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# SEA for the Deddington Neighbourhood Plan: Site options assessment

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**Date:** 2<sup>nd</sup> March 2022

## **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 current stage of the SEA process is to consider alternative options for development in the Neighbourhood Plan area.

The Deddington Neighbourhood Group, following a 'Call for Sites' process, initially identified nine sites for consideration as potential Neighbourhood Plan allocations. To support the consideration of the suitability of these sites for potential allocation in the Neighbourhood Plan, an SEA Site Options Assessment report was prepared in March 2021<sup>1</sup>, which presented 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.

In the period since, Cherwell District Council published the outcome of its own call for sites in connection with the Cherwell Local Plan Review 2040. Six of the additional sites identified in the Neighbourhood Plan area had not been put forward in response to the Deddington Neighbourhood Plan (DNP) call for sites. One of these six sites has since been advised as no longer available as the landowner does not wish to pursue development. In addition, two of the sites put forward in response to the DNP call for sites which had previously been omitted have since been advised as available.

In response to this, the seven additional sites were assessed through another SEA Site Options Assessment at the request of the Deddington Neighbourhood Group. This technical note, prepared in February 2022<sup>2</sup>, comprised an addendum to the initial SEA Site Options Assessment prepared in March 2021. Three of the sites (DNP3, DNP4 and DNP5) from the initial SEA Site Options Assessment have since been advised as no longer available; for two of these sites this is because they have been granted planning permission.

This document therefore is an amalgamation of the assessments produced in March 2021 and February 2022, which will be used to support consultation for the Neighbourhood Plan.

## **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>3</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*'.

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<sup>1</sup> AECOM (March 2021) SEA for the Deddington Neighbourhood Plan: Site options assessment.

<sup>2</sup> AECOM (February 2022) SEA for the Deddington Neighbourhood Plan: Site options assessment addendum.

<sup>3</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>

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 of 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>4</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.

## **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.

The appraisal of the sites presented in the initial SEA Site Options Assessment (March 2021)<sup>5</sup>, as well as the appraisal of the seven further sites in the most recent SEA Site Options Assessment (February 2022), have been combined for the purpose of this document and are listed below by settlement:

### **Deddington**

- DNP1: Chapmans Lane / St Thomas Street
- DNP2: Chapmans Lane
- DNP6: North of Wimborn Close
- DNP7: Grove Fields
- DNP10: Land west of A4260, Banbury Road
- DNP11: Land east of A4260, Banbury Road
- DNP20: Home Farm Works, Clifton Road

### **Clifton**

- DNP16: Home Farm
- DNP17: Catling
- DNP22: Land at Manor Barn, Chapel Close

### **Hempton**

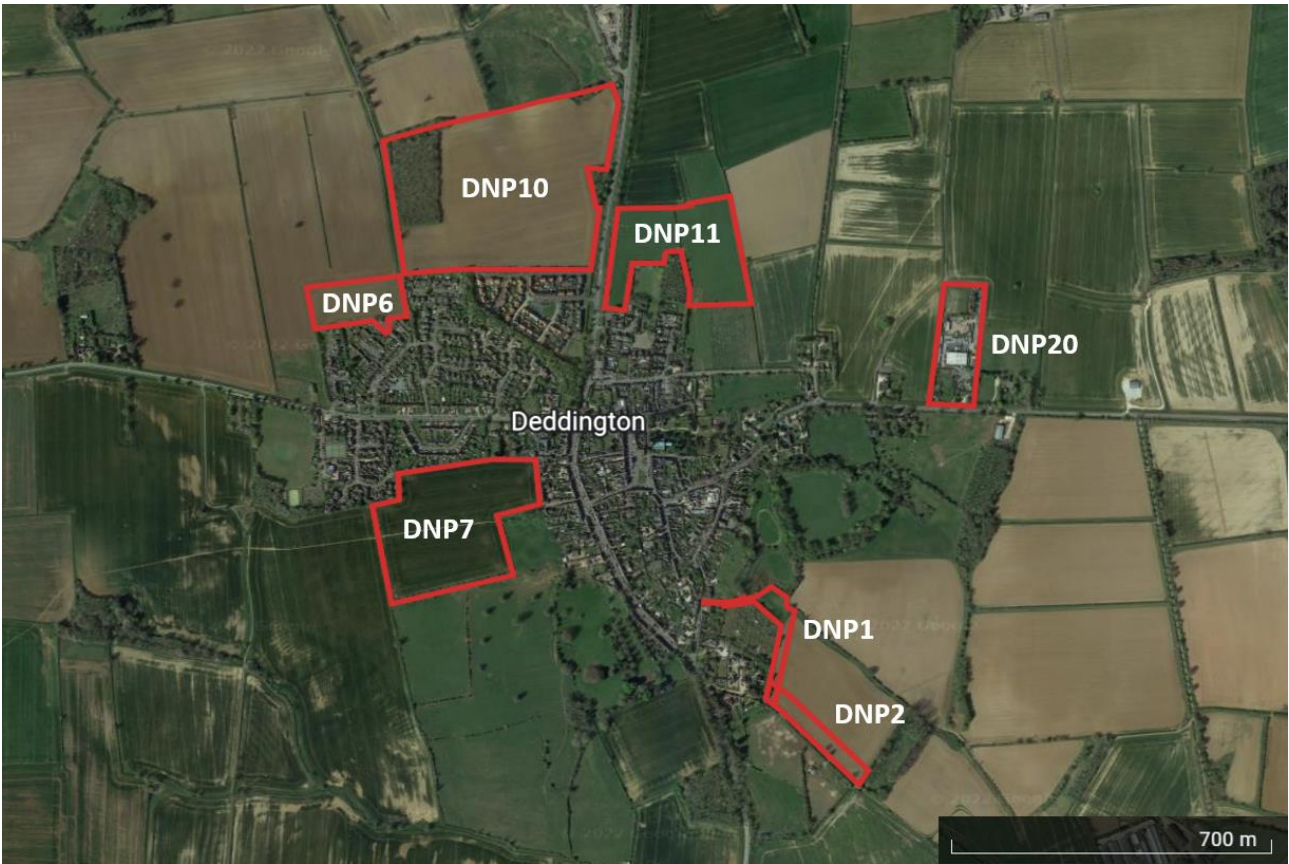
- DNP18: Radwell Hill
- DNP19: Land south of the Lane
- DNP23: Land south of Hempton Road

The locations of the 13 sites taken forward at this stage are presented in **Figures 1 to 3** overleaf.

