permission for employment (P11/W1772). Permission has lapsed. Suitable for housing and employment subject to conformity with emerging spatial strategy.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes

Neighbourhood Plan Site Assessment conclusion

What is the justification for this judgement?

The site is a former poultry farm in the Oxford Green Belt. It is not immediately adjacent to the core village and is separated from the end of the northern 'arm' of ribbon development on Wheatley Road by a field and a farm. It could however be considered as functionally related to the village. The site contains agricultural buildings which are no longer in use. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. A key constraint however is the lack of footpath between site and village which may be unacceptable to the Highways Authority and which should be discussed before the site is proposed for allocation. The site could also be brought forward as a rural exception housing under SODC Local Plan policy H10.

The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.

865 Land east of Kiln Lane, Garsington		
Site Reference (SHELAA)		865
Gross Site Area (Hectares)		0.44 (Developable Area: 0.42 Ha)
Proposed Land Use		Unknown
Site Capacity (SHELAA)		62 homes
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: Yes Achievable: Yes
Site Appraisals Conclusions		The site is open and free from any development. The site contains grassed areas. There is vegetation present. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Infrastructure improvements would be required. Suitable for small scale development in line with emerging spatial strategy. Site adjacent (south of western corner) granted permission for G&T (P15/S1878/FUL) in April 2016.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes

Neighbourhood Plan Site Assessment conclusion

What is the justification for this judgement?

The site is adjacent to the existing village of Garsington. The site has agricultural access onto Kiln Lane, however the lane is narrow and unpaved and not suitable access for additional dwellings. There is potential to access the site through the residential area of Combewell to the north off Oxford Road subject to consultation with the Highways Authority. The south-western part of the site is marsh-like and has medium surface water flood risk. The topography of the site gently slopes upward on the eastern part of the site. The site is largely contained and screened from view and could be considered of low landscape sensitivity. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation

The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.

886 Land south of Grenoble Road		
Site Reference (SHELAA)		886 (part of)
Gross Site Area (Hectares)		29.4
Proposed Land Use		Unknown
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: Yes Achievable: No
Site Appraisals		The site is open and free from any development. The site contains grassed areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are road(s) immediately adjacent to the site. Approximately 20% of the site is within an area of possible contamination or ground stability issues. Less than 1% of the site is within an area of known archaeological interest. The site does not fall within any ecological designations. Access to existing public network. Unsuitable - not in accordance with emerging spatial strategy. 5% of site in Flood Zone 3
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. Site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

891 Land north and south of Oxford Road extending to Cuddesdon Road, Horspath

Site Reference (SHELAA)		891
Gross Site Area (Hectares)		234.27
Proposed Land Use		Unknown
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<p><i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i></p> <p>Suitable: No Available: Yes Achievable: No</p>
Site Appraisals		The site is largely open, although there is some existing development. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are no known areas of possible contamination or ground stability issues. Approximately 10% of the site is within an area of known archaeological interest. The site does not fall within any ecological designations. Potential physical access by existing infrastructure. Unsuitable - not in accordance with emerging spatial strategy. 7% of site in Flood Zone 3b.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes. The eastern part of the site, Land at Northfield, was allocated as part of 68 hectares of land within the strategic allocation at Northfield to deliver approximately 1,800 new homes and supporting services and facilities within the Local Plan period, with Green Infrastructure Buffer between development and open countryside.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		No. As part of the site has been allocated in the Local Plan, the unallocated remainder of the site would have to be assessed with respect to the allocation.

Neighbourhood Plan Site Assessment conclusion
What is the justification for this judgement?

The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. Part of the site already forms a strategic allocation as an extension to the Oxford urban area.

The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

The larger site (SHELAA 891) is adjacent to the built-up area of Garsington. Part of the site adjacent to Oxford urban area forms part of the Northfields strategic allocation in the Local Plan. This is a strategic site and not of a scale that could be considered in the Neighbourhood Plan. A small parcel of land, identified by the NPG as site 13, is contained and screened by trees and hedgerow from the wider site and could be considered of lower landscape sensitivity. Site 13 is adjacent to the built form of the Garsington and although a significant distance from village facilities it is adjacent to a bus stop on Oxford Road. Power lines cross the site which could reduce the developable area. The gap between the site and the new area of development at Northfields is not the shortest point between Garsington and Oxford but the character of the gap is important to consider here. In our view the site does not contribute to that gap or the panoramic view between the settlements. However, further assessment of this issue by a landscape architect could verify this judgement. It is possible that the site could be considered for affordable housing in the Green Belt under NPPF Paragraph 149 (e) and (f) which allows for limited infilling in villages and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites). The adopted SODC Local Plan states that 'Smaller Villages' would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans (para 4.38); however development of this site could be acceptable under Local Plan policies H1 and H8 if the site was allocated for affordable housing. There would need to be evidence the site was economically viable for affordable housing provision if it was proposed for allocation.

The site is potentially suitable for affordable housing allocation or as a rural exception site in the Neighbourhood Plan if identified issues can be resolved or mitigated.

Site 13 (within wider site 891) is potentially suitable for affordable housing if identified issues can be resolved or mitigated.

