



West Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHEELA) 2016

Contents table

1.	Introduction	2
2.	Background	2
3.	Methodology	2
4.	Assessment Findings	7
5.	Next Steps.....	10
6.	Further Information.....	10

Appendix 1 – Site Plans and constraints maps

Appendix 2 – Summary of Assessment Findings

Appendix 3 – Detailed SHEELAA assessment findings (separate download)

1. Introduction

- 1.1 This document is the West Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016. It supersedes the previous West Oxfordshire Strategic Housing Land Availability Assessment (SHLAA) which was published in 2014.
- 1.2 The SHELAA considers the potential suitability of various sites across the District for housing and economic development. The majority of these sites have been suggested to the Council by developers, landowners and others although some sites have been identified by the Council itself.
- 1.3 Importantly the SHELAA does not make any formal land allocations but rather it provides an 'informal' assessment of potential suitability for development. The SHELAA therefore provides supporting background evidence to the Local Plan which does formally allocate land for development.

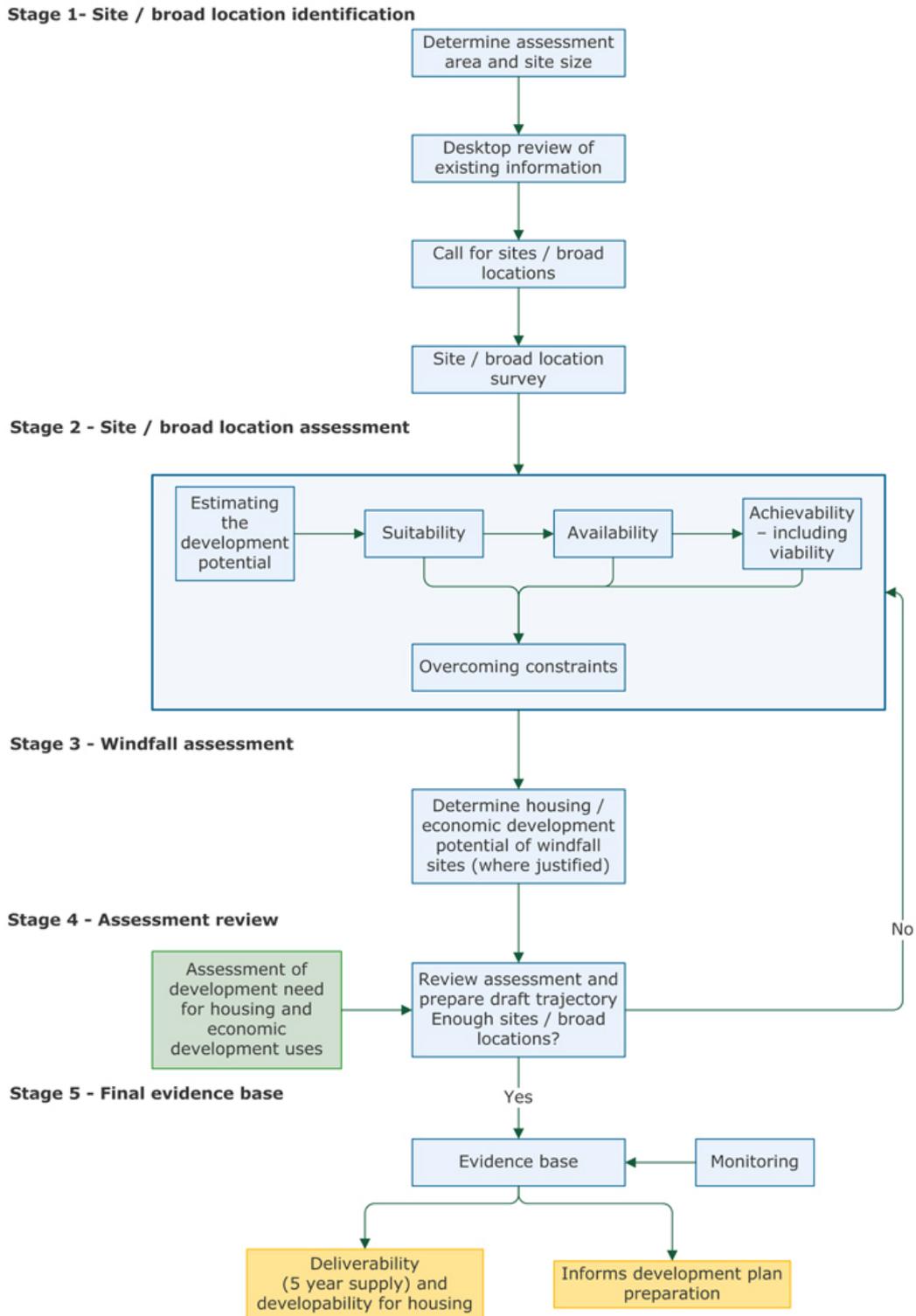
2. Background

- 2.1 National policy set out in the NPPF requires local authorities to prepare a 'Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period'. Furthermore that 'reviews of land available for economic development should be undertaken at the same time or combined with the SHLAA'.
- 2.2 The most recent SHLAA for West Oxfordshire was published in 2014 and covered the 15-year period 2014 to 2029. It only considered the potential suitability of land for housing rather than housing and economic use.
- 2.3 This SHELAA includes an assessment of sites in terms of their suitability for housing and employment use and also covers the extended period 2016 – 2031. Potential delivery is broken down into the following 5-year tranches:
 - 2016 – 2021
 - 2021 – 2026
 - 2026 - 2031

3. Methodology

- 3.1 The Council's approach is consistent with the overall approach set out in the Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. This is summarised in Figure 3.1 overleaf.

Figure 3.1 - Housing and Economic Land Availability Assessment flowchart



Stage 1 – Site/Broad Location Identification

3.2 This stage has involved a number of sub-stages; defining the area to be assessed, the size of site to be considered, the type of site to be considered and sources of relevant information, initial identification of potential sites, an initial desktop review of their suitability and site surveys to consider this in more detail.

- 3.3 With regard to the area that has been assessed, the SHELAA covers the whole of West Oxfordshire District. It focuses in particular on the larger villages as set out in Table 3.1 below.

Table 3.1 – Settlements Assessed through the 2016 SHELAA

Main Service Centres		
Witney	Carterton	Chipping Norton
Rural Service Centres		
Bampton	Burford	Charlbury
Eynsham	Long Hanborough ¹	Woodstock
Villages		
Alvescot	Aston	Bladon
Brize Norton	Cassington	Chadlington
Churchill	Clanfield	Combe
Curbridge	Ducklington	Enstone
Filkins & Broughton Poggs	Finstock	Freeland
Fulbrook	Great Rollright	Hailey
Kingham	Langford	Leafield
Middle Barton	Milton-u-Wychwood	Minster Lovell (South of Burford Road)
North Leigh	Over Norton	Shipton-u-Wychwood
Standlake	Stanton Harcourt & Sutton	Stonesfield
Tackley	Wootton	Ascott under Wychwood

- 3.4 For completeness, we have also considered sites that have been submitted in other parts of the District. These have been assessed and reported on under a general 'Other Rural' category.
- 3.5 In terms of site size, in line with national practice guidance we have assessed housing sites that are capable of accommodating 5 or more dwellings and commercial sites of 0.25 ha or more or that could accommodate 500m² or more floorspace.

¹ Note: as part of the proposed Main Modifications to the draft Local Plan 2031 (November 2016) the Council is proposing to re-classify Long Hanborough as a village rather than a rural service centre. As that proposed change remains in draft form only, in this report Long Hanborough continues to be classified as a rural service centre.

- 3.6 In terms of the type of site and potential sources of information we have considered a broad range of sites from a variety of different sources. This includes sites that are already in the planning process such as draft Local Plan allocations as well as sites that are not in the planning process including areas where there is known to be development potential and/or landowner/developer interest.
- 3.7 Many of the sites included in the 2016 SHELAA are drawn from the previous 2014 SHLAA but following a 'call for sites' undertaken in January 2016, a number of new sites have been identified and assessed accordingly including sites submitted for potential employment use or mixed-use including housing and employment. Site plans of all sites that have been assessed through the SHELAA are attached at Appendix 1.
- 3.8 Unlike the previous 2014 SHLAA in this report we do not include information on existing planning permissions. This is because the suitability of those sites for development has already been accepted through the granting of the permission (or a resolution to grant permission subject to a legal agreement) and not including them has the advantage of making it clearer what additional capacity exists for new housing and economic development in the District over and above those existing permissions.
- 3.9 Information on existing housing and economic planning permissions can be obtained from several other sources². The SHELAA should therefore be read in conjunction with those.
- 3.10 Following the initial identification of sites an initial assessment of their potential suitability was carried out looking at relevant desktop information to establish issues such as potential accessibility, landscape constraints, flood risk and the nature of surrounding land uses.
- 3.11 The initial assessment was then followed up through a number of site surveys to better understand the potential suitability of the sites that have been identified.
- 3.12 It should be noted that the 2014 SHLAA applied some initial 'sieving' criteria to sift out those sites with very limited development potential including whether the site was prone to flooding, whether it is adjacent to an existing settlement, whether it is covered by a national or European designation and whether it is capable of accommodating 10 or more dwellings.
- 3.13 To ensure the study is exhaustive as possible, the only sieving criteria that has been applied in the 2016 SHELAA is the site size threshold which has been reduced to 5 or more dwellings. Only sites not capable of accommodating 5 or more dwellings, less than 0.25 ha or not capable of accommodating 500m² of commercial floorspace have been excluded from detailed assessment.

² WODC Housing Land Supply Position Statement (October 2016); LDF Monitoring Report 2016; West Oxfordshire Draft Local Plan Proposed Main Modifications (November 2016)

Stage 2 – Site/Broad Location Assessment

- 3.14 Following the initial assessment of site suitability outlined above, more detailed consideration was given to the development potential of each site (in terms of how many new homes or business floorspace they could accommodate) as well as their suitability, availability and achievability.
- 3.15 The Council's assessment of **suitability** is based on a range of factors including:
- Accessibility (including access arrangements, pedestrian and cycle connectivity and public transport)
 - Policy constraints (e.g. Green Belt, AONB, loss of employment or community facilities)
 - Physical constraints (e.g. public rights of way, topography, existing uses, access, adjacent uses)
 - Infrastructure constraints (e.g. education capacity, likely availability of services)
 - Landscape
 - Ecology (e.g. biodiversity interest including protected species, conservation target areas, SSSIs, NIAs)
 - Heritage (e.g. Conservation Areas, listed buildings, scheduled monuments, archaeology)
- 3.16 In terms of availability a site can be considered to be available for development, when based on the best information available there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell, although it should be noted that the existence of a planning permission does not necessarily mean that the site is available.
- 3.17 In terms of achievability to be considered 'achievable' for development there must be a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the development over a certain period.
- 3.18 We have used a combination of professional judgement and discussions with stakeholders to determine the suitability, availability and achievability of the sites identified. Where potential constraints have been identified, due consideration has been given as to how these might be overcome.
- 3.19 We have then classed each site as either 'deliverable', 'developable' 'not currently developable' or 'not suitable'.
- 3.20 Deliverable sites are those that are considered to be suitable, available and likely to come forward in the short-term (i.e. by 2021). Developable sites are those that are also considered to be suitable in principle but that are likely to come forward in the longer-term beyond 2021 for various reasons e.g. they might not currently be available but are likely to be made available, or

they may be dependent on provision of key infrastructure that won't be complete by 2021.

- 3.21 Some sites have been recognised as being suitable in principle for housing development but it is not known when they might be developed. These have been classed as 'not currently developable'. This may be, for example, because one of the constraints to development is severe, and it is not known when or how it might be overcome.
- 3.22 Where it is considered that a site is unsuitable for housing or employment use, we have identified it as being 'not suitable'.

Stage 3 – Windfall Assessment

- 3.23 As part of this stage consideration has been given to the amount of likely 'windfall' development which will take place in the District in the period 2016 – 2031. Windfall development is speculative development that comes forward on sites that have not been allocated for development.
- 3.24 Based on past trends, the Council considers it reasonable to estimate that around 125 new homes per year will come forward from windfall development. To avoid double counting with existing planning permissions (a large proportion of which comprise windfall sites) we consider it reasonable to assume a total of 130 new homes from windfall developments in the period 2016 – 2021.
- 3.25 In the following 10-year period 2021 - 2031 it is reasonable to expect 125 per year (a total of 1,250 homes). Total anticipated provision from windfall in the period 2016 – 2031 is therefore 1,380 new homes (i.e. 130 + 1,250).

Stage 4 – Assessment Review

- 3.26 The results of the assessment are summarised in Section 4 below and set out in full at Appendix 2.

Stage 5 – Final Evidence Base

- 3.27 This final report presents the Council's assessment of housing and economic land availability as of November 2016.

4. Assessment Findings

- 4.1 A summary of the assessment findings is attached at Appendix 2. The full SHELAA database (Appendix 3) is available as a separate download.
- 4.2 Table 4.1 below set out the potential SHELAA site capacity for residential development in West Oxfordshire in 5 year tranches for the next 15 years. Some sites include small scale residential commitments
- 4.3 Table 4.2 indicates which of the assessed sites are suitable for employment development with detail of the total site area for those sites. This does not indicate the total developable area of each

site, which will be dependent on environmental constraints and existing uses and buildings within the site area. The total developable area will also depend on the type of business and other proposed uses for each site and whether any buildings will be subject to conversion or redevelopment. Therefore, the total developable area is likely to be materially less in most cases.

Table 4.1 – Summary of Housing Site capacity (number of dwellings) by settlement and sub area

	0-5 Years	6-10 Years	11-15 years
Witney Sub Area			
Witney	50-60	1,000	1,109 - 1,229
Curbridge	0	50-70	0
Ducklington	0	0	0
Hailey	15	0	0
Minster Lovell	85	0	0
Other Rural	0	0	0
Carterton Sub Area			
Carterton	150	351	0
Alvescot	0	0	0
Aston	4	0	0
Bampton	10	0	210
Brize Norton	0	0	0
Clanfield	0	30-40	0
Filkins	0	5	0
Langford	0	10	0
Other Rural	0	0	0
Chipping Norton Sub Area			
Chipping Norton	440 - 490	600	600
Enstone	0	0	0
The Bartons	3-5	0	0
Other Rural	0	0	0
Eynsham Woodstock Sub Area			
Eynsham	150	1,625	1,425
Woodstock	200	470	0
Bladon	0	0	0
Cassington	6	0	0
Combe	0	0	0
Freeland	0	10 - 25	0
Long Hanborough	50	25	0
North Leigh	0	20 - 30	15 - 20
Standlake	0	0	0
Stanton Harcourt	50	0	0

Tackley	0	0	0
Wootton	12 - 13	0	0
Burford Charlbury Sub Area			
Burford	91	0	40
Charlbury	62	0	0
Ascott under Wychwood	0	0	0
Chadlington	0	0	0
Churchill	10	0	0
Finstock	0	0	0
Fulbrook	0	0	0
Kingham	10 - 15	0	0
Leafield	5	0	0
Milton under Wychwood	0	0	0
Shipton under Wychwood	44	0	0
Stonesfield	75 - 80	0	0
Total	1,522 – 1,595	4,196 – 4,251	3,399 – 3,524

Table 4.2 – Summary of employment land capacity by settlement and sub area

Site Reference	Sites suitable for employment development	Location	Gross site area (Ha)
25	Bus Depot	Witney	0.43
28	West End Scrap Yard	Witney	0.42
31	Civic Buildings, Welch Way	Witney	0.95
32	BT Depot	Witney	0.76
202	Woolgate Car Park	Witney	4.2
328	Land to the West of Witney	Witney	140.53
191	West Oxfordshire Business Park	Carterton	1.16
357	The Coal Yard	Alvescot	1.83
C1	Quarry Court	Cassington	0.34
C2	Oxford Salvage	Cassington	0.46
221	Ducklington Highway Depot	Ducklington	0.6
254	Dudley's American Motorhomes	Ducklington	2.3
174	Enstone Airfield	Enstone	26.24
448	Worth's Motor Services	Enstone	2.72
395a	Land at Hardwick	Hardwick	0.56
416	Ansell's Farmyard	Langford	0.35
406	Bennetts Yard	Minster Lovell	1.95
253	Dudley Engineering	Minster Lovell	0.54
379	North Leigh Nursery	North Leigh	0.42
264	Land at Springwell	Stonesfield	1.1

5. Next Steps

5.1 The SHELAA is not a one-off study and will be updated on an annual basis. Regularly updating the SHELAA will allow us to establish whether:

- Planning applications have been submitted on any of the sites or broad locations identified in earlier assessments;
- Any progress has been made in removing constraints to development and whether any sites previously considered to be undeliverable or undevelopable are now able to come forward;
- Any unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
- Our assumed windfall allowance (125 per year) is coming forward as expected.

6. Further Information

6.1 For ease of reference we have provided a list of useful website links below to provide you with further information on the SHELAA process and housing land supply more generally.

Housing and Economic Land Availability Assessment Practice Guidance

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Strategic Housing Land Availability Assessment and Development Plan Document Preparation (Planning Officers Society/Planning Advisory Service – July 2008)

<http://www.pas.gov.uk/pas/aio/77664>

Implementing Your Local Development Framework Strategic Housing Land Availability (Planning Officers Society/Planning Advisory Service – April 2008)

<http://www.pas.gov.uk/pas/aio/62862>

Strategic Housing Land Availability Assessment Frequently Asked Questions (Planning Advisory Service – January/February 2008)

<http://www.pas.gov.uk/pas/aio/74328>

Appendix I

SHELAA site plans and constraints maps

Contents

Legend.....	4
Witney Sub Area.....	5
North Witney.....	6
North East Witney.....	7
East Witney.....	8
Witney Central.....	9
West Witney.....	10
South Witney and Curbridge.....	11
Ducklington.....	12
Hailey.....	13
Minster Lovell.....	14
South Leigh.....	15
Carterton Sub Area.....	16
North Carterton.....	17
West Carterton and Shilton.....	18
Alvescot and Black Bourton.....	19
Aston and Cote.....	20
Bampton and Lew.....	21
Bradwell Grove.....	22
Brize Norton.....	23
Clanfield.....	24
Filkins and Langford.....	25
Chipping Norton Sub Area.....	26
West Chipping Norton.....	27
East Chipping Norton and Over Norton.....	28
Enstone.....	29
Little Tew.....	30
The Bartons.....	31

Eynsham Woodstock Sub Area.....	32
Eynsham.....	33
Woodstock.....	34
Bladon.....	35
Cassington.....	36
Combe.....	37
Freeland and Church Hanborough.....	38
Hardwick.....	39
Long Hanborough.....	40
North Leigh and New Yatt.....	41
Standlake and Brighthampton.....	42
Stanton Harcourt and Sutton.....	43
Tackley.....	44
Wootton.....	45
Burford Charlbury Sub Area.....	46
Burford.....	47
Charlbury.....	48
Ascott under Wychwood.....	49
Chadlington.....	50
Churchill.....	51
Finstock.....	52
Fulbrook.....	53
Kingham.....	54
Leafield.....	55
Milton under Wychwood.....	56
Shipton under Wychwood.....	57
Stonesfield.....	58

Legend

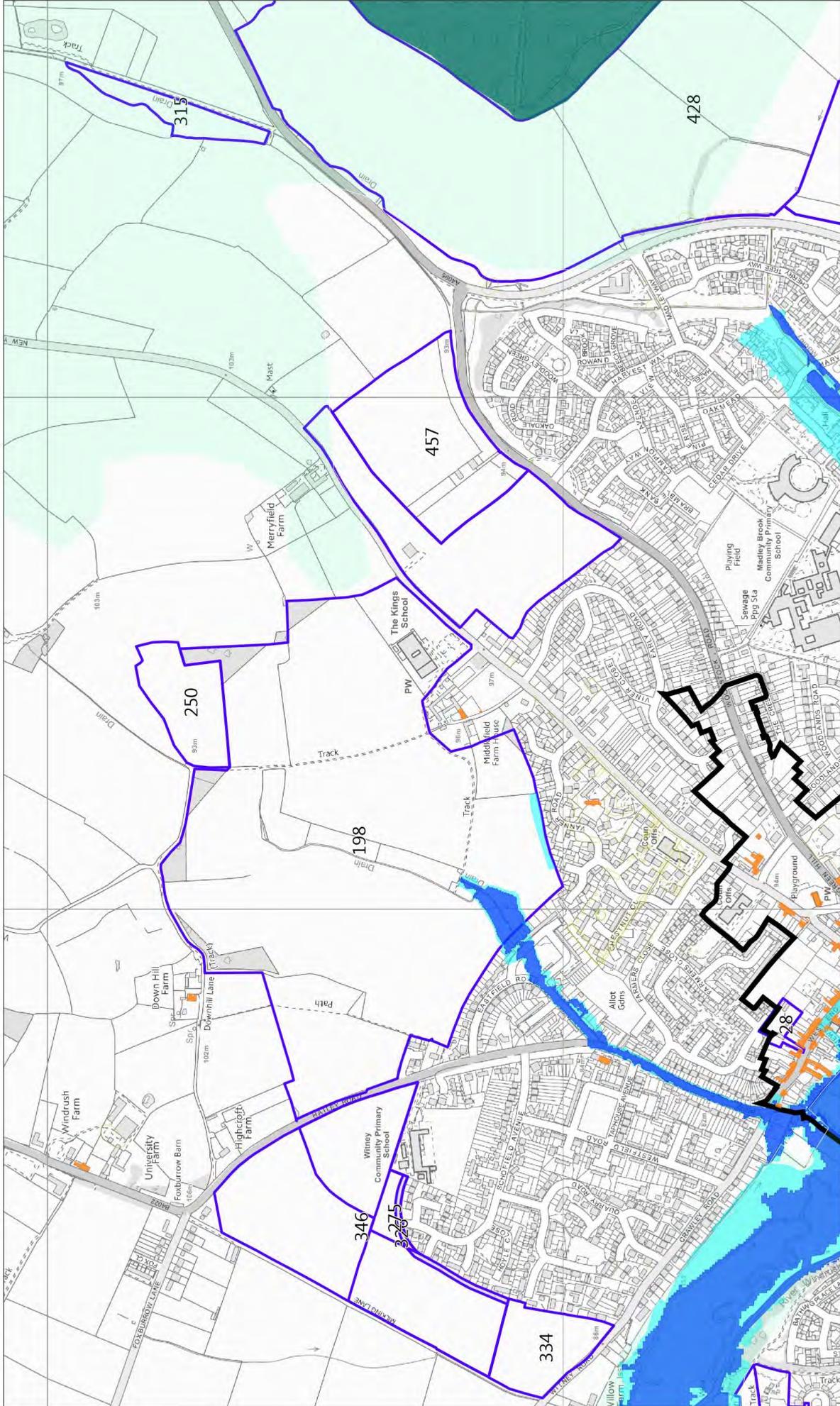
The legend illustrated below includes information on planning constraints in West Oxfordshire.

These constraints have been presented on each of the maps within this document, to show each of the SHELAA sites within its local context.

Legend

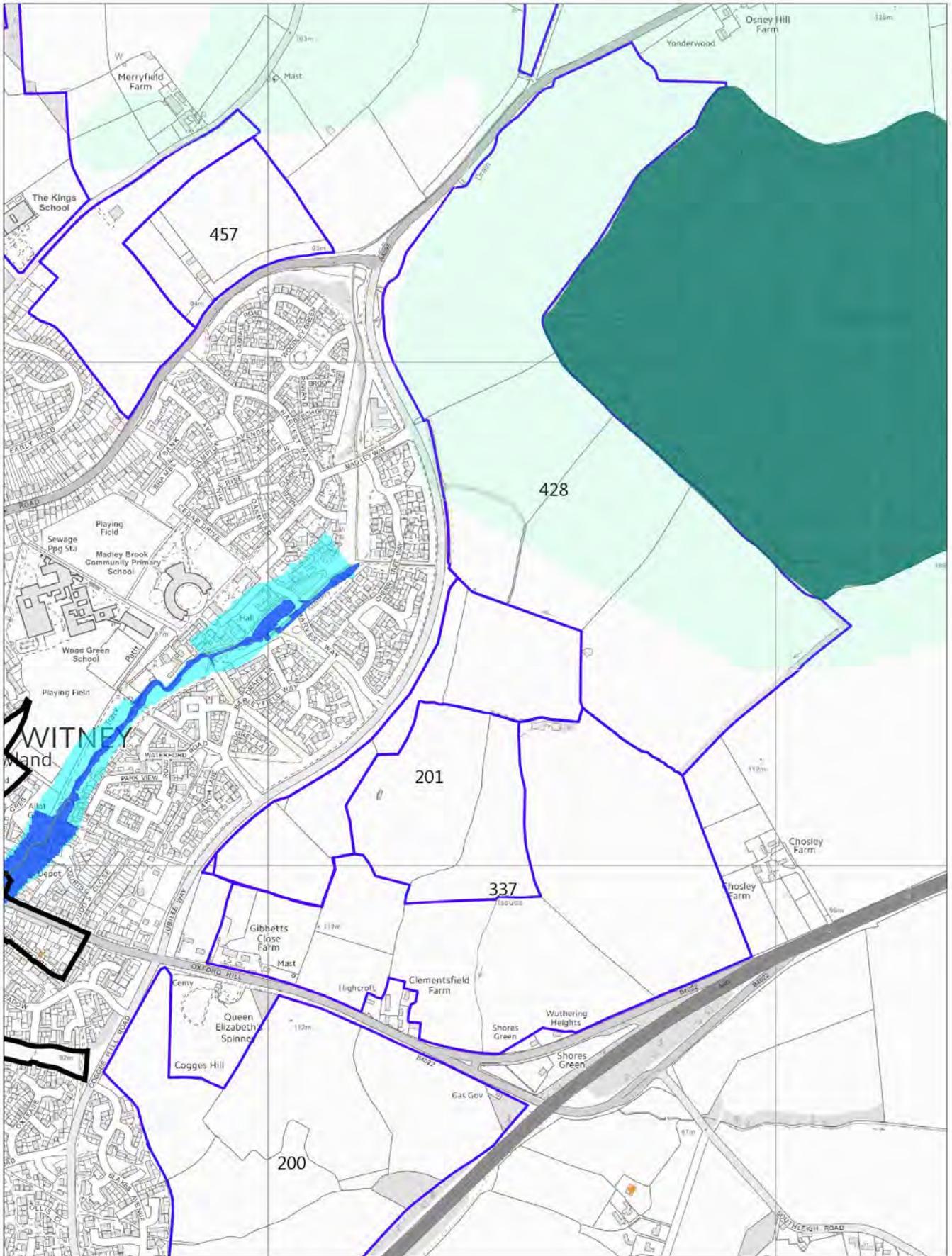
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-  AONB
-  Conservation Area
-  Conservation Target Area
-  Flood Zone 2
-  Flood Zone 3
-  Green Belt
-  Historic Parks and Gardens
-  Listed Buildings
-  Local Geological Site
-  Local Wildlife Site
-  Nature Improvement Area
-  Site of Special Scientific Interest
-  Special Area of Conservation
-  Tree Preservation Order
-  World Heritage Site

