



**Vale
of White Horse**
District Council

Publication Version
October 2017

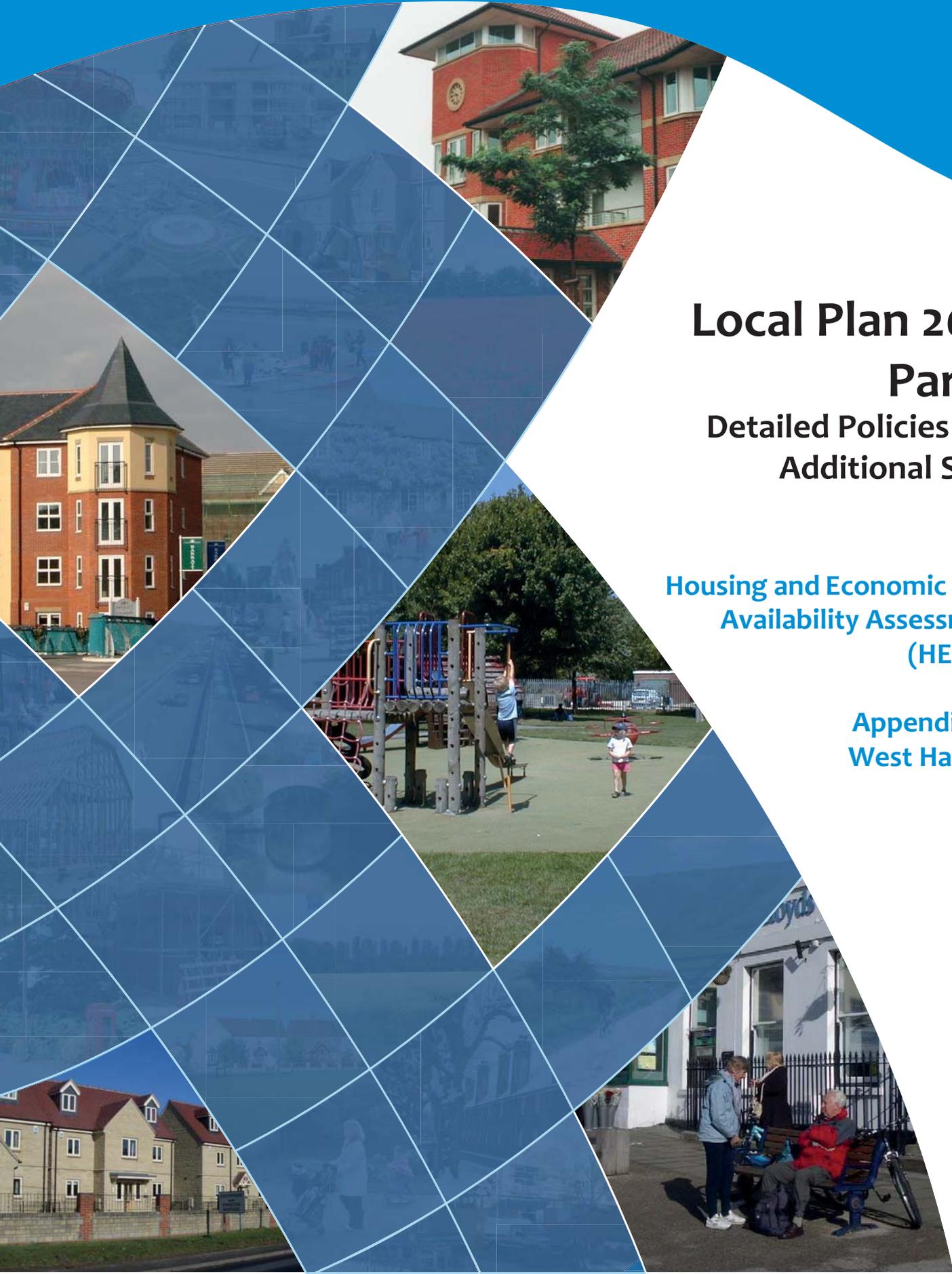
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 55:
West Hanney



| | | | |
|---|---|---------------------------------|-------------------|
| Settlement/Parish | West Hanney | | |
| HELAA Reference | WHAN01 | Submitted Site Reference | Yes / V113 |
| Location/Address | Land south west of Church Street | | |
| Size | 4.97ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Residential and agricultural | | |
| Planning history | P87/V0983/O; P86/V0939/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) | 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 | 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: 124 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WHAN01 | | |

| | | | |
|---|---|---------------------------------|-------------------|
| Settlement/Parish | West Hanney | | |
| HELAA Reference | WHAN02 | Submitted Site Reference | Yes / V113 |
| Location/Address | Land west of Priors Court | | |
| Size | 1.17ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Residential, agricultural and Industrial | | |
| Planning history | P16/V0736/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) | 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 | 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: 29 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WHAN02 | | |

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|---|---|---------------------------------|-------------------|
| Settlement/Parish | West Hanney | | |
| HELAA Reference | WHAN03 | Submitted Site Reference | Yes / V113 |
| Location/Address | Land east of Priors Court | | |
| Size | 1.29ha | | |
| Land uses | Industrial and 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) | Site is 249m 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 Common Pipistrelle Bat | | |
| 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 West 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 | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 32 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WHAN03 | | |

