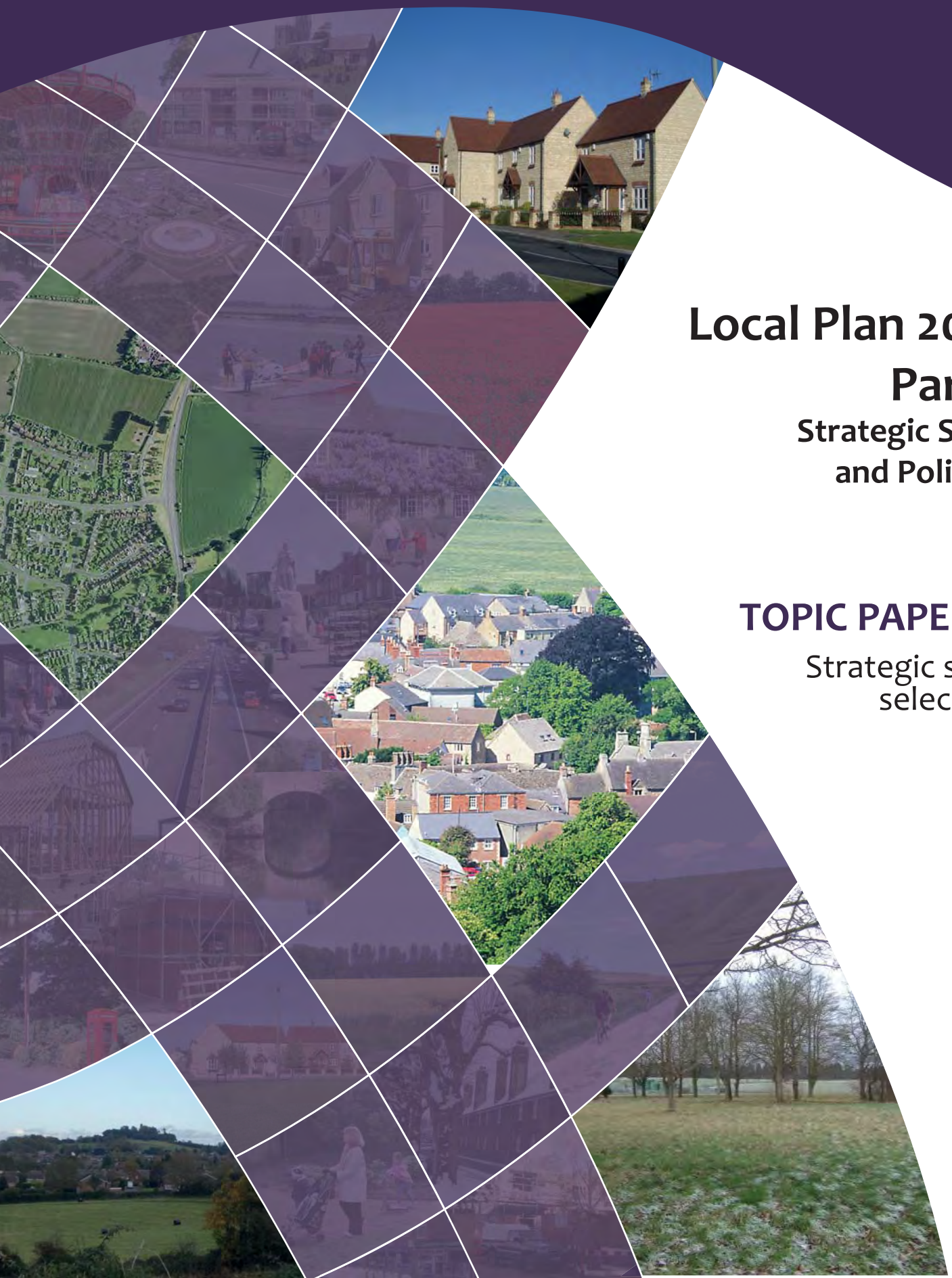
Vale of White Horse District Council

Publication Version
November 2014



Local Plan 2031 Part 1

Strategic Sites and Policies

TOPIC PAPER 3

Strategic sites selection

This paper is one of 9 topic papers, listed below, which form part of the evidence base in support of the Publication Version of the Vale Local Plan 2031: Part 1 – Strategic Sites and Policies.

These topic papers have been produced to present a coordinated view of the evidence that has been considered in drafting the Local Plan 2031. It is hoped that this will make it easier to understand how we have reached our conclusions.

The papers are all available from the council website:
www.whitehorsedc.gov.uk/evidencebase

Topic Papers

1. Duty to cooperate and cross boundary issues
2. Spatial strategy
3. Strategic sites selection
4. Housing
5. Supporting economic prosperity
6. Transport and accessibility
7. Responding to climate change
8. The built and historic environment
9. The natural environment

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1. Introduction

1.1. This topic paper provides a summary of how we have selected strategic development sites for inclusion within the Publication Version of the Vale Local Plan 2031: Part 1 – Strategic Sites and Policies.

1.2. The Local Plan 2031: Part 1 sets the strategic priorities for the district to deliver sustainable development. It identifies the number of new homes and jobs to be provided in the area for the plan period up to 2031. It also makes provision for retail, leisure and commercial development and for the infrastructure needed to support them.

1.3. The plan sets out a number of strategic development sites, which represent the most sustainable and appropriate sites to deliver the council's housing target. These sites have been selected following a comprehensive analysis of alternative site options and several stages of consultation starting in 2007. The selection of sites has been refined over this time to ensure the final site package represents the most sustainable options, informed by up-to-date evidence and consultation responses.

1.4. Significant work has been carried out to inform the Local Plan, starting in 2007, and several stages of consultation have been undertaken with the public and stakeholders over the last few years. These stages have informed the preparation of the Local Plan 2031 and include:

- Issues and Options (November 2007) – which identified a range of options for how we should plan for the Vale
- Preferred Options (January 2009) – which outlined the Council's preferred approach for planning for the Vale
- Additional Consultation (January 2010) – which consulted on a few additional policies relating to specific issues
- Draft Local Plan Consultation (February 2013) – which consulted on a complete draft of the Local Plan 2031
- Housing Delivery Update (February 2014) – which set out the updated housing target for the district and the strategic sites package needed to meet the new target

1.5. Since 2007, 121 potential strategic housing sites have been considered for inclusion in the Local Plan 2031[1]. The purpose of this topic paper is to summarise how these sites have been considered and why they have been included, or excluded, from the Publication Version of the Local Plan 2031.

[1] The figure does not include the 300 SHLAA sites which were considered as part of the site selection process for identifying sites for inclusion in the Housing Delivery Update consultation (Feb 2013).

1.6. It is important that the site options we have considered have been tested through Sustainability Appraisal (SA). This is a legislative requirement of the plan making process[2] and has taken place alongside the preparation of the plan. The SA helps to identify preferred options to inform the preparation of the plan. This is discussed more in Section 3.

1.7. This topic paper is arranged into the following sections:

Section 2: **Policy review** – a brief summary of how any national, regional and local policies should influence the preparation of the local plan

Section 3: **Site selection methodology** – which sets out our approach to identifying sites for inclusion within the Local Plan 2031

Section 4: **Summary of site selection** – which briefly sets out an overview for each stage of the site selection process (tables setting out how each site has been considered at each stage is included within **Appendices A and B)**

Section 5: **Recommendations** – which sets out the final sites package for inclusion within the Publication Version of the Local Plan 2031

[2] For more information see the Sustainability Appraisal at www.whitehorsedc.gov.uk/evidence

2. Policy review

National policy

National Planning Policy Framework 2012

2.0. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are expected to be applied. At its heart is the need to ensure planning contributes towards the delivery of sustainable development, which should encompass economic, social and environmental considerations in equal measure.

2.1. Important considerations set out in the NPPF for informing the selection of strategic sites, include:

- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map, and
- allocate sites to promote development and the flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

National Planning Practice Guidance 2013

2.2. The Government launched the National Planning Practice Guidance (NPPG) web-based resource in March 2014. Of particular relevance to this topic is the 'housing and economic land availability assessment' section. This guides councils in identifying appropriate land to meet development needs.

2.3. It states that an assessment of land availability (Strategic Housing Land Availability Assessment - SHLAA) is required to identify the future supply of land that is suitable, available and achievable, for housing an economic development uses over the plan period.

2.4. In particular, the guidance explains that an assessment of land availability should:

- identify sites and broad locations with potential for development
- assess their development potential, and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.5. The guidance sets out a broad methodology for undertaking the assessment and lists the following core outputs that should be produced from the assessment:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when, and
- an indicative trajectory of anticipated development and consideration of associated risks.

South East Plan 2009

2.6. Although the South East Plan was revoked in March 2013, it still played an important influence on shaping the early stages of developing the Local Plan 2031.

2.7. The South East Plan included the 'Core Strategy for Central Oxfordshire', which sought to focus growth to Bicester, Didcot, and Wantage and Grove and to help improve their self-containment.

2.8. The strategy also specified a housing target for Didcot of 8,750 homes and stated that 2,750 of these new homes should be planned for within the Vale (within Harwell Parish to the west of Didcot). This growth would help support Didcot's New Growth Point status for which additional funding opportunities were made available to deliver a range of infrastructure provision planned for the area.

Oxfordshire Structure Plan 2016

2.9. Although superseded by the South East Plan and no longer part of the Development Plan for the Vale, the Oxfordshire Structure Plan did influence the early development of the Local Plan 2031.

2.10. The Structure Plan policies were most relevant for informing the Vale spatial strategy and included for example, the requirement that the larger urban areas should be the main focus for development[3].

[3] Oxfordshire Structure Plan 2016 – Oxfordshire County Council (Policy G1 Page 17).

3. Site selection methodology

3.0. Work to identify strategic development sites for inclusion within the Local Plan 2031 began in 2007. The Council's methodology for site selection has been refined and updated over time as the evidence supporting the Local Plan 2031 has developed. This section briefly summaries our methodology for site selection and how it has evolved over time.

Methodology 2007 – 2012

3.1. The methodology applied between 2007 and 2012 helped identify and appraise the strategic site options that were set out in the Preferred Options Consultation (Jan 2009) and Draft Local Plan Consultation (Feb 2013).

3.2. The methodology consisted of five main stages and is shown by Table 3.1.

Table 3.1: Summary of the strategic site selection methodology to inform the Local Plan 2031

Stage	Description of process
Stage 1	**Identify sites** Comprehensive survey of land surrounding the larger settlements (Abingdon on Thames, Botley, Harwell parish east of the A34, Faringdon, Grove and Wantage). Any Local Plan 2011 allocations were excluded from the process.
Stage 2	**Consider critical constraints (national policy considerations)** • Green Belt • North Wessex Downs AONB • Flood Zones 2 and 3 • Scheduled Ancient Monuments • Open land within a conservation area or open land which contributes to the setting of a conservation area • Historic Parks and Gardens

Stage	Description of process
Stage 3	**Second level constraints (important local functions)** • Important open gaps between settlements • Land which would be difficult to integrate because of its distance from the established centre, or separated by a strong physical barrier e.g. A34, A420 or A338 • Land owned inalienably by the National Trust which cannot be developed for legal reasons • Proximity to uses that generate noise/disturbance/smell e.g. A34, Didcot Power Station • If the site is not of strategic scale i.e. is able to accommodate at least 200 dwellings
Stage 4	**Other factors (where relevant)** • Agricultural land quality • Landscape quality • Safeguarded mineral reserves • Existence of formal and informal recreational uses • Wildlife sites • Airfield safeguarding zones • Important aquifer This stage also includes consideration of how the proposed site may be impacted by a range of up to date evidence documents including the Infrastructure Delivery Plans, which consider if the proposed development could be appropriately served by a range of infrastructure and services. The wider evidence base includes assessing the: • Estimated Impact of Transport, which assesses the likely impact of the proposed development on the highway network and how any potential impacts could be mitigated, and • Viability Study, which considers the deliverability and viability of the proposed development, which is considered holistically and in relation to the emerging policy framework and infrastructure requirements for the site.
Stage 5	**Sustainability Appraisal** The Sustainability Appraisal is iterative and has been completed to inform each stage of the plan making process.

Methodology 2013 – present

3.3. Following the publication of the Draft Local Plan Consultation (Feb 2013), work was undertaken to prepare an up-to-date Oxfordshire Strategic Housing Market Assessment (SHMA)[4]. The SHMA identified a new 'objectively assessed need' for housing, which meant the council needed to identify sites for 7,430 more homes during the plan period 2011 to 2031, over and above those set out in the Draft Local Plan (Feb 2013) . 4,025 of these homes would need to be delivered within the first five years of the plan to ensure a five-year housing land supply is achieved and maintained[5].

3.4. In response to the higher housing target the council prepared a revised site selection methodology to identify additional strategic sites. The additional sites were set out within the Housing Delivery Update Consultation (Feb 2014).

3.5. In turn, the Housing Delivery Update consultation led to a number of additional and alternative sites being put forward for housing development in the Vale. These sites were also assessed to determine their suitability for inclusion within the Publication Version of the Local Plan 2031 (Nov 2014).

3.6. The revised methodology follows a five stage process and is described in **Table 3.2**. This is summarised in more detail below.

Stage 1: Identification of potential sites

3.7. In line with national guidance, the 2014 update of the Strategic Housing Land Availability Assessment (SHLAA) was used as a starting point to identify potential strategic sites. The SHLAA assessed over 300 sites located in and around the market towns, local service centres and larger villages across the district. It also assessed land adjacent to Harwell Campus and land located within the district adjacent to Didcot.

3.8. In addition to sites assessed through the SHLAA, the council considered further potential sites within the Science Vale area, which could be capable of supporting a new or significantly expanded village. The council focused on the Science Vale area because of its key focus for growth, including planned employment at the two Enterprise Zone sites at Milton Park and Harwell Campus and for consistency with the emerging spatial strategy.

[4] The Oxfordshire Strategic Housing Market Assessment (SHMA) identifies a need for up to 20,560 homes in the Vale of White Horse district over the period 2011 – 2031.
[5] The Housing Topic Paper 2014 discusses the final housing targets and the associated evidence base in more detail: www.whitehorsedc.gov.uk/evidence

Table 3.2: Revised site selection methodology (2013 onwards)

Stage	Description of process
Stage 1	**Identification of potential sites** • Informed by Strategic Housing Land Availability Assessment (SHLAA) • Investigation of land around main settlements and at employment locations
Stage 2	**Initial Site Filters** • Site size threshold (200 homes) • Exclusion of sites with planning status
Stage 3	**Identification of key constraints/ opportunities and further site sift** • Fit with spatial strategy, supporting Science Vale and main settlements • Constraints (AONB, Flood Zone, Green Belt, and others) • Level of facilities and services available at site locations
Stage 4	**Detailed evidence testing, informal consultation and sustainability appraisal** • Landscape Capacity Study • Transport Modelling • Viability Assessment • Historic Landscape Character Assessment • Green Belt Review • Informal consultation with infrastructure providers and key stakeholders • Sustainability Appraisal (SA)
Stage 5	**Identification of Preferred Sites** • To meet objectively assessed housing need in the Oxfordshire Strategic Housing Market Assessment • Sites which can deliver homes in the first five years identified to contribute towards the five year housing land supply • Preferred sites included in February 2014 Local Plan Part 1 Consultation Document

Stage 2: Initial site filters

3.9. Once sites were identified at Stage 1, the council applied the following site filters to establish which sites could be reasonably taken forward for more detailed assessment:

- **Site size threshold** – to differentiate strategic and non-strategic sites, the council only identified sites for further assessment where they could accommodate at least 200 homes, based on a gross density of 25 dwellings per hectare, excluding any land within areas of higher flood risk (flood zones 2 or 3). Where individual sites were too small to accommodate 200 homes, consideration was given as to whether the site could be joined with neighbouring sites to form a larger strategic site[6].

- **Exclusion of sites in Blewbury, East Hendred and Milton** – Blewbury and East Hendred were excluded as they are entirely surrounded by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Sites within the AONB were only considered if they were well related to a main settlement or key employment site. Milton was excluded as there are large areas of flood zones 2 and 3 to the west of the village and other potential sites at this village have access constraints or would lead to issues of coalescence with Sutton Courtenay.

Stage 3: Identification of key constraints and opportunities and further site sift

3.10. This stage considered if the site options were consistent with the emerging plan spatial strategy and then collated a range of detailed evidence for each site to inform a further site sift.

3.11. The information collected for each site included:

- the planning history and surrounding land uses
- whether areas of the site were within Flood Zones 2 and 3
- whether the site is:
    - within or adjacent to the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
    - greenfield land
    - within or adjacent to the Oxford Green Belt
    - within or adjacent to a Conservation Area

[6] Potential development sites below the 200 threshold will be assessed for possible inclusion in the Local Plan 2031: Part 2 – Detailed Policies and Local Sites, to be prepared once the Part 1 document is adopted. Sites may also be considered for inclusion within Neighbourhood Plans.

- in proximity to a Listed Building
- designated as a Historic Park or Garden
- adjacent to an Ancient Monument
- contains or adjacent to a County Wildlife Site
- contains or adjacent to any national areas of special designation (e.g. Sites of Special Scientific Interest)
- contains or adjacent to any other wildlife designations (e.g. Conservation Target Areas)
- within or adjacent to archaeological constraints
- safeguarded for mineral reserves
- where airfield safeguarding zones apply

- whether the site includes ancient woodland or community forest
- whether the site contains Grade 1 or 2 agricultural land
- additional physical constraints identified through site visits (e.g. pylons)
- area of site within gas pipeline consultation area
- whether it is likely to be possible to provide access to the site
- the extent to which development at the site would fit our proposed spatial strategy as set out in the draft plan
- the level of facilities and services available, as identified through the Town and Village Facilities Study 2014 update[7], and
- the potential impact of development on important open gaps between settlements

3.12. Feedback from earlier stages of consultation, principally the Draft Local Plan 2031 (Feb 2013) and later the Housing Delivery Update (Feb 2014) was also considered[8].

Stage 4: Detailed evidence testing, informal consultation and sustainability appraisal

3.13. Sites which reached Stage 4 were subject to detailed testing, informal consultation with key stakeholders, including Oxfordshire County Council, and Sustainability Appraisal.

3.14. The council undertook informal consultation with infrastructure providers and key stakeholders to identify any potential 'showstoppers', which may prevent any of the sites being allocated for development. This included consultation with the Environment Agency, Natural England, English Heritage, Thames Water and Oxfordshire County Council.

[7] The Town and Village Facilities Study 2014 update can be accessed at: www.whitehorsedc.gov.uk/evidence
[8] www.whitehorsedc.gov.uk/evidence

3.15. Throughout the site selection process, the council worked with the consultants URS to also test the site options through Sustainability Appraisal (SA). The SA helped to identify both positive and negative impacts of developing the sites under consideration[9].

3.16. A Habitats Regulations Assessment (HRA)[10] was also prepared to identify if any aspects of the plan, including development sites, may have a likely significant effect on any designated European sites[11].

3.17. The council also commissioned a series of other evidence base studies to establish the potential planning, economic, environmental and social constraints relating to the district and potential development sites. These studies contributed towards ensuring the council had a robust and credible evidence base to support the strategic housing site allocations. They also highlight any mitigation and/or compensation measures likely to be required as part of any future development. Examples included:

- Landscape Studies

Kirkham Landscape Planning were commissioned to undertake a landscape capacity assessment of each of the sites identified at Stage 4. The study included recommendations for which sites, or parts of sites, may be able to accommodate development without significant harm to the landscape.

Further landscape studies were also undertaken on two sites (North Abingdon-on-Thames and Harwell Campus) to support the site selection process in August 2014.

- Transport Modelling

Working in partnership with Oxfordshire County Council, the council commissioned consultants to undertake an Evaluation of Transport Impacts (ETI) Study to inform our site selection process.

- Viability Assessment

HDH Planning and Development were commissioned to undertake a viability assessment of the sites selected at Stage 4.

- Historic Landscape Character Assessment

Oxfordshire County Council provided initial information relating to the sites identified at Stage 4 in advance of the publication of the county-wide historic landscape character assessment scheduled for publication in 2015.

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[9] Copies of SA documents are available on the council's website: www.whitehorsedc.gov.uk/evidence
[10] Copies of the HRA are available on the council's website: www.whitehorsedc.gov.uk
[11] European sites are designated, or sites in the process of becoming, Special Areas of Conservation (SACs), Special Protection Area (SPAs) and listed and proposed "Ramsar" sites.