Witney Sub Area



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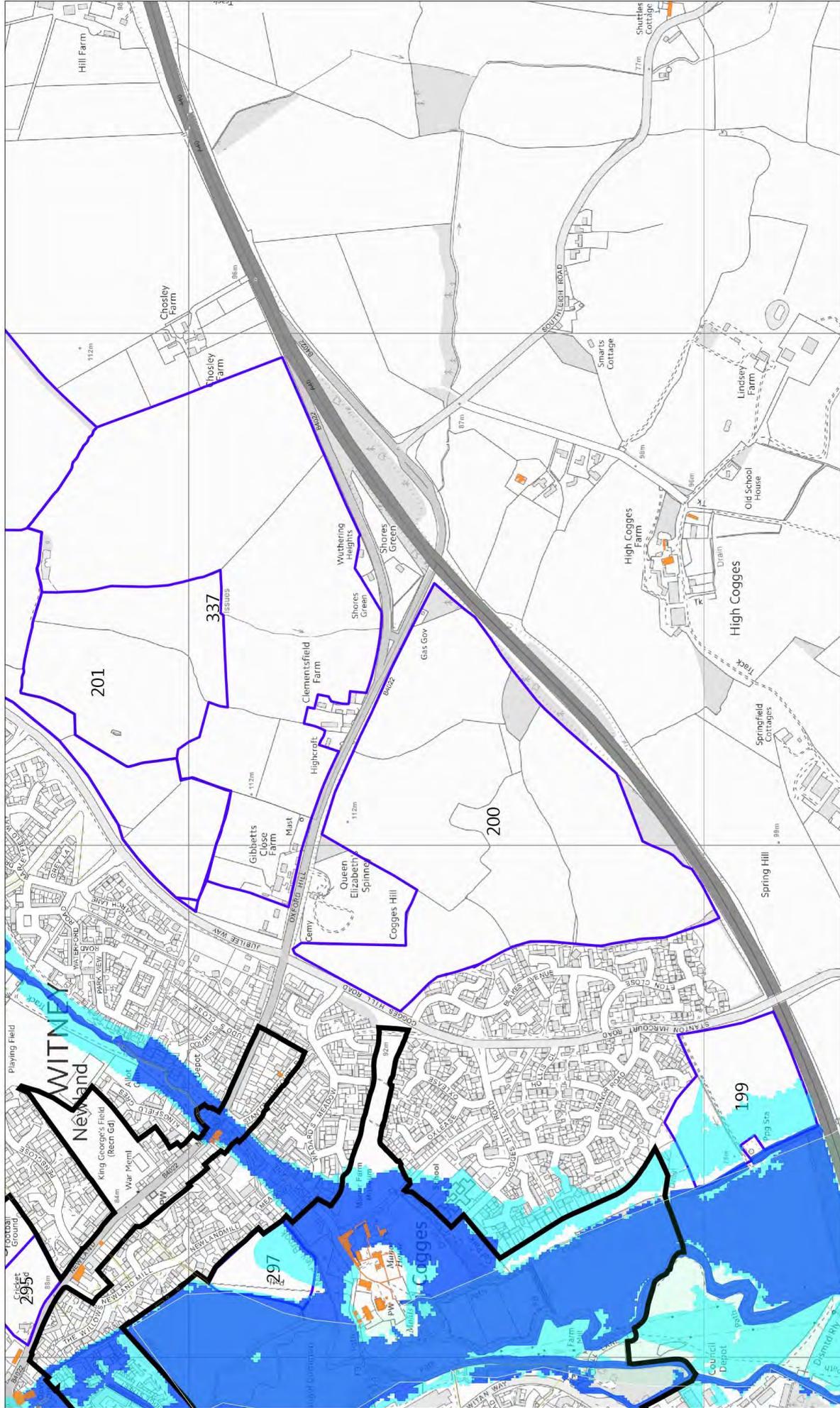
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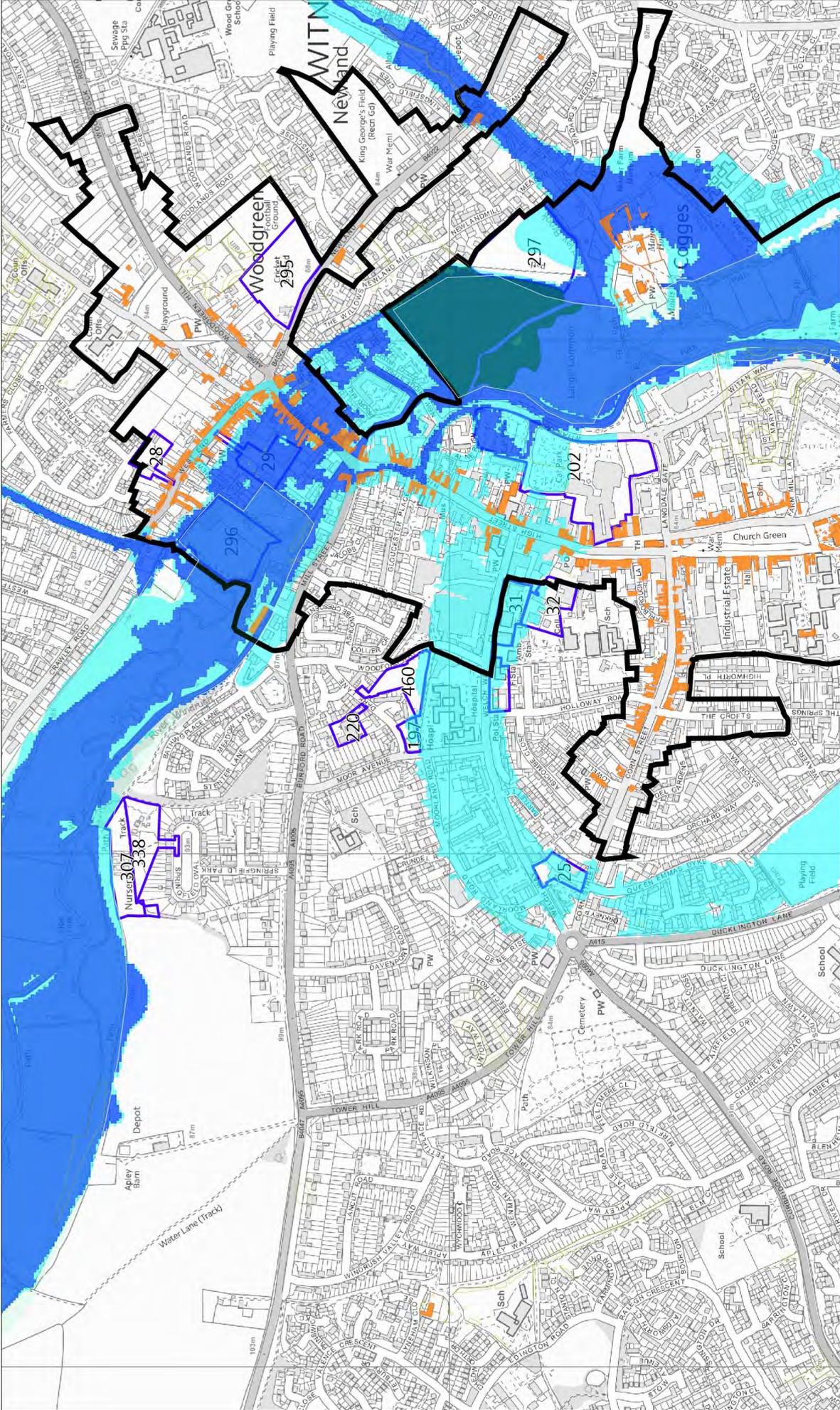
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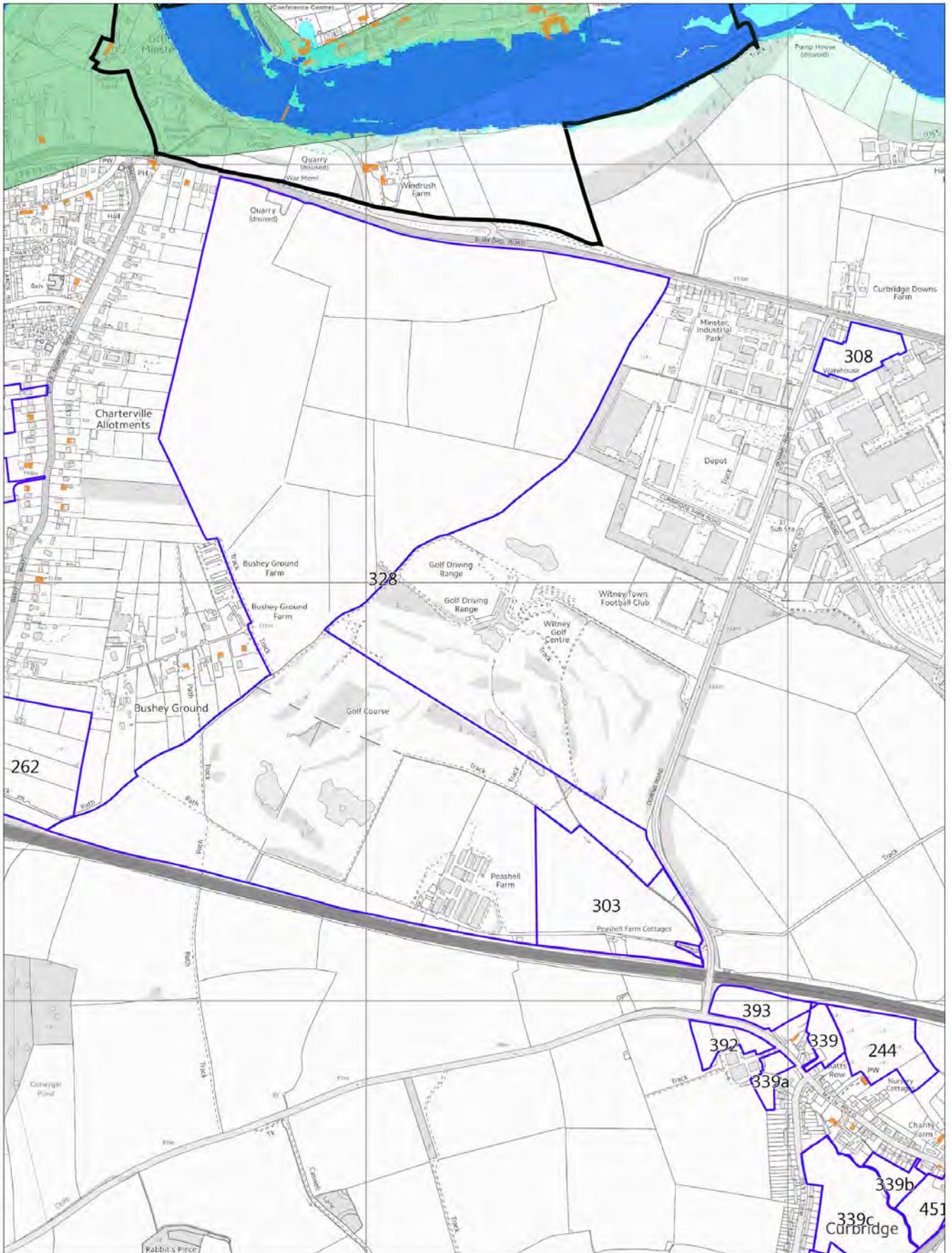
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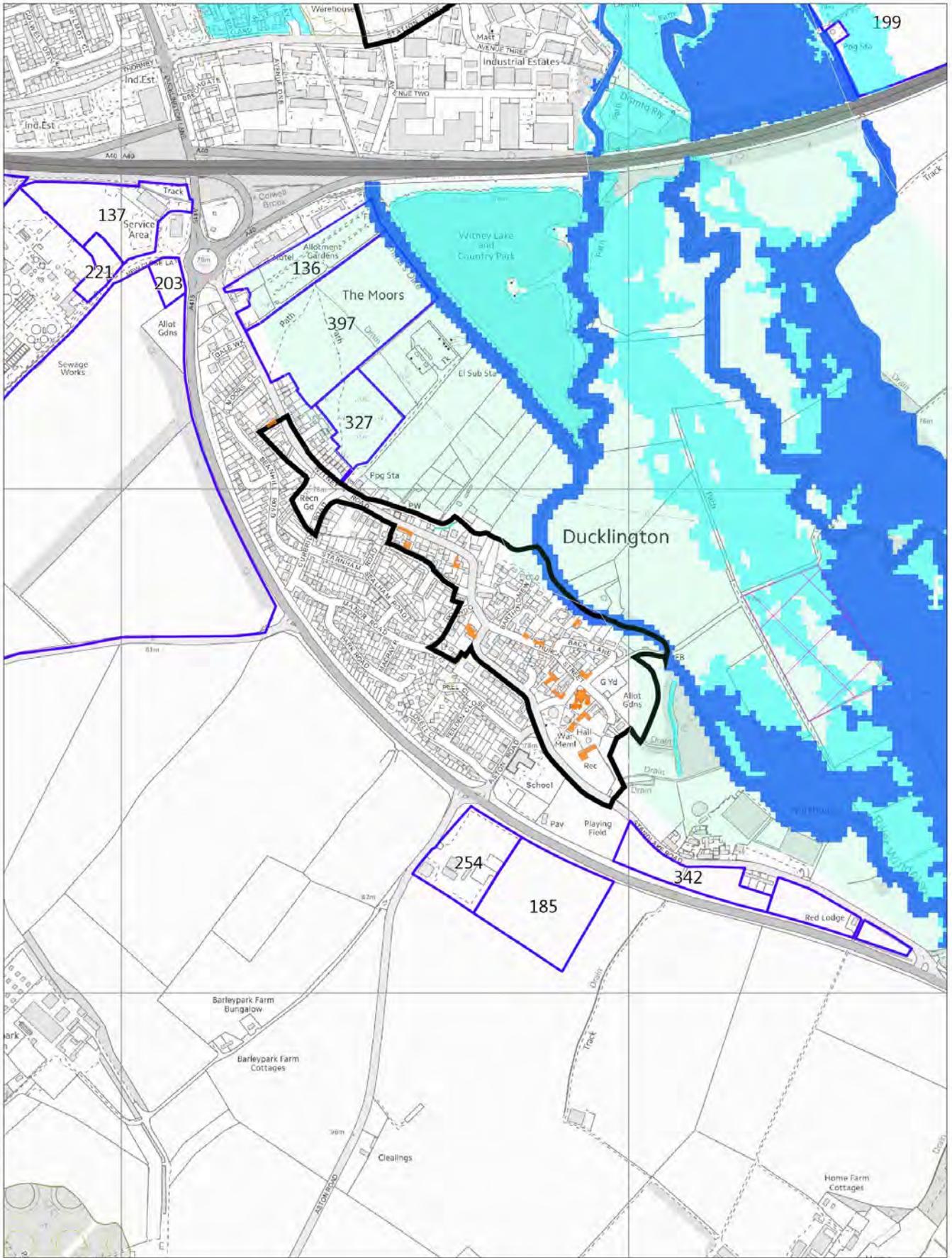
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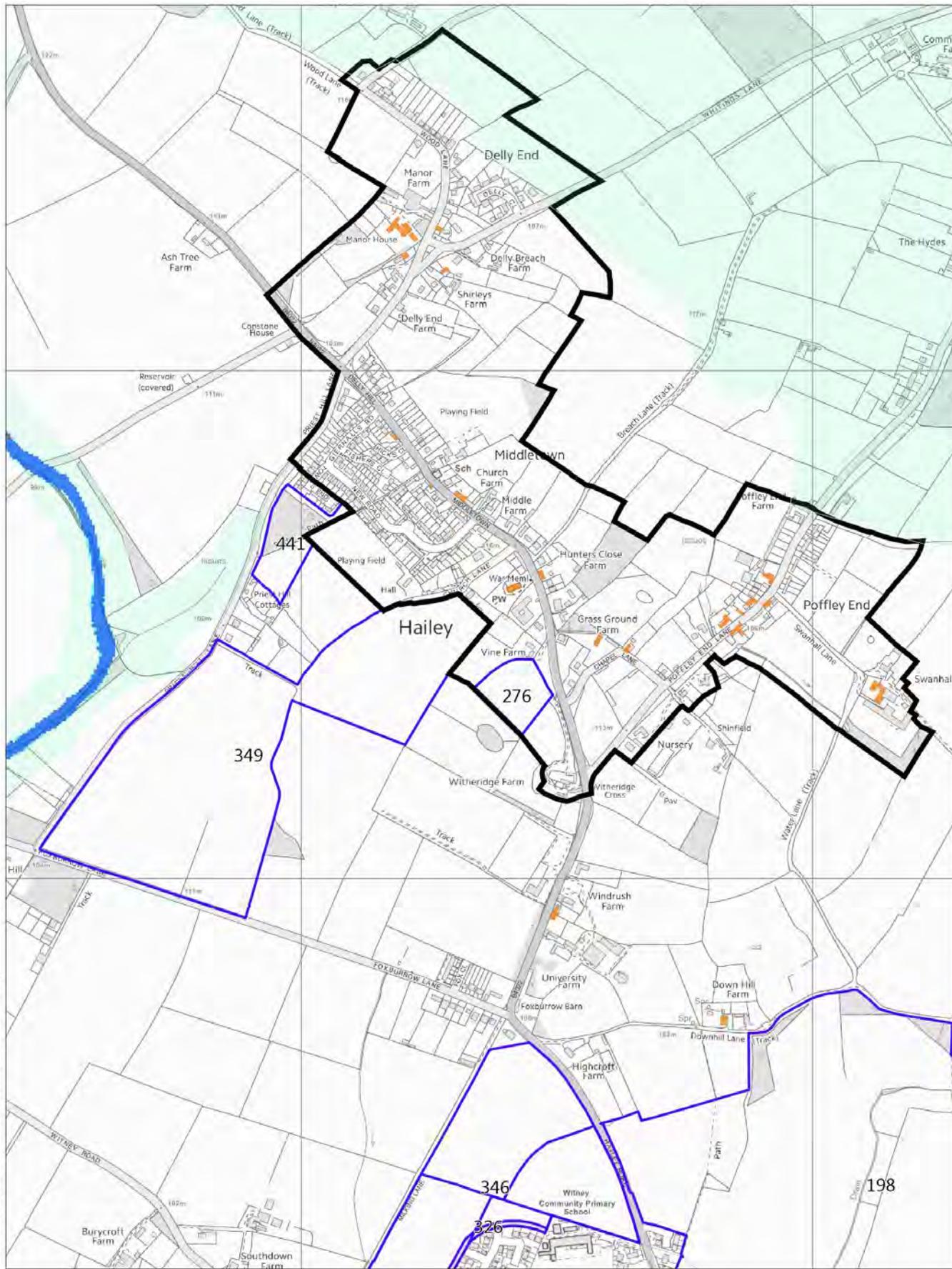
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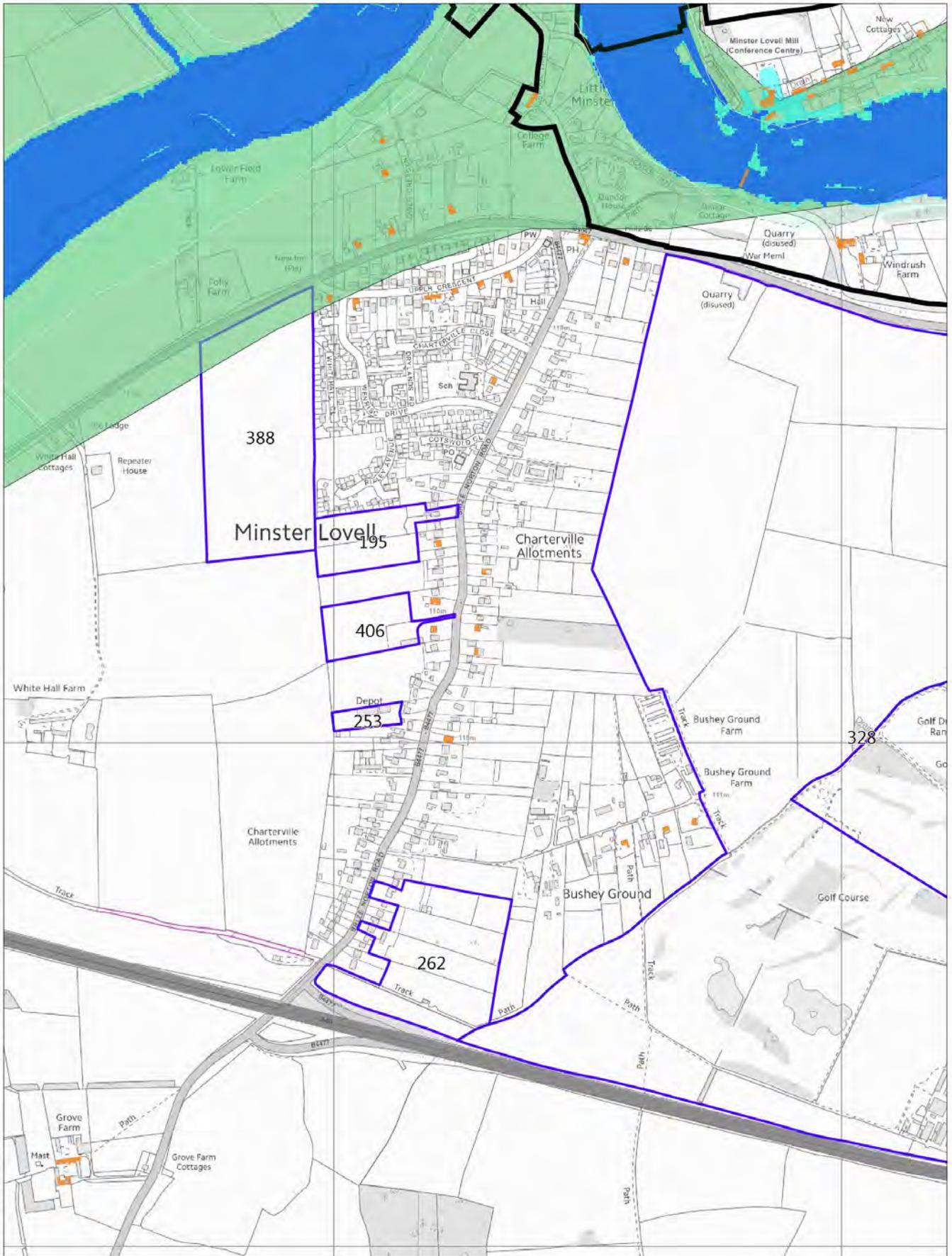
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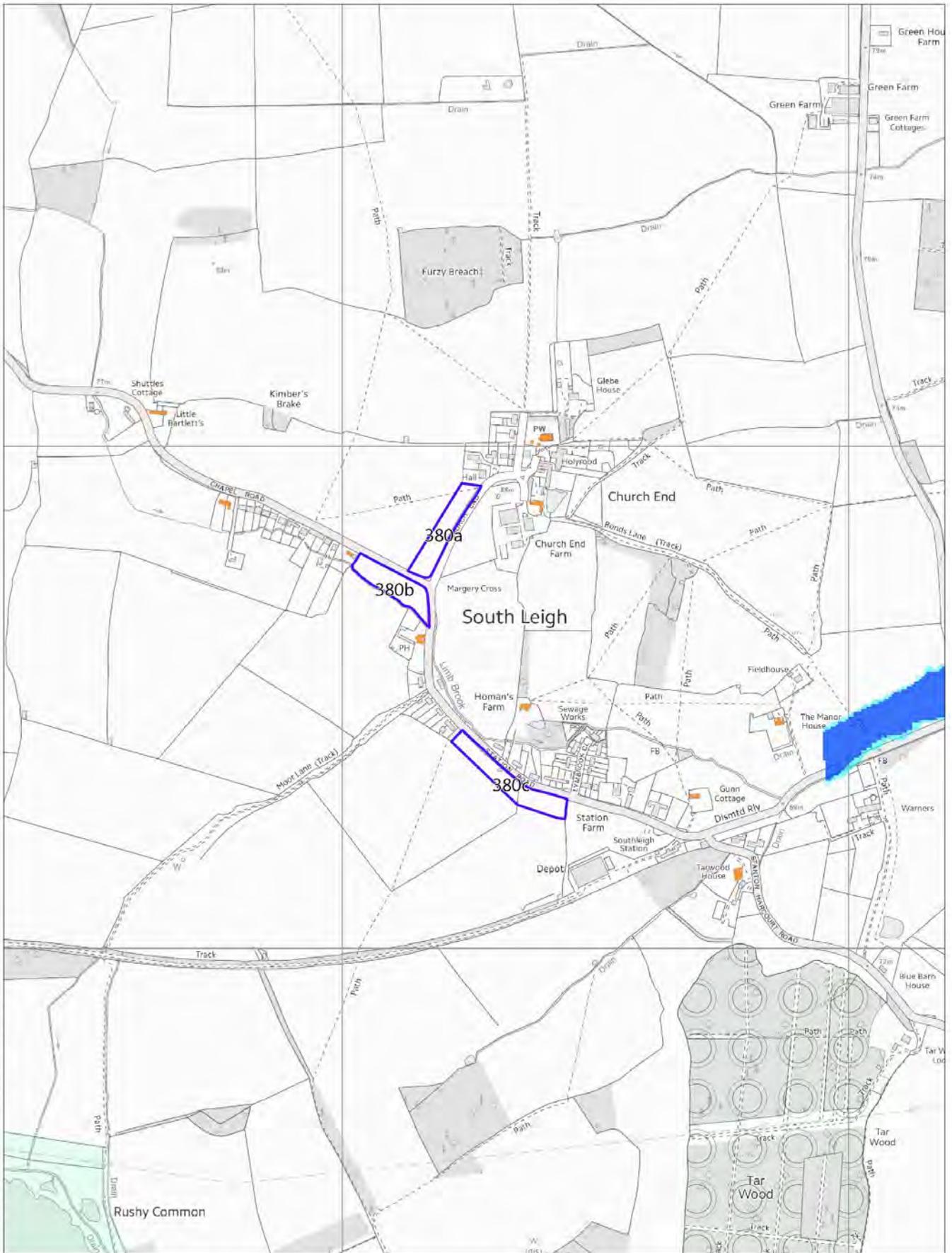
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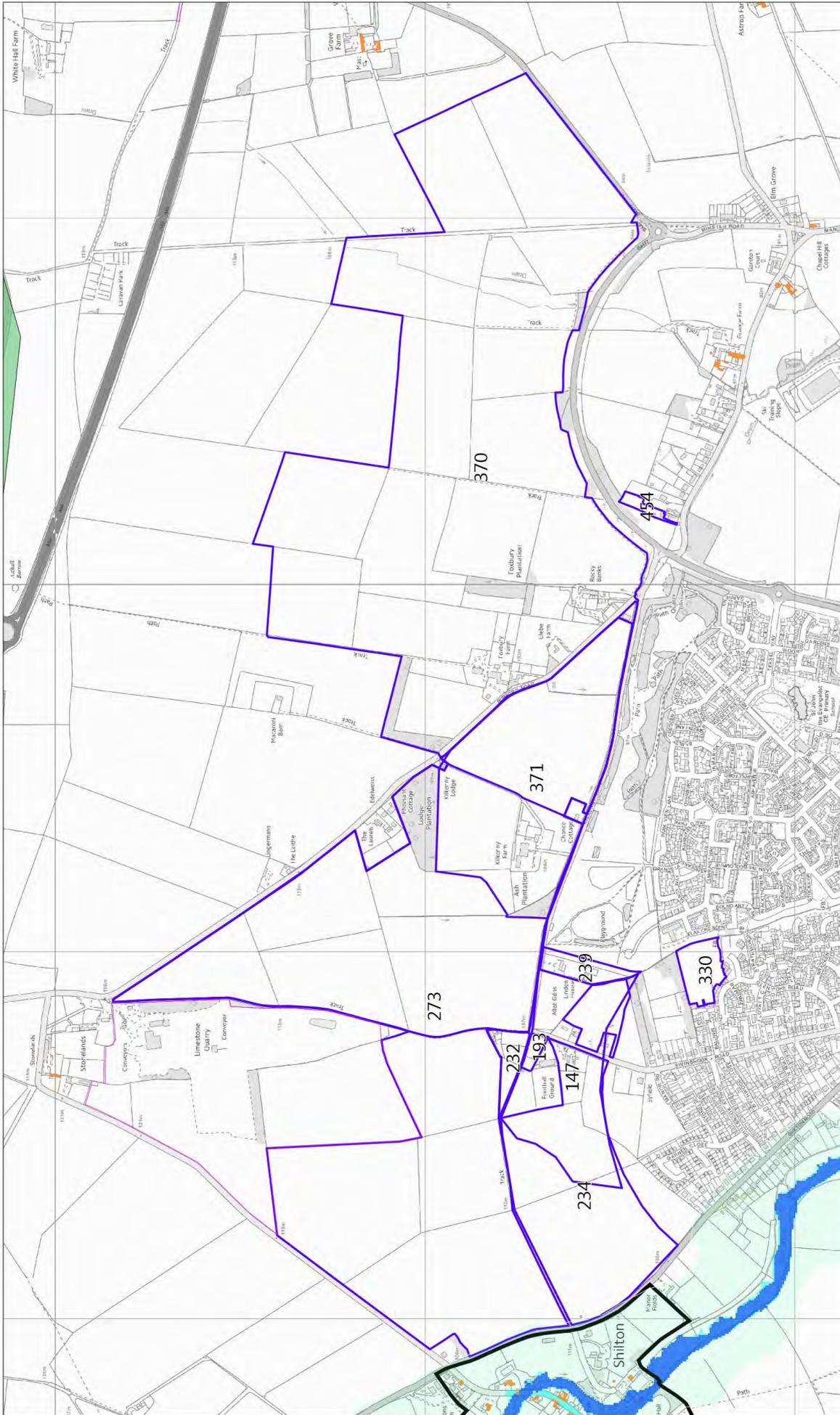
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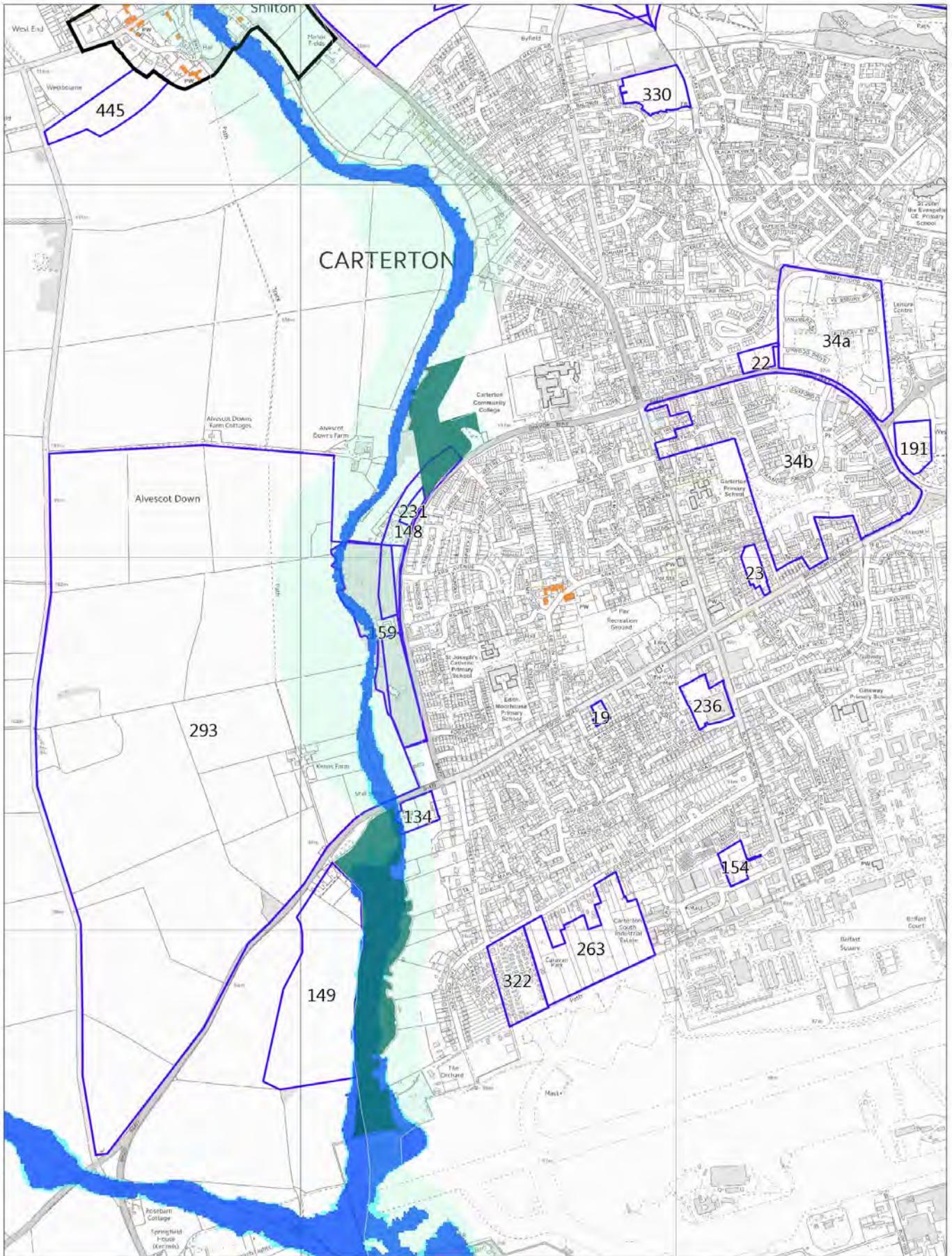
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Carterton Sub Area



