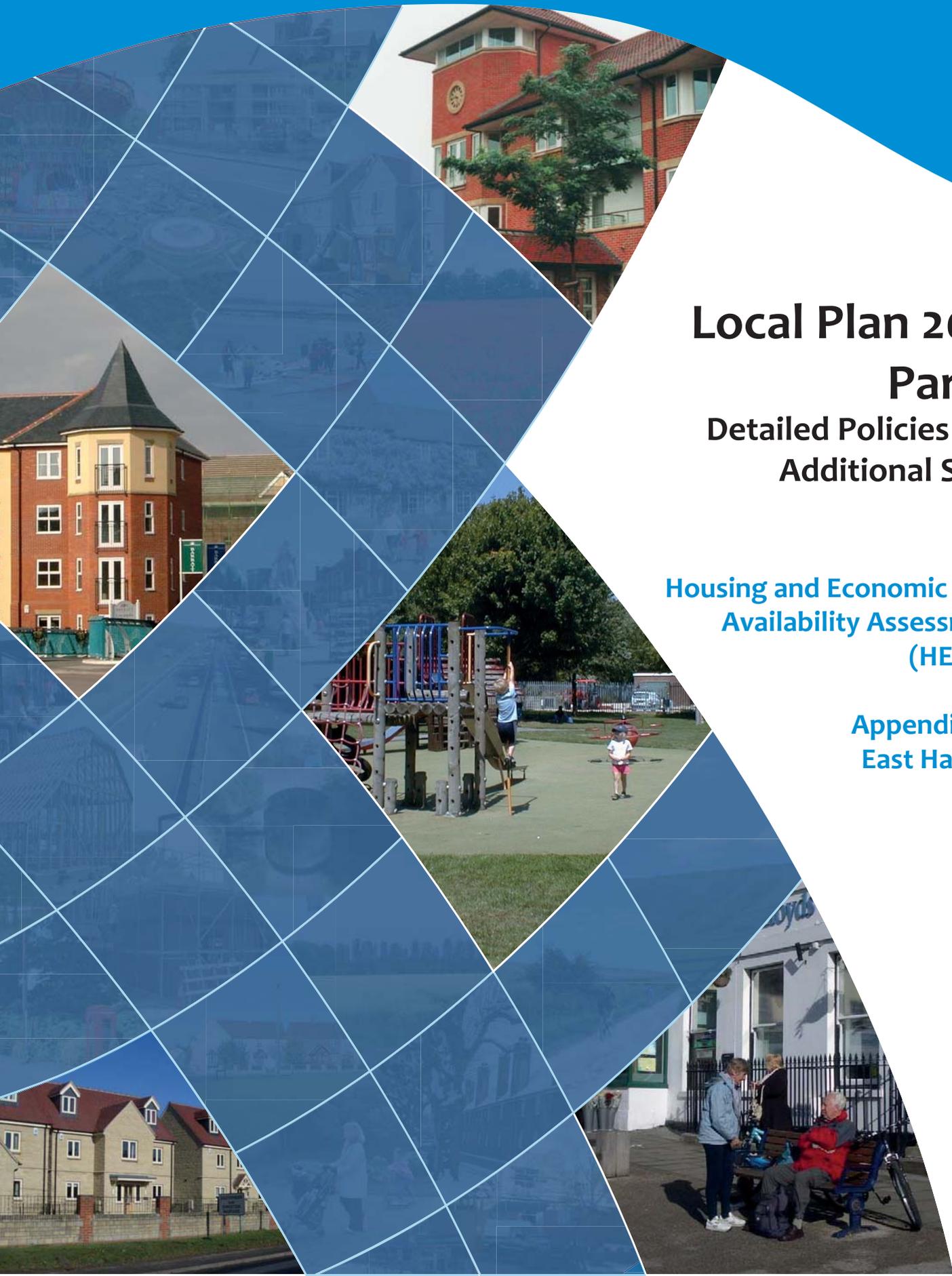




**Vale
of White Horse**

District Council

Publication Version
October 2017



Local Plan 2031 Part 2 Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 20:
East Hanney

