



**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

15: Kingston Bagpuize with Southmoor

SHLAA proforma

Settlement	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG01		
Site submission number	N/A		
Site address/location	Land adjoining A415, south of the A420		
Planning history	P12/V1836/O		
	Outline application for a residential development comprising of up to 63 Dwellings, up to 45 extra care units (use Class C3), public open space, land for scout group and new site access Planning Permission		
Site size (hectares)	5.15ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Residential/ bounded by A420 to north		
Suitability for housing			
Policy constraints	Proximity to Listed Building/ possible archaeological interest/ partly adjacent to Flood Zone 2 or 3.		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	The site is suitable in principle – now a permitted site.		

Availability and Achievability	
Availability	
Achievability	
Overall assessment of site deliverability	

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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG02		
Site submission number	V008		
Site address/location	Land off Draycott Road, site adjoining Village Hall		
Planning history	P12/V2653/FUL		
	Erection of 98 residential dwellings with associated open space, structural landscaping and access. (Amended plans received 20 February 2013) Planning Permission on 24 May 2013		
Site size (hectares)	4.3ha		
Site description and current uses	Agricultural (enclosed paddocks)		
Surrounding land uses and character of surrounding area	Residential to east and south/ bounded by A420 to north/ agricultural to west		
Suitability for housing			
Policy constraints	Proximity to Listed Building.		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	This site is suitable in principle-now a permitted site.		
Availability and Achievability			
Availability			
Achievability			
Overall assessment of site deliverability			

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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG03		
Site submission number	V071		
Site address/location	Land off Beggars Lane, south of A420		
Planning history	B93.0799/V		
	Twelve 4 bed dwellings, Fourteen 3 bed dwellings & 1 two bed dwellings Plans Passed		
Site size (hectares)	2.53ha		
Site description and current uses	Agricultural (enclosed paddocks)		
Surrounding land uses and character of surrounding area	Residential to west and south/ bounded by A420 to north/ agricultural to east		
Suitability for housing			
Policy constraints	None		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	This site is suitable in principle.		
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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG04		
Site submission number	N/A		
Site address/location	Land south of Faringdon Road, adjoining Middle Barn		
Planning history	B13.0075/V	P82/V1251	
	50 New Build residential dwellings Approved	Conversion of barn into dwelling house Refusal of Planning Permission on 09 August 1982	
Site size (hectares)	2.54ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Residential to north and east/ amenity (country hotel) and agricultural to south and west		
Suitability for housing			
Policy constraints	Partly adjacent to Listed Buildings		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	This site is suitable in principle. Area to north is now permitted (removed from site)		
Availability and Achievability			
Availability	Unknown		
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.

SHLAA proforma

Settlement	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG05		
Site submission number	N/A		
Site address/location	Kingston Bagpuize House		
Planning history	None		
Site size (hectares)	7.61ha		
Site description and current uses	Amenity (Stately Home)/ Landscaped Grounds		
Surrounding land uses and character of surrounding area	Parkland/ agricultural		
Suitability for housing			
Policy constraints	Fully within Conservation Area/ Proximity to Listed Buildings/ adjacent to archaeological interest		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	This site is unsuitable. Impact on Conservation Area/ loss of amenity (local tourism asset)		
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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG06		
Site submission number	N/A		
Site address/location	Parkland adjoining Kingston Bagpuize House		
Planning history	None		
Site size (hectares)	9.74ha		
Site description and current uses	Amenity (parkland grounds to Stately Home)		
Surrounding land uses and character of surrounding area	Amenity (Stately Home – landscaped grounds)/ agricultural/ limited residential to north		
Suitability for housing			
Policy constraints	Adjacent to Conservation Area/ Proximity to Listed Buildings/ Archaeological Interest		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	This site is unsuitable. Impact on Conservation Area/ loss of amenity (local tourism asset)		
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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG07		
Site submission number	N/A		
Site address/location	Land at Blenheim Farm, off Stonehill Lane		
Planning history	None		
Site size (hectares)	7.21ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Residential to north (partly to west)/ Agricultural to south (partly to west)/ parkland to east		
Suitability for housing			
Policy constraints	Proximity to Listed Buildings/ Archaeological Interest		
Physical constraints	None visible		
Accessibility	Potential (see below)		
Overall suitability/developability	This site is suitable in principle subject to awareness of archaeological constraints		
Availability and Achievability			
Availability	Unknown		
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.

