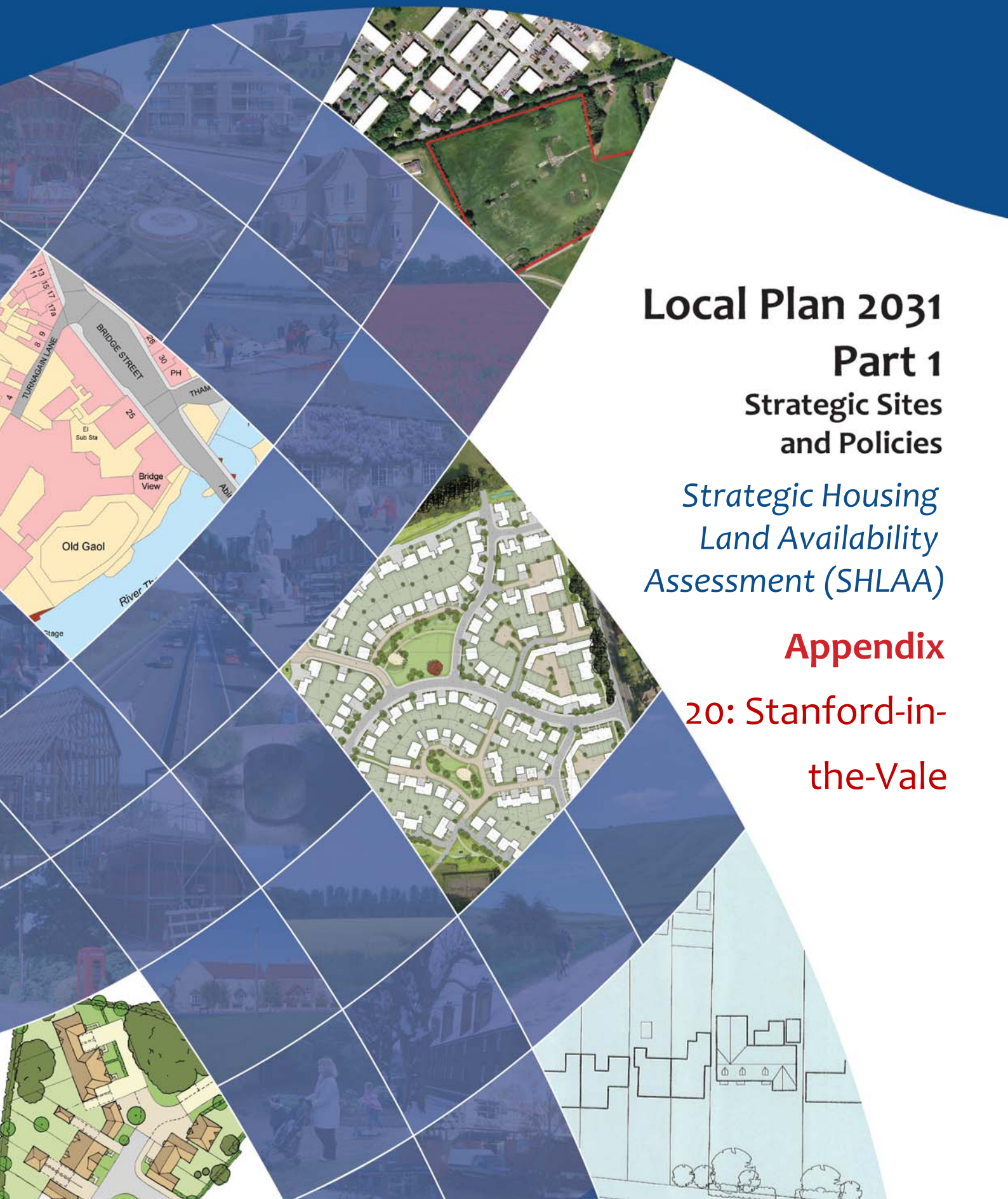




**Vale
of White Horse**
District Council

Consultation Draft
February 2014



Local Plan 2031

Part 1

Strategic Sites and Policies

*Strategic Housing
Land Availability
Assessment (SHLAA)*

Appendix 20: Stanford-in- the-Vale

SHLAA proforma

Settlement	Stanford in the Vale		
SHLAA site reference	STAN01		
Site submission number			
Site address/location	Land Adjoining Cottage Road And A417		
Planning history	P10/V1653/COU Description: Change of use of land from agricultural to recreational use by the public. Decision: Planning Permission on 28 October 2010	Other planning history: B11.1372/V, P07/V0382, P85/V0860/COU, P04/V0553, P60/V0046, P85/V0370	
Site size (hectares)	16.1ha		
Site description and current uses	Middle field: grassland/farmland Western field: grass/meadow. Currently used for dog walking. Unable to access eastern field but appeared to be undulating grassland. Land is undulating with a dip roughly halfway across the site (north – south).		
Surrounding land uses and character of surrounding area	Agricultural and residential To east of middle field: paddock adjacent to Cottage Road. Some houses overlook site from Cottage Road. A few homes also overlook the site from the A417. Quarry visible to west. Views to Hartford from site.		
Suitability for housing			
Policy constraints	Greenfield, Grade 2 and 3 Agricultural land, Community forest.		
Physical constraints	Pylons/wires cross western field. Some noise from A417.		
Accessibility	Existing field gate from Cottage Road, opposite junction with Upper Crale. Also existing access to western field from Cottage Road.		
Overall suitability/developability	Site is suitable in principle apart from western field		

	due to recreational use.
Availability and Achievability	
Availability	STAN01A= Unknown STAN01B=Unknown
Achievability	STAN01A= Yes STAN01B=Unknown
Overall assessment of site deliverability	STAN01A= Developable STAN01B=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	Stanford in the Vale		
SHLAA site reference	STAN02		
Site submission number			
Site address/location	Land behind The Old House		
Planning history	P01/V0187 (located outside site to the south) Description: Demolition of existing garage. Erection of new two storey cottage adjoining 4 Cottage Road and new detached double garage. Decsion: Planning Permission on 17th April 2001	Additional planning history: B99.0205/V, P99/V0186, P00/V0212, P68/V0073/O, P70/V0086, P71/V0098, P72/V0162, P72/V0163	
Site size (hectares)	3.79ha		
Site description and current uses	Site is located behind homes on Cottage Road: unable to access for site visit.		
Surrounding land uses and character of surrounding area	Agricultural and residential. Fields immediately to the south of the site appear to be meadows.		
Suitability for housing			
