



**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 3: Botley

SHLAA proforma

Settlement	Botley		
SHLAA site reference	BOTL01		
Site submission number	V036		
Site address/location	Land east of Tilbury Land		
Planning history	<p>P83/V0372/O Proposed residential development of approx 23.1 (at 10 dwellings per acre) and change of use of 4.9 acres to recreational and community use and 3.5 acres to allotments.</p> <p>Planning Permission on 01 February 1984</p>	<p>P84/V0909 Erection of 250 dwellings, garages, roads and sewers. (Site area 9.35 hectare). Planning Permission on 11 January 1985</p>	<p>P83/V0372/O Proposed residential development of approx 23.1 (at 10 dwellings per acre) and change of use of 4.9 acres to recreational and community use and 3.5 acres to allotments.</p> <p>Planning Permission on 01 February 1984</p>
			<p>P07/V0741/O Outline application for Residential Development comprising 150 dwellings, including affordable housing, associated access, parking and private amenity spaces</p> <p>Planning Permission on</p>

			28 June 2012
Site size (hectares)	1.59ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Bounded by A420 to north and residential development to the south.		
Suitability for housing			
Policy constraints	Adjacent to Conservation Target Area Protected Species Buffered		
Physical constraints	Proximity to A420 Route of significant electricity pylons cross site to north		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle – Site boundary amended to exclude the permitted site.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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	Botley		
SHLAA site reference	BOTL02		
Site submission number	V005		
Site address/location	Land at Cumnor Hill		
Planning history	None		
Site size (hectares)	12.54ha		
Site description and current uses	Agricultural. Steeply sloping and elevated site		
Surrounding land uses and character of surrounding area	Agricultural to south. Residential to north and north west. Adjoins secondary school to north.		
Suitability for housing			
Policy constraints	Entirely within Green Belt Archaeological Constraints		
Physical constraints	Elevated site with likely significant landscape impact. Proximity to A420		
Accessibility	Potential/Unknown (see below)		
Overall suitability/developability	Site unsuitable due to topography and landscape sensitivity. Any development on this site would need to address this adequately. Green belt also.		
Availability and Achievability			
Availability	Yes		
Achievability	Unknown		
Overall assessment of site deliverability	Undevelopable		

The following options apply in determining the accessibility of sites:

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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	Botley		
SHLAA site reference	BOTL03		
Site submission number	V005		
Site address/location	Raleigh Park		
Planning history	P91/V0084		
	Erection of 4 dwellings. Amendment to application NHI/10872/2 Refusal of Planning Permission on 19 December 1991		
Site size (hectares)	8.6ha		
Site description and current uses	Recreation (parkland/ open space)		
Surrounding land uses and character of surrounding area	Residential to south east and north west. A34 to North east/ University Campus (Harcourt Hill Campus)		
Suitability for housing			
Policy constraints	Entirely within Green Belt Conservation Target Area Proposed Local Wildlife Site County Wildlife Site Existing recreation area		
Physical constraints	Likely significant landscape value.		
Accessibility	Potential		
Overall suitability/developability	Site unsuitable due to nature designation and actively in use as parkland.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	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.
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SHLAA proforma

Settlement	Botley		
SHLAA site reference	BOTL04		
Site submission number	V063		
Site address/location	Land off Cumnor Hill, west of Hurst Lane		
Planning history	None		
Site size (hectares)	47.76ha		
Site description and current uses	Agricultural.		
Surrounding land uses and character of surrounding area	Agricultural. Residential to north.		
Suitability for housing			
Policy constraints	Entirely within Green Belt Proximity to Listed Buildings		
Physical constraints	None visible		
Accessibility	Existing/Unknown		
Overall suitability/developability	Suitable in principle. Quite isolated from centre of settlements (Botley and Cumnor). Need to be careful of coalescence also. Proximity to SSSI to east.		
Availability and Achievability			
Availability	Yes		
Achievability	Achievable		
Overall assessment of site deliverability	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.
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SHLAA proforma

Settlement	Botley		
SHLAA site reference	BOTL04 (western part of site)		
Site submission number			
Site address/location	Land west of A4017, north of Bradley Farm		
Planning history	None		
Site size (hectares)	47.76ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Adjoins A420 to west and A4017 to east		
Suitability for housing			
Policy constraints	Entirely within Green Belt Conservation Target Area		
Physical constraints	Proximity to A420		
Accessibility	Existing/Unknown(see below)		
Overall suitability/developability	Suitable in principle. Care required with coalescence between Botley and Cumnor. Noise mitigation required against A420. Green belt review required before site can be properly considered.		
Availability and Achievability			
Availability	Yes		
Achievability	Achievable		
Overall assessment of site deliverability	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.
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SHLAA proforma

Settlement	Botley		
SHLAA site reference	BOTL05		
Site submission number	V054		
Site address/location	Parcel of land south of Oxford Road and Cumnor Hill		
Planning history			
Site size (hectares)	5.29ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to north/ adjoins A420 to west		
Suitability for housing			
Policy constraints	Entirely within Green Belt		
Physical constraints	Proximity to A420		
Accessibility	Existing (see below)		
Overall suitability/developability	Suitable in principle. Care required with coalescence between Botley and Cumnor. Noise mitigation required against A420. Green belt review required before site can be properly considered.		
Availability and Achievability			
Availability	Yes		
Achievability	Achievable		
Overall assessment of site deliverability	Developable.		

The following options apply in determining the accessibility of sites:

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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.

