



**Vale
of White Horse**

District Council

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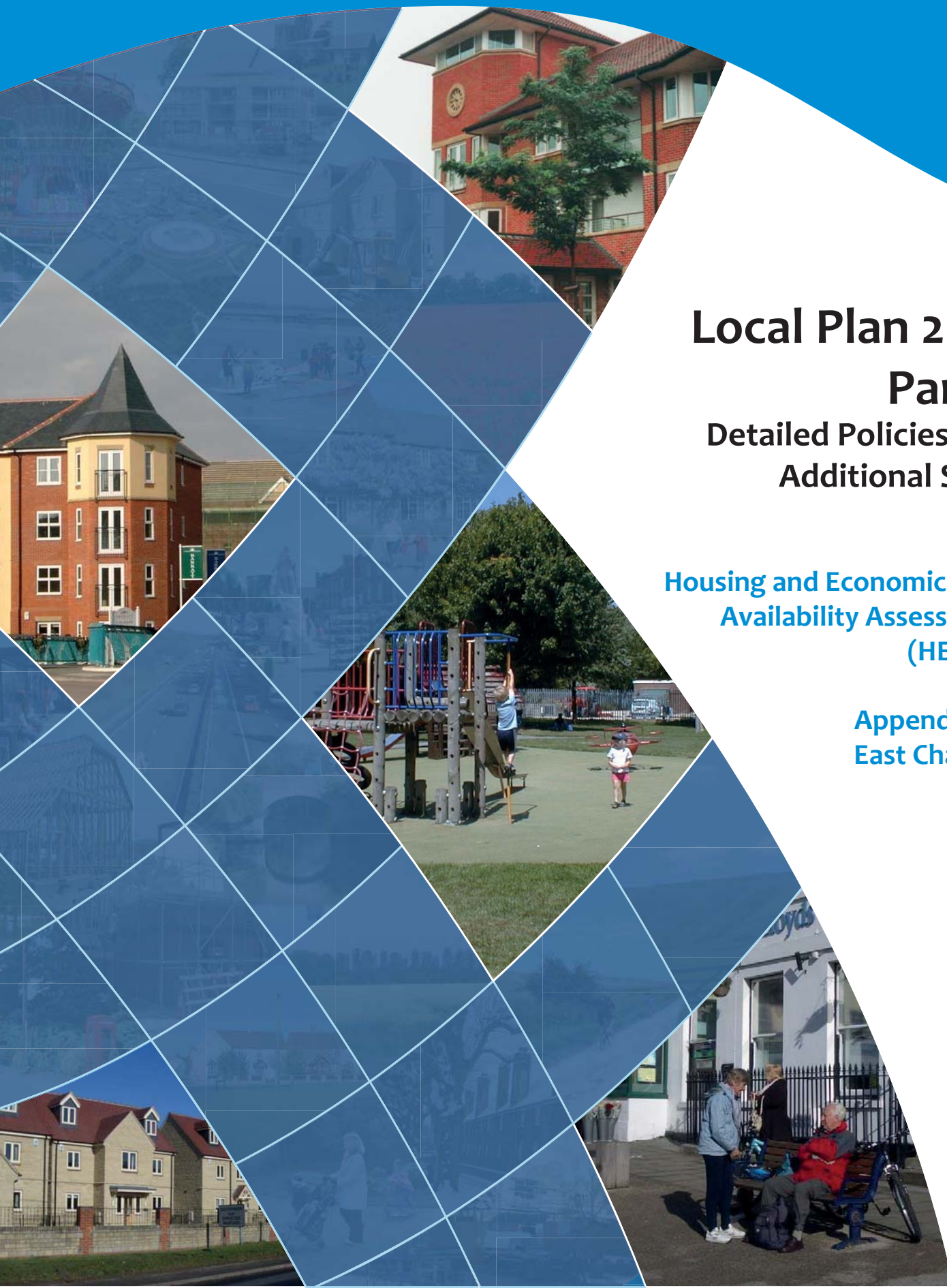
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 19:
East Challow