Loss of high quality agricultural land

5.1. The loss of high quality agricultural land is identified in the SA[12] as a potential significant impact of some of our development proposals. This constraint has been considered for each site as part of Stage 4.

5.2. National policy seeks to minimise the loss of farmland for development and particularly the best and most versatile land (Grade 1, 2 and 3a). However, the selection of land for development must consider a wide range of factors including other sustainability criteria (as set out in our site selection methodology). In some cases, sites that are proposed for development are located on agricultural land. This is because the benefits of development in these areas (e.g. proximity to public transport, key services and facilities and employment) outweigh any negative impacts.

Stage 5: Identification of preferred sites

3.18. The final selection of preferred sites was based on the information collected from Stages 1 to 4. Sites selected are deemed to be the most sustainable and deliverable overall and are consistent with the spatial strategy.

[12] www.whitehorsedc.gov.uk/evidence.

4. Summary of consultation stages and decisions made on site selection

4.1. Five main public consultation stages have informed the preparation of the Local Plan 2031. These are:

- Issues and Options (2007)[13]
- Preferred Options (2009)[14]
- Additional Consultation (2010)[15]
- Draft Local Plan Consultation (2013)[16]
- Housing Delivery Update (2014)[17]

4.2. In addition to the public consultation activities listed above, a workshop was also conducted in early 2012, for elected district councillors. The workshop contributed to an 'internal review' process, which sought to update the housing targets for the Vale and to refine the emerging spatial strategy and the choice of strategic site allocations.

4.3. This section provides a brief overview, in chronological order, of the main decision making stages and the conclusions reached. A table of all the sites assessed at each stage of the process is also set out in **Appendices A and B.**

Issues and Options Consultation (November 2007)

4.4. The Issues and Options Consultation considered a number of options for how development should be distributed across the Vale and described the main points for and against each option. It built on national and regional policy.

4.5. Specific development sites were not identified or consulted upon at this stage. However, the consultation comments received concerning the distribution of development helped to inform the selection of specific sites later in the process.

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[13] Issues and Options – http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-5
[14] Preferred Options – http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strategy/preferred-options
[15] Additional Consultation – http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-2
[16] Local Plan Part 1 Consultation Draft – http://www.whitehorsedc.gov.uk/sites/default/files/2013-03-
[17] Housing Delivery Update - http://www.whitehorsedc.gov.uk/sites/default/files/Local%20Plan%20housing%20delivery%20update%202014.pdf

Preferred Options Consultation (January 2009)

4.6. The Preferred Options report was the first to identify proposed strategic development housing sites for allocation in the Local Plan 2031.

4.7. The Preferred Options consultation introduced four 'preferred' and five 'alternative' strategic site options for each of the larger settlements. These nine sites are listed in **Appendix A.**

Additional Consultation (January 2010)

4.8. The Additional Consultation was published in the beginning of 2010 and consulted on a relatively narrow range of new policy proposals.

4.9. The consultation proposed the addition of a strategic housing site development at Harwell Campus and removal of the proposed strategic housing site in Abingdon-on-Thames.

4.10. The **North of Harwell Campus** site (TPS 052) (around 400 homes) was added as a new strategic site in the north of the Harwell Science and Innovation Campus because of its location. The site is close to a range of services and facilities, on land already identified for growth and the Campus has an excellent and expanding range of job opportunities.

4.11. The **West of Drayton Road, Abingdon-on-Thames** site (TPS 007) was removed from the list of strategic sites because there were no currently identified solutions to the serious transport problems present within the town.

4.12. Further explanation of why these sites were included / excluded from the plan is set out in **Appendix B**.

Internal Review (2011 – 2012)

4.13. An internal review process was conducted from mid 2011 to the early part of 2012, which included a workshop for the Vale's elected district councillors. A Cabinet Report dated 9 March 2012 summarises the findings of the internal review process[18].

4.14. The internal review considered whether the South East Plan housing targets remained suitable for the Vale and revisited the housing site options. This

[18] Vale of White Horse District Council Cabinet Agenda 9 March 2012 – http://whitehorsedc.moderngov.co.uk/ieListDocuments.aspx?CId=507&MId=1601&Ver=4

included identifying additional sources of supply due to the extension of the plan period from 2026 to 2029 to ensure there continued to be 15 years coverage.

4.15. The review was informed by the preceding stages of consultation, the wider evidence base supporting the preparation of the Local Plan 2031 and the emerging results of the updated Sustainability Appraisal.

4.16. The review recommended including **Monks Farm** (also known as North of Grove – Land to the East and West of Letcombe Brook) (TPS 047) as a strategic site. This site was originally included in the Preferred Options report as Alternative Option C & D.

4.17. The addition of Monks Farm was mainly in response to the need to increase the housing target, to reflect the extended plan period, up to 2029 (extended from 2026 – and later extended to 2031)[19]. It was considered to be the most sustainable option available at the time.

4.18. Further detail is set out **Appendix B**.

Draft Local Plan (February 2013)

4.19. The Draft Local Plan Consultation (February 2013) was the first time the council published a complete draft of the plan and included the updated package of preferred sites that were proposed for allocation and a comprehensive suite of strategic policies.

4.20. The housing proposals in the Draft Local Plan were based on the South East Plan housing target (13,294 over the period 2006 – 2029), as at the time it represented the best available evidence for the Vale. However, it was explained in the consultation document that the housing figures in the final plan would be based on emerging evidence, and hence may be different to those being published in February 2013[20].

4.21. The site selection process recommended that the following five sites would provide 5,150 dwellings and should be included as strategic housing sites in the Draft Local Plan 2031:

- Valley Park (2,150 dwellings) (TPS 056)
- North of Harwell Campus (400 dwellings) (TPS 052)
- South of Park Road, Faringdon (350 dwellings) (TPS 043)
- Monks Farm, Grove (750 dwellings) (TPS 047)

[19] This matter is discussed further in the Housing Topic Paper: www.whitehorsedc.gov.uk/evidence
[20] The Housing Topic Paper 2014 discusses the final housing targets and the associated evidence base in more detail: www.whitehorsedc.gov.uk/evidence

- Crab Hill, Wantage and Grove (1,500 dwellings) (TPS 111)

4.22. See **Appendices A and B** for site selection recommendations.

Housing Delivery Update (February 2014)

4.23. To respond to the up-to-date Oxfordshire SHMA, the council applied a revised site selection methodology to identify sites for 7,430 more homes, including 4,025 homes that are deliverable within the first five years, to maintain a five year housing land supply.

4.24. The methodology followed is set out in Section 3. Around 300 SHLAA sites were considered at Stage 1 and this was cut down to 49 at Stage 2. Further information gathering about key constraints and opportunities (during Stage 3), combined with feedback on the Draft Local Plan Consultation (February 2013) reduced this number to 38.

4.25. The remaining 38 sites were subject to further detailed evidence testing, informal consultation with infrastructure providers and key stakeholders and sustainability appraisal of site options (Stage 4).

4.26. **Appendices A and B** set out a site selection history trail for each of the stages outlined above.

4.27. The sites package in the Housing Delivery Update reflected the need for around 4,025 homes to be delivered in the first five years of the plan period to maintain a five-year housing land supply. In all, 21 additional strategic site allocations were identified for inclusion in the February 2014 consultation..

Pre-submission Local Plan (November 2014)

4.28. 81 alternative site options were put forward for consideration as housing development sites through Housing Delivery Update Consultation (Nov 2014).

4.29. In order to establish which of these 81 sites may warrant inclusion in the next iteration of the plan the council applied the methodology set out in Section 3 to assess these sites.

4.30. A summary for the outcome of the site selection process for these sites is set out in **Appendices A and B**.

4.31. Initial assessment of the 81 sites put forward showed that 30 of these sites met the 200 home strategic site size threshold (Stage 2)[21]. High level analysis indicated that 12 of these sites merited further consideration (Stage 3), following which eight warranted detailed assessment as reasonable alternative site options (Stage 4).

4.32. A high level summary of information collected about the eight potential sites which were subject to further testing is provided in Appendix C.

4.33. At Stage 5, three sites were selected as being suitable for inclusion in the final sites package:

- East of Kingston Bagpuize with Southmoor (280 dwellings) (TPS 065)
- North Harwell Campus[22] (550 dwellings) (TPS 052 and TPS 053)
- South of East Hanney (200 dwellings) (TPS 038)

4.34. In parallel to the new site testing process, summarised above, the council also revisited the 21 sites proposed in the Housing Delivery Update consultation and recommended that eight should not be allocated:

- South Cumnor (TPS 023)
- East Wootton (TPS 115)
- North Radley (TPS 076)
- South Marcham (TPS 070)
- South Drayton (TPS 029)
- East Challow (TPS 035)
- South Shrivenham (TPS 086)
- East of East Hanney (TPS 036)

4.35. Reasons for removing these sites from the Local Plan 2031 are explained in **Appendices A and B.**

4.36. Other decisions made following the consultation, include:

- Valley Park site (as included in the Housing Delivery Update Consultation) was split into two sites; Valley Park, and North West Valley Park[23], and allocated a higher housing requirement (TPS 056 and TPS 057)

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[21] Site options unable to accommodate at least 200 homes and therefore classed as non-strategic were not considered further. These options may be considered during the preparation of the Local Plan 2031 Part 2.

[22] This site comprised the northern part of a site included in the draft Local Plan (February 2013) (Harwell Oxford Campus) and another site previously tested using the site selection methodology as Site 19 (North Harwell Campus). The combined site was tested at this stage as Site 50, as shown in Appendix C.

[23] Requested by both site promoters due to their different development proposals and timescales.

- North Abingdon on Thames site was increased in size (410 dwellings to around 800) following more detailed landscape advice[24] and to better facilitate school provision and the provision of a full junction on the A34 at Lodge Hill (TPS 004), and
- East of Coxwell Road, Faringdon site has been re-included – it was previously only omitted prior to the Housing Delivery Update Consultation because there was a planning application being determined (TPS 040)[25].
- East of Harwell Campus site boundary was amended to reflect more detailed landscape advice[26] which suggested that only the western part of the site is suitable for development (TPS 051)
- Milton Heights allocation was reduced in scale from 1400 to 400 dwellings following an objection from Oxfordshire County Council bon highway grounds (TPS 071).

Oxford Garden City (TPS 072)

4.37. One of the sites put forward for consideration was a proposal for a new settlement (the Oxford Garden City), to be located between Marcham, Steventon and Drayton. This site was not selected as a preferred option for a number of reasons (**Appendices A and B**). In particular, the SA[27] concluded that the quantum of development is not likely to be able to be mitigated satisfactorily due to various constraints affecting the site including: the setting of Conservation Areas, Scheduled Ancient Monuments, Listed Buildings and views from the North Wessex Downs AONB. The site also contains large areas of floodplain and an area safeguarded for provision of a reservoir for managing water supply in the south-east of England. Furthermore, the scale of development proposed would take longer to deliver and therefore unlikely to make a contribution to housing delivery in the early part of the plan period.

4.38. Comments made by Oxfordshire County Council about this site included that the A34 Trunk Road is already at or above operational capacity during certain periods and would not be able to carry the expected additional traffic from a Garden City. The quantum of development proposed may also negatively impact on the Oxford Meadows Special Area of Conservation (SAC) as traffic generated from the site would be highly likely to access the nearby A34 thus leading to increased airborne pollution.

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[24] Landscape and visual feasibility study, Hankinson Duckett Associates (August 2014): www.whitehorsedc.gov.uk/evidence

[25] The eastern part of the larger site was subject to a resolution to grant planning permission subject to legal agreement. The site was not included in the Housing Delivery Update consultation because a decision was taken at that time not to include any sites with live planning applications). However due to delays completing the section 106 legal agreement we consider it prudent to include this land in the final sites package.

[26] Landscape Study, Hankinson Duckett Associates (July 2014): www.whitehorsedc.gov.uk/evidence

[27] www.whitehorsedc.gov.uk/evidence

Harwell Campus Sites (TPS 052 and TPS 053)

4.39. Development is proposed at two sites adjacent to Harwell Campus (North of Harwell Campus TPS 052 and East of Harwell Campus TPS 053). These sites are adjacent to the internationally significant science and innovation campus that was designated as an Enterprise Zone in 2011 and where considerable job growth is planned.

4.40. Both of these sites are located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), which is protected by national policy and where development should not be supported, unless demonstrated to be in the public interest. For this reason, the council commissioned a Landscape and Visual Impact Study to assess the impact of the potential development. The final proposals for these sites have been re-configured and reduced in scale to minimise any potential harmful impact on the AONB.

5. Recommendations

5.1. This paper summarises the process we have followed to identify strategic development sites for allocation within the Publication Version of the Local Plan 2031: Part 1 – Strategic Sites and Policies.

5.2. A comprehensive selection process has been followed, informed by detailed evidence, analysis and consultation, both with the public and with key stakeholders. A summary of how each site has been considered and whether they were included, or excluded, at each stage of the process is set out by **Appendices A and B**.

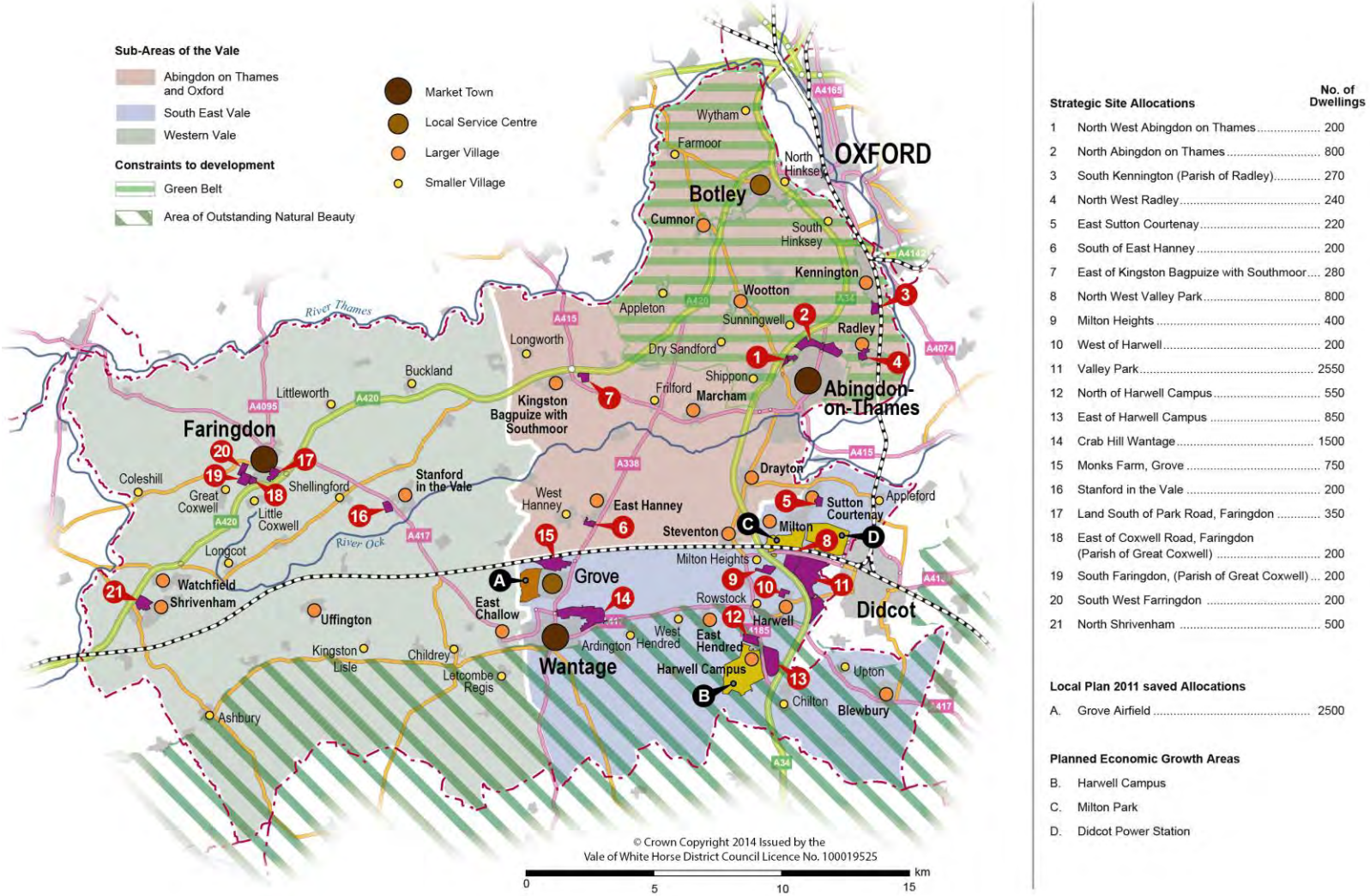
5.3. The Publication Version of the Local Plan 2031 consists of 22 preferred strategic sites (**Figure 6.1**):

5.4. The approach to site allocation is fully consistent with the plan spatial strategy, is focused on supporting growth in the Science Vale area, at the main settlements and sustainable larger villages. The council considers that, taken together, the sites comprise a sustainable approach to meeting the objectively assessed housing need for the district in full.

5.5. In identifying the preferred sites the council has also sought to ensure that we can maintain a five year housing land supply. The site package includes sites of varying size, type and geographical location that can contribute to housing delivery in the first five years of the plan and beyond[28].

[28] www.whitehorsedc.gov.uk/evidence

Figure 6.1: Map showing the strategic growth planned across the Vale of White Horse District within the Local Plan 2031 Publication Version.



