



Appendix 16: Wheatley

July 2013



Listening Learning Leading

Settlement	Wheatley			
Site Reference	WHE1			
Other useful refs	Site submission 115, 171 and 235			
Site address	Land to rear of Wheatley garden centre			
Planning history	P72/M0425 Housing development Refused			
Site Size (hectares)	8.3			
Site description and current uses	Open pasture land currently in grazing / equestrian uses.			
Site boundaries	Mature hedging and fencing to the North Fencing to the South Hedging to the East and West.			
Surrounding land uses and character of surrounding area	The A40 runs along the northern edge of the site. ASDA supermarket and warehousing/employment area is to the South. Majority of the site is flood zone 3. Agriculture to the East and West.			
Suitability for housing				
Policy restrictions	 Within the green belt. The proposed site would be on the edge of Wheatley. 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	 Borders flood zones 2 and 3 to the south Land slopes up East to West National Grid Assets - Overhead Lines crossing the site. Transport assessment to the completed, if appropriate, through the plan making process 			
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.			
Availability and Achievability				
Availability	Intentions known by site submissions 115 (including SHLAA form), 171 and 235.			
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, during which its acceptability will be judged by comparison with other sites.			

Settlement	Wheatley		
Site Ref	WHE2		
Other useful refs	Site submission 135, 152 and 235		
Site address	Land at London Road Wheatley		
Planning history	P72/M0425 Application for housing development Refused		
Site Size (hectares)	3.4		
Site description and current uses	Disused scrub land with occasional agricultural use.		
Site boundaries	Hedging and fencing on all boundaries with some mature trees.		
Surrounding land uses and character of surrounding area	 Residential to the South and West. The A40 runs along the Northern boundary. Agriculture is to the East. 		
Suitability for housing			
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Flood zone 2 and 3 runs along southern boundary Land slopes up from East to West Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.		
Availability and Achievability			
Availability	Intention known by site submissions 135, 152 and 235		
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, during which its acceptability will be judged by comparison with other sites.		

Settlement	Wheatley			
Site Ref	WHE3			
Other useful refs	Site submissions 124 and 150			
Site address	Land North of L	Land North of London Road, Wheatley		
	P90/NO264/O	Residential development including first time purchasers housing	Refused	
	P88/N0585/O	Residential development	Refused	
	P85/N0141/O	Residential development	Refused	
Planning history	P84/N0203/O	Residential development	Refused	
	P79/N0427/O	Residential development	Refused	
	P72/M1214	Residential development	Refused	
	P62/M0972	Site for office block	Refused	
	P62/M0815	Ste for office block, depot and stores	Permitted	
Site Size (hectares)	2.0		•	
Site description and current uses	Open scrub land currently not in use.			
Site boundaries	Site is walled to the South. Other boundaries are marked with mature hedging, trees and fencing.			
Surrounding land uses and character of surrounding area	 A40 to the North of the site Residential development to the East and South of the site Coppice to the West 			
Suitability for housing	<u>. </u>			
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	through the pla	ssment to the completed, if a n making process		
Suitability	Site is not considered suitable in principle as it is within the Green Belt.			
Availability and Achievability				
Availability	Intention known by site submissions 124 (including SHLAA form) and 150.			
Achievability	Land is available immediately upon granting of planning permission			
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, during which its acceptability will be judged by comparison with other sites.			

Settlement	Wheatley		
Site Ref	WHE4		
Other useful refs	Site submission 240		
Site address	Land West of Wheatley Primary School		
Planning history	None		
Site Size (hectares)	5.2		
Site description and current uses	Agricultural field		
Site boundaries	 Open to more fields to North Hedging to East Track to West Road to South 		
Surrounding land uses and character of surrounding area	 Agriculture to the North and West School to the East Residential to the South on other side of road. 		
Suitability for housing			
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Approximately 1.7ha of site is within flood zones 2 and 3 Site is within ecologically important landscape. Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle due to area of flood zone and it is within the Green Belt.		
Availability and Achievability			
Availability	Intention known by site submission 240		
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, during which its acceptability will be judged by comparison with other sites.		

