



**Vale  
of White Horse**

*District Council*

Publication Version  
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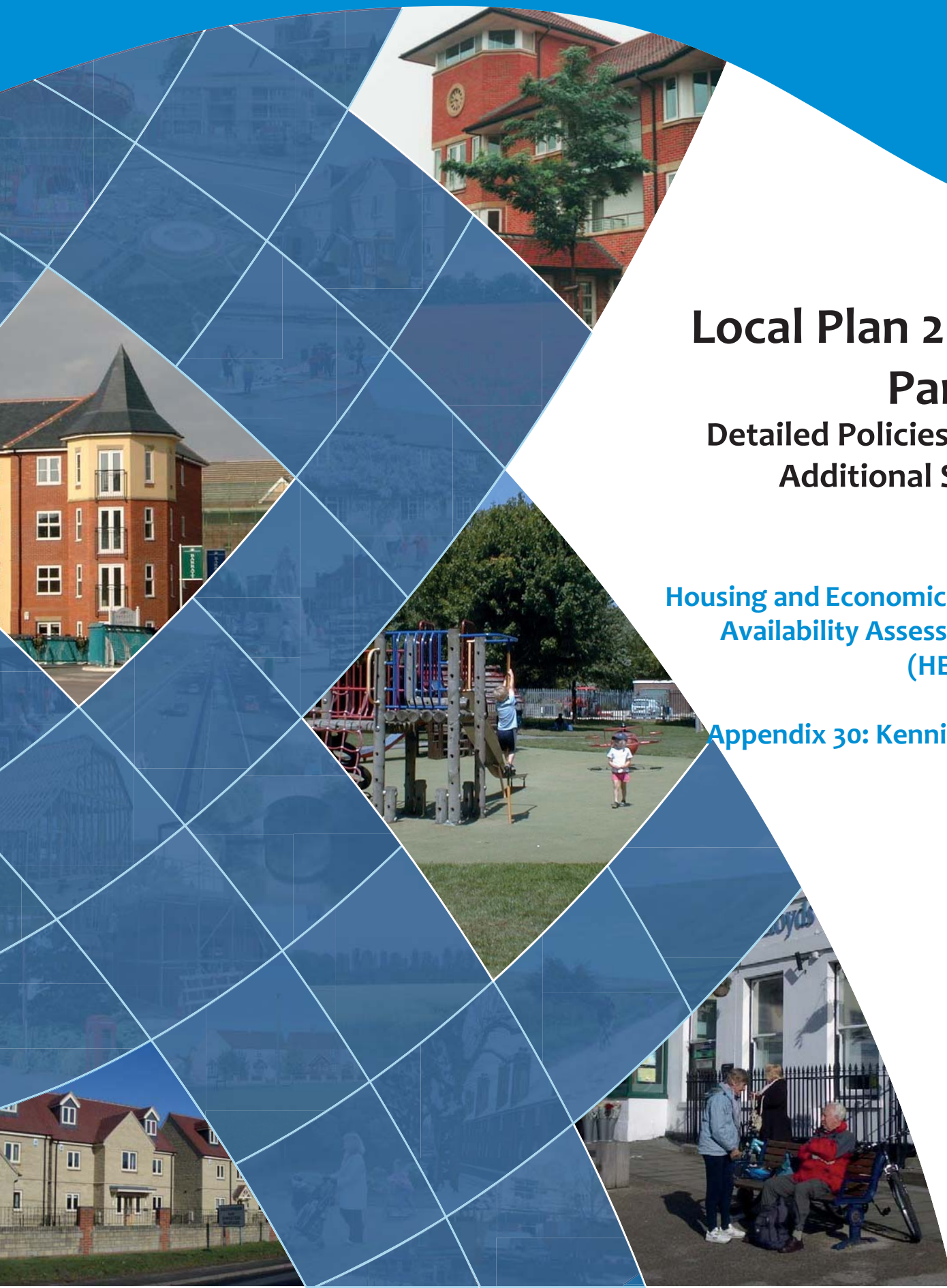
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 30: Kennington



Settlement/Parish	Kennington		
HELAA Reference	KENN01	Submitted Site Reference	Yes / V151
Location/Address	Land at Oxford University, Said Business School		
Size	11.97ha		
Land uses	Grounds of Business School		
Surrounding land uses	Woodland, recreation and residential		
Planning history	P14/V0709/FUL, P08/V1055, P07/V1434/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	1.64ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
Site of Special Scientific Interest	Site is 232m from Iffley Meadows		
Special Area of Conservation	None in the vicinity		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site contains Edgrove Park Meadow; Site is adjacent to Kennington Pool; Site is adjacent to Badley Wood		
Ancient Woodland	Bagley Wood (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (wholly within)		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the site		
Conservation Area	None in the vicinity		
Listed buildings	Site contains listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 4		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
Overhead Power Lines	There are no power lines on the site		
Suitability	Suitable for further consideration		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 164 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=KENN01		

Settlement/Parish	Kennington		
HELAA Reference	KENN02	Submitted Site Reference	No
Location/Address	Land south of Kennington, east of Kennington Road		
Size	15.64ha		
Land Uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning History	P68/V5362		
Constraints which Impact the Sustainability of the Site at this Stage			
Flood Zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	None in the vicinity		
Special Area of Conservation	None in the vicinity		
Registered Park/Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	Radley Large Wood (low impact), North Close Copse (adjacent)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	None in the vicinity		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are no TPOs on this site		
Conservation Area	None in the vicinity		
Listed Buildings	No listed buildings in the area		
Archaeological Potential	Part of the site may contain an archaeological interest		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 138 dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=KENN02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=KENN02</a>		

Settlement/Parish	Kennington		
HELAA Reference	KENN03	Submitted Site Reference	No
Location/Address	Land south of Kennington, west of Kennington Road		
Size	10.70ha		
Land Uses	Agricultural		
Surrounding land uses	Residential, Education and agricultural		
Planning History	P94/V5054, P94/V5028		
Constraints which Impact the Sustainability of the Site at this Stage			
Flood Zone 2 or 3	0.00ha - Not in Flood Zone 2 or 3		
Site of Special Scientific Interest	Site is 720m from Sugworth SSSI		
Special Area of Conservation	None in the vicinity		
Registered Park/Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to Radley Little Wood		
Ancient Woodland	Radley Large Wood (adjacent)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	May contains populations of Statutorily protected specieis.		
Community Forest	Site is outside of this designation		
Tree Preservation Orders	There are TPOs on the boundary of the site		
Conservation Area	None in the vicinity		
Listed Buildings	No listed buildings in the area		
Archaeological Potential	Part of the site may contain an archaeological interest		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse site		
Suitability	Suitable for further consideration		
Availability	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 200 dwellings    6-15 years: 15 dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=KENN03">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=KENN03</a>		



