



**Vale
of White Horse**
District Council

Consultation Draft
February 2014

Local Plan 2031 Part 1

Strategic Sites and Policies

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 5: Didcot (Land adj. to)

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC01		
Site submission number			
Site address/location	Didcot Power Station		
Planning history	P13/V2328/D	P12/V0572/COU	P12/V1612/CIA
	Demolition of coal handling machinery - Granted	COU of sport and social club to an office - Granted	Certificate of immunity for Didcot A Power Station – Not considered for grade listing
Site size (hectares)	138.39		
Site description and current uses	Industrial (part brownfield)		
Surrounding land uses and character of surrounding area	Industrial to north, east and west. Some agricultural to north east. New residential to south. Railway line to south with railhead into site.		
Suitability for housing			
Policy constraints	0.5ha of watercourses on site deemed to be Flood Zones 2 and 3. Adjacent to nature reserve containing protected species. Small archaeological area to north west.		
Physical constraints	Expected significant ground pollution on site. Further study needed on this. Railway line along south of site. Limited permeability with existing settlement of Didcot.		
Accessibility	Available		
Overall suitability/developability	Suitable in principle but would require significant further studies in relation to ground contamination, protected species and would need to integrate well with the existing settlement of Didcot and the emerging Great Western Park development.		
Availability and Achievability			
Availability	Part of site is available		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B→ Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC02		
Site submission number			
Site address/location	South of Valley Park		
Planning history	None	Adj – P02/V1594/O – Great western Park - Granted	
Site size (hectares)	22.93		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	No major constraints.		
Physical constraints	Adjacent to A34 to west (noise pollution). Isolated from existing development at Didcot.		
Accessibility	Potential access from existing allocation to north.		
Overall suitability/developability	Suitable in principle but would require development in tandem with Valley Park site to the north. Mitigation also required for noise pollution from A34.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- ~~B)~~ Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC03		
Site submission number			
Site address/location	North Didcot, adjacent to Didcot power station.		
Planning history	P08/V1601/T56	P02/V0365/T56	P97/V1607/CC
	Installation of electronic comms. Apparatus onto national grid pylon - Granted	Installation of 10 equipment cabinets at base of existing national grid pylon - Granted	Recycling of building/demolition and skipwaste by sorting screening and stockpiling and composting of green waste. - Granted
Site size (hectares)	18.36		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Industrial, landfill and agricultural		
Suitability for housing			
Policy constraints	Important open land between Didcot and Appleford (NE10). Archaeological constraints. Mineral consultation zone. Gas pipeline consultation zone.		
Physical constraints	Large elec. pylons cross site. Landfill immediately north of site.		
Accessibility	Available (2 locations)		
Overall suitability/developability	Unsuitable due to a number of heavy constraints. Site could become suitable if adequate mitigation provided against the landfill and electricity pylons. Site would need to relate better with existing town/local services and facilities, possibly through wider residential development in the immediate vicinity.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B) Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC04		
Site submission number			
Site address/location	Hill Farm west of railway line.		
Planning history	2005-13 Various apps with /CM	P05/V0441	Other agricultural and landfill applications prior to 2005
	All relate to adjacent landfill – accessed from road.	Conversion from house into 4 one bed flats - Refused	
Site size (hectares)	15.14		
Site description and current uses	Agricultural land with some artificial lakes. Wood recycling facility on site also.		
Surrounding land uses and character of surrounding area	Industrial, Agricultural and Landfill.		
Suitability for housing			
Policy constraints	Archaeological constraints. Gas pipeline consultation zone. Important open land between Didcot and Appleford (NE10)		
Physical constraints	Area may be subject to some ground contamination (landfill nearby, wood recycling facility). Proximity to landfill.		
Accessibility	Available		
Overall suitability/developability	Suitable in principle but subject to a number of policy constraints. Also would likely require further study into possible ground contamination. Mitigation would also be required against nearby landfill site. Site would need to relate better to existing settlement, possibly through a larger residential scheme.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B) Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC05		
Site submission number			
Site address/location	Hill Farm – Land east of Railway line		
Planning history	None		
Site size (hectares)	14.99		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural, Residential, Industrial (Landfill further to the west)		
Suitability for housing			
Policy constraints	Flood zone 2 and 3 (approx 4.4ha), Archaeological constraints, Gas pipeline consultation zone		
Physical constraints	Railway line along western boundary. Medium electrical pylons pass through site close to southern boundary.		
Accessibility	Potential (via northern end of site)		
Overall suitability/developability	Suitable in principle but restricted by flood zones along eastern part of site, railway line (noise pollution) to west and bridge to south restricts permeability.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B) Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