Settlement/Parish	East Hanney		
HELAA Reference	EHAN01	Submitted Site Reference	Yes / V153
Location/Address	Land north of Steventon Road at Rosibee Nursery		
Size	2.37ha		
Land uses	Agricultural and Industrial		
Surrounding land uses	Agricultural and Industrial		
Planning history	P11/V1421		
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	Minor power lines touch the corner 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: 59 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN01		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN02	Submitted Site Reference	No
Location/Address	Land to the rear of Saxon Gate		
Size	0.17ha		
Land uses	Planning permission		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V1359/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=EHAN02		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN03	Submitted Site Reference	Yes / V172
Location/Address	Land north of Ashfields Lane		
Size	3.44ha		
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	0.25ha - 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	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 could possibly impact the East Hanney Conservation Area		
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	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: 80 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN03		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN04	Submitted Site Reference	Yes / V235
Location/Address	Land to the rear of Willow Barn, Ebbs Lane		
Size	0.73ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V2653/O		
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=EHAN04		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN05	Submitted Site Reference	Yes / V234
Location/Address	Land at Poughley Farm (North)		
Size	8.00ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	4.79ha - 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	It is unclear if safe site access can be provided		
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=EHAN05		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN06	Submitted Site Reference	Yes / V234
Location/Address	Land at Poughley Farm (Central)		
Size	10.74ha		
Land uses	Agricultural, Residential and Agricultural Buildings		
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	0.78ha - 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	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 East Hanney 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	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=EHAN06		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN07	Submitted Site Reference	No
Location/Address	Land west of Mill Cottages		
Size	6.27ha		
Land uses	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	0.79ha - 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)	Site is 388m from Cowslip Meadow		
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 could possibly impact the East Hanney 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 and 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: 137dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN07		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN08	Submitted Site Reference	Yes / V234
Location/Address	Land at Poughley Farm (South)		
Size	3.43ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V1649/O; P14/V1821/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	2.69ha - 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)	Site is 336m from Cowslip Meadow		
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 could possibly impact the East Hanney 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	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=EHAN08		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN09	Submitted Site Reference	No
Location/Address	Land south of Hall Lane		
Size	2.93ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P13/V0259/CA, P13/V0257/FUL, P77/V0417, P14/V1633/FUL, P13/V2708/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.05ha - 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	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 within the East Hanney 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 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: 58dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN09		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN10	Submitted Site Reference	No
Location/Address	Land at Medway		
Size	1.98ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P13/V2171/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.96ha - 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 341m from Cowslip Meadow		
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 TPOs on the boundary of the site		
Conservation Area	Site could possibly impact the East Hanney 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 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: 26dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN10		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN11	Submitted Site Reference	No
Location/Address	Land at site off The Paddocks		
Size	0.82ha		
Land uses	Agricultural		
Surrounding land uses	Residential		
Planning history	P16/V1652/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	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 could possibly impact the East Hanney 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	N/A		
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: 21dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN11		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN12	Submitted Site Reference	No
Location/Address	Land at site behind The British Legion		
Size	0.62ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P85/V0445/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.02ha - 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 105m from Cowslip Meadow		
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 could possibly impact the East Hanney 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 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: 15dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN12		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN13	Submitted Site Reference	No
Location/Address	Land behind Weir Farm		
Size	2.45ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V0364/O; P14/V1498/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)	Site is adjacent to Cowslip Meadow		
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 could possibly impact the East Hanney 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: 61dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN13		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN14	Submitted Site Reference	Yes / V129
Location/Address	Land off Mill Orchard, south of East Hanney		
Size	6.40ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P03/V0389/O, P15/V1616/FUL; P87/V0146		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.11ha - 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 adjacent to Cowslip Meadow		
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 could possibly impact the East Hanney 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 3 and 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	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 100 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN14		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN17	Submitted Site Reference	Yes / V129
Location/Address	Land south of East Hanney and west of the A338		
Size	13.80ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.06ha - 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 adjacent to Cowslip Meadow		
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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
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: 200 dwellings 6-15 years: 144dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN17		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN18	Submitted Site Reference	Yes / V217
Location/Address	Land south of Steventon Rd (1)		
Size	4.41ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P15/V1846/O		
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	Possible presence of European Water Vole, Common Lizard and Barn Owl		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site could possibly impact the East Hanney Conservation Area		
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	Minor power lines define the eastern 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: 75 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN18		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN19	Submitted Site Reference	Yes / V019
Location/Address	Land north of Steventon Road junction with A338		
Size	0.13ha		
Land uses	Agricultural		
Surrounding land uses	Residential and Transport		
Planning history	P15/V1846/O		
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=EHAN19		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN20	Submitted Site Reference	Yes / V248
Location/Address	Davies Transport Site		
Size	0.97ha		
Land uses	Agricultural		
Surrounding land uses	Residential, Agricultural		
Planning history	P73/V0178; P77/V0370; P92/V0548/LDE; P94/V0631/LDE; P00/V0384/LDE; P00/V0480; P00/V0762/CC; P00/V1166; P01/V0750		
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 494m from Cowslip meadow		
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	Adjacent to East Hanney Historic Core		
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: 40 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN20		

