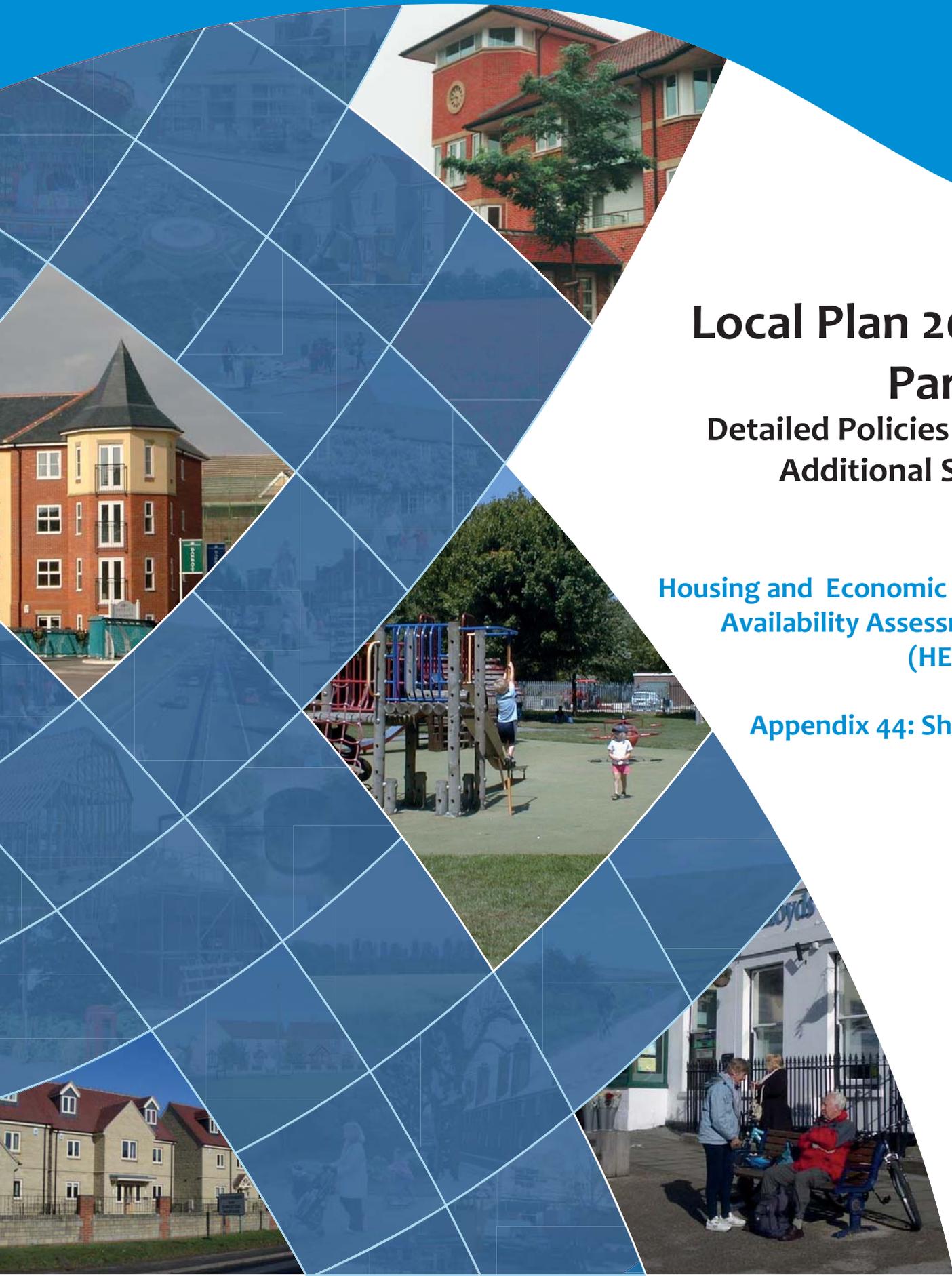




**Vale  
of White Horse**

*District Council*

Publication Version  
October 2017



# Local Plan 2031 Part 2 Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 44: Shippon

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP01</b>	<b>Submitted Site Reference</b>	<b>Yes / V103</b>
Location/Address	Dalton Barracks (including Abingdon Airfield)		
Size	280.35ha		
Land uses	Abingdon airfield and barracks		
Surrounding land uses	Residential, industrial and agricultural		
Planning history	P16/V0839/FUL; P12/V2223/FUL		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
Flood zone 2 or 3	0.36ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	Site is adjacent to Dry Sanford Pit		
Special Area of Conservation	Site is 254m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to Gozzards Ford Fen		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
<b>Other Constraints Identified</b>			
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 (adjacent); Possible presence of a number of bat species and Great Crested Newt		
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 Shippon Conservation Area		
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 potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse south eastern 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: 0 dwellings 6-15 years: 2500dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP01</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP02</b>	<b>Submitted Site Reference</b>	<b>Yes / V103</b>
Location/Address	Sergeants Mess at Dalton Barracks		
Size	1.29ha		
Land uses	Barracks		
Surrounding land uses	Residential and abingdon airfield		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 1.8km from Cothill Fen		
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 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	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		
<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: 32 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP02</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP03</b>	<b>Submitted Site Reference</b>	<b>Yes / V103</b>
Location/Address	Sports grounds at Dalton Barracks		
Size	6.64ha		
Land uses	Recreational		
Surrounding land uses	Residential and agricultural		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 1.9km from Cothill Fen		
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 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	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		
<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: 166 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP03</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP04</b>	<b>Submitted Site Reference</b>	<b>Yes / V180</b>
Location/Address	Land north of Barrow Road, west of Elm Tree Walk		
Size	2.02ha		
Land uses	Industrial and agricultural		
Surrounding land uses	Residential and abingdon airfield		
Planning history	P94/V1500/O; P92/V5057; P90/V1386/O		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 2.1km from Cothill Fen		
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 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	Site is within the Shippon Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
