



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 8: Didcot

July 2013

DIDCOT

Settlement	Didcot
Site Ref	DID1
Other useful refs	Option D in Core Strategy
Site address	Land South and East of Fleet Meadow
Planning history	<ul style="list-style-type: none"> Various planning applications to north relating to residential development of Fleet Meadow. Some small proposals for residential developments east of New Road; no approvals in site area.
Site size(hectares)	120.7
Site description and current uses	Mostly agricultural land, recreation ground to the South West, wooded areas to Northern tip and within site. Allotments to North West.
Site boundaries	Various hedges and fences around and within site
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to the West Railway to the North Agricultural land to the South and East.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements. Eastern part of the site is within the Area of Outstanding Natural Beauty.
Physical problems or limitations	<ul style="list-style-type: none"> Approximately 0.25ha of Eastern tip of the site is within flood zones 2 and 3. National Grid overhead lines cross the site Transport assessment to be completed, if appropriate, through the plan making process
Suitability	The western part of the site is considered suitable in principle as it has no overriding constraints. The eastern part of the site is not considered suitable.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process so availability unknown.
Achievability	Unknown
Overall assessment of the site	<ul style="list-style-type: none"> The western half of the site is considered suitable in principle but availability is currently unknown. Development of this site has been considered through the plan making process during which its acceptability was judged by comparison with other potentially suitable sites. Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.

DIDCOT

Settlement	Didcot
Site Ref	DID2
Other useful refs	Option C in core strategy
Site address	Land west of Didcot between railway and A4130
Planning history	No relevant planning history
Site size	31.4
Site description and current uses	Agricultural land and part woodland
Site boundaries	<ul style="list-style-type: none"> • Mature trees and hedging along A4130 to the North and railway to the South of site • Mixture of hedging and fencing to the East
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Tesco to the West, • Golf course to the North • Agricultural land to the East
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements. • Site is completely within the Area of Outstanding Natural Beauty.
Physical problems or limitations	<ul style="list-style-type: none"> • Fulscot Copse on the North West of the site • Grade 1 and 2 agricultural land • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site not considered suitable in principle as it is completely within the AONB.
Availability and achievability	
Availability	Site has not been submitted for development through the plan making process and therefore availability unknown.
Achievability	Unknown
Overall assessment of the site	<ul style="list-style-type: none"> • Site not considered suitable in principle as it is completely within the AONB and availability is unknown. • The development of this site has been considered through the plan making process, during which its acceptability was judged by comparison with other potential sites. • Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.

DIDCOT

Settlement	Didcot
Site Ref	DID3
Other useful refs	Option B in core strategy Site Submission 224 and 225
Site address	Land beyond Ladygrove East
Planning history	Various planning applications in connection with use of land as a golf course.
Site size	32.5
Site description and current uses	Golf course
Site boundaries	Road to South; hedging to North and West, intermittent hedging to the East.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Residential to the North West • Agricultural land to the West, however this is allocated for residential development under the South Oxfordshire Local Plan 2011. • A4130 road to the South with agricultural land beyond, Agricultural land to the North • Golf course to the East.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements. • AONB to the East of the site • Some TPO trees to the West of site
Physical problems or limitations	<ul style="list-style-type: none"> • The site is located on a visually sensitive hillside location adjacent to the AONB. • Replacement of the golf course would be required • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	The site is not considered suitable in principle due to its visually sensitive hillside location adjacent to the AONB. Development of the site would also require the replacement of the existing golf course.
Availability and achievability	
Availability	<ul style="list-style-type: none"> • Intention known for the North West tip of the site through site submissions 224 and 225. • The remainder of the site has not been submitted for development through the plan making process and therefore deliverability unknown.
Achievability	Unknown
Overall assessment of the site	<ul style="list-style-type: none"> • Site not considered suitable in principle as it is located on a visually sensitive hillside location adjacent to the AONB and would result in the loss of the existing golf course. • The development of this site has been considered through the plan making process, during which its

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	<p>acceptability was judged by comparison with other potential sites.</p> <ul style="list-style-type: none">• Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.
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DIDCOT

