



**Vale
of White Horse**

District Council

Publication Version
October 2017

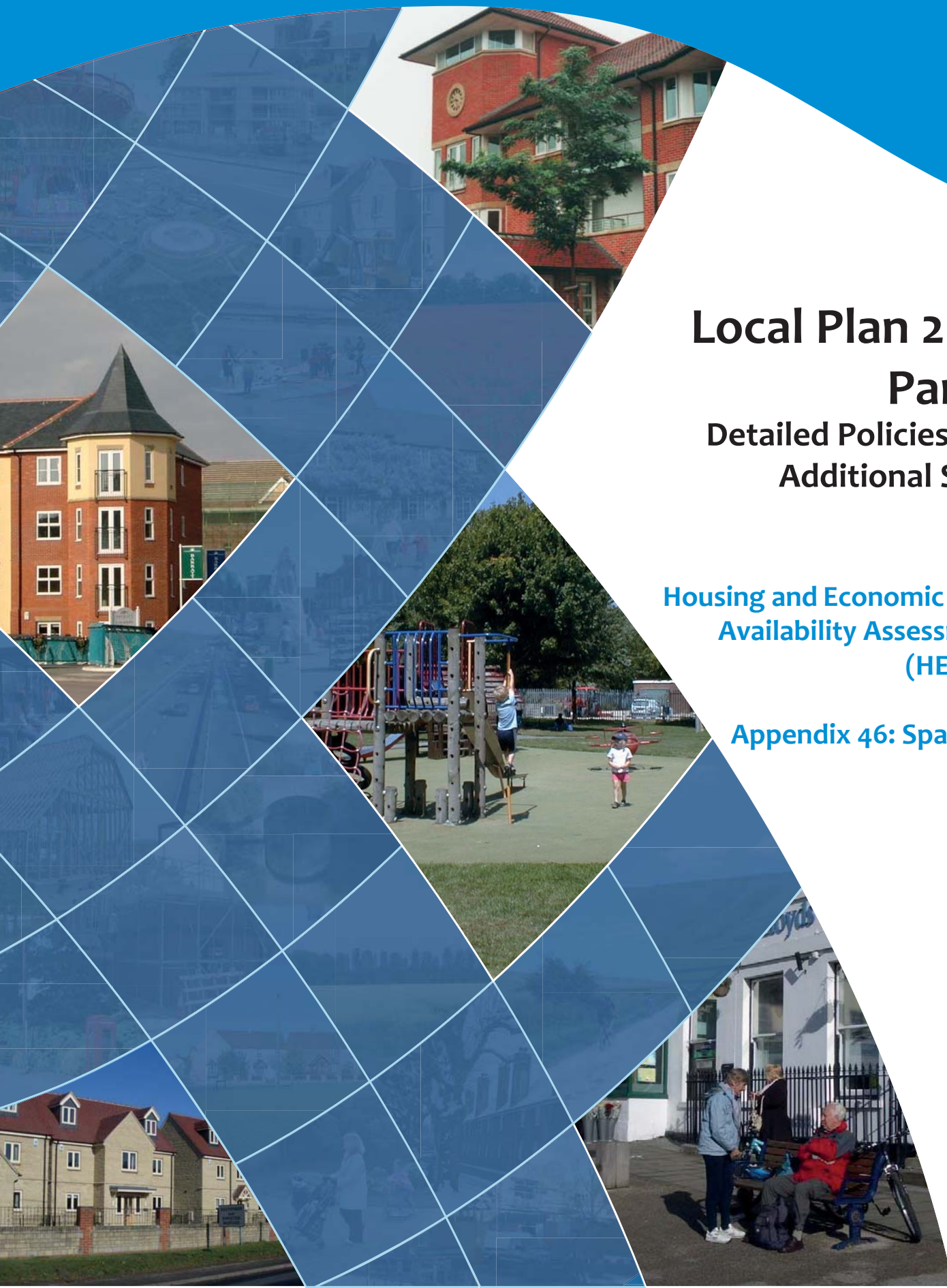
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 46: Sparsholt