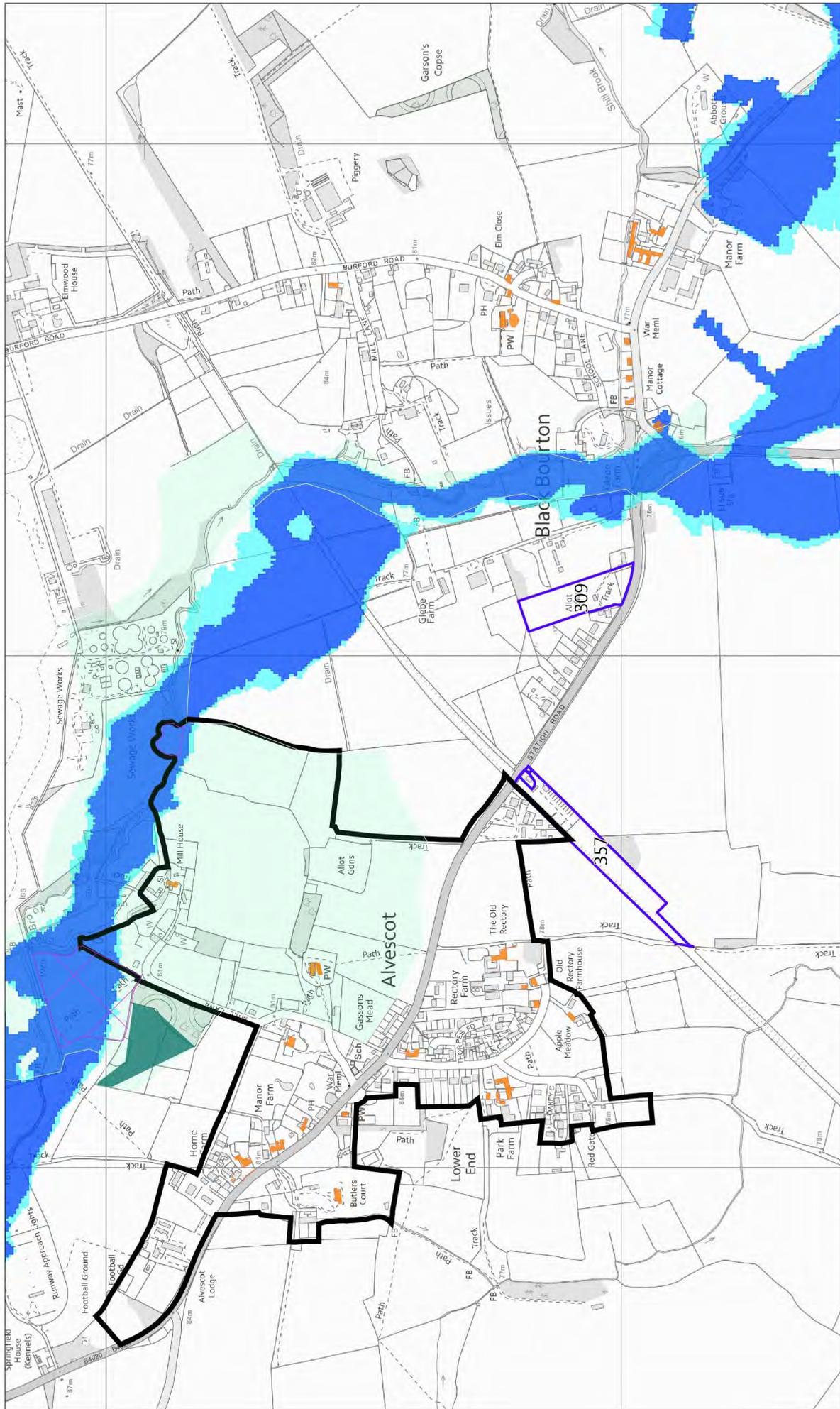
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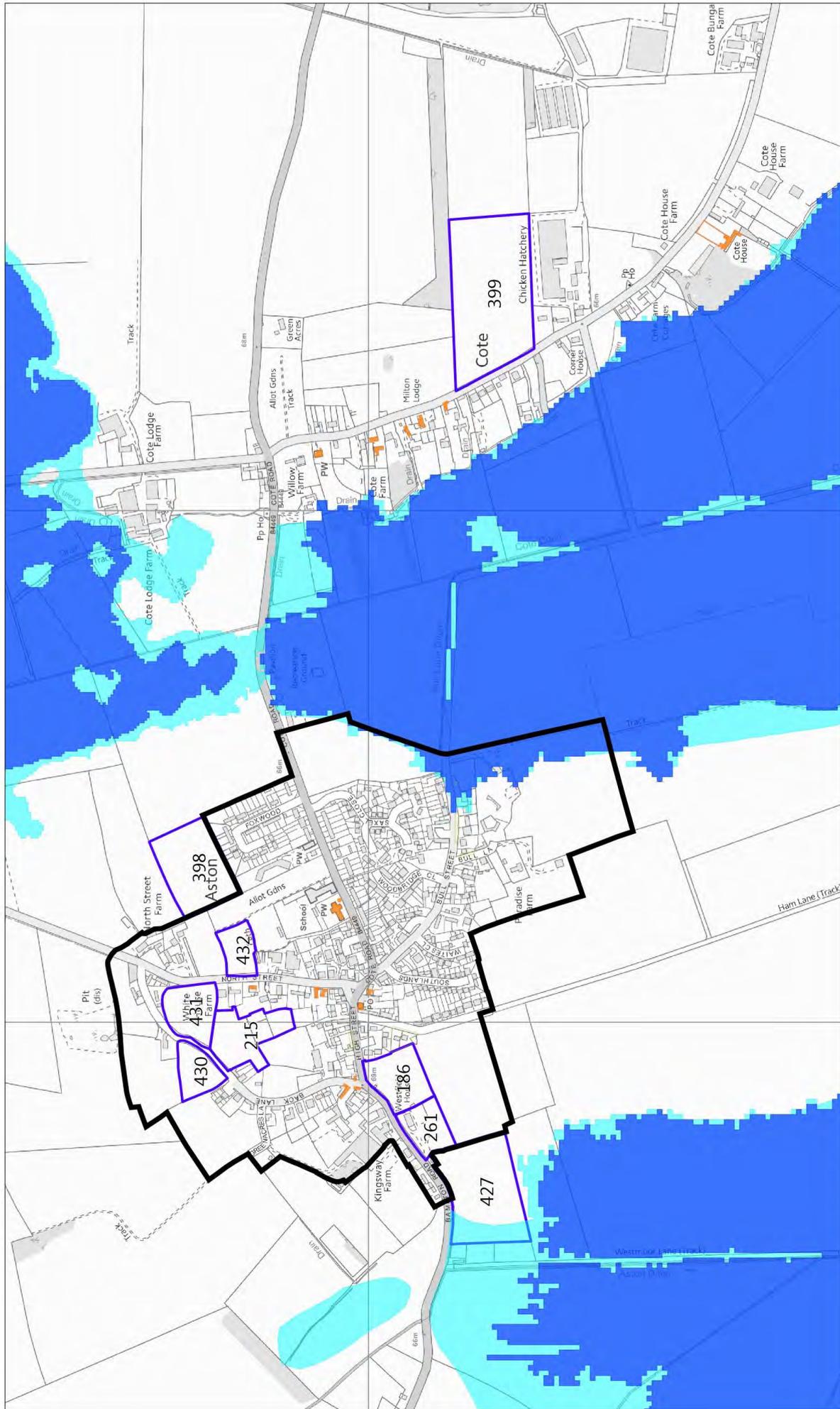
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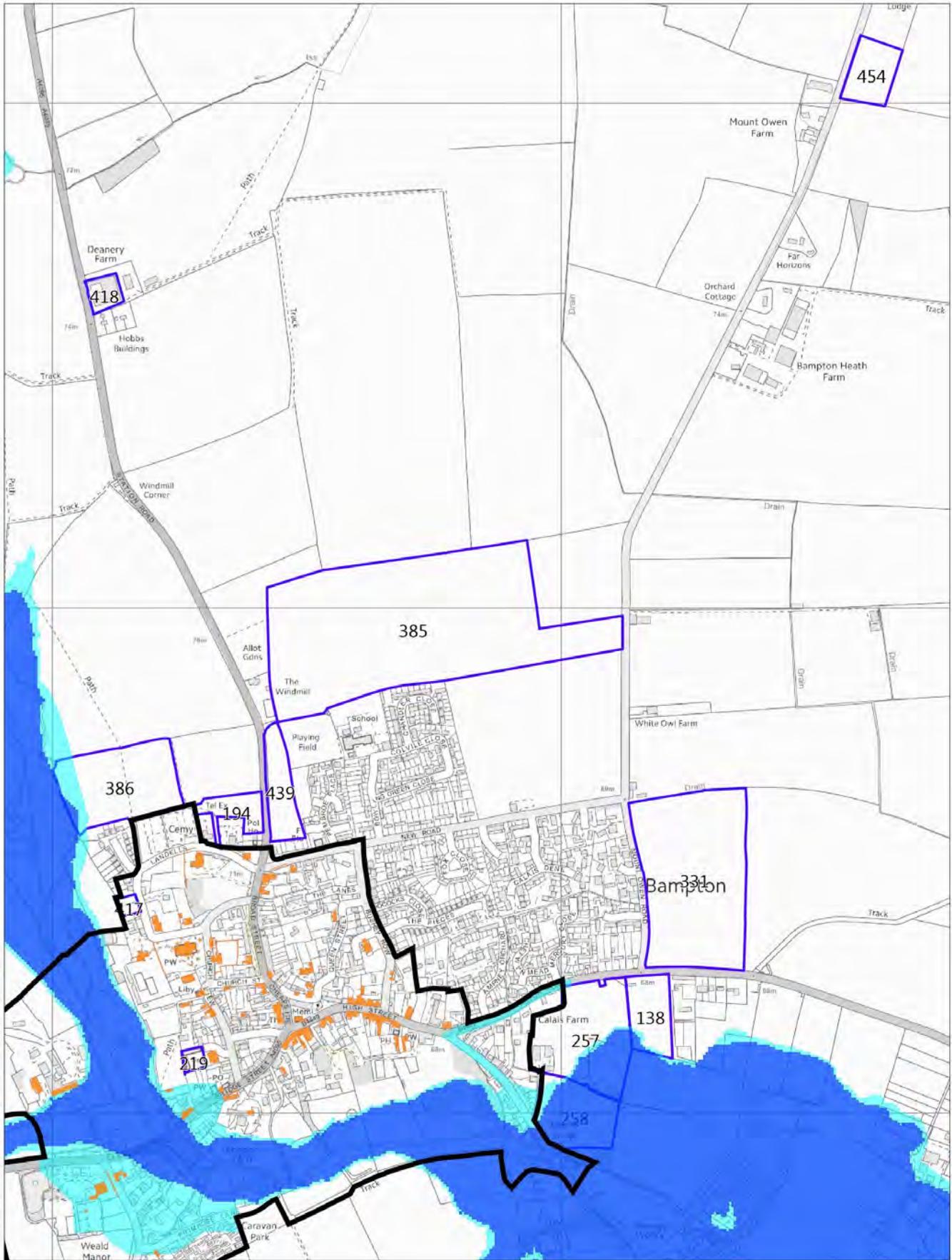
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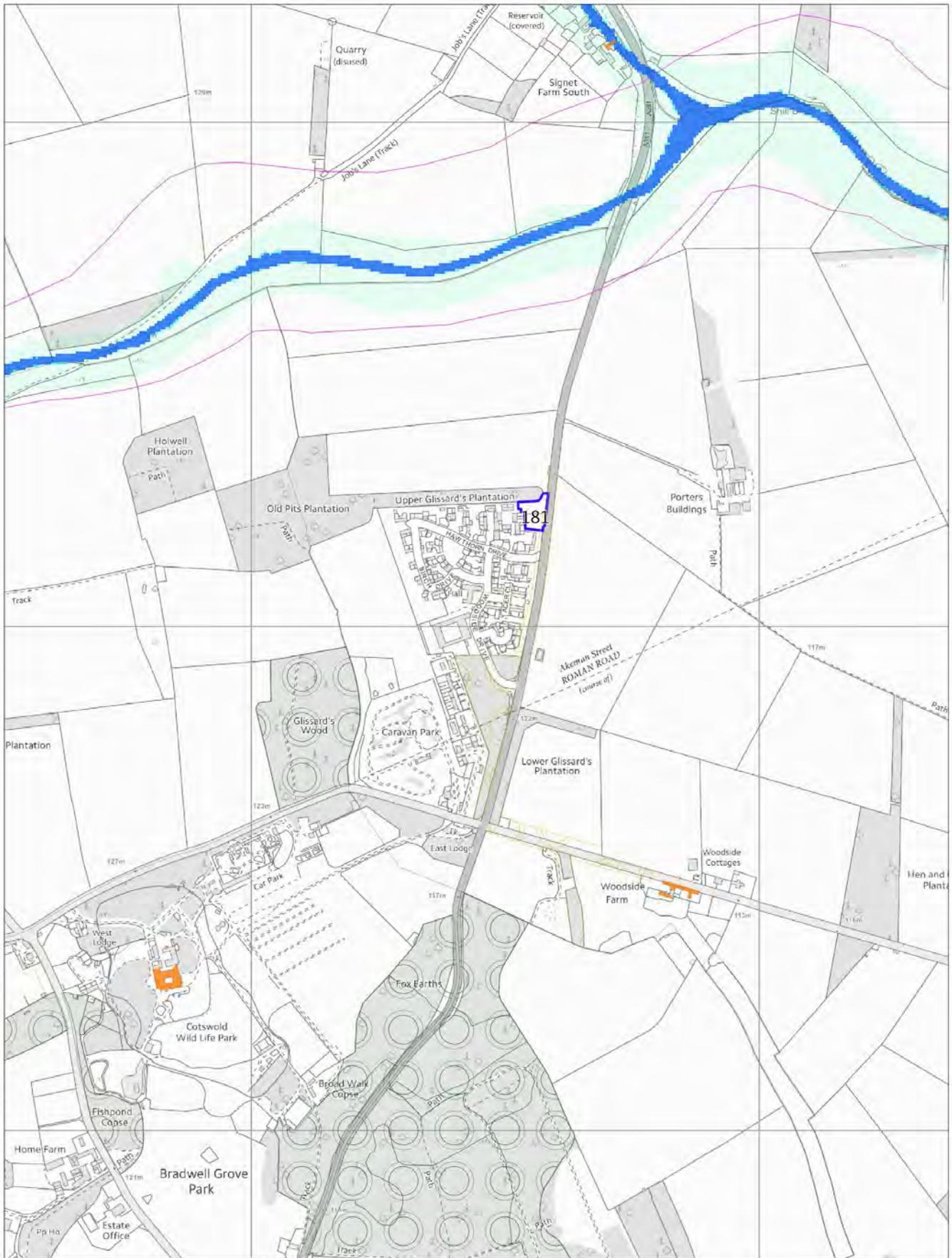
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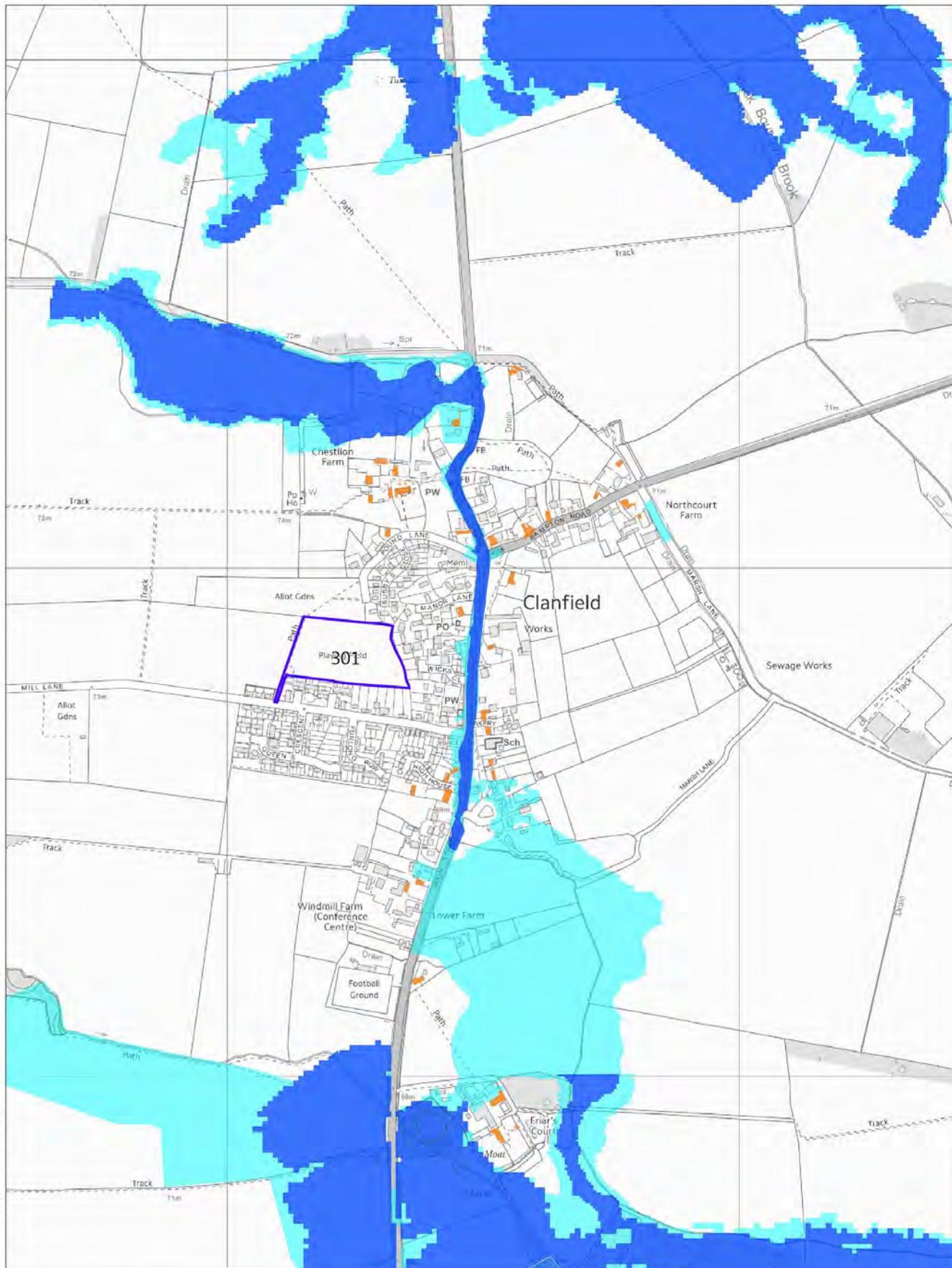
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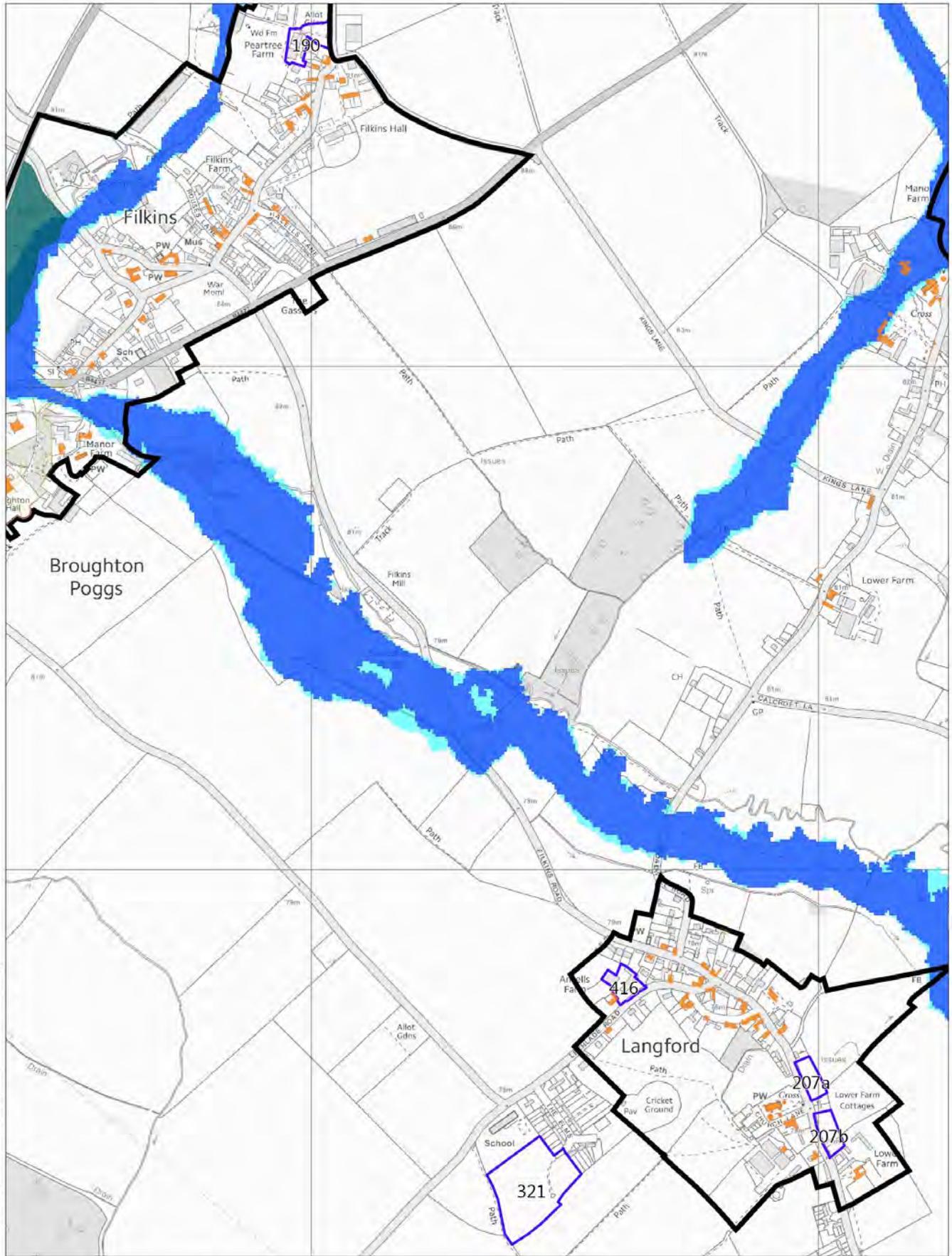
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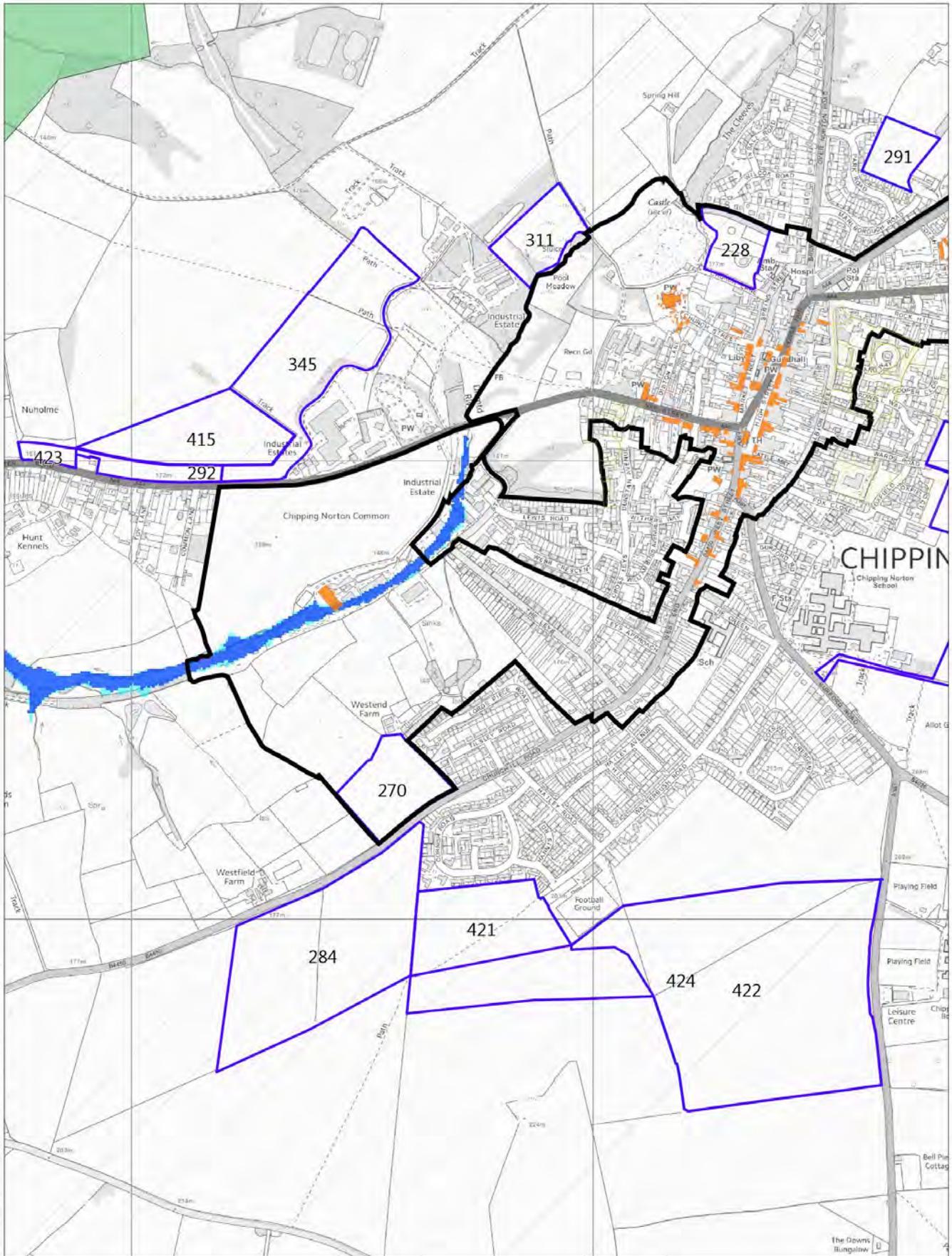
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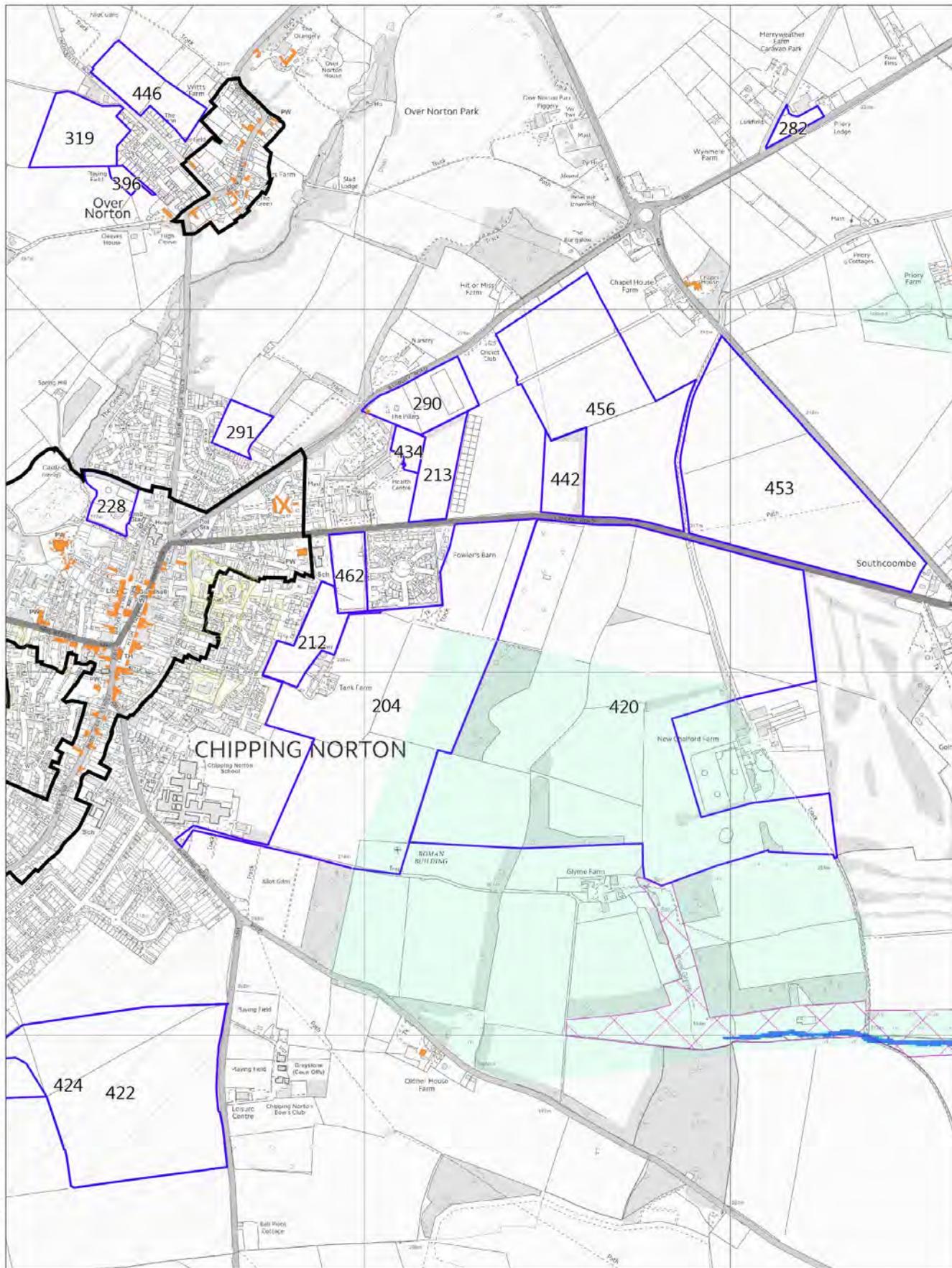
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Chipping Norton Sub Area



