



Listening Learning Leading

# South Oxfordshire Strategic Housing Land Availability Assessment

## Appendix 15: Watlington

July 2013

WATLINGTON

Settlement	Watlington		
Site Ref	WAT1		
Other useful refs	Site submission 035		
Site address	Land to the rear of Britwell Road		
Planning history	P52/M0529	Site for council housing	No Decision
Site size (hectares)	1.2		
Site description and current uses	Agricultural field		
Site boundaries	To the West is residential fencing and hedges and the remaining boundaries are hedges.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Residential to the East and West</li> <li>• Agriculture to the South</li> <li>• Electricity sub-station to the North</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 035 and SHLAA response.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

WATLINGTON

Settlement	Watlington		
Site Ref	WAT2		
Other useful refs	Site Submission: 182		
Site address	Land at rear of Watcombe Manor, Watlington		
Planning history	P61/M0911	Site for dwelling houses with road works	Refused
	P61/M0429	Site for residential dwellings with accesses	No Decision
	P52.M0529	Site for council housing	No Decision
Site size (hectares)	5.5		
Site description and current uses	Grassland of various qualities		
Site boundaries	<ul style="list-style-type: none"> <li>Hedging North East, South East and South West.</li> <li>Various fences to the North West</li> </ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Residential to the North</li> <li>Watcombe Manor and Watcombe Manor Industrial Estate to the North East</li> <li>Agriculture to the South and East</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>Triangular section of site is within the Chilterns AONB and rest of site bordering the AONB</li> <li>The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>		
Physical problems or limitations	<ul style="list-style-type: none"> <li>Approximately 0.9ha of the North East section of the site is within flood zones 2 and 3.</li> <li>Transport assessment to be completed, if appropriate, through the plan making process</li> </ul>		
Suitability	Site is considered not suitable in principle as it falls partly within the AONB.		
<b>Availability and Achievability</b>			
Availability	<ul style="list-style-type: none"> <li>Intention known for part of site that has been submitted in site 182.</li> </ul>		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process,		

WATLINGTON

	during which its acceptability will be judged by comparison with other potentially suitable sites.
--	--

WATLINGTON

Settlement	Watlington		
Site Ref	WAT3		
Other useful refs	Site Submission: 188 covers part of the site		
Site address	Land West of Chiltern Farm		
Planning history	P75/S0149/CU	Change of use from agriculture to riding school	Refusal
	P65/M0358	33 dwellings with garage	No Decision
Site size (hectares)	6		
Site description and current uses	Grassland of various qualities		
Site boundaries	<ul style="list-style-type: none"> <li>Hedging and residential fencing to the North and West.</li> <li>Footpath and pond to the South Oxfordshire District Council</li> <li>Hedging on Eastern boundary</li> </ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Residential to the North and West</li> <li>Chiltern Farm to the East</li> <li>Allotments to the South</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>AONB borders the Eastern edge of site</li> <li>The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>		
Physical problems or limitations	<ul style="list-style-type: none"> <li>Approximately 0.4ha of the South West section of the site is within flood zones 2 and 3.</li> <li>Transport assessment to be completed, if appropriate, through the plan making process</li> </ul>		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	<ul style="list-style-type: none"> <li>Intention known for part of site that has been submitted in site 188.</li> </ul>		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

WATLINGTON

Settlement	Watlington		
Site Ref	WAT4		
Other useful refs	None		
Site address	Land North of Hill Road		
Planning history	P83/S0586/CU	Change of use of OS 2845 to recreation ground and return to agricultural use of the existing recreation ground.	Refused
Site size (hectares)	3.2		
Site description and current uses	Grass agricultural field		
Site boundaries	Hedging on all sides (less dense to North and West)		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agricultural land to North, East and West</li> <li>• Residential to the South on opposite side of Hill Road.</li> <li>• Public house to South West</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• Eastern side borders with Chilterns AONB</li> <li>• The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development and therefore deliverability unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

