



## Appendix 17: Woodcote

# July 2013

## WOODCOTE

Settlement	Woodcote		
Site Reference	WOO1		
Other useful refs	Site submission 086		
Site address	Chiltern Rise, Stable cottage and surrounding land, Reading Road		
Planning history	P85/S0123	To change the use of Chiltern Rise and its outbuildings from a single dwelling to hostel accommodation for the staff of The Oratory School. Also change the use of an existing stable block, being an outbuilding to the main house, from stable use to a habitable dwelling with attendant improvements. To improve and extend an existing chauffeur's cottage.	Permitted on appeal
Site size (hectares)	2.0		
Site description and current uses	A large triangular shaped plot, the southern half of which contains a large number of mature trees. Two large, detached buildings, set within spacious plots also exist within the southern half of the site.		
Site boundaries	Trees and hedgerows.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Small scale residential and agricultural land to the North</li><li>• Agricultural land to the East and West</li><li>• Golf driving range to the South</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Woodcote. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li><li>• TPOs within site</li></ul>		
Physical problems or limitations	<ul style="list-style-type: none"><li>• Legally protected Mouse eared bats present on the site.</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	Intention known through site submission		
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.		

## WOODCOTE

Settlement	Woodcote
Site Reference	WOO2
Other useful refs	Site submission 043
Site address	Woodcote Garden Centre
Planning history	None
Site size (hectares)	0.5
Site description and current uses	The site is a garden centre located to the rear of a small row of residential properties. A bungalow also exists within the site on the western side.
Site boundaries	Fencing
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agricultural fields to the North and the West</li> <li>• Small scale residential and fields to the East.</li> <li>• Residential to the South</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• The proposed site would be on the edge of Woodcote. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> <li>• In addition the loss of the employment use would be contrary to Policy E6 of the Local Plan unless it was demonstrated that the use is no longer viable under the requirements of the policy.</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	Intention known through site submission 043
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.

## WOODCOTE

Settlement	Woodcote		
Site Reference	WOO3		
Other useful refs	Site submission 264		
Site address	Land to the east of Church Farm		
Planning history	P85/S0690/O	Residential development (in association with recreational use of adjoining land)	Refused (appeal dismissed)
Site size (hectares)	0.9		
Site description and current uses	Flat grass field used for grazing animals. Site has been fenced to section it off from the rest of the surrounding land.		
Site boundaries	Trees and hedges on boundary with road.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Agriculture to the North and West</li><li>• Small scale residential and fields to the East.</li><li>• Residential to the South</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Woodcote. 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	Intention known through site submission 13b		
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.		

## WOODCOTE

Settlement	Woodcote		
Site Reference	WOO4		
Other useful refs	Site submission 263		
Site address	Church Farm		
Planning history	P04/E1173/O	Erection of nine dwellings and improvements to access	Refused (appeal dismissed)
Site size (hectares)	0.7		
Site description and current uses	A corner plot (corner of Oxford Road and Reading Road) consisting of a flat grassy field used for grazing animals.		
Site boundaries	Hedgerow and trees to road, fencing elsewhere.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Agricultural fields to the North</li><li>• Employment land to the East</li><li>• Residential / church grounds to the West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Woodcote. 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	Intention known through site submission		
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.		

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO5		
Other useful refs	Submitted development site 116 and 229		
Site address	Land to north of Red Lane Bungalow		
Planning history	P11/E1205/O	Outline application for 115 dwellings	Refused
	P71/H0081	26 dwelling houses and garages with accesses	Refused
	P65/H0275	Site for residential development with access	Refused
	P64/H0869	Site for residential development	Refused
Site size (hectares)	4.9		
Site description and current uses	Flat field used for grazing animals.		
Site boundaries	Established hedgerow.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Agricultural fields to the North, East and West</li> <li>Residential to the South</li> </ul>		
<b>Suitability for housing</b>	The site is surrounded by residential properties, consisting of detached and semi detached properties of varying densities.		
Policy restrictions	<ul style="list-style-type: none"> <li>Chilterns AONB</li> <li>The proposed site would be on the edge of Woodcote. 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>Eastern edge of site may be affected by oil pipeline. The exact locaiotn of the pipe would need to be checked using trial holes in order to ascertain whether the development would fall within the 10 ft buffer that lies either side of the pipe.</li> <li>Transport assessment to the 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 submission 116 (including SHLAA response) and 229.		
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		

