



**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 10: Faringdon

SHLAA proforma

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|---|--|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI01 | | |
| Site submission number | V084 | | |
| Site address/location | North of Highworth Road | | |
| Planning history | P13/V0653/SCR Screening Opinion | | |
| | | | |
| Site size (hectares) | 5.37ha | | |
| Site description and current uses | Open field | | |
| Surrounding land uses and character of surrounding area | Residential to east, open countryside to north, south and west. The area is characterised by sweeping views north from the Highworth Road. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land, part CTA | | |
| Physical constraints | Sloping site, landscape sensitivity | | |
| Accessibility | Site is accessible off the Highworth Road. | | |
| Overall suitability/developability | Site is unsuitable due to heavy constraints | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI02 | | |
| Site submission number | | | |
| Site address/location | Land at Highden Farm | | |
| Planning history | P96/V1464/AG Erection of a portal framed building. Planning Permission on 15 January 1997 | P00/V0526 Erection of double garage. Planning Permission on 16 May 2000 | P01/V0161 Erection of a conservatory. Planning Permission on 27 March 2001 |
| | P03/V1643 Two storey side extension. Planning Permission on 11 November 2003 | P10/V1605/AG Erection of steel framed agricultural building No objections on 09 September 2010 | |
| Site size (hectares) | 20.81ha | | |
| Site description and current uses | Open countryside/farmland, community building to east. | | |
| Surrounding land uses and character of surrounding area | Open countryside. The area is very rural in character with sweeping views north. It is quite remote from the settlement. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 2 & 3 agricultural land | | |
| Physical constraints | Site slopes up southwards. Small copse at the top. Site is prominent above Highworth Road. | | |
| Accessibility | Site is accessible from the Highworth Road. It does not relate well to existing settlement. | | |
| Overall suitability/developability | Site in its entirety is unsuitable due to it being isolated from the settlement. However some of the site may be suitable in principle if brought forward with FARI15 | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI03 | | |
| Site submission number | V001 | | |
| Site address/location | Land west of Coxwell Road | | |
| Planning history | <p>P06/V0380 Alterations to existing access to Steeds Farm and construction of new access. Construction of 6 tennis courts including 4m high fencing. New clubhouse, floodlights, car parking and landscaping. Planning Permission on 12 June 2006</p> | | |
| | | | |
| Site size (hectares) | 22.26ha | | |
| Site description and current uses | Crops | | |
| Surrounding land uses and character of surrounding area | Residential to north, open countryside to south, east and west. | | |

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| Suitability for housing | |
| Policy constraints | Grade 2 & 3 agricultural land |
| Physical constraints | Flat site, overhead power cables. Development of site could erode gap between Faringdon and Great Coxwell. |
| Accessibility | Site is accessible off Coxwell Road. |
| Overall suitability/developability | Site is suitable in principle |
| Availability and Achievability | |
| Availability | Yes |
| Achievability | Yes |
| Overall assessment of site deliverability | Deliverable |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

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|---|--|---|---|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI04 | | |
| Site submission number | | | |
| Site address/location | Land east of Coxwell Road | | |
| Planning history | P03/V1206/AG Agricultural building. Further info req. on 21 August 2003 | P03/V1820/LDE Certificate of Lawful Use for an existing use of building to be used for storage of building materials. Refusal of Planning Permission on 13 January 2004 | P08/V0318 Retention of remnants of concrete blockwork/concrete foundations from old buildings. Refusal of Planning Permission on 06 June 2008 |
| | P09/V0998/LDE Application for Lawful Development Certificate for a existing use of land as part of an agricultural trade and business. | P13/V0139/O Outline planning application for residential development, public open space and associated infrastructure and new access. No decision issued yet | |
| Site size (hectares) | 8.19ha | | |
| Site description and current uses | Agricultural | | |
| Surrounding land uses and character of surrounding area | Residential to north, agricultural to west and east. A420 to south. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land | | |
| Physical constraints | Flat site, noise from A420 | | |
| Accessibility | Site is accessible off Coxwell Road, Fernham Road or A420. No footpath along eastern side of Coxwell Road in the vicinity of the site, therefore would need improving to better relate to existing facilities. | | |

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| Overall suitability/developability | Site is suitable in principle (permitted site) |
| Availability and Achievability | |
| Availability | Unknown |
| Achievability | Yes |
| Overall assessment of site deliverability | Developable |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

