



**Vale  
of White Horse**  
District Council

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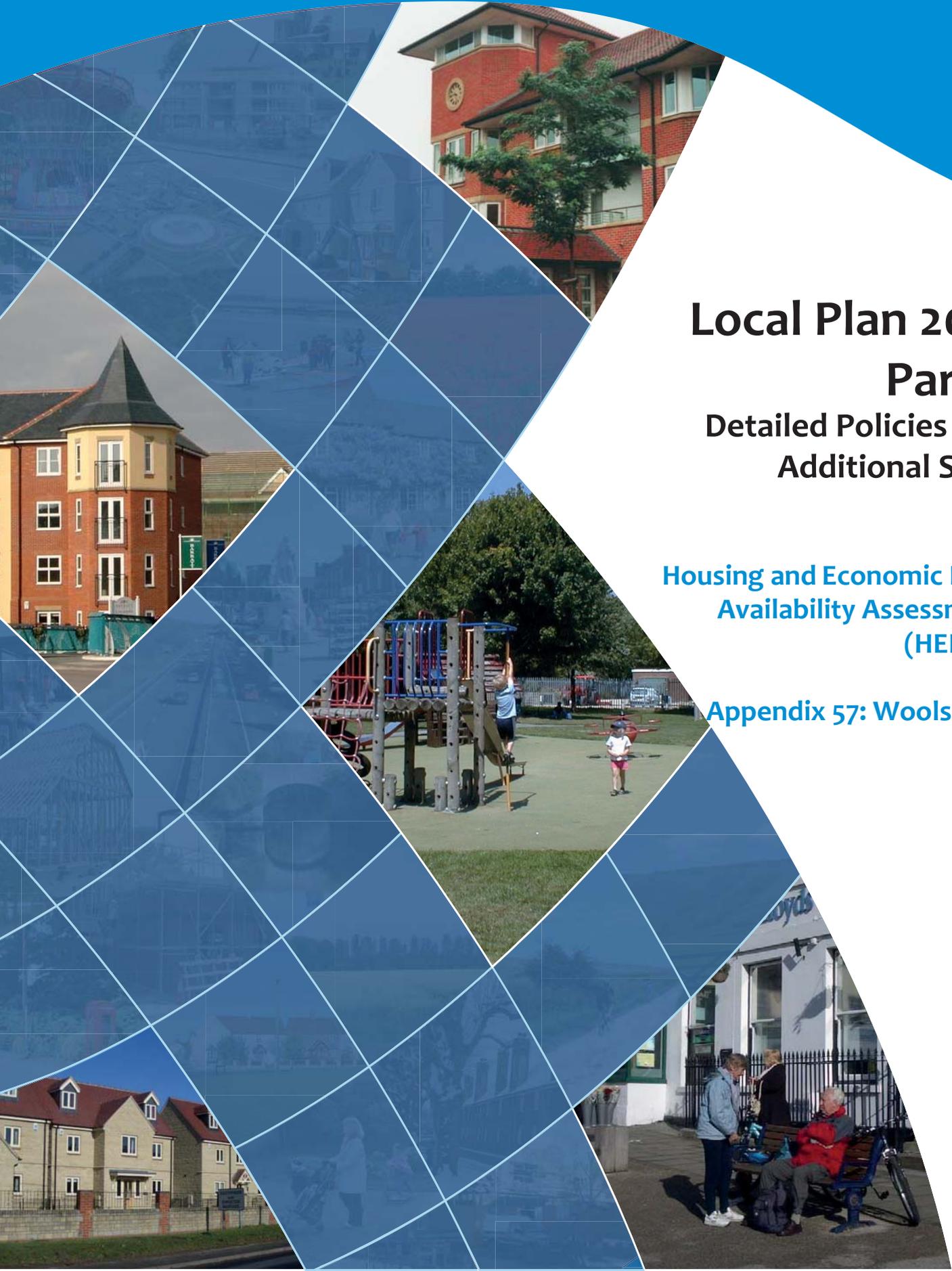
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 57: Woolstone



<b>Settlement/Parish</b>	<b>Woolstone</b>		
<b>HELAA Reference</b>	<b>WOOL01</b>	<b>Submitted Site Reference</b>	<b>Yes / V208</b>
Location/Address	Land off Woolstone Road		
Size	5.05ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P12/V2126/FUL		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
Flood zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
<b>Other Constraints Identified</b>			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Yes - site is promoted for development		
<b>Achievability</b>	Yes - Site is deliverable		
<b>Indicative Trajectory</b>	0-5 years: 126 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=WOOL01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=WOOL01</a>		

**Woolstone Legend**

-  Suitable for Further Consideration
-  Committed Housing Schemes (March 2017)
-  Conservation Area
-  Listed Buildings
-  Historic Park and Garden
-  Archaeological Constraints
-  Ancient Woodland
-  SSSI/SAC
-  Area of Outstanding Natural Beauty
-  Flood Zone 2
-  Flood Zone 3