## WOODCOTE

	will be judged by comparison with other potentially suitable sites.
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# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO6		
Other useful refs	None		
Site address	Land to rear of Yew Tree Farm House / Horse Shoe Paddocks, Behoes Lane		
Planning history	P83/S0564	Residential development with estate roads and footpaths	Refused (appeal dismissed)
	P82/S0152/O	Residential Development	Refused (appeal dismissed)
	P73/H0774	Residential Development	Refused (appeal dismissed)
	P70/H0413	Residential development	Refused (appeal dismissed)
	P66/H0659	Residential development	Refused (appeal dismissed)
	P63/H0392	16 detached dwellings	Refused
	P58/H0325	Site for housing	Refused
Site size (hectares)	2.2		
Site description and current uses	Agricultural land		
Site boundaries	Hedging on all boundaries with a little residential fencing to South East.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential development to the North, South and East</li><li>Agriculture to the West.</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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 the 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 through the plan making 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.		



# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO7		
Other useful refs	Site submission 042		
Site address	Land to north of Beech Lane.		
Planning history	P84/S0644/O	Erection of 4 detached dwellings	Refused (appeal dismissed)
	P80/S0720/O	Erection of 4 detached dwellings	Refused (appeal dismissed)
	P75/S0112/O	Erection of 7 bungalows	Refused (appeal dismissed)
	P69/H0752	Erection of 7 bungalows	Refused (appeal dismissed)
	P69/H0543	18 detached dwellings	Refused
	P67/H0397	Site for dwellings	Refused (appeal dismissed)
	P66/H0595	Residential Development	Refused
	P65/H0316	6 houses	Refused
	P65/H0048	Dwelling house	Refused
	P64/H0354	8 dwellings	Refused
	P64/H0092	32 dwellings	Refused
	P55/H0075/D	Site for caravan	Approved
Site size (hectares)	0.8		
Site description and current uses	Triangular shaped field. The site is set within an existing row of residential properties.		
Site boundaries	Trees/hedgerows		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the South and East</li><li>Agricultural land to the North and West.</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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	Intention known through site submission 042.		

## WOODCOTE

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.

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO8		
Other useful refs	Site submission 012		
Site address	Land adjacent Goat's Gambol, Beech Lane,		
Planning history	P05/E0087	3 dwellings	Refused (appeal dismissed)
	P99/S0989/O	2 dwellings	Refused (appeal dismissed)
	P93/S0377	Detached Bungalow	Refused
	P90/S0168/O	3 dwellings	Refused (appeal withdrawn)
	P86/S0586/DA	Site for caravan	Refused (appeal dismissed)
	P86/S0147	Retrospective application for caravan	Refused
	P83/S0374/O	2 bungalows	Refused (appeal dismissed)
	P83/S0131/O	4 dwellings	Refused
	P73/H0369	104 dwellings	Refused (appeal withdrawn)
Site size (hectares)	0.3		
Site description and current uses	Grassed field bordered by conifers. Site is set in between existing row of residential properties.		
Site boundaries	Conifers		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the North and West</li><li>Agriculture to the South and East</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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 the 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 012.		
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.		

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO9		
Other useful refs	Site submission 226		
Site address	Land adjacent to Bouchier fencing site located to the rear of properties in Goring Road		
Planning history	P07/E0544	Erection of two dwellings	Approved
	P77/S0244/O	Erection of a bungalow	Refused (appeal dismissed)
	P73/H0369	Erection of 104 dwellings	Refused (appeal dismissed)
Site size (hectares)	1.6		
Site description and current uses	<ul style="list-style-type: none"><li>• Small field used for grazing horses</li><li>• Small paddock with stable building</li><li>• Strip of land, which provides access</li><li>• Property and garden of the clumps.</li></ul>		
Site boundaries	Trees/hedges and fencing		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Bouchier Fencing site to the North</li><li>• Woodland to the South</li><li>• Residential gardens to the East.</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Woodcote. 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	Intention known through site submission 226		
Achievability	Considered to be achievable – all land is in the ownership of the applicant.		
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.		