Settlement	Wheatley
Site Ref	WHE5
Other useful refs	Site submission 162
Site address	Land at Littleworth Wheatley
Planning history	No relevant planning history
Site Size (hectares)	3.1
Site description and current uses	Overgrown scrub land with mature trees and hedging to the South of the site.
Site boundaries	No defining boundaries apart from fencing on the Eastern edge of the site separating site from existing residential development.
Surrounding land uses and character of surrounding area	Residential development to the East of the site with open countryside elsewhere.
Suitability for housing	
Policy restrictions	 Within Green belt The proposed site would be on the edge of Wheatley. 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	 Sloping site Historic landfill site separates this site from WHE6 to the south. Legally protected species present on the site these include Bluebell, Wood White, Common Frog, Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat Transport assessment to the completed, if appropriate, through the plan making process
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.
Availability and Achievability	
Availability	Intention known by site submission 162
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, during which its acceptability will be judged by comparison with other sites.

Settlement	Wheatley	Wheatley		
Site Ref	WHE6			
Other useful refs	Site submission	Site submission 248		
Site address	Land west of Gi	Land west of Gidley Way		
	P72/M0678	Residential Development	Refused	
Planning history	P70/M0775	Residential Development	Refused	
	P59/M0909	Residential Development	Refused	
Site Size (hectares)	4.1			
Site description and current uses	Open grass land north of the site	d with mature trees	and hedging to the	
Site boundaries	the southern bo	Gidley Way forms eastern boundary, Ways Farm on the southern boundary and a row of hedges and trees for the northern boundary.		
Surrounding land uses and character of surrounding area	Residential development to the north east and Ways farm with a linear row of residential development to the south. Agricultural land to the North west and west and east.			
Suitability for housing				
Policy restrictions	 Within Green belt Area of flood zone 2 and 3 beyond the northern boundary of the site. The proposed site would be on the edge of Wheatley. 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	to the north Transport a	 Historic landfill site separates this site from WHE6 to the north. Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle as it is within the Green Belt.			
Availability and Achievability				
Availability		by site submission	248	
Achievability Overall assessment of the site	Unknown Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other sites.			

Settlement	Wheatley	Wheatley		
Site Ref	WHE7	WHE7		
Other useful refs	None	None		
Site address	Land east of Gid	Land east of Gidley Way		
Diaming history	P56/M0790	Residential Development	Refused	
Planning history	P55/M0776/D	Site for 200 caravans	Refused	
Site Size (hectares)	3.9			
Site description and current uses	Open grass land boundaries of the		and hedging on the	
Site boundaries	and Windmill lan site. Mix of hedg	Gidley Way forms western boundary, Sandhills house and Windmill lane for the southern boundary of the site. Mix of hedges and fencing form the boundary to the neighbouring field on the eastern edge.		
Surrounding land uses and character of surrounding area	with a linear row	Residential development to the north and Ways farm with a linear row of residential development to the west. Agricultural land to the east.		
Suitability for housing	<u> </u>			
Policy restrictions	 The propose Wheatley. T Local Plan of extend the b 	 Within Green belt The proposed site would be on the edge of Wheatley. 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	appropriate, thro	Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considere the Green Belt.	Site is considered not suitable in principle as it is within		
Availability and Achievability				
Availability	therefore deliver	The site has not been submitted for development and therefore deliverability is unknown.		
Achievability	Unknown			
Overall assessment of the site	availability is cur this site however making process	Site is considered not suitable in principle and 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 sites.		

Settlement	Wheatley			
Site Ref	WHE8			
Other useful refs	Site submission	Site submission 273 (part of site only)		
Site address	Land north of Wi	Land north of Windmill Cottage		
Planning history	P56/M0790	Residential Development	Refused	
Training motory	P55/M0776/D	Site for 200 caravans	Refused	
Site Size (hectares)	3.7			
Site description and current uses	Open grass land boundaries of the	with mature trees a e site.	and hedging on the	
Site boundaries	Gidley Way forms western boundary, Sandhills house and Windmill lane for the southern boundary of the site. Mix of hedges and fencing form the boundary to the neighbouring field on the eastern edge.			
Surrounding land uses and character of surrounding area	Residential development to the north and Ways farm with a linear row of residential development to the west. Agricultural land to the east. Adjacent to SSSI to the North East			
Suitability for housing	·			
Policy restrictions	 Within Green belt The proposed site would be on the edge of Wheatley. 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	 Disused listed windmill to south of site adjacent to Windmill Cottage Legally protected slow-worms on the site. Transport assessment to the completed, if appropriate, through the plan making process 			
Suitability		d not suitable in prir site and it is within		
Availability and Achievability				
Availability	The site has not been submitted for development and therefore deliverability is unknown.			
Achievability	Unknown			
Overall assessment of the site	Site is considered not suitable in principle and 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 sites.			