Settlement/Parish	East Challow		
HELAA Reference	EACH01	Submitted Site Reference	No
Location/Address	Land west of Cornhill Path, south of B4507		
Size	16.31ha		
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	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	Site is 2.6km from Hackpen Hill		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	None in the vicinity		
Scheduled Monument	Roman Villa (adjacent)		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site may impact upon the setting of the AONB		
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 2		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 408dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH01		

Settlement/Parish	East Challow		
HELAA Reference	EACH02	Submitted Site Reference	Yes / V214
Location/Address	Land at Windmill Place		
Size	4.73ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P14/V0298/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	Roman Villa (adjacent)		
Other Constraints Identified			
Green Belt	Site is outside of the Green Belt		
Area of Outstanding Natural Beauty	Site may impact upon the setting of the AONB		
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 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 50 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH02		

Settlement/Parish	East Challow		
HELAA Reference	EACH03	Submitted Site Reference	No
Location/Address	Land between A417 and B4507		
Size	17.26ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P05/V0998/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 may impact upon the setting of the AONB		
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 2		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
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: 432dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH03		

Settlement/Parish	East Challow		
HELAA Reference	EACH05	Submitted Site Reference	No
Location/Address	Land off Canal Way, west of Stockholm Farm		
Size	4.01ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P81/V0261/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	Possible presence of Great Crested Newt, 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	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: 100dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH05		

Settlement/Parish	East Challow		
HELAA Reference	EACH06	Submitted Site Reference	Yes / V193
Location/Address	Land at Challow Park and Stockham Park		
Size	13.82ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and recreational		
Planning history	P10/V0844/EX,		
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 Great Crested Newts		
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 2 and 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse 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: 20dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH06		

Settlement/Parish	East Challow		
HELAA Reference	EACH08	Submitted Site Reference	Yes / V152
Location/Address	Land west of Wantage		
Size	76.02ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential, employment (farm?) and industrial		
Planning history	P14/V1810/FUL; P12/V1261/FUL; P08/V1169		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	6.53ha - 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	Woodhill Copse (wholly within site)		
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, Great Crested Newt, European Water Vole		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the 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 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: 600dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH08		

Settlement/Parish	East Challow		
HELAA Reference	EACH09	Submitted Site Reference	No
Location/Address	Land at Crown Packaging		
Size	7.02ha		
Land uses	Employment		
Surrounding land uses	Agriculture		
Planning history	P93/V0802,		
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 Great Crested Newt and Eurasian Badger		
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 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 as employment land only		
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=EACH09		

Settlement/Parish	East Challow		
HELAA Reference	EACH15	Submitted Site Reference	Yes / V174
Location/Address	Land south of A417, west of East Challow		
Size	2.33ha		
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	0.00ha - 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	Roman Villa (adjacent)		
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 2 and 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: 58 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH15		

Settlement/Parish	East Challow		
HELAA Reference	EACH16	Submitted Site Reference	Yes / V221
Location/Address	Land west of Wises Farm		
Size	1.62ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and Industrial		
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	Possible presence of Grass Snake and 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	None in the vicinity		
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: 41 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH16		

Settlement/Parish	East Challow		
HELAA Reference	EACH17	Submitted Site Reference	Yes / V221
Location/Address	Land at Wises Farm		
Size	0.87ha		
Land uses	Agricultural and Scrubland		
Surrounding land uses	Residential and agricultural		
Planning history	P16/V2691/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	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 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: 22 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH17		

Settlement/Parish	East Challow		
HELAA Reference	EACH18	Submitted Site Reference	Yes / V175
Location/Address	Land west of Manor House Farm and Challow House Farm		
Size	8.36ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Residential and Industrial		
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	Roman Villa (adjacent)		
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 Pipistrelle bats		
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 4		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	Minor power lines traverse 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: 9dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=EACH18		