Appendix A: Summary of site selection process for inclusion in the Local Plan 2031

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 001	Abingdon airfield	Abingdon-on-Thames											×			
TPS 002	Defunct cricket ground in Northcourt Road	Abingdon-on-Thames											×			
TPS 003	East of Drayton Road	Abingdon-on-Thames		×	×											
TPS 004	North of Abingdon-on-Thames	Abingdon-on Thames							✓	✓	✓	✓	✓	×	✓	✓
TPS 005	North West of Abingdon-on-Thames	Abingdon-on Thames							✓	✓	✓	✓	✓	×		✓
TPS 006	South of Abingdon-on-Thames	Abingdon-on Thames							✓	✓	×					
TPS 007	West of Drayton Road	Abingdon-on-Thames		✓	×											
TPS 008	Appleford (1)	Appleford							✓	✓	×					
TPS 009	Appleford (2)	Appleford											×			
TPS 010	South of Appleford	Appleford											×			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 011	Appleton	Appleton											×			
TPS 012	Land west of Woodway Road	Blewbury											×			
TPS 013	Boars Hill	Boars Hill											×			
TPS 014	Land at Hurst Lane	Botley											×			
TPS 015	North of Hazel Road	Botley											×			
TPS 016	South west Botley	Botley							✓	✓	×					
TPS 017	Bourton Estate	Bourton											×			
TPS 018	Chilton Garden Centre	Chilton											×			
TPS 019	Land at Pond Cottages	Chilton											×			
TPS 020	Cumnor, alternative site 1	Cumnor											×			
TPS 021	Cumnor, alternative site 2	Cumnor											×			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 022	Cumnor, alternative site 3	Cumnor											×			
TPS 023	South Cumnor	Cumnor							✓	✓	✓	✓			×	
TPS 024	Dalton airfield	Dalton											×			
TPS 025	East Drayton	Drayton											✓	×		
TPS 026	Manor Farm and South of High Street / Barrow Road sites	Drayton											×			
TPS 027	North West Drayton	Drayton							✓	✓	×					
TPS 028	West of Abingdon Road	Drayton											×			
TPS 029	South Drayton	Drayton							✓	✓	✓	✓	✓	×	×	
TPS 030	Land at Dry Sanford	Dry Sanford											×			
TPS 031	Land on Honey Bottom Lane	Dry Sanford											×			
TPS 032	Haynes Waste Yard	East Challow											×			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 033	Land adjacent/north east of A417 between Park Farm and proposed development at the Council Yard near Challow Park	East Challow											×			
TPS 034	Land behind the Nalder Fields development to the north/east of East Challow	East Challow											×			
TPS 035	Land north west of East Challow	East Challow							✓	✓	✓	✓			×	
TPS 036	Land east of East Hanney	East Hanney							✓	✓	✓	✓			×	
TPS 037	Land next to the school, between East Hanney and West Hanney	East Hanney											×			
TPS 038	South of East Hanney	East Hanney											✓	✓	✓	✓
TPS 039	Land east of East Hendred	East Hendred											×			
TPS 040	East of Coxwell Road	Faringdon		×			×		✓	✓	×				✓	✓
TPS 041	Great Coxwell Parish	(South) Faringdon									✓	✓				✓
TPS 042	Highworth Road	Faringdon											×			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 043	South of Park Road	Faringdon		✓			✓	✓				×				✓
TPS 044	South west Faringdon	Faringdon							✓	✓	✓	✓				✓
TPS 045	West Faringdon	Faringdon							✓	×						
TPS 046	Grove Airfield	Grove	✓													✓
TPS 047	Monks Farm	Grove		×		✓	✓	✓				✓				✓
TPS 048	North east Grove	Grove							✓	×						
TPS 049	North west Grove	Grove							✓	✓	×		✓	×		
TPS 050	South east Grove	Grove							✓	×						
TPS 051	East Harwell campus	Harwell campus							✓	✓	✓	✓			✓	✓
TPS 052	North of Harwell campus	Harwell campus			✓		✓	✓				×	✓	✓	✓	✓
TPS 053	North West of Harwell campus	Harwell campus							✓	✓	×		✓			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 054	South of Harwell campus (1)	Harwell campus							✓	×						
TPS 055	South of Harwell campus (2)	Harwell campus											✓	✓	×	
TPS 056	Valley Park	Harwell and Milton Parishes east of the A34 adjoining Didcot Town		✓ ×			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TPS 057	North West Valley Park	Harwell Parish, east of A34							✓	✓	✓					✓
TPS 058	Didcot Power station site	Harwell Parish, east of A34											✓	×		
TPS 059	North Didcot	Harwell Parish, east of A34							✓	✓	×					
TPS 060	Residential development at Didcot A	Harwell Parish, east of A34							✓	✓	×					
TPS 061	Land to the south of Reading Road	Harwell village											×			
TPS 062	North West of Harwell village	Harwell village							✓	×						
TPS 063	West of Harwell village	Harwell village							✓	✓	✓	✓				✓
TPS 064	South Kennington	Kennington							✓	✓	✓	✓				✓

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 065	East of Kingston Bagpuize with Southmoor	Kingston Bagpuize with Southmoor											✓	✓	✓	✓
TPS 066	Land north of Field Close/The Paddock, Kingston Bagpuize with Southmoor	Kingston Bagpuize with Southmoor											×			
TPS 067	South of Kingston Bagpuize with Southmoor	Kingston Bagpuize with Southmoor							✓	×			✓✓	✓	×	
TPS 068	Land off Kings Lane	Longcot											×			
TPS 069	Land north east of Marcham at Hydes Copse	Marcham											×			
TPS 070	South Marcham	Marcham							✓	✓	✓	✓			×	
TPS 071	Milton Heights	Milton Parish west of A34							✓	✓	✓	✓	✓	×	✓	✓
TPS 072	Oxford Garden City	Oxford Garden City							✓	×			✓	✓	×	
TPS 073	Former Coal Yard, Thrupp Lane	Radley											×			
TPS 074	Land east of the railway line, north of Lower Radley	Radley											×			
TPS 075	Land off Kennington Road	Radley											✓	×		

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 076	North Radley	Radley							✓	✓	✓	✓			×	
TPS 077	North west Radley	Radley							✓	✓	✓	✓				✓
TPS 078	North west Radley site (TPS 077) to accommodate relocation of playing field and village hall from Area 14 in the Green Belt Review	Radley											×			
TPS 079	South Radley	Radley											✓	✓	×	
TPS 080	Rowstock	Rowstock							✓	✓	×					
TPS 081	Shippon	Shippon											×			
TPS 082	South west Shrivenham	Shrivenham											✓	✓	×	
TPS 083	Land east of A420 / Land north of Townsend Road	Shrivenham											✓	×		
TPS 084	Land to the south of Highworth Road	Shrivenham											×			
TPS 085	North of Shrivenham	Shrivenham							✓	✓	✓	✓	✓	×		✓

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 086	South of Shrivenham	Shrivenham							✓	✓	✓	✓			×	
TPS 087	Townsend Road	Shrivenham											×			
TPS 088	West of Station Road	Shrivenham											×			
TPS 089	Land south of Springhill	Southmoor											×			
TPS 090	North of Stanford-in-the-Vale	Stanford-in-the-Vale							✓	✓	×					
TPS 091	Recreation/football ground	Stanford-in-the-Vale											×			
TPS 092	Stanford-in-the-Vale village	Stanford-in-the-Vale											×			
TPS 093	Twiddy-Old Mill Nursery	Stanford-in-the-Vale											×			
TPS 094	West of Stanford-in-the-Vale	Stanford-in-the-Vale							✓	✓	✓	✓				✓
TPS 095	Barnet Road	Steventon											×			
TPS 096	Land south of Steventon	Steventon											✓	×		

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 097	Land west of Steventon	Steventon							✓	✓	×		✓	×		
TPS 098	Steventon	Steventon											✓	×		
TPS 099	Steventon Storage Facility	Steventon							✓	✓	×					
TPS 100	Limited growth adjoining existing settlements of Sunningwell, Whitecross and Bayworth	Sunningwell / Whitecross / Bayworth											×			
TPS 101	East of Sutton Courtenay	Sutton Courtenay							✓	✓	✓	✓				✓
TPS 102	Land to east of Harwell Road	Sutton Courtenay											×			
TPS 103	Land to the east of Sutton Courtenay	Sutton Courtenay											×			
TPS 104	North of Appleford Road	Sutton Courtenay											×			
TPS 105	South Uffington	Uffington							✓	×						
TPS 106	Downsview Road	Wantage											✓	×		

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 107	Land south of Downsview Road, west of Wantage	Wantage											✓	×		
TPS 108	North west Wantage	Wantage							✓	×						
TPS 109	South Wantage	Wantage							✓	✓	×					
TPS 110	West Wantage, south of Wilts and Berks canal	Wantage							✓	×			✓	×		
TPS 111	Crab Hill	Wantage/Grove		✓			✓	✓				✓	✓	×		✓
TPS 112	Land north west of Wantage (Stockham Farm)	Wantage/Grove		×			×						×			
TPS 113	South Watchfield (Golf Course)	Watchfield							✓	×			✓	×		
TPS 114	Whitecross and Shippon	Whitecross/Shippon											×			
TPS 115	East Wootton	Wootton							✓	✓	✓	✓			×	
TPS 116	Land at Wootton, near Abingdon	Wootton											✓	×		
TPS 117	Land north of Honey Bottom Lane	Wootton											×			

Site ref	Site	Settlement / location	Site selection methodology (SSM) 2007 - 2012					Draft Local Plan (March 2013)	Site selection methodology 2013			Housing Delivery Update 2014	Site selection methodology 2014			Local Plan (Oct 2014)
			Local Plan 2011	PO 2009	Add Consul 2010	Internal Review 2011 - 2012	SSM Stage 1-5		Stage 1 & 2	Stage 3	Stage 4 & 5		ASSM Stage 1 & 2	ASSM Stage 3	ASSM Stage 4 & 5	
TPS 118	North Wootton	Wootton							✓	✓	×					
TPS 119	South Wootton	Wootton							✓	✓	×					
TPS 120	West side of the B4017 next to Deerhurst Park	Wootton											×			
TPS 121	Wootton Business Park	Wootton											×			

Appendix B: Detailed description of site assessment process for each individual site

Topic paper site ref:	TPS 001
Site:	Abingdon airfield
Settlement/location:	Abingdon-on-Thames
Site selection methodology (2014):	Suggestion through Housing Delivery Update that the airfield occupies a large area of land and is seriously under used. Why cannot land on the fringes of the airfield be developed for housing?
• Stage 1 & 2	Excluded from initial assessment: Operational MOD establishment.

Topic paper site ref:	TPS 002
Site:	Defunct cricket ground in Northcourt Road
Settlement/location:	Abingdon-on-Thames
Site selection methodology (2014):	Suggested as an alternative site through Housing Delivery Update consultation because it is not in the Green Belt.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 0.75 ha and could only accommodate 19 homes.

Topic paper site ref:	TPS 003
Site:	East of Drayton Road
Settlement/location:	Abingdon-on-Thames
Preferred Options (2009)	Alternative Option B
Additional Consultation (2010)	Removed at this stage: Planning for large-scale housing growth to the south of Abingdon-on-Thames is constrained by large areas of flood plain and highway capacity constraints associated with both the A34 and more local routes through the town itself. Additional infrastructure needed to support housing growth to the south of Abingdon-on-Thames, including a new crossing of the River Thames and southern bypass, that could not currently be funded by development and so is not viable or deliverable.

Topic paper site ref:	TPS 004
Site:	North of Abingdon-on-Thames
Settlement/location:	Abingdon-on-Thames
Site selection methodology (2013):	Tested as Site 1 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Sustainable location adjacent to the Vale's largest settlement. The Green Belt Review indicates that the western parts of the site can be developed without threatening the integrity of the Oxford Green Belt.
Housing Delivery Update allocation (2014)	Yes - Western part of site allocated. Allocated for 410 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	Request to extend site to the north (26.6 ha to accommodate 665 more homes) received through Housing Delivery Update consultation merited further assessment.
• Stage 3	Site cannot be extended northwards. There are a number of active land uses to the north of the proposed allocation which form a natural site boundary.
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. The site was increased to the east following more detailed landscape advise that consluded that additional development could be accomodated without causing harm to the landscape and to better facilitate school provision and delivery of a full junction on the A34 at Lodge Hill.
Publication Version Local Plan allocation	Yes – allocated for around 800 homes.

Topic paper site ref:	TPS 005
Site:	North West of Abingdon-on-Thames
Settlement/location:	Abingdon-on-Thames
Site selection methodology (2013):	Tested as Site 42 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Sustainable location adjacent to the Vale's largest settlement. The Green Belt Review indicates that part of the site can be developed without threatening the integrity of the Oxford Green Belt.
Housing Delivery Update	Yes - Site boundary cuts around Flood Zones in the north

allocation (2014)	of the site. Allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	Request to extend site to the south west boundary of Tilsley Park (northly direction) received through Housing Delivery Update consultation merited further assessment.
• Stage 3	Site cannot be extended northwards due to Flood Zones.
• Stage 4 & 5	
Publication Version Local Plan allocation	Yes - allocation boundary remains the same as that included in the Housing Delivery Update consultation. Allocated for around 200 homes.

Topic paper site ref:	TPS 006
Site:	South Abingdon-on-Thames
Settlement/location:	Abingdon-on-Thames
Site selection methodology (2013):	Tested as Site 2 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Site is severely restricted by transport issues. The transport issues can only be addressed through the provision of a southern by-pass for Abingdon-on-Thames. At present, there is no identified funding and the by-pass could not be funded solely by development.

Topic paper site ref:	TPS 007
Site:	West of Drayton Road
Settlement/location:	Abingdon-on-Thames
Preferred Options (2009)	Preferred Option A
Additional Consultation (2010)	Removed at this stage: Planning for large-scale housing growth to the south of Abingdon-on-Thames is constrained by large areas of flood plain and highway capacity constraints associated with both the A34 and more local routes through the town itself. Additional infrastructure needed to support housing growth to the south of Abingdon-on-Thames, including a new crossing of the River Thames and southern bypass, that could not currently be funded by development and so is not viable or deliverable.

Topic paper site ref:	TPS 008
Site:	Appleford (1)
Settlement/location:	Appleford
Site selection methodology	Tested as Site 46 (see Local Plan 2031 consultation draft,

(2013):	Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Local highway infrastructure cannot support large scale development on this site. Development would be severely restricted by the road capacity at the two single-lane bridges at Culham and Clifton Hampden. Possible accesses into the site are constrained by the mainline railway line and the branch line to the gravel workings: additional bridges/infrastructure would be required specific to the site.

Topic paper site ref:	TPS 009
Site:	Appleford
Settlement/location:	Appleford
Site selection methodology (2014):	Response to Housing Delivery Update consultation asks why Appleford is not considered for development given its railway station and links to Didcot and Oxford. No particular site was put forward for consideration.
• Stage 1 & 2	Excluded from initial assessment: Insufficient information provided to undertake an assessment.

Topic paper site ref:	TPS 010
Site:	South of Appleford
Settlement/location:	Appleford
Site selection methodology (2014):	Housing site put forward for consideration through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 1.43 ha and could only accommodate 36 homes.

Topic paper site ref:	TPS 011
Site:	Appleton
Settlement/location:	Appleton
Site selection methodology (2014):	Parish council proposes smaller alternative housing plots in the village through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Insufficient information provided to undertake an assessment.

Topic paper site ref:	TPS 012
Site:	Land west of Woodway Road
Settlement/location:	Blewbury
Site selection methodology (2014):	Land identified in the SHLAA (ref: BLEW05) and supported by the landowner put forward for consideration through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Sites in Blewbury automatically excluded in stage 2 of site assessment. The site also does not meet the site size threshold as it is approximately 5.94 ha and could only accommodate 149 homes.

Topic paper site ref:	TPS 013
Site:	Boars Hill
Settlement/location:	Boars Hill
Site selection methodology (2014):	Suggestion through Housing Delivery Update consultation that Boars Hill functions as a suburban area with plenty of land in large gardens that could take further housing through infilling.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 014
Site:	Land at Hurst Lane, Botley
Settlement/location:	Botley
Site selection methodology (2014):	Site currently in agricultural use, with access onto Cumnor Hill via Hurst Lane put forward through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 4.1 ha and could only accommodate 150 homes.

Topic paper site ref:	TPS 015
Site:	North of Hazel Road
Settlement/location:	Botley
Site selection methodology (2014):	Site for small scale development (circa 50 units) put forward close to the centre of Botley through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 016
Site:	South west Botley
Settlement/location:	Botley
Site selection methodology (2013):	Tested as Site 3 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Development would erode the open gap between Botley and Cumnor, which would affect the integrity of the Oxford Green Belt.

Topic paper site ref:	TPS 017
Site:	Bourton Estate
Settlement/location:	Bourton
Site selection methodology (2014):	Suggested through Housing Delivery Update consultation that Land within Bourton Estate should be considered as an extension to the strategic site being planned for at East Swindon, in the latter stages of the plan period (2026-2031). Small scale residential developments could be delivered in the short-term (5 year period).
• Stage 1 & 2	Excluded from initial assessment: Bourton is not included within the settlement hierarchy and is therefore considered to form part of the open countryside where development is not appropriate, unless consistent with the exceptions policies.

Topic paper site ref:	TPS 018
Site:	Chilton Garden Centre
Settlement/location:	Chilton
Site selection methodology (2014):	Brownfield site put forward for consideration through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Site is an existing employment site and would need to be marketed for at least a year to show that there is no interest before other type of development can occur. Does not meet site size threshold.

Topic paper site ref:	TPS 019
Site:	Land at Pond Cottages
Settlement/location:	Chilton
Site selection methodology (2014):	Representation received during Housing Delivery Update consultation mentioned this site however the consultee recognised that the site can not deliver over 200 new

	homes and it was not the intention of the representation to put the site forward as a strategic housing allocation The representation highlighted the concerns that landowners have in respect of the weight given by the Local Plan to the use of out-dated settlement boundaries originally drawn for the Local Plan 2011 which could prevent a small residential development site (like this one) being brought forward for new housing.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 020
Site:	Cumnor, alternative site 1
Settlement/location:	Cumnor
Site selection methodology (2014):	Plan of three alternative sites submitted during the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Mapping analysis indicates that the site is approximately 5.8 ha and only capable of accommodating 145 dwellings.

Topic paper site ref:	TPS 021
Site:	Cumnor, alternative site 2
Settlement/location:	Cumnor
Site selection methodology (2014):	Plan of three alternative sites submitted during the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Mapping analysis indicates that the site is approximately 5.29 ha and only capable of accommodating 132 dwellings.

Topic paper site ref:	TPS 022
Site:	Cumnor, alternative site 3
Settlement/location:	Cumnor
Site selection methodology (2014):	Plan of three alternative sites submitted during the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Mapping analysis indicates that the site is approximately 1.9 ha and only capable of accommodating 48 dwellings.

Topic paper site ref:	TPS 023
Site:	South Cumnor
Settlement/location:	Cumnor
Site selection methodology (2013):	Tested as Site 22 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Cumnor is a sustainable Larger Village with opportunities for enhanced public transport connections. The Green Belt Review indicates that some development can be accommodated on the site without threatening the integrity of the Oxford Green Belt. The site will need to be carefully planned to minimise landscape impacts and any impact on the Oxford Green Belt.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. Site was removed because it was determined that 200 homes could not be developed within the site due to landscape constraints.

Topic paper site ref:	TPS 024
Site:	Dalton airfield
Settlement/location:	Dalton
Site selection methodology (2014):	Suggestion that although in the Green Belt it would be preferable to build on the airfield than expand the villages made during the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Operational military establishment.

Topic paper site ref:	TPS 025
Site:	East Drayton
Settlement/location:	Drayton
Site selection methodology (2014):	Site originally offered by the land owner but rejected by the Neighbourhood Plan Sterring Group on the basis that it was too close to the parish church and burial ground put forward through the Housing Delivery Update consultation.
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Removed at this stage: Site previously excluded because it is adjacent to Conservation Area and Listed Building, archaeological

	constraints, small power line, sensitive landscape, semi-isolated development.

Topic paper site ref:	TPS 026
Site:	Manor Farm and South of High Street / Barrow Road sites
Settlement/location:	Drayton
Site selection methodology (2014):	Proposals in Drayton's Neighbourhood Plan put forward to replace the 'South of Drayton' allocation included in the Housing Delivery Update consultation (see TPS 0028 also).
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Only 110 homes could be accommodated across the two sites (land at Manor Farm; 45 homes, land south of the High Street; 90 homes).

Topic paper site ref:	TPS 027
Site:	North West Drayton
Settlement/location:	Drayton
Site selection methodology (2013):	Tested as Site 20 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Site 21 (South Drayton) is preferred for development as it would be more easily integrated with the existing village. Strategic development (of 200 homes) is not appropriate at more than one location at Drayton due to highway constraints.

Topic paper site ref:	TPS 028
Site:	West of Abingdon Road
Settlement/location:	Drayton
Site selection methodology (2014):	Proposal in Drayton's Neighbourhood Plan put forward to replace the 'South of Drayton' allocation included in the Housing Delivery Update consultation (see TPS 0026 also).
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site could only accommodate 65 homes.

Topic paper site ref:	TPS 029
Site:	South Drayton
Settlement/location:	Drayton
Site selection methodology (2013):	Tested as Site 21 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	The site relates well to the existing village of Drayton. Potential issues relating to ecology, flood risk, archaeology, and minerals resources will need to be resolved as part of the master planning process.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	Request to extend site to accommodate 500 homes merited further assessment.
• Stage 3	Site is allocated for 200 dwellings. Development on the whole site may not be deliverable without the south Abingdon-on-Thames by-pass which no funding is currently allocated. Therefore a small allocation would limit the impact on the wider network.
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. Site removed as allocations within Drayton are being taken forward by the Neighbourhood Development Plan.

Topic paper site ref:	TPS 030
Site:	Land at Dry Sandford
Settlement/location:	Dry Sandford
Site selection methodology (2014):	Site put forward through Housing Delivery Update consultation. Site would provide a functional extension to Wootton.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site would only accommodate 120 homes.

Topic paper site ref:	TPS 031
Site:	Land on Honey Bottom Lane
Settlement/location:	Dry Sanford
Site selection methodology (2014):	912 ft frontage on Honey Bottom Lane adjoining Green Lane put forward through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 4.8 ha and would only accommodate 120 homes.

Topic paper site ref:	TPS 032
Site:	Haynes Waste Yard
Settlement/location:	East Challow
Site selection methodology (2014):	Suggested as an alternative site to the proposed allocation at 'East Challow' through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 3.8 ha and could only accommodate 88 homes.

Topic paper site ref:	TPS 033
Site:	Land adjacent/north east of A417 beween Park Farm and proposed development at the Council Yard near Challow Park
Settlement/location:	East Challow
Site selection methodology (2014):	Suggested as an alternative site to the proposed allocation at 'East Challow' through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 7.65 ha and could only accommodate 191 homes. However, the site is next to the proposed development at the Council Yard near Challow Park. The SHLAA considered that the western part of the site is suitable. However, any more extensive development would degrade the open space/ rural character between East Challow and Wantage. Although the former VOWH Depot is Permitted Development Land, it is poorly located and any development on this site would degrade the rural character of the area between the two settlements. This site option may be considered in the Local Plan Part 2.

