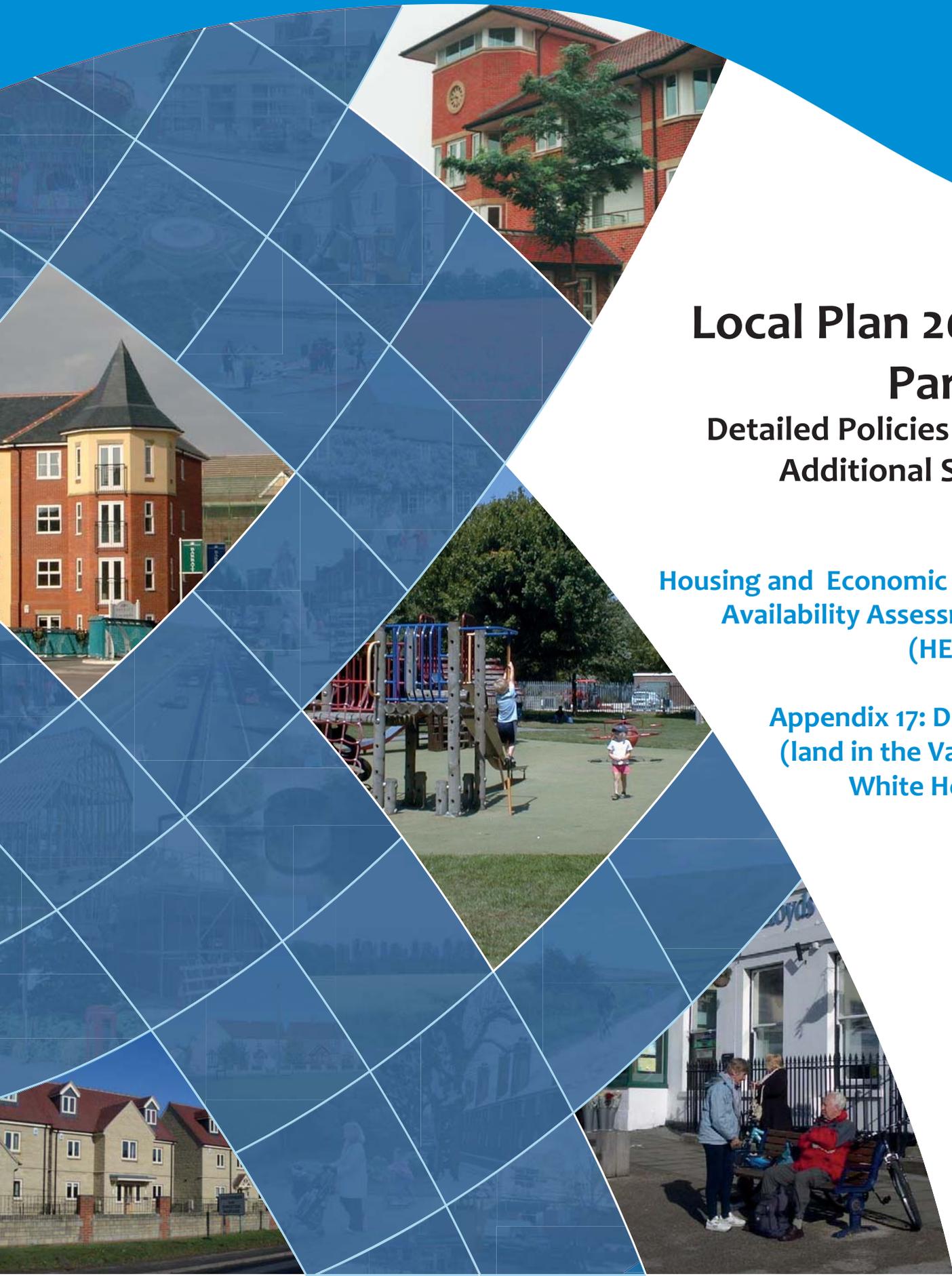




**Vale
of White Horse**

District Council

Publication Version
October 2017



Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 17: Didcot
(land in the Vale of
White Horse)

