



**Vale  
of White Horse**  
District Council

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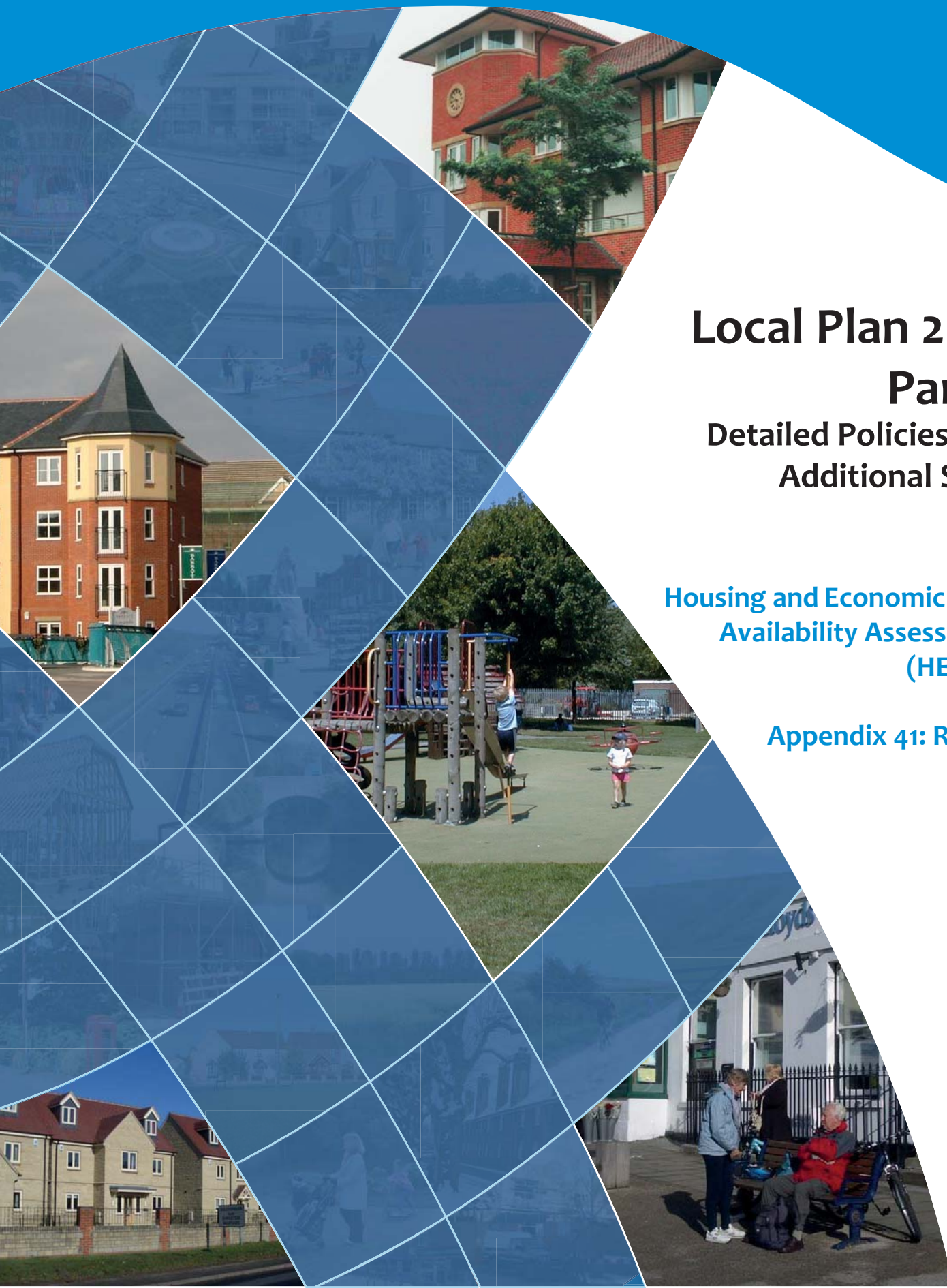
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 41: Radley



