

Pyrton Neighbourhood Plan 2018 - 2033

Potential development sites

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1. Introduction

1. This section on potential development sites has been prepared to inform the emerging Pyrton Neighbourhood Plan (PNP).
2. It has been prepared by the PNP Steering Group, acting on behalf of Pyrton Parish Council, to review a series of potential development sites within the parish so as to ensure that the PNP is able to make appropriate allocations to meet district housing need. It constitutes a high-level review of the sites against a range of criteria.
3. It has been prepared in the context of the adopted and emerging development plan for South Oxfordshire district (SODC), as well as consultation and research undertaken by the Steering Group in the local area in order to ascertain the level of housing need in the parish.
4. Pyrton is not identified by SODC as a location specifically for housing allocations, considering that an appropriate scale and nature of housing development for Pyrton involves infill developments on sites of up to 0.1 hectares (the equivalent of 2-3 houses) and the delivery of rural exception housing, if a need is shown. Pyrton does not have a specific housing requirement that it is required to deliver as part of the adopted and emerging development plan.
5. Notwithstanding the above, consultation exercises with parishioners have informed the Steering Group that 67% of respondents did not consider that Pyrton needed any more housing, but of the 33% that did feel there was a need for new homes, the responses ranged from between 5 and 30. 48% of respondents stated that they did not want to see any new homes in Pyrton, but of the 52% that did want to see new homes, the majority stated that they would like to see between 1 and 15.
6. Most respondents did not know of anyone that was looking to move into an 'affordable home' in the parish, but 10 respondents did state that they have children that could possibly look to continue to live in the area in the future, whilst two had children that may also wish to do so.
7. As NPs can allocate additional sites for development above the requirements set out in a Local Plan where this is supported by evidence, in light of the local view of housing need in the parish as explained above, the PNP has sought to allocate sites for housing development.
8. Following this exercise, the sites that are deemed available for development will undergo further review as part of the sustainability appraisal report that accompanies the PNP.

2. Methodology

1. So as to ensure that the decisions made in respect of the PNP are evidence based and justified, potential sites within the parish boundary that could be suitable for development were identified through consultation exercises and research.
2. Those sites that were deemed available for development were then subject to a site review process in order to gain further understanding of their potential for inclusion in the PNP, to inform the sustainability appraisal report that accompanies the PNP.
3. The sites review process comprised of four stages, as outlined below:

2.1. Stage 1

1. In order to gain an understanding of the sites within the parish that are or could be made available for development, the following question was asked as part of the PNP

questionnaire undertaken in the autumn of 2015: “Q12: Are you aware of any other sites (including residential gardens or underused buildings) in Pyrton that are or could be made available for development? If so, please provide details of their location, how you would like to see them developed, or if you would like to see them remain undeveloped?”

2. This exercise resulted in the identification of the following sites by respondents:
 - a. Former MOD site (PYR1)
 - b. “Mason’s Field” (PYR2)
 - c. Barns at Home Farm
 - d. Land opposite Hall Close/Pyrton Village Hall
 - e. Christmas Common mast site
 - f. Old station
 - g. PFF Trade buildings
 - h. Land at Cornwell Farm
 - i. Land at Poppett’s Hill Farm
 - j. Land at Upper Standhill Farm

3. Subsequent to this, the South Oxfordshire Strategic Housing Land Availability Assessment (SHLAA) Update (July 2013) was consulted in order to establish whether any further sites had been identified through this exercise that had not been raised through the consultation process. The primary role of the SHLAA is explained in the document as being to:
 - a. Identify sites with potential for housing
 - b. Assess their housing potential
 - c. Assess when they are likely to be developed.

4. No further sites were identified within the SHLAA that fall within the Pyrton parish boundary, with the SHLAA repeating PYR1 and PYR2 as referred to above (see Appendix A for relevant extracts).

5. However, members of the PNP Steering Group identified the following areas of charity land in the parish:
 - a. Pyrton charity land
 - b. Christmas Common charity land.