WATLINGTON

Settlement	Watlington		
Site Ref	WAT5		
Other useful refs	None		
Site address	Land east of Shirburn Street, Watlington		
Planning history	P65/M0045	Site for houses and garages with accesses.	Permitted
Site size (hectares)	3.8		
Site description and current uses	Agricultural land		
Site boundaries	Hedging of varying densities on all sides.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Residential to the South and West</li> <li>• Public House to the South</li> <li>• Agriculture to North and East</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• Watlington Conservation Area lies adjacent to Eastern border and covers 0.25ha of the site.</li> <li>• The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

WATLINGTON

Settlement	Watlington		
Site Ref	WAT6		
Other useful refs	Submitted site 151		
Site address	Land off Shirburn Road		
Planning history	P89/S0098/O	Residential development	Refused (appeal dismissed)
	P88/S0714/O	Residential development	Refused
	P68/M0559	Residential development	No Decision
Site size (hectares)	0.9		
Site description and current uses	Unused land next to the recreation ground and to the rear of dwellings on Shirburn Road.		
Site boundaries	The site is surrounded by low chain link fencing and small trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Sports ground to the North</li> <li>• Recreation to the West</li> <li>• Agriculture behind the road to the East</li> <li>• Residential to the South</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 151 and SHLAA response.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		



WATLINGTON

Settlement	Watlington		
Site Ref	WAT7		
Other useful refs	Submitted site 073		
Site address	Land at former antiques warehouse on B4009		
Planning history	P05/E0228/RET	Siting of single storey porta-cabin for office accommodation.	Permitted
	P02/S0324/LD	Warehouse and distribution B8 use.	Certificate of Lawful Use or Development
Site size (hectares)	1.9		
Site description and current uses	Brownfield site with former antiques warehouse buildings		
Site boundaries	<ul style="list-style-type: none"> <li>• Pyrton Lane borders the North and West of the site</li> <li>• Agriculture to East (submission 189)</li> <li>• Mixture of hedgerows and fencing</li> </ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Icknield Community College to the South</li> <li>• Allotments, sports and recreation grounds to the South with residential beyond</li> <li>• Pyrton to the North West</li> <li>• Agriculture to the North</li> <li>• B4009 to East and agricultural land within the Area of Outstanding Natural Beauty beyond</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 073 and SHLAA responses.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability		

WATLINGTON

	will be judged by comparison with other potentially suitable sites.
--	---

WATLINGTON

Settlement	Watlington		
Site Ref	WAT8		
Other useful refs	Submitted site 189		
Site address	Land to the West of Pyrton Lane		
Planning history	P05/E0228/RET	Siting of single storey porta-cabin for office accommodation.	Permitted
	P02/S0324/LD	Warehouse and distribution B8 use.	Certificate of Lawful Use or Development
	P57/M0395	Site for new farmhouse and farm buildings.	Permitted
Site size (hectares)	14.1		
Site description and current uses	Agricultural land		
Site boundaries	<ul style="list-style-type: none"> <li>• Pyrton Lane borders the North and West of the site</li> <li>• Former antiques warehouse to West (submission 073)</li> <li>• Mixture of hedgerows and fencing</li> </ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Icknield Community College to the South</li> <li>• Allotments, sports and recreation grounds to the South with residential beyond</li> <li>• Pyrton to the North West</li> <li>• Agriculture to the North</li> <li>• B4009 to East and agricultural land within the AONB</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 189 and SHLAA responses.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available		

WATLINGTON

	but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.
--	--

WATLINGTON

Settlement	Watlington
Site Ref	WAT9
Other useful refs	255
Site address	Land to the west of Pyrton Lane
Planning history	No relevant planning history
Site size (hectares)	4.6
Site description and current uses	Agricultural field
Site boundaries	Mixture of trees and fences act as the boundary of the site. The Icknield Community College is on the south boundary of the site.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agriculture to the North, West and East</li> <li>• Residential and Icknield Community College to the south</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• TPOs on corner of southern boundary</li> <li>• The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	<ul style="list-style-type: none"> <li>• Transport assessment to be completed, if appropriate, through the plan making process</li> </ul>
Suitability	Site is considered suitable in principle as it has no overriding constraints.
<b>Availability and Achievability</b>	
Availability	Intention known through site submissions 255 although they both own different parts of the site.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