Settlement	Didcot		
Site Ref	DID4		
Other useful refs	Option A in core strategy Site submission number 224, 225 and 275		
Site address	Land to the North of Didcot		
Planning history	P95/W0204/O	Erection of 100 bedroom hotel with restaurant and banquet hall and car parking.	Permitted
	P89/W0426/O	Erection of 100 bedroom hotel with restaurant and banquet hall. Car parking.	Permitted
Site size	147.9		
Site description and current uses	Arable land to the North, with improved and semi-improved pasture to the South and South East, mature hedgerows and hedgerow trees.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">A4130 road to the South with Ladygrove residential development beyond.Agricultural land to the North, West and East.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Didcot. 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">Approximately 42ha of the Western portion of the site is within flood zone 2 and 3National Grid Gas pipeline crosses the site. This pipeline has a Health and Safety Executive Hazard Zone buffer running in parallel to the pipe of up to 250m each side. However, the Deed of grant for the pipe contains a requirement for British Gas (now National Grid) to divert the pipe at its own expense in the event of development being permitted.Site A is partly covered to the north by a Mineral Consultation Area (approximately 18.9ha). The majority of this (approx. 12.9ha) is within the floodplain that would not be developed. This consultation area forms part of a site that has been nominated as a possible area for sand and gravel working for the County Council's Minerals and Waste Development Framework. However, the County Council have advised that		

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	<p>development at Option A would not sterilise deposits of sand and gravel, and have raised no minerals policy objection.</p> <ul style="list-style-type: none"> • Legally protected European Water Voles present on the flood plain part of the site and legally protected Red Kite present on the Eastern edge adjacent to the B4016. • Transport assessment to the completed, if appropriate, through the plan making process
Suitability	<p>The site is considered suitable in principle. Development on the land at risk of flooding will need to avoided, but the site is of sufficient size to enable this.</p>
Availability and achievability	
Availability	<ul style="list-style-type: none"> • Intention known by site submission 224 and 225 and representations through the plan making process.
Achievability	<ul style="list-style-type: none"> • Majority of the site is owned by Reading University and a section to the south along the A4130 is owned by the Croudace Homes. • Didcot NE Concept Masterplan shows that construction on site could commence from 2013.
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered suitable in principle and available. • The development of this site was considered through the plan making process, during which its acceptability was judged by comparison with other potential sites. • Site identified as the preferred option in the Core Strategy Preferred Options Document • Site identified as the Strategic Allocation in the Proposed Submission Core Strategy

DIDCOT

Settlement	Didcot		
Site Ref	DID5		
Other useful refs	Part of site submission 209 Option F in core strategy		
Site address	Land West of Didcot South of A4130		
Planning history	P90/W0140/O	Formation of retail centre, car parking, access roads and services together with petrol filling station and fast food unit.	Withdrawn
	P81/W0547/O	Housing, pumping station and the laying out of open space	Refused (appeal dismissed)
	P81/W0210/O	Industry/warehousing with the industrial element up to 50,000 sq. ft.	Refused
Site size	5.3		
Site description and current uses	Agricultural land		
Site boundaries	Various trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">A4130 with railway beyond to the NorthWoodland to the EastAgricultural land to the West. Also agricultural land to the South, this is the location of the Great Western Park development.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.TPO trees within site to the East.		
Physical problems or limitations	<ul style="list-style-type: none">Site is on a north facing slope.Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is not considered suitable in principle as it is located on a visually prominent slope.		
Availability and achievability			
Availability	Intention known by site submission 209		
Achievability	Unknown		
Overall assessment of the site	<ul style="list-style-type: none">Site is not considered suitable in principle as it is on a visually prominent slope.The development of this site was considered through the plan making process, during which its acceptability was judged by comparison with other potential sites.Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.		

DIDCOT

Settlement	Didcot
Site Ref	DID6
Other useful refs	Part of site submission number 209 Option E (west) in core strategy
Site address	Land South of Great Western Park
Planning history	No relevant planning history
Site size	148.5
Site description and current uses	Agricultural land
Site boundaries	Site boundary lies within open fields with hedging on some boundaries
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Site currently surrounded by agricultural land. • Great Western Park residential development is to be constructed to the North of the site. • Railway to the West with Harwell beyond • West Hagbourne immediately to the South East
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements. • TPOs on Northern border of site
Physical problems or limitations	<ul style="list-style-type: none"> • Site currently physically separated from the rest of Didcot, reliant upon the Great Western Park development to be connected. • Access to site could not solely be taken from Park Road • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered to be suitable in principle although in the absence of Great Western Park it would form an island of development separate from the rest of Didcot.
Availability and achievability	
Availability	<ul style="list-style-type: none"> • Intention known by site submission 209 and representations through the plan making process.
Achievability	<ul style="list-style-type: none"> • Site under option by the developer Taylor Wimpey. • Building on the site is constrained as it requires exceptional works to enable delivery to commence as access to the site cannot come from the existing road network.
Overall assessment of the site	<ul style="list-style-type: none"> • Site is considered to be suitable in principle, provided it follows the completion of Great Western Park. A new access road would also need to be provided from the Harwell Field Link Road (to be constructed). • The development of this site was considered

