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# SEA for the Deddington Neighbourhood Plan: Site options assessment

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**Date:** 15<sup>th</sup> March 2021

## **Purpose of this note**

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Deddington Neighbourhood Plan.

The initial stage of the SEA process (subsequent to screening) was the scoping stage. A Scoping Report was prepared and released for consultation with the Environment Agency, Historic England and Natural England in late 2020. The Scoping Report presented a baseline and context review for the SEA, a series of key sustainability issues, and the SEA Framework against which it is intended to assess the Neighbourhood Plan (including reasonable alternatives).

Following consultation on the Scoping Report, which concluded in late October 2020, updates were made to the scoping information to address the consultees' comments. This information will be included in the Environmental Report which accompanies the Neighbourhood Plan for Regulation 14 consultation.

The next stage of the SEA process is to consider alternative options for development in the Neighbourhood plan area. In this context the Deddington Neighbourhood Group, following a call for sites process, have identified nine sites which are available for further consideration as potential Neighbourhood Plan allocations. To support the consideration of the suitability of these sites for potential allocation in the Neighbourhood Plan, this note therefore presents an appraisal of the key constraints present at each of the sites and potential effects that may arise as a result of development at these locations.

## **Housing numbers to deliver through the Neighbourhood Plan**

The Deddington Neighbourhood Plan is being prepared in the context of the Cherwell Local Plan (CLP) (Part 1)<sup>1</sup>, adopted in July 2015. Due regard is also given to the emerging Cherwell Local Plan Review 2040.

The CLP Part 1 'Policy Villages 1: Village Categorisation' confirms that Deddington is ranked as a 'Service Village' within the settlement hierarchy. The role and function of service villages is set out in full in Policy 1, which indicates that there is a need for Cherwell's villages to '*sustainably contribute towards meeting the housing requirements identified in Policy BSC1*'.

Although no specific housing targets have been set for the Neighbourhood Plan area by Cherwell District Council, 'Policy Villages 2: Distributing Growth Across the Rural Areas' in the CLP requires a total of 750 homes at Category A villages, additional to planning permissions as at 31 March 2014.

Cherwell District Council are early on in the process of undertaking a review of the adopted Cherwell Local Plan, and the Council produced a Community Involvement Paper in July 2020<sup>2</sup>. At this early stage the Paper does not contain any proposals or policy options.

In light of this, a specific number has not been provided for the Neighbourhood Plan to deliver. However, the group would like to provide certainty as to the future location of development in the parish, and as such would like to consider appropriate sites for allocating development through the Neighbourhood Plan.

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<sup>1</sup> Cherwell District Council (2015): 'Adopted Cherwell Local Plan 2011-2031 (Part 1)' [online] available at: <https://www.cherwell.gov.uk/info/83/local-plans/376/adopted-cherwell-local-plan-2011-2031-part-1>

<sup>2</sup> Cherwell District Council (2020) Community Involvement Paper [online] available at: <https://www.cherwell.gov.uk/info/83/local-plans/729/local-plan-review-2040---planning-for-cherwell-to-2040>

## **Sites assessed**

To further support the development of a spatial strategy to deliver an appropriate number of homes in Deddington through the Neighbourhood Plan, the Deddington Neighbourhood Plan Steering Group has considered alternative locations for delivering housing in the parish.

Between September and October 2020, a call for sites was undertaken for the Neighbourhood Plan. 19 sites were proposed through the call for sites. These sites were then considered through a 'Stage 1 assessment', which considered a number of factors, including relating to the availability and deliverability of the sites.

Following this process, the following nine sites were identified as available and taken forward to Stage 2 of the assessment.

### **Deddington**

- Site 1 and 2 Stone Pits
- Site 3: South of Clifton Road
- Site 4 Poplars
- Site 7: Grove Field

### **Clifton**

- Site 16 Home Farm
- Site 17 Catling

### **Hempton**

- Site 18 Radwell Hill
- Site 19 Land south of the Lane

The locations of the nine sites taken forward to Stage 2 are presented in Figures 1 to 3 below.



**Figure 1: Sites assessed in Deddington town at Stage 2**





**Figure 2: Sites assessed in Clifton at Stage 2**




**Figure 3: Sites assessed in Hempton at Stage 2**

## **SEA of site options**

To support the consideration of the suitability of these nine sites for potential allocation in the Neighbourhood Plan, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of housing development at these locations. In this context the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping and the baseline information. This SEA site assessment has been undertaken as one element of the wider site assessment and consideration process undertaken for the Neighbourhood Plan.

