



**Vale  
of White Horse**  
District Council

Consultation Draft  
February 2014

# Local Plan 2031 Part 1

Strategic Sites  
and Policies

*Strategic Housing  
Land Availability  
Assessment (SHLAA)*

**Appendix  
2: Blewbury**

## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW01		
Site submission number			
Site address/location	Pennie Land Stud		
Planning history			
Site size (hectares)	4ha		
Site description and current uses	Grazing land		
Surrounding land uses and character of surrounding area	Residential to the south, open countryside to the north, east and west. The area is rural in character.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site, water course nearby		
Accessibility	Narrow access of poor quality, doesn't relate well to settlement. No pavements on main road in vicinity of site.		
Overall suitability/developability	The site is unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW02		
Site submission number			
Site address/location	Land adjacent to Palmers		
Planning history			
Site size (hectares)	9.31ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	Open countryside, some residential to the north		
<b>Suitability for housing</b>			
Policy constraints	AONB, Conservation Target Area, adjacent to Archaeological constraint		
Physical constraints	Land steeply sloping, power cables across the site.		
Accessibility	No obvious access point, does not relate well to existing settlement.		
Overall suitability/developability	Site is unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

### **SHLAA proforma**

Settlement	Blewbury		
SHLAA site reference	BLEW03		
Site submission number			
Site address/location	Land south of Palmers Stables		
Planning history	P77/V1228/LDE Application for certificate of lawfulness to determine whether permission to develop land is required (Section 53). Use of land for riding instruction, grazing and storage of hay and equipment. (site area 6 acres approx). Responded on 03 March 1978		
Site size (hectares)	2ha		
Site description and current uses	Equestrian		
Surrounding land uses and character of surrounding area	Open countryside, equestrian, some residential to the north.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Sloping site		
Accessibility	No obvious access point, relates poorly to existing settlement		
Overall suitability/developability	Site is unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW04		
Site submission number			
Site address/location	Land south of Upperton		
Planning history	P03/V1015		
Site size (hectares)	11.83ha		
Site description and current uses	Equestrian		
Surrounding land uses and character of surrounding area	Open countryside, equestrian, some residential to the north.		
<b>Suitability for housing</b>			
Policy constraints	AONB, some archaeological constraints		
Physical constraints	Fairly flat site, gently sloping towards western end		
Accessibility	Site has access but would need mitigating works. Access could be achieved through BLEW05. Site doesn't relate particularly well to existing settlement on its own, would need to be developed in conjunction with BLEW05.		
Overall suitability/developability	Site is unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW05		
Site submission number			
Site address/location	Land west of Woodway Road		
Planning history	<p>P77/V0797/COU Change of use from agricultural to village allotments O.S. No. 157 (35411) (Site area 1 acre approx. White Shoot, Woodway Road, Blewbury. Land at rear of telephone exchange and South of private carriage road No. 3 Blewbury. Withdrawn prior to determination on 13 June 1977</p>	<p>P77/V1192 Change of use from paddock to village allotments. 1 acre of land south of 1-4 London Road, Blewbury Planning Permission on 25 April 1977</p>	<p>P78/V1452 Erection of a small wooden hut for the use of members of the association to keep gardening tools. Planning Permission on 22 November 1978</p>
	<p>P77/V1261 Change of use from grass land to village allotments (site area 1 1/2 acres approx). South of 9-20 London Road, and east of paddock adjacent to Woodway Road. Planning Permission on 15 August 1977</p>	<p>P99/V1381/OH Overhead electricity line. Planning Permission on 20 April 1999</p>	
Site size (hectares)	5.94ha		
Site description and current uses	Paddocks		
Surrounding land uses and character of	Paddocks, open countryside, resi to the north,		

surrounding area	driving range to east
<b>Suitability for housing</b>	
Policy constraints	AONB, some archaeological constraints
Physical constraints	Flat site, overhead power cables.
Accessibility	Road access could be taken off Woodway Road with secondary pedestrian access through Pilgrims Way. Relates well to settlement with this pedestrian access available.
Overall suitability/developability	Site suitable in principle. Site is however located in the AONB and would need strong evidence to support the need for housing in this designation.
<b>Availability and Achievability</b>	
Availability	Unknown
Achievability	Achievable
<b>Overall assessment of site deliverability</b>	Developable

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.



## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW06		
Site submission number			
Site address/location	Land north of London Road		
Planning history	P99/V1381/OH Overhead electricity line. Planning Permission on 20 April 1999		
Site size (hectares)	25ha		
Site description and current uses	Crops		
Surrounding land uses and character of surrounding area	Residential to the west, open countryside to the east, farm to north.		
<b>Suitability for housing</b>			
Policy constraints	AONB, part CTA		
Physical constraints	Land rises steeply at western end. Prominent site in the landscape, Gas pipelines		
Accessibility	Access could be taken off Bessels Way or London Road, relates fairly well to facilities.		
Overall suitability/developability	The site is unsuitable due to gas pipelines which pass through the site.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.

- Site has no obvious access point / would be difficult to relate new development to existing.

### SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW07		
Site submission number			
Site address/location	Land north of Winterbrook Farm		
Planning history	P77/V1193 Change of use from agricultural land to village allotments. 1 acre of land north east of Bessels Way Road, known as Church Acre. Refusal of Planning Permission on 25 April 1977	P99/V1381/OH Overhead electricity line. Planning Permission on 20 April 1999	
Site size (hectares)	41.87ha		
Site description and current uses	Open fields		
Surrounding land uses and character of surrounding area	Rural, open countryside, farm to the south, sparse resi to west		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site. Gas pipelines under site		
Accessibility	Access off Bessels Way. Improvements would need to be made to enable access to facilities (currently no footpath). Site doesn't relate very well to existing settlement.		
Overall suitability/developability	The site is unsuitable due to gas pipelines which pass through the site. Semi-isolated from settlement.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		

<b>Overall assessment of site deliverability</b>	Undeliverable
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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

### SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW08		
Site submission number			
Site address/location	Land south of Huntsgrave Driving Range		
Planning history	P95/V0375/O Erection of an agricultural dwelling. Planning Permission on 30 May 1997 P00/V0048/RM Planning Permission on 17 February 2000	P92/V0854/O Erection of a free range poultry house. Refusal of Planning Permission on 15 June 1992 P93/V0937/RM Planning Permission on 07 June 1993	P90/V1008 Siting of a mobile home in association with free range poultry unit. Refusal of Planning Permission on 16 July 1990
	P89/V1028 Siting of Mobile Home (0.25 acres). Withdrawn prior to determination on 13 December 1989	P77/V0618/COU Change of use from agricultural use to village allotments. Refusal of Planning Permission on 25 April 1977	
Site size (hectares)	11.43ha		
Site description and current uses	Farmland, storage of agricultural paraphernalia		
Surrounding land uses and character of surrounding area	Open countryside, driving range to north.		
<b>Suitability for housing</b>			
Policy constraints	AONB, part CTA		
Physical constraints	Site located at the foot of a hill so is flat at western end and rises at eastern end. Gas pipelines.		
Accessibility	Access off Woodway Road, no pavements. Site wouldn't relate well to settlement in isolation (ie. BLEW05 would need to be developed to better link it to settlement).		
Overall suitability/developability	The site is unsuitable due to gas pipelines which pass through the site.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site</b>	Undeliverable		

<b>deliverability</b>	
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## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW09		
Site submission number			
Site address/location	Land at Ashdown House		
Planning history	P79/V1428/O Erection of one dwelling and construction of new access. (Site area approx. 0.550 acres). Land north of Studio Cottage, East side of Bessels Way, Blewbury, Didcot. Refusal of Planning Permission on 02 April 1979		
Site size (hectares)	1.7ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Residential to south and to west, open countryside to east, farm to north		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site		
Accessibility	Access off Bessels Way. Pedestrian access is available on the opposite side of the road.		
Overall suitability/developability	Site is suitable in principle. However, site is located within the AONB and significant evidence would be required to support the need for development in this designation.		
<b>Availability and Achievability</b>			
Availability	Unknown		

