



**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** **25: Watchfield**

## SHLAA proforma

Settlement	Watchfield		
SHLAA site reference	WATC01		
Site submission number	V070		
Site address/location	Land south of Majors Road		
Planning history	P11/V2189/SCO Screening Opinion in respect of Environmental Impact Assessment. Responded on 10 October 2011	P12/V1329/FUL Proposed residential development comprising of 120 units and associated parking, landscaping, amenity space and engineering works Planning Permission on 21 December 2012	Extra Planning History:  B12.0775/V, AGR 663, AGR 664, P13/V0407/DIS, P13/V0346/DIS, VE13/047, P96/V1313, P01/V1459, P75/V0195/COU, P95/V7634
Site size (hectares)	3.61ha		
Site description and current uses	Under construction. Initial ground works have started on site.		
Surrounding land uses and character of surrounding area	Adjacent to sports pavilion. Business Park to North. Residential dwellings to East.		
<b>Suitability for housing</b>			
Policy constraints	Greenfield, Grade 3b Agricultural land		
Physical constraints			
Accessibility	Existing access is currently being used for construction work.		
Overall suitability/developability	Site has planning permission: exclude from further consideration.		

<b>Availability and Achievability</b>	
Availability	
Achievability	
<b>Overall assessment of site deliverability</b>	

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	Watchfield		
SHLAA site reference	WATC02		
Site submission number	V046		
Site address/location	Land west of Star Lane		
Planning history	<p>P12/V2283/O Residential development for up to 100 dwellings; provision of Extra Care Housing comprising 50 No. apartments to meet the needs of the elderly (Class C2); provision of two Learning Disability Homes comprising 17 No. bedrooms in total (Class C2); together with means of access Outline Planning Permission on 16 May 2013</p>	<p>P12/V2257/D Prior notification for demolition of buildings No decision issued</p>	<p>Affecting site adjacent on South Western Side Of Highworth Road: P12/V1901/FUL Change of use of land for the stationing of caravans for residential purposes for eight gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use. Planning Permission on 5th February 2013</p>
	<p>Extra notable planning history: P01/V0787/O, VE12/194, P69/V0179, P97/V1516, P09/V0131</p>		
Site size (hectares)	8.29ha		
Site description and current uses	'Depot' style buildings in NE corner of site –		

	unclear whether this is still in use. Rest of site is scrub land/grass land. Some footpaths (may be informal) cross the site. Some vegetation.
Surrounding land uses and character of surrounding area	<p>Some road noise from A420 which runs adjacent to the site. Field to the east of the site has sign indicating it is used for community uses. Quiet residential area with open character to the east.</p> <p>Site is relatively well screened by existing hedgerows.</p> <p>Wind turbines located to the north are visible from the site.</p>
<b>Suitability for housing</b>	
Policy constraints	Part Greenfield, 0.4 ha CTA, 67m from Local nature reserve, 67m from SSSI
Physical constraints	Depot buildings in NE corner of site. Additional small building (much smaller) in SE corner of site. Some vegetation on site, and hedgerows around edges. Distinct area of vegetation in middle of site. Land slopes down to golf course/river just outside southern boundary of site.
Accessibility	Star Lane is narrow – possibly single track. Could access the site from the north.
Overall suitability/developability	Permission already granted: exclude from further consideration
<b>Availability and Achievability</b>	
Availability	
Achievability	
<b>Overall assessment of site deliverability</b>	