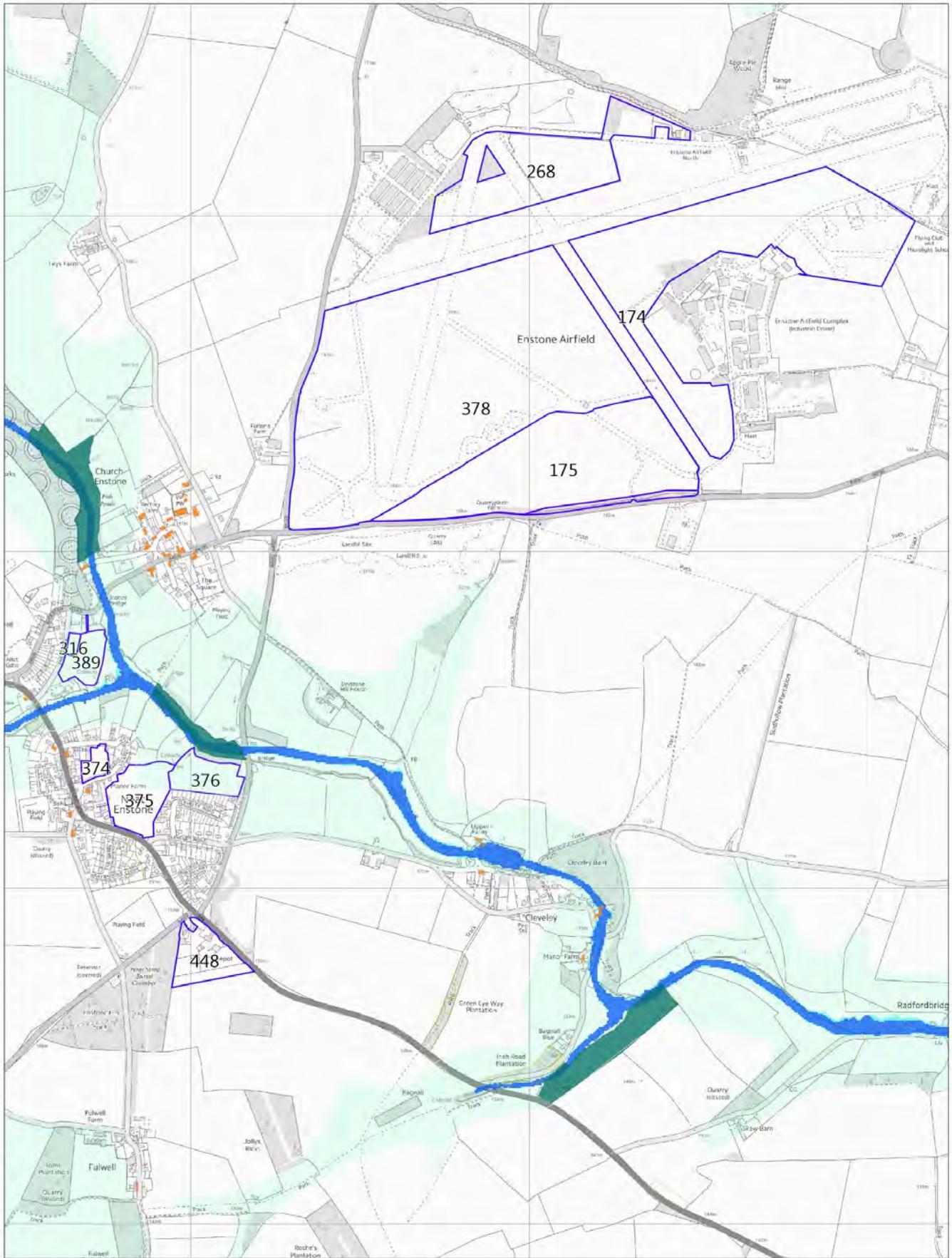
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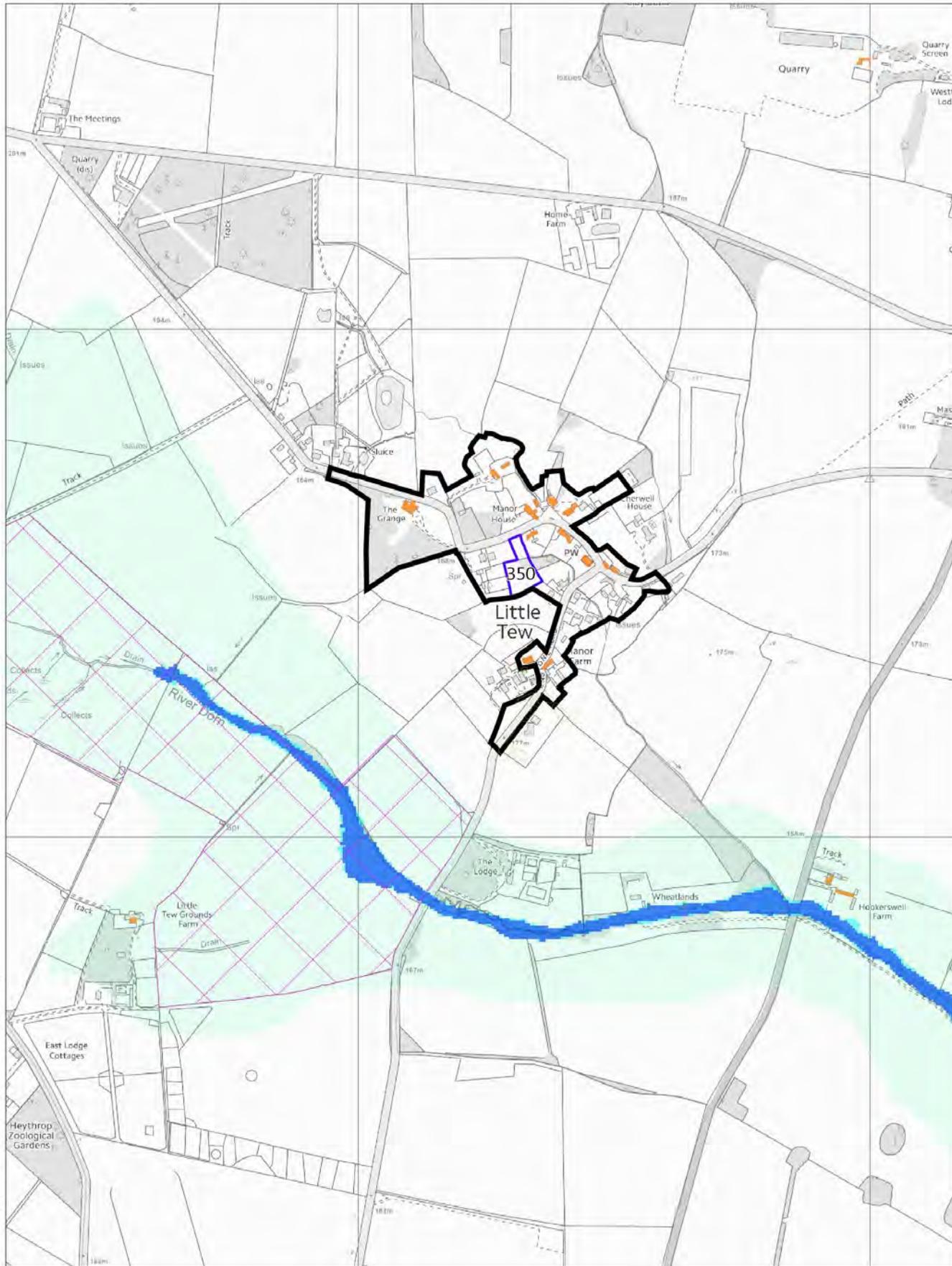
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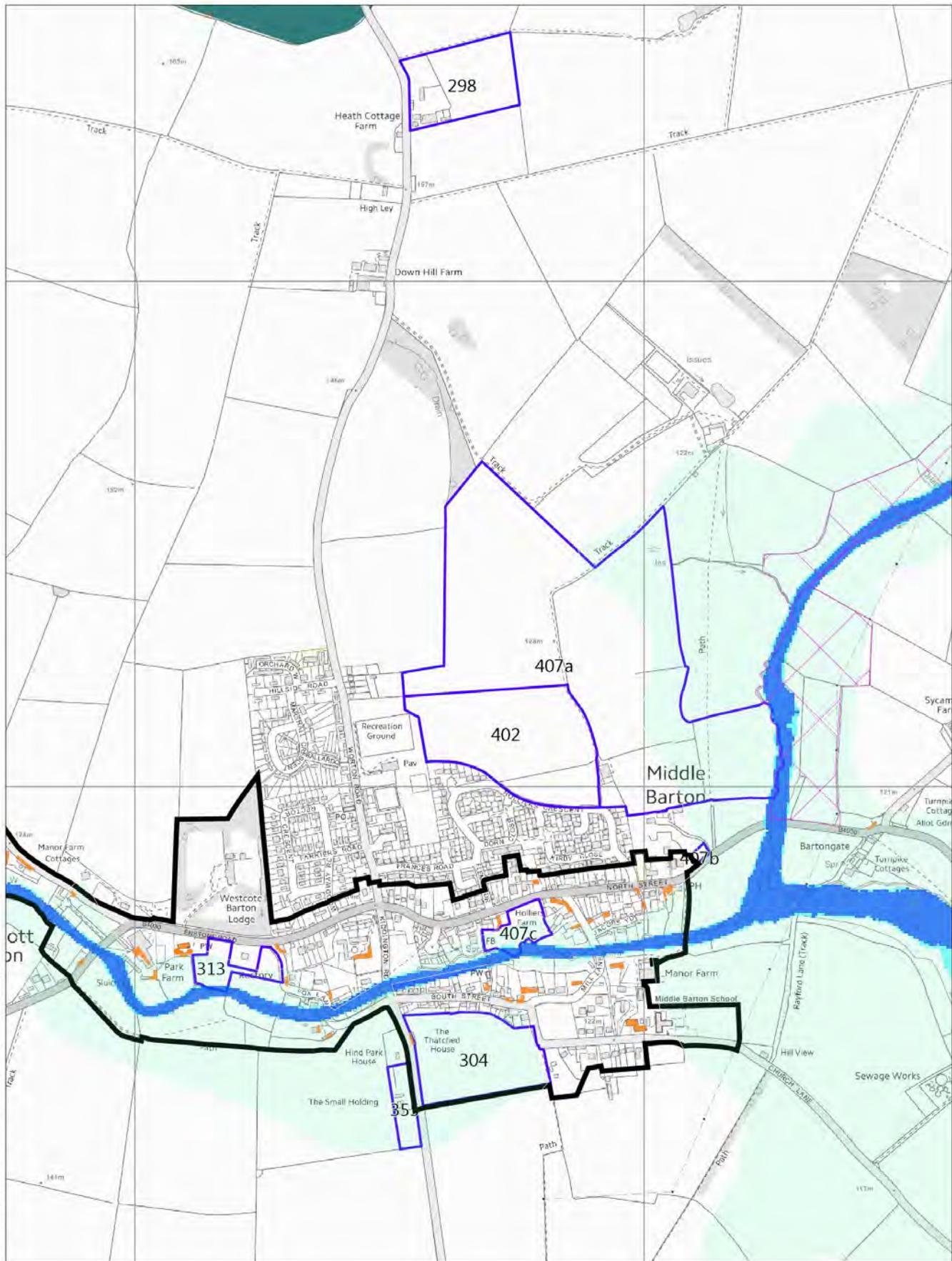
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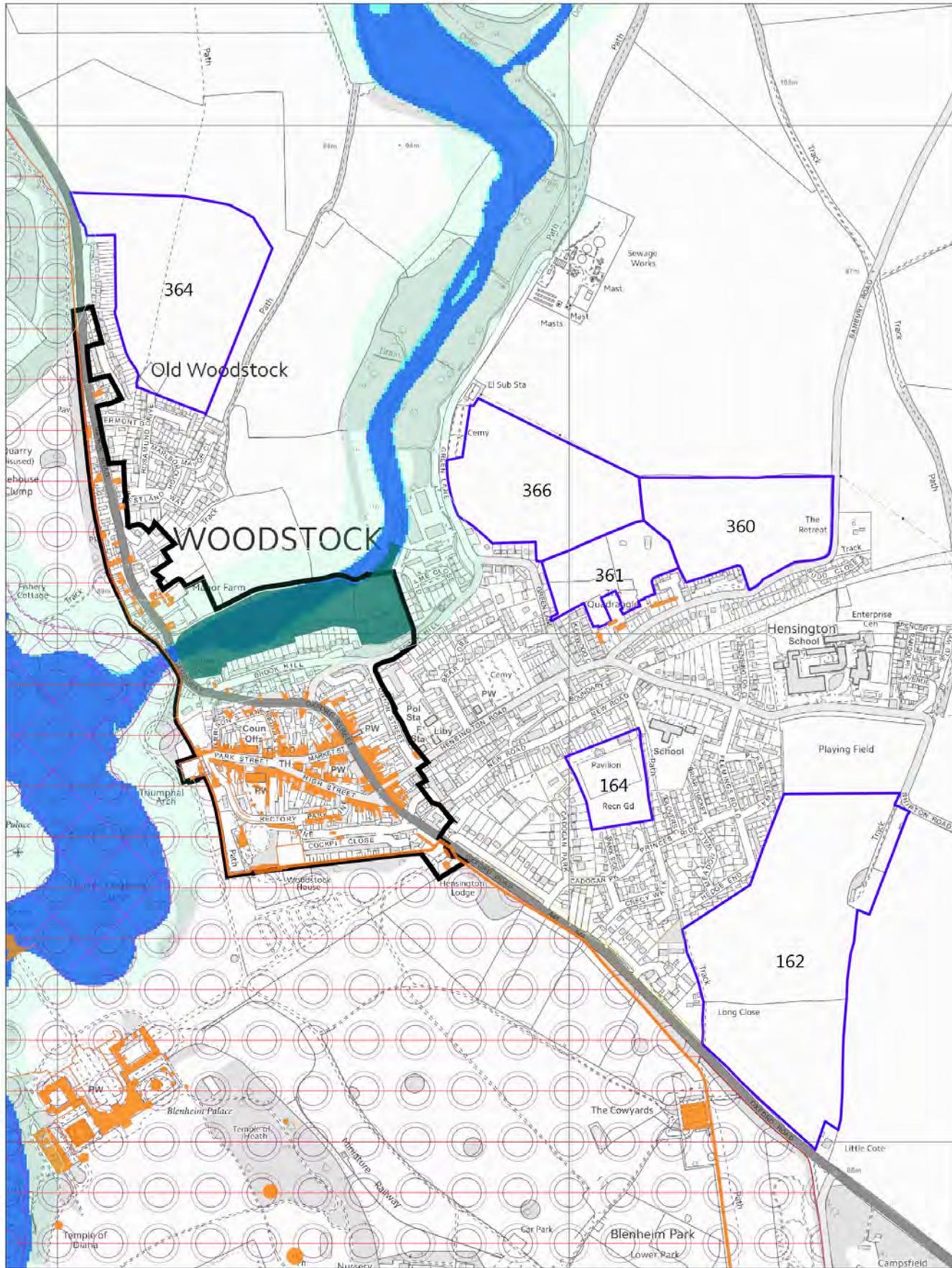
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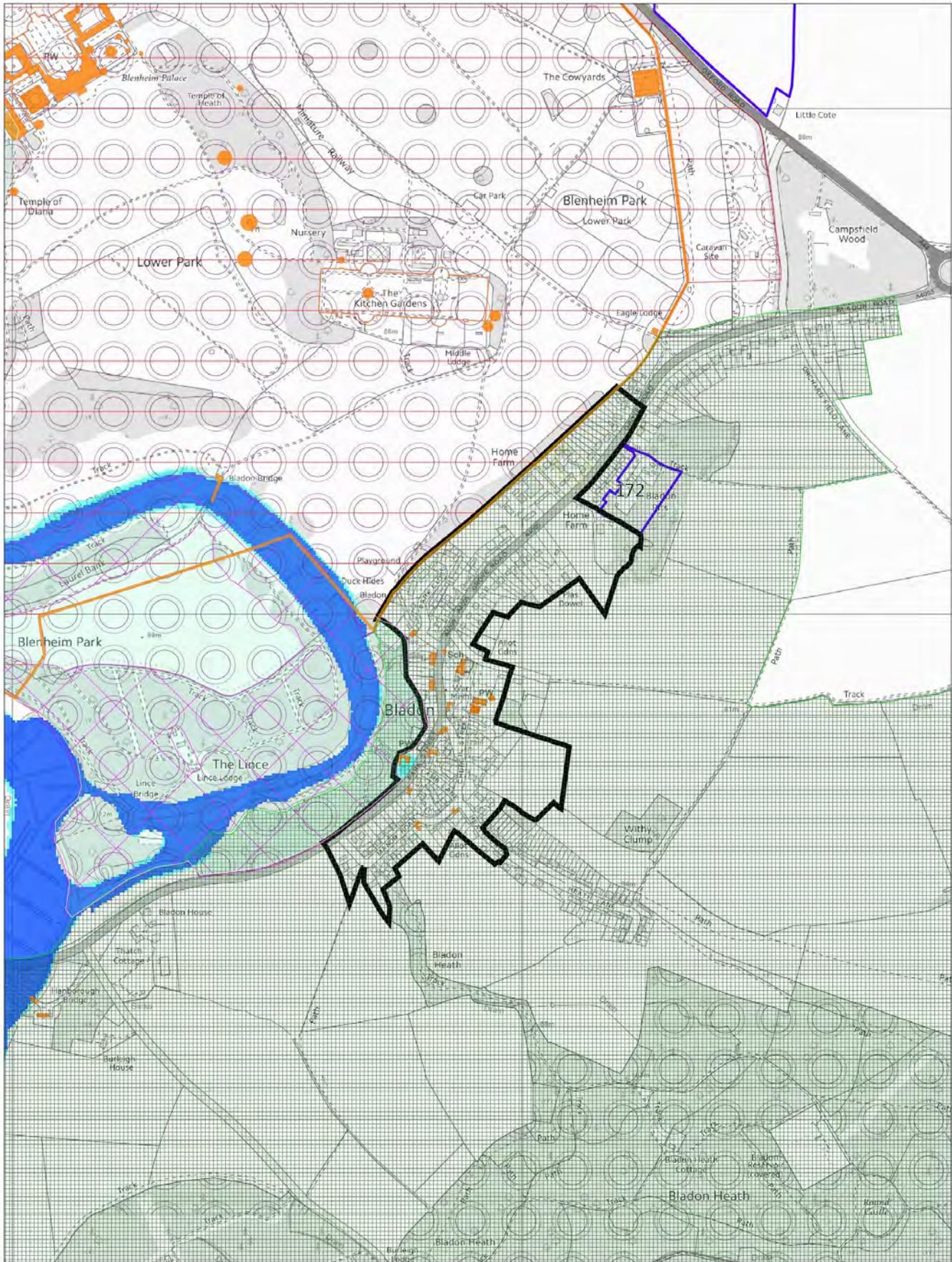
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Eynsham Woodstock Sub Area