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|---|---|---|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI05 | | |
| Site submission number | | | |
| Site address/location | Land north of A420 | | |
| Planning history | P83/V0568 Use of part of existing scrap yard for the re-location of transport and warehousing business carried on by Cadel Bros. at Park Road. Refusal of Planning Permission on 17 October 1983 | P86/V1006 Variation of condition No.16 in Planning Permission GFA/3888/1 to allow extraction of 50,000 tonnes per annum from current limit of 15,000 tonnes. Treated as Withdrawn on 14 March 2013 | P82/V0591/O Erection of two dwellings with garden and access. (Site area 0.13 hectares). Planning Permission on 15 March 1982 |
| | | | |
| Site size (hectares) | 11ha | | |
| Site description and current uses | Open field associated with leisure centre and school, other fields. | | |
| Surrounding land uses and character of surrounding area | Leisure centre and school to north west, residential to west, quarry to east, A420 to south | | |
| Suitability for housing | | | |
| Policy constraints | CTA, adjacent to Local Geological Sites, adjacent to SSSI, Mineral Consultation Area. | | |
| Physical constraints | Site slopes upwards away from the road, field associated with leisure centre and school is flat. Noise from A420. Part of it is prominent from the road. | | |
| Accessibility | Site could be accessed from A420, Sandshill or from Fernham Road. The site is close to existing settlement and facilities. | | |

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| Overall suitability/developability | Site is unsuitable as the southern section is close too close to the A420 and could have a harmful impact on the SSSI. The northern section is not suitable because it is in use for recreation. |
| Availability and Achievability | |
| Availability | Unknown |
| Achievability | Unknown |
| Overall assessment of site deliverability | Undeliverable |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

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|---|--|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI06 | | |
| Site submission number | | | |
| Site address/location | Land south of Park Road | | |
| Planning history | P13/V0709/O Outline application for residential development, employment development, primary school, allotments, public open space and associated infrastructure with new access from Park Road. Under consideration | P12/V1562/SCR Request for Screening Opinion EIA not required on 13 December 2012 | |
| | | | |
| Site size (hectares) | 23.99ha | | |
| Site description and current uses | Open field | | |
| Surrounding land uses and character of surrounding area | Residential to the west, quarry to the south, A420 to the east, Park Road to the north. The area is characterised by its edge of settlement location. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land, Part CTA, Mineral Consultation Area, adjacent to SSSI | | |
| Physical constraints | Sloping site, particularly at the southern end where it rises above the A420. Proximity to A420 presents potential noise concerns. Existing trees and vegetation on site. Landscape sensitivity in preserving views north towards the folly. | | |

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| Accessibility | The site is accessible from Park Road and from Sandshill Lane. |
| Overall suitability/developability | The site is a strategic site allocation |
| Availability and Achievability | |
| Availability | |
| Achievability | |
| Overall assessment of site deliverability | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI07 – Site is an employment allocation | | |
| Site submission number | | | |
| Site address/location | | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | | | |
| Site description and current uses | | | |
| Surrounding land uses and character of surrounding area | | | |
| Suitability for housing | | | |
| Policy constraints | | | |
| Physical constraints | | | |
| Accessibility | | | |
| Overall suitability/developability | Unsuitable - This site is an employment allocation | | |
| Availability and Achievability | | | |
| Availability | | | |
| Achievability | | | |
| Overall assessment of site deliverability | | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

