



**Vale  
of White Horse**  
District Council

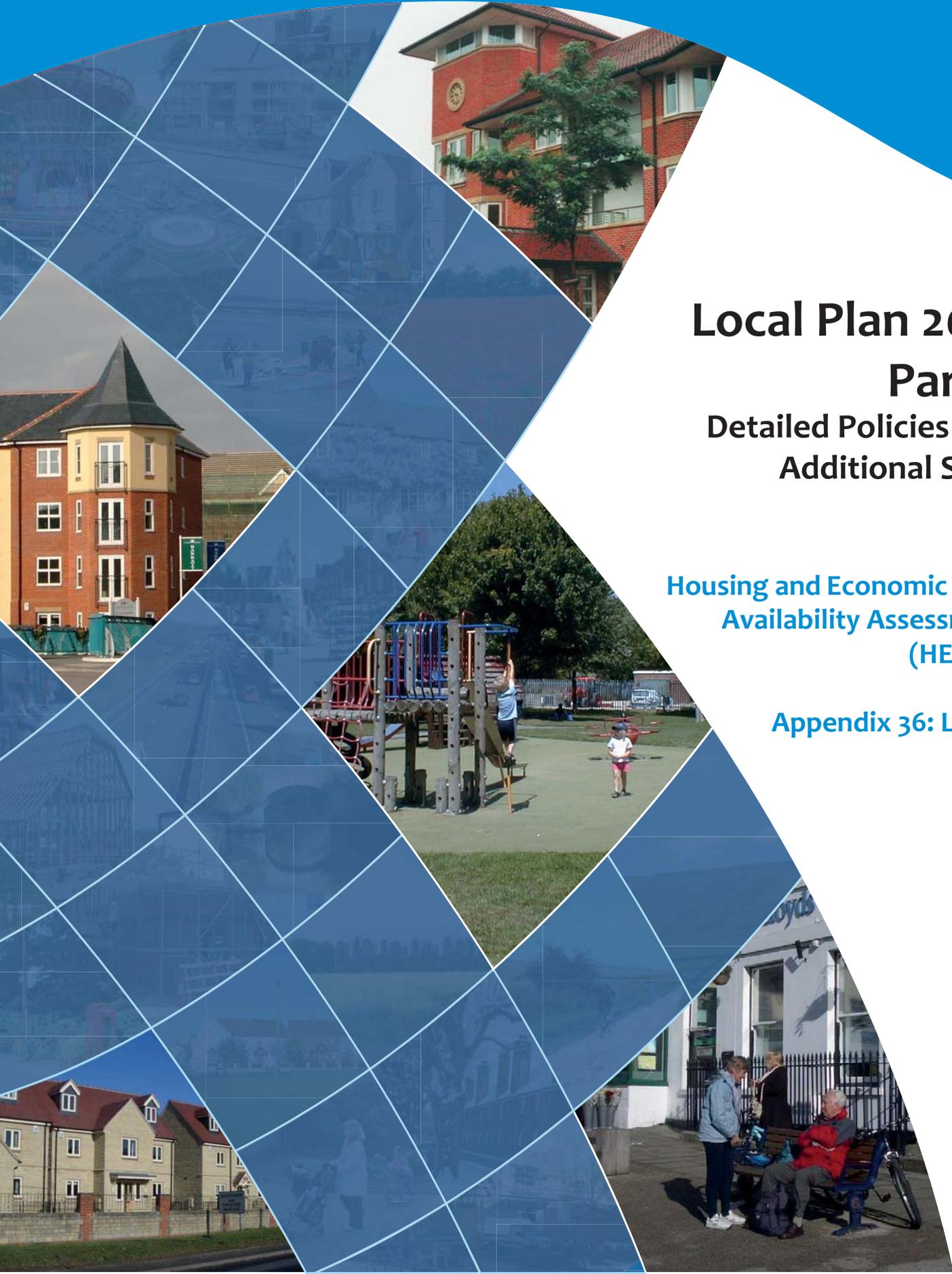
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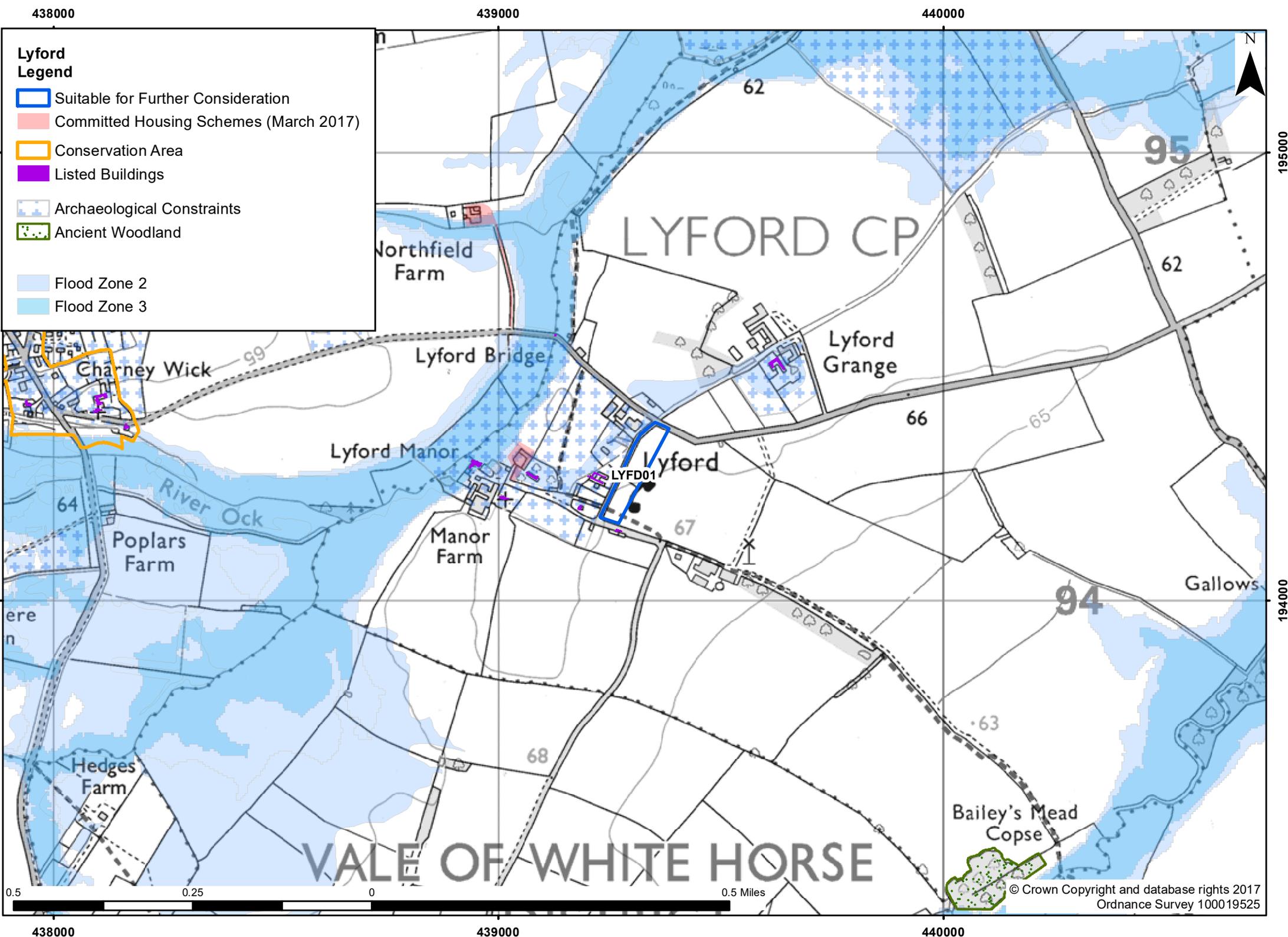
# Local Plan 2031 Part 2 Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 36: Lyford