## WATLINGTON

Settlement	Watlington
Site Ref	WAT10
Other useful refs	None
Site address	Land to the west of Willow Close
Planning history	No relevant planning history
Site size (hectares)	2
Site description and current uses	Agricultural field
Site boundaries	Open countryside with a few trees and shrubs on the south eastern boundary
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agriculture to the North, South and West</li> <li>• Residential to the East</li> <li>• Road to the South</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• TPOs on Eastern boundary</li> <li>• The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	<ul style="list-style-type: none"> <li>• Site border flood zones 2 and 3 to the south of the site (overlaps the flood zone slightly by approximately 0.05ha).</li> <li>• Transport assessment to be completed, if appropriate, through the plan making process</li> </ul>
Suitability	Site is considered suitable in principle as it has no overriding constraints.
<b>Availability and Achievability</b>	
Availability	Site has not been submitted for development and therefore deliverability is unknown.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

WATLINGTON

Settlement	Watlington		
Site Ref	WAT11		
Other useful refs	Submitted development sites 89		
Site address	Land to South of B480 between caravan park and Watlington industrial estate		
Planning history	P01/S1063/O	Residential development	Refused (appeal dismissed)
	P97/S0658	Erection of 21 houses	Refused (appeal dismissed)
	P90/S0001	Siting of caravan	Refused
	P86/S0583	Siting of caravan for emergency service officer	Approved
	P73/M0485	Erection of dwellings	Refused
Site size (hectares)	1.1		
Site description and current uses	Site is currently an unused plot located between an industrial unit and the travelling show people's site.		
Site boundaries	Trees and hedging in front of fencing along the south, east and west boundaries and lower hedging and fence along the northern boundary.		
Surrounding land uses and character of surrounding area	Agriculture to the North and South Industrial units to the East and South Travelling show people's site to the West		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"> <li>Approximately 0.5ha of site is within flood zones 2 and 3.</li> <li>Transport assessment to be completed, if appropriate, through the plan making process</li> </ul>		
Suitability	Site is considered not suitable in principle as part of site is the flood zone.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submissions 89 and 181 although they both own different parts of the site.		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the		

