



**Vale
of White Horse**
District Council

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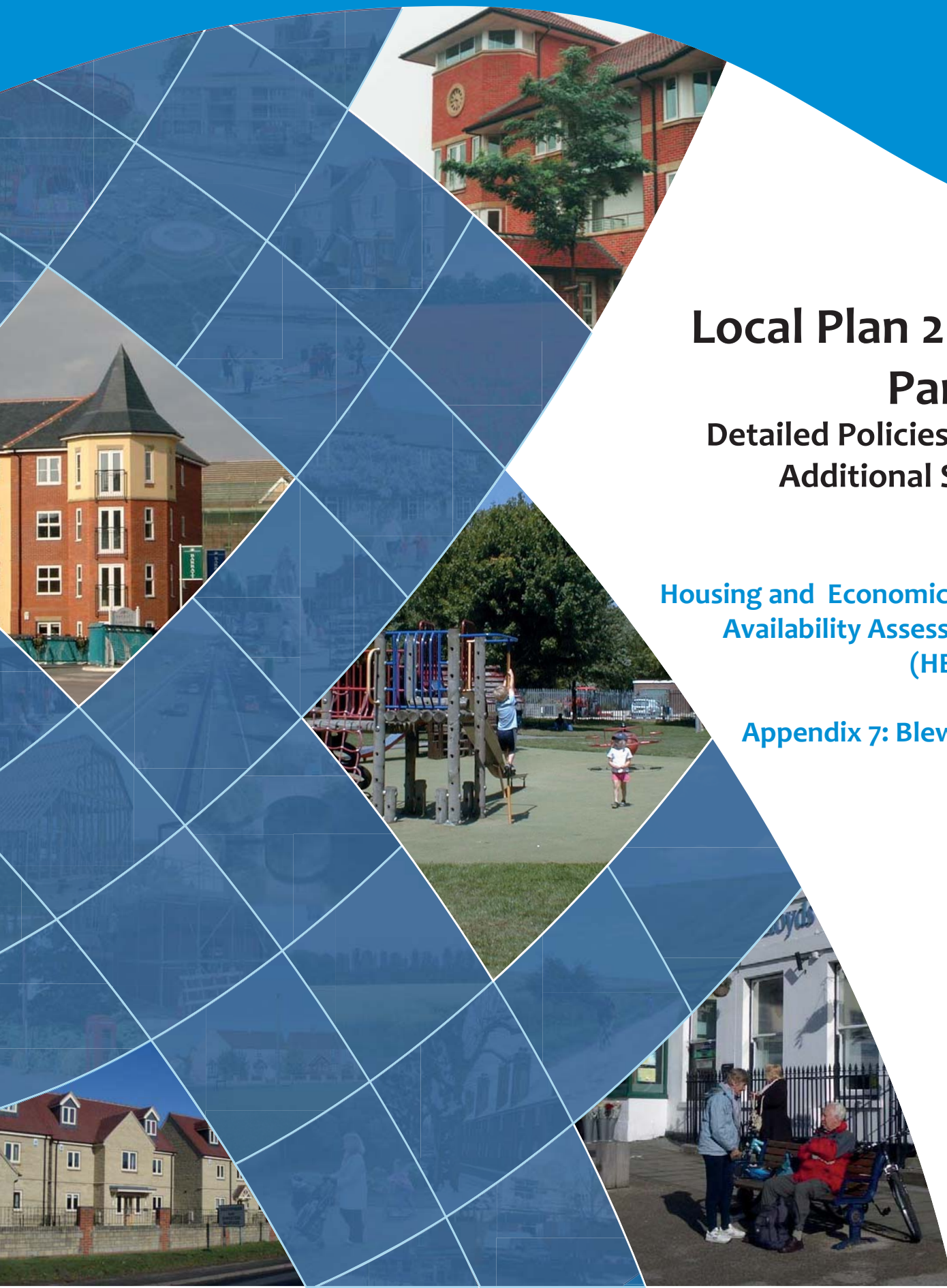
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 7: Blewbury



Settlement/Parish	Blewbury		
HELAA Reference	BLEW01	Submitted Site Reference	No
Location/Address	Land at Pennie Land Stud		
Size	4.01ha		
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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within 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	Site is adjacent to the Blewbury 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 4		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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=BLEW01		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW02	Submitted Site Reference	No
Location/Address	Land adjacent to Palmers		
Size	9.31ha		
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to Chalk Pit and Lane, Blewbury		
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 is wholly within the AONB		
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 Blewbury 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	It is unclear if safe site access can be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 233dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW02		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW03	Submitted Site Reference	No
Location/Address	Land south of Palmers Stables		
Size	2.03ha		
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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within 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	Site could possibly impact the Blewbury 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	No major power lines cross this site; however some smaller power lines do cross 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: 51dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW03		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW04	Submitted Site Reference	No
Location/Address	Land south of Upperton		
Size	11.83ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P05/V0477/O; P03/V1015		
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 108m from Above Lids Bottom, Blewbury		
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 is wholly within 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	Site is adjacent to the Blewbury Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	Part of the site may contain an archaeological interest		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 296dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW04		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW05	Submitted Site Reference	No
Location/Address	Land west of Woodway Road		
Size	5.94ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V1944/O (refused)		
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 363m from Above Lids Bottom, Blewbury		
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 is wholly within the AONB		
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	Site is adjacent to the Blewbury Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	Part of the site may 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	No major power lines cross this site; however some smaller power lines do cross the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 149 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW05		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW06	Submitted Site Reference	No
Location/Address	Land north of London Road		
Size	24.97ha		
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 adjacent to Blewburton Hill		
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 is wholly within the AONB		
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 does not impact the 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	Yes		
Access	There is existing access to the site		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 624dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW06		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW07	Submitted Site Reference	No
Location/Address	Land north of Winterbrook Farm		
Size	41.87ha		
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 200m from Blewburton Hill		
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 is wholly within the AONB		
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	Site does not impact the 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	Yes		
Access	There is potential for safe access to be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 1047dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW07		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW08	Submitted Site Reference	No
Location/Address	Land south of Huntsgrave Driving Range		
Size	11.43ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P00/V0048/RM		
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 340m from Above Lids Bottom, Blewbury		
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 is wholly within the AONB		
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 does not impact the 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 and 3		
Gas Pipeline Consultation Area	Yes		
Access	There is existing access to the site		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 286dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW08		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW09	Submitted Site Reference	No
Location/Address	Land at Ashdown House		
Size	1.73ha		
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 outside of the Green Belt		
Area of Outstanding Natural Beauty	Site is wholly within 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	Site does not impact the 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 existing access to the site		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 43dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW09		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW10	Submitted Site Reference	No
Location/Address	Land around Blewbury School		
Size	9.53ha		
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	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 is wholly within 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	Site is adjacent to the Blewbury 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	It is unclear if safe site access can be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 238dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW10		

Settlement/Parish	Blewbury		
HELAA Reference	BLEW11	Submitted Site Reference	No
Location/Address	Land adjacent to recreation ground		
Size	10.79ha		
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	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to Chalk Pit and Lane, Blewbury		
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 is wholly within the AONB		
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 could possibly impact the Blewbury 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 and 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 270dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=BLEW11		