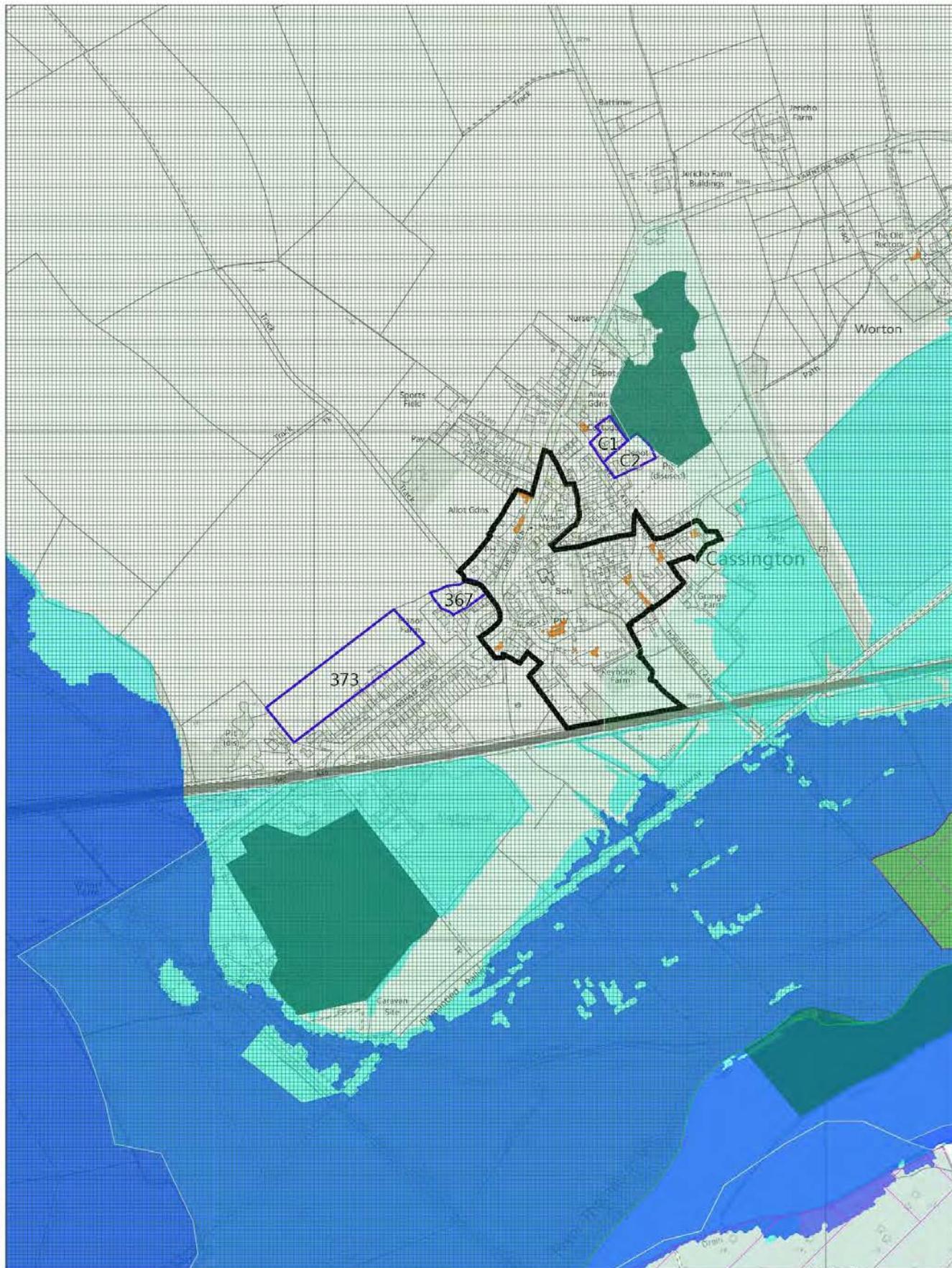
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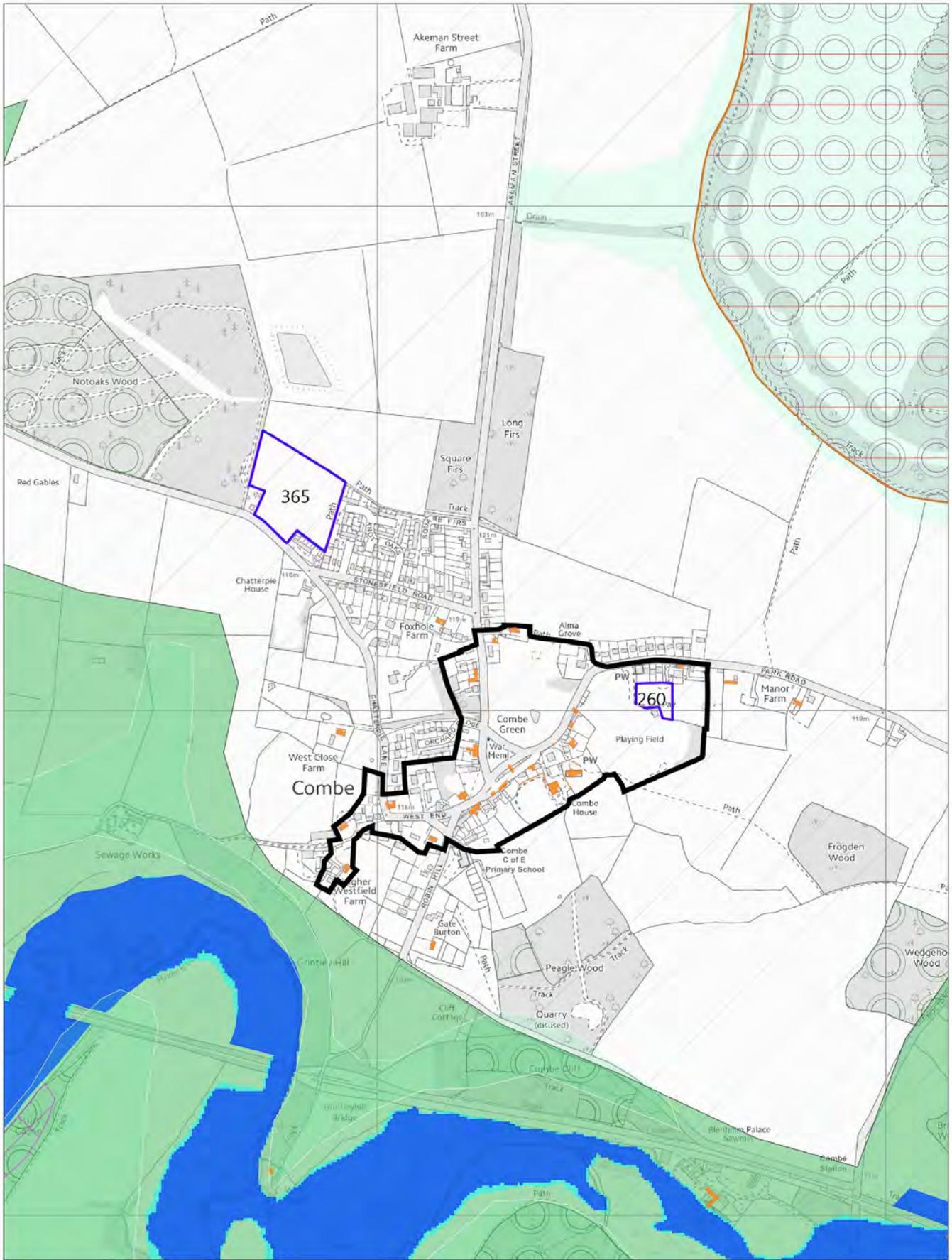
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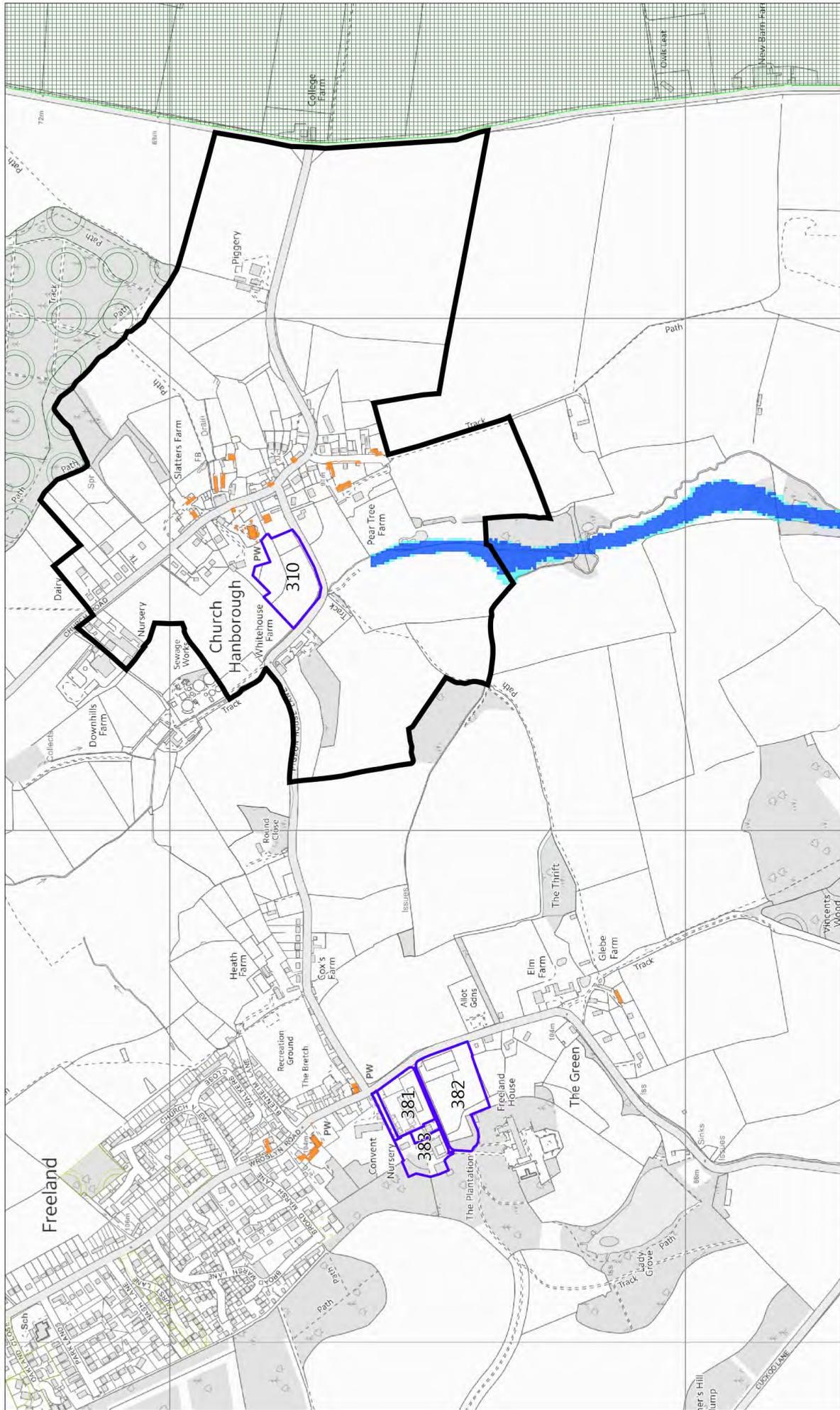
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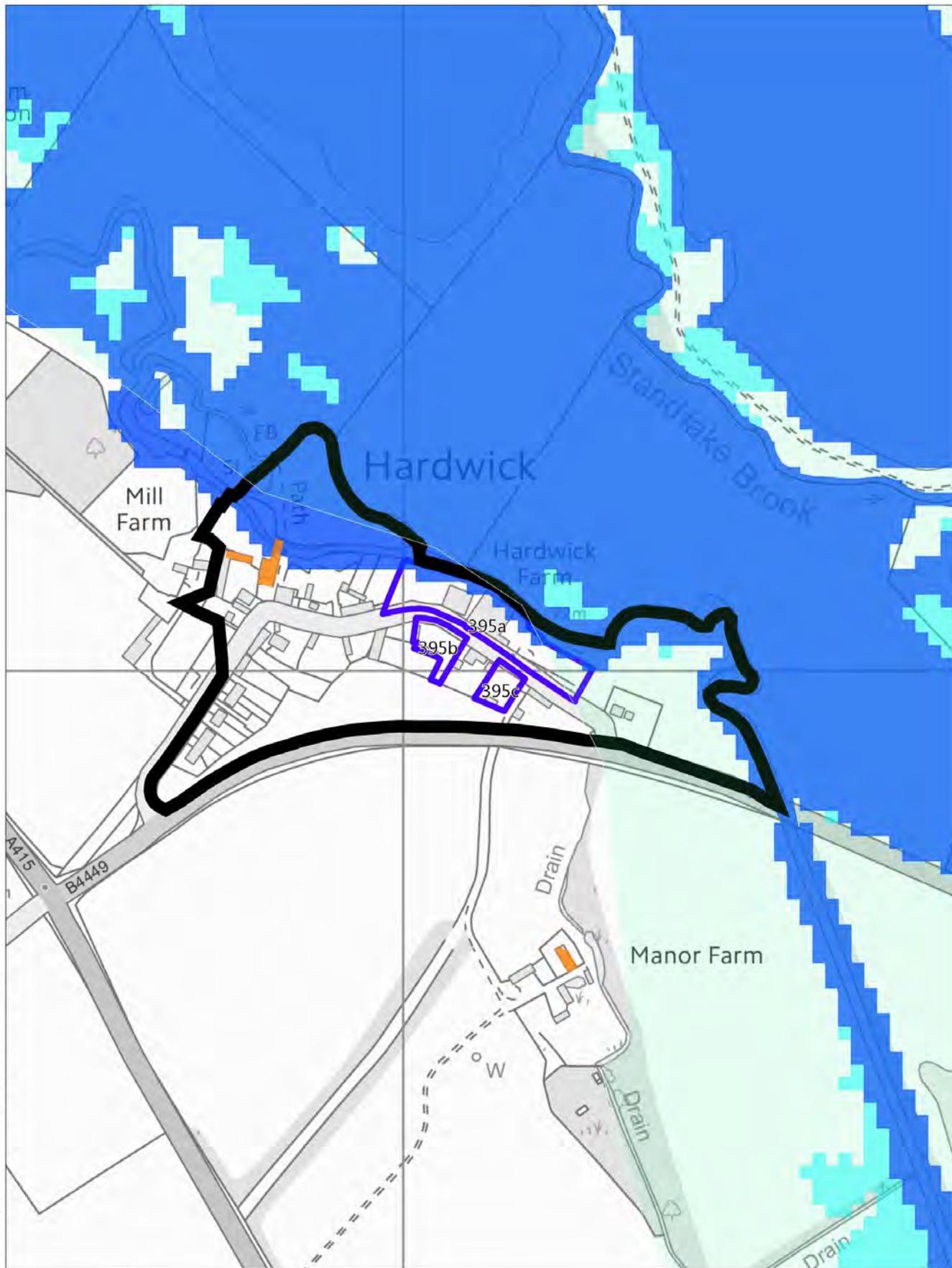
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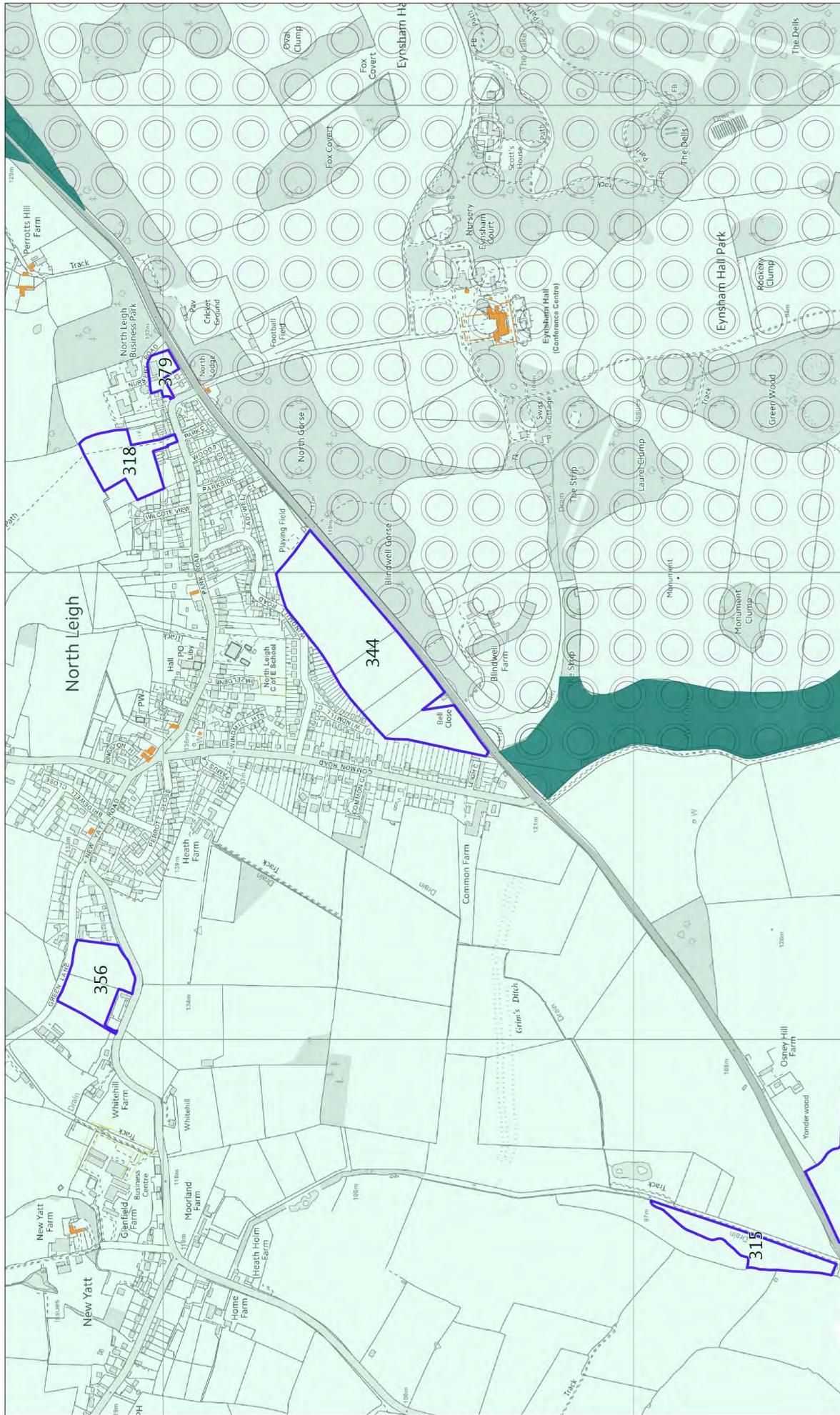
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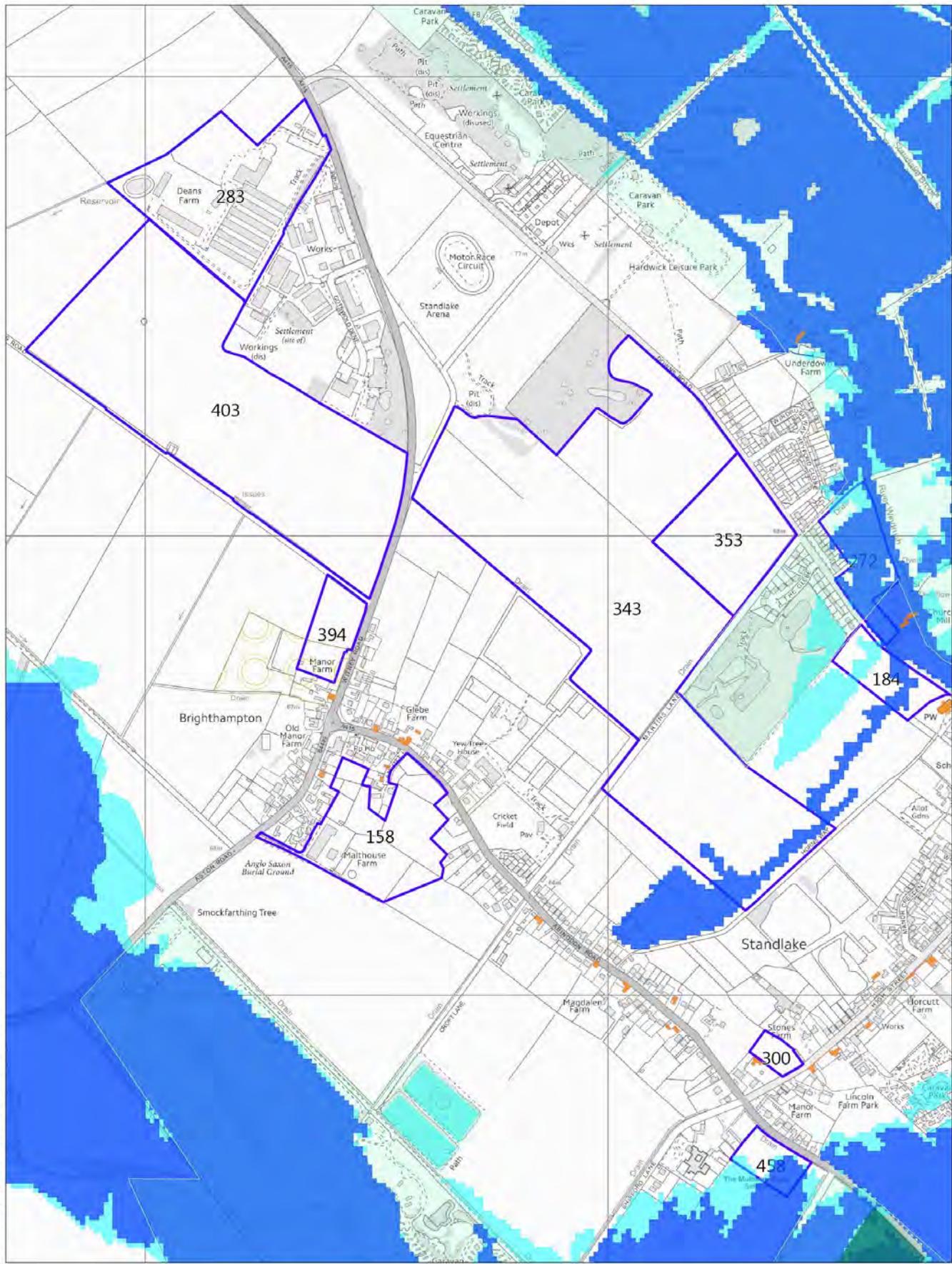
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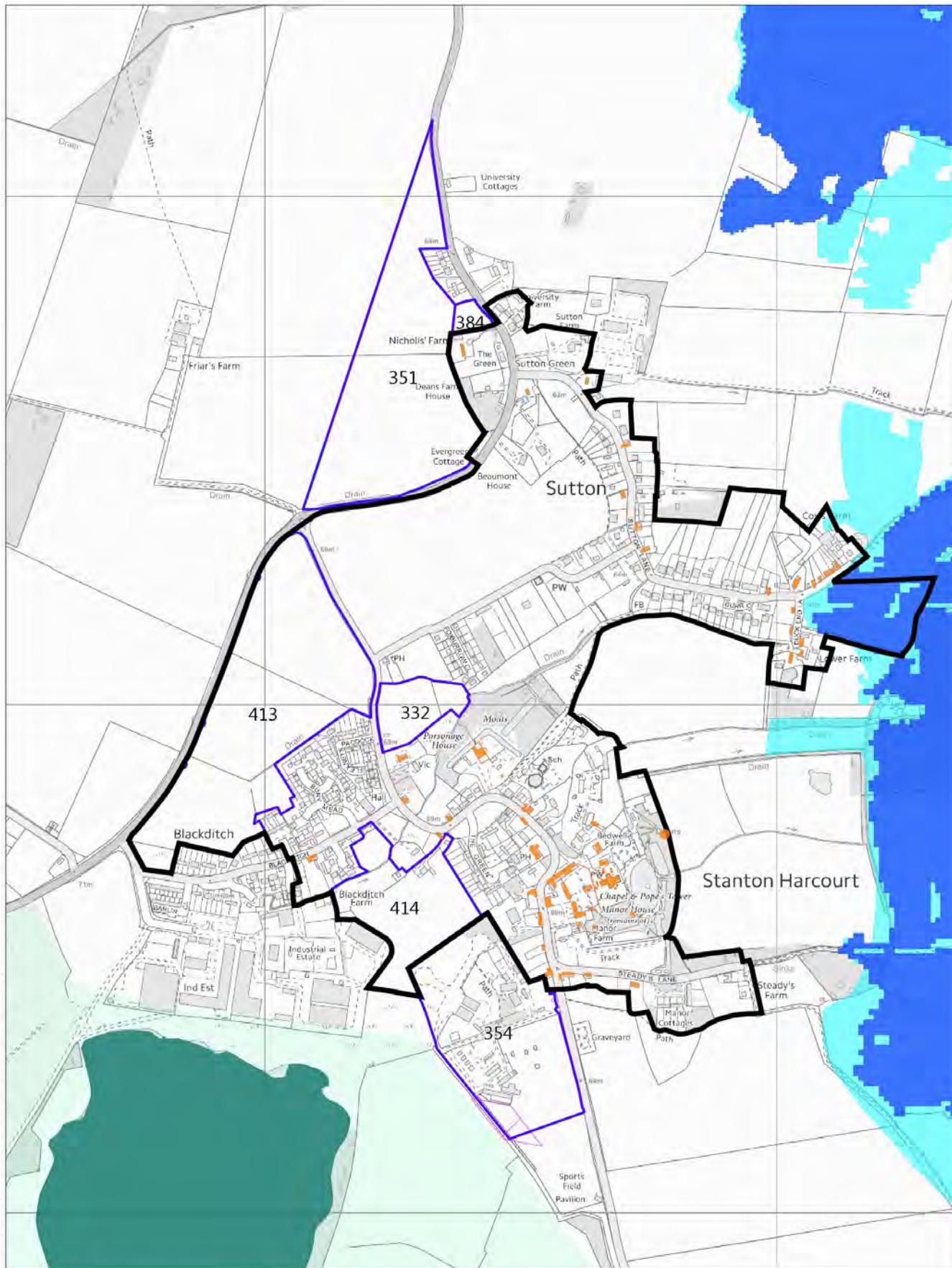
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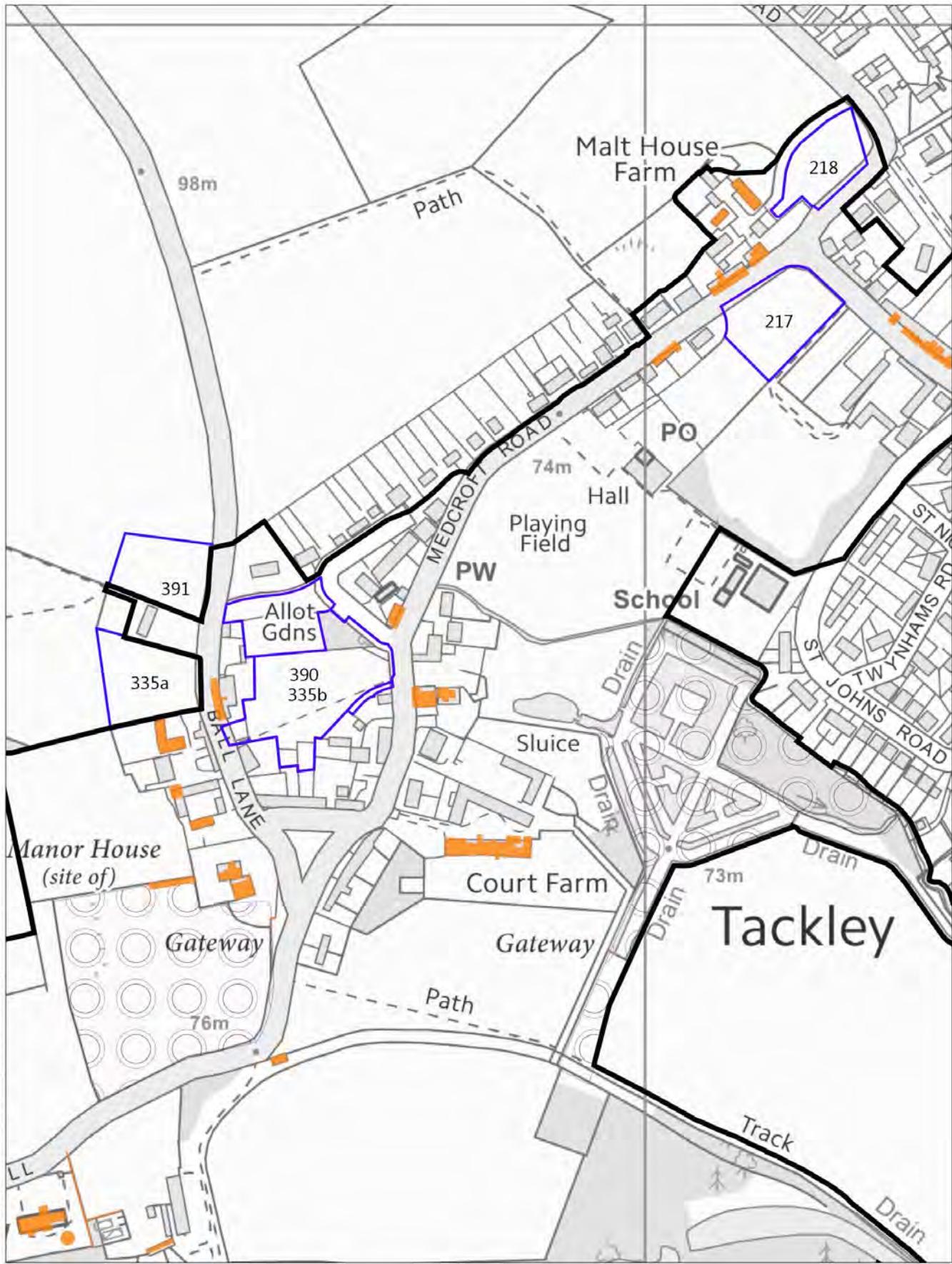
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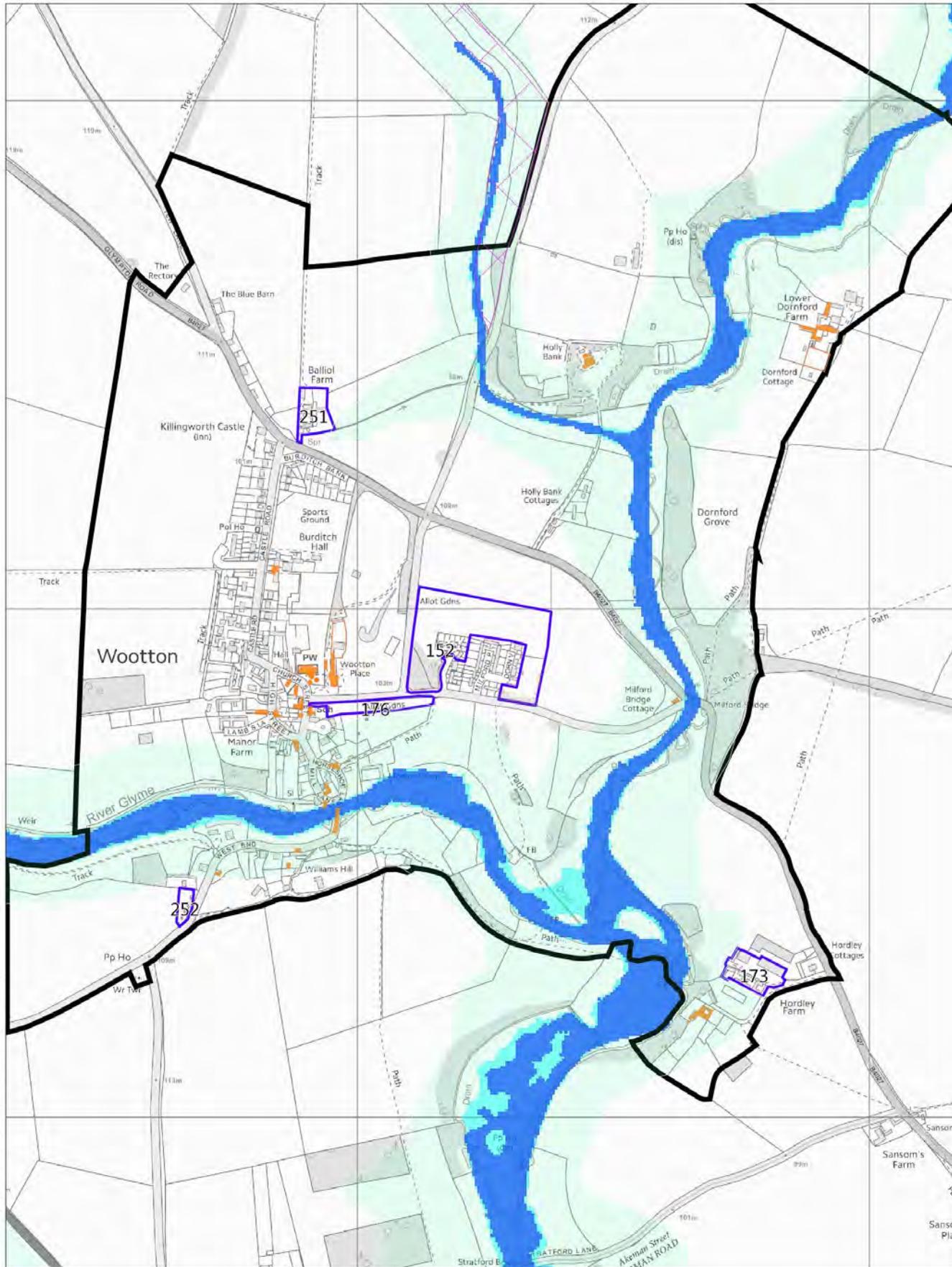
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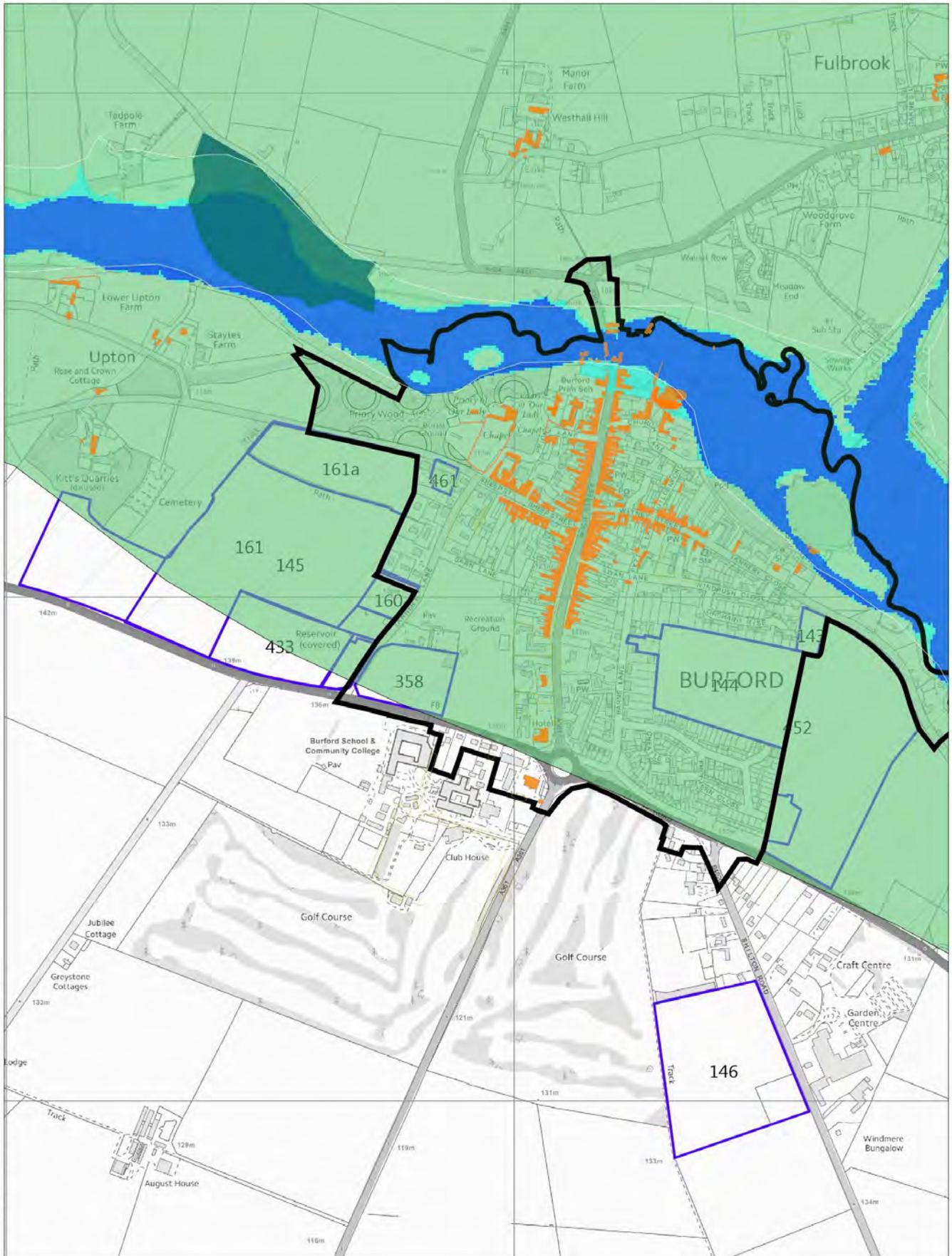
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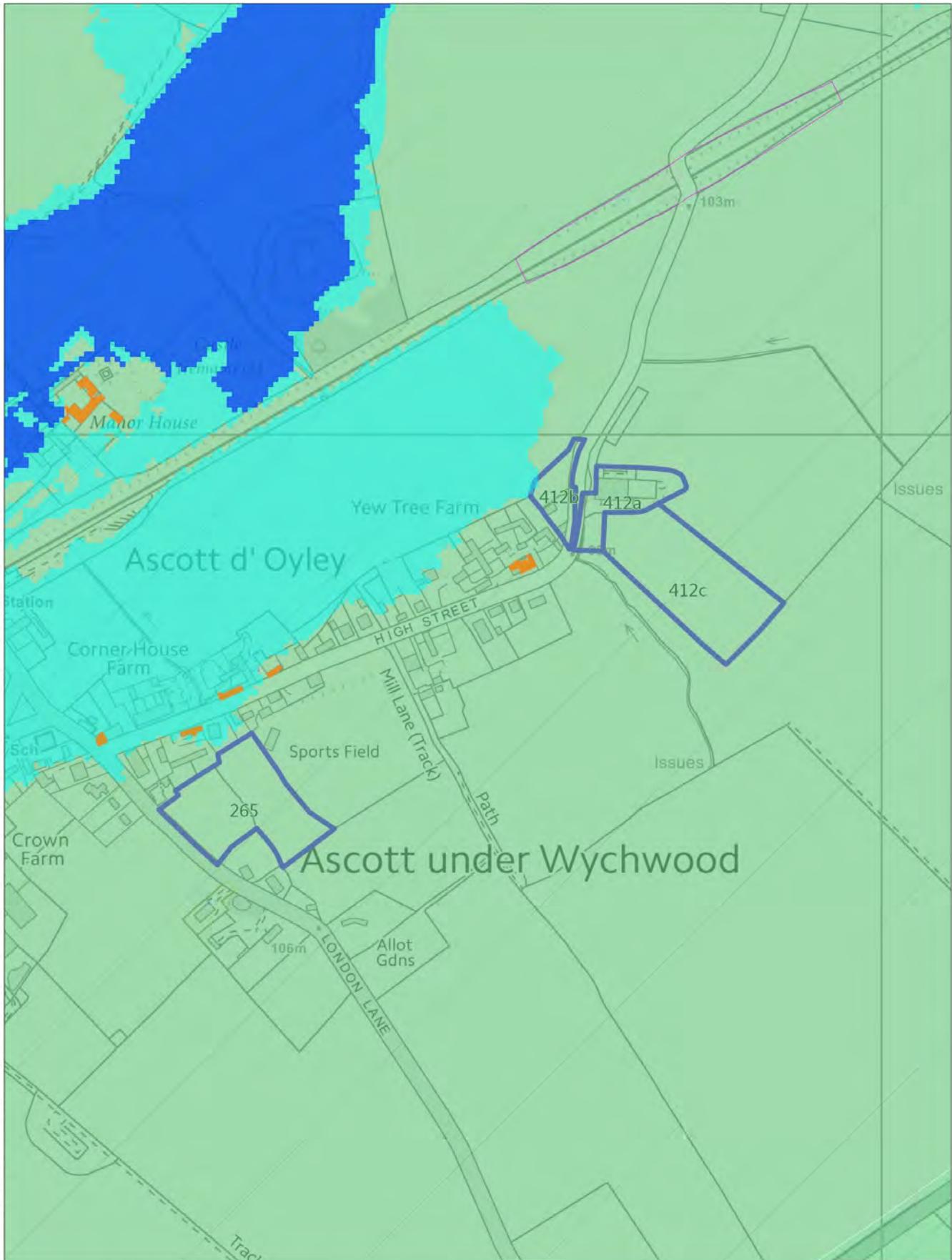
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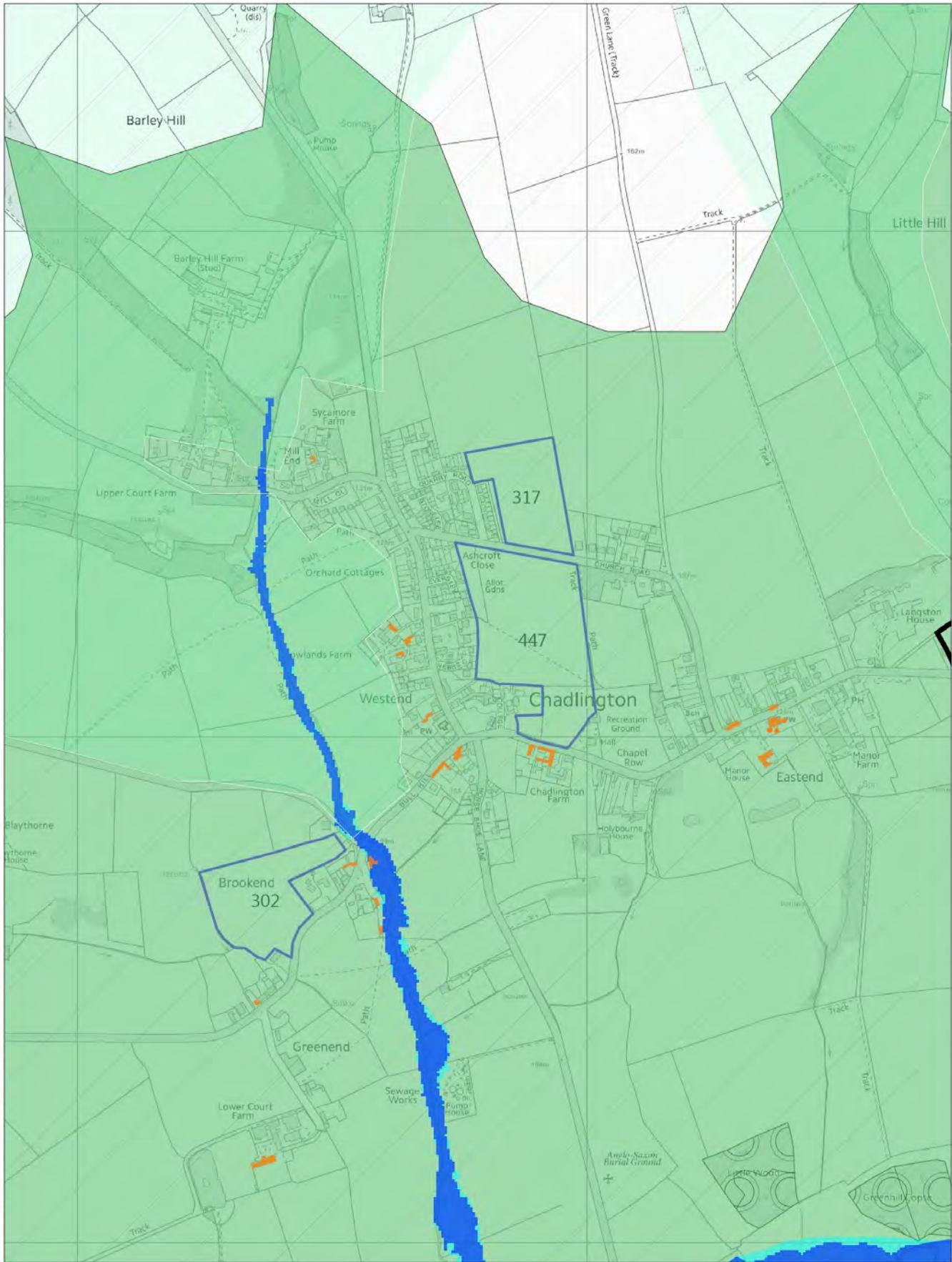
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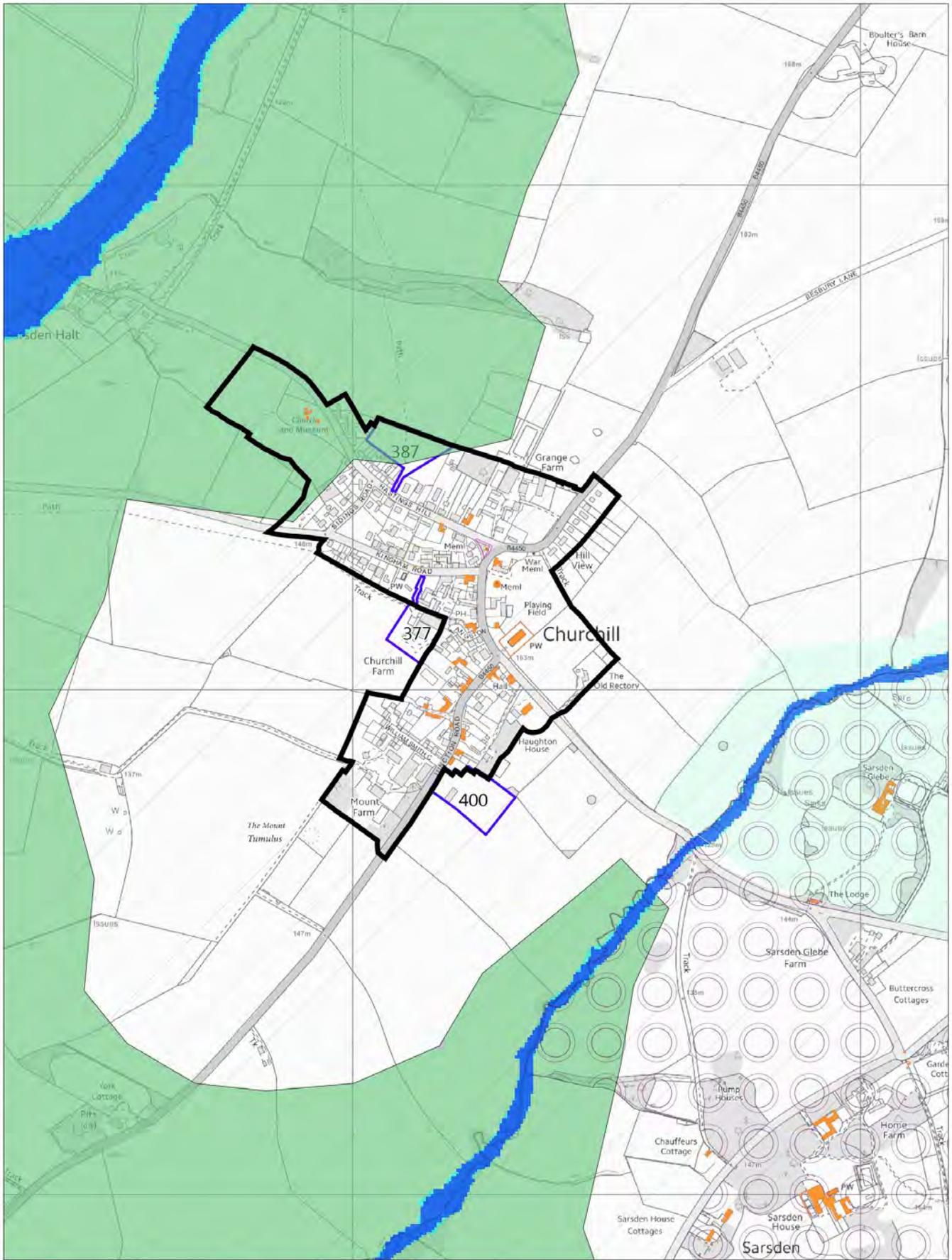
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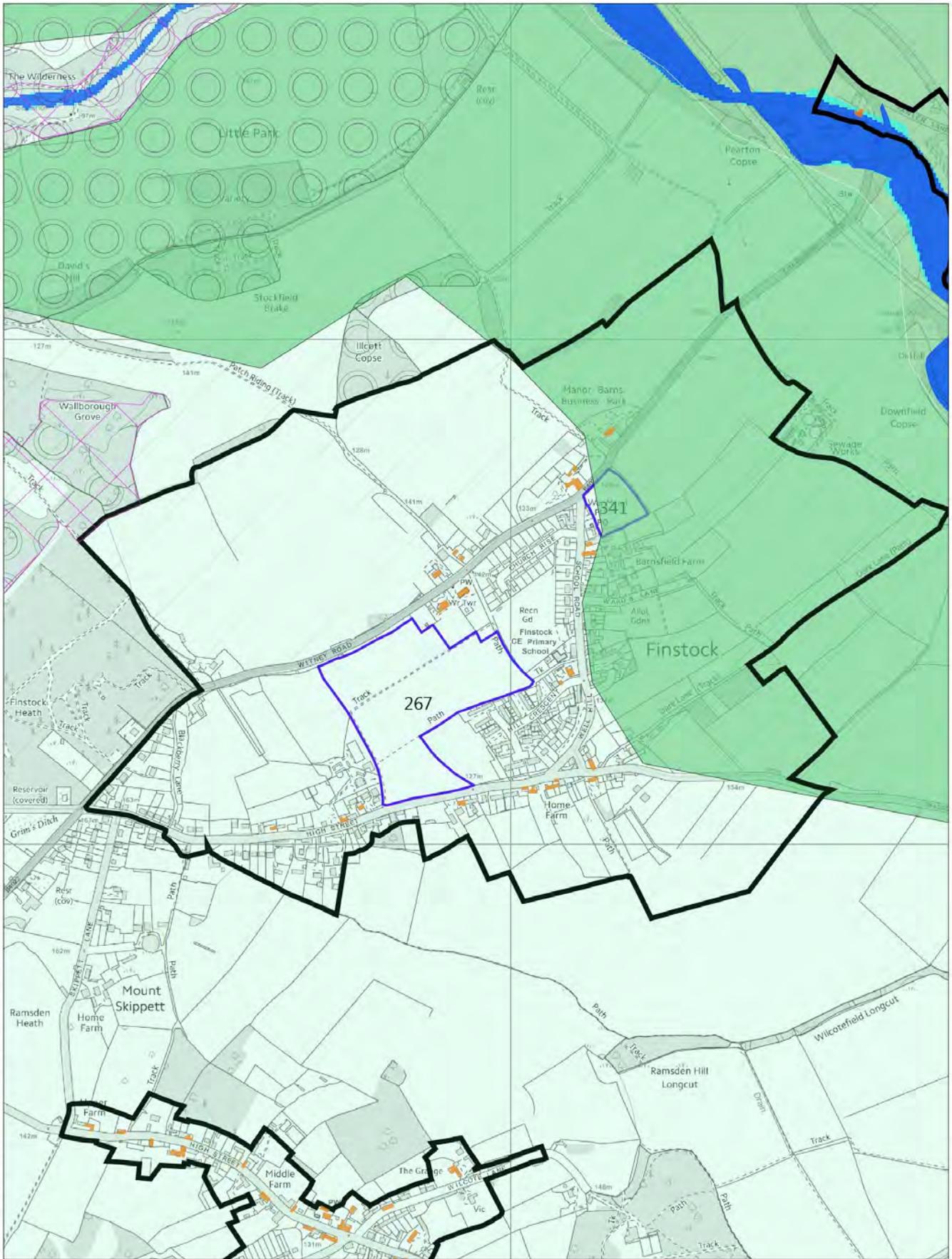
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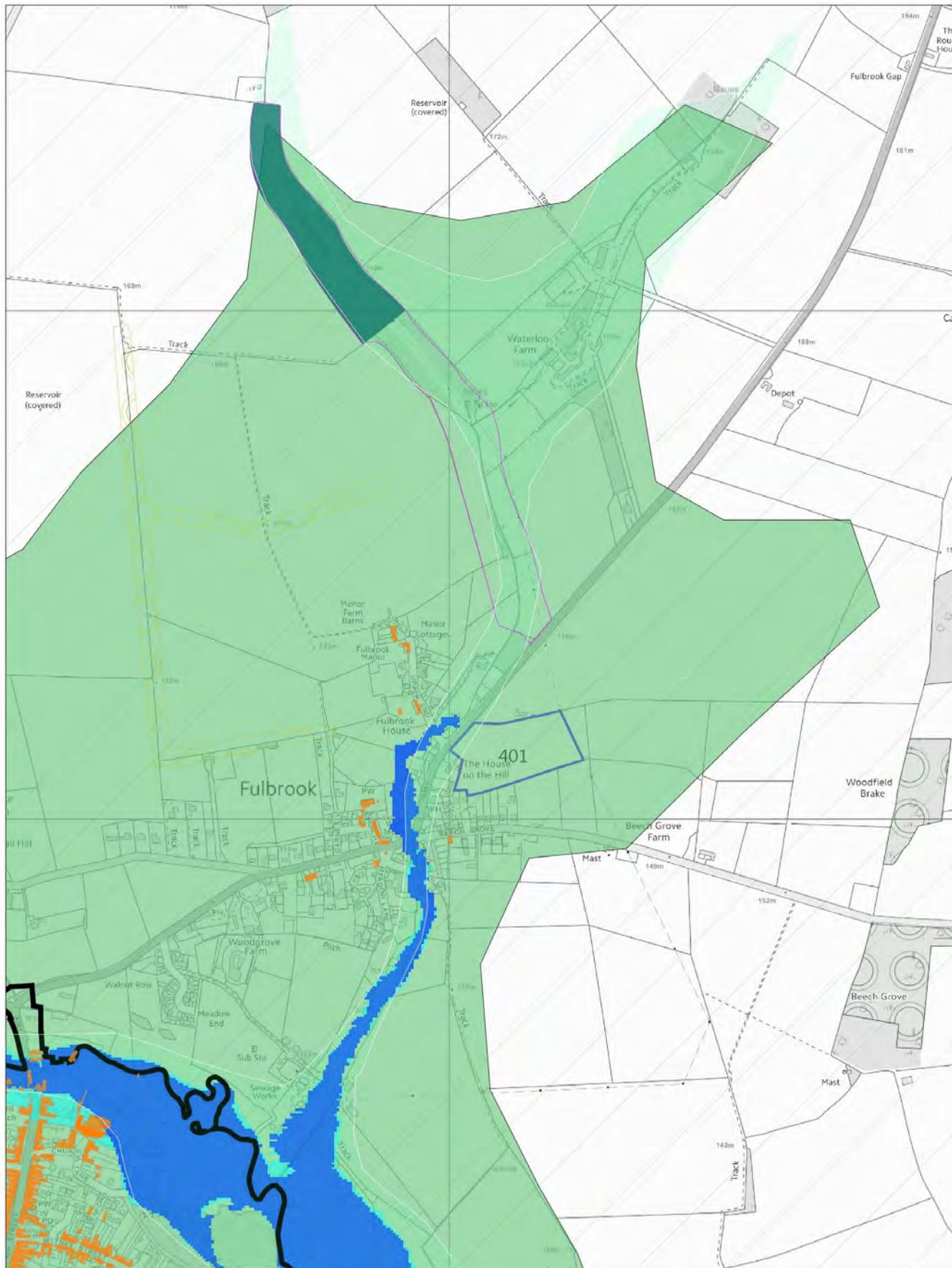


