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P Slater Esq
Senior Planner (Policy)
West Oxfordshire District Council
Elmfield
New Yatt Road
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22nd March, 2010

Dear Mr Slater,

Submission on behalf of All Souls College, Oxford to the West Oxfordshire Strategic Housing Land Availability Assessment

Further to your email received 17.03.10, we are pleased to submit, on behalf of our clients, All Souls College, Oxford two sites for inclusion in the Council's Strategic Housing Land Availability Assessment (SHLAA).

The two sites are:

- The existing cricket ground located at Newland, to the east of Witney town centre which we would propose should be developed for residential purposes. The site measures 1.646ha and could accommodate between 49 and 82 units at a density of between 30 and 50 dwellings per ha. Development of this site for residential purposes would make a significant contribution to the District's requirement for both market and affordable housing and is within a settlement that is considered suitable for further development according to the Council's SHLAA methodology;
- A proposed replacement cricket ground on land within the College's ownership on land located to the north of Mill Street and south of West End, to the west of the town centre. The site is a similar size to the existing ground at 1.767ha. It is appreciated that this site lies within the floodplain and 'Windrush in Witney' Local Plan designation, but as the Council will be aware, Table D2 of PPS25 defines outdoor sport and recreation and associated essential facilities as being water-compatible uses. Table D3 of PPS25 in turn indicates such development would be acceptable in principle in areas defined as either Flood Zone 3a or 3b. We therefore we consider that use of this land as a cricket pitch would be acceptable from a flooding point of view.

We enclose three plans to indicate the location of the two sites:

- A plan at 1:1250 scale showing the extent of the existing cricket ground located at Newland;
- A plan at 1:1250 scale showing the extent of the site of the proposed new cricket ground located to the west of the town centre;



- A plan at 1:10,000 scale showing the location of both the existing cricket ground (marked as 'A') and the proposed new cricket ground (marked as 'B').

As you may be aware, we have submitted a separate representation to the Core Strategy Preferred Approaches consultation to the proposed policy dealing with Sport and Recreation where we have highlighted the potential of these two sites.

We trust that we have provided sufficient information at this stage but if you do require any additional information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nigel Abbott".

Nigel Abbott
Partner
Planning and Regeneration
Cluttons LLP

Enc

Cc R Tufnell Esq – Cluttons LLP