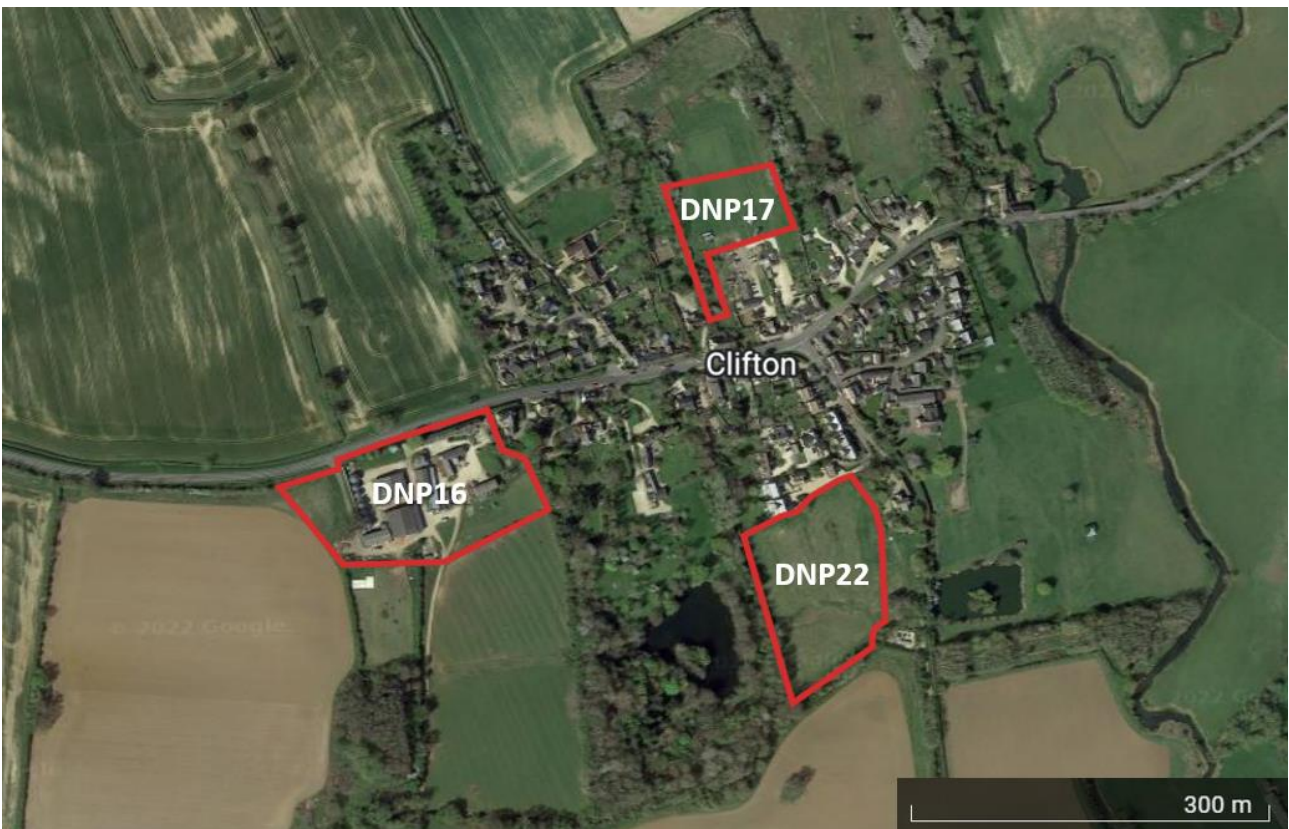
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<sup>4</sup> Cherwell District Council (2020) Community Involvement Paper [online] available at: <https://www.cherwell.gov.uk/info/83/local-plans/729/local-plan-review-2040---planning-for-cherwell-to-2040>

<sup>5</sup> As described above, these initially included nine sites. Three were later discounted, leaving six initial sites.