The tables which follow present a summary of the assessment and provide an indication of each site's sustainability performance in relation to the seven SEA themes.

### **SEA site assessments: Deddington sites**

SEA theme	Commentary, Stone Pits 1 & 2
	
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited (although the allotments and the agricultural shed present on the site may potentially provide habitats for some species).</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>





SEA theme	Commentary, Stone Pits 1 & 2	
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.<sup>3</sup></p> <p>An allocation at this location would result in the loss of greenfield land. The land is adjacent to the built-up part of the town, and has a relatively flat topography. Given the open nature of the landscape, there are some longer distance views in from the north, however the existing townscape offers some enclosure within the landscape. According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study<sup>4</sup> the site is within an area defined as a "Piecemeal enclosure of an area of open field system in the 19th century, amalgamated into larger fields through boundary loss in modern times", with Medium-High capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>	
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment. The site is not within the setting of the Deddington Conservation Area. No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England<sup>5</sup> undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, is within a nitrate vulnerable zone.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at relative proximity to services and facilities in Deddington town centre (c.750m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here.</p>	
Health and Wellbeing	<p>The site is accessible to Deddington Health Centre at Earls Lane, which is located approximately 850m walk away. It also has excellent access to key recreational and sports facilities located in the vicinity of Windmill Community Centre, which are located on the opposite side of Hempton Road from the site.</p> <p>The site is accessible to the Public Rights of Way network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 750m to the west of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 600m from the closest bus stop on Horse Fair, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

<sup>3</sup> <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>


<sup>4</sup> <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation>

<sup>5</sup> Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic Scale Map for the South East Region (ALC019)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/6056482614804480>

SEA theme	Commentary, Site 4: Poplars
	
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There is an area of deciduous woodland Biodiversity Action Plan (BAP) Priority Habitat located on the south western boundary of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. In addition, there are a number of further mature trees and hedgerows located along the site boundaries. These contribute to local ecological networks within the landscape and would need to be retained and enhanced (where appropriate) through new development areas, alongside the delivery of net gains.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of open land within the townscape, within an area of significant heritage sensitivity (discussed under the Historic Environment theme below). According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area defined as a "A frequent and often historic part of the landscape which contributes to the character of an area by shaping patterns of landscape use. Development is highly likely to have a significant impact on landscape character". The same study highlights the location has a Low-Medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>

SEA theme		Commentary, Site 4: Poplars	
Historic Environment	The site is located within a part of the town which has significant historic environment sensitivity. The key heritage assets with the potential to be affected by the site are as follows:		
	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.
	Deddington Conservation Area: the site is located within the conservation area.	According to the Conservation Area appraisal, the site is within an area identified as important to the setting of the conservation area “... <i>comprising predominantly open space which are considered to contribute to the setting of the historic core of the village.</i> ” This forms part of the important townscape associated with the setting of the scheduled monument (discussed below).	Development on the site would lead to the loss of open space important to the fabric and setting of the conservation area. Development would comprise a significant incursion into the open aspect of this part of the conservation area.
	Deddington Castle scheduled monument: the site lies adjacent to the scheduled monument to the north. Includes an 11th century motte and bailey castle, with a bailey on either side of the central motte, and a 12th century enclosure castle. It occupies an east-facing spur overlooking a shallow valley through which a spring fed stream flows from north to south.	Whilst views to the scheduled monument are limited by screening afforded by trees located on the southern boundary of the site, the trees are deciduous and therefore during the autumn/winter views are more prevalent. Earth banks associated with the scheduled monument are also located close to the southern boundary and are visible from the site.  <b>Figure 4: View towards the site from the scheduled monument (source: Google Street View).</b>	Development of the site would have significant effects on the wider setting of the scheduled monument.
Land, Soil and Water Resources	No nationally listed buildings are present on the site and the site is not within the setting of any listed buildings. No registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.		
	Whilst no further features listed on the Oxfordshire HER are present on or adjacent to the site, given the location of the site adjacent to Deddington Castle and the town core, the site has the potential to have archaeological interest.		
Population and Community	A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the ‘Predictive Best and Most Versatile (BMV) Land Assessment’ for South East England undertaken by Natural England indicates that the site has a high chance (>60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.		
	In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.		
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.		
	The site is located in good proximity to services and facilities in Deddington town centre (c.500m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here.		