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO10		
Other useful refs	Site submission 101 (now withdrawn)		
Site address	Japanica Acre, Goring Road,		
Planning history	P96/S0565/DA	Change of use from single dwelling house to use as three separate residential units.	Refused (appeal withdrawn)
	P90/S0653/O	3 dwellings	Refused (appeal dismissed)
	P89/S0635	Change of use from single dwelling and annexe to two dwellings	Refused (appeal dismissed)
	P86/S0797/O	Erection of 7 dwellings	Refused (appeal withdrawn)
	P82/S0120	Retention of mobile home	Refused (appeal dismissed)
	P72/H0539	6 dwellings	Refused
Site size (hectares)	0.3		
Site description and current uses	Detached bungalow set within an row of other detached bungalows		
Site boundaries	Trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the North, South and West</li><li>Agriculture to the East</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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 the 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 through the plan making process and therefore deliverability is unknown.		
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.		

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO11		
Other useful refs	Site submission 253		
Site address	Land to the rear of 14 Bridle Path		
Planning history	P07/E1574/DA	Mixed use scheme including, dwelling, storage facilities and office.	Deemed Application and Appeal Dismissed.
	P03/E0511/RET	Use of land and buildings for repair, maintenance and assembly of leisure machines and ancillary storage.	Refused
	P00/S0995/LD	Retention of land use for storage including open storage, open office, workshop and unloading of commercial vehicles	Refused
Site size (hectares)	0.62		
Site description and current uses	The site consists of a dwelling and outbuildings.		
Site boundaries	Trees and hedgerows.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the North and East and West</li><li>Agriculture to the South</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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	Intention known through site submission 253		
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.		

# WOODCOTE

Settlement	Woodcote		
Site Reference	WOO12		
Other useful refs	Site submission 039		
Site address	Land to the rear of 16 Bridle Path		
Planning history	P74/S0106/O	Residential development	Refused (appeal withdrawn)
	P67/H0631	Residential development	Refused
	P65/H0629	Residential development	Refused (appeal dismissed)
	P58/H0610	33 dwellings	Refused
Site size (hectares)	3.6		
Site description and current uses	The site consists of stables with paddocks for horses.		
Site boundaries	Trees and hedgerows.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the North and East</li><li>Agriculture to the South and West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Woodcote. 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 submission 039		
Achievability	Considered to be fully achievable by applicant as is in single ownership		
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.		

## WOODCOTE

Settlement	Woodcote
Site Reference	WOO13
Other useful refs	None
Site address	Land adjacent to Upper Covert wooded area
Planning history	No relevant planning history
Site size (hectares)	1.6
Site description and current uses	The site consists of stables with paddocks for horses.
Site boundaries	Trees and hedgerows.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Residential to the North and East</li> <li>Agriculture to the South and West</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>Chilterns AONB</li> <li>The proposed site would be on the edge of Woodcote. The policies in the South Oxfordshire Local Plan 2011 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 through the plan making process so availability 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.



