

Kineton Neighbourhood Development Plan - Site Assessment Matrix								
	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Accessibility to Local Services (footpaths/street lighting)	Impact on Landscape Setting (landscape character assessment)	Flooding and Drainage (EA Flood Zone/known surface water problems)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	Topography (flat/undulating/steep slopes)	Impact on Natural Heritage (trees/hedgerows/habitats)
Site CS1	The site is greenfield and undeveloped at present.	Visibility from the site is good in both directions at the point of the existing access, which is within the 30mph zone but traffic would need to use the Lighthorne Road/Southam Street junction where there is a sharp bend. Significant increases in traffic using this junction, which has limited visibility when turning right into Lighthorne Road from the north, is likely to conflict with highway safety.	This site has reasonable accessibility to local amenities but is located approximately 530m from the village centre (Southam Street/Banbury Street junction). Residents will need to cross the Lighthorne Road to access the existing pavement which connects the site to Southam Street.	Whilst the Landscape Character Zone indicates a high/medium sensitivity to housing development, the site is actually relatively well contained from the east, west and south making any impact on landscape limited. Exposure to the more open aspect to the north would need careful low density treatment and generous landscape buffer zones.	Part of the site is within Flood Zone 2 and 3 corresponding with the location of the brook to the north of the site. However, the majority of the site is within Flood Zone 1 and is therefore developable without adverse drainage and flooding impacts.	There are no known heritage assets affecting the potential of the site being developed.	The site is relatively flat with no significant constraints with regard to topography.	Being grazing land the site is likely to have a low ecological value. The brook to the north of the site and the disused railway cutting along the southern boundary of the site provide potential habitats for invertebrates and mammals. There are no buildings which would need to be demolished. Limited hedgerow removal would be needed.
Site CS2	The site is greenfield (agricultural buildings are not classed as brownfield) and generally undeveloped at present.	Visibility from the site is good in both directions at the point of the existing access, which is within the 30mph zone but traffic would need to use the Lighthorne Road/Southam Street junction where there is a sharp bend. Significant increases in traffic using this junction, which has limited visibility when turning right into Lighthorne Road from the north, is likely to conflict with highway safety.	This site has reasonable accessibility to local amenities but is located approximately 640m from the village centre (Southam Street/Banbury Street junction).	Whilst the Landscape Character Zone indicates a high/medium sensitivity to housing development, the site is actually relatively well contained from the east, west and south making any impact on landscape limited. Exposure to the more open aspect to the north would need careful low density treatment and generous landscape buffer zones.	Part of the site is within Flood Zone 2 and 3 corresponding with the location of the brook to the south of the site where there is also a pond. However, the majority of the site is within Flood Zone 1 and is therefore developable without adverse drainage and flooding impacts.	There are no known heritage assets affecting the potential of the site being developed.	The site is relatively flat with no significant constraints with regard to topography.	Being grazing land the site is likely to have a low ecological value. There is a pond and a watercourse to the south of the site which may provide suitable habitats for native species. A section of roadside hedgerow would need to be removed to facilitate a suitable access.
Site CS3	The site is greenfield and generally undeveloped at present.	A new access off Southam Road would be required in close proximity to a major new road junction (roundabout) currently being constructed by Bloor Homes. There is potential to conflict with these works. Access would be close to the railway bridge where visibility is poor.	There is no pavement connecting the site to the village shop, school, bus stops and other amenities. There is limited opportunity for connection to the village centre without crossing the road and going through the Bloor development.	Whilst the Landscape Character Zone indicates a high/medium sensitivity to housing development, the site is actually relatively well contained from the east, west and south making any impact on landscape limited. Exposure to the more open aspect to the north would need careful low density treatment and generous landscape buffer zones.	A tree lined brook runs through the site where flooding occurs. Ground conditions are marshy in parts. Part of the site is within Flood Zone 2 and 3 corresponding with the location of the brook. It is likely that the brook would need to be culverted in order to facilitate development of the site.	There are no known heritage assets affecting the potential of the site being developed.	The site is relatively flat with no significant constraints with regard to topography.	The brook running through the site has the potential to have a high ecological value, which would be lost if the brook is culverted. The site enjoys a number of mature and semi-mature trees which should be retained, protected and enhanced as part of any development on the site.
Site CS5a	The site is greenfield and generally undeveloped at present.	A new access off Banbury Road would be required in close proximity to the High School where there is currently a conflict which could lead to safety issues arising. The site access is currently within the 40mph limit	There is pavement connection to the village shop, primary school, bus stops and other amenities but this is some 640m away from the site. The site clearly has excellent links with the adjacent High School.	Whilst the Landscape Character Zone indicates a medium sensitivity to housing development, the site is not well contained from the north, east and south making any impact on landscape more prominent than the sensitivity study suggests. Exposure to the more open aspects of the site would need careful low density treatment and generous landscape buffer zones.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage is an issue in the south corner of the site where there is a risk of surface water flooding.	There are no known heritage assets affecting the potential of the site being developed.	The site rises to the north making this part of the site exposed from public views.	Being grazing land with limited field enclosures the site is likely to have a low ecological value.