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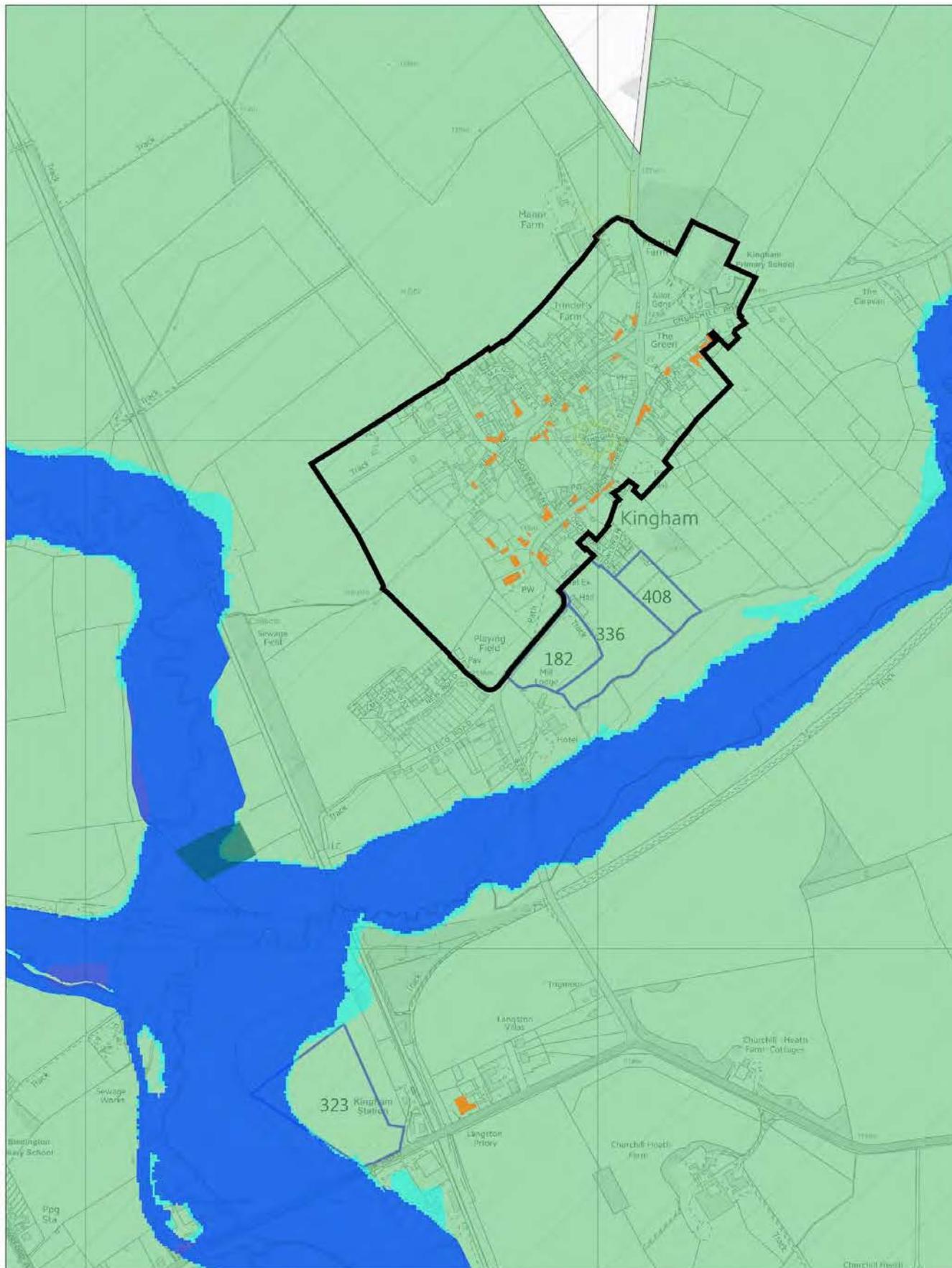
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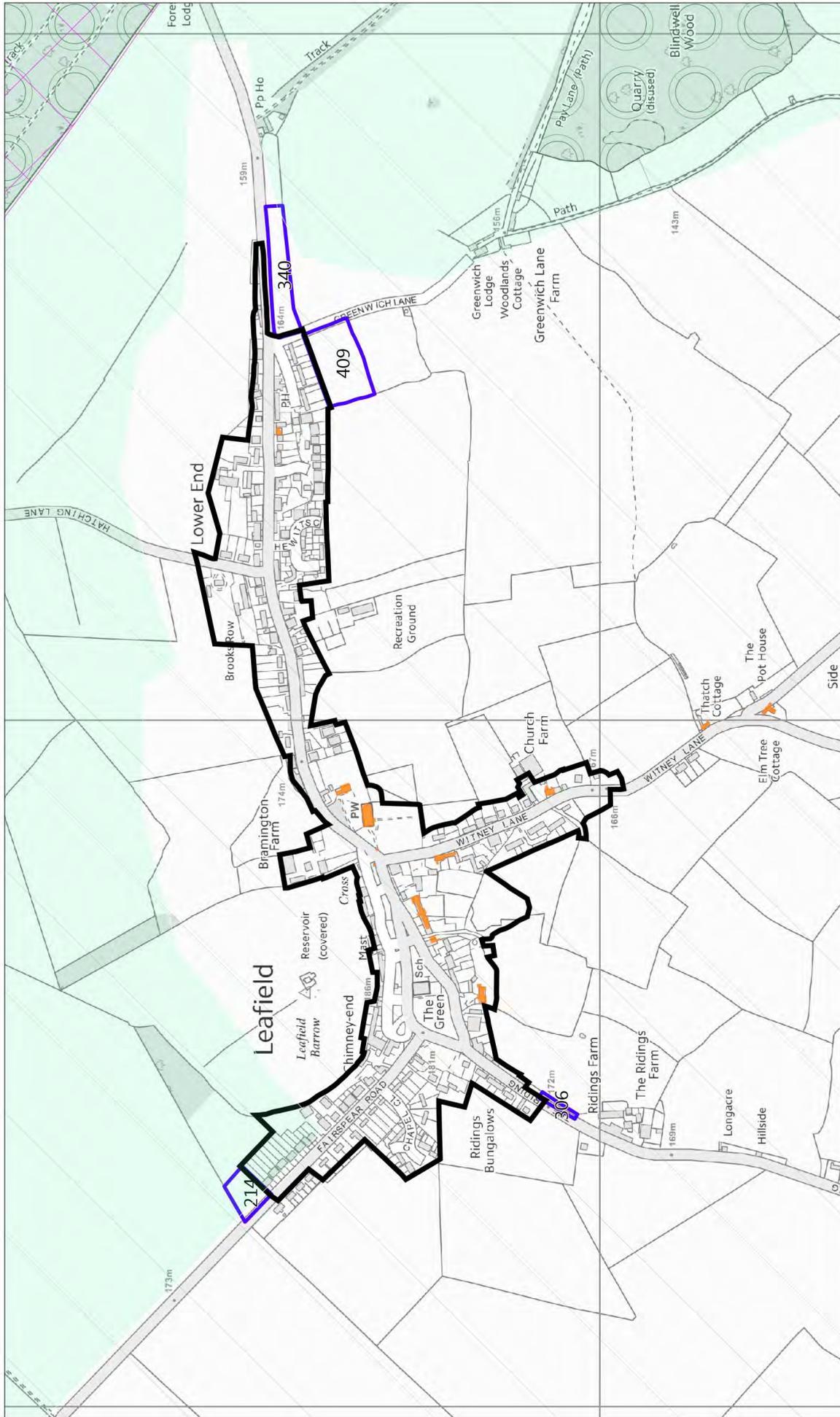
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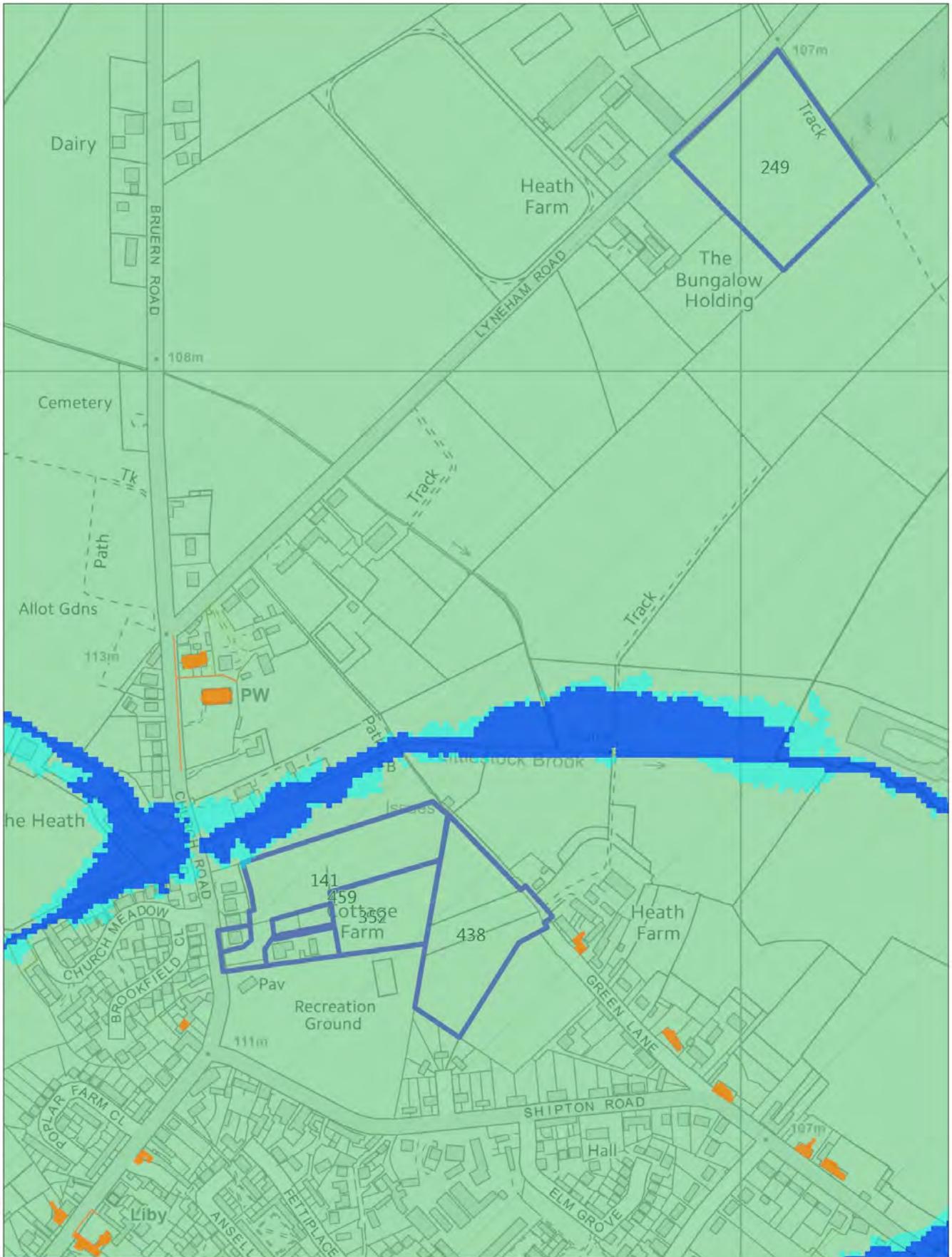
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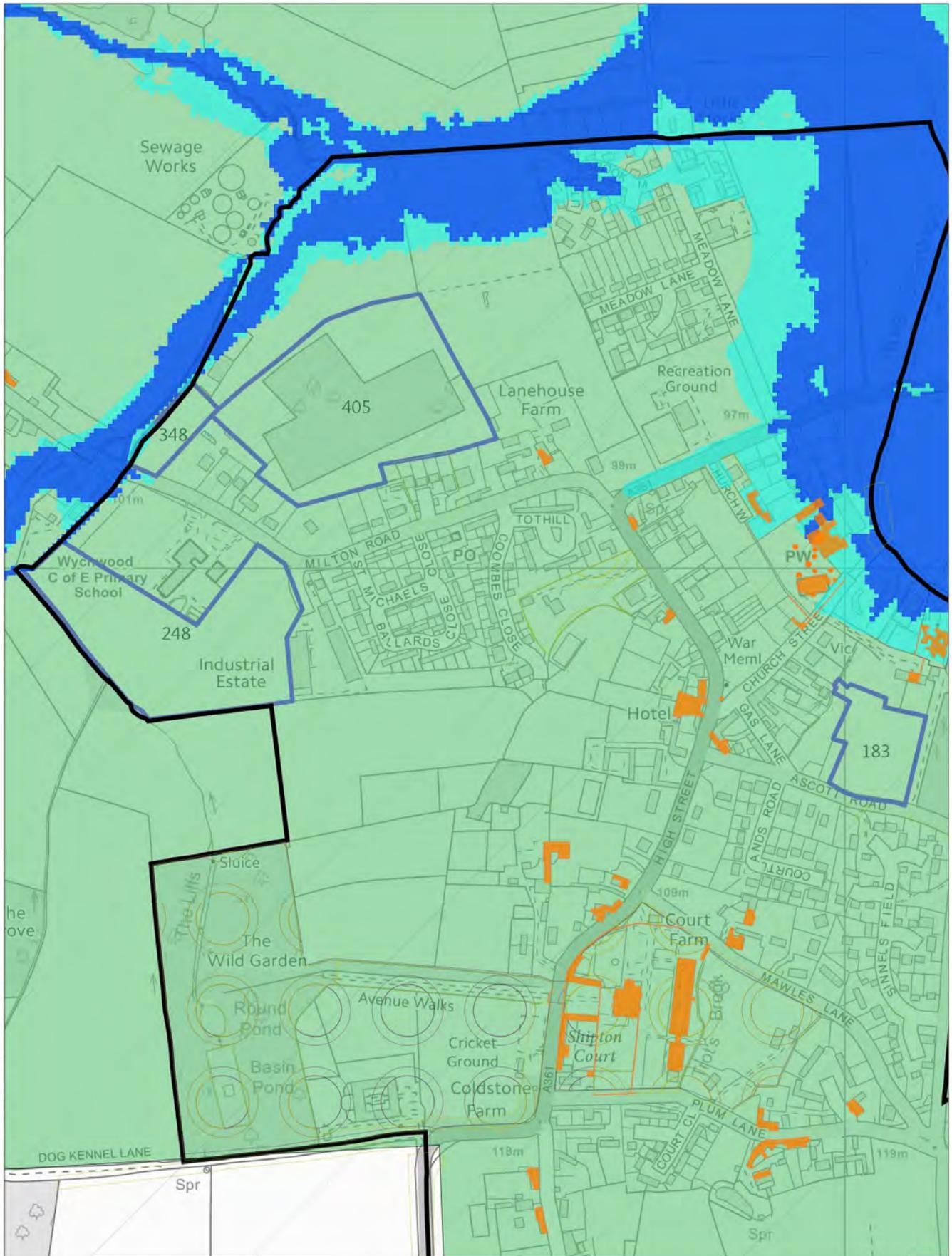
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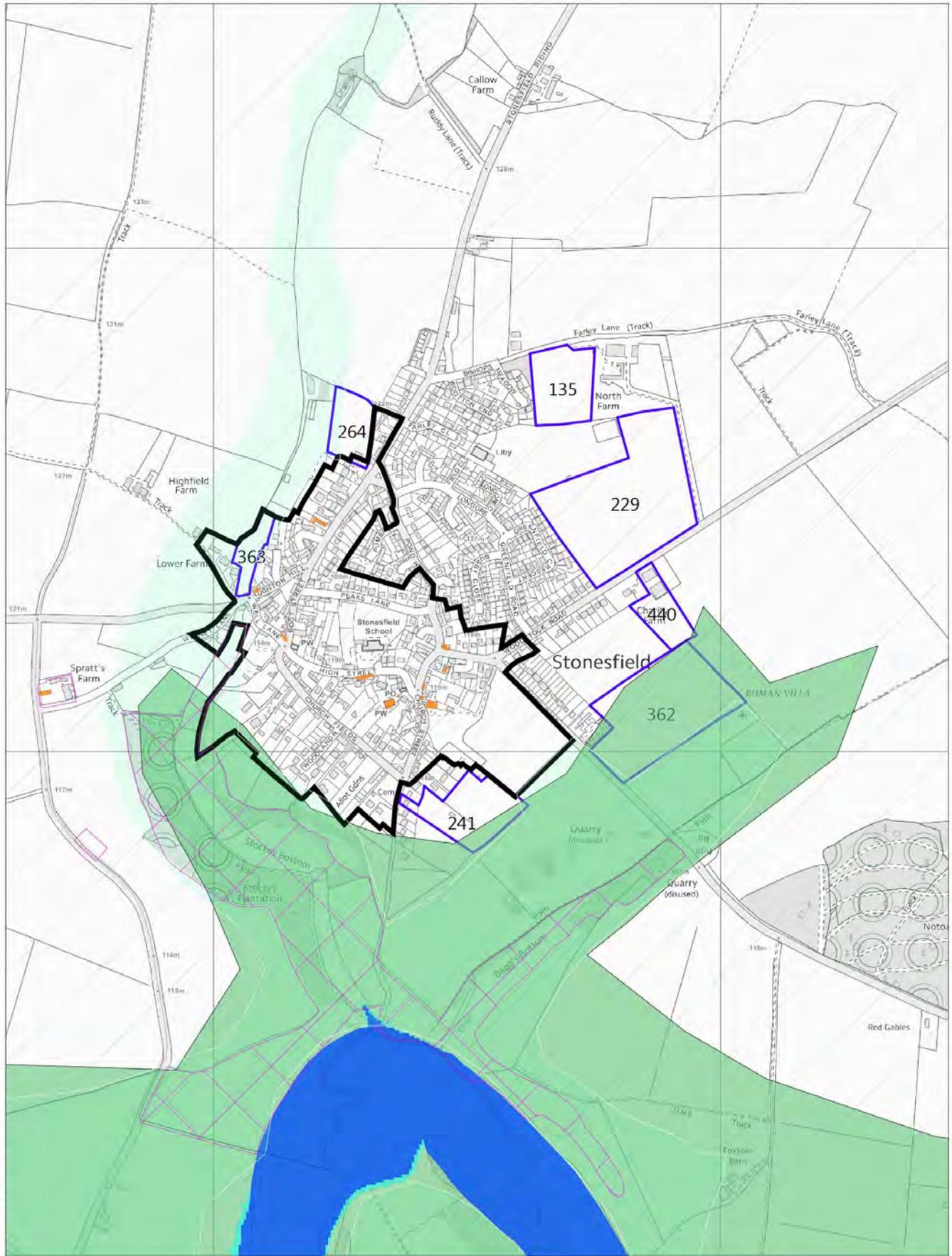
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Appendix 2 – Summary Assessment Findings