Settlement	Wheatley	Wheatley		
Site Ref	WHE9			
Other useful refs	None	None		
Site address	Land north of Wi	Land north of Windmill Lane		
Planning history	P51/M0477	P51/M0477 Site for housing (north of dismantled railway)		
Site Size (hectares)	4.6			
Site description and current uses	Agricultural field	with dismantled railv	vay cutting across	
Site boundaries	 Residential f 	encing to the North.		
	Hedging on	all other boundaries		
Surrounding land uses and character of	Agriculture to	A 1 1 2 2 2 2		
surrounding area	•	Residential to the North, East and West.		
Suitability for housing		·		
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Very steep slopes Part of site north of dismantled railway is within Wheatley conservation area. Mature trees along the dismantled railway. Transport assessment to the completed, if appropriate, through the plan making process 			
Suitability		Site is considered not suitable in principle due to sloping of site and is within the Green Belt.		
Availability and Achievability				
Availability	therefore delivera	The site has not been submitted for development and therefore deliverability is unknown.		
Achievability	Unknown			
Overall assessment of the site	Site is considered not suitable in principle and 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 sites.			

Settlement	Wheatley		
	,		
Site Ref	WHE10		
Other useful refs	None		
Site address	Land north of Windmill Lane		
Planning history	P98/N0690	Erection of a field shelter	Permitted
,	P66/M0508	Use as a recreation field	Refused
Site Size (hectares)	9.1		
Site description and current uses	Large area of he	avily undulating ope	n countryside.
Site boundaries	Most boundaries	marked by mature	hedging.
Surrounding land uses and character of surrounding area	Agriculture to the North and South West Residential to the South, East and North West. Adjacent to SSSI to the West		
Suitability for housing			
Policy restrictions	 Within the Green Belt The proposed site would be on the edge of Wheatley. 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	 Very steep slopes Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.		
Availability and Achievability			
Availability	The site has not been submitted for development and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and 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 sites.		

Settlement	Wheatley			
Site Ref	WHE11			
Other useful refs	Site submission	Site submission 128		
Site address	Land at Earlywo	Land at Earlywood Paddock, Wheatley		
	P62/M1075	Application for 4 dwellings	No Decision	
	P59/M0482	Garage and store shed	Permitted	
Planning history	P58/M0102	Single house and access	Permitted	
	P56/M0614	Single house and access	Permitted	
	P56/M0199	Single house and access	Permitted	
Site Size (hectares)	0.9	0.9		
Site description and current uses	Private paddoc	Private paddock currently in equestrian use.		
Site boundaries	Fencing and ma	Fencing and mature trees on all boundaries.		
Surrounding land uses and character of surrounding area	Mostly low density residential development and open countryside.			
Suitability for housing	1			
Policy restrictions	 Within Green Belt Grade II agricultural land The proposed site would be on the edge of Wheatley. 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 a	 Site slopes North to South Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.			
Availability and Achievability				
Availability	response	n by site submission 1	28 and SHLAA	
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, during which its acceptability will be judged by comparison with other sites.			

Settlement	Wheatley	Wheatley			
Site Ref	WHE12				
Other useful refs	None				
Site address	Land East of La	Land East of Ladder Hill			
	P75/N0509/O	P75/N0509/O 15 split level houses Refused			
	P59/M1198	Site for dwelling			
	P55/M0679	Site for the erection of			
Site Size (hectares)	7.5				
Site description and current uses	Large area of h	Large area of heavily undulating open countryside.			
Site boundaries	Most boundarie	es marked by mature hedg	jing.		
Surrounding land uses and character of surrounding area	Residential to the North of the site and open countryside to the South.				
Suitability for housing					
Policy restrictions	 Within Green belt The proposed site would be on the edge of Wheatley. 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	 Very steep slopes Legally protected Red Kite present on the eastern part of the site. Transport assessment to the completed, if appropriate, through the plan making process 				
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.				
Availability and Achievability					
Availability	therefore delive	The site has not been submitted for development and therefore deliverability is unknown.			
Achievability	Unknown		-		
Overall assessment of the site	Site is considered not suitable in principle and 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 sites.				