Settlement/Parish	Radley		
HELAA Reference	RADL01	Submitted Site Reference	Yes / V167
Location/Address	Land east of Whites Lane		
Size	1.38ha		
Land uses	Domestic curtilage		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of a number of bat species		
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 contains listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2 and 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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 28 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL01</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL02	Submitted Site Reference	Yes / V165
Location/Address	Land off Kennington Road		
Size	18.22ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Educational		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of a number of bat species		
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	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 256dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL02</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL03	Submitted Site Reference	Yes / V056
Location/Address	Land east of Kennington Road		
Size	0.26ha		
Land uses	Agricultural		
Surrounding land uses	Worship, Agricultural and Educational		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in 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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 7 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL03</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL04	Submitted Site Reference	No
Location/Address	Land east of Kennington Road		
Size	6.71ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Educational		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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)	Site is 378m from Radley Gravel Pits		
Ancient Woodland	North Close Copse (adjacent)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in 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	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 168dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL04">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL04</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL05	Submitted Site Reference	Yes / V241
Location/Address	Land east of the railway line, north of Lower Radley		
Size	35.19ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	13.26ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
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)	Site is 329m from Radley Gravel Pits		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole, Great Crested Newts		
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	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylon traverses eastern part of site.		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 348dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL05">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL05</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL06	Submitted Site Reference	No
Location/Address	Land at Neates Home Farm		
Size	10.59ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	4.51ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
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)	Site is adjacent to Radley Gravel Pits and partially overlaps the proposed extension		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (part within); Possible presence of Great Crested Newts		
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 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylons pass across the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 152dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL06">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL06</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL07	Submitted Site Reference	No
Location/Address	Land at Radley Station		
Size	12.12ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.91ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
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)	Site is 16m from Radley Gravel Pits and partially overlaps the proposed extension		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (part within); Possible presence of Great Crested Newts		
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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Large pylons pass across the site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 280dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL07</a>		



Settlement/Parish	Radley		
HELAA Reference	RADL08	Submitted Site Reference	Yes / V213
Location/Address	Land at Goose Acre Farm and east of Thrupp Lane		
Size	8.63ha		
Land uses	Recreation and Agricultural		
Surrounding land uses	Agricultural, Residential and Community		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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)	Site is 287m from Radley Gravel Pits		
Ancient Woodland	None in the vicinity		
Scheduled Monument	Settlement site (adjacent)		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of Grass Snake and Barn Owl		
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	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 30dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL08</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL10	Submitted Site Reference	No
Location/Address	Former Coalyard at Thrupp Lane		
Size	1.50ha		
Land uses	Builders Marchants		
Surrounding land uses	Agricultural		
Planning history	P98/V1485/O		
Constraints which Impact the Suitability of the Site at this Stage			
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	Settlement Site (partly within)		
Other Constraints Identified			
Green Belt	Site is in 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 TPOs on the site		
Conservation Area	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 28dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL10">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL10</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL11	Submitted Site Reference	Yes / V166
Location/Address	Playing fields at Goose Acre		
Size	1.18ha		
Land uses	Recreational and Community		
Surrounding land uses	Residential and recreational		
Planning history	P15/V1223/SCR		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in 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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
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		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 30 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL11">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL11</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL12	Submitted Site Reference	No
Location/Address	Land off Whites Lane		
Size	28.77ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in 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	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 719dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL12">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL12</a>		

Settlement/Parish	Radley		
HELAA Reference	RADL13	Submitted Site Reference	No
Location/Address	Land off Kennington Road		
Size	13.01ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Educational		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
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		
Other Constraints Identified			
Green Belt	Site is in 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	There is a known archaeological interest on the vicinity of the site		
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		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 325dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL13">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=RADL13</a>		



