



**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 11: Grove



SHLAA proforma

| | | | |
|------------------------|---|---|--|
| Settlement | Grove | | |
| SHLAA site reference | GROV01 | | |
| Site submission number | V037 | | |
| Site address/location | Monks Farm | | |
| Planning history | P12/V1545/O | P12/V0299/O | |
| | Outline application for residential development of up to 133 dwellings with associated access | Outline application for residential development of about 2,500 dwellings with associated services and facilities including secondary school, primary schools, local centre (including uses falling within use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), open space including community park, and the realignment of Denchworth Road to the south. As amended by description and additional information from agent/applicant dated 23/10/2012. | |

| | |
|---|---|
| Site size (hectares) | 48.25ha |
| Site description and current uses | Agricultural |
| Surrounding land uses and character of surrounding area | Agricultural/ Adjoins A338 to east/ residential to south/ employment to north east/ railway line to north west |
| Suitability for housing | |
| Policy constraints | Partly within Flood Zones 2 and 3 Partly adjacent Conservation Area Protected Species Buffered Archaeological Zone Grade II Listed Building |
| Physical constraints | Proximity to Railway line Proximity to A338 |
| Accessibility | Existing (see below) |
| Overall suitability/developability | Suitable –this site is a proposed strategic site allocation |
| Availability and Achievability | |
| Availability | N/A |
| Achievability | N/A |
| Overall assessment of site deliverability | N/A |

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 | Grove | | |
| SHLAA site reference | GROV02 | | |
| Site submission number | | | |
| Site address/location | Land east of A338, south of Grove Park Drive | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 33.64ha | | |
| Site description and current uses | Agricultural | | |
| Surrounding land uses and character of surrounding area | Agricultural/ Adjoins A338 to west/ (residential to far side of A338) | | |
| Suitability for housing | | | |
| Policy constraints | Archaeological Zone Grade II Listed Building | | |
| Physical constraints | Proximity to A338 | | |
| Accessibility | B & C (see below) | | |
| Overall suitability/developability | Not suitable. Unnatural extension to existing built form/ far side of A338/ poorly related. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | 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 | Grove | | |
| SHLAA site reference | GROV03 | | |
| Site submission number | | | |
| Site address/location | Land east of A338 at Tulwick Farm | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 19.64ha | | |
| Site description and current uses | Agricultural/ Forestry/ Informal Recreation | | |
| Surrounding land uses and character of surrounding area | Agricultural/ Adjoins A338 to west/ (residential to far side of A338) | | |
| Suitability for housing | | | |
| Policy constraints | Adjacent to buffer zone/ protected species to west | | |
| Physical constraints | Proximity to A338 | | |
| Accessibility | Potential/Unknown (see below) | | |
| Overall suitability/developability | Site is not suitable. Unnatural extension to existing built form/ far side of A338/ poorly related. Loss of amenity/ recreation space. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | 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 | Grove | | |
| SHLAA site reference | GROV04 | | |
| Site submission number | | | |
| Site address/location | Land east of A338 at Grove Bridge Farm | | |
| Planning history | None | | |
| | | | |
| Site size (hectares) | 16.22ha | | |
| Site description and current uses | Agricultural/ | | |
| Surrounding land uses and character of surrounding area | Agricultural/ Adjoins A338 to west/ (residential to far side of A338). Contributes to open space helping to protect the separate identities of the two settlements of Wantage and Grove. | | |
| Suitability for housing | | | |
| Policy constraints | | | |
| Physical constraints | Proximity to A338 | | |
| Accessibility | Potential/Unknown (see below) | | |
| Overall suitability/developability | Site is unsuitable due to isolation from adjacent settlement. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | 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.