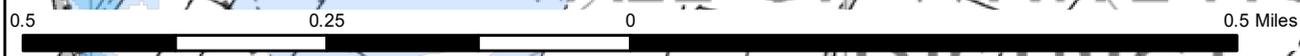


<b>Settlement/Parish</b>	<b>Lyford</b>		
<b>HELAA Reference</b>	<b>LYFD01</b>	<b>Submitted Site Reference</b>	<b>Yes / V112</b>
Location/Address	Greenfield land at Lyford		
Size	1.15ha		
Land uses	Agricultural		
Surrounding land uses	Residential, agricultural and industrial		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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)	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	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 cut corner of 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: 28 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=LYFD01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=LYFD01</a>		



**Lyford Legend**

- Suitable for Further Consideration
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Archaeological Constraints
- Ancient Woodland
- Flood Zone 2
- Flood Zone 3



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Ordnance Survey 100019525

438000 439000 440000

195000 194000

LYFORD CP

Northfield Farm

Lyford Bridge

Lyford Manor

Manor Farm

Lyford

LYFD01

Lyford Grange

Charney Wick

River Ock

Poplars Farm

Hedges Farm

62 62 66 65 67 68 63 94 95

VALE OF WHITE HORSE

Bailey's Mead Copse

0 0.25 0.5 Miles