



WEST OXFORDSHIRE
DISTRICT COUNCIL

Strategic Housing Land Availability Assessment

Interim Report

January 2011

I. Introduction

- I.1. A Strategic Housing Land Availability Assessment (SHLAA) is required by the Government as set out in PPS3 (Housing). The SHLAA is seen by the Government as a key tool in identifying the choices available to meet the local housing requirement. It is a technical study to support decision making but does not make decisions over which sites should be developed.
- I.2. The key purpose of the SHLAA is to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed. The West Oxfordshire SHLAA will seek to identify sites with housing potential from 2011 to 2026, the same period as the proposed Core Strategy document.
- I.3. The assessment involves an extensive desktop and on the ground survey to identify sites with potential for housing. Sites will be identified and assessed if they have capacity for 10 dwellings or more, including as part of mixed use schemes. A full draft of the methodology for the assessment was consulted upon in March 2008 and is available on the Council's website.
- I.4. The assessment has been undertaken in several stages, initially focussing on the District's service centres. Stage 1 involved a survey to identify sites within the existing built up areas of the service centres and Stage 2 considered land adjoining the service centres. Stage 3 has involved a survey of the more sustainable villages in the District – informed by a review of the range of services and facilities available in the villages¹.

Table 1 Settlements considered in the study

Current Local Plan category	Group C: Service Centres	Witney Carterton Chipping Norton	Bampton Burford Charlbury	Eynsham Long Hanborough Woodstock
	Group B: Medium-sized villages	Aston Ducklington Enstone Freeland	Hailey Middle Barton Minster Lovell North Leigh	Standlake Stonesfield The Wychwoods – Milton under Wychwood and Shipton under Wychwood
	Group A: Villages	Clanfield	Finstock	Kingham

- I.5. This interim report presents the initial results of the assessment as a series of draft settlement summaries which consider the potential for further housing development

¹ Settlement Sustainability Reports – <http://www.westoxon.gov.uk/planning/LDFsustapprvidbase.cfm>

in each settlement. A summary of the potential identified is also presented in Table 2 below. This excludes future windfall sites of less than 10 dwellings. The reports are technical assessments and have not been formally considered by the Council. They do not allocate land for housing and should not be taken as Council policy. They are presented to assist debate and we welcome any comments on the content. Comments received to the February 2009 interim report have been summarised and are available on the Council's website - <http://www.westoxon.gov.uk/planning/SHLAA.cfm>

1.6. The figures presented below in the summary table now consider the potential for additional homes from 1st April 2011 onwards.

Table 2 Summary of potential for further housing development

Settlement	Comments (For further detail see the relevant settlement summary)	Existing commitments ²	Estimate of further potential ³
Witney	Several relatively small previously developed sites have been identified within the town, incorporating a broad area of longer term mixed use potential on the edge of the town centre. On the edge of the settlement the potential for two large urban extensions to the North and West were identified – the need for one or more is to be decided through the LDF process. There is some potential for very limited development adjoining the Cogges estate and Cogges Link Road if built.	300	1100-2,200?
Carterton	Opportunities for development within the town mainly on land south off Milestone Road currently constrained by high levels of aircraft noise. A very limited opportunity for an extension to the north of the town was identified east of Swinbrook Road and adjacent planned Shilton Link Road. The redevelopment of MOD housing is not expected to involve an uplift in the number of dwellings compared to that existing previously.	300	150-250?
Chipping Norton	Potential redevelopment sites within the town including land off Albion Street, Castle View and Ambulance Station and Hospital sites. These sites may also be considered for other uses such as community uses. Outside of the existing built up area of the town the main potential for new housing is land on the eastern fringe in the vicinity of Tank Farm and a small scale housing scheme to the south of the town off Walterbush Close/Cotswold Crescent.	150	300?
Bampton	Land on the fringes of Bampton is generally unsuitable for new housing. Limited potential for a small scheme off New Road was identified, provided the constraints in that area can be addressed.	10	50?
Burford	The character of this historic village and sensitive landscape context, mostly within the Cotswolds AONB, limits potential within or adjoining the settlement. Limited potential was identified for a small scale extension to the west of the town on land south of Sheep Street.	5	10+?

² Includes dwellings expected to remain with an outstanding planning permission or on remaining local plan allocations at 1st April 2011. Numbers rounded.