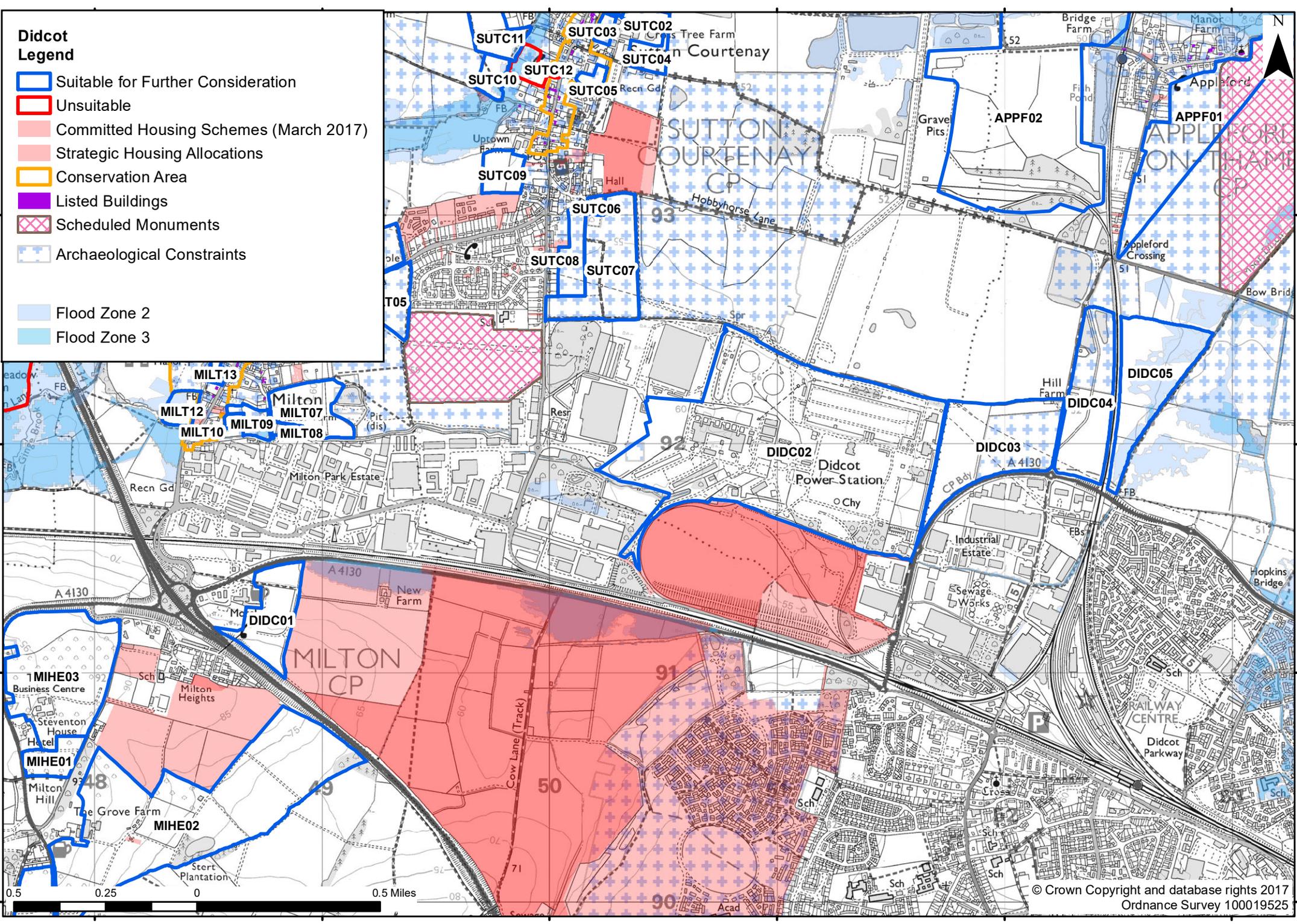
Settlement/Parish	Didcot (land in Vale of White Horse)		
HELAA Reference	DIDC01	Submitted Site Reference	Yes / V158
Location/Address	Land at Milton Interchange, south of the A4130		
Size	8.56ha		
Land uses	Agricultural and Builders Yard		
Surrounding land uses	Agricultural (LPP1 allocation) and Roadside services		
Planning history	P15/V2899/O; P15/V2880/O; P15/V2836/SCR; P14/V0096/D; P14/V0087/FUL;		
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	Possible presence of Eurasian Badger		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site does not impact the conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is no known archaeology on this 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: 200 dwellings 6-15 years: 14dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC01		

Settlement/Parish	Didcot (land in Vale of White Horse)		
HELAA Reference	DIDC02	Submitted Site Reference	No
Location/Address	Land at Didcot Power Station		
Size	86.33ha		
Land uses	Operational power station		
Surrounding land uses	Industrial		
Planning history	P14/V0385/D; P12/V1299/FUL; P11/V2583/SCO; P96/V0679/DA; P95/V0679/DA		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.17ha - 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)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	Settlement Site (low impact)		
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, Great Crested Newts		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site does not impact the conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	N/A		
Gas Pipeline Consultation Area	Yes		
Access	There is existing access to the site		
Overhead Power Lines	Site is a source of major power lines		
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: 2154dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC02		

Settlement/Parish	Didcot (land in Vale of White Horse)		
HELAA Reference	DIDC03	Submitted Site Reference	No
Location/Address	North Didcot, east of Didcot Power Station		
Size	18.36ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, landfill and industrial		
Planning history	P16/V1416/SCR; P11/V2708; P98/V0857		
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	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 does not impact the conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	Site is likely to contain an archaeological interest		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	Yes		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Major power lines traverse this 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: 259dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC03		

Settlement/Parish	Didcot (land in Vale of White Horse)		
HELAA Reference	DIDC04	Submitted Site Reference	Yes / V142
Location/Address	Land at Hill Farm, west of railway line		
Size	13.67ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, landfill and industrial		
Planning history	P16/V1416/SCR; P15/V2043/FUL; P15/V1737/SCR; P05/V0441		
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 does not impact the conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	Site is likely to contain an archaeological interest		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	Yes		
Access	There is existing access to the site		
Overhead Power Lines	Major power lines traverse this 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: 142dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC04		

Settlement/Parish	Didcot (land in Vale of White Horse)		
HELAA Reference	DIDC05	Submitted Site Reference	Yes / V142
Location/Address	North Didcot, land east of railway line		
Size	14.82ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, landfill and industrial		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	6.88ha - 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 European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site does not impact the conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2 and 4		
Gas Pipeline Consultation Area	Yes		
Access	It is unclear if safe site access can 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: 199 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC05		



Didcot Legend

- Suitable for Further Consideration
- Unsuitable
- Committed Housing Schemes (March 2017)
- Strategic Housing Allocations
- Conservation Area
- Listed Buildings
- Scheduled Monuments
- Archaeological Constraints
- Flood Zone 2
- Flood Zone 3