933 Land south of Oxford Road, Garsington (1)

Site Reference (SHELAA)		933
Gross Site Area (Hectares)		0.90
Proposed Land Use		Housing; Employment
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: No Achievable: No
Site Appraisals Conclusions		Retail [PDL] The site is predominantly used as a garden centre and dog kennels. The site is largely open, although there is some existing development. There are road(s) immediately adjacent to the site. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Access to existing public network.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is within the built-up area of Garsington. The site is part previously developed land and part in employment use and part backland residential gardens. The site has constrained access onto Oxford Road through a narrow private lane. The site is not available and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

937 Land south of Oxford Road, Garsington (2)		
Site Reference (SHELAA)		937
Gross Site Area (Hectares)		2.96
Proposed Land Use		Unknown
Site Capacity (SHELAA)		67 homes; 10,700 sqm employment space
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: Yes Achievable: Yes
Site Appraisals		The site is open and free from any development. There is vegetation present. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Infrastructure improvements would be required.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		No
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is adjacent to the built-up area of Garsington. The site has agricultural access onto Kiln Lane, however the lane is narrow and unpaved and not appropriate access for additional dwellings. The site is backland with no other direct routes of access onto Oxford Road. The eastern part of the site has high risk of flooding from surface water. The site is largely contained and screened from view. The site is well located for village facilities, however is not suitable for development at the current time due to access issues. Site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

947 Kiln Farm, Garsington		
Site Reference (SHELAA)		947
Gross Site Area (Hectares)		18.51
Proposed Land Use		Housing
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: No Achievable: No
Site Appraisals Conclusions		The site is largely open, although there is some existing development. The site contains grassed areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are no known areas of possible contamination or ground stability issues. The site does not include any heritage assets. The site does not fall within any ecological designations. Access to existing public network. Unsuitable - disconnected from settlement and poor access connection to Garsington. 3% of site in Flood Zone 3b
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is adjacent to the built-up area of Garsington, however access to Garsington village is constrained due to narrow and unpaved nature of Kiln Lane. There is potential to access onto B480. Development of the site has potential to increase coalescence between Garsington and Oxford. Development of the site has potential to change the character of Garsington due to scale of site. The site is not available. The site is not available and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan.

1139 Land west of Garsington Cricket Club, Garsington

Site Reference (SHELAA)		1139
Gross Site Area (Hectares)		1.3
Proposed Land Use		Unknown
Site Capacity (SHELAA)		30.6 homes
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: Yes Available: No Achievable: No
Site Appraisals		The site is open and free from any development. Some or all of the site is bounded by hedgerows, forestry or other vegetation. There are road(s) immediately adjacent to the site. There are no known areas of possible contamination or ground stability issues. Approximately 5% of the site is within an area of known archaeological interest. The site does not fall within any ecological designations. Potential physical access by existing infrastructure.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site is adjacent to the edge of the existing village of Garsington, behind a line of houses on Oxford road. The site has agricultural access onto Denton Lane. The eastern part of the site has high risk of flooding from surface water. The site is largely contained and screened from view, however the north-eastern boundary is open to larger field. The site is favourably located to village services and facilities and relatively well related to the built form of the village. The site is potentially suitable for affordable housing if the site becomes available in the future. The site is currently unavailable and therefore not suitable for allocation or as a rural exception site in the Neighbourhood Plan.

1275 Land between B480 and the Roman Road (1), Toot Baldon

Site Reference (SHELAA)		1275 (part of)
Gross Site Area (Hectares)		43
Proposed Land Use		Unknown
Site Capacity (SHELAA)		39,400 sqm employment
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: Yes Achievable: No
Site Appraisal		Agricultural land adjacent to Village to the south. No known areas of contamination or ground stability issues. Archaeological constraint (DOX15580). The site does not fall within any ecological designations. Access to existing public highways. Inappropriate scale, therefore unsuitable. 6% of site is in Flood Zone 3b. Less than 0.5% of site is covered by Ancient Woodland (ref 021010).
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan

1277 Land south west of Watlington Road and north east of Baldon Brook (1)

Site Reference (SHELAA)		1277
Gross Site Area (Hectares)		1.39
Proposed Land Use		Unknown
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: Yes Achievable: No
Site Appraisal		The site is in agricultural land in open countryside. No known areas of contamination or ground stability issues. This site does not include any heritage interests. The site does not fall within any ecological designations. Access to existing public highways. 29% of site is in Flood Zone 3b. No relationship with settlement Notes/other
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan

1278 Land south west of Watlington Road and north east of Baldon Brook (2)

Site Reference (SHELAA)		1278
Gross Site Area (Hectares)		12.22
Proposed Land Use		0
Site Capacity (SHELAA)		Retain existing B1-B8 floorspace and additional 27-36 dwellings
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: Yes Achievable: No
Site Appraisal		The site is in agricultural land in open countryside. No known areas of contamination or ground stability issues. This site does not include any heritage interests. The site does not fall within any ecological designations. Access to existing public highways. 27% of site is in Flood Zone 3b. No relationship with settlement.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		This is a large scale site partly within the Garsington Neighbourhood Plan area. The part of the site within the Neighbourhood Area would not be appropriate as a Neighbourhood Plan allocation due to its scale and location in open countryside remote from services and facilities. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan

1279 Land between B480 and the Roman Road (2), Toot Baldon

Site Reference (SHELAA)		1279
Gross Site Area (Hectares)		35.42
Proposed Land Use		Residential
Site Capacity (SHELAA)		0
SHELAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<i>(Full assessment of the site is available in the South Oxfordshire Strategic Housing and Economic Land Availability Assessment January 2019)</i> Suitable: No Available: Yes Achievable: No
Site Appraisal		The site is in agricultural land in open countryside. No known areas of contamination or ground stability issues. This site does not include any heritage interests. The site does not fall within any ecological designations. Access to existing public highways. Mobile home park to east. 12% of site is in Flood Zone 2. No relationship with settlement.
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?		Yes
Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?		The site would not be appropriate as a Neighbourhood Plan allocation due to the large scale of the site and location adjacent to the Oxford urban area. Part of the site already forms a strategic allocation as an extension to the Oxford urban area. The site is not suitable for affordable housing and therefore not appropriate for allocation or as a rural exception site in the Neighbourhood Plan