SEA theme	Commentary, Site 4: Poplars		
Health and Wellbeing	<p>The site has good access to Deddington Health Centre at Earls Lane, which is located approximately 450m walk away.</p> <p>The site is accessible to the Public Rights of Way network and the town's wider green infrastructure network, including via footpaths starting on the opposite site of Clifton Road from the site. The key green infrastructure asset of Deddington Castle is located adjacent to the site to the south.</p> <p>The recreational and sports facilities located in the vicinity of Windmill Community Centre are approximately 1.4km away.</p>		
Transportation	<p>The site is located approximately 500m to the east of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 500m from the closest bus stop at the Market Place, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effect	

SEA theme		Commentary, Site 6: North of Wimborn Close	
			
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.</p>		
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in good proximity to the services and facilities in Deddington, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the north east corner of the site has a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%. This is not a significant constraint however.</p>		



SEA theme	Commentary, Site 6: North of Wimborn Close	
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the ‘Upstanding Village Farmlands’ Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land is adjacent to the built-up part of the town, and gently slopes to the south. Given the open nature of the landscape, there are some longer distance views in from the north, however the existing townscape offers some enclosure within the landscape.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study<sup>6</sup> the site is within an area defined as a “Piecemeal enclosure of an area of open field system in the 19th century, amalgamated into larger fields through boundary loss in modern times”, with Medium-High capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>	
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment.</p> <p>The site is not within the setting of the Deddington Conservation Area. No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the ‘Predictive Best and Most Versatile (BMV) Land Assessment’ for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at relative proximity to services and facilities in Deddington town centre (c.750m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here.</p>	
Health and Wellbeing	<p>The site is accessible to Deddington Health Centre at Earls Lane, which is located approximately 850m walk away. It also has very good access to key recreational and sports facilities located in the vicinity of Windmill Community Centre, which are located approximately 350m away.</p> <p>The site is accessible to the Public Rights of Way network (including via the footpath which adjoins the site) and the town’s wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 750m to the north west of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 650m from the closest bus stop on Horse Fair, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

<sup>6</sup> <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation>

SEA theme

Commentary, Site 7: Grove Field



Biodiversity and  
Geodiversity

An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).

The site is located adjacent to a large area of wood-pasture and parkland Biodiversity Action Plan (BAP) Priority Habitat. This is located to the south of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. The site does not otherwise have significant biodiversity value.

Climate Change

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in good proximity to the services and facilities in Deddington, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the south east corner of the site and the eastern extremity of the site have a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%.

Landscape

The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.

An allocation at this location would result in the loss of a large area of open land enclosed on two sides by the built-up part of the town. The land gently slopes from the north west down to the south east. Approximately 20 properties have views into the site.

According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study the site is within an area defined as a "An area of Open fields (Deddington Fields). Was enclosed by planned enclosure during the 19th century, major boundary loss in the modern period has created a large prairie type enclosure". The LCA identifies the land as having Medium-High capacity for urban development.

There are four significant trees with tree preservation order (TPO) designations located on the north eastern boundary of the site.

SEA theme	Commentary, Site 7: Grove Field						
Historic Environment	<p>The site is located adjacent to a part of the town which has significant historic environment sensitivity. The key heritage assets with the potential to be affected by the site are as follows:</p> <table><tr><th>Heritage assets affected</th><th>What contribution does the site make to the significance of the heritage asset(s)?</th><th>Potential impact of development on significance.</th></tr><tr><td>Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.</td><td>The site comprises open space directly to the west of the conservation area. The conservation area appraisal has identified the area adjacent to the site as part of the 'Backland' character area. The appraisal describes the area as follows: <i>"The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews."</i></td><td>Development on the site would lead to direct impacts on the open setting to the west of the conservation area to the loss of open land in this location. However, development of the site would not impact on the setting of key designated features within the conservation area or areas of sensitivity given screening afforded by modern residential uses.</td></tr></table> <p>No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is within an Archaeological Constraint Priority Area.</p>	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.	The site comprises open space directly to the west of the conservation area. The conservation area appraisal has identified the area adjacent to the site as part of the 'Backland' character area. The appraisal describes the area as follows: <i>"The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews."</i>	Development on the site would lead to direct impacts on the open setting to the west of the conservation area to the loss of open land in this location. However, development of the site would not impact on the setting of key designated features within the conservation area or areas of sensitivity given screening afforded by modern residential uses.
Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.					
Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.	The site comprises open space directly to the west of the conservation area. The conservation area appraisal has identified the area adjacent to the site as part of the 'Backland' character area. The appraisal describes the area as follows: <i>"The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews."</i>	Development on the site would lead to direct impacts on the open setting to the west of the conservation area to the loss of open land in this location. However, development of the site would not impact on the setting of key designated features within the conservation area or areas of sensitivity given screening afforded by modern residential uses.					
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>						
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located in excellent proximity to services and facilities in Deddington town centre (c.300m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here.</p>						
Health and Wellbeing	<p>The site is accessible to Deddington Health Centre at Earls Lane, which is located approximately 600m walk away. It also has good access to key recreational and sports facilities located in the vicinity of Windmill Community Centre, which are located approximately 400m away (depending on access delivered from the site to the west).</p> <p>The site is accessible to the Public Rights of Way network (including via the footpath which runs through the centre of the site) and the town's wider green infrastructure network.</p>						
Transportation	<p>The site is located approximately 300m west of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 300m from the closest bus stop at the Market Place, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>						