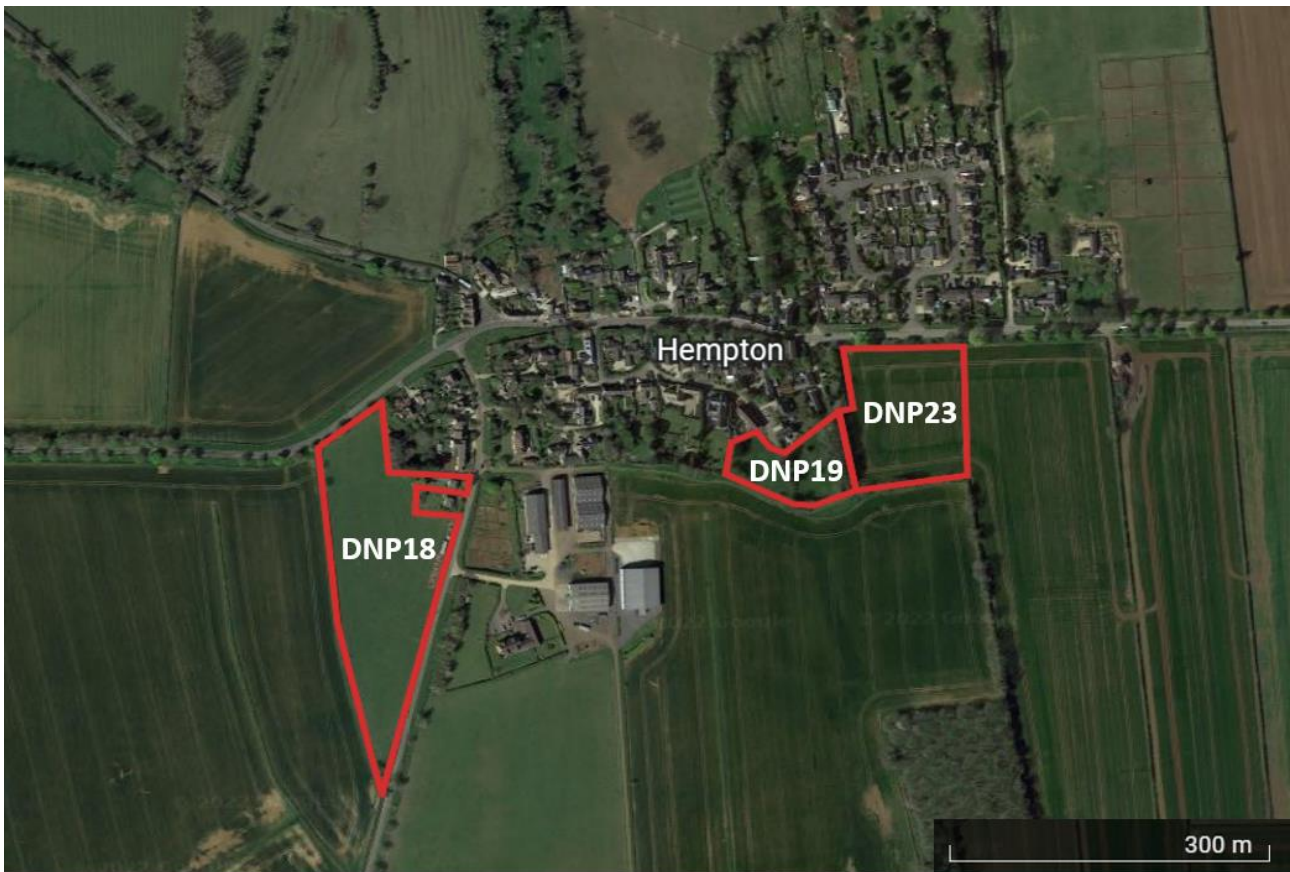


**Figure 1: Sites assessed in Deddington**



**Figure 2: Sites assessed in Clifton**





**Figure 3: Sites assessed in Hempton**

**SEA of site options**

To support the consideration of the suitability of these thirteen 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**

<b>SEA theme</b>	<b>Commentary, DNP1: Chapmans Lane / St Thomas Street</b>
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Biodiversity and Geodiversity	<p>An allocation at this site is unlikely 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 Local Wildlife Site (LWS) Deddington Mill.</p> <p>There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a traditional orchard bordering the north western boundary of the site. Traditional orchards support a wide range of wildlife, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Moreover, the allotments bordering the western boundary of the site may provide a habitat for some species, which could also be disturbed due to development at the site. Despite this, the biodiversity interest of the site itself (agricultural land), 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 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 falls 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%). The site itself has a very low risk of surface water flooding. However, the north eastern boundary of the site borders a drain, which runs into Deddington Brook, and which has a high risk of flooding from surface water. This is not however a significant constraint to development of the site.</p>

**SEA theme**      **Commentary, DNP1: Chapmans Lane / St Thomas Street**

**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.<sup>6</sup>

An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary and has a sloped topography, sloping steeply from south to north. Given the open nature of the landscape, the site provides longer distance views towards the east. Still, the existing townscape and allotments bordering the west of the site offer some enclosure within the landscape.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project<sup>7</sup>, the site is within an area defined as “Rural – Village” and “Piecemeal Enclosure”, which has a medium to high capacity for urban development.

With reference to locally important landscape features, the site itself does not contain any significant trees with Tree Preservation Order (TPO) designations. However, the southernmost point of the site is within close proximity to three individual TPOs located on either side of Chapmans Lane.

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:

	<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>
<b>Historic Environment</b>	Deddington Conservation Area: the strip of land linking the site with St Thomas Street, in the north western corner of the site, is located just within the Deddington Conservation Area. However, this strip of land only covers Satin Lane, which will only be used for pedestrian access to the site and is already used to access the allotments.	According to the Deddington Conservation Area appraisal, “the break in the continuous building line allows for glimpses of the rolling countryside to the south, for example from Appleby Cottage down towards Satin Lane”.	Development on the site may impact on the setting of the conservation area by potentially severing the visual links between the conservation area and the open countryside.
	Deddington Castle 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.	the site falls within the wider setting of the Castle, with approximately 70 metres between the site and scheduled monument at their closest point. There are views of part of the ramparts from the site.	Development on the site may affect the setting of Deddington Castle, however it should be noted that there are trees screening the scheduled monument at the point closest to the site.
	2 and 3 St Thomas Street: Comprising an early/mid C18 house, altered in early C19. Comprises coursed squared marlstone with some ashlar dressings; Welsh-slate roofs with brick end stacks	The site falls within the wider setting of 2 and 3 St Thomas Street, which is located 160m west of the site. There are some views towards the site from the rear of the building.	Development on the site may affect the wider setting of 2 and 3 St Thomas Street, however it is likely that the allotments provide a degree of screening between the building and the site. In other respects, development is unlikely to affect the significance of the listed building.