Topic paper site ref:	TPS 034
Site:	Land behind the Nalder Fields development to the north/east of East Challow
Settlement/location:	East Challow
Site selection methodology (2014):	Suggested as an alternative site to the proposed allocation at 'East Challow' through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Unsuitable for development due to loss of important open space between Wantage and East Challow.

Topic paper site ref:	TPS 035
Site:	Land north west of East Challow
Settlement/location:	East Challow
Site selection methodology (2013):	Tested as Site 23 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is well located adjacent to the Larger Village of East Challow and in close proximity to the market town facilities and employment opportunities in Wantage. The site is considered suitable for development of up to 200 homes. Development will need to be carefully planned to include retention of a landscape and ecological buffer around the route of the Wilts and Berks Canal, and to minimise landscape impacts.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. Site was removed because it was determined that 200 homes could not be developed within the site due to (landscape) constraints. A reduced developable area (below the strategic site threshold of 200 homes) could be considered through Local Plan Part 2.

Topic paper site ref:	TPS 036
Site:	Land East of East Hanney
Settlement/location:	East Hanney
Site selection methodology (2013):	Tested as Site 45 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is adjacent to the Larger Village of East Hanney which has a reasonable level of services and facilities. Western part of site (next to the A338) is considered suitable for development. Careful consideration should be given to minimising landscape impacts and ensuring development is well integrated with East Hanney. Wastewater capacity issues will need to be addressed.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-

• Stage 3	-
• Stage 4 & 5	Allocation was revisited after Housing Delivery Update Consultation. Site was replaced by an alternative site 'South of East Hanney' which is considered to be better connected to the village. The site to the East of the A338 could be considered through the Local Plan 2031: Part 2 process.

Topic paper site ref:	TPS 037
Site:	Land next to the school, between East Hanney and West Hanney
Settlement/location:	East Hanney
Site selection methodology (2014):	Site suggested through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Insufficient information provided to undertake an assessment. Concern that development in this location could cause coalescence between settlements.

Topic paper site ref:	TPS 038
Site:	South of East Hanney
Settlement/location:	East Hanney
Site selection methodology (2014):	Site put forward as an alternative to the 'East of East Hanney' allocation through the Housing Delivery Update consultation. Tested as Site 55 (see Appendix C)
• Stage 1 & 2	Land put forward comprises two areas split north/south by a road, 4 ha (approx 110 dwellings) and 6 ha (150 dwellings). Land meets site size threshold if considered together and merited further assessment.
• Stage 3	Southern part of site deemed more suitable and extended to accommodate 200 homes.
• Stage 4 & 5	Site is well located on the A338 with good quality public transport and potential for future improvements by means of a dedicated cycleway south to Grove and to the land safeguarded for the provision of a new railway station. The site is sufficiently large enough to accommodate ample buffering of Flood Zones 2 and 3 on the western boundary. This should also address ecology concerns with the Letcombe Brook.
Publication Version Local Plan allocation	Yes - site replaces East of East Hanney site and is allocated for around 200 homes.

Topic paper site ref:	TPS 039
Site:	Land east of East Hendred
Settlement/location:	East Hendred
Site selection methodology (2014):	Site put forward through Housing Delivery Update consultation. It is considered well located to take advantage of Science Vale Oxford and employment benefits of Oxford Harwell and Milton Park.
• Stage 1 & 2	Excluded from initial assessment: Site automatically excluded because of its location in East Hendred.

Topic paper site ref:	TPS 040
Site:	East of Coxwell Road
Settlement/location:	Faringdon
Preferred Options (2009)	Alternative Option B (East and West Coxwell Road)
Site selection methodology (2007 – 2012)	Removed at this stage: Potential for landscape and visual impacts. Site is not as well placed as other Faringdon site (South of Park Road) for access to town's employment areas and facilities.
Site selection methodology (2013):	Formed the eastern part of site tested as Site 6; an extended version of the Preferred Options site (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Planning application is being determined on the eastern part of Site 6.
Housing Delivery Update allocation (2014)	No - not included in this consultation because site had resolution to grant planning permission.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update consultation. Until the full planning application is granted we consider it prudent to allocate the site in the plan.
Publication Version Local Plan allocation	Yes – allocated for around 200 homes.

Topic paper site ref:	TPS 041
Site:	Great Coxwell Parish
Settlement/location:	(South) Faringdon
Preferred Options (2009)	Alternative Option B (East and West Coxwell Road)
Site selection methodology (2007 – 2012)	Removed at this stage: Potential for landscape and visual impacts. Site is not as well placed as other Faringdon site (South of Park Road) for access to town's employment areas and facilities.
Site selection methodology	Formed the western part of site tested as Site 6; an

(2013):	extended version of the Preferred Options site (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Planning application is being determined on eastern part of Site 6.
• Stage 4 & 5	Only western part of Site 6 (this site) should be allocated.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Publication Version Local Plan allocation	Yes – allocated for around 200 homes.

Topic paper site ref:	TPS 042
Site:	Highworth Road
Settlement/location:	Faringdon
Site selection methodology (2014):	Representation through the Housing Delivery Update consultation questioned the methodology behind the 200 dwelling threshold and suggested an alternative strategy of around 100 dwellings would be more deliverable. Site put forward for consideration.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 043
Site:	South of Park Road
Settlement/location:	Faringdon
Preferred Options (2009)	Preferred Option A
Site selection methodology (2007 – 2012)	Well contained site clearly defined by surrounding development and the A420, to which it has excellent access. Local employment areas, public transport services, a secondary school and leisure centre are nearby, and the town centre is in walking distance. Whilst visually prominent from the south, landscape impacts can be mitigated by careful layout and landscaping.
Draft Local Plan 2029 allocation (2013)	Yes – allocated to deliver around 350 homes and up to 3ha of business development.
Housing Delivery Update allocation (2014)	No - not included in this consultation because site had resolution to grant planning permission.
Publication Version Local Plan allocation	Yes - until the full planning application is granted we consider it prudent to allocate the site in the plan. Site is allocated for around 350 homes.

Topic paper site ref:	TPS 044
Site:	South West Faringdon
Settlement/location:	Faringdon
Site selection methodology (2013):	Tested as Site 5 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is located adjacent to the market town of Faringdon, which has a good level of services and facilities. Site will need to be carefully planned to minimise landscape impacts, and a permanent solution will need to be implemented to address wastewater capacity issues.
Housing Delivery Update allocation (2014)	Yes - eastern part of site allocated for 200 homes.
Publication Version Local Plan allocation	Yes – allocated for around 200 homes.

Topic paper site ref:	TPS 045
Site:	West Faringdon
Settlement/location:	Faringdon
Site selection methodology (2013):	Tested as Site 4 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Site contains County Wildlife Site (CWS). Remaining areas of land are separated by the CWS, and hence would not form a coherent site. A planning application (P13/V1366/O) was recently refused on part of this site.

Topic paper site ref:	TPS 046
Site:	Grove Airfield
Settlement/location:	Grove
Local Plan 2011	Yes - saved allocation.
Publication Version Local Plan allocation	Yes – allocated for 2500 homes.

Topic paper site ref:	TPS 047
Site:	Monks Farm
Settlement/location:	Grove
Preferred Options (2009)	Alternative Option C & D (Land north of Grove, East and West of Letcombe Brooke)
Internal Review (2011 – 2012)	A variation of Preferred Options Alternative Option C & D put forward at this stage mainly in response to the need to increase the housing target, to reflect the extended plan

	period, up to 2029 (extended from 2026 – see Housing Topic Paper). Other reasons include: • Site was readily available and would contribute to delivering infrastructure and employment growth needed in the Wantage and Grove area. • Development would be highly consistent with the emerging spatial strategy to focus growth and new services and facilities within the larger settlements and within the Science Vale area. • Development could help deliver the North Grove Link Road, which although not identified as a strategic priority, is nonetheless a local priority and important to ensure the nearby Grove Airfield development can be fully implemented without undue harm to the road network and does not contribute more traffic to the existing Larger Village of Grove. • Development would also assist the delivery of the Wantage Eastern Link Road through developer contributions (CIL / Section 106). This road is needed to help overcome existing congestion and to accommodate future traffic associated with the other proposed development within Wantage and Grove. • The opportunity to deliver employment growth adjacent to the existing F1 employment site and subsequently help provide more jobs close to where people live.
Site selection methodology (2007 – 2012)	Site is readily deliverable and would enable delivery of the North Grove Link Road and contribute to the Wantage Eastern Link Road (WELR). The site is visually less prominent and less harmful to landscape character than either of the other Wantage and Grove alternatives, and is well placed for local services in Grove. It includes areas of Letcombe Brooke flood plain and suffers from surface water flooding, however these disdadvantages are capable of successful mitigation. The site is large enough to include a primary school and would also include additional employment land adjacent to the existing Williams F1 site. This would help provide additional local employment benefits close to where people live.
Draft Local Plan 2029 allocation (2013)	Yes – allocated for up to 750 homes.
Housing Delivery Update allocation (2014)	Yes – allocated for 750 homes.
Publication Version Local Plan allocation	Yes – allocated for around 750 homes.

Topic paper site ref:	TPS 048
Site:	North east Grove
Settlement/location:	Grove
Site selection methodology (2013):	Tested as Site 14 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Difficulty with integrating development across the A338.

Topic paper site ref:	TPS 049
Site:	North west Grove
Settlement/location:	Grove
Site selection methodology (2013):	Tested as Site 16 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: There is already a large amount of development planned around Wantage and Grove and it is important that the level of development is both deliverable and sustainable.
Site selection methodology (2014):	Yes - site was put forward again through the Housing Delivery Update consultation.
• Stage 1 & 2	40 ha site (1,000 dwellings) merited further assessment.
• Stage 3	Removed at this stage: Reasons for original exclusion still apply. Suitability of site could be reviewed as part of the Local Plan period post 2031.

Topic paper site ref:	TPS 050
Site:	South east Grove
Settlement/location:	Grove
Site selection methodology (2013):	Tested as Site 15 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Difficulty with integrating development across the A338.

Topic paper site ref:	TPS 051
Site:	East Harwell campus
Settlement/location:	Harwell campus
Site selection methodology (2013):	Tested as Site 17 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.

• Stage 4 & 5	Site proposed for allocation because there is a compelling economic case for making an exception to the AONB presumption against development in this location, given the site's unique position adjacent to the Harwell Campus which is an internationally important science hub with Enterprise Zone status. The site has good transport connections and provides an opportunity for highly sustainable development adjacent to a significant employment site which is a planned area for future job growth. Any development would need to be sensitively planned to minimise impact on the AONB whilst delivering a high quality and sustainable village community.
Housing Delivery Update allocation (2014)	Yes – allocated for 1400 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. Proposals should have regard to the recommendations set out in the Harwell Campus LVIA. Only the western part of the site (areas A and B in the LVIA) is suitable for built development. The eastern part of the site may be suitable for school provision (Area C) and informal open Space (Area D). Higher density should be concentrated in the southern part of the site.
Publication Version Local Plan allocation	Yes – allocated for around 850 homes.

Topic paper site ref:	TPS 052
Site:	North of Harwell campus
Settlement/location:	Harwell campus
Additional Consultation (2010)	Put forward at this stage: • Some of the consultation responses to the Preferred Options consultation suggested that there was an over-reliance on a small number of large sites at the larger settlements. This could have deliverability implications and it was suggested that additional sites should be added to ensure there is a more balanaced mix of development sites. • Other consultation responses to the Preferred Options consultation suggested the approach did not adequately address how the rural areas could be made more sustainable and the contribution that their housing and economic growth could make towards the Vale as a whole. • The site was found to be highly sustainable, being

	partly located on previously developed land and already allocated for employment in the Local Plan 2011. Although not a main settlement, Harwell Campus is the location of internationally significant research and innovation businesses and provides an expanding range of job opportunities, as well as providing good and improving transport connectivity and local facilities equivalent to those of the most sustainable larger villages.
Site selection methodology (2007 – 2012)	Site is next to an Enterprise Zone and considered to be a highly sustainable site being well located to employment opportunities and local services. Compatible with the emerging spatial strategy and provides opportunities for supporting infrastructure delivery across the wider Science Vale area. There is scope for enhancing existing local facilities. The site will benefit from improved public transport and accessibility proposed by the Science Vale Integrated Transport Package.
Draft Local Plan 2029 allocation (2013)	Yes – called Harwell Campus. Allocated for up to 400 homes.
Site selection methodology (2013):	
• Stage 1 & 2	
• Stage 3	
• Stage 4 & 5	
Housing Delivery Update allocation (2014)	No - site is not included in this consultation because of lack of deliverability.
Site selection methodology (2014):	Agents of site respond to Housing Delivery Update consultation and confirm that the site is deliverable. They request that it is added back into the plan and extended to include back land (currently allocated for employment in Local Plan 2011). Tested as Site 50 (see Appendix C).
• Stage 1 & 2	Further assessment merited.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Mistake acknowledged; reinsate allocation. However, extension to south-west/south of the allocation is part of an Enterprise Zone and cannot be considered for housing. Harwell Campus has services and facilities equivalent to a larger village with opportunities for enhanced facilities being provided. Additional housing at the site will increase the sustainability of the location overall given its co-location with a sizable employment base with proposals for further increases in jobs being provided on-site. The area is already the subject of plans to improve the local highway network with significant enhancements to public transport, particularly towards Didcot and Oxford. The site is relatively unconstrained, is partly brownfield and has been shown to have limited impact on the AONB.
Publication Version Local Plan	Yes - site boundary excludes land in Enterprise Zone and

allocation	includes North West of Harwell Campus site (TPS 0053). Allocated for around 550 homes.

Topic paper site ref:	TPS 053
Site:	North West Harwell campus
Settlement/location:	Harwell campus
Site selection methodology (2013):	Tested as Site 19 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Only appropriate for housing if the North of Harwell campus strategic site is allocated (TPS 0052). Council is informed that the North of Harwell campus site is no longer likely to come forward for housing development.
Site selection methodology (2014):	Tested as Site 50 (see Appendix C).
• Stage 1 & 2	Agents of North Harwell Campus site respond to Housing Delivery Update consultation and confirm that the North of Harwell Campus site is deliverable. Agents suggest that both sites should be allocated. Further assessment merited.
• Stage 3	Site carried forward to stage 4: Site was included in the SHLAA (HASC14) and identified as suitable in principle.
• Stage 4 & 5	See TPS 052.
Publication Version Local Plan allocation	Yes - Site combined with North of Harwell Campus site (TPS 052).

Topic paper site ref:	TPS 054
Site:	South Harwell campus (1)
Settlement/location:	Harwell campus
Site selection methodology (2013):	Tested as Site 18 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Site does not relate well to the Harwell Campus, and is prominent and highly visible in the AONB.

Topic paper site ref:	TPS 055
Site:	South of Harwell campus (2)
Settlement/location:	Harwell campus
Site selection methodology (2014):	Tested as Site 51 (see Appendix C). Site was put forward as a direct replacement for, or to take a percentage of, the East Harwell campus allocation (TPS 051). The northern part of the triangular piece of land put forward forms part of land previously tested as Site 18 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Whilst Harwell Campus itself is a sustainable location for development, this site is remote from the existing services and facilities. The site suffers from some constraints, particularly causing harm to the AONB given the prominence of the site in the landscape (part of the site forms the slope to the North Wessex Downs and would be prominent from the Ridgeway National Trail). There are alternative sites adjacent to Harwell Campus that form preferable options for development.

Topic paper site ref:	TPS 056
Site:	Valley Park
Settlement/location:	Harwell and Milton Parishes east of the A34 adjoining Didcot Town
Preferred Options (2009)	Preferred Option A (North of Wantage Road) and Alternative Option B (South of Wantage Road)
Site selection methodology (2007 – 2012)	North of Wantage Road site is well placed to provide essential housing, services and facilities for Didcot and wider Science Vale area. The site could deliver the Harwell Strategic Link Road which is a key piece of transport infrastructure, essential to the sustainable future of the Science Vale area. The site is well located and capable of including a comprehensive package of services and facilities, including future schools, formal and informal open space, local shopping facilities and could contribute towards wider needs such as new leisure and health facilities. There are good opportunities to serve the site with public transport. It is unclear at this stage whether the land South of Wantage Road is needed for development. The south site was primarily included in the Preferred Options consultation as contingency land, incase the north site cannot accommodate the homes required.
Draft Local Plan 2029 allocation	Yes - site option combines land North of Wantage Road

(2013)	with the northern part of land South of Wantage Road. Allocated to deliver up to 2150 homes.
Site selection methodology (2013):	Tested as Site 10 and Site 12 (see Local Plan 2031 consultation draft, Appendix 5, February 2014). Site 12 (North of Wantage Road and northern part of land South of Wantage Road) was tested for an increase in density. Site 10 (southern part of land South of Wantage Road) was tested as an extension to Site 12.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Increase in density supported as part of a wider masterplan for the extended Valley Park site. Southern extension to site also supported to allow for Phase 1 of the Harwell Enterprise Link Road.
Housing Delivery Update allocation (2014)	Yes - site option in the Housing Delivery Update combined land tested as Site 10 and Site 12. It also included an extension to the north west (tested as Site 11). Allocated for 2550 homes.
Site selection methodology (2014):	Request for another increase in density received through Housing Delivery Update consultation merited further assessment.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Assessment concluded that evidence work has tested a figure of 2,550. The local plan should provide for the delivery of 'at least' 2,550 homes to allow for an element of flexibility with the potential for additional development beyond 2031. Decision also made to separate North West Valley Park site (TPS 057) from this site.
Publication Version Local Plan allocation	Yes – allocated for at least 2500 homes.

Topic paper site ref:	TPS 057
Site:	North West of Valley Park
Settlement/location:	Harwell Parish, east of A34
Site selection methodology (2013):	Tested as Site 11 (see Local Plan 2031 consultation draft, Appendix 5, February 2014) an extension to the Valley Park site (TPS 056).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Majority of this site is considered suitable for development. This is a relatively unconstrained site which is well-located for access to Didcot and employment opportunities at Milton Park. The site should be planned as part of a wider master plan for the Valley Park site (TPS 056).
Housing Delivery Update allocation (2014)	Yes - merged with other Valley Park sites (Site 10 and Site 12) – see TPS 056.

Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation revisited after Housing Delivery Update Consultation. Site treated as separate to Valley Park site (TPS 056) because it is being promoted by a different developer who can deliver the site in parallel with that site.
Publication Version Local Plan allocation	Yes – allocated for at least 800 homes.

Topic paper site ref:	TPS 058
Site:	Didcot Power station site
Settlement/location:	Harwell Parish, east of A34
Site selection methodology (2014):	Representation to the Housing Delivery Update suggests that 425 homes can be accommodated on 17 ha (of the wider 47 ha site).
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Removed at this stage: The site is safeguarded primarily for employment through Core Policy 13. The policy does however provide some flexibility for redevelopment on the wider site for mixed uses including residential. Therefore it is not appropriate to include as a separate allocation.

Topic paper site ref:	TPS 059
Site:	North Didcot
Settlement/location:	Harwell Parish, east of A34
Site selection methodology (2013):	Tested as Site 13B (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Site is considered unsuitable for development in this plan period due to the long-term continuation of minerals extraction and the adjacent landfill. The suitability of the site could be reconsidered in the future, following restoration of the landfill and minerals sites.

Topic paper site ref:	TPS 060
Site:	Residential development at Didcot A
Settlement/location:	Harwell Parish, east of A34
Site selection methodology (2013):	Tested as Site 13A (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.

• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Redevelopment of the site to be supported by policy. No specific allocation proposed. Refer to site TPS 058.

Topic paper site ref:	TPS 061
Site:	Land to the South of Reading Road, Harwell
Settlement/location:	Harwell village
Site selection methodology (2014):	Site put forward through Housing Delivery Update comprising a parcel of land (1.65 ha) to the south of the settlement.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site could only accommodate 45 homes.

Topic paper site ref:	TPS 062
Site:	North West Harwell village
Settlement/location:	Harwell village
Site selection methodology (2013):	Tested as Site 24 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Site is incorporated within Site 44 (Land west of Harwell Village), and was assessed at stage 4 as part of that site (see TPS 063).