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		
<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: 40 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP04">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP04</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP05</b>	<b>Submitted Site Reference</b>	<b>Yes / V178</b>
Location/Address	Land north of Barrow Road		
Size	0.42ha		
Land uses	Agricultural		
Surrounding land uses	Residential		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 2.2km from Cothill Fen		
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 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	Site is within the Shippon Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
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		
<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: 8 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP05">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP05</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP06</b>	<b>Submitted Site Reference</b>	<b>Yes / V181</b>
Location/Address	Land south of Barrow Road		
Size	4.85ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P98/V0900/O; P94/V5063; P92/V1187		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 2.2km from Cothill Fen		
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 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	Site is within the Shippon 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		
<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: 97 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP06">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP06</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP07</b>	<b>Submitted Site Reference</b>	<b>Yes / V226</b>
Location/Address	Land west of Wootton Road, south of Whitecross		
Size	13.38ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	None		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
Flood zone 2 or 3	1.26ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	Site is 1.9km from Cothill Fen		
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 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	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		
<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: 200 dwellings 6-15 years: 103dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP07</a>		

<b>Settlement/Parish</b>	<b>Shippon</b>		
<b>HELAA Reference</b>	<b>SHIP08</b>	<b>Submitted Site Reference</b>	<b>Yes / V238</b>
Location/Address	Land at Foxdown, 39 Whitecross		
Size	0.60ha		
Land uses	Domestic curtilage		
Surrounding land uses	Agricultural and Industrial		
Planning history	P05/V0775		
<b>Constraints which Impact the Suitability of the Site at this Stage</b>			
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	Site is 1.4km from Cothill Fen		
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 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 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		
<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: 15 dwellings 6-15 years: 0dwellings		
<b>URL</b>	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=SHIP08</a>		