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|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI08 – This site is a sports ground | | |
| Site submission number | | | |
| Site address/location | | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | | | |
| Site description and current uses | | | |
| Surrounding land uses and character of surrounding area | | | |
| Suitability for housing | | | |
| Policy constraints | | | |
| Physical constraints | | | |
| Accessibility | | | |
| Overall suitability/developability | Unsuitable - This site is for recreational use. | | |
| Availability and Achievability | | | |
| Availability | | | |
| Achievability | | | |
| Overall assessment of site deliverability | | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI09 – This site is a public park | | |
| Site submission number | | | |
| Site address/location | | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | | | |
| Site description and current uses | | | |
| Surrounding land uses and character of surrounding area | | | |
| Suitability for housing | | | |
| Policy constraints | | | |
| Physical constraints | | | |
| Accessibility | | | |
| Overall suitability/developability | Unsuitable - This site is for recreational use. | | |
| Availability and Achievability | | | |
| Availability | | | |
| Achievability | | | |
| Overall assessment of site deliverability | | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI10 | | |
| Site submission number | | | |
| Site address/location | Land at Church Path Farm | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | 3.71ha | | |
| Site description and current uses | Open field | | |
| Surrounding land uses and character of surrounding area | Residential to west, farm to east, open countryside to north, woodland to south. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 2 & 3 agricultural land, part Conservation Area, adjacent to listed building. | | |
| Physical constraints | Site is gently sloping. | | |
| Accessibility | Current access off Church Walk, which would be unsuitable for access to development and would need upgrading. Could be accessed off Sudbury Court. Site has fairly good links to town centre. | | |
| Overall suitability/developability | Site is unsuitable –heavily constrained | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI11 | | |
| Site submission number | | | |
| Site address/location | Land east of Highden Farm | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | 5.54ha | | |
| Site description and current uses | Open field | | |
| Surrounding land uses and character of surrounding area | Open countryside, farm to south west. The area is characterised by sweeping views north from the Highworth Road. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land, CTA | | |
| Physical constraints | Sloping site, landscape sensitivity | | |
| Accessibility | Site is accessible off the Highworth Road. Site is remote from settlement. | | |
| Overall suitability/developability | Site is unsuitable due to landscape sensitivity, ecological potential. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI12 | | |
| Site submission number | | | |
| Site address/location | Land south of allotments | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | 5.32ha | | |
| Site description and current uses | Open countryside | | |
| Surrounding land uses and character of surrounding area | Residential to the east, allotments to the north, open countryside to the south and west. Site is part of sweeping views north from Highworth Road. | | |
| Suitability for housing | | | |
| Policy constraints | CTA. Local Wildlife site | | |
| Physical constraints | Sloping site, mature trees | | |
| Accessibility | Access is off a track off Canada Lane, would need upgrading. | | |
| Overall suitability/developability | Site is unsuitable for development due to nature designation and unsuitable access. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undeliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI13 | | |
| Site submission number | V052 | | |
| Site address/location | Land off Canada Lane | | |
| Planning history | P79/V0631/O Erection of a bungalow Refusal of Planning Permission on 12 March 1979 | | |
| | | | |
| Site size (hectares) | 0.23ha | | |
| Site description and current uses | Open countryside | | |
| Surrounding land uses and character of surrounding area | Residential to the east, allotments to the north, open countryside to the south and west. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land, CTA, adj. to Local Wildlife site | | |
| Physical constraints | Sloping site, mature trees | | |
| Accessibility | Access is off a track off Canada Lane, would need upgrading. | | |
| Overall suitability/developability | Site is unsuitable due to sensitive landscape location on sloping hill. | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Unknown | | |
| Overall assessment of site deliverability | Undevelopable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI14 | | |
| Site submission number | V033 | | |
| Site address/location | Land off Fernham Road | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | 0.96ha | | |
| Site description and current uses | Agricultural | | |
| Surrounding land uses and character of surrounding area | Residential to north, agricultural to west and east. A420 to south. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land, mature trees | | |
| Physical constraints | Flat site, noise from A420 | | |
| Accessibility | Site is accessible off Fernham Road. No footpath along Fernham Road in the vicinity of the site, therefore pedestrian access would need improving. | | |
| Overall suitability/developability | Site is suitable in principle. | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Deliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|---|--|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI15 | | |
| Site submission number | V047 | | |
| Site address/location | Land adjacent to youth centre/council depot | | |
| Planning history | | | |
| | | | |
| Site size (hectares) | 4.68ha | | |
| Site description and current uses | Open countryside | | |
| Surrounding land uses and character of surrounding area | Residential to the east, youth centre to north west, open countryside to south and west. | | |
| Suitability for housing | | | |
| Policy constraints | Grade 3 agricultural land | | |
| Physical constraints | The site slopes down towards the Highworth Road (south) and is set above it. | | |
| Accessibility | The site can be access off the Highworth Road. The location is not well connected to the highway network and public transport routes. | | |
| Overall suitability/developability | Site is suitable in principle. | | |
| Availability and Achievability | | | |
| Availability | Yes | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Deliverable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

| | | | |
|---|--|--|---------------|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI16 | | |
| Site submission number | | | |
| Site address/location | Land off Regal Way | | |
| Planning history | P11/V0127/COU Change of use of land adjacent to Willes Close, Faringdon, from public open space to allotments Treated as Withdrawn on 28 January 2011 | P10/V0097 Demolition of existing industrial units. Erection of new industrial units with new access road. Planning Permission on 27 May 2010 | P02/V1140/COU |
| | | | |
| Site size (hectares) | 1.75ha | | |
| Site description and current uses | Waste soil on eastern section, enclosed field on western section, dissected by a public footpath. | | |
| Surrounding land uses and character of surrounding area | Residential to the north and east, warehouse sheds to the south and west. | | |
| Suitability for housing | | | |
| Policy constraints | None | | |
| Physical constraints | Potential contamination in eastern section. Mature trees along boundary in western section. | | |
| Accessibility | Site currently has pedestrian access of Southampton Street. Potential for vehicular access off Regal Way and Willes Close. Site relates well to existing settlement with access towards town centre and Park Road. | | |
| Overall suitability/developability | Site is suitable in principle. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Developable | | |