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|---|---|---------------------------------|-------------------|
| Settlement/Parish | West Hanney | | |
| HELAA Reference | WHAN04 | Submitted Site Reference | Yes / V115 |
| Location/Address | Land at Deans Farm | | |
| Size | 2.48ha | | |
| Land uses | Recreational and agricultural | | |
| Surrounding land uses | Agricultural and residential | | |
| Planning history | P63/V5011; P55/V5027 | | |
| 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 | 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 | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 62 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WHAN04 | | |

| | | | |
|---|---|---------------------------------|-------------------|
| Settlement/Parish | West Hanney | | |
| HELAA Reference | WHAN05 | Submitted Site Reference | Yes / V249 |
| Location/Address | Land off the Meads | | |
| Size | 0.80ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Agricultural and residential | | |
| Planning history | P17/V1719/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 | Bailey's Mead Copse (low impact) | | |
| 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 West 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 | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 15 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WHAN05 | | |

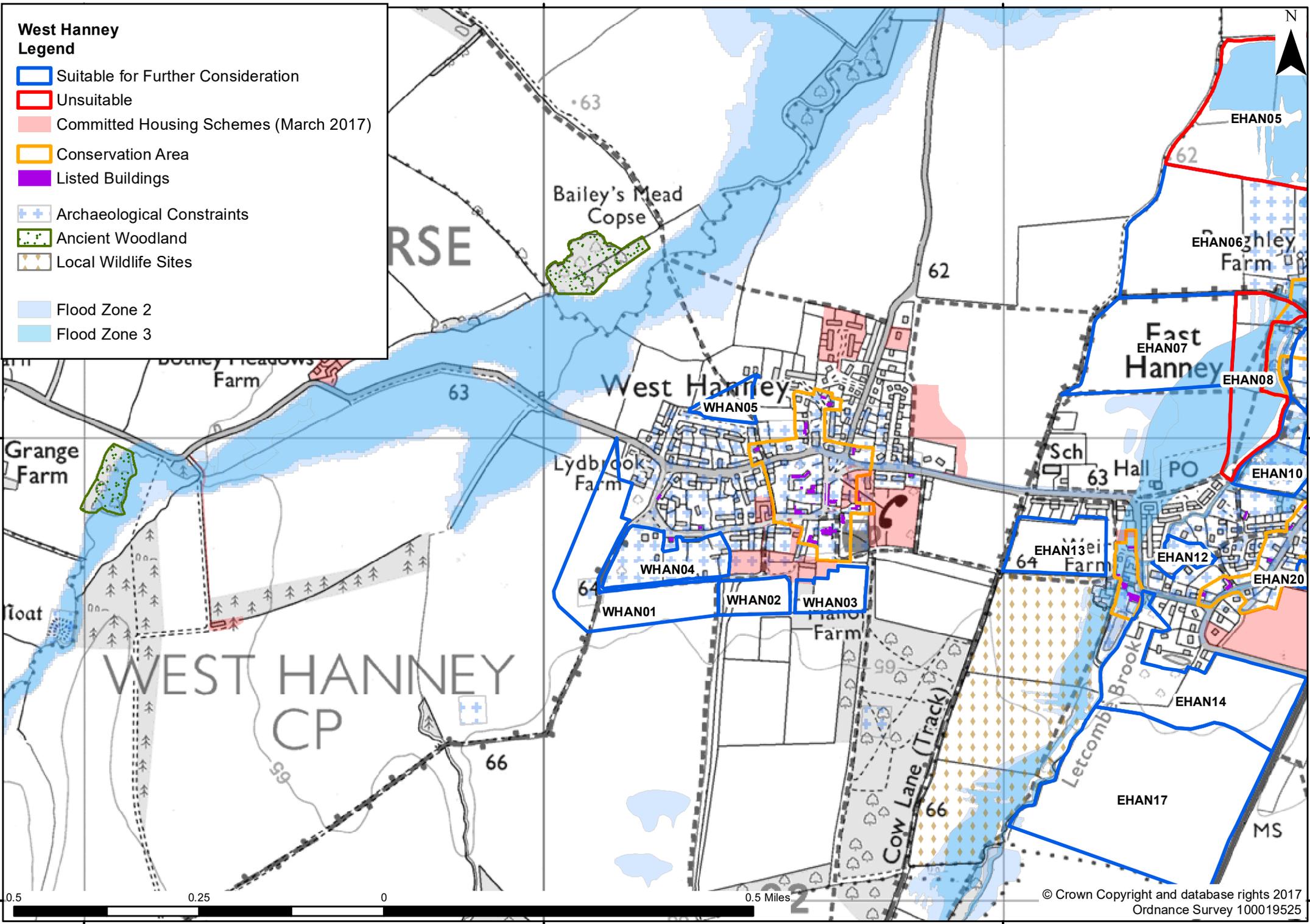
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West Hanney Legend

- Suitable for Further Consideration
- Unsuitable
- 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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