Site CS5b	The site is greenfield and generally undeveloped at present.	A new access off Banbury Road would be required in close proximity to the High School where there is currently a conflict which could lead to safety issues arising. The site access is currently within the 40mph limit	There is pavement connection to the village shop, primary school, bus stops and other amenities but this is some 640m away from the site. The site clearly has excellent links with the adjacent High School.	Whilst the Landscape Character Zone indicates a medium sensitivity to housing development, the site is not well contained from the north, east and south making any impact on landscape more prominent than the sensitivity study suggests. Exposure to the more open aspects of the site would need careful low density treatment and generous landscape buffer zones.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage is an issue for parts of the site where there is a high and medium risk of surface water flooding.	There are no known heritage assets affecting the potential of the site being developed.	The site rises to the north making this part of the site exposed from surrounding views.	Being grazing land with limited field enclosures the site is likely to have a low ecological value.	
Site NP1	The site is greenfield and undeveloped at present.	A new access off the Warwick Road is required. Visibility in both directions is relatively good but a technical assessment of the visibility in relation to the railway bridge will be needed. Whilst the access would be within the 30mph speed limit, traffic approaching from the north coming down the hill is likely to be above the speed limit. Traffic calming entering the village may be needed.	This site has reasonable accessibility to local amenities along an existing pavement but is located approximately 570m from the village centre (Southam Street/Banbury Street junction).	Landscape Character Zone indicates a high/medium sensitivity to housing development. The site is very well contained from the south but is exposed on the northern frontier making assimilation into the landscape a challenge.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage appears good. The northern and southern boundaries are close to Flood Zone 3.	There are no known heritage assets affecting the potential of the site being developed.	The site slopes north to south and would be set against the backdrop of the mature screening along the disused railway cutting. This will make reducing the visual impact of any development challenging.	Being grazing land the site is likely to have a low ecological value. The disused railway cutting which runs along the southern boundary of the site is likely to have a high ecological value that would need to be protected and enhanced as part of any development on the site.	
Site NP2	The site is greenfield and undeveloped at present.	A new access serving a private drive for a linear development would be required off the Banbury Road. Visibility in both directions is very good.	This site has reasonable accessibility to local amenities along an existing pavement but is located approximately 730m from the village centre (Southam Street/Banbury Street junction). The high school is much closer. Residents will need to cross Banbury Road to access the existing pavement which connects the site to Southam Street.	Landscape Character Zone indicates a high/medium sensitivity to housing development. The site is very well contained from the east, west and north but is exposed on the southern frontier. The land to the south is higher so the development of this site will be read in the context of the existing built environment and with available depth can be easily softened.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage appears good.	There are no known heritage assets affecting the potential of the site being developed.	The site is relatively flat with no significant constraints with regard to topography.	Being unproductive agricultural land the site has a medium ecological value. There are no ponds or obvious habitats on or near the site with the exception of some trees and hedgerow around its periphery which would likely suffer limited impact from a small scale linear development.	
Site NP3	The site is greenfield and undeveloped at present.	The existing access is within 30mph speed limit. Visibility in both directions appears to be reasonable despite the bend in the road.	There is pavement access to the local amenities in Kineton approximately 620m from the site. The site is adjacent to sports facilities. Residents will need to cross Bridge Street to access the existing pavement which connects the site to Bridge Street/Warwick Road.	Landscape Character Zone indicates a high/medium sensitivity to housing development. However, the site is very well contained and is surrounded by residential uses to the south and west and a sport pavilion and pitches to the north.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage appears good.	Site is coterminous with the Little Kineton Conservation Area to the south. The site contributes little to the special character and appearance of the conservation area due to its current unkempt condition. There is a potential opportunity for a high quality low density development to add value to this part of the conservation area.	The site is relatively flat with no significant constraints with regard to topography.	The site has a derelict appearance and no obvious former use. It is likely to have a low ecological value being predominantly overgrown although this can support wildlife in itself.	
Site NP4	The site is greenfield and undeveloped at present.	The site has two potential access points one of which would require the extensive removal of boundary treatments (either a wall or hedgerow) to facilitate access onto what's effectively a single carriageway albeit with low traffic levels.	This site has poor accessibility to local amenities being located approximately 860m from the village centre (Southam Street/Banbury Street junction) and not connected by pavements.	Landscape Character Zone indicates a high/medium sensitivity to housing development. The site is moderately well contained by existing vegetation but is exposed on the western, eastern and southern frontiers as well as partly on the northern boundary.	The site is within Flood Zone 1. There are no watercourses running through the site. Land drainage appears good.	Site is coterminous with the conservation area (which contains a number of listed buildings) to the north but due to topography and existing vegetation any development is likely to be reasonably well screened and related to the existing built form. The loss of stone walling to facilitate the proposed access would weigh against the proposed development of this site.	The site is relatively flat with no significant constraints with regard to topography.	Being closely mown lawn the site is likely to have a low ecological value. However, the village pond is in close proximity to the site which could be used as terrestrial habitat for great crested newts. The loss of roadside trees/hedgerow to facilitate access would weigh against the development.	