The following options apply in determining the accessibility of sites:

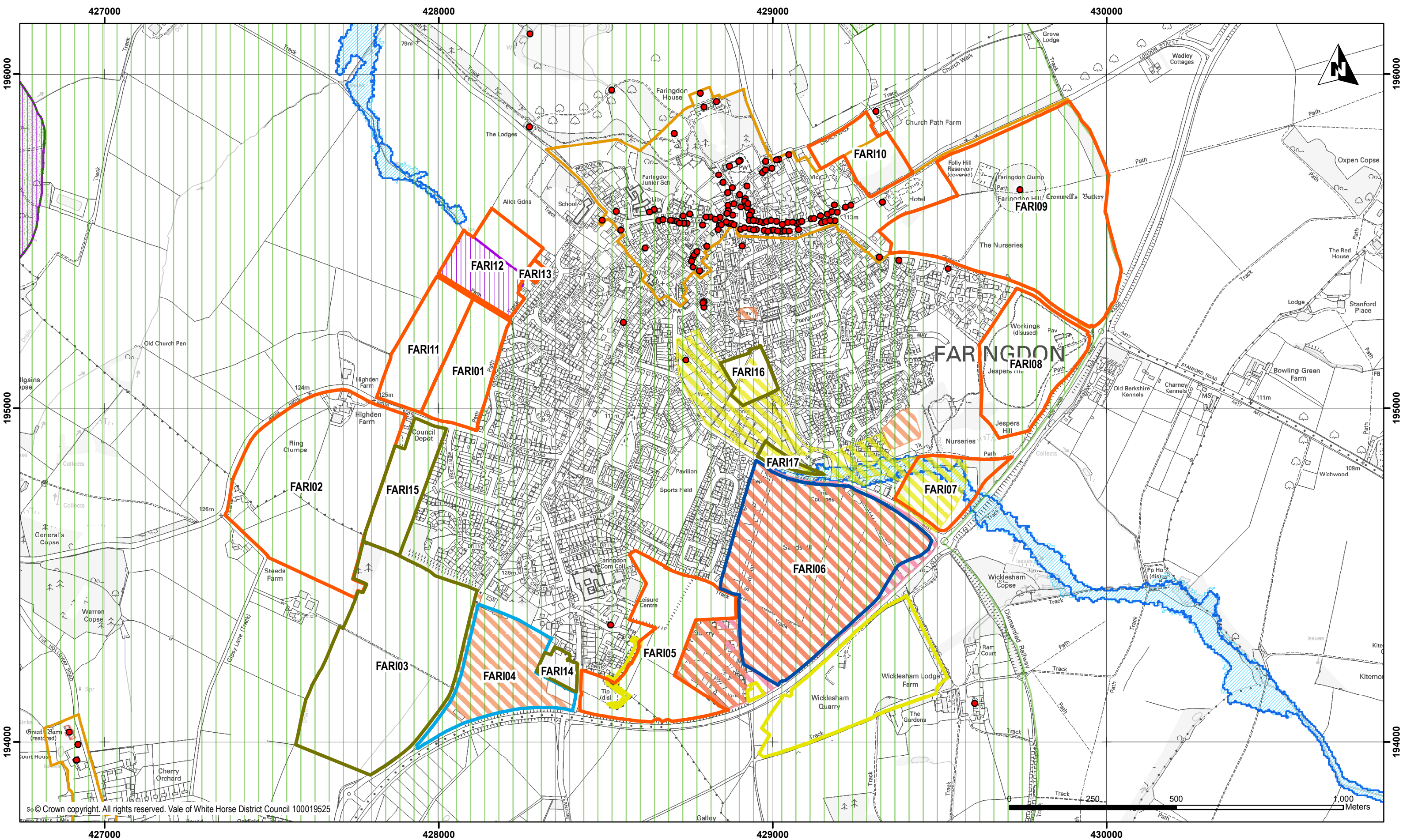
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required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