Topic paper site ref:	TPS 063
Site:	West of Harwell
Settlement/location:	Harwell village
Site selection methodology (2013):	Tested as Site 44 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is located adjacent to the Larger Village of Harwell, which has a reasonable level of services and facilities, and is well-located at the heart of Science Vale Oxford.
Housing Delivery Update allocation (2014)	Yes - development restricted to the north eastern part of the site. Careful planning will be required to minimise landscape impacts. Allocated for 200 homes.
Publication Version Local Plan allocation	Yes – allocated for around 200 homes.

Topic paper site ref:	TPS 064
Site:	South Kennington
Settlement/location:	Kennington (Radley Parish)
Site selection methodology (2013):	Tested as Site 25 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Kennington is one of the Vale's most sustainable villages, with a good range of services and facilities. The Green Belt review indicates that the site can be developed without threatening the integrity of the Oxford Green Belt.
Housing Delivery Update allocation (2014)	Yes – allocated for 270 homes.
Publication Version Local Plan allocation	Yes – allocated for around 270 homes.

Topic paper site ref:	TPS 065
Site:	East of Kingston Bagpuize with Southmoor
Settlement/location:	Kingston Bagpuize with Southmoor
Site selection methodology (2014):	Tested as Site 48 (see Appendix C).
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Kingston Bagpuize with Southmoor is a highly sustainable larger village with good access, including by public transport, to services and facilities and employment opportunities. The site is relatively unconstrained and is preferred over the alternative site (Site 49) that would lead to greater impact on the rural edge of the village.
Publication Version Local Plan allocation	Yes – allocated for around 280 homes.

Topic paper site ref:	TPS 066
Site:	Land north of Field Close/The Paddock, Kingston Bagpuize with Southmoor
Settlement/location:	Kingston Bagpuize with Southmoor
Site selection methodology (2014):	Site put forward through Housing Delivery Update consultation is located to the northwest of Kingston Bagpuize with Southmoor and is surrounded by existing residential development to the south and west.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. Site is 2.59 ha and could only accommodate 63 homes according to information in the SHLAA.

Topic paper site ref:	TPS 067
Site:	South of Kingston Bagpuize with Southmoor
Settlement/location:	Kingston Bagpuize with Southmoor
Site selection methodology (2013):	Tested as Site 26 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Concern about deliverability of an additional site in light of the level of development already planned around Kingston Bagpuize with Southmoor.
Site selection methodology (2014):	Tested as Site 49 (see Appendix C).Two areas of land covering similar area previously tested as Site 26 were put forward by the landowner through the Housing Delivery Update consultation.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Whilst the village is sustainable this site suffers from a number of constraints including harm to landscape and the rural edge of the village. The alternative site (Site 48) is preferred for development.

Topic paper site ref:	TPS 068
Site:	Land off Kings Lane, Longcot
Settlement/location:	Longcot
Site selection methodology (2014):	Suggestion made during Housing Delivery Update consultation that Longcot could have an allocation of 100 homes with new playing fields and a village shop.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 069
Site:	Land north east of Marcham at Hydes Copse
Settlement/location:	Marcham
Site selection methodology (2014):	Site for 100 homes put forward through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 070
Site:	South Marcham
Settlement/location:	Marcham
Site selection methodology (2013):	Tested as Site 27 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).

• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is well located adjacent to the Larger Village of Marcham and in close proximity to the Market Town of Abingdon-on-Thames. Development will need to be carefully planned to minimise landscape impacts.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. 200 homes cannot be developed within the site due to landscape (historic environment) and infrastructure constraints. A reduced developable area (below the strategic site threshold of 200 homes) could be considered through Local Plan Part 2.

Topic paper site ref:	TPS 071
Site:	Milton Heights
Settlement/location:	Milton Parish west of A34
Site selection methodology (2013):	Tested as Site 40 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is located in the heart of Science Vale, with good access to Milton Park and the Harwell Oxford Campus. Additional services and facilities, including a new school, would need to be provided as part of the development scheme, to upgrade Milton Heights from a Smaller Village to a Larger Village.
Housing Delivery Update allocation (2014)	Yes – allocated for 1400 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	Request to extend site (1400 homes minimum) to accord with single landownership merited further assessment. Objection from Oxfordshire County Council (OCC) on highway grounds.
• Stage 3	Request to extend site not considered feasible.
• Stage 4 & 5	Objection from OCC was considered and the allocation has been reduced in scale to 400 dwellings.
Publication Version Local Plan allocation	Yes

Topic paper site ref:	TPS 072
Site:	Oxford Garden City
Settlement/location:	Oxford Garden City
Site selection methodology (2013):	Tested as Site 40A (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Site is located on land proposed to be safeguarded for a potential Upper Thames Reservoir. There are significant viability and practicality issues around highway capacity and provision of access (due to existing access and close proximity to existing junctions on A34). The site can accommodate more homes than are needed, but few would be provided in the first five years due to long lead in time.Potential impact on Oxford Meadows Special Area of Conservation (SAC) through increase vehicle traffic accessing the A34.
Site selection methodology (2014):	Tested as Site 52 (Appendix C)
• Stage 1 & 2	Land put forward again through Housing Delivery Update met site size threshold and merited further assessment.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: The site suffers from a number of constraints, including potential impact on the setting of Conservation Areas, Scheduled Monuments, Listed Buildings and views from the North Wessex Downs AONB. Large areas of the site are also within the floodplain and form an area safeguarded for future water storage. The quantum of development proposed may negatively impact on the Oxford Meadows Special Area of Conservation (SAC) as traffic generated from the site would be highly likely to access the nearby A34 thus leading to increased airborne pollution. Furthermore, the scale of development would take longer to deliver and is unlikely to make a contribution to housing delivery in the early part of the plan period. A garden city would require huge investment in infrastructure such as schools, transport and fire and rescue and further assessment is required to better understand the impact of the proposed growth. If this site is considered a reasonable option for meeting the anticipated unmet housing need for Oxford City, it would need to be considered against other reasonable alternative options identified for this purpose across Oxfordshire.

Topic paper site ref:	TPS 073
Site:	Former Coal Yard, Thrupp Lane
Settlement/location:	Radley
Site selection methodology (2014):	Suggestion that a brownfield site in close proximity to existing houses could be well integrated into the village.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 074
Site:	Land east of the railway line, north of Lower Radley
Settlement/location:	Radley
Site selection methodology (2014):	Site of 6.74 ha capable of accommodating 169 homes put forward for consideration through the Housing Delivery Update consultation as alternative to site 14 and 16 in the Green Belt Review.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold. SHLAA says site is unsuitable due to large pylons and poor relationship with existing settlement due to railway line. Bridge over railway would require upgrading. In addition this site was considered as part of the Green Belt Review but was not proposed to be released from the greenbelt. The two sites to the west of Radley were proposed to be released (site 16 and 14 in Green Belt Review phase 3 report).

Topic paper site ref:	TPS 075
Site:	Land off Kennington Road
Settlement/location:	Radley
Site selection methodology (2014):	Site of 17.13 ha capable of accommodating 428 homes put forward for consideration through the Housing Delivery Update consultation as alternative to site 14 and 16 in the Green Belt Review.
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Removed at this stage: Site considered as part of the Green Belt Review but was not proposed to be released from the Green Belt. The two sites to the west of Radley were proposed to be released (site 16 and 14 in Green Belt Review phase 3 report).

Topic paper site ref:	TPS 076
Site:	North Radley
Settlement/location:	Radley
Site selection methodology (2013):	Tested as Site 29 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).

• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is located next to Radley; one of the Vale's more sustainable villages. The Green Belt Review indicates that land to the North of Radley is important in maintaining the separation between Radley and Kennington and is an important part of the open countryside.
Housing Delivery Update allocation (2014)	Yes - we agreed with the Green Belt Review but considered a small parcel of land could be released from the Green Belt and developed without significant harm on the separation of settlements and open character of the area. Allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after the Housing Delivery Update Consultation. Site not recommended for development in Landscape Capacity Study and Green Belt Review. Need for homes through strategic allocations has been reduced and therefore site was removed.

Topic paper site ref:	TPS 077
Site:	North west of Radley
Settlement/location:	Radley
Site selection methodology (2013):	Tested as Site 28 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Radley is one of the Vale's more sustainable villages with a good range of services and facilities, and is close to additional facilities in Abingdon. The Green Belt review indicates that the site can be developed without threatening the integrity of the Oxford Green Belt. The site has good public transport connectivity with opportunities for enhancement.
Housing Delivery Update allocation (2014)	Yes – allocated for 240 homes.
Publication Version Local Plan allocation	Yes – allocated for around 240 homes.

Topic paper site ref:	TPS 078
Site:	North west of Radley site (TPS 77) to accommodate relocation of playing field and village hall from Area 14 in the Green Belt Review.
Settlement/location:	Radley
Site selection methodology	Yes

(2014):	
• Stage 1 & 2	Excluded from initial assessment: Radley Collage does not support the retention of playing fields on Area 14 in the Green Belt Review (Gooseacre) and would like to see the playing fields and village hall relocated to the site at North Radley, near the existing primary school (ie land swap). Recommendations (of the Phase 3 Green Belt Review) states that the northern part of the site is playing field and should be left as such.

Topic paper site ref:	TPS 079
Site:	South Radley
Settlement/location:	Radley
Site selection methodology (2014):	Tested as Site 54 (see Appendix C).
• Stage 1 & 2	Site 14 in the Phase 3 Green Belt Review is recognised for release. Part of site was also considered as two sites in the SHLAA (RADL06 and RADL07). Site meets site size threshold and merited further assessment. RADL06 suitable in principle subject to access. RADL07 unsuitable due to access issues but has potential if developed with RADL07. SHLAA indicated that availability was 'unknown' however rep suggests that site is in single ownership with a development promoter now involved. Landowner believes this site should be favoured over Radley North site.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: This site is not considered suitable for a strategic site allocation due to the cumulative impact of more suitable strategic sites in the vicinity (North West Radley, South Kennington and North Abingdon) and the impact this would have on the local infrastructure and services. Site includes land which is in active recreational use by the community. The removal of this area from the strategic site would leave it below the minimum area required for the provision of 200 dwellings. Site is also located immediately between two ancient monuments and may be of archaeological significance.

Topic paper site ref:	TPS 080
Site:	Rowstock
Settlement/location:	Rowstock
Site selection methodology (2013):	Tested as Site 39 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.

• Stage 4 & 5	Removed at this stage: Site is not considered appropriate due to issues of coalescence and cumulative impact, and a lack of existing services and facilities to enable sustainable development during early phases.

Topic paper site ref:	TPS 081
Site:	Shippon
Settlement/location:	Shippon
Site selection methodology (2014):	Suggestion made during Housing Delivery Update consultation that Shippon, which is a named village with a brown line defining the village area, should have a site allocation.
• Stage 1 & 2	Excluded from initial assessment: Shippon is not included within the settlement hierarchy and is therefore considered to form part of the open countryside where development is not appropriate, unless consistent with the exceptions policies.

Topic paper site ref:	TPS 082
Site:	South west Shrivenham
Settlement/location:	Shrivenham
Site selection methodology (2014):	Site put forward through Housing Delivery Update consultation. Tested as Site 53 (see Appendix C).
• Stage 1 & 2	Site merited further assessment: Site was partly assessed in the SHLAA as site SHRV12 and this area of land (4.24 ha / 106 homes) was deemed suitable in principle but availability was 'unknown'. The current area of land being put forwards on behalf of the landowners is larger and meets the size threshold.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: The site is not considered suitable for a strategic site allocation due to the cumulative impact of more suitable strategic sites in Shrivenham and the impact this would have on local infrastructure and services. The Housing Delivery Update proposed two sites in Shrivenham (North and South). Following public consultation, the preferred approach is to increase the allocation on one site (North Shrivenham) and removing the need for a second site. The North Shrivenham site is preferable because it is more closely related to the existing village and its services and facilities and was the site preferred by the community.

Topic paper site ref:	TPS 083
Site:	Land east of A420 / Land north of Townsend Road
Settlement/location:	Shrivenham
Site selection methodology (2014):	Yes
• Stage 1 & 2	Site was considered in the SHLAA (SHRV03_14) and considered suitable in principle but there was no evidence to indicate the site was available and achievable. Subsequently, other sites in Shrivenham with known availability and achievability were allocated.
• Stage 3	Removed at this stage: No response from the landowner to indicate that site is available.

Topic paper site ref:	TPS 084
Site:	Land to the south of Highworth Road, Shrivenham
Settlement/location:	Shrivenham
Site selection methodology (2014):	Yes
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 085
Site:	North of Shrivenham
Settlement/location:	Shrivenham
Site selection methodology (2013):	Yes - Tested as Site 31 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is sustainable for development with few constraints. Shrivenham is one of the more sustainable villages in the Vale, with a good range of services and facilities.
Housing Delivery Update allocation (2014)	Yes - Development should be located towards the southern part of the site, below the ridgeline, and the site will need to be carefully planned to minimise any impacts on the Tuckmill Meadows SSSI. Allocated for 400 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	Request to enlarge allocation to 32.6 ha and accommodate more homes) merited further assessment.
• Stage 3	Request to extend site not suitable. Only the southern part is allocated because the SA identified potential for significant negative effects on SSSI abutting the northern boundary.
• Stage 4 & 5	-
Publication Version Local Plan	Yes – allocated for around 500 homes.

allocation	

Topic paper site ref:	TPS 086
Site:	South Shrivenham
Settlement/location:	Shrivenham
Site selection methodology (2013):	Yes - Tested as Site 30 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is sustainable for development with few constraints. Shrivenham is one of the more sustainable villages in the Vale, with a good range of services and facilities.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation revisited after Housing Delivery Update Consultation. Site removed due to consultation responses/community preference for development to be focussed in the north of the village.

Topic paper site ref:	TPS 087
Site:	Townsend Road
Settlement/location:	Shrivenham
Site selection methodology (2014):	Representation through the Housing Delivery Update consultation questioned the methodology behind the 200 dwelling threshold and suggested an alternative strategy of around 100 dwellings would be more deliverable. Site put forward for consideration.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 088
Site:	West of Station Road
Settlement/location:	Shvrivenham
Site selection methodology (2014):	Objection to South Shrivenham site through Housing Delivery Update consultation because of proximity to Uffington White Horse. Representation suggests alternative sites (capable of delivering 106 and 55 homes) on the other side of Station Road which could be a continuation of the Linden Homes site.
• Stage 1 & 2	Excluded from initial assessment:

	Does not meet site size threshold.

Topic paper site ref:	TPS 089
Site:	Land south of Springhill
Settlement/location:	Southmoor
Site selection methodology (2014):	Yes
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 090
Site:	North Stanford-in-the-Vale
Settlement/location:	Stanford-in-the-Vale
Site selection methodology (2013):	Tested as Site 32 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Landscape Capacity Study indicates that the majority of this site would be unsuitable for development. Site tested as Site 38 (West Stanford in the Vale) is the preferred site for development in Stanford in the Vale.

Topic paper site ref:	TPS 091
Site:	Recreation/football ground
Settlement/location:	Stanford-in-the-Vale
Site selection methodology (2014):	Request that we reduce the current allocation at Stanford in the Vale from 290 to 200 and find alternative smaller site like this one (1.7 ha capable of accommodaing 43 homes) in the village.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 092
Site:	Stanford-in-the-Vale village
Settlement/location:	Stanford in the Vale
Site selection methodology (2014):	Yes
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 093
Site:	Twiddy-Old Mill Nursery
Settlement/location:	Stanford-in-the-Vale

Site selection methodology (2014):	2.78 ha site capable of accommdating 70 homes puts forward through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 094
Site:	West of Stanford-in-the-Vale
Settlement/location:	Stanford-in-the-Vale
Site selection methodology (2013):	Tested as Site 38 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Site is relatively unconstrained and development will help to improve the sustainability and provision of services and facilities within the Larger Village of Stanford-in-the-Vale. A recent appeal decision established the principle that development is acceptable west of the A417.
Housing Delivery Update allocation (2014)	Yes – allocated for 290 homes.
Publication Version Local Plan allocation	Yes – allocated for around 220 homes.

Topic paper site ref:	TPS 095
Site:	Barnet Road
Settlement/location:	Steventon
Site selection methodology (2014):	Representation through the Housing Delivery Update consultation questioned the methodology behind the 200 dwelling threshold and suggested an alternative strategy of around 100 dwellings would be more deliverable. Site put forward for consideration.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 096
Site:	Land south of Steventon
Settlement/location:	Steventon
Site selection methodology (2014):	Site put forward for consideration through Housing Delivery Update consultation.
• Stage 1 & 2	Site included in the SHLAA as STEV10 and STEV11. STEV10: 5.17 ha (129 homes), STEV11: 8.49 ha (212 homes). STEV10 was considered suitable in principle subject to some mitigation measures required for visually sensitive site. STEV11 deemed unsuitable due to proximity to railway line; limited access to the centre of the village; and visually sensitive. Site merited further

	assessment.
• Stage 3	Removed at this stage: STEV10 cannot accommodate 200 homes alone, therefore no need to consider site further.

Topic paper site ref:	TPS 097
Site:	Land west of Steventon
Settlement/location:	Steventon
Site selection methodology (2013):	Tested as Site 47 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Existing significant utility infrastructure would constrain development on this site, and there are also significant highways constraints in this area.
Site selection methodology (2014):	Site put forward again through Housing Delivery Update.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Reasoning for original exclusion still applies.

Topic paper site ref:	TPS 098
Site:	Steventon
Settlement/location:	Steventon
Site selection methodology (2014):	Suggesting made through Housing Delivery Update consultation that there are more suitable sites in the locality, including Steventon.
• Stage 1 & 2	Merited further assessment.
• Stage 3	Removed at this stage: Existing significant utility infrastructure would constrain development, and there are also significant highways constraints in this area.

Topic paper site ref:	TPS 099
Site:	Steventon Storage Facility
Settlement/location:	Steventon
Site selection methodology (2013):	Tested as Site 41 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Site is remote from existing settlements. Initial phases of any development would therefore be unsustainable, and development would need to be of a sufficient size to

	provide all required services and facilities. This level of development could not be accommodated within the tested site boundary.

Topic paper site ref:	TPS 100
Site:	Limited growth adjoining existing settlements of Sunningwell, Whitecross and Bayworth
Settlement/location:	Sunningwell / Whitecross / Bayworth
Site selection methodology (2014):	Suggestion made during Housing Delivery Update consultation that if a Garden City proposal isn't possible, another option would be to have more limited growth adjoining the existing settlements of Sunningwell, Whitecross and Bayworth. The edges of these settlements should be reviewed for locations where development could take place.
• Stage 1 & 2	Excluded from initial assessment: Sunningwell, Whitecross and Bayworth are not included within the settlement hierarchy and are therefore considered to form part of the open countryside where development is not appropriate, unless consistent with the exceptions policies.

Topic paper site ref:	TPS 101
Site:	East of Sutton Courtenay
Settlement/location:	Sutton Courtenay
Site selection methodology (2013):	Tested as Site 33 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	This site is well located adjacent to the Larger Village of Sutton Courtenay. The scale of development proposed will help to minimise any highway impacts. However, the site will need to be carefully planned to mitigate surface water flooding.
Housing Delivery Update allocation (2014)	Yes – allocated for 220 homes.
Publication Version Local Plan allocation	Yes – allocated for arounf 220 homes.

Topic paper site ref:	TPS 102
Site:	Land to east of Harwell Road
Settlement/location:	Sutton Courtenay
Site selection methodology (2014):	No formal land identified through Housing Delivery Update but a suggestion that land for 100 homes could be found in this area.
• Stage 1 & 2	Excluded from initial assessment:

	Does not meet site size threshold.

Topic paper site ref:	TPS 103
Site:	Land to the east of Sutton Courtenay
Settlement/location:	Sutton Courtenay
Site selection methodology (2014):	Two parcels of land put forward through the Housing Delivery Update consultation: 1) land to the east of Cross Trees Farm, High Street (2.1 ha) 2) land to the rear of Buckridges. (0.84 ha) Both pieces of land are currently agricultural in nature, and the surrounding land uses are a mixture of residential and agriculture.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 104
Site:	North of Appleford Road, Sutton Courtenay
Settlement/location:	Sutton Courtenay
Site selection methodology (2014):	Alternative site (7.22 ha capable of accommodating 181 homes) to East of Sutton Courtenay site put forward through Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 105
Site:	South Uffington
Settlement/location:	Uffington
Site selection methodology (2013):	Tested as Site 34 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Uffington is not well related to the strategic road network and public transport provision is poor.