SEA theme	Commentary, Site 7: Grove Field		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effect	

SEA theme	Commentary, South of Clifton Road		
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Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There is an area of deciduous woodland BAP Priority Habitat located on the eastern boundary of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. In addition, there are a number of further mature trees and hedgerows located along the site boundaries. These contribute to local ecological networks within the landscape and would need to be retained and enhanced (where appropriate) through new development areas, alongside the delivery of net gains.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>	




SEA theme	Commentary, South of Clifton Road								
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of open land. The land is though well contained within the wider landscape by screening and existing development.</p> <p>The site is within an area of relative heritage sensitivity (discussed under the Historic Environment theme below). According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area defined as "Predominantly modern landscapes, often created by the removal of old hedgerows and trees. Intensively farmed and with little remaining historic natural environment", with Medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>								
Historic Environment	<p>The site is located approximately 110m north of the Deddington Castle scheduled monument.</p> <table><tr><th>Heritage assets affected</th><th>What contribution does the site make to the significance of the heritage asset(s)?</th><th>Potential impact of development on significance.</th></tr><tr><td>Deddington Castle scheduled monument: the site lies 110m to the south. The scheduled monument includes an 11th century motte and bailey castle, with a bailey on either side of the central motte, and a 12th century enclosure castle. It occupies an east-facing spur overlooking a shallow valley through which a spring fed stream flows from north to south.</td><td>Whilst views to the scheduled monument are limited by screening afforded by trees located to the south of the site, the trees are deciduous and therefore during the autumn/winter views are more prevalent. Earth banks associated with the scheduled monument are also located along this line of trees and are visible from the site.</td><td>Development of the site would have some effects on the wider setting of the scheduled monument, although it is noted that development would be restricted to the northern part of the field adjacent to the road.</td></tr></table> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>			Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	Deddington Castle scheduled monument: the site lies 110m to the south. The scheduled monument includes an 11th century motte and bailey castle, with a bailey on either side of the central motte, and a 12th century enclosure castle. It occupies an east-facing spur overlooking a shallow valley through which a spring fed stream flows from north to south.	Whilst views to the scheduled monument are limited by screening afforded by trees located to the south of the site, the trees are deciduous and therefore during the autumn/winter views are more prevalent. Earth banks associated with the scheduled monument are also located along this line of trees and are visible from the site.	Development of the site would have some effects on the wider setting of the scheduled monument, although it is noted that development would be restricted to the northern part of the field adjacent to the road.
Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.							
Deddington Castle scheduled monument: the site lies 110m to the south. The scheduled monument includes an 11th century motte and bailey castle, with a bailey on either side of the central motte, and a 12th century enclosure castle. It occupies an east-facing spur overlooking a shallow valley through which a spring fed stream flows from north to south.	Whilst views to the scheduled monument are limited by screening afforded by trees located to the south of the site, the trees are deciduous and therefore during the autumn/winter views are more prevalent. Earth banks associated with the scheduled monument are also located along this line of trees and are visible from the site.	Development of the site would have some effects on the wider setting of the scheduled monument, although it is noted that development would be restricted to the northern part of the field adjacent to the road.							
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>								
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at relative proximity to services and facilities in Deddington town centre (c.750m walk to the Market Place), which will limit the need for residents to travel for the amenities provided here.</p>								