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	<p>through the plan making process, during which its acceptability was judged by comparison with other potential sites.</p> <ul style="list-style-type: none">• Part of the site considered as a preferred option in the Core Strategy Preferred Options Document for additional housing post 2016 but not identified as a strategic allocation in the Proposed Submission Core Strategy.
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DIDCOT

Settlement	Didcot		
Site Ref	DID7		
Other useful refs	Part of Option E (East) in core strategy Part of site submission number 209 and 233		
Site address	Land South of Didcot		
Planning history	P74/W0302/O	Erection of residential development	Refused (appeal dismissed)
	P67/R3604	2fe primary school	Permitted
	P61/R2140	Proposed residential development	Refused
	P61/R2139	Proposed residential development	Refused
	P61/R2138	Residential development	Refused
Site size	84.5		
Site description and current uses	Agricultural land including working farm to West of site, mix of agricultural land, grazing land, public open space and sports fields to Eastern end.		
Site boundaries	Various hedges and fences around and within site.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Residential to North and East• Agriculture to South and West• Borders to the South East with East Hagbourne• Cemetery to the South of the site• Railway runs through the site		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• The proposed site would be on the edge of Didcot. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.• Grade 2 agricultural land• County wildlife site within site.		
Physical problems or limitations	<ul style="list-style-type: none">• Approximately 5ha of site is within flood zones 2 & 3• Records of legally protected species within site.• Building on the site is constrained as it requires exceptional works to enable delivery to commence as access to the site cannot come from the existing road network.• Mowbray Fields local nature reserve forms part of the site (approx. 1.9ha)• Legally protected European Water Voles present in the south east corner of the site.• Transport assessment to be completed, if appropriate, through the planning process		
Suitability	The site is considered to be suitable in principle,		

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	however, access could not come solely from Park Road.
Availability and achievability	
Availability	<ul style="list-style-type: none"> • Intention known through site submission 209 and representations through the plan making process.
Achievability	<ul style="list-style-type: none"> • Site under option by the developer Taylor Wimpey. • Building on the site is constrained by requiring exceptional works to enable delivery to commence as access to the site cannot come from the existing road network.
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered suitable in principle however, a new access road would need to be provided from the Harwell Field Link Road (to be constructed). • The development of this site was considered through the plan making process, during which its acceptability was judged by comparison with other potential sites. • Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.

DIDCOT

Settlement	Didcot		
Site Ref	DID8		
Other useful refs	Part of Option E (East) in core strategy Not submitted		
Site address	Land South of Didcot		
Planning history	P79/W0164/O	Residential development	Refused
	P70/R4280	Detached playing fields for St Birinus Secondary School	Permitted
	P67/R3697	Residential development	Refused
	P66/R3417	Residential development	Refused
	P57/R1102	Residential development	Refused
Site size	18.2		
Site description and current uses	Detached playing fields for St Birinus Secondary School comprises northern section of site, a stone circle surrounded by established trees and vegetation is in the central part of the site and agricultural land covers the southern part of the site.		
Site boundaries	Surrounded on all sides by residential development separated by various hedges and fences around and within site.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential on all boundaries		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Didcot. 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">Transport assessment to be completed, if appropriate, through the plan making processDevelopment of the site would result in the loss of an important gap separating Didcot and East Hagbourne.		
Suitability	Development of the site is not considered suitable as it would result in the loss of an important gap separating Didcot and East Hagbourne.		
Availability and achievability			
Availability	<ul style="list-style-type: none">Unknown		
Achievability	<ul style="list-style-type: none">Unknown		
Overall assessment of the site	<ul style="list-style-type: none">The site is not considered suitable and its availability is currently unknown.The development of this site was considered through the plan making process, during which its		