Topic paper site ref:	TPS 106
Site:	Downsview Road
Settlement/location:	Wantage
Site selection methodology (2014):	Site which is 7.2 ha (split into 5.97 ha and 1.24 sections separated by a road) capable of accommodating more than 250 homes was put forward through Housing Delivery Update consultation.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage:

	Site is an existing employment site and would need to be marketed for at least a year to show that there is no interest before other type of development can occur.

Topic paper site ref:	TPS 107
Site:	Land south of Downsview Road, west of Wantage
Settlement/location:	Wantage
Site selection methodology (2014):	Site which is 21.5 ha capable of accommodating 645 homes was put forward through Housing Delivery Update consultation.
• Stage 1 & 2	Site merited further assessment: Southern part of site was covered by SHLAA (EACH05) and excluded from consideration due to loss of important open space between Wantage and East Challow.
• Stage 3	Removed at this stage: Reasoning for original exclusion still applies.

Topic paper site ref:	TPS 108
Site:	North west Wantage
Settlement/location:	Wantage
Site selection methodology (2013):	Tested as Site 7 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Northern section of this site is subject to a resolution to grant planning permission for 90 homes (phase 2 of Stockham Farm), subject to legal agreements. The southern section of the site forms part of an important open gap between Wantage and East Challow.

Topic paper site ref:	TPS 109
Site:	South Wantage
Settlement/location:	Wantage
Site selection methodology (2013):	Tested as Site 9 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Development would have a significant negative impact on the landscape character of the area, and the AONB. Proposed new infrastructure and mitigation to address traffic growth in Wantage is not designed to support additional traffic from this site.

Topic paper site ref:	TPS 110
Site:	West Wantage, south of Wilts and Berks canal
Settlement/location:	Wantage
Site selection methodology (2013):	Tested as Site 8 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Forms part of an important open gap between Wantage and East Challow.
Site selection methodology (2014):	Land put forward again through Housing Delivery Update met site size threshold and merited further assessment.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Reasoning for original exclusion still applies.

Topic paper site ref:	TPS 111
Site:	Crab Hill
Settlement/location:	Wantage/Grove
Preferred Options (2009)	Preferred Option A (Land north east of Wantage)
Site selection methodology (2007 – 2012)	Large enough to take sufficient homes to achieve economies of scale in school and service provision including a full, two-form entry primary school. It would also directly enable provision of Wantage Eastern Link Road (WELR), a strategic transport infrastructure priority for the wider Science Vale UK area. This is the site's main 'delivery' advantage over the alternatives: it significantly reduces the total cost to be found elsewhere, and avoids the cost and uncertaintly associated with the compulsory land purchase process. This site has landscape and visual prominence relative to alternatives in the area, but these have to be seen in the context of the impact that would arise from the construction of the Wantage Eastern Link Road, which would be needed anyway, to address existing congestion and to support development wlsewhere in the area. The landscape and visual impact of development at Crab Hill can be successfully mitigated, for example through careful planning of the proposed country park.
Draft Local Plan 2029 allocation (2013)	Yes - extended version of the PO site included. Allocated for up to 1500 homes with associated services and facilities.
Housing Delivery Update allocation (2014)	Yes - included in consultation as existing proposed development site for 1500 homes.
Site selection methodology (2014):	Request to extend site to accommodate 2,500 homes in total received through Housing Delivery Update consultation merited further assessment.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Site cannot be extended. It has insufficient capacity to

	accommodate more growth – physical constraints (gradient / ridgeway to the north), education and transport capacity in the area.
• Stage 4 & 5	-
Publication Version Local Plan allocation	Yes – allocated for around 1500 homes.

Topic paper site ref:	TPS 112
Site:	Land north west of Wantage (Stockham Farm)
Settlement/location:	Wantage/Grove
Preferred Options (2009)	Alternative Option B
Site selection methodology (2007 – 2012)	Removed at this stage: Planning permission for 200 homes on land at Stockham Farm granted in March 2013. Resolution to grant a further 90 homes on land south of Denchworth Road given in January 2014.
Site selection methodology (2014):	Representation submitted during the Housing Delivery Update consultation highlighting the intension of developers to bring forward a final parcel of development on land (south east section) at Stockham Farm. It is recognised that the site is not of a size which could deliver over 200 new homes and it is not the intention of their representation to put the site forward as a strategic housing allocation.
• Stage 1 & 2	Excluded from initial assessment: No need to appraise.

Topic paper site ref:	TPS 113
Site:	South Watchfield (Golf Course)
Settlement/location:	Watchfield
Site selection methodology (2013):	Tested as Site 35 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Impact on open gap between Shrivenham and Watchfield.
Site selection methodology (2014):	Land put forward again through Housing Delivery Update met site size threshold and merited further assessment.
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Removed at this stage: Reasoning for original exclusion still applies.

Topic paper site ref:	TPS 114
Site:	Whitecross and Shippon
Settlement/location:	Whitecross/Shippon
Site selection methodology (2014):	Suggestion made during Housing Delivery Update consultation that some areas by Whitecross and Shippon could be developed without eroding the gap with

	Abingdon, but functioning as part of Abingdon.
• Stage 1 & 2	Excluded from initial assessment: Whitecross and Shippon are not included within the settlement hierarchy and are therefore considered to form part of the open countryside where development is not appropriate, unless consistent with the exceptions policies.

Topic paper site ref:	TPS 115
Site:	East Wootton
Settlement/location:	Wootton
Site selection methodology (2013):	Tested as Site 43 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Wootton is one of the more sustainable villages in the Vale. This site is preferred over Sites 36 and 37 (South and North Wootton) because it is located further from the Cothill Fen SAC. Given the distance from the SAC, the site is not expected to lead to any significant issues providing that a Green Infrastructure Plan is provided for the site, as recommended by the HRA. The Green Belt Review indicates that some development can be accommodated on the site without threatening the integrity of the Oxford Green Belt.
Housing Delivery Update allocation (2014)	Yes – allocated for 200 homes.
Site selection methodology (2014):	Yes
• Stage 1 & 2	-
• Stage 3	-
• Stage 4 & 5	Allocation was revisited after Housing Delivery Update Consultation. 200 homes can not be developed within the site due to landscape constraints, limited public transport access and potential harm to the nearby SAC. A reduced developable area (below the strategic site threshold of 200 homes) could be considered through Local Plan Part 2.

Topic paper site ref:	TPS 116
Site:	Land at Wootton, nr Abingdon
Settlement/location:	Wootton
Site selection methodology (2014):	Land comprising three sites previously appraised in the SHLAA (WOOT02, WOOT10 and WOOT 11) put forward for consideration.
• Stage 1 & 2	Site merited further assessment.
• Stage 3	Removed at this stage: The MOD has indicated that development would have an impact on flight safety at Abingdon Airfield. The site is also

	located 250m from the Cothill Fen SAC.

Topic paper site ref:	TPS 117
Site:	Land north of Honey Bottom Lane
Settlement/location:	Wootton
Site selection methodology (2014):	Site capable of accommodating 103 homes put forward through the Housing Delivery Update consultation.
• Stage 1 & 2	Excluded from initial assessment: Does not meet site size threshold.

Topic paper site ref:	TPS 118
Site:	North Wootton
Settlement/location:	Wootton
Site selection methodology (2013):	Tested as Site 37 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Significant surface water flooding issues on Cumnor Road, which development could exacerbate. The site is located 350m from the Cothill Fen SAC. Site tested as Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC (TPS 115).

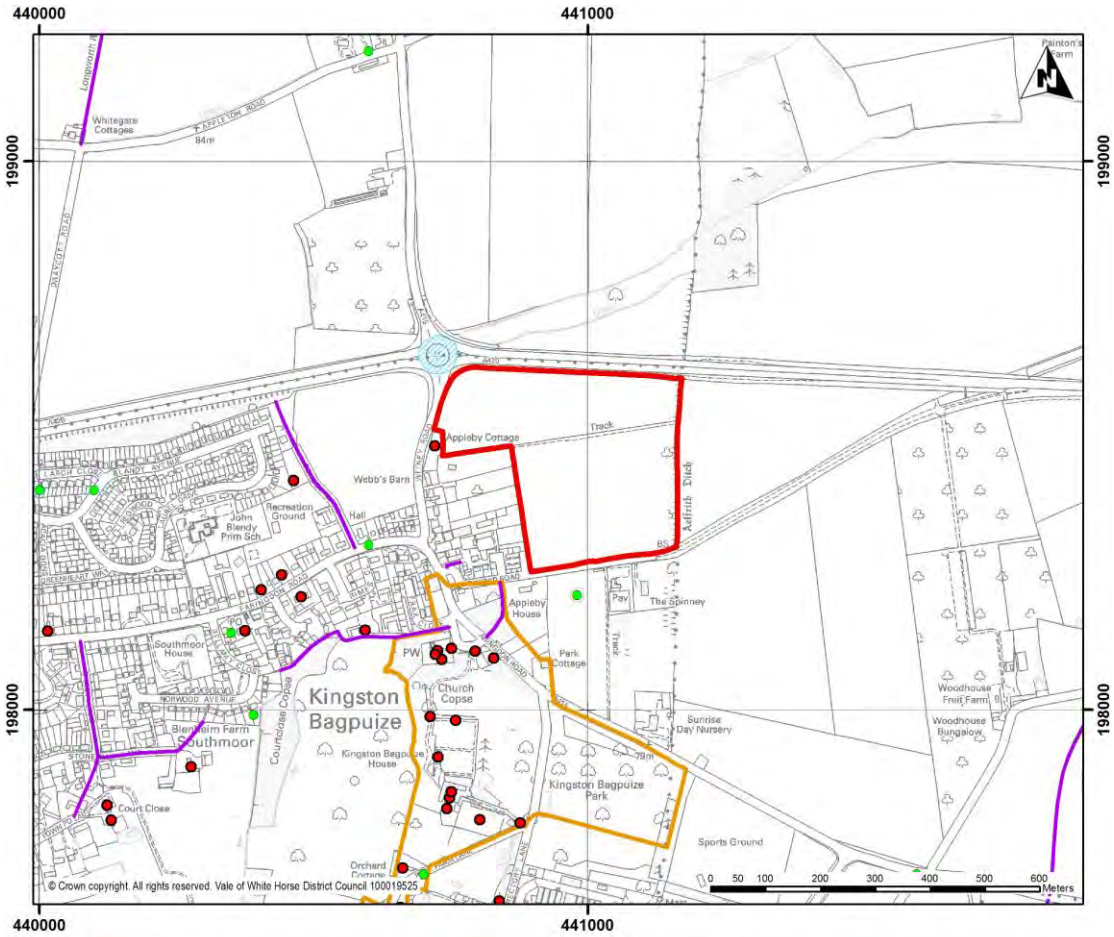
Topic paper site ref:	TPS 119
Site:	South Wootton
Settlement/location:	Wootton
Site selection methodology (2013):	Tested as Site 36 (see Local Plan 2031 consultation draft, Appendix 5, February 2014).
• Stage 1 & 2	Carried forward to stage 3.
• Stage 3	Carried forward to stage 4.
• Stage 4 & 5	Removed at this stage: Development on the southern part of the site would have an impact on flight safety at Abingdon Airfield, and hence would not be appropriate. The site is located 250m from the Cothill Fen SAC. Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC (TPS 115).

Topic paper site ref:	TPS 120
Site:	West side of the B4017 next to Deerhurst Park
Settlement/location:	Wootton
Site selection methodology (2014):	Yes
• Stage 1 & 2	Excluded from initial assessment: Insufficient information provided to make full assessment.

Topic paper site ref:	TPS 121
Site:	Wootton Business Park
Settlement/location:	Wotton
Site selection methodology (2014):	Objection to removal of East Wootton site from the Green Belt received during Housing Delivery Update consulation. Suggestion that this and land north side of Honeybottom Lane (submitted as a new site – TPS 117) are suitable alternatives.
• Stage 1 & 2	Excluded from initial assessment: Site is a business park.

Appendix C: Site information tables

SITE 48	EAST OF KINGSON BAPUIZE WITH SOUTHMOOR

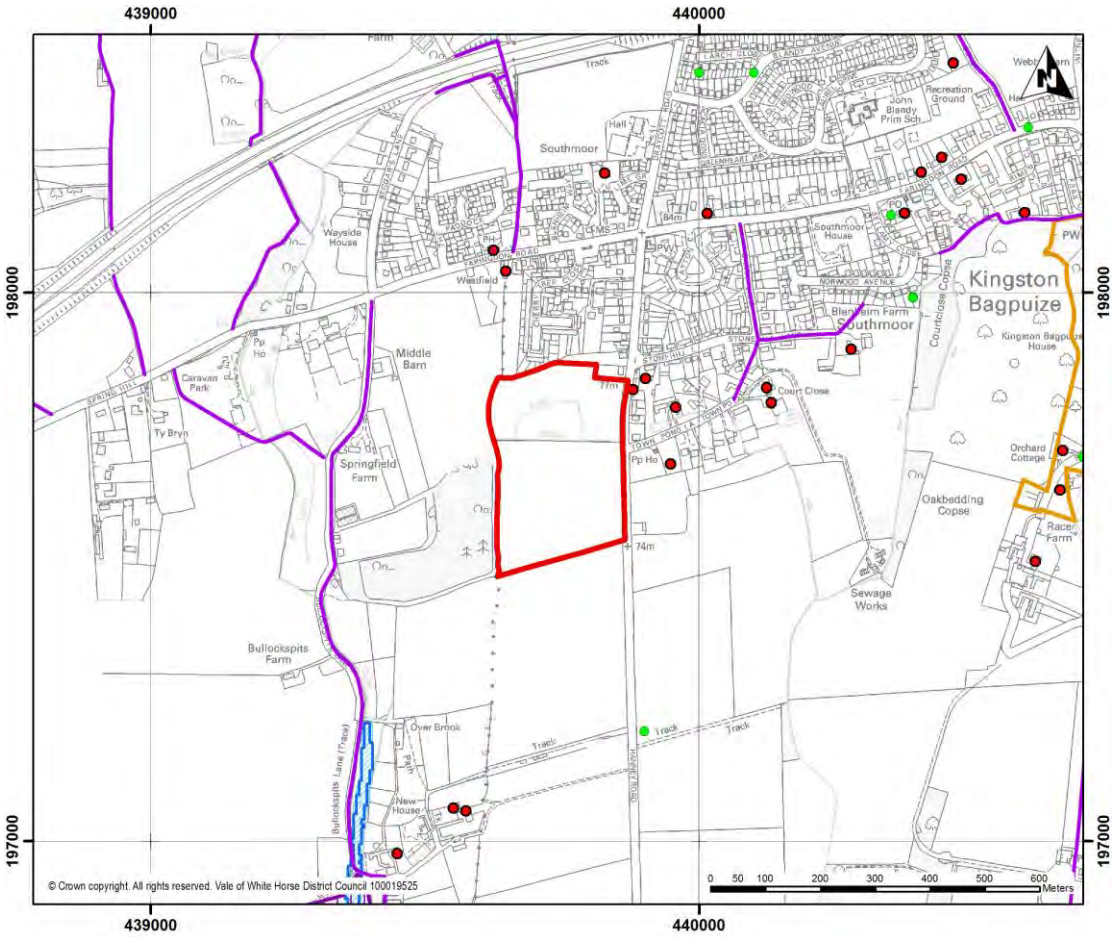


Proposed strategic site allocation
Listed buildings
District Outline
Mineral Consultation Area
Local Wildlife Sites
Conservation Area
AONB
Great Western Community Forest
Green Belt
SSSI
Scheduled Ancient Monuments
Historic Park and Gardens
Ancient Woodland
Local Nature Reserves
National Nature Reserves
Protected Species
Special Areas of Conservation
Public Rights of Way
Flood Zone 3
Flood Zone 2

Description: Site comprises agricultural land. Bounded to the west and south by the existing settlement of Kingston Bagpuize with Southmoor, to the north by the A420 and to the east by a medieval boundary ditch.	**Maximum Capacity** - 280 **Proposed Allocation** - 280

Site 48	East of Kingston Bagpuize with Southmoor
Sustainability Appraisal	One major likely significant negative effect was identified against objective 10 (Reduce emissions, the use of resources and improve resource efficiency) due to the loss of greenfield land and development on site may possibly sterilise a local mineral resource.
Landscape Capacity Study	The Landscape Capacity Study (2014) indicates that there is some potential for development subject to more detailed study, particularly of the settlement pattern and Conservation Area.
Access	Full direct site access onto A420 would not be acceptable. Safe access onto Witney Road could be achieved via Oxford Road, to the south of the site.
Water supply and wastewater capacity	No concerns regarding water supply capacity however significant infrastructure for waste water facilities will be required.
Flooding	Site is located entirely within Flood Zone 1 however consideration should be given to the early medieval boundary ditch on the eastern boundary.
Ecology	This site is adjacent to Kingston Bagpuize Millennium Green which contains a pond. The pond contains a population of Great Crested Newts (GCN). The presence of GCN may have an impact on the potential layouts and capacity.
Transport	There are capacity and performance constraints associated with the A420 route corridor. However, the site is located within easy walking distance of bus stops on route 66 from Swindon to Oxford. There is an opportunity to enhance this service with improved frequency and level of service. Development likely to impact on Public Rights of Way on the site and in the vicinity.
Historic environment and cultural heritage	The north-western part of this site is adjacent to Appleby Cottage, which is listed grade II. Archaeological features are present on the site.
Minerals	The site may contain sand deposits which may form part of a potentially workable resource.
Social and community	Good services and facilities in village with good access to Abingdon-on-Thames and Oxford. Development would require school expansion of John Blandy Primary School.
Other	The site is adversely affected by road noise from the A420. An appropriate buffer would be required in association with mitigation.
Recommendation: Site is proposed for allocation of around 280 homes.	**Reasons**: Kingston Bagpuize with Southmoor is a highly sustainable larger village with good access, including by public transport, to services and facilities and employment opportunities. The site is relatively unconstrained and is preferred over the alternative site (Site 49) that would lead to greater impact on the rural edge of the village.

