



**Vale
of White Horse**
District Council

Publication Version
October 2017

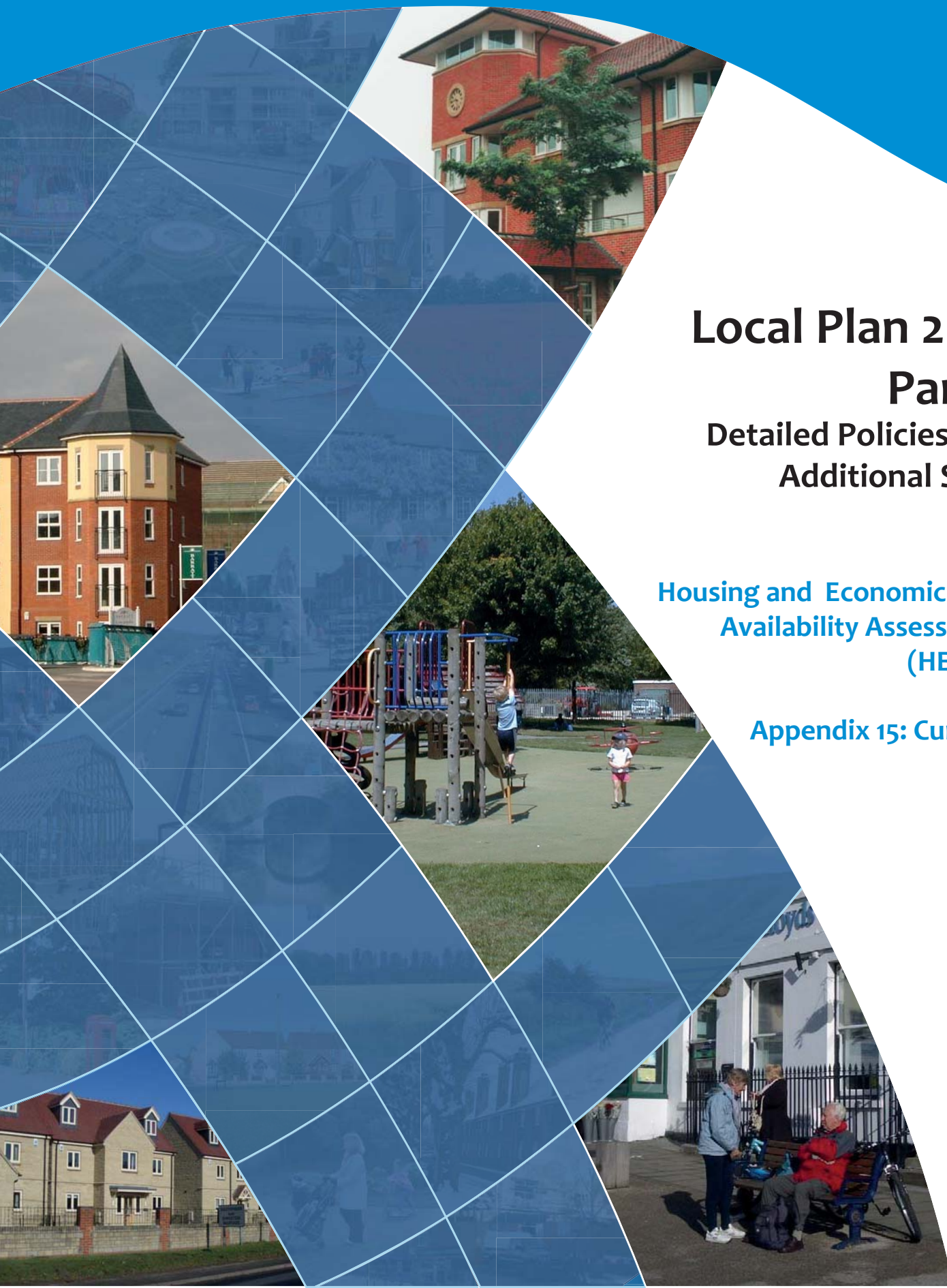
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 15: Cumnor



