



**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**  
**14: Kennington**

## SHLAA proforma

Settlement	Kennington		
SHLAA site reference	KENN01		
Site submission number	N/A		
Site address/location	Land at Oxford University, Said Business School		
Planning history	P83/V0003/O	P10/V2202/EX	
	Erection of accommodation for 24 graduate students, caretakers house and laundry room, 2 squash courts and new access road and parking  Withdrawn prior to determination on 05 August 1985	Application to extend the time limit of Application No: KEN/667/51-X, for the erection of education/residential buildings including the demolition of existing non-listed buildings  Planning Permission on 24 February 2011	
Site size (hectares)	4.32ha		
Site description and current uses	University Campus (private landscaped grounds)		
Surrounding land uses and character of surrounding area	University Campus/ residential to south/ bounded by A423 to north		
<b>Suitability for housing</b>			
Policy constraints	Partly in flood zones 2 and 3 Entirely within Green Belt Conservation Target Area Grade II Listed Building		
Physical constraints	In addition to above, proximity to A423		
Accessibility	Existing(see below)		
Overall suitability/developability	The site is unsuitable due to the impact development would have on its current use as landscaped grounds for the university campus. Approx half of the site is within flood zones 2 and 3.		

<b>Availability and Achievability</b>	
Availability	Unknown
Achievability	Unknown
<b>Overall assessment of site deliverability</b>	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.

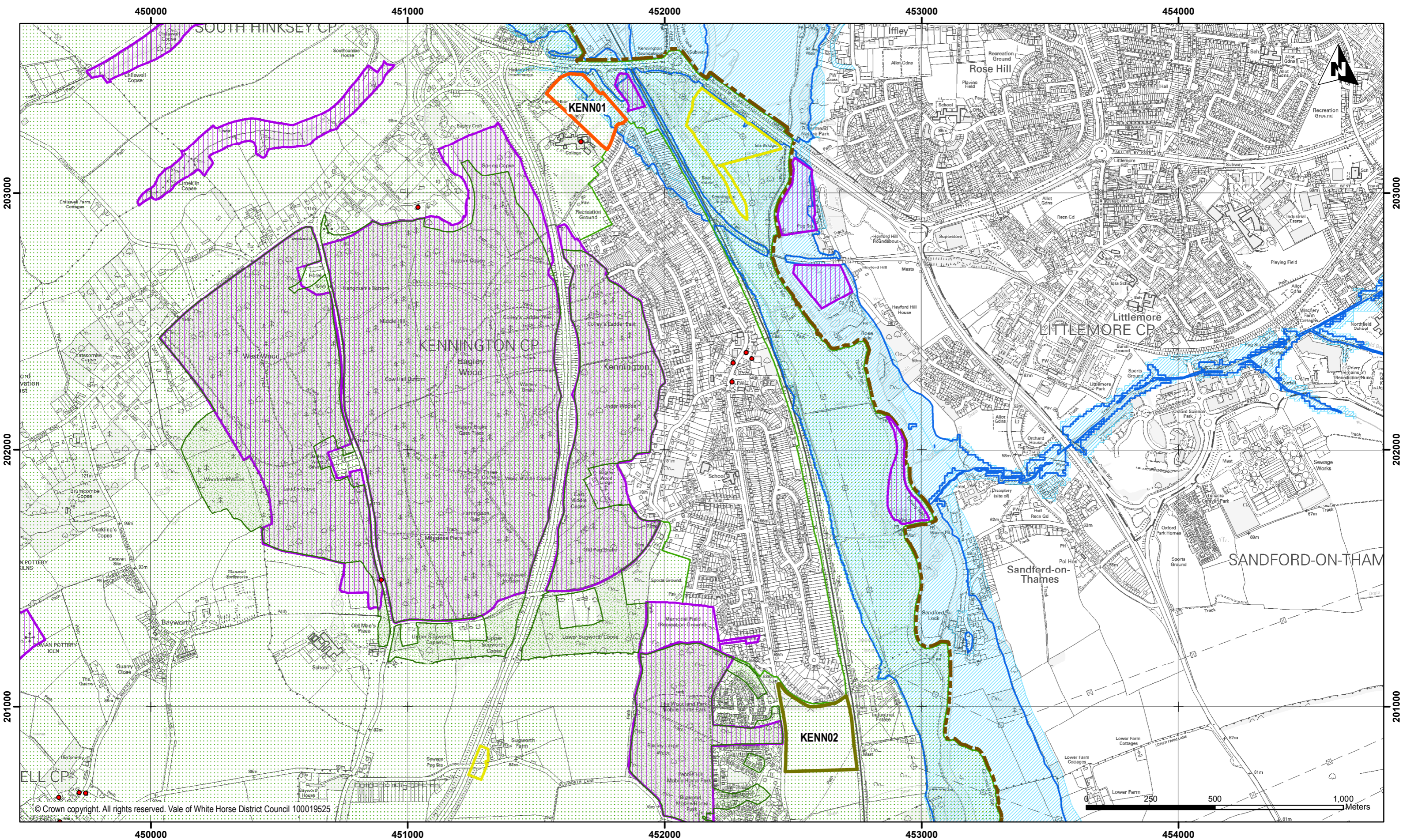
## SHLAA proforma

Settlement	Kennington		
SHLAA site reference	KENN02		
Site submission number	N/A		
Site address/location	Land south of Sandford Lane		
Planning history	P87/V1268/O		
	Erection of dwelling with garage, access and ancillary works. Broad Oak, Kennington Road, (Nr. Pebble Hill), Radley, Abingdon. Appeal dismissed 25.3.88 Refusal of Planning Permission on 25 November 1987		
Site size (hectares)	7.23ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ residential to north and west. Site adjoins railway along eastern boundary.		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Adjacent to Conservation Target Area Archaeological Constraints		
Physical constraints	Proximity to railway		
Accessibility	A (see below)		
Overall suitability/developability	The site is suitable in principle but would require a green belt review to justify it for development.		

<b>Availability and Achievability</b>	
Availability	Unknown
Achievability	Achievable
<b>Overall assessment of site deliverability</b>	Developable

The following options apply in determining the accessibility of sites

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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?
Kennington	KENN01		Suitable; 41% flooding; Listed Building proximity	Unsuitable	Unsuitable - Heavily constrained	Green Belt		108	58	0	58	4.32		2	No	Unknown
Kennington	KENN02		Suitable; Archaeological Constraints	Suitable	Suitable in principle	Green Belt		181	181	0	181	7.23		0	No	Yes