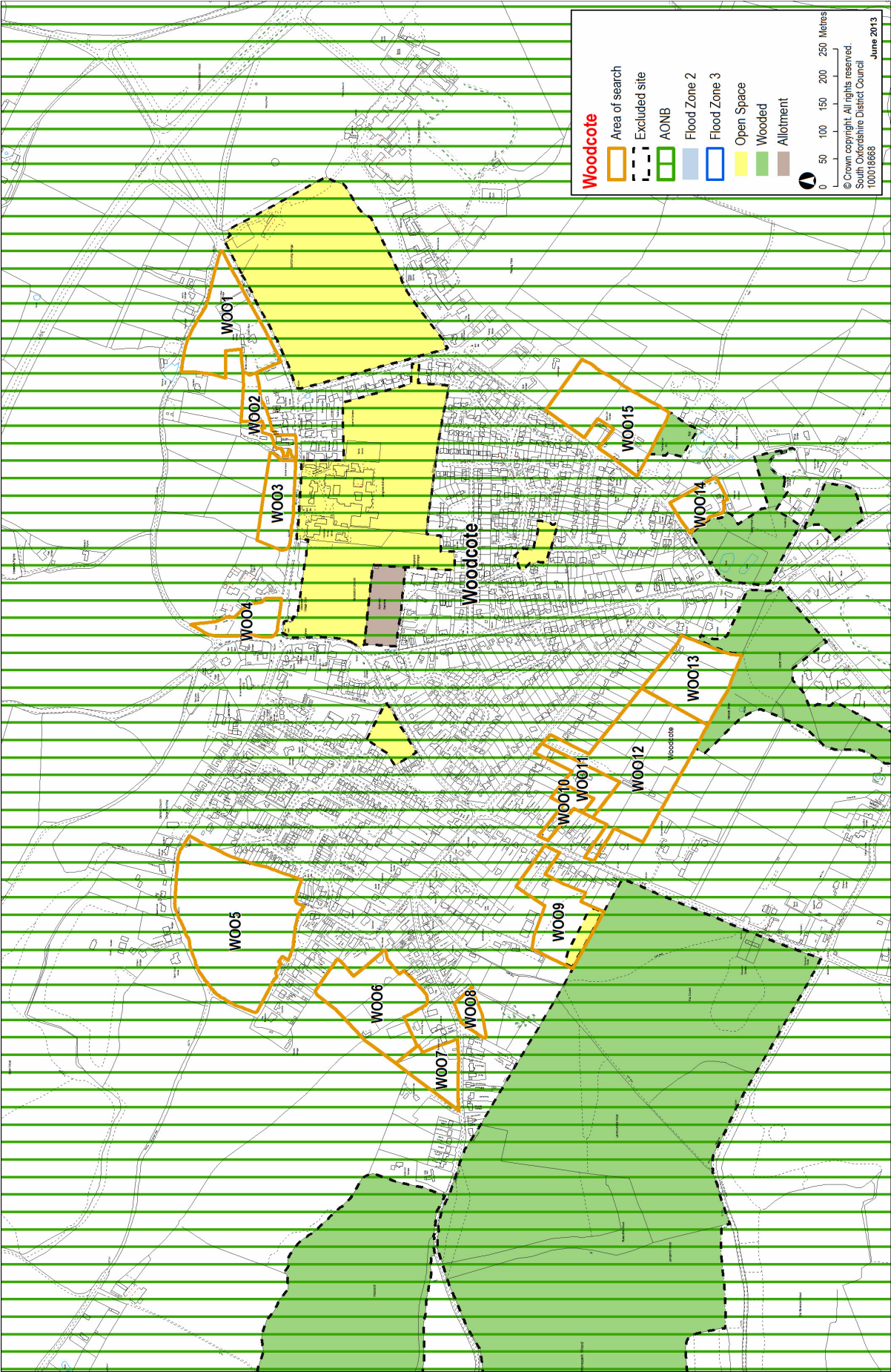
## WOODCOTE

Settlement	Woodcote
Site Ref	WOO14
Other useful refs	Site Submission 006
Site address	Land to south east of Nightingales adjacent to reservoir
Planning history	No relevant planning history
Site size (hectares)	0.5
Site description and current uses	Disused Thames Water site. Site consists of small enclosed scrub land with single storey building. On the southern boundary of the site is a large telecommunications mast.
Site boundaries	Fencing, trees and hedgerows.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Residential to the North and East</li> <li>• Wooded area to the South West</li> <li>• Covered reservoir to the South</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• The proposed site would be on the edge of Woodcote. 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	Intention known through site submission 006 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.

## WOODCOTE

Settlement	Woodcote
Site Ref	WOO15
Other useful refs	Site submission 015 (part of site only)
Site address	Land to east of Greenmore
Planning history	No relevant planning history
Site size (hectares)	2.2
Site description and current uses	Agricultural land
Site boundaries	Trees and hedgerows.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Residential properties to the North West</li> <li>Agriculture and Woodland to the South and South East</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>Chilterns AONB</li> <li>The proposed site would be on the edge of Woodcote. 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
Availability	Intention known through site submission 015 and SHLAA response for the North West section of the site. The rest of the site's availability remains unknown.
Suitability	Site is considered suitable in principle as it has no overriding constraints.
<b>Availability and Achievability</b>	
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.

WOODCOTE



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*Arabic*

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