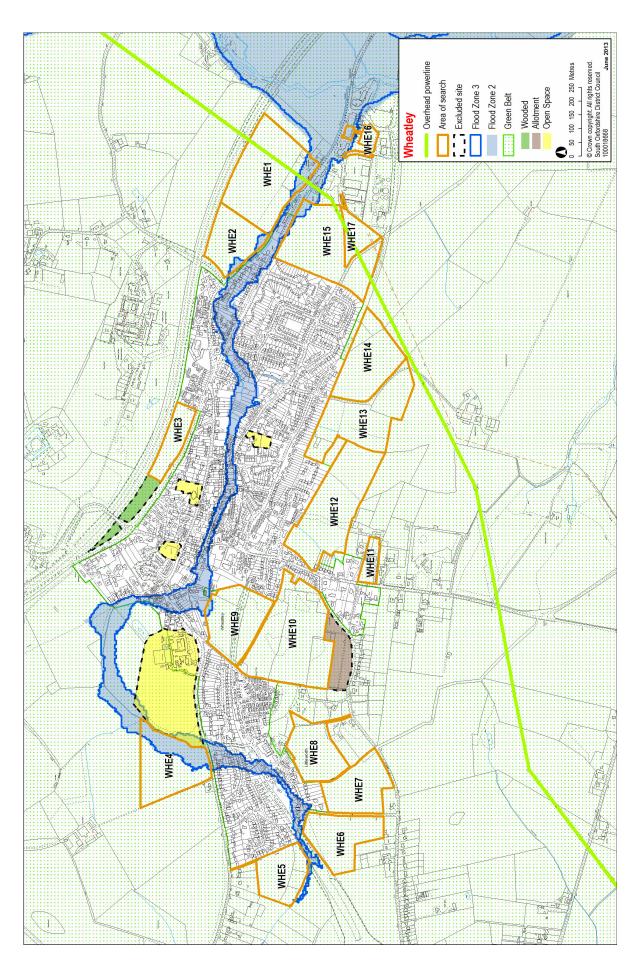
Settlement	Wheatley		
Site Ref	WHE13		
Other useful refs	None		
Site address	Land East of Ladder Hill		
Planning history	P95/N0450	Erection of stables	Permitted
	P95/N0325	Use of land for grazing of horse.	Withdrawn
	P90/N0889/O/R	Redevelopment of site for domestic dwellings with existing access	Permitted
	P87/N0031/O	Demolition of all existing buildings, redevelopment of site for domestic dwellings and open space	Permitted
	P73/M0393	Application for primary school	Permitted
	P72/M1264	Application for primary school	No Decision
Site Size (hectares)	6.4		
Site description and current uses	Large area of heavily undulating open countryside.		
Site boundaries	Most boundaries marked by mature hedging.		
Surrounding land uses and character of surrounding area	Residential to the North of the site and agriculture to the South.		
Suitability for housing			
Policy restrictions	 Within Green belt The proposed site would be on the edge of Wheatley. 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	 Very steep slopes Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is considered not suitable in principle due to sloping of site and it is within the Green Belt.		
Availability and Achievability Availability	The site has not h	oon submitted for dayalan	mont and
Availauliity	The site has not been submitted for development and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and 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 sites.		

Settlement	Wheatley			
Site Ref	WHE14			
Other useful refs	None			
Site address	Land South West of Sewage Works, East of Ladder Hill			
Planning history	P87/N0769/EU	Builders yard for storage and retail sale of new and salvaged materials.	Refused	
	P85/N0192/EU	Use of land as a builders yard.	Refused	
	P73/M0281	Erection of two dwellings for agricultural workers.	No Decision	
Site Size (hectares)	4.9	4.9		
Site description and current uses	Large area of heavily undulating agricultural land.			
Site boundaries	Most boundaries marked by mature hedging.			
Surrounding land uses and character of surrounding area	Residential to the North of the site and agriculture to the South.			
Suitability for housing				
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Very steep slopes Legally protected Fieldfare present on the site. Transport assessment to the completed, if appropriate, through the plan making process 			
Suitability	Site is not considered suitable in principle as it is within the Green Belt.			
Availability and Achievability	the Green Belt.			
Availability	The site has not been submitted for development and therefore deliverability is unknown.			
Achievability	Unknown			
Overall assessment of the site	Site is considered not suitable in principle as it is in the Green Belt and 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 sites.			