Policy constraints	Greenfield, 0.1 ha Conservation area, 0.1ha CTA, Archaeological constraints bordering South, Grade II listed building, Grade 3 Agricultural land.		
Physical constraints	Appear to be pylons/wires crossing field (but would need to access site to confirm).		

Accessibility	Space for access from Cottage Road. Access would involve extending existing lane to access homes set back from Cottage Road. Potential access route is outside current site boundary.
Overall suitability/developability	Site is suitable in principle subject to land being available to provide access.
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	Stanford in the Vale		
SHLAA site reference	STAN03		
Site submission number			
Site address/location	Land south of Horsecroft		
Planning history	No planning history.	Building control history: B89.0118/V	
Site size (hectares)	3.9ha		
Site description and current uses	Paddocks/grassland. Open character.		
Surrounding land uses and character of surrounding area	Thames Water pumphouse opposite site to north (off Horsecroft). Large farmhouse immediately to west of site.		
Suitability for housing			
Policy constraints	Greenfield, 2ha Flood Zone 2 and 2ha Flood Zone 3, 3.9ha CTA, Grade II listed building, Grade 3 Agricultural land.		
Physical constraints	Brook to east of site and large stream to south east. Some hedgerows with trees at site edges.		
Accessibility	Existing fieldgate off Horsecroft to east of site, but Horsecroft is narrow. Also existing access adjacent to farmhouse to west of site.		
Overall suitability/developability	Unsuitable due to areas of flood risk and Conservation Target Area.		
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	Stanford in the Vale		
SHLAA site reference	STAN04		
Site submission number			
Site address/location	Land behind Southdown Crescent		
Planning history	<p>P11/V0384/O (adjacent to site to north west)</p> <p>Description: Outline application for demolition of existing attached garage and erection of one single storey dwelling.</p> <p>Decision: Withdrawn prior to determination on 23rd May 2011</p>	<p>Other planning history: B09.0398/V, P06/V0745, P07/V0053, P07/V1392, P09/V0222/DIS, P86/V0380, P03/V1697/EX, P86/V0380, P98/V0869, P85/V0525/O,</p>	
Site size (hectares)	4.09ha		
Site description and current uses	Northern field = paddock. Southern field = unable to access but looks like grassland.		
Surrounding land uses and character of surrounding area	Homes directly overlook northern field from south west with little/no existing screening. Horsecroft area has quiet, rural character.		
Suitability for housing			
Policy constraints	Greenfield, 2.1ha Flood Zone 2 and 2.1 ha Flood Zone 3, 4.2 ha CTA, 4.2 Archaeological constraints, Grade II listed building.		
Physical constraints	Fairly large stream to south of site. Pylons/wires cross site in southern part of northern field. Hedgerows on some boundaries and appears from distance that there are some trees within the site.		

