



**Vale
of White Horse**
District Council

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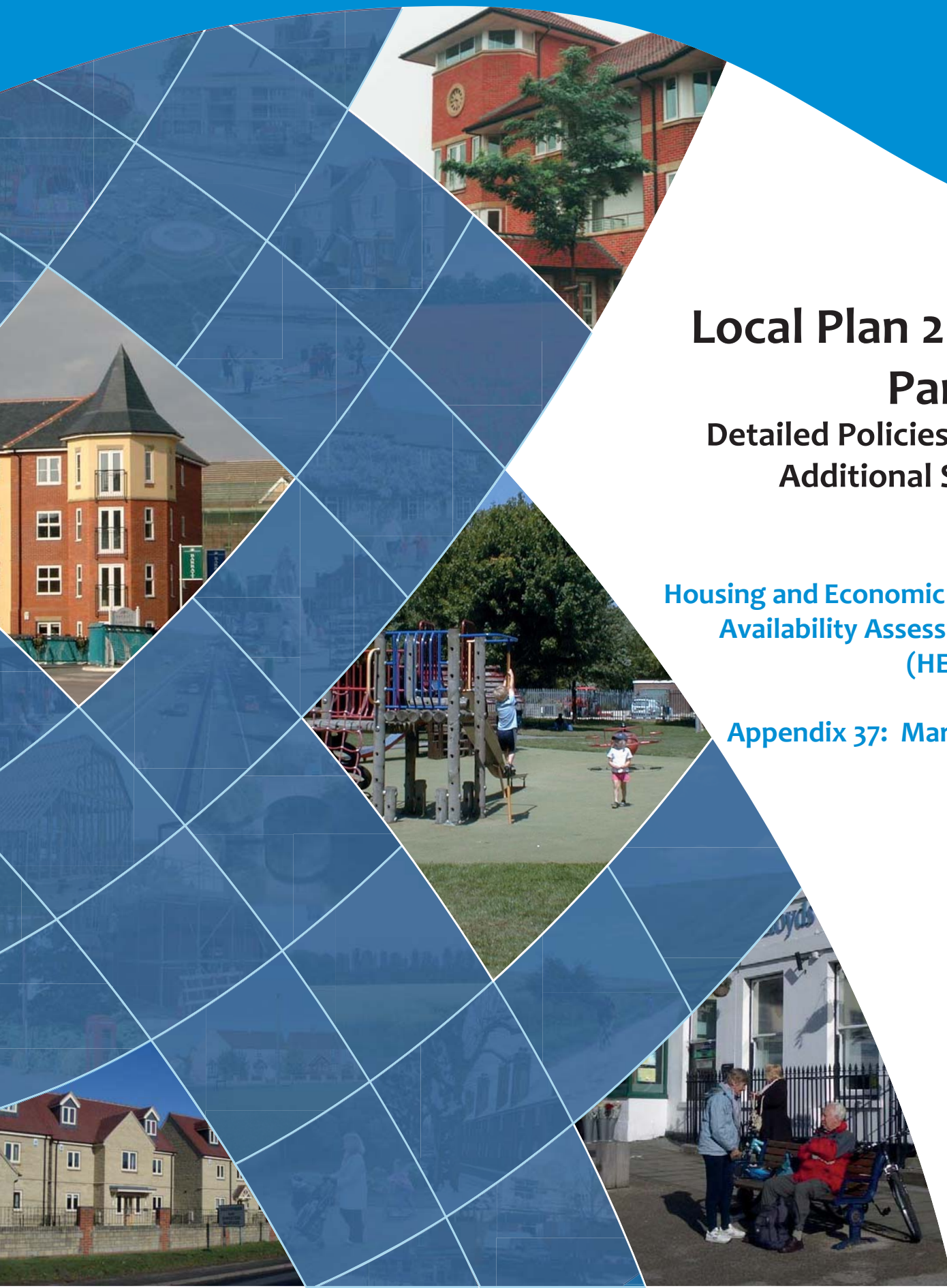
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 37: Marcham



Settlement/Parish	Marcham		
HELAA Reference	MRCM01	Submitted Site Reference	No
Location/Address	Land west of Sheepstead Road		
Size	14.01ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
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	Site is 540m from Frilford Heath, Ponds and Fens		
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		
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	Conservation Target Area (part within); 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	Site could possibly impact the Marcham Conservation Area		
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 potential for safe access to be provided		
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: 350dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM01		

Settlement/Parish	Marcham		
HELAA Reference	MRCM02	Submitted Site Reference	Yes / V223
Location/Address	Land south of Cow Lane		
Size	4.68ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and allotments		
Planning history	P16/V2986/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	Site is 784m from Barrow Fen Farm		
Special Area of Conservation	Site is 1.8m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	Hyde's Copse (adjacent)		
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 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	None in the vicinity		
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: 117 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM02		