SHLAA proforma

| | | | |
|---|--|---|--|
| Settlement | Faringdon | | |
| SHLAA site reference | FARI17 | | |
| Site submission number | | | |
| Site address/location | Land north of Park road. | | |
| Planning history | P05/V1050/O | P03/V0740/O | P10/V1843/DIS |
| | Demolition of existing buildings 33 and 35 Park Road. Erection of 6 x1 bed and 12 x 2 bed flats and 1600 sq. metres of B1 Use Class with Parking and new access. - Granted | Development of B1 use class office units and 6 x 2 bedroom flats. - Withdrawn | Request for compliance with Conditions 2, 4, 5, 6, 7, 9, 10 and 11 of Planning Permission GFA/18495/1-X – Undetermined |
| Site size (hectares) | 0.55ha | | |
| Site description and current uses | Vacant land | | |
| Surrounding land uses and character of surrounding area | Industrial (allocated site), medical and agricultural | | |
| Suitability for housing | | | |
| Policy constraints | South eastern part of site in a mineral consultation zone. | | |
| Physical constraints | None visible. | | |
| Accessibility | Available | | |
| Overall suitability/developability | Site is suitable in principle. | | |
| Availability and Achievability | | | |
| Availability | Unknown | | |
| Achievability | Yes | | |
| Overall assessment of site deliverability | Developable | | |

The following options apply in determining the accessibility of sites:

- 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.
- 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.
- Site has no obvious access point / would be difficult to relate new development to existing.
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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? | |
| Faringdon | FARI01 | V084 | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Heavily constrained | | | 134 | 134 | 134 | 0 | 5.37 | 5.37 | 0 | Yes | Unknown | |
| Faringdon | FARI02 | | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Isolated | | | 520 | 520 | 0 | 520 | 20.81 | | 0 | No | Unknown | |
| Faringdon | FARI03 | V001 | SUITABLE Not in Green Belt | Refer | Suitable in principle | | | 557 | 557 | 557 | 0 | 22.26 | 22.26 | 0 | Yes | Yes | |
| Faringdon | FARI04 | | SUITABLE Not in Green Belt | Suitable (awaiting determination of planning application) | Permitted site | | | 205 | 205 | | | 8.19 | | 0 | No | Yes | |
| Faringdon | FARI05 | | Suitable (Not in Proximity to Listed Building) Not in Green belt; Archaeological Constraints; Small part is SSSI | Refer | Unsuitable - SSSI; Recreational use of land. | | | 275 | 275 | 0 | 275 | 11.00 | | 0 | No | Unknown | |
| Faringdon | FARI06 | | SUITABLE Not in Green Belt | Suitable | Strategic Site Allocation | | | | | | | 23.99 | | 0 | No | Yes | |
| Faringdon | FARI07 | | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Strategic Employment site | | | 108 | 85 | 0 | 85 | 4.32 | | 0.92 | No | Unknown | |
| Faringdon | FARI08 | | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Recreational use (sports) | | | 231 | 231 | 0 | 231 | 9.22 | | 0 | No | Unknown | |
| Faringdon | FARI09 | | Suitable; Not in Green Belt; Within Cons Areat; Archaeological Constraints; Listed Building proximity; Grade 2 agric land | Unsuitable | Unsuitable - Recreational use (public park) | | | 658 | 658 | 0 | 658 | 26.31 | | 0 | No | Unknown | |
| Faringdon | FARI10 | | Suitable; Not in Green Belt; Listed Building Adj | Unsuitable | Unsuitable - Heavily constrained | | | 93 | 93 | 0 | 93 | 3.71 | | 0 | No | Unknown | |
| Faringdon | FARI11 | | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Heavily constrained | | | 139 | 139 | 0 | 139 | 5.54 | | 0 | No | Unknown | |
| Faringdon | FARI12 | | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Nature Designation; Access | | | 133 | 133 | 0 | 133 | 5.32 | | 0 | No | Unknown | |
| Faringdon | FARI13 | V052 | SUITABLE Not in Green Belt | Unsuitable | Unsuitable - Topography and Landscape sensitivity | | | 6 | 6 | 6 | 0 | 0.23 | 0.23 | 0 | Yes | Unknown | |
| Faringdon | FARI14 | V033 | SUITABLE Not in Green Belt | Suitable | Suitable in principle | | | 24 | 24 | 24 | 0 | 0.96 | 0.96 | 0 | Yes | Yes | |
| Faringdon | FARI15 | V047 | SUITABLE; Not in Green Belt | Suitable | Suitable in principle | | | 117 | 117 | 117 | 0 | 4.68 | 4.68 | 0 | Yes | Yes | |
| Faringdon | FARI16 | | SUITABLE; Not in Green Belt | Suitable | Suitable in principle | | | 44 | 44 | 0 | 44 | 1.75 | | 0 | No | Yes | |
| Faringdon | FARI17 | | SUITABLE; Not in Green Belt | Suitable | Suitable in principle | | | 16 | 10 | 0 | 10 | 0.62 | | 0.22 | No | Yes | |