SITE 49	SOUTH OF KINGSON BAPUIZE WITH SOUTHMOOR

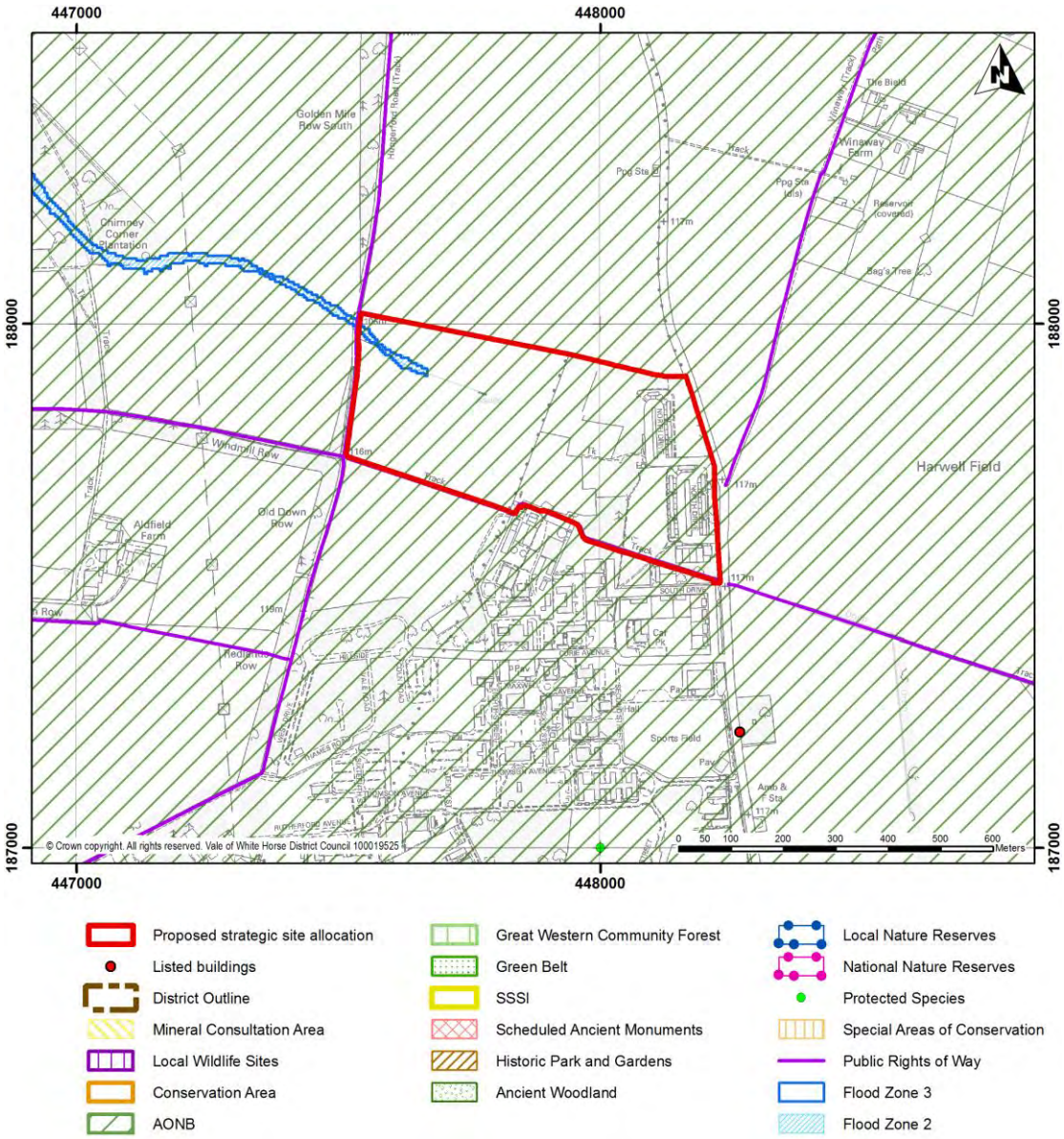


Proposed strategic site allocation
Listed buildings
District Outline
Mineral Consultation Area
Local Wildlife Sites
Conservation Area
AONB
Great Western Community Forest
Green Belt
SSSI
Scheduled Ancient Monuments
Historic Park and Gardens
Ancient Woodland
Local Nature Reserves
National Nature Reserves
Protected Species
Special Areas of Conservation
Public Rights of Way
Flood Zone 3
Flood Zone 2

Description: Site comprises agricultural land. Bounded to the north and east by the existing settlement of Kingston Bagpuize with Southmoor and to the west and south by agricultural land.	**Maximum Capacity** - 200 **Proposed Allocation** - 0

Site 49	South of Kingston Bagpuize with Southmoor
Sustainability Appraisal	Two major likely significant negative effects were identified against objective 8 (protect the cultural heritage and provide a high quality townscape and landscape) because the site could lead to potential harm to the landscape character and settlement pattern and the character of the area would limit density of new housing; and objective 10 (reduce greenhouse gas emissions and the use of resources and improve resource efficiency) because development on this site could possibly sterilise a potential mineral resource.
Landscape Capacity Study	The Landscape Capacity Study (2014) identifies potential harm to landscape character and settlement pattern. It does not recommend any part of the site is suitable for development.
Access	Further investigation required to identify an appropriate access. Hanney Road is narrow, with a section of it being of only single lane width. The junction of Hanney Road with Faringdon Road is poor in terms of visibility and improvement may be required, if achievable. The nature of Hanney Road is such as to be unsuitable to support a large development.
Water supply and wastewater capacity	No concerns regarding water supply capacity however significant infrastructure for waste water facilities will be required.
Flooding	Site is located entirely within Flood Zone 1.
Ecology	No major issues identified.
Transport	There are capacity and performance constraints associated with the A420 route corridor. However, the site is located within easy walking distance of bus stops on route 66 from Swindon to Oxford. There is an opportunity to enhance this service with improved frequency and level of service. Development likely to impact on Public Rights of Way on site and in vicinity.
Historic environment and cultural heritage	The north-eastern corner of this site is adjacent to Church Cottage, which is listed grade II. Archaeological features are present on the site.
Minerals	The site may contain sand deposits which may form part of a potentially workable resource.
Social and community	Good services and facilities in village with good access to Abingdon-on-Thames and Oxford. Primary school expansion would be required.
Other	Thames Water asset (sewage pumping main) crosses the site diagonally and may have an impact on proposed development layout. Early consultation with Thames Water is advisable.
Recommendation: Site is not proposed for allocation.	**Reasons:** Whilst the village is sustainable this site suffers from a number of constraints including harm to landscape and the rural edge of the village. The alternative site (Site 48) is preferred for development.

SITE 50	NORTH OF HARWELL CAMPUS

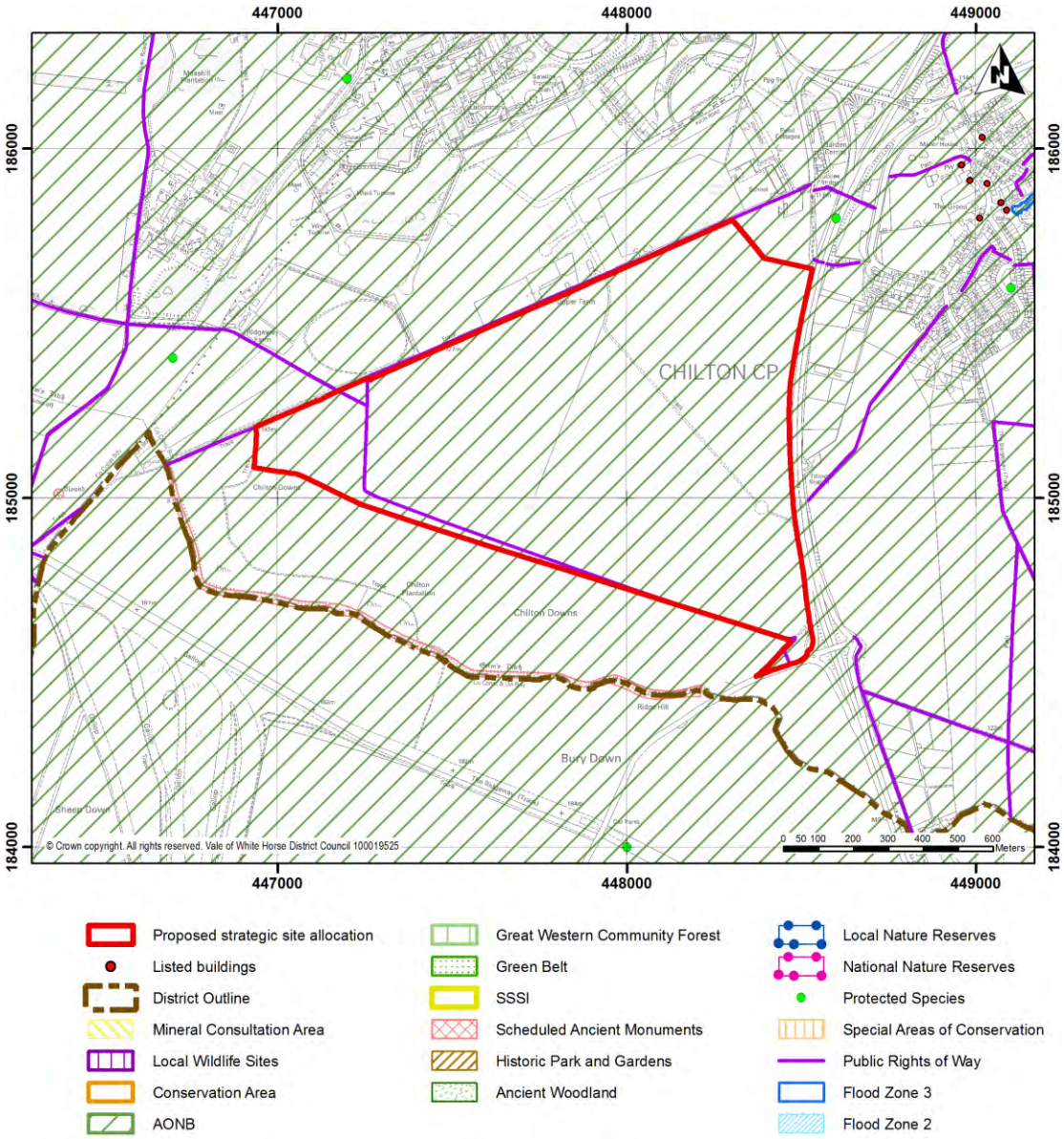


Description: Site comprises agricultural (60%) and brownfield (40%) land. The eastern part of the site forms part of Harwell Campus which extends to the south. The site is bounded to the west, north and east by agricultural land.	**Maximum Capacity** - 550 **Proposed Allocation** - 550

Site 50	North of Harwell Campus
Sustainability Appraisal	Three major likely significant positive effects were identified through the appraisal process; objective 1 (provide sufficient suitable homes); objective 3 (reduce the need to travel) and objective 6 (strong and sustainable economy). Major likely significant negative effects were identified against objective 4 (improve health and well-being) however new services and facilities will be provided as part of the proposed development at and around Harwell Campus; and objective 9 (reduce air, noise and light pollution) because the scale of growth would likely increase traffic and air, noise and light pollution and any development would have a significant impact on the tranquillity on the AONB.
Landscape Capacity Study	Site is within the North Wessex Downs AONB, however, the Landscape Capacity Study (2014) and further Landscape Study (2014) indicate that there is potential for housing development with only limited harm to the AONB.
Access	Site access is likely to be taken from A4185 Newbury Road at the location of the existing residential access. A substantial improvement to the access junction would be required to safely support a large development. Significant improvements to the entrances to Harwell Campus is already planned and forms part of the identified strategic infrastructure package for the area.
Water supply and wastewater capacity	No concerns regarding water supply capacity however significant infrastructure for waste water facilities will be required.
Flooding	This site lies partially within Flood Zones 2 and 3. The east and south east side of the site is susceptible to surface water flooding in and around a local watercourse. Site is above the Chalk Principal Aquifer and mitigation measures may be required to ensure there is no detrimental impact in water quality.
Ecology	The eastern portion of the site is known to contain important populations of white helleborine, bee orchids and areas of calcareous grassland. A small watercourse which crosses the site would need to be protected and enhanced through habitat enhancements.
Transport	There are capacity issues on the wider transport network and development may lead to worsening conditions. Additional bus stops would be required on the A4185 Newbury Road to ensure that the site is within reasonable walking distance of buses to various destinations, including Didcot, Oxford and Wantage. There are already proposals to significantly enhance public transport connections to Harwell Campus along with a significant package of highway improvements to the network in this area. Public Rights of Way could be affected.
Historic environment and cultural heritage	Archaeological features are present on the site.
Social and community	Good access to facilities and services with opportunities for enhanced facilities being located close to the site. Primary and secondary school capacity will need to be increased.
Other	Potential contamination and impact on ground water sources will need to be explored.

Recommendation: Site is proposed for allocation of around 550 homes.	**Reasons:** Harwell Campus has services and facilities equivalent to a larger village with opportunities for enhanced facilities being provided. Additional housing at the site will increase the sustainability of the location overall given its co-location with a sizable employment base with proposals for further increases in jobs being provided on-site. The area is already the subject of plans to improve the local highway network with significant enhancements to public transport, particularly towards Didcot and Oxford. The site is relatively unconstrained, is partly brownfield and has been shown to have limited impact on the AONB.

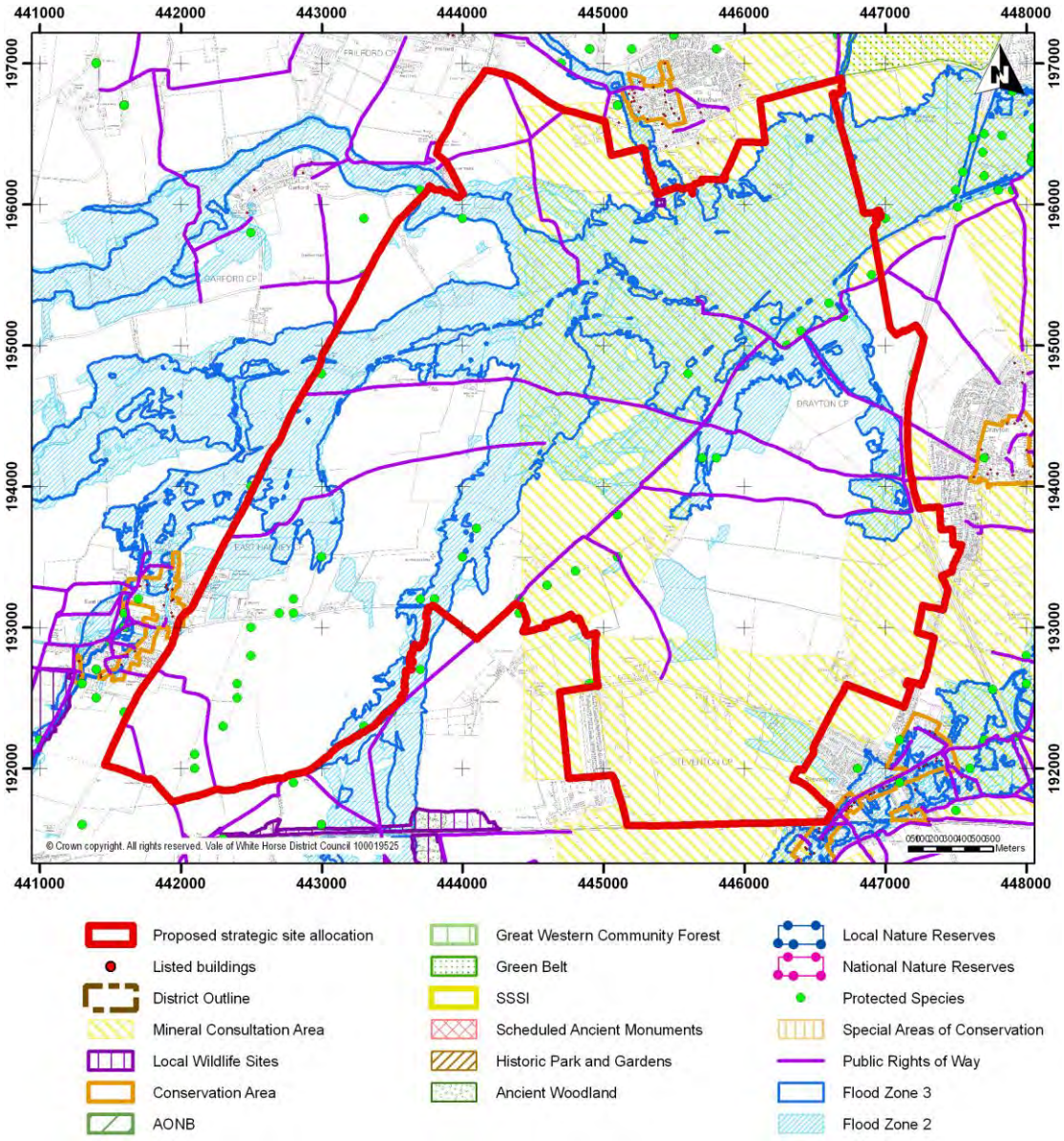
SITE 51	SOUTH OF HARWELL CAMPUS (2)



Description: Site comprises agricultural land. Bounded by the A34 to the east, Chilton Downs to the south and the Harwell Campus to the north.	**Maximum Capacity** – 1400 homes (with potential for development post 2031).
	Proposed Allocation - 0

Site 51	South of Harwell Campus (2)
Sustainability Appraisal	Major likely significant negative effects were identified against: objective 3 (reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion); objective 4 (improve the health and well-being of Vale residents) as the site is some distant from the nearest GP (7.9km) and Leisure Centre (7.5km); objective 8 (protect the cultural heritage and provide a high quality townscape and landscape); and objective 9 (Reduce air, noise and light pollution) because the site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity.
Landscape Capacity Study	The Landscape Capacity Study (2014) identifies potential harm to the AONB. It does not recommend any part of the site is suitable for development. The Harwell Landscape Visual Impact Assessment discounts it as a potential development site location due to landscape impacts; the site is also an area of archaeological potential.
Access	Access and connectivity issues associated with the site.
Water supply and wastewater capacity	Significant infrastructure for water supply and waste water facilities will be required.
Flooding	This site is located entirely within Flood Zone 1; however there are known groundwater and surface water flooding issues in the area. Site is above the Chalk Principal Aquifer and mitigation measures may be required to ensure there is no detrimental impact in water quality.
Ecology	There are a number of records for farmland specialist bird species for this site. Bats have also been recorded along the boundary of the site and on adjacent land.
Transport	The size of the site could lead to cumulative impacts, if developed alongside other proposed sites. There is no proper connection onto the A-road network. It is unclear if a commercially viable bus service could be provided to the site. Public Rights of Way would be affected.
Historic environment and cultural heritage	Scheduled Ancient Monuments lie to the south of the site. There is a strong possibility that elements of a Roman Villa north of the site may extend into the site.
Social and community	New primary school and secondary school would be required.
Other	The site is some distance from the existing services at Harwell Campus and would need to be self sufficient for new services and facilities being provided on site. The site is adversely affected by road noise from the A34. Potential contamination and impact on ground water sources will need to be explored.
Recommendation: Site is not proposed for allocation.	**Reasons:** Whilst Harwell Campus itself is a sustainable location for development, this site is remote from the existing services and facilities. The site suffers from some constraints, particularly causing harm to the AONB given the prominence of the site in the landscape (part of the site forms the slope to the North Wessex Downs and would be prominent from the Ridgeway National Trail). There are alternative sites adjacent to Harwell Campus that form preferable options for development.