2.2. Stage 2

1. As explained in Chapter 2 of the PNP, to ensure that all potential development sites had been identified a ‘Call for Sites’ Consultation took place, encouraging landowners/developers in Pyrton to submit sites that they considered suitable and available for development. An article was placed in the local newspaper, the Watlington Times, on 15th June 2016 and members of the public were directed to the PNP website (<http://www.pyrton.org>) where a ‘call for sites’ response form was provided. This form was also e-mailed to the list compiled through prior consultation exercises with Pyrton residents (see paragraph 2.5 of the PNP).
2. The developers promoting SHLAA sites PYR1 and PYR2 were informed about the consultation and encouraged to make a submission in relation to the sites, provided they were available for development.
3. Landowners/developers were provided with one month (until 15 July 2016) to return their completed response forms by post or email.

4. Five completed response forms and accompanying plans showing the extent of land available for development were returned in relation to the following sites, which were therefore subject to further review:
 - a. Land opposite Hall Close/Pyrton Village Hall
 - b. PYR1
 - c. PYR2
 - d. Land at New Farm (new site identified at stage 2)
 - e. Land between Old Vicarage Cottage and the Lodge House (new site identified at stage 2).
5. Response forms and accompanying plans were returned for the Pyrton and Christmas Common charity land. Trustees of the Pyrton Charities Trust explained that these sites were for the benefit of the parish and were not available for development. These sites were therefore not considered any further.
6. Response forms / plans were not submitted for the following sites and confirmation was not given that they were available for development, despite enquiries being made by the PNP Steering Group. As a result, they were not considered any further:
 - a. Barns at Home Farm
 - b. Old station
 - c. PFF Trade buildings
 - d. Land at Cornwell Farm
 - e. Land at Upper Standhill Farm.
7. Despite a response form not being received in relation to land at Poppett's Hill Farm, as a plan was submitted indicating the approximate area of land available for development, the site was considered further.
8. Neither a response form or plan was received for the Christmas Common mast site nor confirmation that it was available for development, but for completeness it was considered further as it is a site that the parish has indicated through consultation that they would like to re-use, if possible, to provide the area with a faster broadband connection.
9. Taking the above into account, the final list of sites subject to review was as follows:
 - a. Land at Poppett's Hill Farm
 - b. Land at New Farm
 - c. Land opposite Hall Close/Village Hall
 - d. Land between Old Vicarage Cottage and the Lodge House
 - e. PYR1
 - f. PYR2
 - g. Christmas Common mast site.

2.3. Stage 3

1. Each of the remaining sites were reviewed against a range of criteria in order to develop a greater understanding of their physical characteristics and potential suitability for development.
2. Each site was reviewed in relation to the following areas:
 - a. Site characteristics
 - b. Relationship to designations
 - c. Flood risk
 - d. Technical considerations / constraints to development
 - e. Heritage
 - f. Landscape/visual
 - g. Sustainable development

- h. Deliverability
 - i. SHLAA conclusion
 - j. Landscape Character Assessment conclusion.
3. This review was predominantly undertaken via desk-based research, although site visits were undertaken in July 2016 in order to understand the potential heritage and landscape/visual impacts of development at each site.

2.4. Stage 4

1. The results of the review were used to inform the sustainability appraisal of the sites.

3. Sites review

1. Tables were prepared for each site identified as potentially suitable for development, along with the Christmas Common mast site, in order to review each one against a range of criteria.
2. Refer to the paper Review of Potential Development Sites for these tables, along with a site location plan for each site.
3. To understand the distribution of sites within the parish please refer to Appendix O.

4. Summary

1. A summary is provided below of the methodology used to review the potential development sites in Pyrton.
2. The following 12 sites were identified through a range of sources at stage 1 of the process:
 - a. Former MOD site (PYR1)
 - b. PYR2
 - c. Barns at Home Farm
 - d. Land opposite Hall Close/Pyrton Village Hall
 - e. Christmas Common mast site
 - f. Old station
 - g. PFF Trade buildings
 - h. Land at Cornwell Farm
 - i. Land at Poppett's Hill Farm
 - j. Upper Standhill Farm
 - k. Pyrton charity land
 - l. Christmas Common charity land.
3. Two additional sites were identified through a 'call for sites exercise' at stage 2, taking the total number of sites to 14. However, 7 sites were not considered available for development and were removed from consideration. The remaining 7 sites, which included the Christmas Common mast site for completeness, were as follows:
 - a. Former MOD site (PYR1)
 - b. PYR2
 - c. Land opposite Hall Close/Pyrton Village Hall
 - d. Christmas Common mast site
 - e. Land at Poppett's Hill Farm
 - f. New Farm (new site identified at stage 2)