Settlement/Parish	Cumnor		
HELAA Reference	CUMN01	Submitted Site Reference	No
Location/Address	Land east of Denman's Lane		
Size	3.54ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, primary school 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 2.9km 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		
Other Constraints Identified			
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 (wholly within)		
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 Cumnor Conservation Area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2		
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: 89dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN01		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN02	Submitted Site Reference	No
Location/Address	Land east of Cumnor School, west of A420		
Size	4.66ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, primary school, highways and residential		
Planning history	P96/V0470/O; P96/V0061/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	Site is 2.8km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 192m from Pasture near Chawley		
Ancient Woodland	Longmoor Copse (adjacent); Shadwell Copse (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
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 (wholly within); Possible presence of Eurasian Badger		
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 Cumnor Conservation Area		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2		
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: 117dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN02		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN03	Submitted Site Reference	No
Location/Address	Land east of Tumbledown Hill		
Size	9.21ha		
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)	Site is 300m from Smith Hill Copse; Site is 141m from the proposed Denmans Copse		
Ancient Woodland	Denman's Copse (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
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 (part within)		
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 Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
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: 230dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN03		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN04	Submitted Site Reference	No
Location/Address	Land west of Denman's Lane		
Size	5.73ha		
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	None in the vicinity		
Other Constraints Identified			
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 (wholly within)		
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 Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2		
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: 143dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN04		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN05	Submitted Site Reference	No
Location/Address	Land at Tumbledowns		
Size	0.48ha		
Land uses	Domestic curtilage		
Surrounding land uses	Agricultural		
Planning history	P12/V1202/HH		
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 160m from Smith Hill Copse		
Ancient Woodland	Smith Hill Copse (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
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 could possibly impact the Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
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: 12dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN05		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN06	Submitted Site Reference	No
Location/Address	Land at site off Leys Road, junction with High Street		
Size	1.16ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P05/V0278/COU		
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 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 Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	Site is likely to contain an archaeological interest		
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: 23dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN06		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN07	Submitted Site Reference	No
Location/Address	Land south of Appleton Road and the Cricket Club		
Size	7.25ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and recreational		
Planning history	P81/V1099/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	Site is 423m from Cumnor SAC		
Special Area of Conservation	Site is 2.4km 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		
Other Constraints Identified			
Green Belt	Site is in 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 is adjacent to the Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	Site is likely to contain an archaeological interest		
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	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 181 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN07		

Settlement/Parish	Cumnor		
HELAA Reference	CUMN09	Submitted Site Reference	Yes / V194
Location/Address	Land to the east of Appleton Road		
Size	0.32ha		
Land uses	Scrubland		
Surrounding land uses	Agricultural, residential and recreational		
Planning history	P09/V1975; P86/V5150		
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	Site is 716m from Cumnor SAC		
Special Area of Conservation	Site is 2.7km 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		
Other Constraints Identified			
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 Cumnor Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	Site is likely to contain an archaeological interest		
Agricultural Land Quality	Grade 2		
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: 6 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN09		











Settlement/Parish	Cumnor		
HELAA Reference	CUMN10	Submitted Site Reference	No
Location/Address	Land South of Cumnor, West of A420, East of Eaton Road		
Size	33.47ha		
Land Uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning History	P15/V1816/MPO, P15/V1090/FUL, P80/V1014/O, P72/V5025		
Constraints which Impact the Sustainability 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	Site is adjacent to Cumnor SSSI		
Special Area of Conservation	Site is 2km from Cothill Fen SAC		
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 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 TPOs on the boundary of the site		
Conservation Area	Site could possibly impact the Cumnor Conservation Area		
Listed Buildings	No listed buildings in the area		
Archaeological Potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2		
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: 200 dwellings 6-15 years: 637 dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=CUMN10		

445000

446000

447000

**Cumnor
Legend**

-  Suitable for Further Consideration
-  Committed Housing Schemes (March 2017)
-  Conservation Area
-  Listed Buildings
-  Archaeological Constraints
-  Ancient Woodland
-  Local Wildlife Sites
-  SSSI/SAC
-  Green Belt
-  Flood Zone 2

205000

205000

204000

204000

203000

203000