SITE 52	OXFORD GARDEN CITY

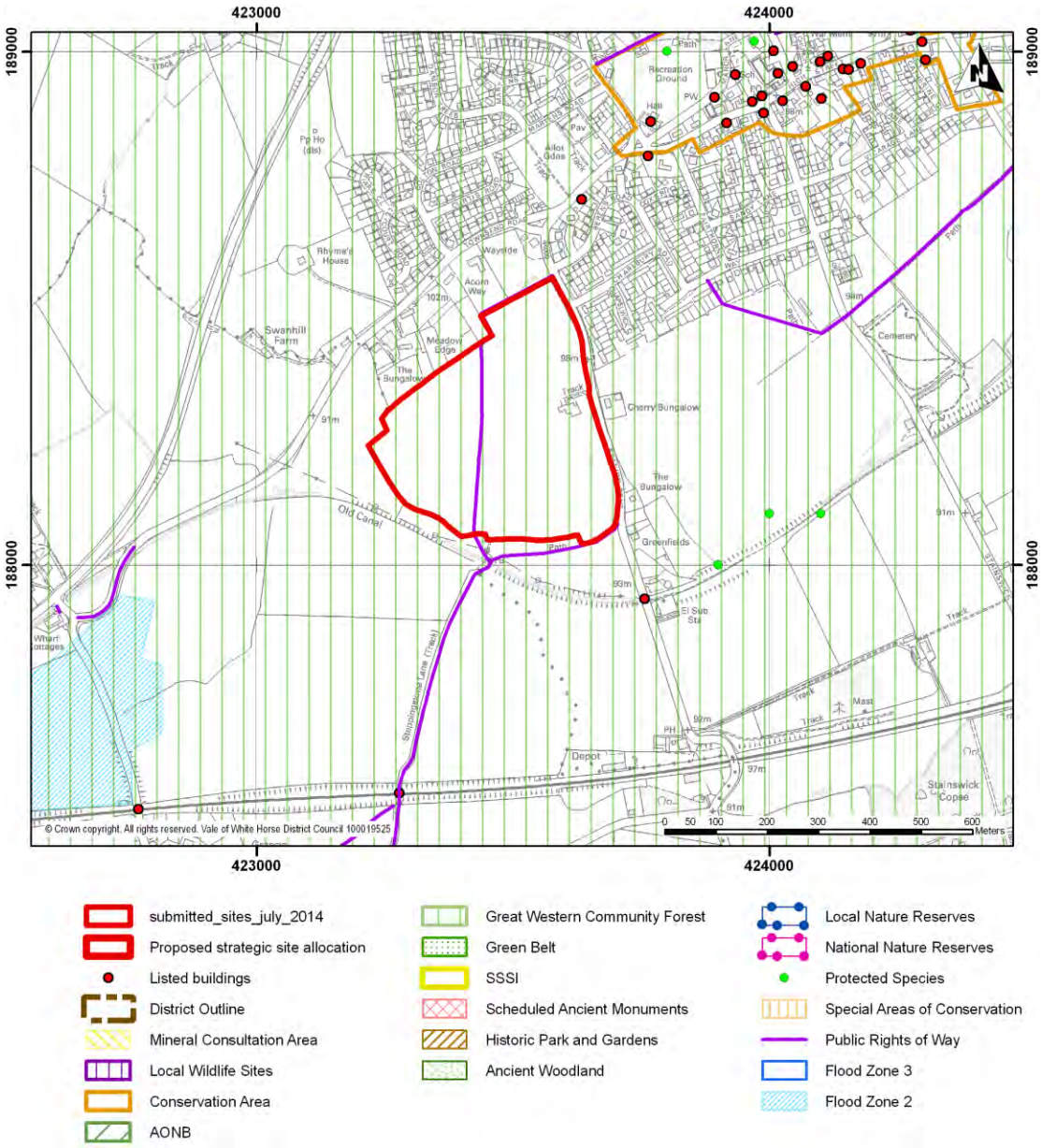


Description: Site comprises agricultural land. It is assumed that four sites consisting of 1400 units come forward in the plan period up to 2031 located to the east of East Hanney; north-west of Steventon; south of Frilford, and west of Drayton (west of the A34).	**Maximum Capacity** – 1400 homes (with potential for development post 2031). **Proposed Allocation** - 0

Site 52	Oxford Garden City
Sustainability Appraisal	Two major likely significant positive effects were identified through the SA process; objective 1 (provide sufficient homes) and objective 2 (ensure availability of high quality services and facilities). Three major likely significant negative effects were identified against objective 3 (reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion) due to likely increase in car dependency without a comprehensive transport mitigation and public transport strategy; objective 8 (protect the cultural heritage and provide a high quality townscape and landscape) due to a number of important landscape and visual constraints and the potential for impacts on landscape character; and objective 10 (reduce greenhouse gas emissions and the use of resources and improve resource efficiency) because development may result in increased emissions.
Landscape Capacity Study	The Landscape Capacity Study (2014) indicates that there is potential for limited housing on this site subject to more detailed study, but most likely to be small areas associated with existing settlements. The whole area is not suitable for a new garden city settlement due to a number of important landscape and visual constraints, including harm to landscape character, presence in flood zone and visual harm.
Access	Access arrangements unknown at this stage.
Water supply and wastewater capacity	The site is located within the area safeguarded for the Upper Thames Reservoir. Thames Water does not support development at this site. Significant infrastructure for water supply and waste water facilities will also be required.
Flooding	The site lies within Flood Zones 3b (functional floodplain), 3a and 2 and 1. Area is predominately low lying with known high level seasonal variations in groundwater with possible result of flooding. It is also susceptible to surface water flooding and is above the Chalk Principal Aquifer.
Ecology	The site does not include any nationally or locally designated sites but due to floodplain and watercourses which flow through the area there are a large number of individual species records for the area. Size of site and proximity to A34 raises concern about deteriorating air quality in the Oxford Meadows SAC due to increased traffic flows along the A34. There a number of wetland SSSI's outside of the site.
Transport	Development would inevitably have major consequences on the strategic and principal road network (A34 Trunk Road, A420, A415, A338 and A417). All of these routes carry significant traffic flows and currently experience congestion. All would be expected to require improvements to cater for the additional impact. The A34 Trunk Road, on sections both around and to the south of Oxford, is already at or above operational capacity during certain periods and would not be able to carry the expected additional traffic. The impacts of such a development on nearby settlements such as Wantage and Grove, Didcot, Abingdon, Marcham, Steventon, Drayton and

	East Hanney would be severe. Many Public Rights of Way would be affected. Concern that the eventual masterplan would not support frequent public transport services, and that the resulting urban form would be low-density and car-dependant.
Historic environment and cultural heritage	The site includes a small area of the East Hanney Conservation Area and contains grade II listed assets. It is also adjacent or close to Conservation Areas at Steventon, Frilford and Drayton (which also contain listed buildings). The Scheduled Monument Site south-east of Noah's Ark Inn, Frilford is excluded from the site but is bounded on two sides by it.
Minerals and waste	The north eastern part of the site contains sand and gravel deposits which may form part of a potentially workable resource. Impacts of former landfills in the south eastern corner of development site would need to be assessed.
Social and community	Multiple new primary schools and a new secondary school will be required. A new fire station would need to be built in the vicinity of the new development.
Other	Road noise (A34 and A338), rail noise and crematorium currently being constructed on the site may limit opportunities for housing. Potential impact on Marcham and Abingdon air quality will need to be considered. A high voltage transmission line runs across the site. The site includes Steventon Storage Depot, an electricity sub station and various areas of unknown fill. Potential contamination and impact on ground water sources will need to be explored.
Recommendation: Site is not proposed for allocation.	**Reasons:** The site suffers from a number of constraints, including potential impact on the setting of Conservation Areas, Scheduled Monuments, Listed Buildings and views from the North Wessex Downs AONB. Large areas of the site are also within the floodplain and form an area safeguarded for future water storage. The quantum of development proposed may negatively impact on the Oxford Meadows Special Area of Conservation (SAC) as traffic generated from the site would be highly likely to access the nearby A34 thus leading to increased airborne pollution. Furthermore, the scale of development would take longer to deliver and is unlikely to make a contribution to housing delivery in the early part of the plan period. A garden city would require huge investment in infrastructure such as schools, transport and fire and rescue and further assessment is required to better understand the impact of the proposed growth. If this site is considered a reasonable option for meeting the anticipated unmet housing need for Oxford City, it would need to be considered against other reasonable alternative options identified for this purpose across Oxfordshire.

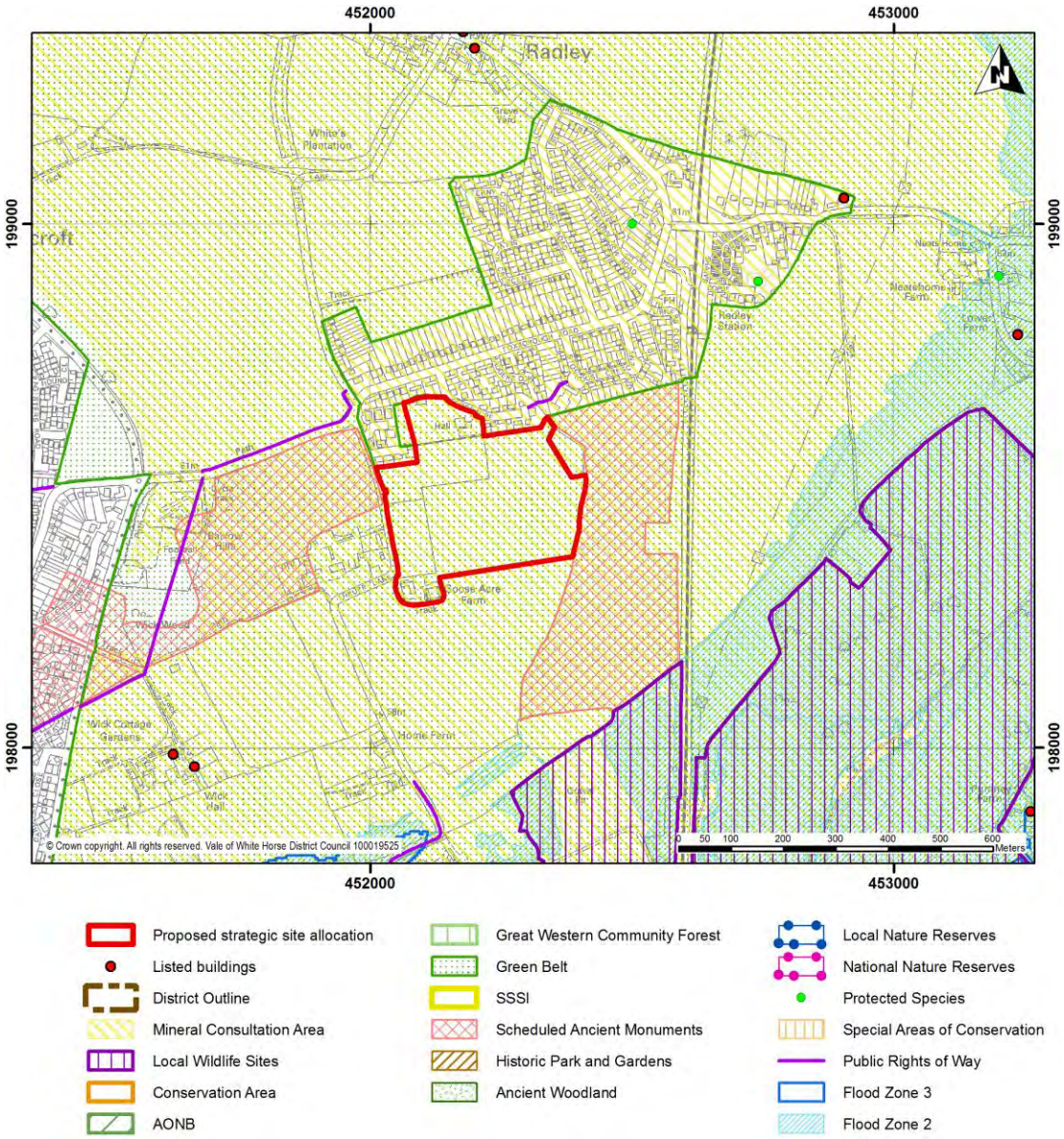
SITE 53	SOUTH WEST SHRIVENHAM



Description: Site comprises agricultural land. Bounded to the north by the existing settlement of Shrivenham, to these east by Station Road and to the south by agricultural land which includes the Wilts and Berks Canal.	**Maximum Capacity** - 400 **Proposed Allocation** - 0

Site 53	South west Shrivenham
Sustainability Appraisal	One major likely significant positive effect was identified through the SA process; objective 2 (ensure availability of high quality services and facilities). No major likely significant negative effects were identified.
Landscape Capacity Study	The Landscape Capacity Study (2014) indicates that there is some potential for development but that it would need to be limited to the north-east quadrant of the site to link with the adjacent existing settlement in order to avoid harm to the wider landscape, the nuclear settlement pattern and the potential visual impacts on the setting of the AONB.
Access	The number of units suggested would require more than one access point to support 'cul-de-sac' form of development. Satisfactory access might be possible onto B4000 Station Road. There appears to be no access link available to Townsend Road.
Water supply and wastewater capacity	Significant infrastructure for water supply and waste water facilities will be required.
Flooding	The site is located entirely within Flood Zone 1. A recent development off Station Road identified that groundwater is approximately one metre below ground level which may be subject to seasonal variations.
Ecology	No major issues identified. The Wilts and Berks Canal runs to the south of the site and watered sections of the former canal are known to contain Great Crested Newts (GCN). The presence of GCN may have an impact on the potential layouts and capacity.
Transport	The site would contribute to the increasing demand on the A420 route and would add to the already growing concern regarding the capacity and performance of this route corridor. Development of the site would constitute an extension of the village and alterations to the village limit and speed limit would be necessary. This site is located within reasonable walking distance of bus stops on route 66 from Swindon to Oxford. There are various level crossing in close proximity to the site and Network Rail have raised concerns about safety. Public Rights of way would be directly impacted.
Historic environment and cultural heritage	Site does not contain any known archaeological features but this is an area of archaeological potential with evidence of later prehistoric and Romano British activity in the vicinity.
Social and community	Issues with primary school capacity.
Other	No major viability issues identified.
Recommendation: Site is not proposed for allocation.	**Reasons:** The site is not considered suitable for a strategic site allocation due to the cumulative impact of more suitable strategic sites in Shrivenham and the impact this would have on local infrastructure and services. The Housing Delivery Update proposed two sites in Shrivenham (North and South). Following public consultation, the preferred approach is to increase the allocation on one site (North Shrivenham) and removing the need for a second site. The North Shrivenham site is preferable because it is more closely related to the existing village and its services and facilities and was the site preferred by the community.

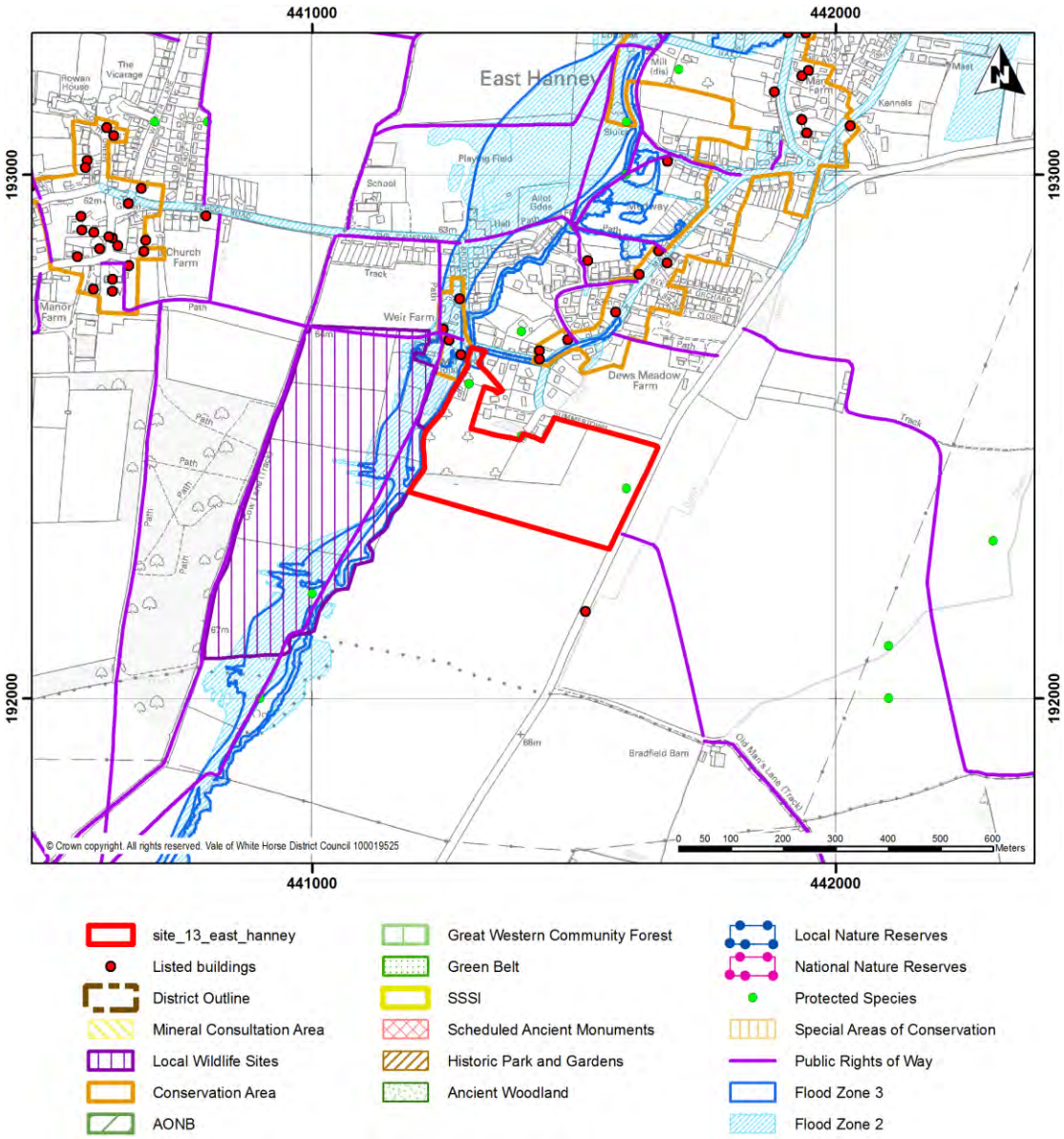
SITE 54	SOUTH RADLEY



Description: Site comprises agricultural land. Bounded to the north by the existing settlement of Radley, to the west by Thrupp Lane and to the east and south by agricultural land.	**Maximum Capacity** - 260 **Proposed Allocation** - 0

Site 54	South Radley
Sustainability Appraisal	No major likely significant positive and no major likely significant negative effects were identified through the SA process.
Green Belt Review	The site was recommended for removal from the Green Belt in the Phase 3 Green Belt Review (February 2014).
Landscape Capacity Study	The Landscape Capacity Study (2014) indicates that there is some potential for development subject to more detailed study, particularly of the potential visual impact on the views from the west and potential harm to the wider landscape. Major tree planting along the eastern boundary would not be out of keeping if designed to link into existing tree cover and reflect local vegetation patterns.
Access	Principle accesses to the site would be from Goose Green and Thrupp lane. Goose Green could support some additional development but Thrupp Lane is narrow and not suitable to sustain a large amount of development.
Water supply and wastewater capacity	Significant infrastructure for water supply and waste water facilities will be required.
Flooding	The site is located entirely within Flood Zone 1. However seasonal variations in groundwater are known in the vicinity of the site.
Ecology	No major issues identified.
Transport	There are capacity issues with the wider transport network and development may lead to worsening conditions. Site is ideally located adjacent to the Abingdon-Kennington-Oxford Premium Bus Route. There are various level crossing in close proximity to the site and Network Rail have raised concerns about safety. Development likely to impact on Public Rights of Way.
Historic environment and cultural heritage	The site lies directly between two Scheduled Ancient Monuments. Site shows evidence of Roman and undated cropmarks, Neolithic to Bronze Age flakes and cores.
Social and community	Primary school expansion would be required. Development may require the relocation of key community facilities such as the village hall and recreational areas that are currently in active use.
Other	No major viability issues identified.
Recommendation: Site is not proposed for allocation.	**Reasons:** This site is not considered suitable for a strategic site allocation due to the cumulative impact of more suitable strategic sites in the vicinity (North West Radley, South Kennington and North Abingdon) and the impact this would have on the local infrastructure and services. Site includes land which is in active recreational use by the community. The removal of this area from the strategic site would leave it below the minimum area required for the provision of 200 dwellings. Site is also located immediately between two ancient monuments and may be of archaeological significance.

SITE 55	SOUTH OF EAST HANNEY



Description: Site comprises agricultural land. Bounded to the north by the existing settlement of East Hanney and Summertown Road, to the east by the A338 and to the west and south by agricultural land.	**Maximum Capacity** - 200 **Proposed Allocation** - 200

Site 55	South of East Hanney
Sustainability Appraisal	No major likely significant positive effect was identified through the SA process. Two major likely significant negative effects were identified against objective 7 (improve and protect the natural environment including biodiversity, water and soil quality) because the site contains potential UK Priority Habitat and Cowslip Meadows Local Wildlife Site is adjacent to the proposed site and contains UK Priority Habitat; and objective 8 (protect the cultural heritage and provide a high quality townscape and landscape).
Landscape Capacity Study	The Landscape Capacity Study (2014) indicates that there is some very limited potential for development. This would need to be restricted to the north-edge of the site within the area of grassland to link with the adjacent houses. Development elsewhere would result in harm to the wider landscape, the settlement pattern and its landscape setting and in a visual impact on the southern approach to East Hanney.
Access	Access could be taken from A338 with an extension southwards of the 30 mph limit.
Water supply and wastewater capacity	Significant infrastructure for water supply and waste water facilities will be required.
Flooding	The site is located entirely within Flood Zone 1. However Flood Zones 2 and 3 run down the western boundary.
Ecology	Serious concerns about impact on ecology. The Letcombe Brook (an important habitat corridor for species such as Water Vole and Otter), adjoins and is partly within the site. The Cowslip Meadows Local Wildlife Site is adjacent to the proposed site and contains UK Priority Habitat. The proposed site itself also contains potential UK Priority Habitat.
Transport	Site is located in the north western portion of Science Vale. It is well served by public transport and is close to the employment areas at Grove. Development likely to impact on Public Rights of Way. Development could provide a dedicated cycleway south to Grove. Site would be well located should the Grove railway station be re-opened in the future.
Historic environment and cultural heritage	Site does not contain any known archaeological features. There is evidence of later prehistoric and Romano British activity in the wider area.
Social and community	Primary school expansion would be required. Consideration of how pupils travel to Secondary Education is also important.
Other	No major viability issues identified.
Recommendation: Site is proposed for allocation of around 200 homes.	**Reasons:** This site is proposed for allocating as it is strategically well located on the A338 with good quality public transport and potential for future improvements by means of a dedicated cycleway south to Grove and to the land safeguarded for the provision of a new railway station. The site is sufficiently large enough to accommodate ample buffering of Flood Zones 2 and 3 on the western boundary. This should also address ecology concerns with the Letcombe Brook.

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