SEA theme	Commentary, South of Clifton Road	
Health and Wellbeing	<p>The site has good access to Deddington Health Centre at Earls Lane, which is located approximately 450m walk away.</p> <p>The site is accessible to the Public Rights of Way network and the town’s wider green infrastructure network. The key green infrastructure asset of Deddington Castle is located close by to the site to the south.</p> <p>The recreational and sports facilities located in the vicinity of Windmill Community Centre are approximately 1.6km away.</p>	
Transportation	<p>The site is located approximately 750m to the east of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 750m from the closest bus stop at the Market Place, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



## SEA site assessments: Clifton sites

SEA theme	Commentary, Site 16: Home Farm
	
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site is within an SSSI IRZ for “any residential development of 100 or more houses outside existing settlements/urban areas”. This relates to the presence of the Bestmoor SSSI, which is located approximately 1.5km south of the site. The capacity of the site is however lower than this criteria, so no significant effects are envisaged in relation to the SSSI. There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish at Deddington Mill.</p> <p>There is an area of deciduous woodland Biodiversity Action Plan (BAP) Priority Habitat located on south eastern boundary of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. In addition, a number of the buildings on the site may be home to bird and bat species (although this is uncertain).</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Clifton and an intensification of uses at this location. The site is approximately 2.1 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>

SEA theme	Commentary, Site 16: Home Farm							
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as "Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character", with Low-Medium capacity for urban development.</p> <p>However, whilst the landscape is sensitive in the area, the site contains existing developed areas including redundant farm buildings. In this respect the site has been defined by Cherwell as previously developed land. In addition, the presence of Grade II listed buildings on the northern boundary (which would be retained) provide screening from the wider landscape to the north. As such, impacts on landscape character from appropriate scaled development would likely be limited.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>							
Historic Environment	<p>The site contains one listed building.</p> <table border="1" data-bbox="403 842 1366 1525"> <thead> <tr> <th data-bbox="403 842 655 943">Heritage assets affected</th><th data-bbox="663 842 1118 943">What contribution does the site make to the significance of the heritage asset(s)?</th><th data-bbox="1126 842 1366 943">Potential impact of development on significance.</th></tr> </thead> <tbody> <tr> <td data-bbox="403 954 655 1525"> <p>Home Farmhouse and Attached Farm Building Range.</p> <p>The building is Grade II listed and dates from the early C18th and was altered in the late C19th.</p> <p>Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p> </td><td data-bbox="663 954 1118 1525"> <p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p>  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p> </td><td data-bbox="1126 954 1366 1525"> <p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p> </td></tr> </tbody> </table> <p>No further features are listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is not within the setting of a conservation area and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	<p>Home Farmhouse and Attached Farm Building Range.</p> <p>The building is Grade II listed and dates from the early C18th and was altered in the late C19th.</p> <p>Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p>	<p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p>  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p>	<p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p>	
Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.						
<p>Home Farmhouse and Attached Farm Building Range.</p> <p>The building is Grade II listed and dates from the early C18th and was altered in the late C19th.</p> <p>Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p>	<p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p>  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p>	<p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p>						
Land, Soil and Water Resources	<p>The site comprises existing buildings and farm structures. Cherwell District Council has classified the site as previously developed land. As such, development of the site would support the efficient use of land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>							

SEA theme	Commentary, Site 16: Home Farm	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. Development at this location offers potential opportunities for the rejuvenation of this underutilised site for community benefits.</p> <p>Clifton has limited services and facilities. In this context, the site is located approximately 2.1km from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here.</p>	
Health and Wellbeing	<p>The site is approximately 2km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 3km east of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network, including via the footpath which runs south from Home Farm.</p>	
Transportation	<p>The site is located approximately 2.1km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Clifton is not served by frequent bus services. The site is approximately 2.1km from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



SEA theme

Commentary, Site 17: Catling



Biodiversity and Geodiversity

An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).

There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.

Climate Change

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Clifton and an intensification of uses at this location. The site is approximately 2.6 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the south west edge of the site has a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%, although this is not a significant constraint to development.

Landscape



The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Clay Vale' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.

According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as "Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character", with Low-Medium capacity for urban development.

Whilst the landscape is sensitive in the area, the site is relatively contained in the wider landscape, including from the south, west and east. The northern boundary is however more open to the wider landscape. The site also has some heritage setting issues (as described below under the Historic Environment theme).

With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.


