



**Vale  
of White Horse**

*District Council*

**Publication Version  
October 2017**

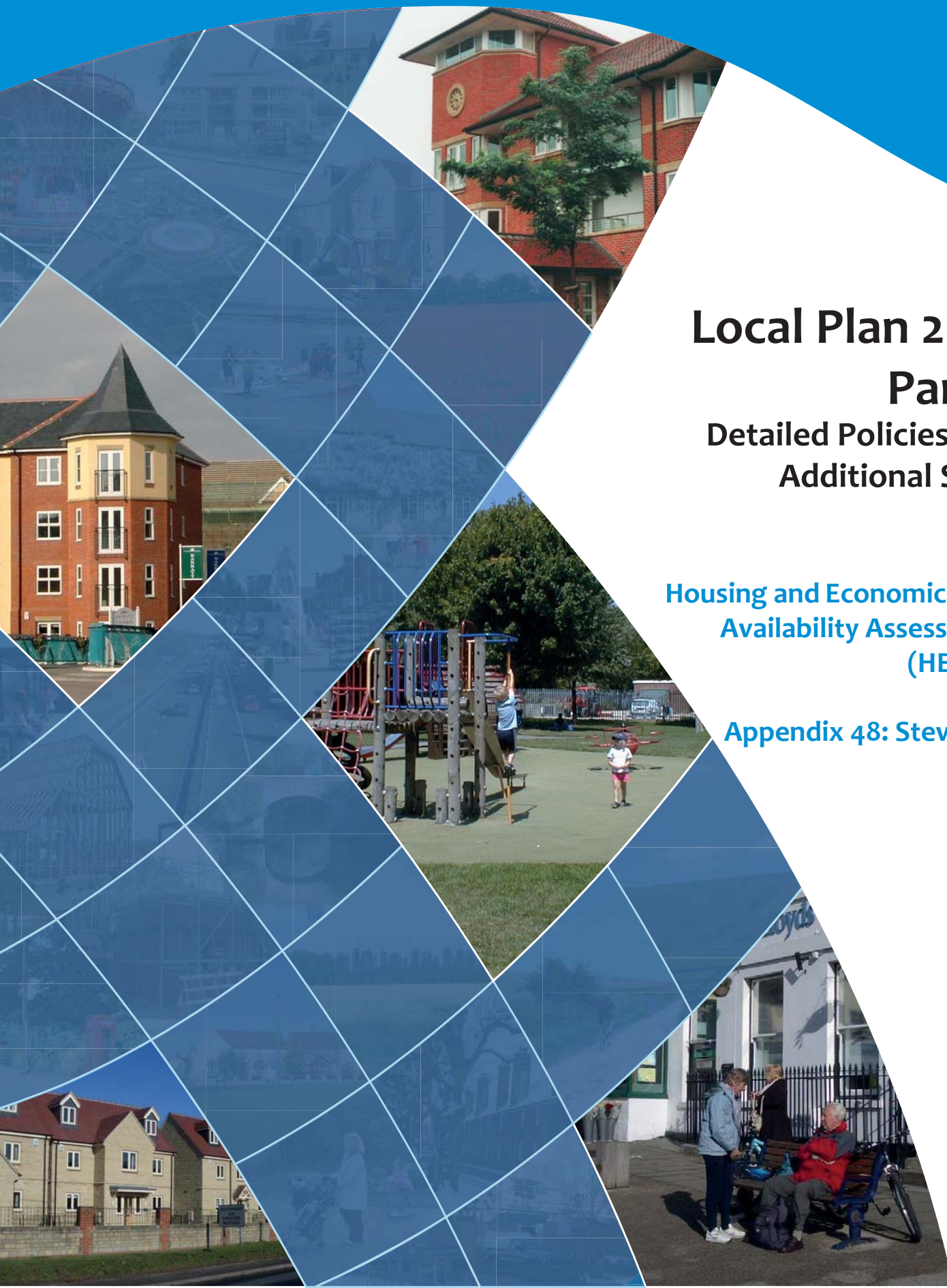
# **Local Plan 2031**

## **Part 2**

### **Detailed Policies and Additional Sites**

**Housing and Economic Land  
Availability Assessment  
(HELAA)**

**Appendix 48: Steventon**



Settlement/Parish	Steventon		
HELAA Reference	STEV01	Submitted Site Reference	Yes / V110
Location/Address	Land to rear of 128 The Causeway, north of the railway line		
Size	7.00ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and railway		
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 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	Site is partly within the Steventon Conservation Area		
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	Large pylons define western boundary of the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 140 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV01</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV02	Submitted Site Reference	Yes / V131
Location/Address	Land south of Hanney Road		
Size	7.25ha		
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	5.07ha - Majority/All of site in Flood Zones 2 and/or 3 (>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)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
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	No listed buildings in the area		
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	Large pylons pass across the site		
Suitability	Unsuitable - Flooding		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=STEV02		