No nationally listed buildings are present on the site itself. No registered parks and gardens are in the vicinity of the site.

No features listed on the Oxfordshire HER are present on or adjacent to the site.

<sup>6</sup> <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

<sup>7</sup> <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation>

SEA theme	Commentary, DNP1: Chapmans Lane / St Thomas Street	
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England<sup>8</sup> in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England<sup>9</sup> indicates that the site has a high likelihood (&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, no watercourses pass through the site, but a drain borders the north eastern boundary of the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 570 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 900 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 850 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1.3km away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network. Development at the site will include the creation of new pedestrian access to St Thomas Street, which is part of the 'Clifton Loop'.</p>	
Transportation	<p>The site is located approximately 570 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 520 metres from the closest bus stop, Deddington Manor on New Street, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

<sup>8</sup> Natural England (2010): 'Agricultural Land Classification map London and the South East (ALC007)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

<sup>9</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, DNP2: Chapmans Lane**



<p>Biodiversity and Geodiversity</p>	<p>An allocation at this site is unlikely 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 Local Wildlife Site (LWS) Deddington Mill.</p> <p>There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site, and the biodiversity interest of the site itself, agricultural land, is limited.</p>	
<p>Climate Change</p>	<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 falls 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%). The site has a very low risk of surface water flooding.</p>	
<p>Landscape</p>	<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. Only a very small part of the site adjoins the existing settlement boundary, and due to the shape of the site, it will extend the settlement boundary significantly to the south east. The topography of the site itself is relatively flat, however it is positioned at the top of a hill. Given the open nature of the landscape, and the sites position at the top of a hill, the site provides sweeping views towards the south and east.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Piecemeal Enclosure", which has a medium to high capacity for urban development.</p> <p>With reference to locally important landscape features, the site itself does not contain any significant trees with Tree Preservation Order (TPO) designations. However, the north western corner of the site is within close proximity to three individual TPOs located on either side of Chapmans Lane.</p>	
<p>Historic Environment</p>	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	



SEA theme	Commentary, DNP2: Chapmans Lane	
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&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, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 800 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site will also incorporate a community café. The site is approximately 1.1 kilometres from Deddington C of E Primary School, which is not a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within relative proximity of Deddington Health Centre on Earls Lane, which is located approximately 1,070 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1,480 metres away by foot.</p> <p>The site is accessible to the Public Rights of Way (Prow) network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 800 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 540 metres from the closest bus stop, Deddington Manor on New Street, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

**SEA theme**      **Commentary, DNP6: North of Wimborn Close**



<p><b>Biodiversity and Geodiversity</b></p>	<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>	
<p><b>Climate Change</b></p>	<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>	
<p><b>Landscape</b></p>	<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>10</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>	
<p><b>Historic Environment</b></p>	<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>	

<sup>10</sup> <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation>

SEA theme	Commentary, DNP6: North of Wimborn Close	
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. The site is approximately 900 metres from Deddington C of E Primary School, which is a walkable distance for most people.</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>	
<b>Key</b>		
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).

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, DNP7: Grove Fields							
<p>Historic Environment</p>	<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 border="1" data-bbox="400 353 1366 999"> <thead> <tr> <th data-bbox="400 353 657 456">Heritage assets affected</th> <th data-bbox="657 353 1123 456">What contribution does the site make to the significance of the heritage asset(s)?</th> <th data-bbox="1123 353 1366 456">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td data-bbox="400 456 657 999"> <p>Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.</p> </td> <td data-bbox="657 456 1123 999"> <p>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></p> </td> <td data-bbox="1123 456 1366 999"> <p>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.</p> </td> </tr> </tbody> </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.	<p>Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.</p>	<p>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></p>	<p>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.</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>Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.</p>	<p>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></p>	<p>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.</p>						
<p>Land, Soil and Water Resources</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 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>							
<p>Population and Community</p>	<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. The site is approximately 600 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>							
<p>Health and Wellbeing</p>	<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>							

SEA theme	Commentary, DNP7: Grove Fields	
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>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect





Biodiversity and Geodiversity

An allocation at this site is unlikely 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. However, the northern boundary of the site is approximately 700 metres away from Local Wildlife Site (LWS) Deddington Mill, which provides a valuable habitat for woodland birds.

There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site. However, development at the site may disturb the wildlife that inhabits the woodland in the north western corner of the site. Given the scale of the site, there are opportunities to conserve and enhance linkages to the woodland.

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 very 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).

With reference to flood risk issues, the site falls 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%). The site also has a very low risk of surface water flooding.

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 greenfield land. The land adjoins the existing settlement boundary and has a sloped topography, sloping to the north (Swere Valley). Given the topography and open nature of the landscape, the site provides sweeping views towards the north. The existing townscape bordering the south of the site offers some enclosure within the landscape. However, this site is particularly large, and development of a large proportion of the site would be likely to have a significant impact on the built footprint of the DNP area and views from existing settlements.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Prairie / Amalgamated Enclosure", which has a medium to high capacity for urban development.

With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.

SEA theme	Commentary, DNP10: Land west of A4260, Banbury Road	
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of 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 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate' to 'Very Good'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the northern half of the site has a low likelihood (&lt;20%) of being underlain by BMV land, whilst the southern half of the site has a high likelihood (&gt;60%) of being underlain by BMV land. Given the location of existing development, and the size of the site, development is likely to be concentrated in the southern half of the site. 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, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 770 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 600 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 690 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located approximately 850 metres away by foot, in excellent proximity to the site.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 770 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 370 metres from the closest bus stop, The Leyes off Banbury Road, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

**SEA theme**

**Commentary, DNP11: Land east of A4260, Banbury Road**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely 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 Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland bordering the southern boundary of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Despite this, the biodiversity interest of the site itself, agricultural land, 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 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).