Witney

Site Reference	Site Name	Conclusion	Comment
460	Woodford Way Car Park	Suitable for housing or employment as part of a mixed-use scheme. Developable. 50 dwellings Proposed Local Plan allocation	Sustainable location for residential development within the urban area and on a previously developed site. Not currently available for development but reasonable to expect it to come forward in the longer term. 50 dwellings.
25	Bus Depot and Garage	Potentially suitable for housing or employment in principle subject to flood risk and availability. Not currently developable	Planning approval for 6 dwellings and other business uses on part of site. Site currently in use. Further development suitable in principle but would require relocation of bus depot therefore longer term opportunity. Would also require detailed consideration of potential flood risk issues. 14 dwellings.
28	Scrap Yard, West End	Suitable for housing or employment in principle. Not currently developable	In existing employment use - not currently available for re-development. Potentially suitable subject to a number of site constraints, including whether suitable vehicular access can be achieved. 15 dwellings.
31	Welch Way, Broad Area - civic buildings	Suitable for housing or employment in principle – Not currently developable	In the long term there may be opportunities to make more efficient use of this area which may involve residential development as part of mixed use schemes. 30 – 50 dwellings.
32	Welch Way, Broad Area - BT depot/offices and Joinery	Suitable for housing or employment in principle – Not currently developable	In existing use. Housing may come forward as part of redevelopment for a mixed use scheme. Subject to flood risk. a suitable location in principle and comprises previously developed land. 20 – 40 dwellings.
197	Thames Water Depot, Dark Lane	Suitable for housing or employment in principle – Not currently developable	Previously developed site in sustainable location. Surplus to requirements. Redevelopment would need to address flood risk issues to come forward. Part of the site has planning permission. There may be scope for further limited possibly flatted development on the western portion. 10 dwellings.
198	North of Witney	Suitable for housing and employment as part of a mixed-	Sustainable location for urban extension. Offers the potential to deliver significant highway infrastructure including the West End Link and Northern Relief Road as

		use scheme. Developable. Proposed Local Plan allocation	well as other new infrastructure including new primary school and open space. Surface water run-off and flood risk are key considerations for the site as are landscape and visual impact and traffic impact. The extent of any developable area would need to avoid any potential coalescence with settlements to the north. 1,400 dwellings.
199	Cogges South. Land off Stanton Harcourt Road	Suitable in part for housing – developable. Proposed Local Plan allocation	Significant development would be an intrusion into the valley landscape. The site is also affected by flood risk. There is however scope for very limited development in line with and serving to round off the existing built area. 30 dwellings.
200	Cogges Triangle	Suitable for housing and developable. Proposed Local Plan allocation	Sustainable location, part of site relatively well screened from wider area thereby serving to mitigate landscape and visual impact of development. Potential scope for up to 420 dwellings subject to developer demonstrating that this can be achieved without harm.
202	Woolgate Centre and Car Park	Suitable for housing or employment in principle – not currently developable	Site owners are suggesting mixed uses through intensifying development on the site. The car park is heavily used and is sub-divided by groups of mature trees which are an important part of the character of this part of the town. While residential development could form one of the future uses on this site, as part of a mixed use development, with retail and additional car parking, achieving an acceptable scheme is likely to be complex and thus unlikely to come forward in the short to medium term. 20 – 50 dwellings.
275	Land off Schofield Avenue	Suitable for housing and developable	The site is in a sustainable location on the edge of Witney. It forms part of a larger site which also has development potential when taken in the context of the proposed strategic development (North Witney SDA) between Hailey Road and New Yatt Road. Whilst care would be needed to minimise the impact on long-distance views, this is not considered to be an insurmountable issue. Whilst development in this location would fall within the gap between Witney and Hailey it is not considered that it would lead to unacceptable coalescence or impact on the separate identity of the two settlements. 100 dwellings (as part of a wider scheme including Site 326 to the north)
307	Bathing House Farm, Springfield Oval	Suitable in part for housing and deliverable 50-60 dwellings	This and the adjoining site provide a green buffer between the built-up area of the town and development in isolation could have a harmful effect on the landscape. However the context of the site has changed with the recent appeal decision to allow 260 new homes on land immediately to the west.

			In light of that decision this site in conjunction with land to the south (site 338) is potentially suitable for limited residential development of around 50 - 60 homes.
326	Land off Hailey Road	Suitable in part for housing and developable. Site forms part of proposed Local Plan allocation	The site is in a sustainable location on the edge of Witney. When seen in the context of the proposed North Witney SDA to the east the site demonstrates some potential suitability for residential development and would not extend the new built form any further towards Hailey. Whilst care would be needed to minimise the impact on long-distance views, this is not considered to be an insurmountable issue. The western part of the site along Milking Lane is however considered to be more sensitive and less suitable for development. It is only the land immediately north of Schofield Avenue and the primary school that is considered to have potential, effectively rounding off the built area in line with the main part of the North Witney SDA site. 100 dwellings (as part of wider scheme including sites 275 and 346)
328	Land west of Witney Football Club and to south of Burford Road	Suitable for housing and employment in part. Developable in part.	Long-term development potential beyond 2031 subject to relocation of parts of golf course (which could then provide a permanent buffer to Minster Lovell. Northern parts of the site are on higher ground so would need to be carefully considered in terms of prominence of development and views from the north.
338	Land north of Springfield Oval	Suitable for housing and deliverable 50-60 dwellings	The site immediately adjoins the built-up area of Witney but the site projects into the Windrush valley and development in isolation could have a harmful effect on the landscape. However the context of the site has changed with the recent appeal decision to allow 260 new homes on land immediately to the west. In light of that decision this site is considered to be potentially suitable for limited residential development of around 50 - 60 homes.
346 (includes land in 275 and 326)	Land at Hailey Road Witney	Suitable for housing in part and developable in part. Site forms part of proposed Local Plan allocation	Sites 275, 326 and 346 all overlap. Potential for around 100 dwellings on land north of Schofield Avenue and west of Hailey Road which comprises Site 275 and part of Sites 326 and 346.
457	Land between New Yatt Road and Woodstock Road	Suitable for housing and developable	The site is in a relatively sustainable location on the edge of Witney and could be developed so as to not extend the existing built form of the town noticeably further north than the existing residential area at Madley Park. It adjoins the boundary of the proposed North Witney SDA and has the potential

			<p>to also make a contribution to meeting identified development needs subject to its availability which is currently uncertain with the site not having been actively promoted for development.</p> <p>The site only has a low to moderate landscape value and is not affected by any heritage assets.</p> <p>100 – 150 dwellings.</p>
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Carterton

Site Reference	Site Name	Conclusion	Comment
19	Nurseries off Alvescot Road, Carterton	Suitable for housing or small-scale employment. Deliverable. 5 dwellings	The site has an extant planning permission and is included on the Council's brownfield register. The principle of development in this location is acceptable. 5 dwellings.
23	Land at 23 Brize Norton Road, Carterton	Suitable for housing or small-scale employment. Developable. 16 dwellings	Site may be available in the medium term when activities at the breeding aviary have ceased. 16 dwellings.
34b	REEMA Central.	Suitable for housing and deliverable. 200 dwellings	The principle of residential development in this location is acceptable. Permission has been granted for development of part of the site. The remainder is likely to be available and developed within the plan period.
147	Carterton Town Football Club and Allotments	Suitable for housing and developable 70 dwellings Proposed Local Plan allocation in part	Part of the site is considered suitable for residential development. The site is more visually exposed and ecologically sensitive in the northern part of the site. 70 homes
191	West Oxfordshire Business Park, Carterton	Suitable for employment	Site represents one of the key remaining employment land development opportunities in the town.
239	Linden House, Kilkenny Lane, Carterton	Suitable for housing and deliverable	The principle of development has already been accepted on the southern part of the site (10 houses)

		10 dwellings Need to be wary of double counting with Housing trajectory	Restricting development to the southern part of the site will help to mitigate the landscape impact of development in this location.
263	Land at Milestone Road	Suitable for housing and developable 200 homes	Development in this location would relate well to existing housing and would not extend the built extents of the town into the open countryside. The proximity of the site to the airbase and runway should be a key consideration for the development of the site.