**SEA theme**
**Commentary, Site 17: Catling**

Historic Environment	The site located to the north, and is within the setting of, two listed buildings:		
	<b>Heritage assets affected</b>	<b>What contribution does the site make to the significance of the heritage asset(s)?</b>	<b>Potential impact of development on significance.</b>
	<p>St James Farmhouse (Grade II listed). The farmhouse dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a thatched roof with brick stacks.</p>	<p>The site is located 50m to the north, and is visible from the rear of the listed building. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 6: St James Farmhouse (source: Google Street View).</b></p>	<p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p>
Land, Soil and Water Resources	<p>Duke of Cumberlands Head Public House (Grade II listed). Recorded as a public house since 1774, it dates from the C17th and was remodelled and/or enlarged in the early C18th. It is constructed of coursed squared marlstone with wooden lintels; thatch and Welsh-slate roofs with brick ridge stacks</p>	<p>The site is located 45m to the north, and is visible from the rear of the public house and garden/car park. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 7: St James Farmhouse (source: Google Street View).</b></p>	<p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p>
	<p>No further features are listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is not within the setting of a conservation area and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>		
	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a moderate likelihood (20-60%) of being underlain by BMV land. In this respect, it is not certain whether development on the site will lead to the loss of BMV land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, is within a nitrate vulnerable zone.</p>		
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Clifton has limited services and facilities. In this context, the site is located approximately 2.6km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here.</p>		

SEA theme	Commentary, Site 17: Catling	
Health and Wellbeing	<p>The site is approximately 2.3km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 3.3km east of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>	
Transportation	<p>The site is located approximately 2.6km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Clifton is not served by frequent bus services. The site is approximately 2.6km from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



## SEA site assessments: Hempton sites

SEA theme	Commentary, Site 18: Radwell Hill
	
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Hempton and an intensification of uses at this location. The site is approximately 2.5 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The site covers a large area with a flat topography on most of the site (with the exception of the southern edge). It is relatively open to the wider landscape with some longer distance views in from the west and east.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study the site is within an area characterised as a "An area of open fields system enclosed through piecemeal enclosure in the early 19th century, later in the 19th century, a small number of boundaries were lost. The general character however, remains that of the 19th century piecemeal enclosure", with Low-Medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>

SEA theme	Commentary, Site 18: Radwell Hill	
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment.</p> <p>The site is not within the setting of a conservation area, no nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, is within a nitrate vulnerable zone.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities. In this respect, the site is located approximately 2.6km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here.</p>	
Health and Wellbeing	<p>The site is approximately 2.6km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 1.9km west of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>	
Transportation	<p>The site is located approximately 2.6km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Hempton is not served by frequent bus services. The site is approximately 2.4km from the closest bus stop at Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



Biodiversity and  
Geodiversity

An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).

There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited. There is a line of mature trees located along the eastern site boundary, and a number of mature trees in the centre of these site. These contribute to local ecological networks within the landscape and would need to be retained through new development areas, alongside the delivery of net gains.

Climate Change

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Hempton and an intensification of uses at this location. The site is approximately 2.4 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.

SEA theme	Commentary, Site 19: South of the Lane							
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as "Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character", with Low-Medium capacity for urban development. An allocation at this location would result in the loss of greenfield land to the south of the settlement boundary. There are some views into the site from the wider countryside to the south. However, the site is relatively enclosed within the landscape given its size and proximity to other buildings in the settlement.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>							
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment. The site is located 60m south of a listed building.</p> <table border="1" data-bbox="403 786 1366 1104"> <thead> <tr> <th data-bbox="403 786 815 913">Heritage assets affected</th><th data-bbox="823 786 1118 913">What contribution does the site make to the significance of the heritage asset(s)?</th><th data-bbox="1126 786 1366 913">Potential impact of development on significance.</th></tr> </thead> <tbody> <tr> <td data-bbox="403 925 815 1104">The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.</td><td data-bbox="823 925 1118 1104">The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.</td><td data-bbox="1126 925 1366 1104">Development of the site would have limited impacts on the setting of the listed building.</td></tr> </tbody> </table> <p>The site is not within the setting of a conservation area, and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.	The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.	Development of the site would have limited impacts on the setting of the listed building.	
Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.						
The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.	The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.	Development of the site would have limited impacts on the setting of the listed building.						
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>							
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities. In this respect, the site is located approximately 2.4km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here.</p>							
Health and Wellbeing	<p>The site is approximately 2.3km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 1.7km west of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>							



SEA theme	Commentary, Site 19: South of the Lane		
Transportation	The site is located approximately 2.4km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities. Hempton is not served by frequent bus services. The site is approximately 2.1km from the closest bus stop at Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effect	