With reference to flood risk issues, the site falls 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%). The site also has a very low risk of surface water flooding.

**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 greenfield land. The land adjoins the existing settlement boundary, and the topography is relatively flat exhibiting ridge and furrow. Given the open nature of the landscape, the site provides sweeping views towards the north and east.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Piecemeal Enclosure", which has a medium to high capacity for urban development.

With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.

**Historic Environment**

The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.

No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.

No features listed on the Oxfordshire HER are present on or adjacent to the site.



SEA theme	Commentary, DNP11: Land east of A4260, Banbury Road	
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 770 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 400 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 690 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1,150 metres away by foot.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 770 metres away from Deddington town centre, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 370 metres from the closest bus stop, The Leyes off Banbury Road, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

**SEA theme**

**Commentary, DNP20: Home Farm Works, Clifton Road**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely 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 Local Wildlife Site (LWS) Deddington Mill. There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site, and the biodiversity interest of the site is limited as a brownfield site.

**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 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). With reference to flood risk issues, the site falls 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%). The site also has a very low risk of surface water flooding.

**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 not result in the loss of greenfield land as this is a brownfield site, consisting of buildings, outbuildings, and hardstanding. The land does not adjoin the existing settlement boundary, but it is opposite the redrawn settlement boundary, and the topography is relatively flat. Given the open nature of the landscape, the site provides sweeping views towards the north and east. However, the previously developed nature of the site will limit impacts from development on landscape character.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Rural - Village" and was an area infilled further later in the modern period.

With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.

SEA theme	Commentary, DNP20: Home Farm Works, Clifton Road	
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No registered parks and gardens are in the vicinity of the site. Scheduled monument Deddington Castle is relatively near to the site, approximately 170 metres to the south on the other side of Clifton Road. However, the site does not fall within the wider setting of Deddington Castle.</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 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. However, given the site largely comprises previously developed land, development would not lead to the loss of productive agricultural land. This will also support the efficient use of land.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 890 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 1 kilometre from Deddington C of E Primary School, which is not a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 730 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located significantly further away, approximately 1,590 metres away by foot.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 890 metres away from Deddington town centre, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 970 metres from the closest bus stop, the Library on Horse Fair, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect






**SEA site assessments: Clifton sites**

<b>SEA theme</b>	<b>Commentary, DNP16: Home Farm</b>
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<b>Biodiversity and Geodiversity</b>	<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>
<b>Climate Change</b>	<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, DNP16: 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="403 846 1369 1529"> <thead> <tr> <th data-bbox="403 846 659 947">Heritage assets affected</th> <th data-bbox="659 846 1121 947">What contribution does the site make to the significance of the heritage asset(s)?</th> <th data-bbox="1121 846 1369 947">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td data-bbox="403 947 659 1529"> <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="659 947 1121 1529"> <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="1121 947 1369 1529"> <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, DNP16: 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. The site is also located relatively far away from Deddington C of E Primary School.</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



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, DNP17: Catling**

The site located to the north, and is within the setting of, two listed buildings:

**Historic Environment**

Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.
<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>
<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>

No further features are listed on the Oxfordshire HER are present on or adjacent to the site.

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.

**Land, Soil and Water Resources**



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.

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.

**Population and Community**

Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.

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. The site is also located relatively far away from Deddington C of E Primary School.

SEA theme	Commentary, DNP17: 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 theme**

**Commentary, DNP22: Land at Manor Barn, Chapel Close**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely 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 Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland bordering the western boundary of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Despite this, the biodiversity interest of the site itself, which comprises agricultural land, 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 2.7 kilometres from the services and facilities available in Deddington town centre, including the closest bus stop at the Market Place. Development at this site will likely cause an increase in the number of residents travelling into Deddington via private vehicle to access amenities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to a frequent bus service.

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. However, the southern boundary of the site borders a drain, which has a low risk of flooding from surface water.

**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 greenfield land. The land adjoins the existing settlement boundary and has a slightly sloped topography. Given the open nature of the landscape, the site provides longer distance views towards the south and east.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area described as "Planned Enclosure", which has a low to medium capacity for urban development.

With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.

SEA theme	Commentary, DNP22: Land at Manor Barn, Chapel Close	
Historic Environment	<p>The site does not fall within a Conservation Area, as there is not one in Clifton.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of 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 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Clifton has limited services and facilities and is located approximately 2.7 kilometres from the services and facilities available in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>	
Health and Wellbeing	<p>The site is approximately 2.5 kilometres away from Deddington Health Centre on Earls Lane, making it not readily accessible via foot. The site is also a significant distance from the recreational and sports facilities located in the vicinity of Windmill Community Centre in Deddington, at approximately 3.4 kilometres away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the hamlet's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 2.7 kilometres away from Deddington town centre, which will increase the need for residents to travel via private vehicle into Deddington to access local services and facilities.</p> <p>Clifton is not served by a frequent bus service. The site is approximately 2.7 kilometres away from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