Chipping Norton

Site Reference	Site Name	Conclusion	Comment
204	Tank Farm	Suitable for housing and employment as part of a wider comprehensive scheme. Deliverable and developable. Site forms part of proposed Local Plan allocation	Sustainable location close to town centre and services. Located outside the AONB. Access issues would however need to be overcome for development to come forward and primary school capacity is a further consideration. Has the potential to come forward as part of a wider more comprehensive scheme including land north of London Road and in turn deliver strategic benefits including a new primary school and eastern link road for the town. Total capacity of area around 1,400 units.
212	Tank Farm	Suitable for housing and employment as part of a wider comprehensive scheme. Deliverable and developable. Site forms part of proposed Local Plan allocation	Sustainable location close to town centre. Not located in AONB. Flat site adjacent to existing residential development. Access possible off Trinity Road. Relatively little wider landscape impact. Total capacity of area around 1,400 units.
213	Rockhill Farm	Suitable for housing and employment as part of a wider comprehensive scheme. Deliverable and developable. Site forms part of proposed Local Plan allocation	Good access, relatively close to town centre, flat site adjacent to existing local plan allocation for mixed-use development with potential to integrate the two sites. Outside the AONB and acceptable degree of impact in landscape terms. Potentially suitable for employment use also. Total capacity of area around 1,400 units.

290	Land at the Pillars	Suitable for housing and employment and deliverable. Site forms part of proposed Local Plan allocation	Sensitive development in this location has the potential to integrate well with the existing town and improve the current interface between the built area and the open countryside providing an improved approach to the town. The site has the potential to form part of a wider development area including land to the south. 100 dwellings on this site. Total capacity of area around 1,400 units.
420	Land off London Road	Suitable for housing and employment as part of a wider comprehensive scheme. Deliverable and developable. Part of site forms part of proposed Local Plan allocation	The site is outside the AONB and is within relatively close proximity of the Town Centre. It enjoys good access onto the A44 and availability of the premium S3 bus service to Oxford. Whilst development would clearly have a significant landscape impact this is capable of being mitigated. Development of the whole site would be less appropriate and is in any case not all available for development. Development of the western part of the site however provides the opportunity to link up with the adjoining land to the west to provide a comprehensive strategic urban extension for the town with a range of supporting infrastructure.
422	Land west of Burford Road	Potentially suitable in part – housing and deliverable.	The adjoining permitted development under construction to the north confirms that this is a sustainable location for new housing albeit lying within the Cotswolds AONB. There may be scope for further housing in the area to the south although this would need to be managed very carefully in terms of landscape and visual impact which is likely to impact on the number of new homes that can be provided. The site promoter has suggested around 300 homes in addition to the 228 under construction to the north. This level of development is likely to be too significant and create a harmful, cumulative impact. There may be scope for a much smaller scheme of new homes together with improvements to local services and facilities including sports provision. There would need to be substantial planning benefits to justify further development in the AONB in this location.
424	Land between Walterbush Road and Burford Road	As per site 422 above.	As per site 422 above.
434	Land off Russell Way	Suitable for housing or employment and deliverable. Site forms part of proposed Local Plan allocation	Outside the AONB and conservation area. Sustainable location for new housing as demonstrated by adjoining site which has planning permission. Localised landscape impact. Access achievable from Russell Way. 30 – 40 homes. Has the potential to come forward as part of a wider more comprehensive scheme including land to the west and land to the north of London Road and in turn deliver strategic benefits including a new primary school and eastern link road for the town. Total capacity around 1,400 units.
442	Land north of	Suitable for housing and	Not within the AONB and whilst sensitive in landscape terms, not as sensitive as other

	London Road	employment as part of a wider comprehensive scheme. Deliverable and developable. Site forms part of proposed Local Plan allocation	areas and capable of being effectively screened due to the relatively flat topography of the site and the surrounding area. At 1.2km the site is still acceptable in terms of proximity to the town centre for walking. The site is capable of achieving good vehicular access off London Road. The site is suitable as part of a comprehensive scheme including land to the west and south. It would be suitable for either housing or employment uses. Total capacity of area around 1,400 units.
462	Land adjacent to Trinity Road	Suitable for housing or employment and deliverable. Site forms part of proposed Local Plan allocation	Sustainable location for development - either housing or employment. Adjacent to recent development. Within walking distance of the town centre. Relatively unresponsive in landscape terms. Previously developed land with access available off London Road. The site is suitable as part of a comprehensive scheme including land to the south and north. It would be suitable for either housing or employment uses. 80 – 100 dwellings but has the potential to come forward as part of a wider more comprehensive scheme including land south of London Road and in turn deliver strategic benefits including a new primary school and eastern link road for the town. Total capacity around 1,400 units.

Bampton

Site Reference	Site Name	Conclusion	Comment
331	Backhouse Farm	Suitable for housing and developable	The site adjoins development on two sides, has the potential for good vehicular access and acceptable access by sustainable means and could be assimilated into the landscape with strong boundary planting. The scale of development with committed development could put a strain on local infrastructure necessitating later phasing.
418	Deanery Farm	Developable for small-scale employment use. Employment use only	Site is small and located well beyond the settlement boundary. The location is not considered appropriate for development unless to meet an identified operational need etc. Could provide a business development option in accordance with Local Plan policy.
439	Land at Station Road	Suitable for housing development and deliverable 10 dwellings	Small scale development could be delivered on the site without significant detrimental impacts to the historic character of the settlement, if confined to the southern part of the site

Burford

Site Reference	Site Name	Conclusion	Comment
461	Burford Cottage Hospital, Burford	Suitable for housing or employment in principle and developable.	Previously developed site, suitable for conversion to residential use although currently in active health care use. 15 dwellings.
143 & 144	Land between Frethern Close and Orchard Rise, Burford	Suitable for housing and deliverable. 85 dwellings Proposed Local Plan allocation	The site is considered to be suitable for development subject to overcoming access constraints and provided development is designed to read as part of the existing settlement edge. 85 dwellings.
160	Land off Tanners Lane	Suitable for housing and deliverable. 6 dwellings	A modest scale of development could be capable of being successfully mitigated in terms of landscape and visual impact but would be subject to overcoming access constraints. 6 dwellings.
161a	Land south of Sheep Street, Burford	Suitable for housing in principle and developable 25 dwellings	Sustainable location for development. Access possible off Sheep Street. Reduced scale of development to mitigate impact of development.

Charlbury

Site Reference	Site Name	Conclusion	Comment
369	Land North of Little Lees, Charlbury	Suitable for housing and deliverable. 22 dwellings	Sustainable location for development with acceptable impact in terms of landscape and deliverable access arrangements. 22 dwellings.
429	Land north of Jeffersons Piece	Suitable for housing and deliverable. Up to 40 dwellings Proposed Local Plan allocation	The development of this site will have a limited impact on the environment and landscape. It has no significant environmental constraints and is well-screened from wider views. Access is a key consideration to be addressed. Up to 40 dwellings.

Eynsham

Site Reference	Site Name	Conclusion	Comment
150	Land north of A40	Suitable for housing and employment as part of a comprehensive scheme and developable. Proposed Local Plan allocation	Divorced from Eynsham by the A40 and not suitable in isolation but lies in close proximity to Hanborough Station and the premium bus route. The merits of land north of the A40 have been considered as part of the countywide work on apportioning unmet housing need from Oxford City and it has been assessed favourably. Potential large-scale new Garden Village of 2,200 homes up to 2031.
179	Land to the west of Eynsham	Suitable for housing and employment as part of a comprehensive scheme and developable. Site forms part of proposed Local Plan allocation	Suitable in principle for development on the southern half of the site although access is a key constraint. Could potentially come forward as part of a comprehensive scheme including sites 347 and part of 411. Site capacity of around 150 dwellings. Total area capacity around 1,000 dwellings.
205	Land adjoining Wasties Motors, north of A40	Suitable for housing and employment as part of a comprehensive scheme and developable. Site forms part of proposed Local Plan allocation	Divorced from Eynsham by the A40 and not suitable in isolation but lies in close proximity to Hanborough Station and the premium bus route. The merits of land north of the A40 have been considered as part of the countywide work on apportioning unmet housing need from Oxford City and it has been assessed favourably. Potential large-scale new Garden Village of 2,200 homes up to 2031.
223	Bartholemew School detached playing field	Suitable for housing and employment as part of a comprehensive scheme and developable. Site forms part of proposed Local Plan allocation	Has the potential to form part of a wider strategic urban extension to the west of Eynsham subject to availability and wider masterplanning. Sustainable location with the opportunity to deliver strategic infrastructure improvements.
347	Corlan Farm	Suitable for housing and	Currently isolated from the settlement but has the potential to form part of a wider

		<p>employment as part of a comprehensive scheme and developable.</p> <p>Site forms part of proposed Local Plan allocation</p>	<p>strategic urban extension to the west of Eynsham subject to wider masterplanning. Sustainable location with the opportunity to deliver strategic infrastructure improvements.</p>
372	North of Eynsham, north of the A40	<p>Suitable for housing and employment as part of a comprehensive scheme and developable.</p> <p>Site forms part of proposed Local Plan allocation</p>	<p>Large site which is divorced from Eynsham by the A40 but lies in close proximity to Hanborough Station and the premium bus route. The merits of land north of the A40 have been considered as part of the countywide work on apportioning unmet housing need from Oxford City and it has been assessed favourably.</p> <p>Potential large-scale new Garden Village of 2,200 homes up to 2031.</p>
411	Land west of Eynsham	<p>Suitable for housing and employment as part of a comprehensive scheme and developable.</p> <p>Site forms part of proposed Local Plan allocation</p>	<p>Has the potential to form part of a wider strategic urban extension to the west of Eynsham subject to wider masterplanning. Sustainable location with the opportunity to deliver strategic infrastructure improvements.</p>
435	Chilbridge Farm	<p>Suitable for housing and employment as part of a comprehensive scheme and developable.</p> <p>Site forms part of proposed Local Plan allocation</p>	<p>Has the potential to form part of a wider strategic urban extension to the west of Eynsham subject to wider masterplanning. Sustainable location with the opportunity to deliver strategic infrastructure improvements.</p>
436	Land north of the A40	<p>Suitable for housing and employment as part of a comprehensive scheme and developable.</p> <p>Site forms part of proposed Local Plan allocation</p>	<p>Large site which is divorced from Eynsham by the A40 and is not suitable in isolation but lies in close proximity to Hanborough Station and the premium bus route. The merits of land north of the A40 have been considered as part of the countywide work on apportioning unmet housing need from Oxford City and it has been assessed favourably. Potential large-scale new Garden Village of 2,200 homes up to 2031.</p>

437	Lichfield Farm	Suitable for housing and employment as part of a comprehensive scheme and developable. Site forms part of proposed Local Plan allocation	Has the potential to form part of a wider strategic urban extension to the west of Eynsham subject to wider masterplanning. Sustainable location with the opportunity to deliver strategic infrastructure improvements.
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Long Hanborough

Site Reference	Site Name	Conclusion	Comment
169	Oliver's Garage, Main Road	Suitable for housing and developable but also suitable for continued employment use. Proposed Local Plan allocation	The site is a suitable location for residential development and comprises previously developed land. It is currently in use and thus not immediately available but it is reasonable to assume it could become available in the medium term. 25 dwellings.
314	Land at Myrtle Farm	Suitable for housing or compatible employment uses and deliverable. Proposed Local Plan allocation	Provided the development is designed to retain the countryside view to the north and to protect and enhance the landscape belt to the north, this is a suitable site for development in a central location within the village. Up to 50 dwellings.

Woodstock

Site Reference	Site Name	Conclusion	Comment
162	Woodstock East	Suitable for housing (and employment as part of a mixed-use development) and deliverable. Proposed Local Plan allocation	The site is relatively close to the town centre, access can be achieved from the A44 and development would relate well to the existing built form. Whilst there would be some landscape and heritage impacts these could be minimised and outweighed through the provision of substantial planning benefits, including affordable housing in this sustainable location. 300 dwellings.
360	Land north of Banbury Road	Suitable for housing and employment (as part of a mixed-use	There are constraints associated with this site, including the local landscape impact, but if developed sensitively, there is the potential to deliver new housing in a sustainable

		scheme) and developable. Site forms part of proposed Local Plan allocation	location. A small element of compatible employment uses could also potentially be provided. Potential to form part of a wider comprehensive scheme including adjoining sites 361 and 366. Up to 250 dwellings.
361	Green Lane, Woodstock	Suitable for housing and developable. Site forms part of proposed Local Plan allocation	As per Site 360 above.
364	Land north of Hill Rise	Suitable for housing and employment (as part of a mixed-use scheme) and developable. Proposed Local Plan allocation	Whilst the site falls within a generally sensitive landscape area this site is not considered to be particularly sensitive and whilst there will inevitably be a landscape impact it is not considered to present an insurmountable constraint to development provided any scheme in this location is designed well with appropriate mitigation. There is an existing public right of way running through the site which would need to be incorporated into any scheme. A small element of compatible employment uses could also potentially be provided. Development would also provide the opportunity to improve / re-provide the existing play area in the south of the site which is of poor quality. If developed sensitively, there is the potential to deliver new housing in a sustainable location. Up to 120 dwellings.
366	Land east of Owen Mumford	Suitable for housing and developable. Site forms part of proposed Local Plan allocation	As per Site 360 above.

Alvescot

Site Reference	Site Name	Conclusion	Comment
357	The Coal Yard, Station Road	Suitable for continued employment use only (although no significant intensification) Employment land only	Small narrow strip of land restricts development potential. Relatively unsustainable remote location and access is a key constraint to residential development.

Ascott under Wychwood

No suitable sites identified.

Aston

Site Reference	Site Name	Conclusion	Comment
261	Westfield, Bampton Road, Aston	Suitable and deliverable – housing	Conversion of building / reinstatement of residential use is considered appropriate but new development on surrounding land would have detrimental impact on the character of the area.

Bladon

No suitable sites identified.

Brize Norton

No suitable sites identified.

Cassington

Site Reference	Site Name	Conclusion	Comment
C1	Quarry Court, Bell Lane	Suitable for employment only	Site is potentially suitable for development however it is not clear that the site is able to come forward as it is currently in use.
C2	Oxford Salvage, Bell Lane	Suitable for employment only	Site is potentially suitable for development however it is not clear that the site is able to come forward as it is currently in use.
367	Eynsham Road	Suitable and deliverable – housing or employment.	This is a sensitive site close to the centre of the village, adjoining a Conservation Area. The western section of the site forms part of the setting to the farmhouse and should remain open. There is a significant vista from The Green looking eastwards through the site which should remain undeveloped. The number of properties that could be accommodated on this site is, therefore, severely limited.

Chadlington

No suitable sites identified.

Churchill

Site Reference	Site Name	Conclusion	Comment
377	Land at Churchill Farm, Kingham Road, Churchill	Suitable and deliverable – housing or agricultural employment use.	The site is potentially suitable for limited development as it is on brownfield land and is well located within the village. However this will need to be sympathetic to its edge of village location, the Conservation Area and the AONB. Up to 10 dwellings.

Clanfield

Site Reference	Site Name	Conclusion	Comment
301	Land north of Mill Lane, Clanfield	Suitable in principle for housing – subject to access 30-40 dwellings	Relatively unconstrained site the development of which would relate well to the existing built form of the village. Development would also present the opportunity to provide new and improved recreation facilities to the west. Key issues to address through any development of this site are access and school capacity. 30 – 40 dwellings.

Combe

No suitable sites identified.

Curbridge

Site Reference	Site Name	Conclusion	Comment
142	Land at Curbridge	Potentially suitable for housing and developable subject to a comprehensive approach.	Sustainable location close to Witney and with excellent access to public transport. Whilst development in this location would significantly alter the current linear form of the village, landscape impact would be relatively localised and provided a comprehensive approach is taken and the number of homes is limited to a reasonable amount that would allow for a significant amount of open space to be incorporated into the development, the

			site offers the potential to create a high quality living environment in close proximity of Witney - the District's main town and without impinging on the existing gap between Witney and Curbridge. 50 – 70 dwellings in total including adjoining sites.
237	Land at Well Lane, Curbridge	As per site 142 above.	As per site 142 above.
339b	Land south of Main Road, Curbridge	As per site 142 above.	As per site 142 above.
339c	Land north of Bampton Road, Curbridge	As per site 142 above.	As per site 142 above.
451	Land adjacent to Main Road, Curbridge	As per site 142 above.	As per site 142 above.

Ducklington

Site Reference	Site Name	Conclusion	Comment
221	Highway Depot, New Close Lane	Suitable in part for employment and developable Employment only	The site previously accommodated a small depot building the replacement of which for employment use is likely to be acceptable in principle. However development across the whole of the site would create problems in terms of impinging on the sensitive gap between Ducklington and Witney. It would also create a potential precedent for the development of the adjoining site. The surrounding nature of the land uses including the sewage treatment works and nearby abattoir also mean that it would be difficult to create a high quality residential environment in this location.
254	Dudleys American Motorhomes, Aston Road, Ducklington	Suitable in part for employment and developable Employment only	The site has previously accommodated a commercial enterprise and whilst situated in a sensitive location there may be potential for further commercial use although the availability of the site is not certain with a recent planning permission for agricultural use including storage.

Enstone

Site Reference	Site Name	Conclusion	Comment
174	Enstone Airfield North	Suitable in part for employment and deliverable. Employment only	The site is capable of accommodating a modest expansion of the existing business park subject to potential landscape considerations and any impact on existing or proposed airfield activities.
448	Worths Motor Services	Suitable in part - continued employment use only.	Residential development in this location whilst on a good bus route would not relate well to the existing built form and settlement pattern of the village extending it to the south in an illogical manner. The site is also considered to be sensitive in terms of potential landscape impact and development in this location could create a precedent for further development away from the main part of the village.

Filkins

Site Reference	Site Name	Conclusion	Comment
190	Pear Tree Farm, Filkins	Suitable in part for housing or employment and developable	Applications for 10 dwellings on the site have previously been refused for various reasons including impact on the conservation area in this sensitive edge of village location. Limited low density redevelopment of existing modern farm buildings in a way which doesn't detract from this edge of village location and setting of Pear Tree Farm may be feasible but is likely to yield less than ten dwellings.

Finstock

No suitable sites identified.

Freeland

Site Reference	Site Name	Conclusion	Comment
381	Freeland	Suitable and developable in part	This site is in active use, with buildings suitable for their current use. This is a sensitive site,

	Nursery	for housing (5 – 15 homes) but also suitable for continued employment use. Developable	both in terms of its landscape setting (particularly the trees within and nearby) and its historical estate features. It is likely that these issues will limit the amount of development that could be accommodated on this site.
383	Stable Buildings	Suitable and developable in part for housing (5 – 10 homes) but also suitable for continued employment use. Developable	This is a sensitive site that is in active use for a variety of uses, including a well-used veterinary surgery. There may be potential for very limited development, possibly as part of a wider scheme on Site 381.
410	Cuckoo Wood Farm	Suitable in part - for travelling show people and deliverable / developable.	While this is a sensitive site in the open countryside, it adjoins an existing site for show people which provides the opportunity for shared supporting facilities. With substantial landscaping the visual impact of the development can be minimised. The site is close to the A40, allowing access onto the road network for transporting the show equipment. The public footpath to the east of the site is used by existing residents to access facilities in Eynsham.

Fulbrook

No suitable sites identified.

Great Rollright

No sites identified.

Hailey

Site Reference	Site Name	Conclusion	Comment
441	Land off New Road, Hailey	Suitable in part and deliverable – housing	The northern parcel of the site which currently comprises an area of cleared scrubland, relates well to existing residential development (from where access can also be achieved) and is therefore considered suitable for limited development. Development on the southern parcel of land would relate poorly to the existing settlement and is considered less suitable.

Kingham

Site Reference	Site Name	Conclusion	Comment
336	Land adjacent to British Legion Club, Kingham	Suitable in part and deliverable – housing	A limited amount of development in the north western part of the site could be well integrated with the existing village and not harmful to the landscape or the setting of the conservation area. This would effectively maintain the building line of the existing properties in Orchard Way/Fowlers Road. Development of the wider site is likely however to have a more significant potentially harmful impact.

Langford

Site Reference	Site Name	Conclusion	Comment
321	Land off The Elms	Suitable and developable – housing	The village has limited facilities and the site is suitable for limited development to meet local needs. An affordable housing scheme has recently been developed in the village and the need for more affordable housing is unlikely to arise until later in the plan period. There is a lack of sewage capacity which would need to be overcome for development to proceed.
416	Ansells Farmyard, Langford	Suitable – continued employment use only	Development of the site for housing would have a detrimental impact on the historic rural character of the settlement and would displace an important local employer from the locality. Also potential effect on the setting of the listed farmhouse building.

Leafield

Site Reference	Site Name	Conclusion	Comment
214	Land at Fairspear Road, Leafield	Suitable in part and deliverable	Potentially suitable for small-scale frontage development effectively extending the line of existing development along Fairspear Road. Provides an opportunity to improve the approach to the village from the north west.

Middle Barton

Site Reference	Site Name	Conclusion	Comment
407b	Medlar Tree	Suitable and deliverable – housing	Potential scope for small-scale development effectively mirroring the recent housing development to the south. Would however be subject to potential loss of mature trees which is a potential constraint to development and capacity. 3 – 5 dwellings.

Milton under Wychwood

No suitable sites identified.

Minster Lovell

Site Reference	Site Name	Conclusion	Comment
388	Land south of Burford Road, Minster Lovell	Suitable and deliverable – housing. Up to 85 dwellings Proposed Local Plan allocation	The site is considered to represent a sustainable location for new residential development. It is within comfortable walking distance of local services and facilities in Minster Lovell and is within walking and cycling distance of the main employment area to the west of Witney.
253	Dudley Engineering, 120 Brize Norton Road, Minster Lovell	Suitable - continuation of existing employment use only.	This is an employment site where each of the units is occupied. The uses do not appear to be unsuitable for this location and there is little evidence to show that there would be substantial benefits if the site were redeveloped.
406	Land at Bennetts Yard, Minster Lovell	Suitable - continuation of existing employment use only.	Residential development of this site would result in the loss of an employment use and would create an unacceptable form of back land development to the rear of the properties along the B4477 Brize Norton Road.

North Leigh

Site Reference	Site Name	Conclusion	Comment
344	Land adjoining A4095	Suitable and developable – in part (housing) 20-30 dwellings	Development has the potential to integrate well with the form of the village and the road and footpath network if served from Windmill Close. It would be close to the primary school and has reasonable access to public transport and other village facilities. There would, however, be a landscape impact; special care would need to be taken of the rural setting of the Eynsham Hall Registered Park and Garden and woodland, the village and the A4095. This limits the extent of the developable area. 20 – 30 dwellings.
379	North Leigh Nursery	Suitable – housing or continued employment use.	As a brownfield site, with development to the north and west and few constraints, this site has potential for re-development, including for a mixed-use scheme. However, it is in existing use and provides a useful local facility and employment; the potential is, therefore, likely to be only in the longer term. Access is also an important consideration. 15 – 20 dwellings.

Over Norton

No suitable sites identified.

Shipton under Wychwood

Site Reference	Site Name	Conclusion	Comment
248	Land south of Milton Road, Shipton-under-Wychwood	Suitable – housing and / or employment Up to 44 dwellings Proposed Local Plan allocation	Relatively localised landscape impact, provides an opportunity to deliver additional parking for the school. Development in this location would relate well to the existing built form of the settlement. Suitable for residential development and potentially small-scale employment use as extension to adjoining business premises.

Standlake

No suitable sites identified.

Stanton Harcourt and Sutton

Site Reference	Site Name	Conclusion	Comment
354	Former Airfield Site, Land off Main Street	Suitable – housing and / or employment. Up to 50 dwellings.	A sensitive site, with numerous environmental assets on or nearby, but provided these features are appropriately protected and enhanced, there are no over-riding physical or policy constraints; some limited form of development could be accommodated on this site. Up to 50 dwellings.

Stonesfield

Site Reference	Site Name	Conclusion	Comment
135	Land west of North Farm, Stonesfield	Suitable in part – housing or employment	The site is relatively self-contained and modest residential development could be assimilated into the landscape without creating undue harm, subject to achieving suitable access. May also be suitable for small-scale business use. 10-15 dwellings.
229	Land north east of Stonesfield	Suitable in part – housing or employment 50 dwellings Proposed Local Plan allocation	Potential for around 50 dwellings with provision of significant open space to mitigate the impact of development. Also potentially suitable for small-scale employment use potentially as part of a mixed-use scheme.
264	Land adjoining Springwell, The Ridings, Stonesfield	Suitable in part - continuation of existing employment use only.	Harm to landscape, poor access and village roads not suitable for a material increase in traffic.
440	Land to the south and east of Charity Farm, Stonesfield	Suitable – housing 15 dwellings	The site is immediately adjacent to the recent approval for 37 houses at Charity Farm and in that context would form a logical extension to the village.

Tackley

No suitable sites identified.

Wootton

Site Reference	Site Name	Conclusion	Comment
152	Adj Marriott Close	Suitable in part - housing	Very limited development possibly up to 5 dwellings subject to loss of trees.
173	Land at Hordley Farm	Suitable in part – housing or employment	Scope for limited conversion of existing traditional buildings to residential. Up to 5 dwellings.
251	Balliol Farm Buildings	Suitable in part – housing or employment	Potentially suitable for very small-scale sympathetic conversion of existing traditional farm buildings to residential and/or business use. 2 – 3 dwellings.

'Other Rural'

Site Reference	Site Name	Conclusion	Comment
395a	Land at Hardwick Village	Suitable and deliverable for small-scale employment use.	Not suitable for residential use due to location but small-scale employment use may be appropriate.