

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

Site Reference	Site Area	Site Capacity
NP1	3.5 ha (approx.)	50 dwellings (15 dpha)

Site Address

Land East of Warwick Road

Site Description

The site comprises of two separate parcels of agricultural land which appear to be currently fallow in use. There are no buildings or structures present on the site.

An existing 6 bar metal gate serves as a field access from the B4086 Warwick Road close to the railway bridge and physical entrance to the village. There is strong mature native hedgerow along the southern boundary with the disused railway and the site is reasonably well contained to the north, west and east by existing hedgerows.

Aerial Photo



Planning History and Status

None. Site is being promoted by Gladmans.

Site Photo



Site Constraints

Status – The site is classified as greenfield land.

Highways – Access would need to be gained from Warwick Road where the site has some road frontage. There is reasonably good visibility in both directions at this point and is unlikely to be hindered by the bridge over the disused railway line located close to the south. Access would be within the existing 30mph limit although observed speeds appeared higher than the legal limit.

Topography – The site falls from south to north by approx. 8-10m.

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 northern and southern boundaries of the site are at a 'high' risk of surface water (pluvial) flooding. However, there is no risk from flooding along disused railway to the south due to elevated site position. The central core of the site is at 'very low' risk (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

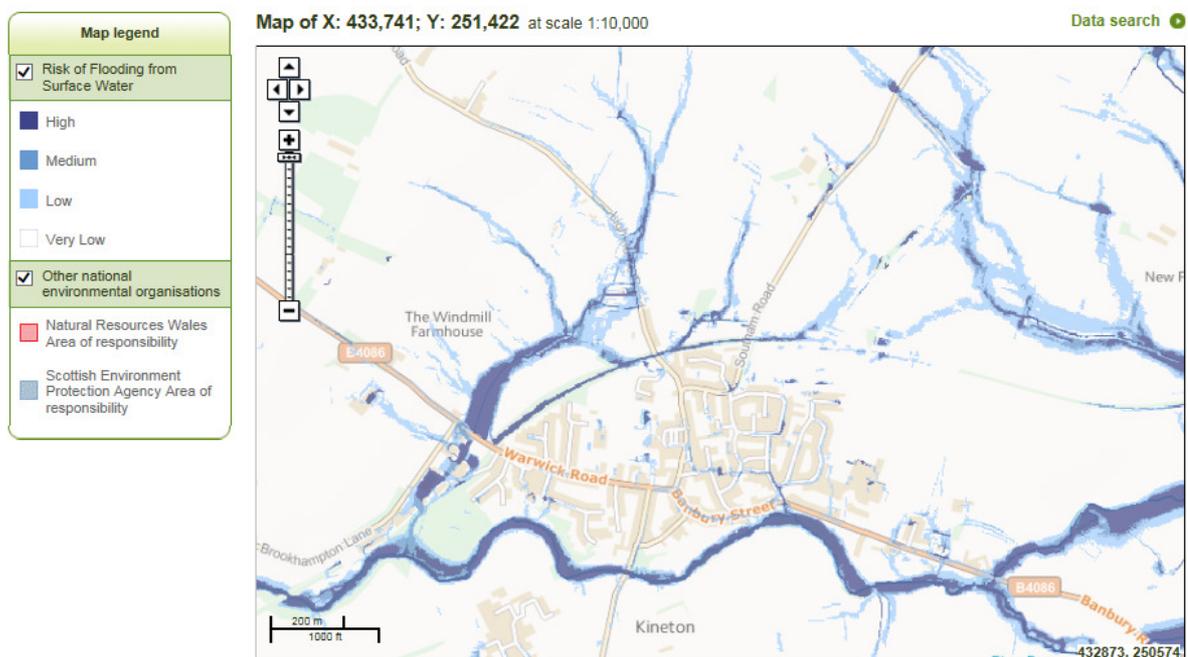
Road and the high school is located at the eastern end of the village off the Banbury Road. The main village amenities are located in the centre of the village on Banbury Street where there are a small number of convenience shops, a post office and a bank. St Peter's Church is located in a central position 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 570m from the church via a lit pavement on the same side of the road to the site.

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 affected.

EA Surface Water Flood Map



Conclusion

The presence of the disused railway cutting gives a strong sense of physical separation from the rest of the village which could act as a barrier to social cohesion. There are limited or no opportunities to remove this barrier.

The disused railway cutting acts as a natural containment for the northwestern side of the village. Encroaching beyond this will change the character of this part of the village and open it up to wider views from the north and west.

Development is unlikely to adversely affect the perimeter hedgerows which are the only ecological features of any interest on the site. The scheme has the potential to enhance and strengthen existing ecological features.

This site has reasonable accessibility to local amenities but is still located approximately 570m from the village centre (Southam Street/Banbury Street

junction). Residents will not need to cross the Warwick Road until they are in the village centre.

Housing development is likely to be visible from higher land to the north and west due to topography and would need to ensure there is no encroachment onto flood sensitive areas.

The site has a **potential** for development but is disadvantaged by the physical disconnect from the rest of the village.