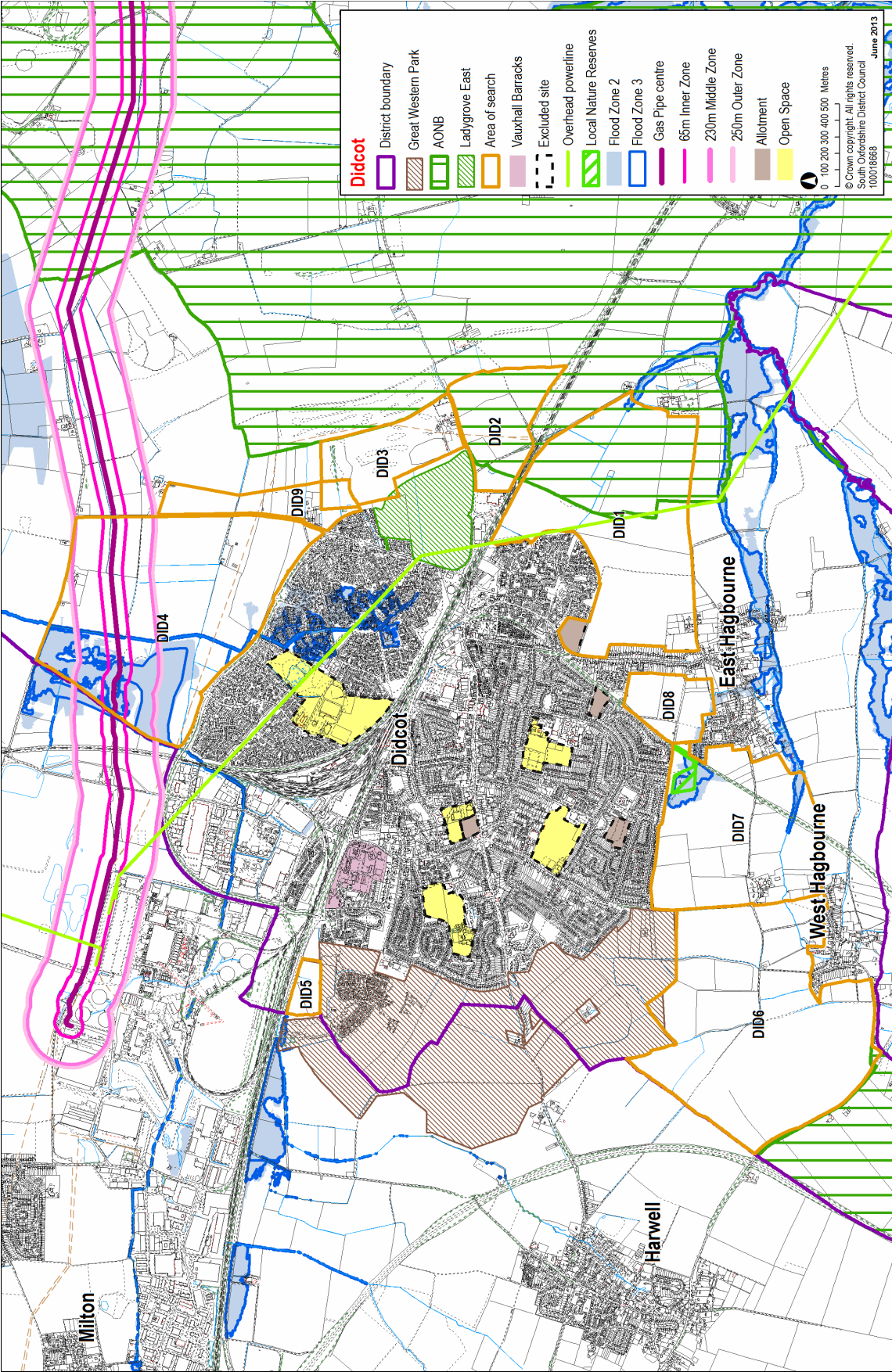
DIDCOT

	<p>acceptability was judged by comparison with other potential sites.</p> <ul style="list-style-type: none">• Not identified as a preferred option in the Core Strategy Preferred Options document and not identified as an allocation in the Proposed Submission Core Strategy.
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DIDCOT

Settlement	Didcot		
Site Ref	DID9		
Other useful refs	Site submission number 224 and 225		
Site address	Land to the North of Didcot, east of the B4016		
Planning history	P08/W0241	Construction of Northern perimeter Road	Permitted
Site size	21		
Site description and current uses	Predominantly arable land with a cluster of approximately ten residential homes on the site.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• B4016 borders the eastern edge with DID 4 beyond.• Residential to the south east.• Golf course to the south west• Ladygrove East Local Plan allocation to the south• Willington Down Farm to the north and Agricultural land to the north and west		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• The proposed site would be on the edge of Didcot. 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">• Borders an Archaeological restraint on Willington Down Farm to the north (DOX15649).• Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	The site is considered suitable in principle as there are no overriding constraints.		
Availability and achievability			
Availability	<ul style="list-style-type: none">• Intention known by site submission 224 and 225 and representations through the plan making process.• Majority of the site is owned by Reading University.		
Achievability	<ul style="list-style-type: none">• This is a Greenfield site with no clear constraints to development and therefore in principle would be an achievable site.		
Overall assessment of the site	<ul style="list-style-type: none">• The site is considered suitable in principle and available.• The development of this site was considered through the plan making process, during which its acceptability was judged by comparison with other potential sites.• This site was not identified as a preferred site and is not identified as the Strategic Allocation in the Proposed Submission Core Strategy.		

DIDCOT



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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

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Chinese

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