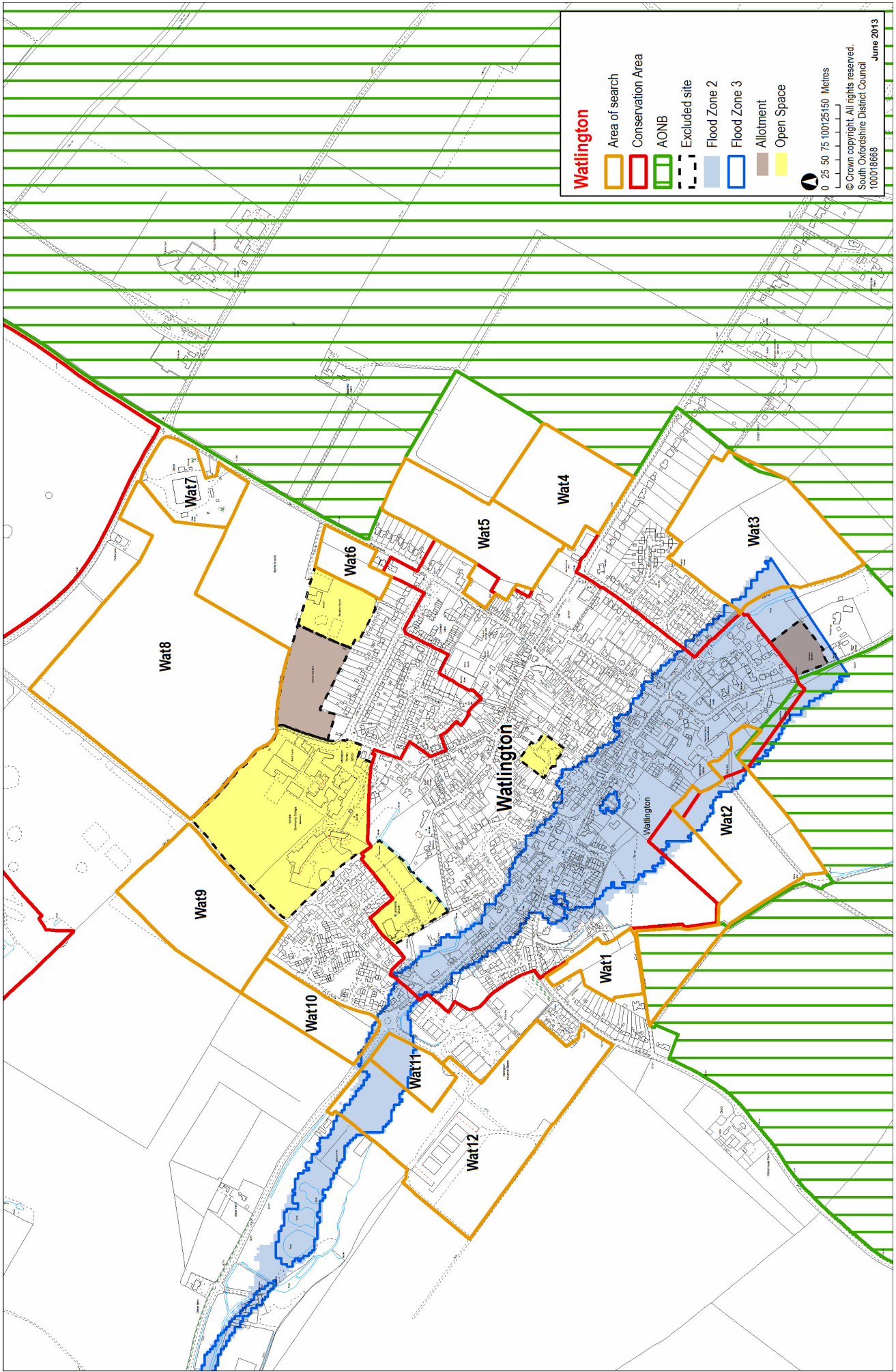
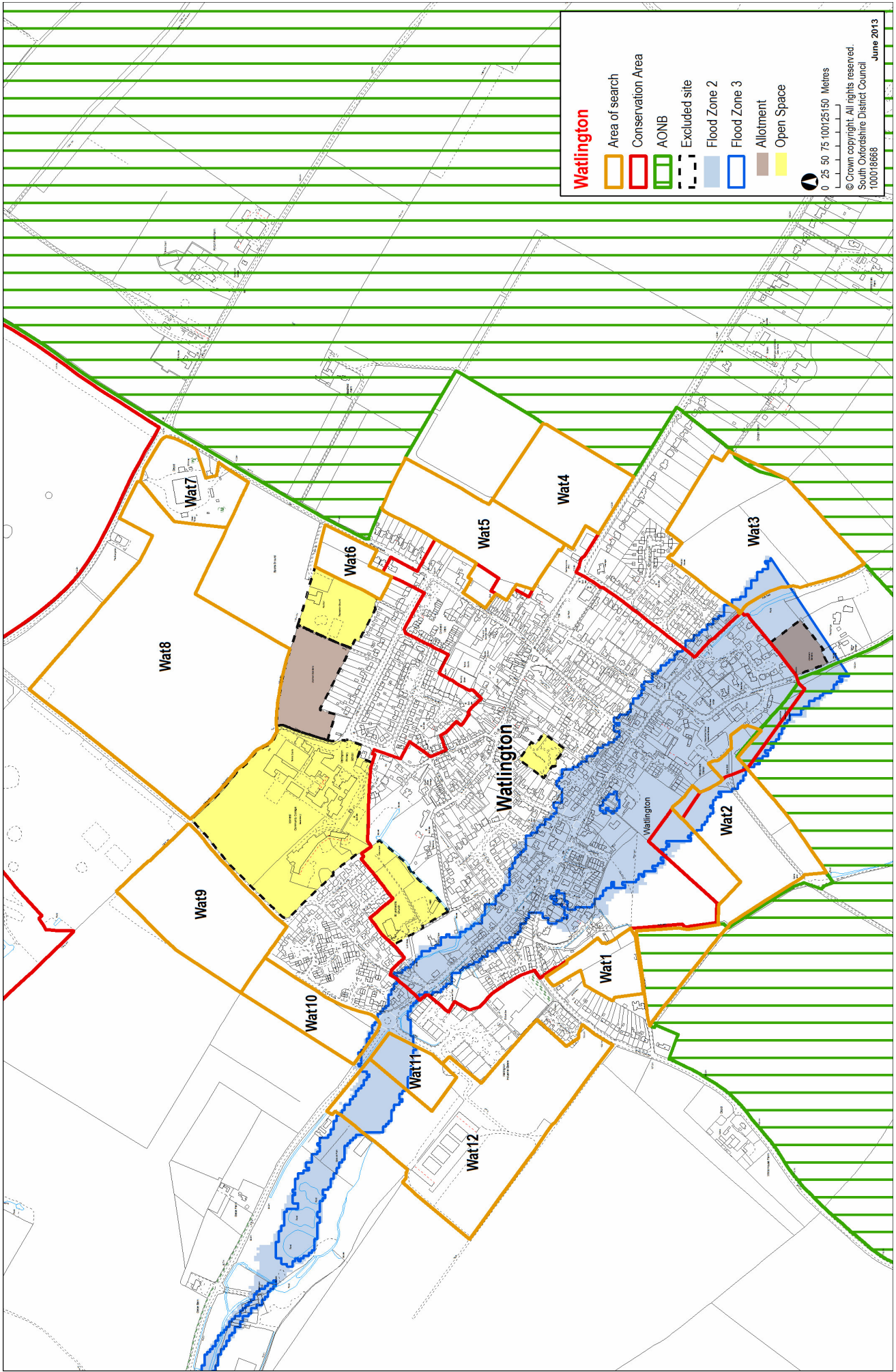
WATLINGTON

	plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.
--	--



WATLINGTON

Settlement	Watlington		
Site Ref	WAT12		
Other useful refs	Submitted site 181		
Site address	Land adjacent to Windmill Piece, Watlington		
Planning history	P73/M0485	Residential dwellings and perimeter road	Refused
	P61/M0429	Residential dwellings	No Decision
Site size (hectares)	8.6		
Site description and current uses	Agricultural land which lies adjacent to the newly developed rural exception site at Windmill Piece.		
Site boundaries	Site is open with hedging on the south eastern boundary.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Residential to the South East</li> <li>• Agriculture to the North, South and West</li> <li>• Industrial Estate to the East</li> </ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Watlington. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 181		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		



هذه الوثيقة متاحة باللغة العربية عند الطلب.  
*Arabic*

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।  
*Bengali*

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।  
*Punjabi*

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔  
*Urdu*

本文件可以應要求，製作成中文(繁體字)版本。  
*Chinese*

**Other language versions  
and alternative formats  
of this publication are  
available on request.  
These include large print,  
Braille, audio cassette,  
computer disk and email.  
Please contact the  
Policy Team  
01491 823725 or email  
planning.policy@southoxon.gov.uk**



Listening Learning Leading

**Planning Policy Team**  
Benson Lane, Crowmarsh Gifford  
Wallingford OX10 8NJ  
Tel: 01491 823725 Fax: 01491 823727  
Email: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)