SHLAA proforma

Settlement	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG08		
Site submission number	N/A		
Site address/location	Land to west of Hanney Road		
Planning history	None		
Site size (hectares)	8ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Residential to north and east)/ Agricultural to south and west)		
Suitability for housing			
Policy constraints	Proximity to Listed Buildings		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	This site is suitable in principle.		
Availability and Achievability			
Availability	Unknown		
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.

SHLAA proforma

Settlement	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG09		
Site submission number	N/A		
Site address/location	Land to east of Hanney Road, south of Town Pond Land		
Planning history	NONE		
Site size (hectares)	7.27ha		
Site description and current uses	Agricultural (separate paddocks/ grazing)		
Surrounding land uses and character of surrounding area	Agricultural/ residential to north		
Suitability for housing			
Policy constraints	Proximity to Listed Buildings		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	This site is suitable in principle.		
Availability and Achievability			
Availability	Unknown		
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.

SHLAA proforma

Settlement	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG10		
Site submission number	N/A		
Site address/location	Land off Sandy Lane (Oakbedding Copse)		
Planning history	P02/V1150/LB(adj)		
	Demolition of concrete and metal sheds. Change of use of barns to form 5 dwellings. Associated garaging. Revised access Planning Permission on 28 November 2002		
Site size (hectares)	4ha		
Site description and current uses	Agricultural/ woodland/ limited residential		
Surrounding land uses and character of surrounding area	Agricultural/ parkland		
Suitability for housing			
Policy constraints	Archaeological constraints		
Physical constraints	Unknown		
Accessibility	Unknown		
Overall suitability/developability	This site is unsuitable. Isolated rural location, not related to village/ unclear if suitable access/ loss of existing woodland		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

