



**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
24: Wantage**

SHLAA proforma

Settlement	Wantage		
SHLAA site reference	WANT01		
Site submission number	V064		
Site address/location	Land west of Stockham Farm		
Planning history	B13.0024/V	P12/V1240/FUL	
	200no Residential new build properties only. Approved	Residential development to provide 200 new homes across private and affordable tenures, with public open space and play space, the protection of the existing route of the Wilts and Berks Canal and the provision of land to allow for a realigned route, on-site car and cycle parking and improvements to site access and egress Planning Permission on 28 March 2013	
Site size (hectares)	6.64ha		
Site description and current uses	Agricultural & use for Informal Recreation/ Open Space		
Surrounding land uses and character of surrounding area	Agricultural/ Informal Recreation/ Open Space/ Residential to South		

Suitability for housing	
Policy constraints	Protected Species (Water Vole)
Physical constraints	Historic route of the Wilts and Berks Canal
Accessibility	Unknown (see below)
Overall suitability/developability	Site is suitable in principle if appropriate access can be provided.
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	Wantage		
SHLAA site reference	WANT02		
Site submission number	V064		
Site address/location	Land north of Stockham Farm		
Planning history	B13.0024/V	P12/V1240/FUL	
	<p>200no Residential new build properties only.</p> <p>Approved, 10 April 2013</p>	<p>Residential development to provide 200 new homes across private and affordable tenures, with public open space and play space, the protection of the existing route of the Wilts and Berks Canal and the provision of land to allow for a realigned route, on-site car and cycle parking and improvements to site access and egress.</p> <p>Planning Permission on 28 March 2013</p>	
Site size (hectares)	5.5ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	<p>Agricultural/ Residential to east/ Employment to west (Crown Packaging)/ adjoins Local Plan 2011 allocation to north (Grove Airfield)/</p> <p>Forms part of the open space between Wantage</p>		

	and Grove which helps to protect the separate identities of the two settlements.
Suitability for housing	
Policy constraints	Protected Species
Physical constraints	
Accessibility	Existing (see below)
Overall suitability/developability	<p>Site is suitable in principle.</p> <p>The site is almost surrounded by development or approved development and despite further degrading the open space between Wantage and Grove does form a natural infill and well related extension to the built form. Wantage and Grove are already adjoined at this location.</p> <p>Consideration is needed for whether this site should be safeguarded for long term protection for a western Wantage bypass for the A417.</p>
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	Wantage		
SHLAA site reference	WANT03		
Site submission number			
Site address/location	Land off Charlton Village Road, adjacent to scrap yard site		
Planning history	None		
Site size (hectares)	2.85ha		
Site description and current uses	Agricultural (open grassland/ unclear if in use for arable production)		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to south/ adjoins proposed Strategic Allocation Site to north and east.		
Suitability for housing			
Policy constraints	Partly in archaeological constraint- Charlton historic core. No immediate constraints at present		
Physical constraints	None Visible		
Accessibility	Existing (see below) and potential for access through SSA		
Overall suitability/developability	Site is suitable in principle. Natural extension/ relates well to built form/ would be infill if SSA proceeds.		
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	Wantage		
SHLAA site reference	WANT04		
Site submission number	V044		
Site address/location	Land east of B4494		
Planning history	P12/V2316/O		
	Outline application for residential development (up to 85 dwellings), access onto Chainhill Road, internal estate roads, parking, landscaping and open space.		
Site size (hectares)	5.19ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to north and north west/ limited built development to south of site		
Suitability for housing			
Policy constraints	Partly within AONB Archaeological Constraints		
Physical constraints	None Visible		
Accessibility	Existing (see below)		
Overall suitability/developability	<p>This is a permitted site. Suitable (subject to wider policy constraints).</p> <p>Relatively enclosed site which could form a natural and well related extension to the existing built form.</p>		
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	Wantage		
SHLAA site reference	WANT05		
Site submission number	V091		
Site address/location	Land of Springfield Road		
Planning history	None		
Site size (hectares)	6.95ha		
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 AONB		
Physical constraints	Steeply sloping and elevated site		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is unsuitable due topography of the site and sensitive landscape setting. Site is located within the AONB.		
Availability and Achievability			
Availability	Yes		
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	Wantage		
SHLAA site reference	WANT06		
Site submission number			
Site address/location	Land of Springfield Road		
Planning history	None		
Site size (hectares)	4.46ha		
Site description and current uses	Agricultural (enclosed paddock)		
Surrounding land uses and character of surrounding area	Recreation Land/ Allotments/ Open Space/ Watercourse		
Suitability for housing			
Policy constraints	Adjacent to Flood Zones 2 and 3 Entirely within AONB Protected Species		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is unsuitable as it does not relate well to the existing built form of Wantage (isolated) and has poor access. Site is within the AONB.		
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	Wantage		
SHLAA site reference	WANT07		
Site submission number	N/A		
Site address/location	Land at The Ham, south of the B4507		
Planning history	None		
Site size (hectares)	4.1ha		
Site description and current uses	Agricultural (enclosed paddock)		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to south and east		
Suitability for housing			
Policy constraints	Archaeological interest. AONB		
Physical constraints	None visible		
Accessibility	Available (private access)		
Overall suitability/developability	Site is unsuitable due to poor relationship with existing development (isolated). Site is also located within the AONB.		
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	Wantage		
SHLAA site reference	WANT08		
Site submission number	V004		
Site address/location	Crab Hill proposed Strategic Site Allocation		
Planning history			
Site size (hectares)	91.48ha		
Site description and current uses			
Surrounding land uses and character of surrounding area	Agricultural and residential		
Policy constraints	Adjacent to South of AONB but not in it,		
Physical constraints			
Accessibility	Existing		
Overall suitability/developability	Site is suitable. Strategic Site Allocation		
Availability and Achievability			
Availability			
Achievability			
Overall assessment of site deliverability			