Settlement/Parish	East Hanney		
HELAA Reference	EHAN21	Submitted Site Reference	Yes / V217
Location/Address	Land south of Steventon Rd (2)		
Size	10.62ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
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	Adjacent to East Hanney conservation area		
Listed buildings	No listed buildings in the area		
Archaeological potential	Adjacent to East Hanney Historic Core		
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: 200 dwellings 6-15 years: 66dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EHAN21		

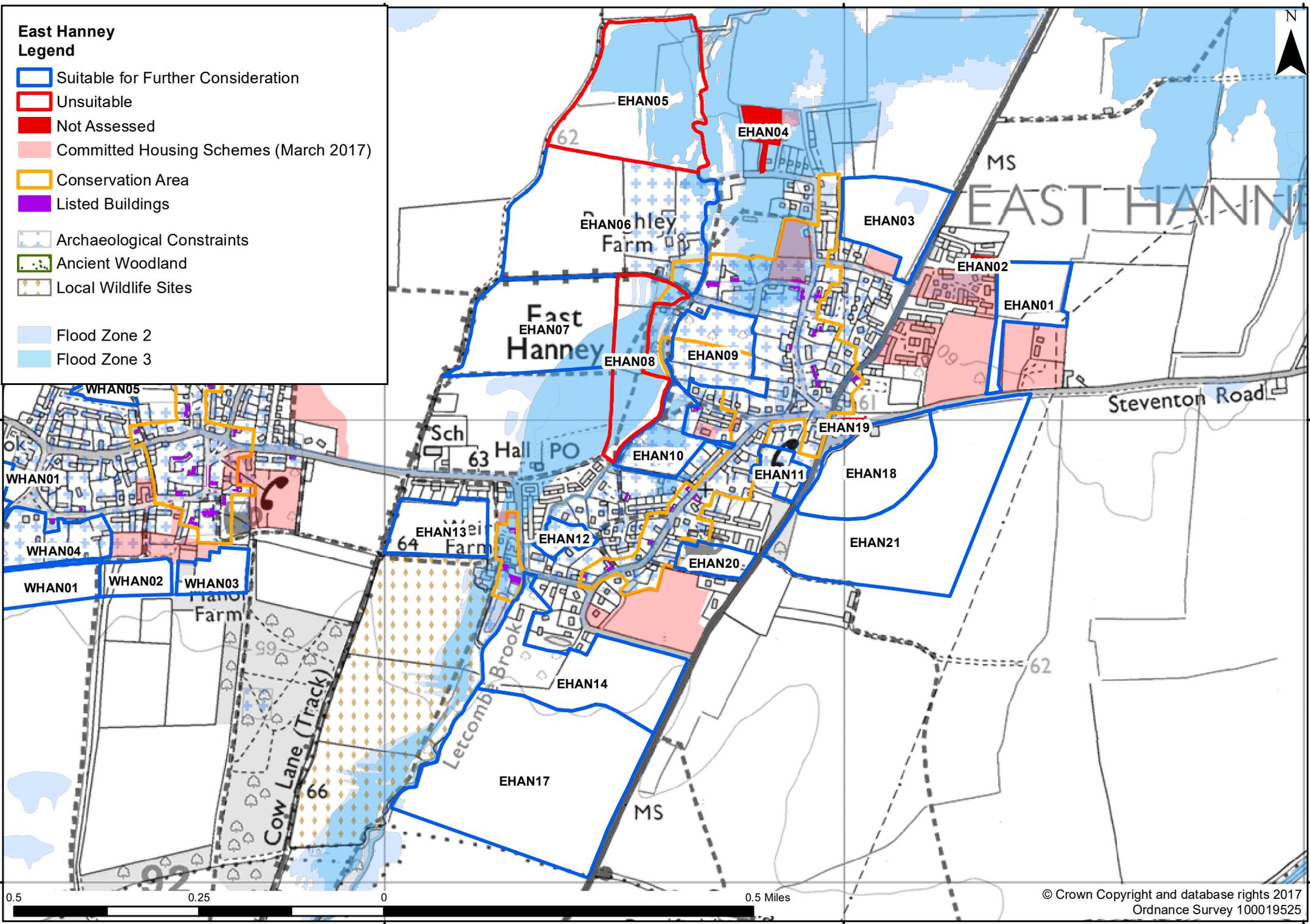
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East Hanney Legend

- Suitable for Further Consideration
- Unsuitable
- Not Assessed
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- Flood Zone 2
- Flood Zone 3



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