

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

Site Reference	Site Area	Site Capacity
CS2	3.62 ha (approx.)	100 dwellings (28 dpha)

Site Address

Land East of Lighthorne Road

Site Description

The site comprises two parcels of land one being fallow agricultural land and the other is situated to the rear of existing properties on the Lighthorne Road and appears to be in use as an active smallholding. There are a number of small buildings/structures present on the smallholding. An unmade access track serves the smallholding site from the Lighthorne Road.

There is strong mature native hedgerow along the western boundary with the highway making the site reasonably well contained. The southern boundary comprises of vegetation forming the boundaries with existing residential properties.

Aerial Photo



Relevant Planning History

None. Site is being promoted by Richborough Estates Ltd.

Site Photo



Site Constraints

Status – The site is classified as greenfield land.

Highways – Access would need to be gained from Lighthorne 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 approx. 200m to the south. Some hedgerow removal will be required for visibility splays. Access would be within the existing 30mph limit.

Topography – The site is relatively flat.

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

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

Part of the site has a 'high' risk of surface water (pluvial) flooding with other parts being at 'medium' and 'low' risk (see EA map below). There is an existing pond on the southern boundary.

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

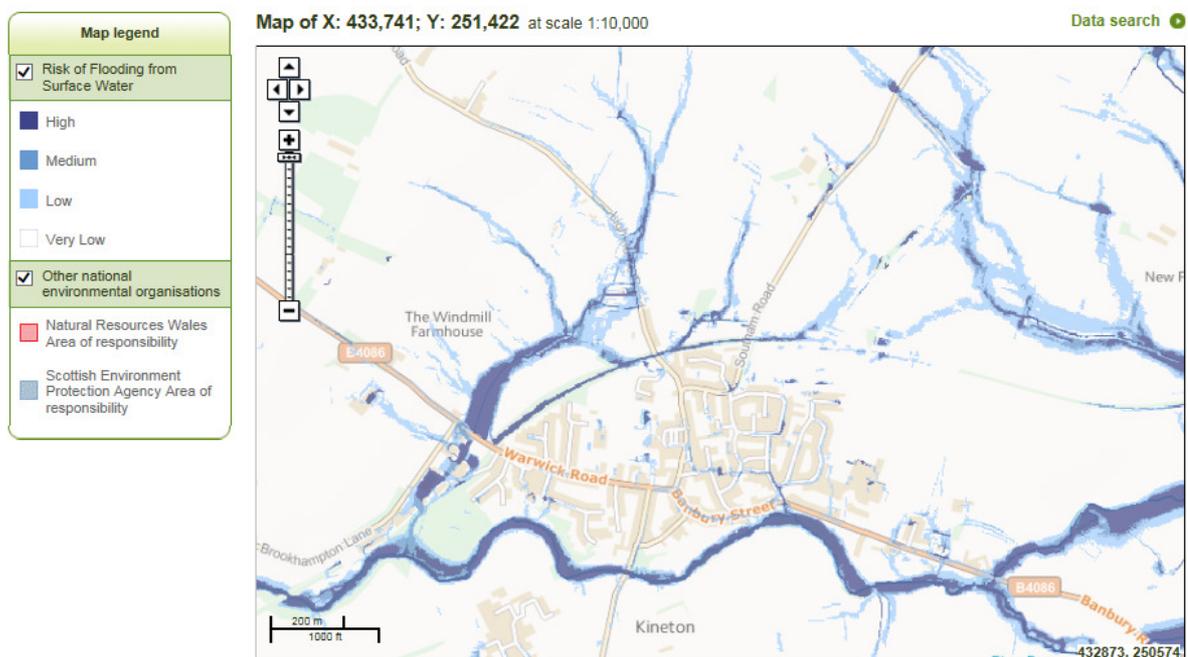
Road and the high school is located at the eastern end of the village off the Banbury Road. The main village amenities are located in the centre of the village on Banbury Street where there are a small number of convenience shops, a post office and a bank. St Peter's Church is located in a central position 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 640m from the church via a partially 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 trees and a pond on the site increase the biodiversity value of the site.

Built Heritage – No heritage assets are affected.

EA Surface Water Flood Map



Conclusion

The site comprises of two separate parcels of land, one of which forms part of a larger currently fallow agricultural field, the other forms part of an active small holding. The small holding site lies to the east of a linear row of existing residential properties and is very well contained. The parcel of land which forms part of the agricultural field has limited containment from the north but is well contained by a small coppice from the east.

With the exception of the need to remove some of the road frontage hedgerow to accommodate the necessary visibility splays the development is unlikely to adversely affect the other perimeter hedgerows. The coppice is outside of the development site so should remain unaffected. There is a pond close the southern boundary of the site which will need to be surveyed for the presence of protected species which may use the site as terrestrial habitat.

This site has reasonable accessibility to local amenities but is located approximately 640m from the village centre (Southam Street/Banbury Street junction). Residents can use the footpath along the Lighthorne Road to reach Southam Street. There are limited opportunities to connect the site to the village by means other than the Lighthorne Road.

Housing development is likely to be visible from the north where the land is flat with limited screening. This sensitive boundary will need very careful consideration with suitable native boundary treatments.

This site faces the same challenges as Site CS1 with regards to traffic using the Lighthorne Road in that there will be a noticeable increase in traffic using the Lighthorne Road/Southam Street junction where there is a sharp bend in the road.

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