

Site capacity assessment – Local Plan 2045

Site name	Marston Paddock Extension
SHLAA reference	114e
Site size (ha)	0.51

Site location



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A) Site overview

Description of current context

- The site submitted in the call for sites is an L shape, with the southern part (the proposed site) comprising 'The Butts' 1950s farmhouse (vacant) and its curtilage, with outbuildings, parking, and access track. It is partly designated Green Belt. The eastern part of the site submitted (not included in the proposed allocation) is greenfield, fully in Green Belt. The proposed allocation is for the southern part of the site, partially in designated Green Belt, which is considered grey belt as it is previously developed land. The landowner intention was only to develop on this part, not the eastern part, so the eastern part is not included in the allocation.
- Land immediately to the north is a new, nearly completed, housing development for OX Place (on land that was previously Green Belt). Beyond this developed site is the A40. Butts Lane is to the west and residential dwellings to the south, with greenfield to the east.

Site photo



B) Open space, nature and flood risk

Description of current context

- Green infrastructure
 - The site includes trees and relatively dense vegetation in a few areas, particularly around the farmhouse and along the southern boundary of the site
 - UGF likely to be above the baseline.
 - Site is Green Belt except for the western part comprising the farmhouse and associated outbuildings.
- Biodiversity & ecology
 - The site is unlikely to include priority habitats
 - There is some potential for protected species
- Blue infrastructure
 - No streams or other waterways on the site.
 - Site is in Flood Zone 1
 - Limited potential for surface water flooding, only alongside northern boundary, along track.
- Land quality (e.g. soil, peat reserves, potential contamination)
 - Area of land has been utilised for a variety of commercial/industrial activities and presence of waste materials such as tyres and scrap vehicles, so there is some potential contamination risk.

Analysis and urban design implications

- Hedge/tree lines along the southern, northern and eastern boundaries should be retained and enhanced.
- Biodiversity surveys are likely to be required and mitigation may be needed for any protected species.
- Green Infrastructure should be woven throughout the site.

- A full intrusive phased contamination risk assessment would therefore be required to quantify contamination risks and determine what remedial treatment actions are required.

C) Historic environment, character and local context

Description of current context

Historic environment

- Site lies wholly within the Old Marston Conservation Area.
- In the Conservation Area Appraisal, 'the Butts' is noted as the only small farm remaining inside the conservation area. 'Green spaces' are a special feature of this part of the conservation area. The farmhouse and its curtilage is not picked out as being of particular importance to the character and appearance of the conservation area.
- The rural approach from the east into Old Marston is important. The heavy screening from this site and around the developed Marston Paddock site helps to minimise the impact/potential impact of development, so should be retained.
- There are no known on-site archaeological constraints. The aerial and map evidence shows no sign of significant truncation. The plot has general potential for Roman (field systems to east) and medieval (contracted medieval village remains to the west). Sizable development would likely require archaeological evaluation.

Built environment

- The new development to the north has gardens immediately abutting the boundary of the site.
- The site is within landscape character 10C: Marton Open River Terrace, which is a gently domed 'island' in the Cherwell Floodplain, east of the river. The area was originally part of the open field system linked to the medieval nucleated village of Marston. It has an open rural character and low density of built development. Hedgerows and mature hedgerow trees are important in creating the rural framework. Narrow lanes linking into the village are an important part of the character.
- There are a variety of styles and materials used in the surrounding area, although all low-density and semi-rural in character, with an open, green feel, reflecting the organic way the village has developed. This variety and low-density green character is an important part of the character.

Analysis and urban design implications

- The development should respond carefully to surrounding residential development. Sufficient buffering and screening will be needed along the northern boundary, to avoid harm.
- Development should be set back from Butts Lane, to help reduce impact on the character of the conservation area.
- Public realm should retain a green and rural character with a feeling of openness.
- A variety of styles and materials should be used, as uniformity would undermine the character of the area.
- The nature of the conservation area means that only relatively low density and low height built form is likely to be appropriate

D) Access, movement and layout

Description of current context

Access into the site

- The existing track accessing the site is likely to be the most suitable access into the site. This is not adopted highway, and reaches from Butts Lane across a piece of land in different ownership.
- Butts Lane is a single carriageway

Layout of the site

- The site will only have one access in and out. The length of road should be minimised as much as possible,, the most likely solution being a turning circle.

Connectivity to wider area

- There is a bus stop very close by on Elsfield Road, which has buses every 30 minutes to the JR and to the city centre.

Analysis and urban design implications

- Access arrangements must not be detrimental to highway safety.
- Encouraging access by sustainable modes of travel will be important, as well as ensuring safety.
- Road space should be minimised., with layout that enables safe turning and use of the single access point.

E) Other considerations

Other considerations to include in allocations?

- N/A

F) Landowner aspirations

Response to call for sites on behalf of landowner put forward the site for residential development.

G) Any extra work needed to inform allocation? (won't apply to all sites)

N/A

H) Key considerations informing the minimum number of homes for the allocation policy

Minimum capacity for the site has been calculated

Assuming a low density of 40dph. This is slightly higher than some conservation area sites, as it is expected it will be able to at least match the density of the new development to the north. The density is lower than standard suburban density, reflecting the semi-rural character of the conservation area and the need to retain green infrastructure at the boundaries of the site.