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

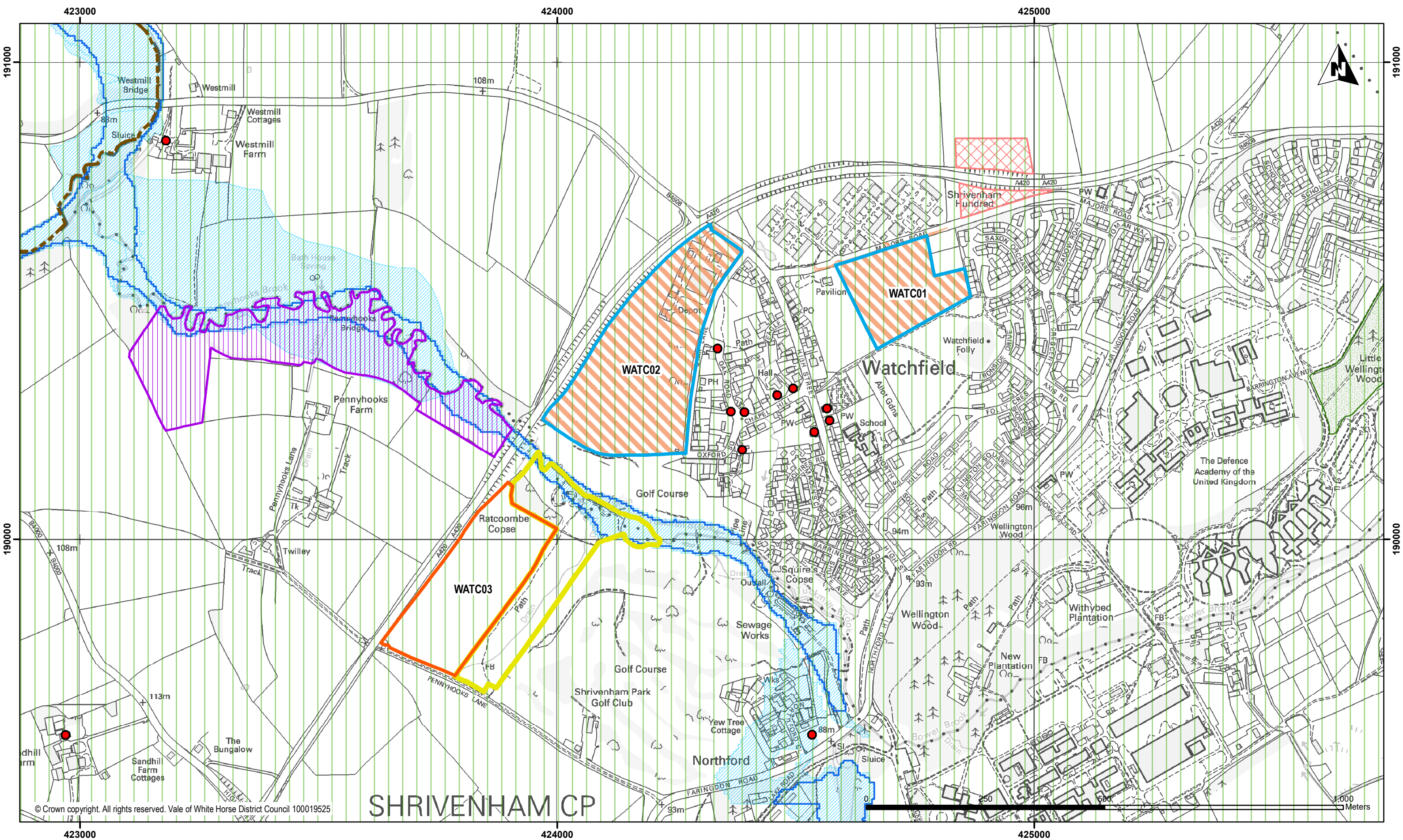
Settlement	Watchfield		
SHLAA site reference	WATC03		
Site submission number			
Site address/location	Land north of Pennyhooks Lane		
Planning history	Site and Land parallel of A420 granted: P04/V0414 Renewal of temporary permission for a mobile house for educational and therapeutic purposes. Planning Permission on 22 April 2004	Additionally planning history affecting site: P69/V0179	
Site size (hectares)	6.3ha		
Site description and current uses	Eastern part of site is currently a nature reserve. Western part of site is currently grassland.		
Surrounding land uses and character of surrounding area	Golf course to north and east of site. Agricultural land to south. A420 to west (some road noise, especially on western side of site). Area generally quiet apart from road noise.		
<b>Suitability for housing</b>			
Policy constraints	Greenfield, 5.6ha CTA, 2.7 in Local Nature Reserve, Enclosed by SSSI		
Physical constraints	<p>Eastern part of site is nature reserve and has brook running through it. Also footpaths running through eastern part of site. Nature reserve slopes down to brook from north west.</p> <p>Western part of site is fairly well screened by existing hedgerow and no obvious vegetation in middle of this part of the site.</p>		
Accessibility	Pennyhooks Lane is narrow, with vegetation		

	<p>either side, but could possibly be widened. Also existing access on to A420, but this is not likely to be a preferred solution.</p> <p>The site is separated from the settlement by the golf course.</p>
Overall suitability/developability	Site is unsuitable as eastern part of site is nature reserve, and western part of site is separated from settlement by nature reserve and golf course.
<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





#### 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?
Watchfield	WATC01	V070	SUITABLE; Not in Green Belt	Refer	Permitted site			90	90			3.61	3.61	0	Yes	Yes
Watchfield	WATC02	V046	SUITABLE; Not in Green Belt	Refer	Permitted site			207	207			8.29	8.29	0	Yes	Yes
Watchfield	WATC03		Suitable (Not in Proximity to Listed Building);;; Not in Green Belt; Adj to SSSI	Unsuitable	Unsuitable - Nature Designation			158	158	0	158	6.30		0	No	Unknown