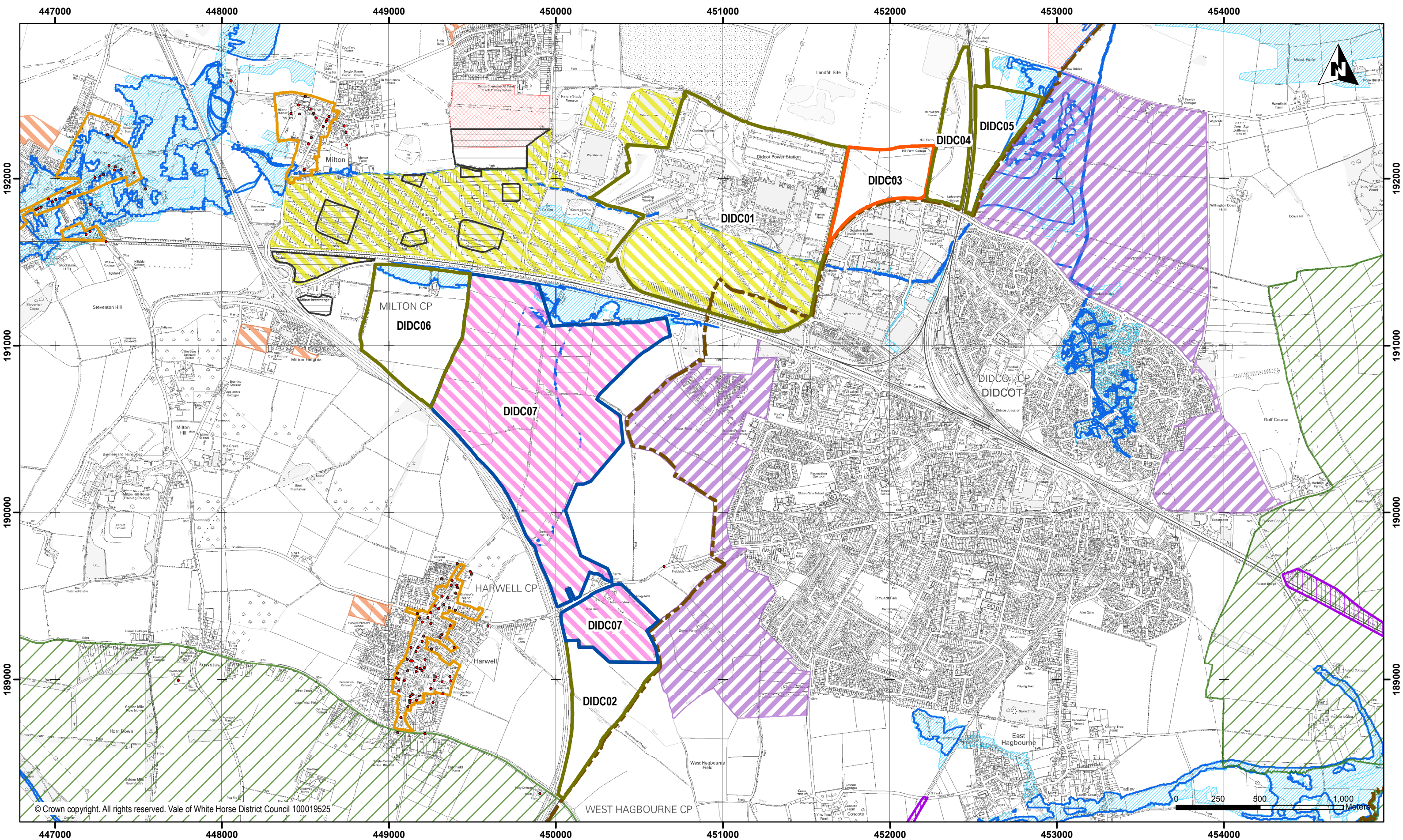
Settlement	Didcot		
SHLAA site reference	DIDC06		
Site submission number	V098 (majority of SHLAA site)		
Site address/location	North west of Valley Park		
Planning history	None		
Site size (hectares)	38.58		
Site description and current uses	Agricultural including agri buildings.		
Surrounding land uses and character of surrounding area	Hotel and McDonalds to west, transport to north and to south (A4130 and A34), proposed allocation (Valley Park to east)		
Suitability for housing			
Policy constraints	Flood zones 2 and 3 along northern end of site.		
Physical constraints	A34 to south of site (noise and air pollution). Railway line to north of site (noise pollution).		
Accessibility	Available		
Overall suitability/developability	Suitable in principle. Mitigation required against noise and air pollution arising from railway line and A34. Any development would need to integrate well with adjacent allocation at Valley Park.		
Availability and Achievability			
Availability	Available (majority of site)		
Achievability	Achievable		
Overall assessment of site deliverability	Deliverable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B) Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- C) Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Didcot		
SHLAA site reference	DIDC07		
Site submission number	*Proposed allocation – not submitted		
Site address/location	Valley Park		
Planning history	P02/V1594/O	P91/V1484	P85/V2498
	Mixed use urban extension of 3300 dwellings (Great Western Park) – Granted 2008	Erection of Kiosk to house electrical switch gear - Granted	Shooting ground for sporting clay and outdoor air rifle range – Refused
Site size (hectares)	146.97		
Site description and current uses	Agricultural land/Proposed Local Plan allocation		
Surrounding land uses and character of surrounding area	Bounded by A4130/Rail line to north and by A34 to south. New development (Great Western Park) to east. Agricultural land to west.		
Suitability for housing			
Policy constraints	Archaeological constraints (predominantly along eastern boundary). Very small amount of land within flood zones 2 and 3.		
Physical constraints	None clearly visible.		
Accessibility	Available		
Overall suitability/developability	Suitable in principle. Some policy constraints but should be adequately manageable.		
Availability and Achievability			
Availability	Available		
Achievability	Achievable		
Overall assessment of site deliverability	Deliverable		