Settlement/Parish	Sparsholt		
HELAA Reference	SPRS01	Submitted Site Reference	Yes / V171
Location/Address	Land at Ram Paddock, Westcot		
Size	1.25ha		
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 2.5km 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	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 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: 31 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SPRS01		

Settlement/Parish	Sparsholt		
HELAA Reference	SPRS02	Submitted Site Reference	Yes / V026
Location/Address	Land at Westcot Farmyard and Paddock		
Size	1.90ha		
Land uses	Agri buildings and agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P98/V1297		
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 2.7km 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	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	Site contains listed buildings		
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: 38 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SPRS02		

Settlement/Parish	Sparsholt		
HELAA Reference	SPRS03	Submitted Site Reference	Yes / V028
Location/Address	Land off West Street		
Size	0.11ha		
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 ASSESSED		
Site of Special Scientific Interest	NOT ASSESSED		
Special Area of Conservation	NOT ASSESSED		
Registered Park / Garden	NOT ASSESSED		
Local Wildlife Site (incl. proposed)	NOT ASSESSED		
Ancient Woodland	NOT ASSESSED		
Scheduled Monument	NOT ASSESSED		
Other Constraints Identified			
Green Belt	NOT ASSESSED		
Area of Outstanding Natural Beauty	NOT ASSESSED		
Other Wildlife Designations	NOT ASSESSED		
Community Forest	NOT ASSESSED		
Tree Preservation Orders	NOT ASSESSED		
Conservation Area	NOT ASSESSED		
Listed buildings	NOT ASSESSED		
Archaeological potential	NOT ASSESSED		
Agricultural Land Quality	NOT ASSESSED		
Gas Pipeline Consultation Area	NOT ASSESSED		
Access	NOT ASSESSED		
Overhead Power Lines	NOT ASSESSED		
Suitability	NOT ASSESSED		
Availability	NOT ASSESSED		
Achievability	NOT ASSESSED		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SPRS03		

Settlement/Parish	Sparsholt		
HELAA Reference	SPRS04	Submitted Site Reference	Yes / V058
Location/Address	Land north of Church Way, east of Old Glebe House		
Size	0.22ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P89/V1753/O; P68/V5117		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.00ha - NOT ASSESSED		
Site of Special Scientific Interest	NOT ASSESSED		
Special Area of Conservation	NOT ASSESSED		
Registered Park / Garden	NOT ASSESSED		
Local Wildlife Site (incl. proposed)	NOT ASSESSED		
Ancient Woodland	NOT ASSESSED		
Scheduled Monument	NOT ASSESSED		
Other Constraints Identified			
Green Belt	NOT ASSESSED		
Area of Outstanding Natural Beauty	NOT ASSESSED		
Other Wildlife Designations	NOT ASSESSED		
Community Forest	NOT ASSESSED		
Tree Preservation Orders	NOT ASSESSED		
Conservation Area	NOT ASSESSED		
Listed buildings	NOT ASSESSED		
Archaeological potential	NOT ASSESSED		
Agricultural Land Quality	NOT ASSESSED		
Gas Pipeline Consultation Area	NOT ASSESSED		
Access	NOT ASSESSED		
Overhead Power Lines	NOT ASSESSED		
Suitability	NOT ASSESSED		
Availability	NOT ASSESSED		
Achievability	NOT ASSESSED		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SPRS04		

Settlement/Parish	Sparsholt		
HELAA Reference	SPRS05	Submitted Site Reference	Yes / V055
Location/Address	Land at Church Way		
Size	0.61ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P16/V0274/FUL; P15/V0599/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 2.4km 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	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 Sparsholt Conservation Area		
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: 12 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SPRS05		

Sparsholt Legend

- Suitable for Further Consideration
- Not Assessed
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- + Archaeological Constraints
- Ancient Woodland
- Area of Outstanding Natural Beauty
- Flood Zone 2
- Flood Zone 3

