



**Vale
of White Horse**

District Council

Publication Version
October 2017

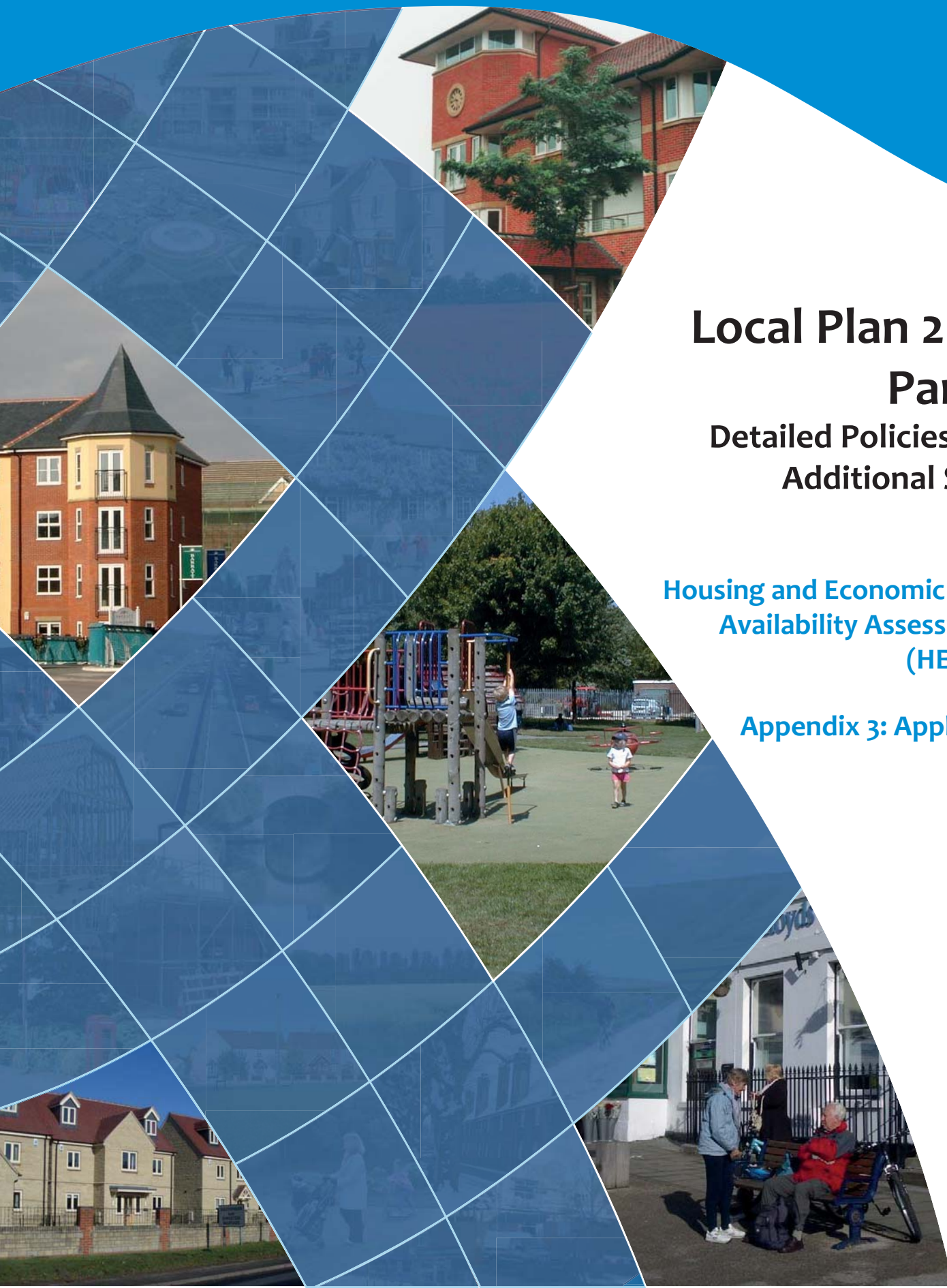
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 3: Appleton



Settlement/Parish	Appleton		
HELAA Reference	APPT01	Submitted Site Reference	Yes / V242
Location/Address	Land west of Eaton Road		
Size	4.14ha		
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	None in the vicinity		
Special Area of Conservation	Site is 2.3km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 460m from Bessesleigh Common Wood		
Ancient Woodland	Hengrove Wood (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	Possible presence of Common Pipistrelle		
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 Appleton 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	Major power lines traverse this site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 80 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=APPT01		

Settlement/Parish	Appleton		
HELAA Reference	APPT02	Submitted Site Reference	Yes / V242
Location/Address	Land west of Eaton Road		
Size	0.92ha		
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	None in the vicinity		
Special Area of Conservation	Site is 2.3km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 354m from Bessesleigh Common Wood		
Ancient Woodland	Hengrove Wood (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	Possible presence of Common Pipistrelle		
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 Appleton 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 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: 23 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=APPT02		












