

Longwick Site Assessment Summary

The Planning Practice Guidance requires an assessment of individual sites to be identified against clearly identified criteria¹. These criteria can be based on existing site assessments prepared by the local planning authority as a starting point and may include sites from Housing and Economic Land Availability Assessments (HELAA)². The criteria for the Longwick neighbourhood plan utilises the assessment criteria from the HELAA and the Longwick [Village Capacity Study](#), which used a number of assessment criteria. The tables below are extracts from the ongoing (draft) sites assessments which are currently being considered as part of the HELAA for the district. The methodology for the study can be viewed [here](#). Only sites that are wholly or partly within the preferred growth option identified in the plan and through the draft Sustainability Appraisal are included in the summary below. All sites identified as 'suitable' are subject to securing significant public transport improvements, given the significance of this issue.

A map of the sites considered in the HELAA can be viewed in Appendix A.

Site reference: HELAA & Longwick Village capacity Study	SLK0008 / sites F and H
Site Use	Site is in agricultural use, a mix of greenfield and farm buildings.
Site location	Site located between Thame Road and Chiltern railway line
Gross area (Ha) <i>Total area of the site in hectares</i>	6.23
Potential number of dwellings	Up to 21 dwellings
Environmental constraints	Part of site (0.9ha) grade 3a agricultural land. Extent of site is very large in comparison to the site of the village. Western part of site discounted from the existing built form.
Heritage constraints	None
Transport / Access	Site is located on the Thame Road. There is very limited access to public transport in Longwick.
Access to Services	Site is in the centre of the village, within walking distance to Longwick Combined C of E School, post office with convenience store, village hall and public house.
Availability	Land in single ownership. Three Assured Shorthold Tenancies on existing built space.

¹ Paragraph: 042 Reference ID: 41-042-20140306

² Paragraph: 004 Reference ID: 3-004-20140306

Conclusion	Part of site is suitable on the eastern boundary adjoining Thame Road. The site can be made available within the next year.
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Site reference: HELAA & Longwick Village Capacity Study	SLK0004 / site G
Site Use	Greenfield site (not in use).
Site location	Site located opposite Rose Farm on the Thame Road. Residential development adjoins the northern and southern boundary (Centenary Cottages and Sawmill Road).
Gross area (Ha) <i>Total area of the site in hectares</i>	1.50
Potential number of dwellings	36
Environmental constraints	Surface water flooding, site relatively flat. Development could result in loss of trees/hedgerows, forming the boundary along Thame Road and to the rear of the site. Grade 3b agricultural land. Fence crossing the site north west to south east.
Heritage constraints	None
Transport / Access	Site fronts the Thame Road. There is very limited access to public transport in Longwick.
Access to Services	Site is in the centre of the village, within walking distance to Longwick Combined C of E School, post office with convenience store, village hall and public house.
Availability	Site available now (Bellwood Homes Ltd have secured the immediate deliverability of the site).
Conclusion	Site is suitable and available.

Site reference: HELAA & Longwick Village Capacity Study	SLK0007 / site I
Site Use	Agriculture (crops)
Site location	Site located to the west of Bar Lane
Gross area (Ha) <i>Total area of the site in hectares</i>	2.04
Environmental constraints	Flat open field. Telegraph pylons running north south through centre of

	site. Number of large trees on east, west and northern boundary. Long distance views of the AONB to and from the site.
Potential number of dwellings	32
Heritage constraints	None
Transport / Access	Bar Lane is a narrow single track lane, with a mature hedgerow on the eastern side. This road would not be adequate for access, however site can be accessed through SKL0004 from Thame road which would provide adequate access. There is very limited access to public transport in Longwick.
Access to Services	Site is in the centre of the village, within walking distance to Longwick Combined C of E School, post office with convenience store, village hall and public house.
Availability	Available now. Bellwood Homes Ltd have secured the immediate deliverability of the site.
Conclusion	Part suitable excluding the far eastern side of the site which has long distance views to/from the AONB, subject to access being provide through SLK000 4. Site is available.

Site reference: HELAA & Longwick Village Capacity Study	Part of SLK005 / site J
Site Use	Greenfield (not in use)
Site location	Land to the south of Bar Lane, located behind Toll Bar Corner and Innkeepers Court residential areas.
Gross area (Ha) <i>Total area of the site in hectares</i>	1.45ha
Potential number of dwellings	44
Environmental constraints	Site is bounded by mature trees and hedgerows on Bar Lane. Site is relatively flat. Long distant views of the AONB to and from the site.
Heritage constraints	None.
Transport / Access	Potential highway issues. Bar Lane is a narrow single track lane with mature hedgerow to access the site. There is very limited access to public transport in Longwick.

Access to Services	Site is in the centre of the village, within walking distance to Longwick Combined C of E School, post office with convenience store, village hall and public house.
Availability	Unknown
Conclusion	Unsuitable

Site reference: HELAA & Longwick Village Capacity Study	SLK0006 / Site K
Site Use	Greenfield (not in use)
Site location	Site located along the railway between Barn Road and Thame Road, wrapped around Longwick playing field (Green Space designation)
Gross area (Ha) <i>Total area of the site in hectares</i>	7.02
Potential number of dwellings	Up to 50
Environmental constraints	Areas of surface water flooding along northern boundary. Extent of site very large and not in proportion to the size of the village. Railway would have some impact on residential amenity due to noise impacts. Grade 3a and 3b agricultural land.
Heritage constraints	None
Transport / Access	Footpath crossing centre of site from east to west connecting to Thame Road and providing a crossing under the railway line. There is very limited access to public transport in Longwick.
Access to Services	Site located at the southern end of the village, but still within walking distance to Longwick Combined C of E School, village hall and post office with convenience store. Site lies adjacent to a public house.
Availability	Site is available (appeal lodged for 160 houses).
Conclusion	Partly suitable (see Village Capacity Study for further detail). Site is available.

Site reference: HELAA & Longwick Village Capacity Study	SLK0009 / site S
Site Use	Greenfield (not in use)
Site location	Site is located to the south of Home Farm, and divided into two fields.
Gross area (Ha) <i>Total area of the site in hectares</i>	1.74
Potential number of dwellings	50
Environmental constraints	Small areas of surface water flooding. Site relatively flat and bounded with mature hedgerows
Heritage constraints	List building nearby to the north of the site at Orchard Cottage.
Transport / Access	Site currently inaccessible. Access could be provided through SLK0008 (Rose Farm). There is very limited access to public transport in Longwick.
Access to Services	Site located at the southern end of the village, but still within walking distance to Longwick Combined C of E School, village hall and post office with convenience store. Site lies adjacent to a public house.
Availability	Unknown.
Conclusion	Unsuitable due to access. Availability unknown.

Site reference: HELAA & Longwick Village Capacity Study	SLK0010 / site L
Site Use	Greenfield.
Site location	Site located to the north of Thame Road, behind Bell Crescent.
Gross area (Ha) <i>Total area of the site in hectares</i>	1.02
Potential number of dwellings	20
Environmental constraints	Number of mature trees along Thame road. Slight gradient from east to west.
Heritage constraints	None
Transport / Access	Site fronts the Thame Road. Public Right of Way crossing through the site. There is very limited access to public transport in Longwick.
Access to Services	Site located at the southern end of the village, but still within walking distance to Longwick Combined C of E School,

	village hall and post office with convenience store. Site lies adjacent to a public house.
Availability	Available
Conclusion	Suitable and available

