



**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  
26: Wootton**

## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT01		
Site submission number			
Site address/location	Land south of Lansdowne Road		
Planning history	P77/V0751		
	Erection of a new dwelling and garage, Plot 1, South Side of Lansdowne Road, Dry Sandford, Abingdon, Oxon		
Site size (hectares)	6.65ha		
Site description and current uses	Agricultural (Enclosed Paddocks)		
Surrounding land uses and character of surrounding area	Agricultural/ Informal Recreation/ Open Space/ Residential to north		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt; Airfield safeguarding zone		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT02		
Site submission number			
Site address/location	Land opposite Dry Sandford Primary School		
Planning history	None		
Site size (hectares)	8.29ha		
Site description and current uses	Agricultural (Enclosed Paddocks)		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify this site coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT03		
Site submission number			
Site address/location	Land west of Lashford Lane		
Planning history	None		
Site size (hectares)	2.35ha		
Site description and current uses	Open Space / Informal Recreation		
Surrounding land uses and character of surrounding area	Residential to north and east/ watercourse/ open space to west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Adjacent Wildlife Designation		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is unsuitable due to close proximity to Special Area of Conservation		
<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.

## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT04		
Site submission number			
Site address/location	Land west of The Parish Church of Saint Peter Wootton		
Planning history	None		
Site size (hectares)	2.48ha		
Site description and current uses	Agricultural (Enclosed Paddock)		
Surrounding land uses and character of surrounding area	Residential to south and west/ Amenity (church)/ Agricultural to north		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Adjacent Listed Buildings		
Physical constraints	None visible		
Accessibility	Potential (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT05		
Site submission number			
Site address/location	Land east of Cumnor Road		
Planning history	None		
Site size (hectares)	4.96ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to south west/		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify it coming forward for development. Care needed also as site is in close proximity to listed buildings.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT06		
Site submission number			
Site address/location	Land west of Middle Farm, Wootton		
Planning history	None		
Site size (hectares)	1.62ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east/		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Archaeological Constraints Adjacent Listed Buildings		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify it coming forward for development. Care needed also as site is in close proximity to listed buildings.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT07		
Site submission number			
Site address/location	Land opposite Wootton C & E Primary School		
Planning history	None		
Site size (hectares)	2.6ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east/		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Archaeological Constraints Adjacent Listed Buildings		
Physical constraints	None visible		
Accessibility	Potential (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT08		
Site submission number			
Site address/location	Land west of Cumnor Road		
Planning history	P13/V0385/O		
	Outline application for demolition of existing building and erection of up to 64 dwellings with associated car parking and landscaping.		
Site size (hectares)	4.22ha		
Site description and current uses	Scrubland/ unstructured planning/ informal open space		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to south/ watercourse to west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt; Local wildlife site (part of)		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is suitable in principle. Would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT09		
Site submission number			
Site address/location	Lashford Lane Fen Nature Reserve		
Planning history	P90/V0689/O		
	Erection of one detached bungalow. (Site area approx 0.04 hectares).  Planning Permission on 14 May 1990		
Site size (hectares)	4.69ha		
Site description and current uses	Nature Reserve/ water course		
Surrounding land uses and character of surrounding area	Agricultural to west/ residential to east		
<b>Suitability for housing</b>			
Policy constraints	Partly with Flood Zones 2 and 3 Entirely within Green Belt Special Area Conservation		
Physical constraints	Water course/ flood plain/ nature reserve		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is unsuitable. The site is a nature reserve with SAC status		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT10		
Site submission number			
Site address/location			
Planning history	P12/V1845/FUL		
	Demolition of existing dwelling. Erection of four bedroomed detached house  Planning Permission on 16 November 2012		
Site size (hectares)	5.87ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt; Airfield safeguarding zone.		
Physical constraints	None identifiable		
Accessibility	No access		
Overall suitability/developability	Site is suitable in principle but is located within the green belt and lies in close proximity to the airfield to the south. Care required with these designations. Site could come forward with adjacent sites 01, 02 and 11.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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.

## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT11		
Site submission number			
Site address/location	Land at Whitehouse Farm		
Planning history	None		
Site size (hectares)	5.42ha		
Site description and current uses	Agricultural (Enclosed Paddocks)		
Surrounding land uses and character of surrounding area	Agricultural (Enclosed Paddocks)		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None Visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is suitable in principle but is located within the green belt and lies in close proximity to the airfield to the south. Care required with these designations.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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.



## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT12		
Site submission number			
Site address/location	Land south at Dry Sanford Primary School		
Planning history	P06/V0829		
	Proposed new access to highway.  Withdrawn prior to determination on 05 July 2006		
Site size (hectares)	4.92ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Archaeological Constraints Adjacent to Listed Buildings		
Physical constraints	None Visible		
Accessibility	Potential (see below)		
Overall suitability/developability	Site is suitable in principle. In policy terms it is within the green belt and could lead to coalescence between Wootton and Dry Sandford,		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	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	Wootton		
SHLAA site reference	WOOT13		
Site submission number			
Site address/location	Land north of Honeybottom Lane		
Planning history	None		
Site size (hectares)	4.13ha		
Site description and current uses	Scrubland/ unstructured planting/ informal recreation		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to west/ Residential to north east		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Archaeological Constraints		
Physical constraints	None Visible		
Accessibility	Potential (see below)		
Overall suitability/developability	Site is suitable in principle. Infill site/ well related/ sustainable location. Would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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.

## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT14		
Site submission number			
Site address/location	Land north east of Lamborough Hill		
Planning history	None		
Site size (hectares)	7.85ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to west of north west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None Visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle. Well related/ sustainable location. Would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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

## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT15		
Site submission number			
Site address/location	Land west of Stones Farm		
Planning history	None		
Site size (hectares)	2.75ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None Visible (unable to access land)		
Accessibility	Unknown (see below)		
Overall suitability/developability	Site is unsuitable due to inability to provide access. Access may be provided via an existing residential dwelling. Site is located within the green belt also.		
<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:

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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.