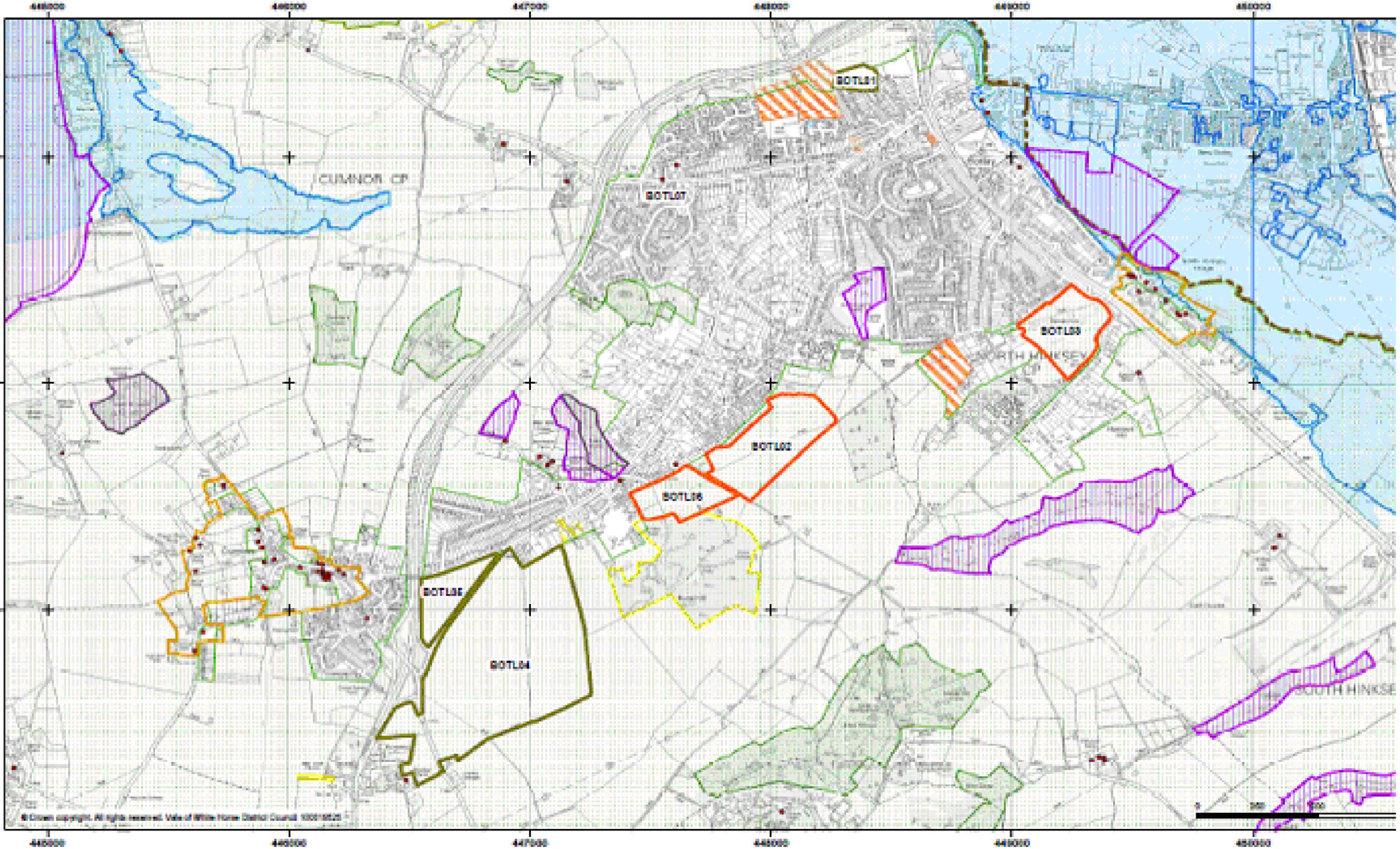
SHLAA proforma

Settlement	Botley		
SHLAA site reference	BOTL06		
Site submission number	N/A		
Site address/location	Land off Hurst Lane		
Planning history	None		
Site size (hectares)	6.1ha		
Site description and current uses	Agricultural. Flat enclosed site screened by Hurst Hill		
Surrounding land uses and character of surrounding area	Residential to north. Cumnor Follow/ open space to south. Agricultural land to north east.		
Suitability for housing			
Policy constraints	Entirely within Green Belt Proximity to Listed Buildings Adjacent to SSSI		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	Unsuitable due to proximity to SSSI.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

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



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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?
Botley	BOTL01	V036	SUITABLE	Suitable	Suitable in principle			40	40	40	0	1.59	1.59	0	Yes	Yes
Botley	BOTL02	V005	Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Topography and Landscape sensitivity	Green Belt		314	314	314	0	12.54	12.54	0	Yes	Unknown
Botley	BOTL03		SUITABLE; In County Wildlife site	Unsuitable	Unsuitable - Nature Designation	Green Belt		215	215	0	215	8.60		0	No	Unknown
Botley	BOTL04	V063	SUITABLE; Listed Building Adj	Suitable	Suitable in principle	Green Belt		1194	1194	1194	0	47.76	47.76	0	Yes	Yes
Botley	BOTL05	V054	SUITABLE	Refer	Suitable in principle	Green Belt		132	132	132	0	5.29	5.29	0	Yes	Yes
Botley	BOTL06		Suitable (Archaeological Constraints); Listed Building Adj; Adj to SSSI	Suitable	Unsuitable - Adj. to SSSI	Green Belt		153	153	0	153	6.10		0	No	Unknown
Botley	BOTL07	V099	UNSUITABLE (below area threshold)	Refer	Unsuitable - Below threshold for SHLAA			2	2	2	0	0.07	0.07	0	Yes	Unknown