**SEA site assessments: Hempton sites**

SEA theme	Commentary, DNP18: Radwell Hill
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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 are 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, DNP18: 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. The site is also located relatively far away from Deddington C of E Primary School.</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>	
<b>Key</b>		
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 are 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 the 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, DNP19: Land 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="406 784 1364 1108"> <thead> <tr> <th data-bbox="406 784 813 907">Heritage assets affected</th> <th data-bbox="821 784 1125 907">What contribution does the site make to the significance of the heritage asset(s)?</th> <th data-bbox="1133 784 1364 907">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td data-bbox="406 918 813 1108"> <p>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.</p> </td> <td data-bbox="821 918 1125 1108"> <p>The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.</p> </td> <td data-bbox="1133 918 1364 1108"> <p>Development of the site would have limited impacts on the setting of the listed building.</p> </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.	<p>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.</p>	<p>The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.</p>	<p>Development of the site would have limited impacts on the setting of the listed building.</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>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.</p>	<p>The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.</p>	<p>Development of the site would have limited impacts on the setting of the listed building.</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>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. The site is also located relatively far away from Deddington C of E Primary School.</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, DNP19: Land south of the Lane	
Transportation	<p>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.</p> <p>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).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

**SEA theme**

**Commentary, DNP23: Land south of Hempton Road**



**Biodiversity and Geodiversity**

An allocation at this location is unlikely 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 Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland 200 metres south of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise and light pollution. Despite this, the biodiversity interest of the site itself, agricultural land, 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 Hempton and an intensification of uses at this location. The site is approximately 2.1 kilometres from the services and facilities available in Deddington town centre, and 2 kilometres from the closest bus stop, the Library on Horse Fair. Development at this site will likely cause an increase in the number of residents travelling into Deddington via private vehicle to access amenities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to a frequent bus service.

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.

**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 greenfield land. The land adjoins the existing settlement boundary, and the topography is relatively flat. Given the open nature of the landscape, and the sites position at the top of a hill, the site provides sweeping views towards the south and east.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area described as "Planned Enclosure", with has a low to medium capacity for urban development.

With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.

SEA theme	Commentary, DNP23: Land south of Hempton Road	
Historic Environment	<p>The site does not fall within a Conservation Area, as there is not one in Hempton. No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of 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 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Very Good'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities and is located approximately 2.1 kilometres from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>	
Health and Wellbeing	<p>The site is approximately 2.2 kilometres away from Deddington Health Centre on Earls Lane, making it not readily accessible via foot. However, the site is slightly closer to the recreational and sports facilities located in the vicinity of Windmill Community Centre in Deddington, at approximately 1.4 kilometres away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the village's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 2.1 kilometres away from Deddington town centre, which will increase the need for residents to travel via private vehicle into Deddington to access local services and facilities.</p> <p>Hempton is not served by a frequent bus service. The site is approximately 2 kilometres from the closest bus stop, the Library on Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

### Summary of results

SEA theme	DNP1	DNP2	DNP6	DNP7	DNP10	DNP11	DNP16	DNP17	DNP18	DNP19	DNP20	DNP22	DNP23
Biodiversity and Geodiversity	Blue	Yellow	Yellow	Blue	Blue	Blue	Blue	Yellow	Yellow	Blue	Yellow	Blue	Blue
Climate Change	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Red	Blue	Yellow	Red	Red
Landscape	Blue	Blue	Yellow	Blue	Red	Blue	Blue	Blue	Blue	Blue	Green	Blue	Blue
Historic Environment	Red	Yellow	Yellow	Red	Yellow	Yellow	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Land, Soil and Water Resources	Red	Red	Red	Red	Red	Red	Green	Blue	Red	Red	Green	Red	Red
Population and Community	Green	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Green	Blue	Blue
Health and Wellbeing	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Blue	Green	Blue	Blue
Transportation	Green	Green	Green	Green	Green	Green	Red	Red	Red	Red	Blue	Red	Red

#### Key

Likely adverse effect (without mitigation measures)



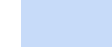
Likely positive effect



Neutral/no effect



Uncertain effect





## **Appraisal of spatial strategy options**

Whilst an indicative housing number has not been provided to the neighbourhood group by Cherwell District Council (in part due to the ongoing development of the Oxfordshire Plan 2050), a Housing Needs Assessment was undertaken for the Neighbourhood Plan in June 2021<sup>11</sup>. This has indicated a housing needs figure of seven dwellings per annum up to 2040 (or 126 dwellings over the plan period).

To support the consideration of how development should be delivered through the Neighbourhood Plan, three spatial strategy options have been considered through the SEA process. This has explored three different development strategies to deliver in the region of 126 dwellings (which excludes extant planning permissions)<sup>12</sup>.

The options appraised as reasonable alternatives are as follows:

- **Option A:** Locate all development on one large site at Deddington
- **Option B:** Locate all development on a range of site sizes at Deddington; and
- **Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

The tables below present the findings of the assessment of these three development strategy options. The assessment has explored the relative merits of different spatial strategies for the Neighbourhood Plan in relation to the eight SEA themes.

To support the assessment findings, the options have been ranked in terms of their sustainability performance. It is intended that this will provide a basic indication of the relative sustainability merits of the options in relation to each key issue considered. An appreciation of those relative merits is a useful tool to aid the neighbourhood group in its selection of a preferred option to carry forward to the Regulation 14 version of the Neighbourhood Plan.

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<sup>11</sup> AECOM (June 2021) Deddington Neighbourhood Plan Housing Needs Assessment.

<sup>12</sup> Deducting the 36 unimplemented planning permissions which exist in the parish suggests a net housing need figure of c.90 dwellings.

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington;

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Biodiversity and Geodiversity**

In terms of potential impacts on SSSIs, Deddington and Hempton are not within an SSSI Impact Risk Zone (IRZ) for the type of development which has the potential to take place in the vicinity of the settlements through the options. Whilst Clifton is within an IRZ for “any residential development of 100 or more houses outside existing settlements/urban area” (relating to its relative proximity to the Bestmoor SSSI, 1.5km to the south), none of the options would be likely to deliver 100 or more homes at this location.