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East Challow Legend

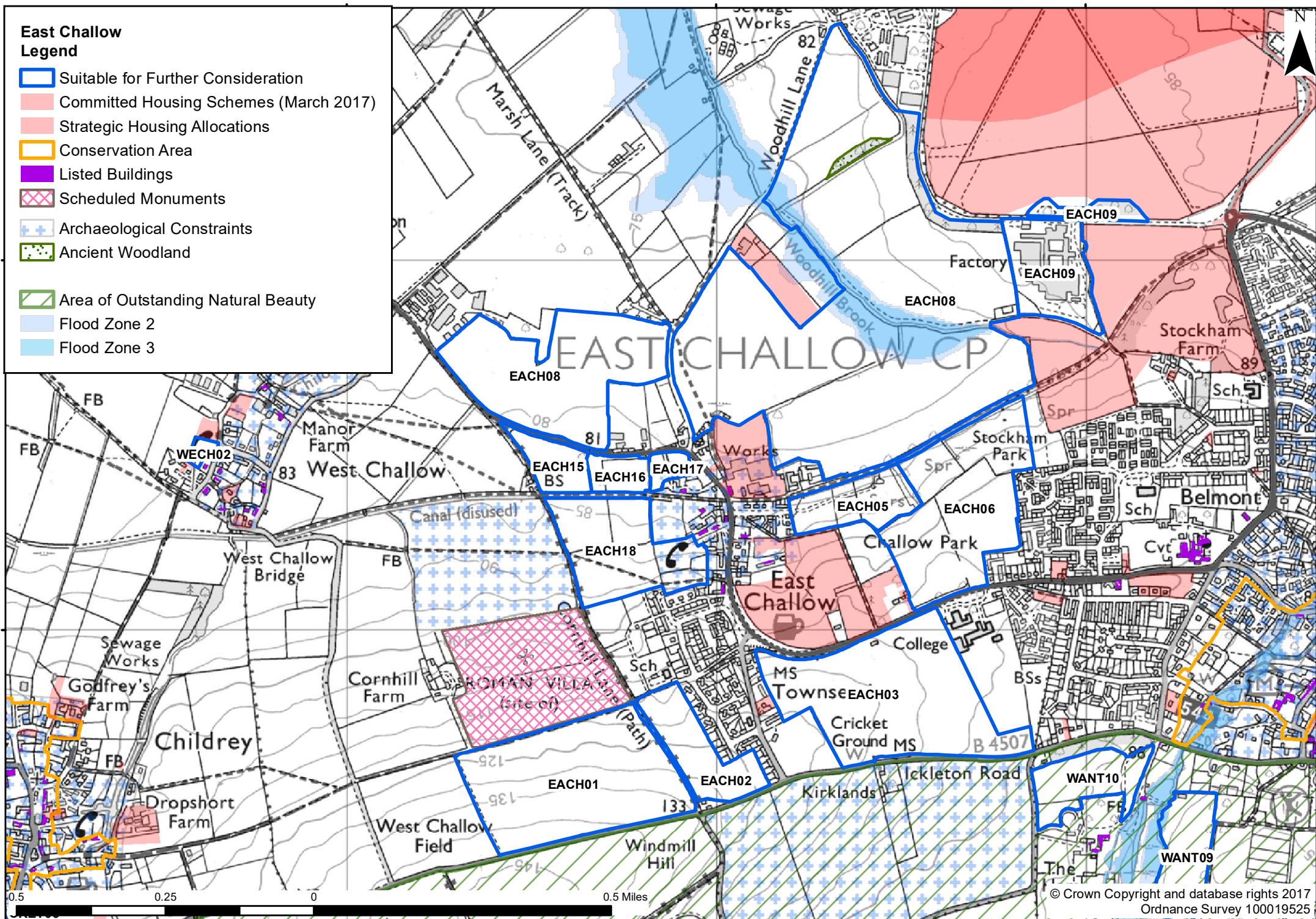
- Suitable for Further Consideration
- Committed Housing Schemes (March 2017)
- Strategic Housing Allocations
- Conservation Area
- Listed Buildings
- Scheduled Monuments
- Archaeological Constraints
- Ancient Woodland
- Area of Outstanding Natural Beauty
- Flood Zone 2
- Flood Zone 3

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