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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	Wantage		
SHLAA site reference	WANT09		
Site submission number			
Site address/location	Land at Challow Park		
Planning history	P58/V0002		
	Residential Development. Land at Challow Park (part site) Refusal of Planning Permission on 09 September 1958		
Site size (hectares)	8.56ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to East/ forms part of important gap which helps protect the separate identities of Wantage and East Challow		
Policy constraints	Important open land between settlements.		
Physical constraints	None visible		
Accessibility	Existing		
Overall suitability/developability	Site is suitable in principle. It impinges upon the protected open space between Wantage and East Challow but not significantly. Caution required with respect to addressing this.		
Availability and Achievability			
Availability	Unknown		
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	Wantage		
SHLAA site reference	WANT10		
Site submission number			
Site address/location	Land at Stockham Park		
Planning history	None		
Site size (hectares)	3.18ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to north/ Allotments to east		
Policy constraints	Protected Species		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is unsuitable due to protected species and access		
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.
- Site has no obvious access point /would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Wantage		
SHLAA site reference	WANT11		
Site submission number	V035		
Site address/location	Land west of Grove Road, south of Allotments		
Planning history	None		
Site size (hectares)	1.6ha		
Site description and current uses	Agricultural (Horses and storage)		
Surrounding land uses and character of surrounding area	Agricultural to East/ Residential to south/ Allotment to north		
Policy constraints	Grade 2 agricultural		
Physical constraints	None visible		
Accessibility	Existing		
Overall suitability/developability	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:

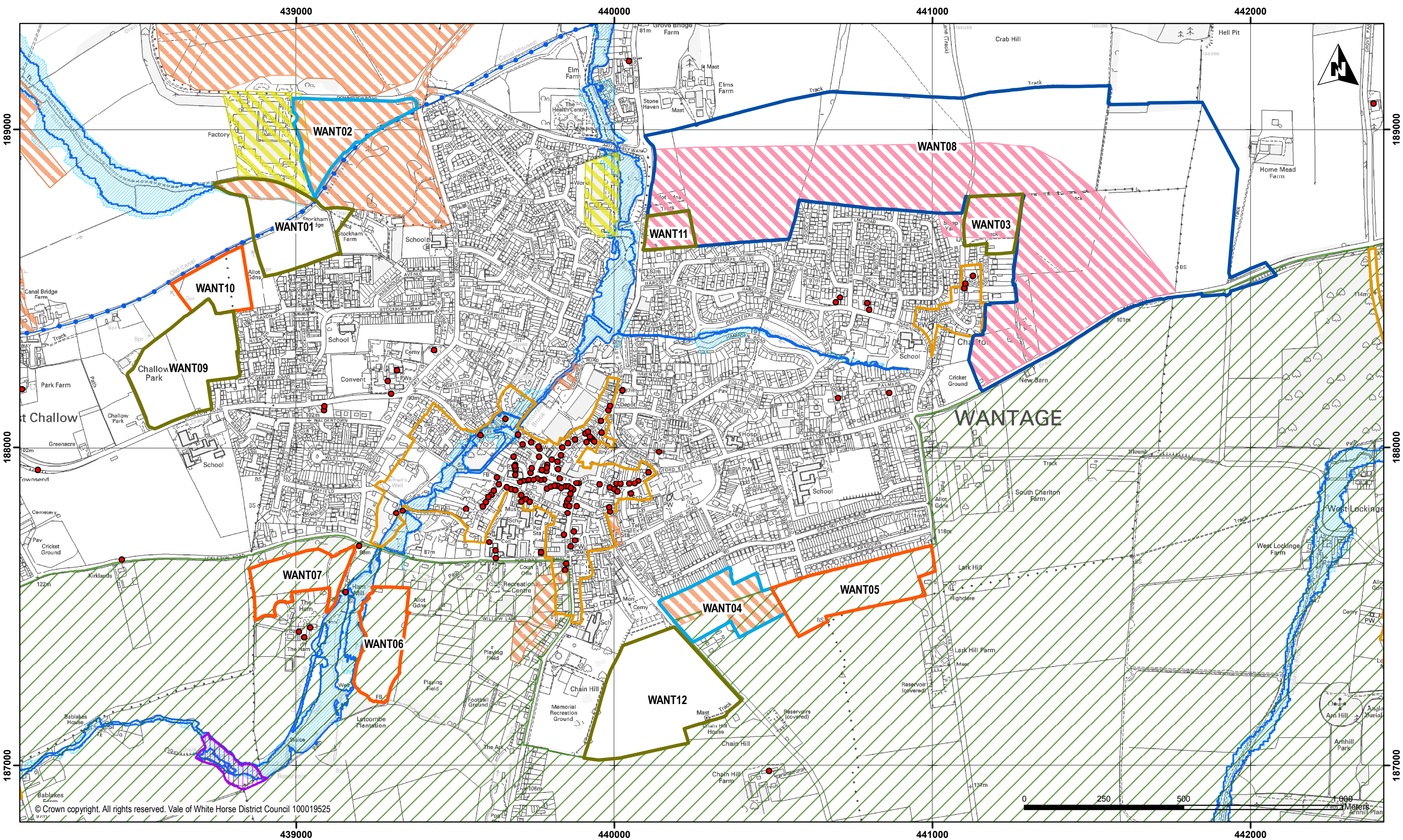
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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	Wantage		
SHLAA site reference	WANT12		
Site submission number			
Site address/location	Land off Chainhill Road		
Planning history	P12/V2316/O Outline application for residential development (up to 85 dwellings), access onto Chainhill Road, internal estate roads, parking, landscaping and open space.		
Site size (hectares)	12.25ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural, recreational and residential		
Suitability for housing			
Policy constraints	Archaeological constraints, grade 2 agricultural land		
Physical constraints	Sloped site but well concealed		
Accessibility	Potential		
Overall suitability/developability	Suitable in principle but its location against the AONB would need to be assessed in more detail. Topography is sloped and existing road may require upgrading.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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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.~~



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?
Wantage	WANT01	V064	SUITABLE	Refer	Suitable in principle			166	166	166	0	6.64	6.64	0	Yes	Yes
Wantage	WANT02	V064	SUITABLE	Suitable	Permitted site			138	138			5.50	5.5	0	Yes	Yes
Wantage	WANT03		Suitable; Archaeological Constraints	Refer	Suitable in principle			71	71	0	71	2.85		0	No	Yes
Wantage	WANT04	V044	SUITABLE but with heavy constraints; 54% AONBt; Grade 2 agric land	Suitable	Permitted site			130	130			5.19	5.19	0	Yes	Yes
Wantage	WANT05	V091	SUITABLE Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained		AONB	174	174	174	0	6.95	6.95	0	Yes	Unknown
Wantage	WANT06		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained		AONB	112	112	0	112	4.46		0	No	Unknown
Wantage	WANT07		SUITABLE Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated site		AONB	103	103	0	103	4.10		0	No	Unknown
Wantage	WANT08	V004	Suitable; Adj AONB; (adjacent Conservation Area)t; Archaeological Constraintst; Grade 2 agric land	Suitable	Strategic Site Allocation							91.48	91.48	0	Yes	Yes
Wantage	WANT09		SUITABLEt; Grade 2 agric land	Suitable in principle	Suitable in principle			214	214	0	214	8.56		0	No	Yes
Wantage	WANT10		SUITABLE	Suitable	Unsuitable - Protected species & access			80	80	0	80	3.18		0	No	Unknown
Wantage	WANT11	V035	SUITABLE	Suitable	Suitable in principle			40	40	40	0	1.60	1.6	0	Yes	Yes
Wantage	WANT12		SUITABLE	Suitable	Suitable in principle			306	306	0	306	12.25		0	No	Yes