In broad terms, Options A and B, which focus development towards Deddington, has increased potential to lead to significant negative effects on habitats, species and ecological networks in the vicinity of the town. This includes through loss of habitats, ecological connections and key landscape features of biodiversity value. In a similar context, the delivery of a higher level of development in Clifton and/or Hempton through Option C has the potential to result in an increased negative effect on biodiversity in and around these settlements, while also helping to limit some impacts on biodiversity assets in Deddington.

Whilst Option A, through delivering one larger site in Deddington, has increased potential to lead to concentrated (and potentially significant) effects on biodiversity assets in the vicinity of the site taken forward, a larger scale of housing delivery may increase opportunities for biodiversity enhancements through developer-led contributions. This is given a larger scale development site would be likely to support proactive green infrastructure planning, which could seek to maximise the biodiversity element of multifunctional green infrastructure provision, including through a masterplanning approach.

It should be noted though that all allocations have the potential to promote net gains in biodiversity value if appropriate measures are included in relevant policies of the Neighbourhood Plan. Therefore, potential effects on biodiversity will vary depending on the specific site plans, Neighbourhood Plan policies and developer-led contributions. In this respect, the introduction of the Environment Act, which will to implement a new duty for developers to deliver ten per cent net biodiversity gain in new schemes (of all scales), is also a consideration in the longer term. However, whilst bearing this inherent uncertainty in mind, it is considered that an increased level of housing delivery in one location may enable a more effective approach to delivering on site net gains.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	2	2

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington;

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Climate Change**

All three options will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town (and relating to Option C, Clifton and Hempton).

Delivering a higher proportion of growth in the main settlement of Deddington through Options A and B is likely to better support the use of sustainable transport modes than the other options, given residents have good access to local services and facilities. These options would therefore help to encourage a modal shift and reduce reliance on the private vehicle, having a positive effect on climate change mitigation. In contrast, an additional proportion of development taking place outside of Deddington facilitated through Option C will do less to limit emissions from transport.

In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of developments depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. While it is considered that this can only be assessed on a site by site basis, it is noted that there are generally more opportunities to integrate low carbon and renewable energy into larger scale development. It is therefore considered that the delivery of a large-scale development through Option A has a greater potential to lead to significant positive effects in this respect. The option also has the potential to deliver significant green infrastructure enhancements, which will support both climate change mitigation and adaptation.

In terms of climate change adaptation, there are no significant areas of fluvial or surface water flood risk present within or surrounding Deddington or Hempton. There are areas of high fluvial flood risk (Flood Zones 2 and 3) to the east and south east of Clifton associated with the River Cherwell. As a result, Options A and B are more likely to focus development away from areas of high flood risk compared to Option C.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	2	3

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington;

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Landscape**

None of the options would result in development within or in close proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. All of the options would deliver development within the ‘Upstanding Village Farmlands’ Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study. It is assumed that development under any of the options is likely to result in the loss of greenfield and agricultural land.

All of the options have the potential for impacts on the landscape character of Deddington through the development of greenfield and agricultural land. Options A and B are more likely to have a negative effect compared to Option C given the increased scale of growth at Deddington; however, the difference is unlikely to be significant. Focussing growth on one large site under Option A presents a better opportunity to comprehensively plan for development and deliver appropriate mitigation measures compared to development spread across a range of sites as proposed under Option B. Option C has the potential for impacts on the landscape character of the smaller villages of Clifton and Hempton.

Ultimately the nature and significance of effects are dependent on the precise location and scale of growth. Given the lack of any significant landscape sensitivities, it is likely that suitable mitigation could be delivered under any of the options to ensure that there are no residual significant effects as a result of development. Option A provides opportunities to masterplan for development on one site, as well as avoiding impacts on the landscape character of Clifton and Hempton; however, the option also has increased likelihood to lead concentrated effects on landscape character in the vicinity of the location chosen for development. In this respect it is not possible to rank the options in terms of likely impacts on landscape character.

**Rank of relative sustainability performance**

Option A	Option B	Option C
?	?	?

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington;

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Historic Environment**

All of the options propose growth at Deddington, where a range of heritage assets are present. These include the Deddington Conservation Area, Deddington Castle Scheduled Monument, Grade I listed Leadenporch House as well as numerous Grade II and II\* listed buildings. As a result, development under any of the options has the potential for negative effects on the significance of these heritage assets and their settings. It should be noted that the north and west of Deddington is less sensitive in terms of the historic environment compared to the east, south east and south of the town. Ultimately the nature and significance of effects will be dependent on the precise location, scale and layout of development.

Option A presents an opportunity to comprehensively plan for development on one large site and this could help to reduce the significance of effects on the historic environment, but this is dependent on the precise location of development. Option C proposes less growth at Deddington but also includes growth at Clifton and Hempton, which contain six and seven Grade II listed buildings respectively. Option C is therefore more likely to have impacts on the historic environment at Clifton and Hempton but less likely to have impacts on the significance of the historic environment of Deddington.

At this stage, whilst Option C directs less growth towards Deddington, which in many respects has increased sensitivity in terms of the historic environment compared to Clifton and Hempton, the overall significance of effects depends on the specific location of development and its design, use of materials and layout. Similarly, whilst in some respects Option A may perform better compared to Option B as it provides an opportunity to comprehensively plan for development at one location and mitigate potential impacts on the historic environment, a concentrated approach to development may have increased impacts on the historic character of the town. As such it is not possible to differentiate between the options at this level of detail.

**Rank of relative sustainability performance**

Option A	Option B	Option C
?	?	?