Settlement/Parish	Steventon		
HELAA Reference	STEV03	Submitted Site Reference	No
Location/Address	Land north of Hanney Road		
Size	2.04ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P08/V2558/SCO		
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 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	No listed buildings in the area		
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	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: 51dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV03</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV04	Submitted Site Reference	Yes / V192
Location/Address	Land off Abingdon Road, north of Fuller Way		
Size	10.46ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V2597/SCR; P16/V1954/O; P08/V2558/SCO		
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 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	No listed buildings in the area		
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	Large pylons traverse parcel to the north and west of the site.		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 80 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV04">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV04</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV05	Submitted Site Reference	Yes / V198
Location/Address	Land east of Abingdon Road, south of Steventon community woodland		
Size	15.13ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P87/V5223		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	11.49ha - Majority/All of site in Flood Zones 2 and/or 3 (>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)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole		
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 existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Unsuitable - Flooding		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=STEV05		

Settlement/Parish	Steventon		
HELAA Reference	STEV06	Submitted Site Reference	No
Location/Address	Land east of Abingdon Road		
Size	1.59ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Industry		
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 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	Site is adjacent to the Steventon Conservation Area		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 40dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV06">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV06</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV07	Submitted Site Reference	Yes / V059
Location/Address	Land bounded by residential properties on The Green and Burnett Road		
Size	2.16ha		
Land uses	Agricultural and Domestic Curtilage		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V0137/FUL; P14/V0222/FUL; P10/V1937; P10/V1185/COU; P10/V0632/COU		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.61ha - 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)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of Pipistrelle bats		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is partly within the Steventon Conservation Area		
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 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: 31 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV07</a>		



Settlement/Parish	Steventon		
HELAA Reference	STEV08	Submitted Site Reference	Yes / V067
Location/Address	Land off Brewer Close		
Size	1.33ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V2497/FUL; P12/V1675/FUL; P12/V0565		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.14ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Possible presence of European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is partly within the Steventon Conservation Area		
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 4		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
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: 24 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV08</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV09	Submitted Site Reference	No
Location/Address	Land south of railway line, west of Steventon Hill (road)		
Size	8.49ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and railway		
Planning history	P14/V2154/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.01ha - 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 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 4		
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: 212dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV09">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV09</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV10	Submitted Site Reference	No
Location/Address	Land south of Castle Street		
Size	5.17ha		
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 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	Site is adjacent to the Steventon Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 4		
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: 129dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV10">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=STEV10</a>		

Settlement/Parish	Steventon		
HELAA Reference	STEV11	Submitted Site Reference	Yes / V199
Location/Address	Land at Manor Farm		
Size	0.27ha		
Land uses	Industrial Buildings		
Surrounding land uses	Residential and Industrial		
Planning history	P14/V2348/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - NOT ASSESSED		
Site of Special Scientific Interest	NOT ASSESSED		
Special Area of Conservation	NOT ASSESSED		
Registered Park / Garden	NOT ASSESSED		
Local Wildlife Site (incl. proposed)	NOT ASSESSED		
Ancient Woodland	NOT ASSESSED		
Scheduled Monument	NOT ASSESSED		
Other Constraints Identified			
Green Belt	NOT ASSESSED		
Area of Outstanding Natural Beauty	NOT ASSESSED		
Other Wildlife Designations	NOT ASSESSED		
Community Forest	NOT ASSESSED		
Tree Preservation Orders	NOT ASSESSED		
Conservation Area	NOT ASSESSED		
Listed buildings	NOT ASSESSED		
Archaeological potential	NOT ASSESSED		
Agricultural Land Quality	NOT ASSESSED		
Gas Pipeline Consultation Area	NOT ASSESSED		
Access	NOT ASSESSED		
Overhead Power Lines	NOT ASSESSED		
Suitability	NOT ASSESSED		
Availability	NOT ASSESSED		
Achievability	NOT ASSESSED		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=STEV11		