³ On identified sites – excluding windfall sites

Settlement	Comments (For further detail see the relevant settlement summary)	Existing commitments²	Estimate of further potential³
Charlbury	The town has a very strong landscape and environmental setting, lying within the Cotswolds AONB, and within an extensive conservation area. Limited potential was identified at Charlbury Dairies where the Council has now granted planning permission for residential development.	15	0?
Eynsham	Limited potential was identified within the village – a site at Spareacre Lane has been suggested for redevelopment. An existing Local Plan allocation to the east of the village is currently being built out. Potential for a small scheme was identified at Abbey Farm and now has planning permission. Further limited potential may exist to the west of village off Old Witney Road, but would involve the relocation of existing playing fields and is subject to further detailed highway assessments.	110	20+?
Long Hanborough	One small site within the village has been identified having been suggested by the landowners for redevelopment – Oliver's Garage. Although in active use, any future closure could provide a redevelopment opportunity for housing. If any new housing is to take place on land adjoining the village, land south of the A4095 and east of Church Road is more closely associated with the village. The Council has recently resolved to grant permission for 24 affordable dwellings as a rural exception site on land at Myrtle Farm, adjacent to Swan Lane.	25	70?
Woodstock	Outstanding permissions 16 new dwellings remain at Hensington Farm and the Local Plan site off Shipton Road is currently being built out. The Young's Garage site within the town has been identified as suitable for mixed use development including housing, subject to a design which preserves or enhances the conservation area and justification for the loss of an employment site. If further significant expansion of the town is to take place, the preferred area is to the south east of the town. This would however introduce large scale development on the fringe of a historic town and a World Heritage Site.	70	30+?
Elsewhere	Outside of the main service centres 15 of the more sustainable villages have been assessed (see Table 1). These villages are generally small villages often with many vernacular and listed buildings and within Conservation Areas. Open spaces within and on the edge of these villages often form an important part of their character and setting reflecting historic origins and providing a connection with the countryside. In the north and west of the District many of these villages are within the Cotswolds AONB where significant development is not considered appropriate. In the south of the District, in the Thames Valley, much of the land within and around villages is within areas at risk of flooding. Indeed many villages in the south of the District were severely affected by the Summer Floods of 2007.	230 (about half of which are in the villages considered)	100?

Settlement	Comments (For further detail see the relevant settlement summary)	Existing commitments ²	Estimate of further potential ³
	<p>Given these constraints it is not surprising that only limited potential for further housing above existing commitments could be identified on sites capable of accommodating 10 dwellings or more:</p> <p>Clanfield – the vacant agricultural workshop, currently being marketed, may be suitable for a small residential scheme if continued use for employment is not considered viable.</p> <p>Ducklington – two small areas of land were identified for further assessment, if a small number of new homes to meet local needs are required – land at the former allotments off Witney Road and land adjoining Fritillary Mews.</p> <p>Enstone – the most suitable area for a small number of dwellings was identified as land between the A44 and Cox’s Lane and adjoining Braybrooks Close.</p> <p>Finstock – land to the west of Hill Crescent has been identified for further investigation if there is an overriding need for new homes to meet local needs.</p> <p>Kingham – limited potential for a small number of dwellings has been identified on land suggested for development to the rear of Montana Cottage and north east of Fowler’s Road.</p> <p>Minster Lovell – The existing Dudley Engineering site, west of Brize Norton Road, has been suggested for redevelopment to housing. There may be potential for housing on this site if the employment use is no longer viable. In addition there is considered to be limited potential for development which retains the open character of land to the south of the White Hart Public House.</p> <p>North Leigh –potential for a few longer-term opportunities for small scale housing were identified.</p> <p>Stonesfield – If there is a future need to identify provision for affordable and/or market housing, a small scale scheme off Farley Lane and/or south of Woodstock Road to the rear of Combe Road is considered to have the greatest potential. The Council has recently resolved to grant permission for a rural exception scheme of 8 dwellings.</p> <p>The Wychwoods</p> <p>Milton under Wychwood – The most appropriate location for limited development to serve local needs is considered to be land off Green Lane, where the Council has resolved to grant planning permission for extra care homes.</p> <p>Shipton under Wychwood – land between the school and the industrial estate to the west of the village, may have some potential for limited development which respects the setting and separate identity of the village and if the existing parking problems associated with the school can be resolved.</p>		

2. Next Steps

The sites and areas of potential identified in the draft settlement summaries will be subject to further review and discussions with stakeholders. A full draft of the SHLAA study will be made available with the final Core Strategy.