Settlement	Wheatley			
Site Ref	WHE15			
Other useful refs	Site submission 2	Site submission 257 and 065		
Site address	Land at London F	Land at London Road, Wheatley		
Planning history	P72/M0550	Housing development	Refused	
Site Size (hectares)	7			
Site description and current uses	Agricultural field	Agricultural field		
Site boundaries	Boundaries are mostly a mixture of mature hedging and fencing.			
Surrounding land uses and character of surrounding area	 Residential to the East Employment/warehousing to the West London Road to the North with commercial development beyond. Agriculture to the South beyond the old railway track, which is used as a right of way for informal recreation as well as containing an extension to McKenna Plant Hire and Civil Engineering site. 			
Suitability for housing				
Policy restrictions Physical problems or limitations	Wheatley. The Local Plan do extend the business of the Borders flood (overlaps ont	n Belt d site would be on the policies in the Scont allow developuilt-up area of settled some 2 and 3 to to the site by approxacross part of site	outh Oxfordshire ment which would ements. the north	
	 National Grid the site. Transport as appropriate, 	Assets - Overhead sessment to the co through the plan ma	mpleted, if aking process	
Suitability	Site is not considered suitable in principle as it is within the Green Belt.			
Availability and Achievability				
Availability	Intention known by site submission 65 and SHLAA response for Northern part of the site, availability is unknown for the rest of the area.			
Achievability	Submitted land is in single ownership and could be developed at an early stage given that there are no real issues that would prevent the development taking place.			
Overall assessment of the site	principle. The de also be considere	out is considered un velopment of this s ed through the plan acceptability will be other sites.	ite however will making process,	

Settlement	Wheatley		
Site Ref	WHE16		
Other useful refs	Site submission 234		
Site address	Land adjacent to builders yard on London Road, Wheatley		
Planning history	P04/W1084	Construction of 43 flats with access.	Withdrawn
	P96/N0542/O	Erection of 2 bungalows. Access.	Refused (appeal dismissed)
Site Size (hectares)	0.8		
Site description and current uses		Grass area behind existing housing and smaller grass area adjacent to London Road	
Site boundaries	Boundaries are mostly a mixture of mature hedging and fencing.		edging and
Surrounding land uses and character of surrounding area	 Industrial buildings to the East Sewage works to the South East Residential with London Road beyond to the North Warehousing, hotel and public house to the West 		
Suitability for housing		3,	
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Access point of the site is within flood zones 2 and 3 this is approximately 0.1ha of site. Transport assessment to the completed, if appropriate, through the plan making process 		
Suitability	Site is not considered suitable in principle as it is within the Green Belt.		
Availability and Achievability			
Availability	Intention known by site submission 65 and SHLAA response for Northern part of the site, availability is unknown for the rest of the area.		
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, during which its acceptability will be judged by comparison with other sites.		

Settlement	Wheatley	
Site Ref	WHE17	
Other useful refs	Site submission 272	
Site address	Land to East of Wheatley	
Planning history	No relevant planning history	
Site Size (hectares)	1.4	
Site description and current uses	Agricultural field	
Site boundaries	Boundaries are mostly a mixture of mature hedging and fencing.	
Surrounding land uses and character of	Open field to North.	
surrounding area	Employment/warehousing to the East.	
	Roman Road to the South.	
Suitability for housing	Homan Hoad to the Couth	
Policy restrictions	 Within Green Belt The proposed site would be on the edge of Wheatley. 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	 Cabling cuts across part of site National Grid Assets - Overhead Lines crossing the site. Transport assessment to the completed, if appropriate, through the plan making process 	
Suitability	Site is not considered suitable as it is within the Green Belt.	
Availability and Achievability		
Availability	Intention known by site submission 272 and SHLAA response.	
Achievability	Not known.	
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, during which its acceptability will be judged by comparison with other 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 بیدستاویز ار دو 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

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Listening Learning Leading

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