- A) Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre-
- B) Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
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Area of search

- Permitted site
- Strategic Site Allocation
- Suitable in principle
- Unsuitable
- District Outline

- Listed buildings
- Route of Wilts and Berks Canal
- Proposed new route of Wilts and Berks Canal
- Conservation Area
- AONB

- Great Western Community Forest
- Green Belt
- Local Wildlife Sites
- SSSI
- Scheduled Ancient Monuments

- Historic Park and Gardens
- Flood Zone 3
- Flood Zone 2
- Ancient Woodland
- Enterprise Zones

- South Oxfordshire District Council Housing Sites
- Significant Permissions/Resolutions to grant
- Principal Employment Sites
- Local Plan 2011 Allocations
- February 2013 Local Plan Part 1 Proposed Strategic Allocations

SHLAA - Assessment of Sites																
Settlement	SHLAA REF	Submission REF	SUITABILITY (Phase 1)	SUITABILITY (Phase 2)	Final Report (Consistency cross check and feedback from DM and D&E)	Green Belt Sites	AONB	Maximum Housing No.	# Housing Units (less Flood Zones) @25dph	Total Housing 0-5 years	Total Housing 6-15 years	Total ha gross (SHLAA)	Total ha submitted	Flood Zone 2 and 3 (ha)	Available?	Achievability?
Didcot (VOWH Land)	DIDC01		SUITABLE Not in Green Belt	Refer	Suitable in principle			3460	3447	0	3447	138.39		0.5	Yes	Yes
Didcot (VOWH Land)	DIDC02		SUITABLE Not in Green Belt	Suitable	Suitable in principle			573	573	0	573	22.93		0	No	Yes
Didcot (VOWH Land)	DIDC03		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained			459	459	0	459	18.36		0	No	Unknown
Didcot (VOWH Land)	DIDC04		SUITABLE Not in Green Belt	Suitable	Suitable in principle			379	379	0	379	15.14		0	No	Yes
Didcot (VOWH Land)	DIDC05		SUITABLE Not in Green Belt	Suitable	Suitable in principle			375	265	0	265	14.99		4.4	No	Yes
Didcot (VOWH Land)	DIDC06	V098	SUITABLE Not in Green Belt	Suitable	Suitable in principle			965	843	843	0	38.58	24	4.86	Yes	Yes
Didcot (VOWH Land)	DIDC07		SUITABLE Not in Green Belt	Suitable	Strategic Site Allocation							146.97		0.51	Yes	Yes