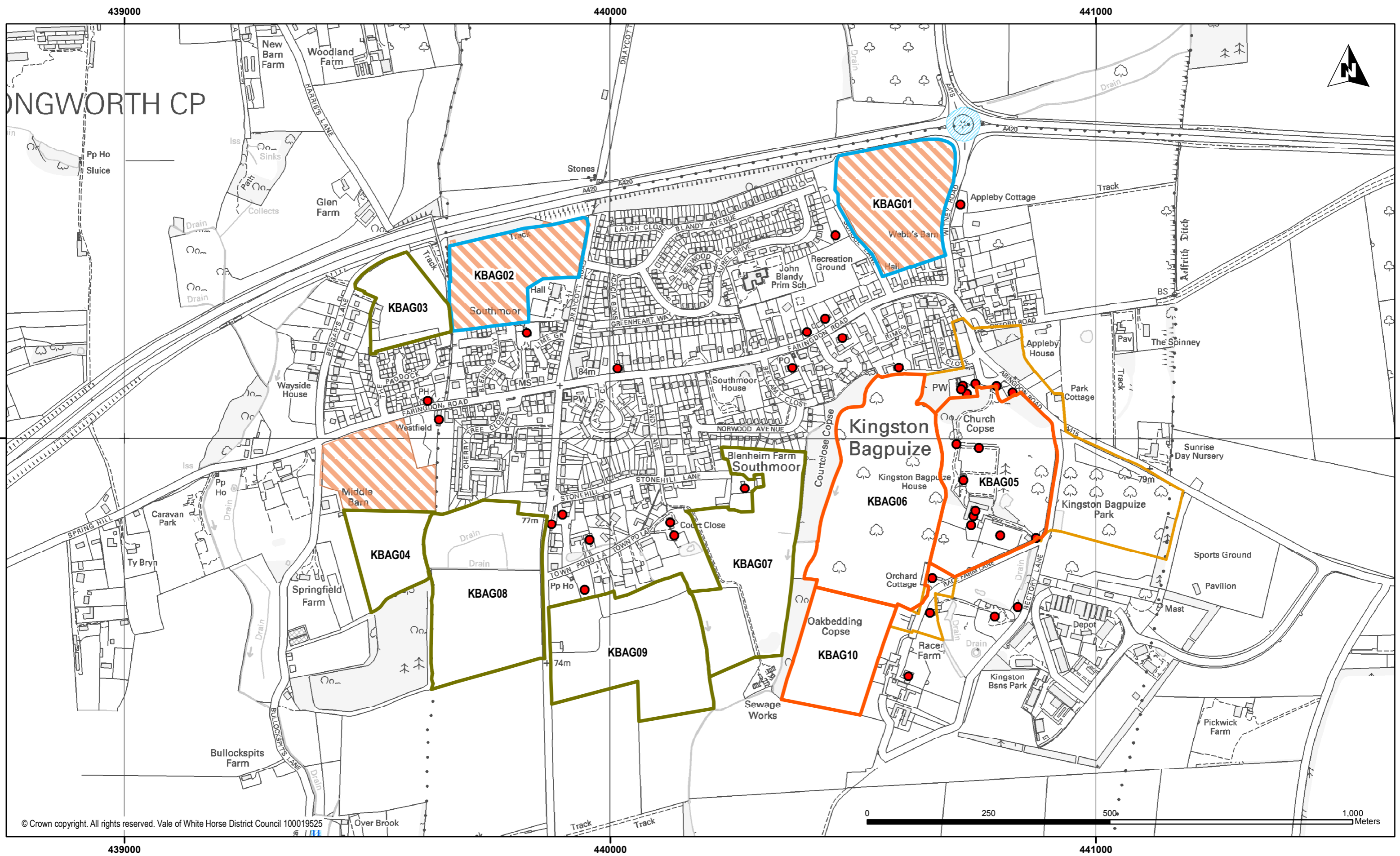
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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	Kingston Bagpuize with Southmoor		
SHLAA site reference	KBAG10		
Site submission number	N/A		
Site address/location	Land off Sandy Lane (Oakbedding Copse)		
Planning history	P02/V1150/LB(adj)		
	Demolition of concrete and metal sheds. Change of use of barns to form 5 dwellings. Associated garaging. Revised access Planning Permission on 28 November 2002		
Site size (hectares)	4ha		
Site description and current uses	Agricultural/ woodland/ limited residential		
Surrounding land uses and character of surrounding area	Agricultural/ parkland		
Suitability for housing			
Policy constraints	Archaeological constraints		
Physical constraints	Unknown		
Accessibility	Unknown		
Overall suitability/developability	This site is unsuitable. Isolated rural location, not related to village/ unclear if suitable access/ loss of existing woodland		
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.
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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?
Kingston Bagpuize with Southmoor	KBAG01		Suitable; Not in Green belt; Archaeological Constraints; Listed Building proximity	Suitable	Permitted site			129	129			5.15		0	No	Yes
Kingston Bagpuize with Southmoor	KBAG02	V008	SUITABLE; Not in Green Belt; Listed Building Adj	Suitable	Permitted site			108	108			4.30	4.30	0	Yes	Yes
Kingston Bagpuize with Southmoor	KBAG03	V071	SUITABLE; Not in Green Belt	Suitable	Suitable in principle			63	63	63	0	2.53	2.53	0	Yes	Yes
Kingston Bagpuize with Southmoor	KBAG04		SUITABLE; Not in Green Belt; Listed Building proximity	Suitable	Suitable in principle			64	64	0	64	2.54		0	No	Yes
Kingston Bagpuize with Southmoor	KBAG05		Suitable; Not in Green Belt; Within Cons Area; Listed Building proximityt; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained			190	190	0	190	7.61		0	No	Unknown
Kingston Bagpuize with Southmoor	KBAG06		Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained			244	244	0	244	9.74		0	No	Unknown
Kingston Bagpuize with Southmoor	KBAG07		SUITABLE; Not in Green Belt; Listed Building proximity	Partly suitable	Suitable in principle			180	180	0	180	7.21		0	No	Yes
Kingston Bagpuize with Southmoor	KBAG08		SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Suitable in principle			200	200	0	200	8.00		0	No	Yes
Kingston Bagpuize with Southmoor	KBAG09		SUITABLE; Not in Green Belt; Listed Building Adj	Suitable	Suitable in principle			182	182	0	182	7.27		0	No	Yes
Kingston Bagpuize with Southmoor	KBAG10		Suitable (adjacent Conservation Area); Not in Green Belt	Unsuitable	Unsuitable - Isolated; Heavily constrained			100	100	0	100	4.00		0	No	Unknown