Settlement/Parish	Appleton		
HELAA Reference	APPT03	Submitted Site Reference	Yes / V255
Location/Address	Land at Appleton House		
Size	1.69ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P16/V1048/HH; P16/V1047/LB; P15/V3018/DIS; P15/V2580/LB; P15/V2579/HH; P15/V2578/NM; P13/V1548/LB; P13/V1547/HH; P13/V1503/LB; P13/V1502/HH; P13/1185/LB; P13/V1185/LB; P13/V1184/HH; P13/V0886/LB; P13/V0885/HH; P13/V0770/LB; P13/V0769/HH; P05/V0125/LB; P05		
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 596m from Besselsleigh Common Wood		
Ancient Woodland	Holt 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	Possible presence of Common Pipistrelle		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	Site is within the Appleton Conservation Area		
Listed buildings	Site contains listed buildings		
Archaeological potential	Part of the site may contain an archaeological interest		
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: 34 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=APPT03		

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**Appleton
Legend**

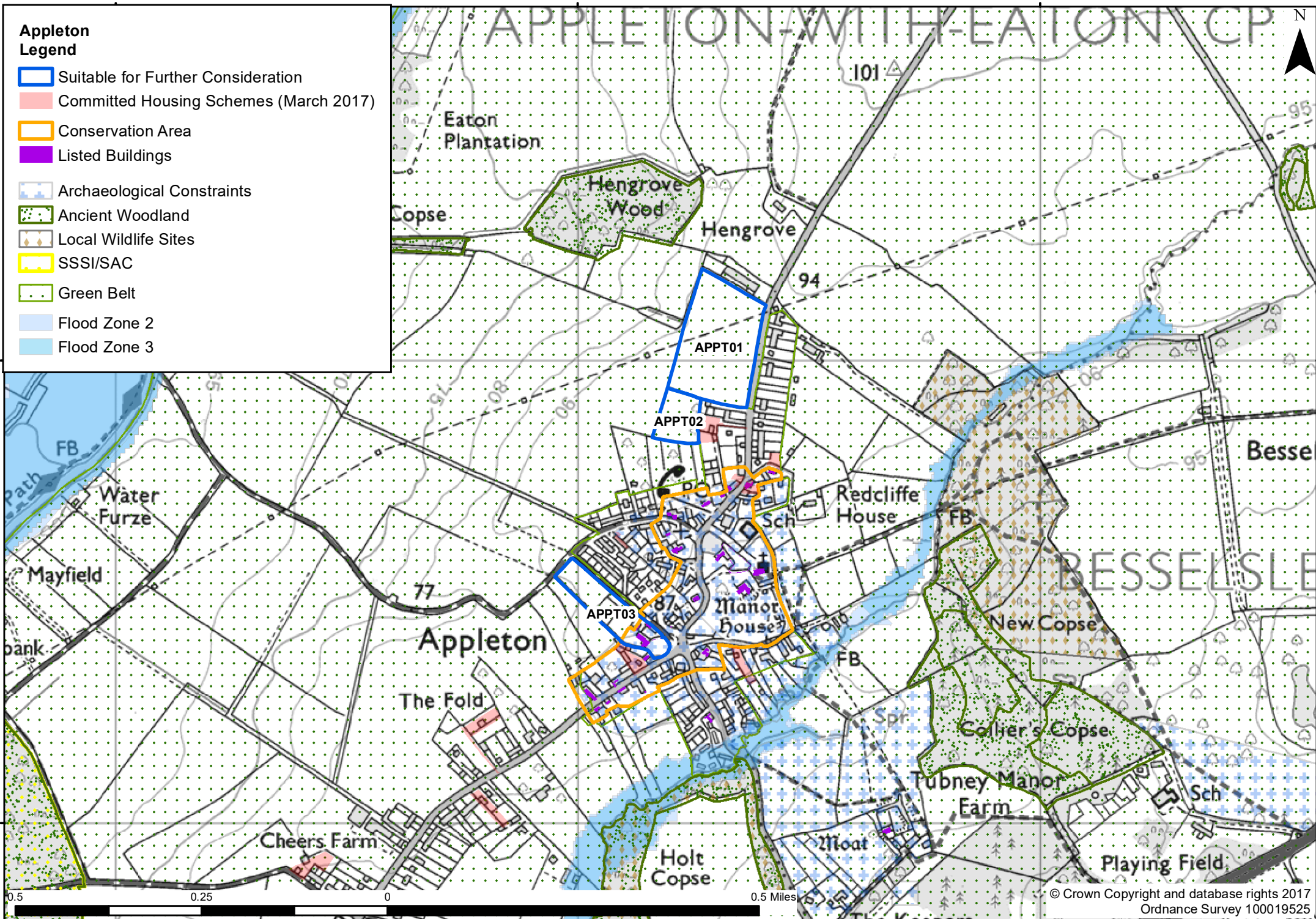
-  Suitable for Further Consideration
-  Committed Housing Schemes (March 2017)
-  Conservation Area
-  Listed Buildings
-  Archaeological Constraints
-  Ancient Woodland
-  Local Wildlife Sites
-  SSSI/SAC
-  Green Belt
-  Flood Zone 2
-  Flood Zone 3

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