Settlement/Parish	Marcham		
HELAA Reference	MRCM03	Submitted Site Reference	Yes / V223
Location/Address	Land south of Cow Lane		
Size	3.57ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P12/V0895, P12/V0854, P13/V0575/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 669m from Barrow Fen Farm		
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	Hyde's Copse (adjacent)		
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	Conservation Target Area (wholly within); possible presence 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	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	It is unclear if safe site access can 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=MRCM03		

Settlement/Parish	Marcham		
HELAA Reference	MRCM04	Submitted Site Reference	Yes / V021
Location/Address	Land east of Howard Cornish Road at Hyde Copse		
Size	1.36ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P12/V0854, P16/V2986/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	Site is 2.2km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 392m from Marcham Salt Spring		
Ancient Woodland	Hyde's 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	Conservation Target Area (part within); possible presence of grass snake		
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 potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
Suitability	Unsuitable - Majority of site is Ancient Woodland		
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=MRCM04		

Settlement/Parish	Marcham		
HELAA Reference	MRCM05	Submitted Site Reference	Yes / V223
Location/Address	Land at Orchard Farm		
Size	7.17ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
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	Site is 396m from Barrow Fen Farm		
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	Hyde's Copse (low impact)		
Scheduled Monument	Settlement site (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	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	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	It is unclear if safe site access can 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: 179dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM05		

Settlement/Parish	Marcham		
HELAA Reference	MRCM06	Submitted Site Reference	Yes / V223
Location/Address	Land south of Orchard Farm		
Size	12.71ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P13/V0243/FUL		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.02ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%)		
Site of Special Scientific Interest	Site is 470m from Barrow Fen Farm		
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	Hyde's 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	Conservation Target Area (wholly within)		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the 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 3 and 4		
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: 317dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM06		

Settlement/Parish	Marcham		
HELAA Reference	MRCM07	Submitted Site Reference	No
Location/Address	Marcham Nursery		
Size	1.16ha		
Land uses	Nursery (Tree)		
Surrounding land uses	Agricultural and residential		
Planning history	P89/V0208/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 2.5km 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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (adjacent)		
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 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: 29dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM07		

Settlement/Parish	Marcham		
HELAA Reference	MRCM09	Submitted Site Reference	Yes / V117
Location/Address	Land south of Marcham Nurseries		
Size	4.96ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural		
Planning history	P16/V2658/SCR, P13/V2731/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 2.6km 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 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	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 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: 124 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM09		

Settlement/Parish	Marcham		
HELAA Reference	MRCM10	Submitted Site Reference	No
Location/Address	Land east of Mill Road		
Size	1.86ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P89/V1799/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 2.9km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 277m from Marcham Salt Spring		
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	Site could possibly impact the Marcham 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 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: 47dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM10		


Settlement/Parish	Marcham		
HELAA Reference	MRCM11	Submitted Site Reference	No
Location/Address	Land west of Mill Road		
Size	1.28ha		
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	0.01ha - 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 2.9km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 236m from Marcham Salt Spring		
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	Site could possibly impact the Marcham Conservation Area		
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	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: 32dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM11		

Settlement/Parish	Marcham		
HELAA Reference	MRCM12	Submitted Site Reference	No
Location/Address	Land south of Frilford Road		
Size	1.21ha		
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	0.21ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
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)	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	Site is adjacent to the Marcham 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 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: 25dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM12		

Settlement/Parish	Marcham		
HELAA Reference	MRCM13	Submitted Site Reference	No
Location/Address	Land south of Frilford Road adjacent to Kiln Copse		
Size	3.68ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.53ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
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)	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 european water vole		
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 Marcham 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 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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 79dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM13		

Settlement/Parish	Marcham		
HELAA Reference	MRCM14	Submitted Site Reference	No
Location/Address	Land at Denham College		
Size	2.45ha		
Land uses	Agricultural		
Surrounding land uses	Recreational and residential		
Planning history	P07/V0359, P06/V1924, P92/V0453		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.93ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%)		
Site of Special Scientific Interest	Site is 679m from Frilford Heath, Ponds and Fens		
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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (part within); possible presence european water vole		
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 Marcham 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	N/A		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can 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: 38dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=MRCM14		

Marcham Legend

-  Suitable for Further Consideration
-  Committed Housing Schemes (March 2017)
-  Conservation Area
-  Listed Buildings
-  Scheduled Monuments
-  Archaeological Constraints
-  Ancient Woodland
-  Local Wildlife Sites
-  SSSI/SAC
-  Green Belt
-  Flood Zone 2
-  Flood Zone 3