- Option A:** Locate all development on one large site at Deddington
- Option B:** Locate all development on a range of site sizes at Deddington;
- Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Land, Soil and Water Resources**

The ‘Predictive Best and Most Versatile (BMV) Land Assessment’ for South East England indicates that there is a high likelihood of BMV land (Grade 1 to 3a) present around each of the settlements. It is assumed that development under any of the options has the potential to result in the loss of BMV agricultural and greenfield land.

In terms of the water environment, development within any of the options would fall within the catchment of the River Cherwell, as well as the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ). Development at Clifton under Option C would be in closer proximity to the River Cherwell itself, which is present to the east of the settlement.

Overall, there is little to differentiate between the options. Option A and B are however determined to perform better compared to Option C as they direct development away from the River Cherwell to the east of Clifton.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	1	2

- Option A:** Locate all development on one large site at Deddington
- Option B:** Locate all development on a range of site sizes at Deddington;
- Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Population and Community**

All of the options would deliver the identified local housing need.

Option A has the potential to deliver a greater mix of new homes within the plan area as well as more affordable homes. This is given the improved viability of delivering a wider range of types and tenures through delivering growth all on one site compared to spread across a number of smaller sites.

Options A and B direct all growth towards the services and facilities on offer within Deddington. There are limited services/ facilities on offer within Hempton and Clifton. As such Option C, through requiring residents to travel to Deddington in order to gain access to key amenities, would deliver increased growth in the less accessible locations in the Neighbourhood Plan area.

Overall, in relation to this SEA theme, Option A and B perform more favourably than Option C through focussing growth at Deddington, supporting social inclusion and community cohesion. In terms of housing delivery, Option A performs more favourably than Option B through increasing the viability of delivering homes of a wider range of types and tenures.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	2	3

- Option A:** Locate all development on one large site at Deddington
- Option B:** Locate all development on a range of site sizes at Deddington;
- Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Health and Wellbeing**

All of the options focus the majority of growth towards Deddington, where there is access to a Health Centre on Earls Lane as well as recreational and sports facilities located in the vicinity of Windmill Community Centre. Option C is less likely to have positive effects in this regard as a proportion of the growth is directed towards Hempton and Clifton away from these facilities on offer in Deddington. It is assumed that development under any of the options would be accessible to the Public Rights of Way (PRoW) network and the wider green infrastructure network.

There is little to differentiate between Options A and B at this stage in relation to health and wellbeing. Both options direct all growth towards Deddington where there are health and recreational facilities available. Whilst it is uncertain at this stage whether the scale of development proposed and delivered at one large site, as per Option A, could deliver any new kind of health or recreational infrastructure, there may be further potential to deliver additional on-site green infrastructure provision through this option.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	1	2

- Option A:** Locate all development on one large site at Deddington
- Option B:** Locate all development on a range of site sizes at Deddington;
- Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Transport**

All three options will lead to inevitable increases in the number of private vehicles within the plan area. Delivering a higher proportion of growth in the main settlement of Deddington through Options A and B is likely to better support the use of sustainable transport modes such as walking cycling and public transport than Option C. This is given residents are likely to have good access to local services and facilities and frequent bus services linking Deddington with Banbury and Oxford. Options A and B would therefore help to encourage a modal shift and reduce reliance on the private vehicle, helping to limit the potential impacts of growth on the existing highway network. In contrast, Option C, through delivering an increased proportion of development in Hempton and Clifton, which have limited services and facilities and are not served by frequent bus services, will do less to promote sustainable transport modes.

Taking the above into account, Options A and B perform better compared to Option C as they are more likely to encourage the use of sustainable transport modes. There is little to differentiate Options A and B, however Option B, through delivering growth at one location, may lead to increased impacts on traffic on specific parts of the road network.

**Rank of relative sustainability performance**

Option A	Option B	Option C
1	1	2

## Appraisal of spatial strategy options: Summary

SEA theme	Rank of relative sustainability performance		
	Option A: Locate all development on one large site at Deddington	Option B: Locate all development on a range of site sizes at Deddington	Option C: Locate some development at Clifton and/ or Hempton with most development at Deddington.
Biodiversity and Geodiversity	1	2	2
Climate Change	1	2	3
Landscape	?	?	?
Historic Environment	?	?	?
Land, Soil and Water Resources	1	1	2
Population and Community	1	2	3
Health and Wellbeing	1	1	2
Transportation	1	1	2

Options A and B perform more favourably than Option C against the majority of SEA themes. This is given the options will focus development at Deddington, which is the location in the Neighbourhood Plan area with the broadest range of amenities and public transport services. These options will therefore support community cohesion, social inclusion and health and wellbeing, promote sustainable modes of travel and limit emissions from transport.

Option C, whilst limiting some potential impacts on the historic environment and landscape character in the vicinity of Deddington, and supporting the vitality of Hempston and Clifton, would lead to impacts on heritage and landscape/villagescape character in the vicinity of the two smaller settlements. The option would also increase the need to travel to services and amenities, and potentially lead to development in areas of flood risk associated with the River Cherwell to the east of Clifton.

In terms of a comparison between Option A and Option B, Option A has the potential to deliver an increased mix of new homes as well as more affordable homes. This is given the improved viability of delivering a wider range of types and tenures of housing through growth all on one site. The approach also offers opportunities for the delivery of significant green infrastructure (and potentially other community) provision through a masterplanning approach.

However, even with mitigation measures, the delivery of development at one location in the town would have more concentrated effects on landscape character and the historic environment locally, and lead to targeted impacts on issues such as traffic and noise quality. In this respect development across a number of smaller sites through Option B may enable the potential effects of growth to be more effectively managed, limiting the potential for significant environmental effects. This depends however on the specific location, scale, layout and design of development.