Achievability	Unknown
<b>Overall assessment of site deliverability</b>	Undeliverable

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## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW10		
Site submission number			
Site address/location	Land around Blewbury School		
Planning history			
Site size (hectares)	9.53ha		
Site description and current uses	Crops		
Surrounding land uses and character of surrounding area	Open countryside, school and village hall to east		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Fairly flat site, overhead power cables		
Accessibility	No obvious access. Narrow rural roads leading to site.		
Overall suitability/developability	Site is unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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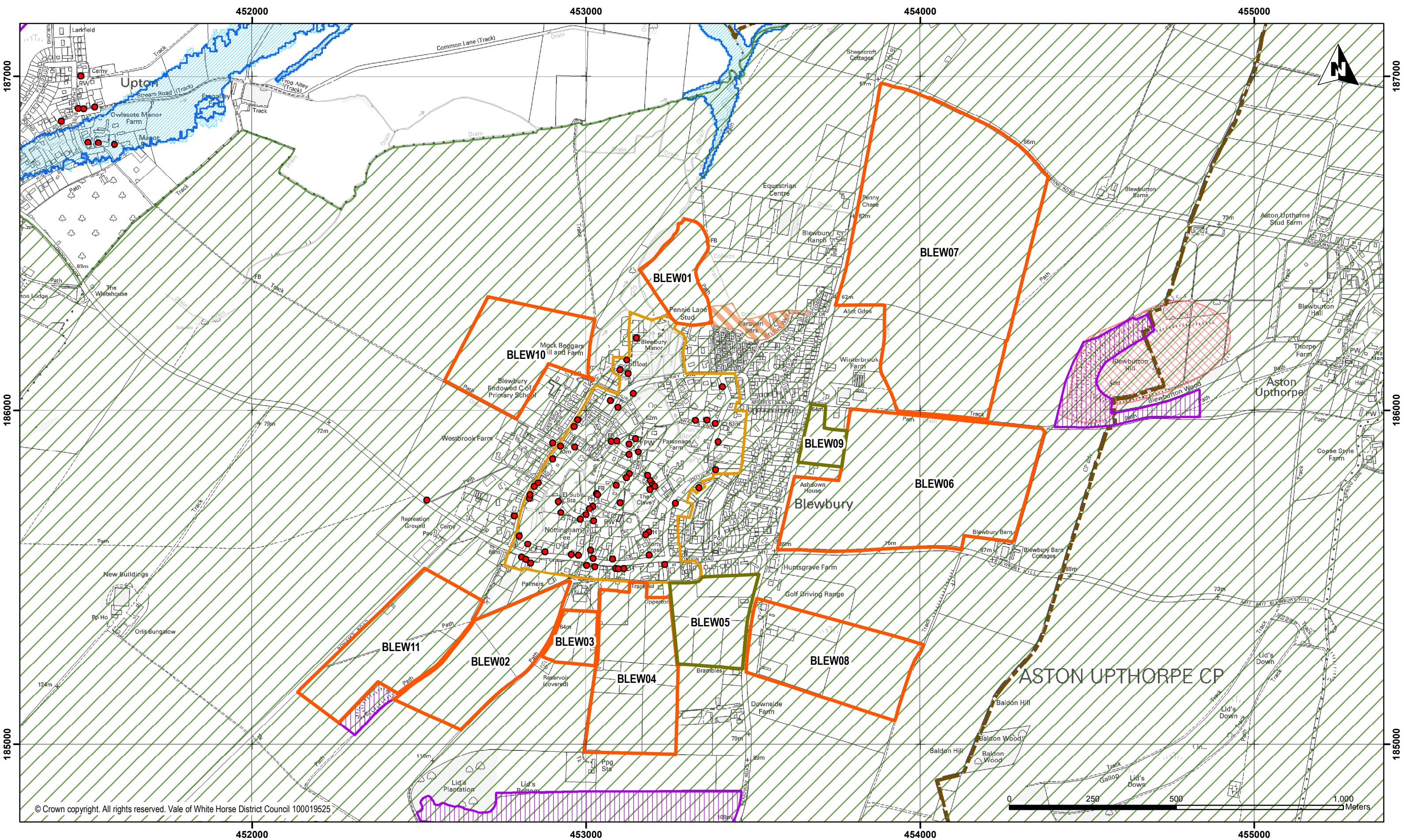
## SHLAA proforma