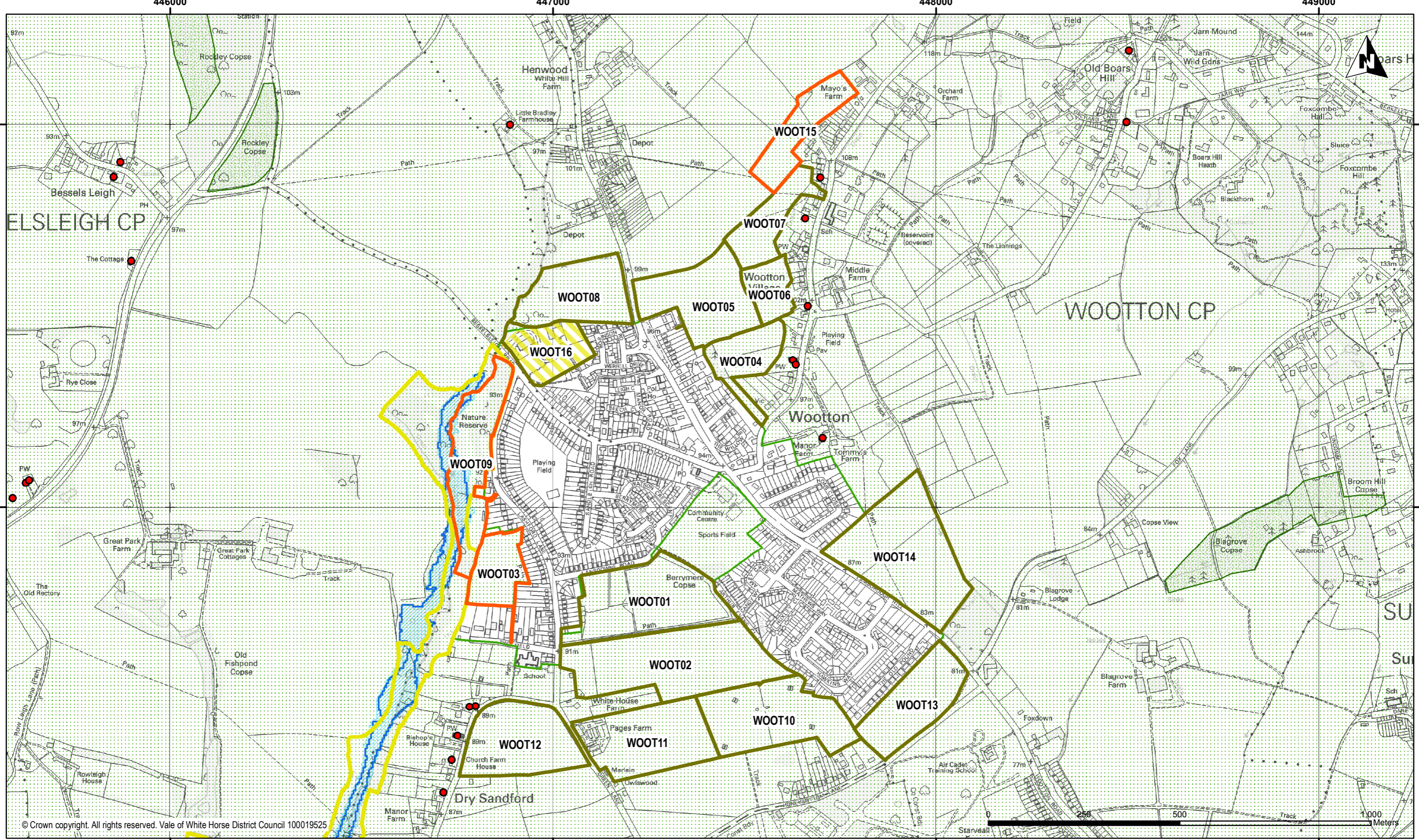
## SHLAA proforma

Settlement	Wootton		
SHLAA site reference	WOOT16		
Site submission number			
Site address/location	Land off Besselsleigh Road		
Planning history	P13/V0385/O Outline application for demolition of existing building and erection of up to 64 dwellings with associated car parking and landscaping.  No decision issued	B05.0007/V  99 Dwellings (Plots 1 - 99) (Deerhurst Park)  02 February 2007	B97.1031/V  06 April 1999
	P98/V0804  Planning Permission on 04 August 1998		
Site size (hectares)	2.36ha		
Site description and current uses	Vacant, employment- business park, brownfield site.		
Surrounding land uses and character of surrounding area	Residential, agricultural and nature reserve adjacent to site.		
<b>Suitability for housing</b>			
Policy constraints	Adjacent to CTA, SAC, SSSI and green belt. Adjacent north of site - Local Wildlife site		
Physical constraints	None.		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle but currently designated as employment land in our Local Plan.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Yes		
<b>Overall assessment of site deliverability</b>	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.



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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?
Wootton	WOOT01		SUITABLE	Suitable	Suitable in principle	Green Belt		166	166	0	166	6.65		0	No	Yes
Wootton	WOOT02		SUITABLE	Suitable	Suitable in principle	Green Belt		207	207	0	207	8.29		0	No	Yes
Wootton	WOOT03		SUITABLE	Suitable	Unsuitable - Adj. to SAC	Green Belt		59	59	0	59	2.35		0	No	Unknown
Wootton	WOOT04		SUITABLE; Listed Building Adj	Suitable	Suitable in principle	Green Belt		62	62	0	62	2.48		0	No	Yes
Wootton	WOOT05		SUITABLE	Suitable	Suitable in principle	Green Belt		124	124	0	124	4.96		0	No	Yes
Wootton	WOOT06		Suitable; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	Green Belt		41	41	0	41	1.62		0	No	Yes
Wootton	WOOT07		Suitable; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	Green Belt		65	65	0	65	2.60		0	No	Yes
Wootton	WOOT08		SUITABLE	Suitable	Suitable in principle	Green Belt		106	106	0	106	4.22		0	No	Unknown
Wootton	WOOT09		SUITABLE 25% flooding	Unsuitable	Unsuitable - Nature Designation	Green Belt		117	89	0	89	4.69		1.14	No	Unknown
Wootton	WOOT10		SUITABLE	Refer	Suitable in principle	Green Belt		147	147	0	147	5.87		0	No	Yes
Wootton	WOOT11		SUITABLE	Suitable	Suitable in principle	Green Belt		136	136	0	136	5.42		0	No	Yes
Wootton	WOOT12		Suitable; Archaeological Constraints; Listed Building Adj	Suitable in principle	Suitable in principle	Green Belt		123	123	0	123	4.92		0	No	Yes
Wootton	WOOT13		Suitable; Archaeological Constraints	Suitable	Suitable in principle	Green Belt		103	103	0	103	4.13		0	No	Yes
Wootton	WOOT14		SUITABLE	Suitable	Suitable in principle	Green Belt		196	196	0	196	7.85		0	No	Yes
Wootton	WOOT15		Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Access	Green Belt		69	69	0	69	2.75		0	No	Unknown
Wootton	WOOT16		SUITABLE Not in Green Belt	Suitable	Suitable in principle			59	59	0	59	2.36		0	No	Yes