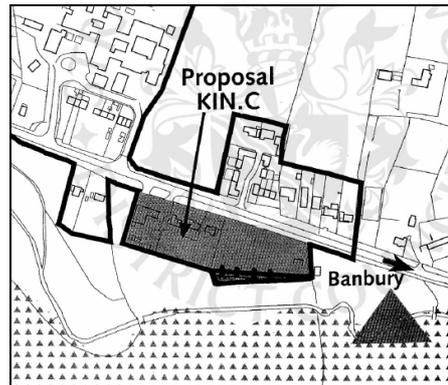


**Kinton Neighbourhood Development Plan
Site Assessment – March 2015**

| Site Reference | Site Area | Site Capacity |
|---|------------------|--|
| NP2 | 0.4 ha (approx.) | 6-8 (linear) dwellings (15-20 dpha) |
| Site Address | | |
| Land South of Banbury Road | | |
| Site Description | | |
| <p>The site comprises of a single rectangular parcel of land which forms part of a larger parcel of agricultural land. There is a small historical building on the site which is constructed of corrugated steel sheeting. The building has no value for retention.</p> <p>There is a wide access onto Banbury Road with good visibility in both directions. The southern boundary is open to the fields beyond but the roadside frontage comprises of mature hedging with the exception of the point of access. The site abuts existing residential development to the west which forms a small section of linear development along the southern side of Banbury Road.</p> | | |
| Aerial Photo | | |
|  | | |

Planning History

Part of the site was allocated for residential development in the Stratford-on-Avon District Local Plan Review under Proposal KIN.C although development has never been permitted on the site.



06/01958/FUL - Residential development of 15 new dwellings at local plan proposed site Kin.C – Refused 28 September 2006.

06/03236/FUL - Residential development of 15 new dwellings at Local Plan Ref Kin.C. Resubmission of 06/01958/FUL – Refused 9 February 2007.

Site Photo



Site Constraints

Status – The site is classified as greenfield land.

Highways – Access would need to be gained from Banbury Road where the site has a wide road frontage. There is very good visibility in both directions at this point. Access would be within the existing 40mph limit although there is residential opposite the site so arguably the 30mph limit should already extend beyond this point.

Topography – The site is relatively flat.

Landscape Character Zone – K03: high/medium sensitively to housing development. The site is well contained from the south, east and west but has slightly exposed views to and from the north.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding.

The site is at 'very low' or 'low' risk of surface water (pluvial) flooding (see EA map below).

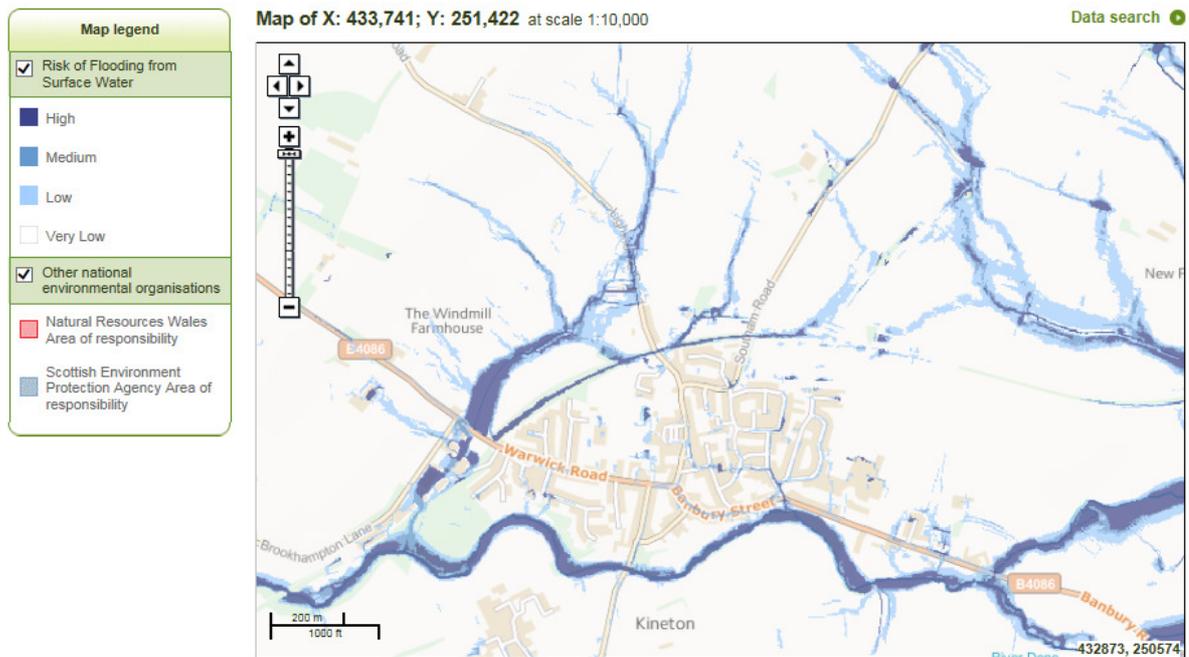
Sustainability – Kineton has a limited range of local amenities. The primary school is located towards the western end of the village on King John's Road off the Warwick Road and the high school is located at the eastern end of the village off the Banbury Road. The main village amenities are located in the centre of the village on Banbury Street where there are a small number of convenience shops, a post office and a bank. St Peter's Church is located in a central position in the village opposite the main amenities. Kineton has a limited public transport service with the main bus stops being opposite the church.

The site is approximately 730m from the church but would necessitate crossing the Banbury Road to get to the lit pavement on the opposite side of the road.

Natural Heritage – Being unproductive agricultural land the site has a medium ecological value being potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows around the site increases the biodiversity value of the site.

Built Heritage – No heritage assets are directly affected. The site of the Edgehill Battlefield lies to the southeast of the site.

EA Surface Water Flood Map



Conclusion

The site fronts the Banbury Road where there is an established character of linear/frontage development. Whilst the site would extend beyond the village boundary it would be seen as a natural linear extension to the existing built form.

With sensitive treatment along the exposed southern boundary a linear form of development would have limited impact on the open countryside beyond despite the topography being flat. There is good containment to the west and north and to some extent to the east.

Access could utilise the existing field gate which could facilitate a shared private driveway to the front of the development whilst retaining the roadside hedgerows.

There are no known ecological features of any interest on the site other than the roadside hedgerow.

This site has reasonable accessibility to local amenities being located approximately 730m from the village centre (Southam Street/Banbury Street junction).

The site has a **potential** for development due to its very limited planning constraints and proximity to village amenities, in particular the high school.