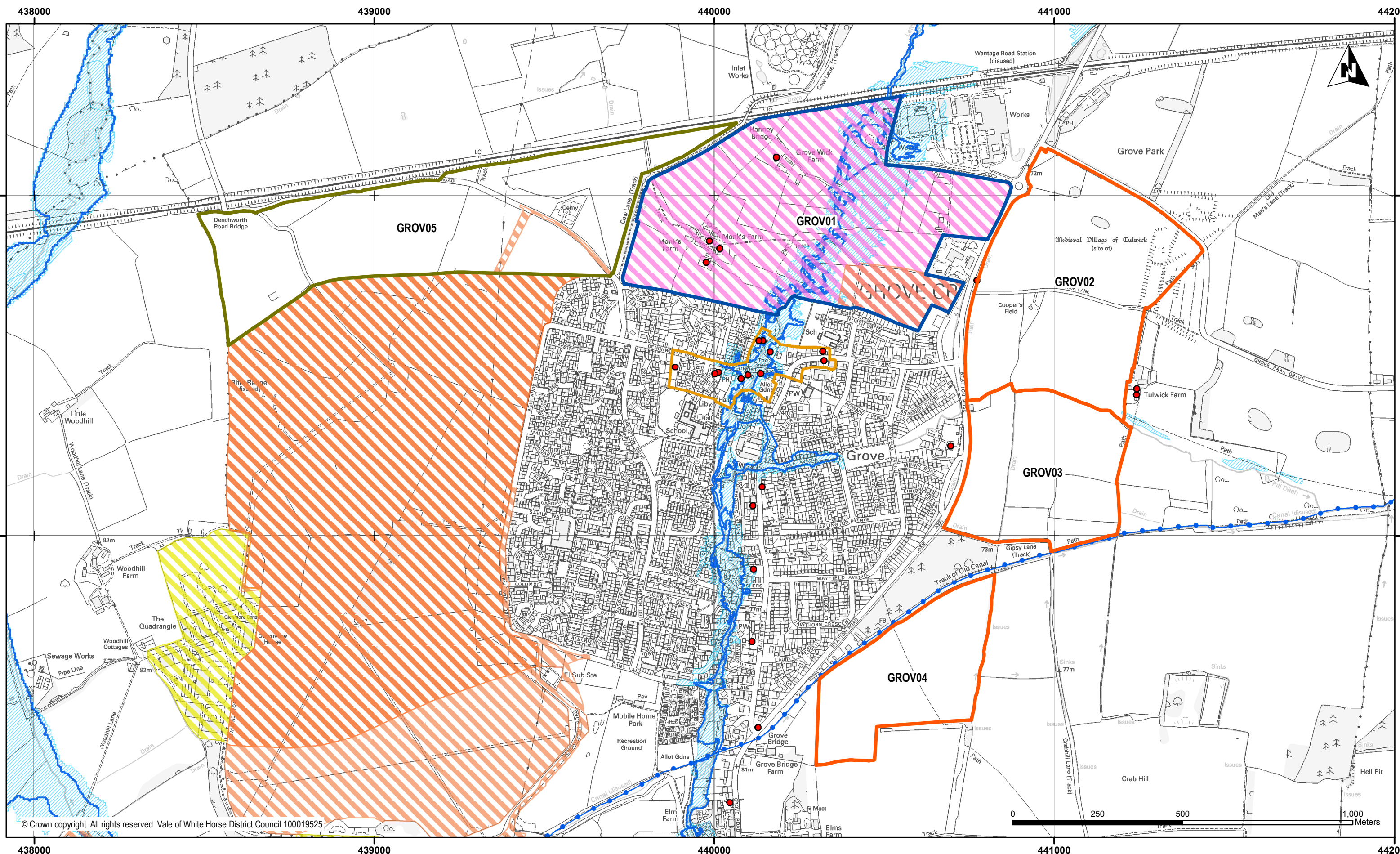
SHLAA proforma

| | | | |
|------------------------|---|---|--|
| Settlement | Grove | | |
| SHLAA site reference | GROV05 | | |
| Site submission number | V002 | | |
| Site address/location | Land south of Denchworth Road at South Wick | | |
| Planning history | P12/V0299/O | P95/V0893/O | |
| | Outline application for residential development of about 2,500 dwellings with associated services and facilities including secondary school, primary schools, local centre (including uses falling within use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), open space including community park, and the realignment of Denchworth Road to the south. As amended by description and additional information from agent/applicant dated | 8 hole Golf Course; 9 hole pitch/putt: Floodlit Driving Range. Golf clubhouse/professionals shop: Hotel/Country Club with leisure facilities: Church: Approx. 4 hect. of residential development with Car Parking, highways and access. Treated as Withdrawn on 19 December 2012 | |

| | | | |
|---|---|--|--|
| | 23/10/2012. | | |
| Site size (hectares) | 40 | | |
| Site description and current uses | Agricultural/ | | |
| Surrounding land uses and character of surrounding area | Agricultural/ limited residential to south east/ adjoins railway line to north (adjoins proposed strategic site allocation to east/ proximity to Local Plan 2011 allocation at Grove Airfield) | | |
| Suitability for housing | | | |
| Policy constraints | Wildlife Designation | | |
| Physical constraints | Proximity to railway line Proximity to sewage works (far side of railway) | | |
| Accessibility | Existing (see below) | | |
| Overall suitability/developability | The site is poorly related to the existing built form of Grove and adjoins the main London/ Bristol railway line to the north. However, the site adjoins a Local Plan 2011 allocation to the south and a proposed Strategic Site Allocation for possible inclusion in the Local Plan 2031 to the east. On this basis, the site is suitable in principle as it relates well to these allocations. | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| 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.
- Site has no obvious access point/- would be difficult to relate new development to existing.



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? |
| Grove | GROV01 | V037 | Suitable; 41% flooding; (adjacent Conservation Area)t; Archaeological Constraints; Listed Building proximity | Suitable | Strategic Site Allocation | | | | | | | 48.25 | 48.25 | 14.8 | Yes | Yes |
| Grove | GROV02 | | Suitable; Archaeological Constraints | Unsuitable | Unsuitable - Isolated | | | 841 | 841 | 0 | 841 | 33.64 | | 0 | No | Unknown |
| Grove | GROV03 | | SUITABLE | Unsuitable | Unsuitable - Isolated | | | 491 | 491 | 0 | 491 | 19.64 | | 0 | No | Unknown |
| Grove | GROV04 | | SUITABLE | Refer | Unsuitable - Isolated | | | 406 | 406 | 0 | 406 | 16.22 | | 0 | No | Unknown |
| Grove | GROV05 | V002 | SUITABLE | Refer | Suitable in principle | | | 1000 | 1000 | 1000 | 0 | 40.00 | 40.00 | 0 | Yes | Yes |