

Oxhill site canvassing – Tuesday 21st November 2023

Oxhill Parish Council: Lis Stuart and Malcolm Robertson

WRCC: Sarah Brooke-Taylor, Rural Housing Enabler

Responding to 2023 housing needs survey which identified a need for alternative homes for households with a local connection to Oxhill (LSV4).

Site 1: land between Gilks Lane and Blackford Way

Access from Main Street (alternative access from Gilks Lane unachievable), relatively flat, natural fill-in to build line, surrounding homes are mix of brick and stone single storey and two-storey with mostly post and wire fence borders, few trees, no hedgerow, possible public footpath. Close to but not within EA Flood Zone 3. Abuts Built-Up Area Boundary (BUAB) and falls within the Conservation Area.

Recommendation: further investigation

Site 2: land off Beech Road

Access off Beech Road, relatively flat after initial fall away, six of the two-storey stone homes facing the site are Grade II listed buildings, rail and wire fence. Close to but not within EA Flood Zone 3. Abuts Built-Up Area Boundary (BUAB) and falls within Conservation Area.

Recommendation: further investigation only if no other available sites

Site 3: land next to The Old Methodist Church

Access off Main Street, flat site, bordered by hedgerow and trees, used as community open space. Near The Peacock pub and bus stop. Abuts Built-Up Area Boundary (BUAB) and is within Conservation Area.

Recommendation: further investigation

Site 4: land between Church Lane and St Lawrence church

No easy access, next to St Lawrence church Grade I listed building with various Grade II listed buildings (headstones & chest tombs) surrounding, public footpath. Within Conservation Area.

Recommendation: discount

Site 5: field off Green Lane/Tysoe Lane

Edge of field bordering Tysoe Lane is within view of St Lawrence church Grade I listed building with various Grade II listed buildings (headstones and chest tombs) surrounding and abuts Conservation Area. Remainder of field off Green Lane is very open and flat, bordered with hedgerow and trees. No residential premises currently on this side of Green Lane. Abuts Built-Up Area Boundary (BUAB).

Recommendation: further investigation

Site 6: land behind Green Lane, to the side of Groves Close

Access from Green Lane too narrow for passing cars, long driveway to potential site (would affect financial viability), limited visibility towards junction.

Recommendation: discount

Site 7: land behind Green Lane

Flat site, hedgerow and trees with post & rail fence, access off Green Lane or alternatively off Whatcote Road (may be limited visibility). Does not appear to adjoin BUAB.

Recommendation: further investigation

Site 8: land near Oxhill Farm, behind Whatcote Road and near Main Street/Kineton Road junction

Ribbon development to Whatcote Road and site would extend beyond build line. Access via private Oxfield Farm / Oxhill Farm driveway, very difficult access close to Main Street/Kineton Road junction with restricted visibility. Abuts Built-Up Area Boundary (BUAB).

Recommendation: discount