Settlement	Blewbury		
SHLAA site reference	BLEW11		
Site submission number			
Site address/location	Land adjacent to recreation ground		
Planning history			
Site size (hectares)	10.79ha		
Site description and current uses	Open countryside		
Surrounding land uses and character of surrounding area	Skate park and recreation ground to north, open countryside to south		
<b>Suitability for housing</b>			
Policy constraints	AONB, part CTA, archaeological constraints		
Physical constraints	Steeply sloping land		
Accessibility	Access is a single track road. Site doesn't relate well to existing facilities and village.		
Overall suitability/developability	Site is unsuitable due to landscape prominence, nature designation and access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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#### Area of search

- Permitted site
- Strategic Site Allocation
- Suitable in principle
- Unsuitable
- District Outline

- Listed buildings
- Route of Wilts and Berks Canal
- Proposed new route of Wilts and Berks Canal
- Conservation Area
- AONB

- Great Western Community Forest
- Green Belt
- Local Wildlife Sites
- SSSI
- Scheduled Ancient Monuments

- Historic Park and Gardens
- Flood Zone 3
- Flood Zone 2
- Ancient Woodland
- Enterprise Zones

- South Oxfordshire District Council Housing Sites
- Significant Permissions/Resolutions to grant
- Principal Employment Sites
- Local Plan 2011 Allocations
- February 2013 Local Plan Part 1 Proposed Strategic Allocations



SHLAA - Assessment of Sites																
Settlement	SHLAA REF	Submission REF	SUITABILITY (Phase 1)	SUITABILITY (Phase 2)	Final Report (Consistency cross check and feedback from DM and D&E)	Green Belt Sites	AONB	Maximum Housing No.	# Housing Units (less Flood Zones) @25dph	Total Housing 0-5 years	Total Housing 6-15 years	Total ha gross (SHLAA)	Total ha submitted	Flood Zone 2 and 3 (ha)	Available?	Achievability?
Blewbury	BLEW01		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access		AONB	100	100	0	100	4.00		0	No	Unknown
Blewbury	BLEW02		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	233	233	0	233	9.31		0	No	Unknown
Blewbury	BLEW03		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	50	50	0	50	2.00		0	No	Unknown
Blewbury	BLEW04		SUITABLE Not in Green Belt; Archaeological Constraints; Grade 2 agric land	Refer	Unsuitable - Access		AONB	296	296	0	296	11.83		0	No	Unknown
Blewbury	BLEW05		SUITABLE Not in Green Belt; Archaeological Constraints; Grade 2 agric land	Refer	Suitable in principle		AONB	149	149	0	149	5.94		0	No	Yes
Blewbury	BLEW06		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Gas pipelines		AONB	625	625	0	625	25.00		0	No	Unknown
Blewbury	BLEW07		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Gas pipelines		AONB	1047	1047	0	1047	41.87		0	No	Unknown
Blewbury	BLEW08		SUITABLE Not in Green Belt	Refer	Unsuitable - Gas pipelines		AONB	286	286	0	286	11.43		0	No	Unknown
Blewbury	BLEW09		SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle		AONB	43	43	0	43	1.70		0	No	Yes
Blewbury	BLEW10		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	238	238	0	238	9.53		0	No	Unknown
Blewbury	BLEW11		SUITABLE Not in Green Belt; Archaeological Constraints	Unsuitable	Unsuitable -Heavily constrained		AONB	270	270	0	270	10.79		0	No	Unknown