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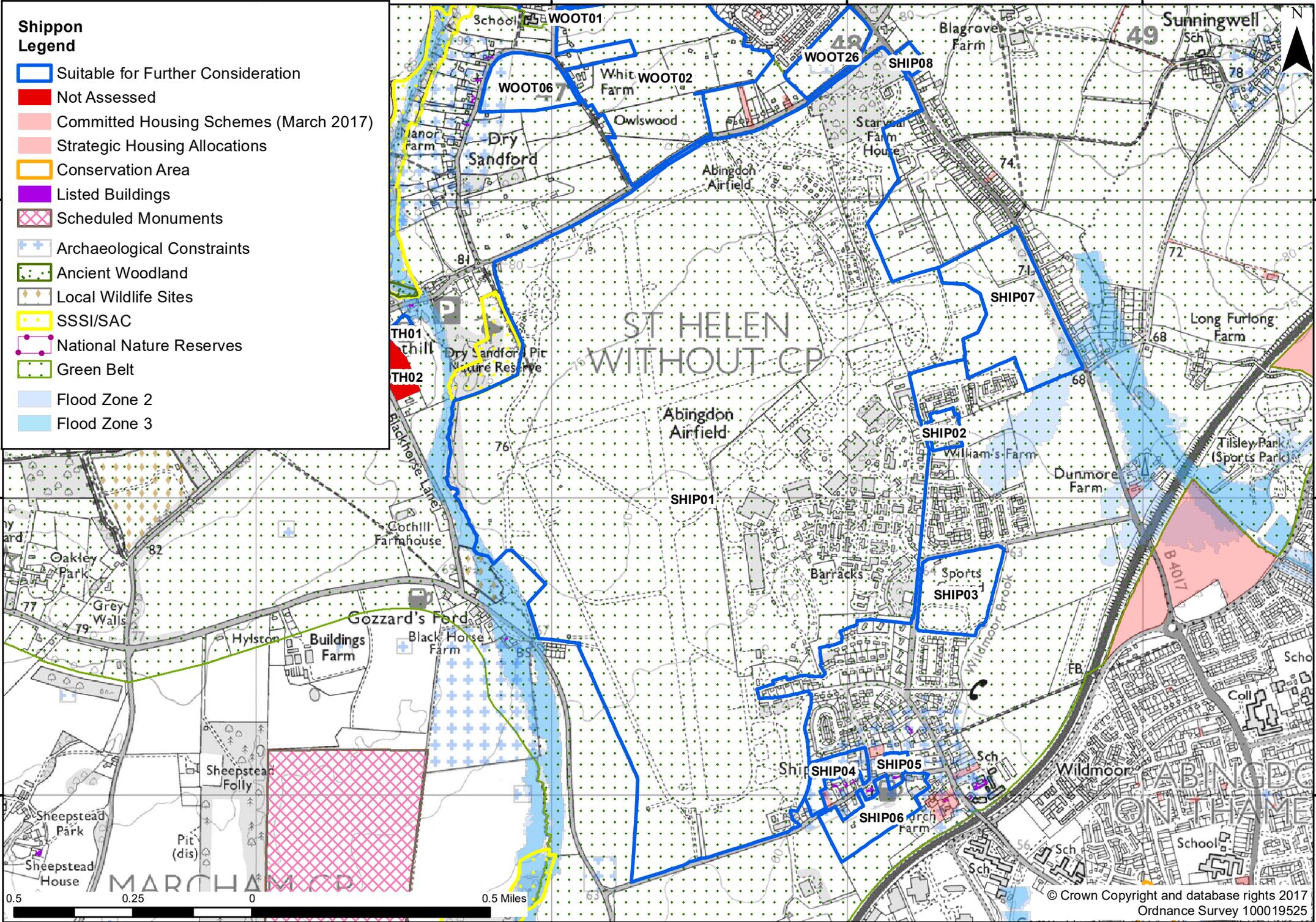
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### Shippon Legend

- Suitable for Further Consideration
- Not Assessed
- Committed Housing Schemes (March 2017)
- Strategic Housing Allocations
- Conservation Area
- Listed Buildings
- Scheduled Monuments
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- SSSI/SAC
- National Nature Reserves
- Green Belt
- Flood Zone 2
- Flood Zone 3



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