Accessibility	Existing field gate from Horsecroft, but Horsecroft is fairly narrow and rural in character.
Overall suitability/developability	Site is unsuitable due to areas of flood risk and Conservation Target Area.
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	Stanford in the Vale		
SHLAA site reference	STAN05		
Site submission number			
Site address/location	Land behind High Street		
Planning history	<p>P10/V1637</p> <p>Description: Erection of a freestanding wooden gazebo for use by residents of Penstones Court.</p> <p>Decision: Planning Permission on 19 May 2011</p>	<p>Additional planning history: B92.0225/V, B97.1293/V, AGH 34, VE12/028, P92/V0815/LB, P94/V0503, P88/V0585/LB, P99/V1493, P00/V0755</p>	
Site size (hectares)	2.1ha		
Site description and current uses	Eastern part of site appears to be in recreational use linked to retirement property complex to north. Unable to access western part of site, but appears to be grassland with some trees.		
Surrounding land uses and character of surrounding area	Open country/grassland to east. Large retirement complex to north. Large trees screen western part of site from retirement complex. Eastern part of site has open character and is overlooked by retirement properties.		
Suitability for housing			
Policy constraints	Greenfield, 0.8ha Flood Zone 2 and 0.8ha Flood Zone 3, 1.8ha CTA, 2.2 ha Archaeological constraints, Grade 3 and 4 Agricultural Land.		
Physical constraints	Wide stream to south east of site and footpath adjacent to site. Some trees within site, particularly in western part. Powerlines/pylons cross site from east to west.		
Accessibility	Access to eastern part of site would need to be via retirement complex. Unclear how western part of site would be accessed.		
Overall suitability/developability	Site is unsuitable due to current use, difficulties with access, and Conservation Target Area.		
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	Stanford in the Vale		
SHLAA site reference	STAN06		
Site submission number			
Site address/location	Land north east of A417		
Planning history	(Stanford mill – located outside site to south) P13/V0272/NM Description: Application for a Non-material amendment to planning application P11/V2764 for the reduction in width of bifold doors from 7.5 metres to 4.8 metres. Reduce height of upstairs windows. Decision: Agreed on 07 March 2013	Additional planning history: B99.0470/V, B11.1030/V, P99/V0380, P08/V1283	(Stanford mill – located outside site to south) P11/V2764 Description: Repairs and provision of insulation to main building, demolition of single storey building, rebuilding of new two storey section to provide lounge, bedroom and bathroom. Decision: Planning Permission on 24 April 2012
Site size (hectares)	2.67ha		
Site description and current uses	Appears to be grassland. Site is very well screened from road by hedgerow.		
Surrounding land uses and character of surrounding area	A417 adjacent. Homes to north.		
Suitability for housing			
Policy constraints	Part Greenfield, 1.6ha Flood Zone 2 and 1.1ha Flood Zone 3, 2.9ha CTA, 0.8ha Archaeological constraints, Grade 3 Agricultural Land, Grade II Listed Building.		
Physical constraints	Some trees within site. Pylons visible from road		

	but appear to be outside the site itself.
Accessibility	Appears that access would need to be via existing access to Stone's Farmhouse which leads on to A417. May also be possible to access from High Street via Anvil Court, which would be preferred. However, it appears that this would necessitate cutting through existing gardens.
Overall suitability/developability	Site is unsuitable due to areas of flood risk and Conservation Target Area. Access also likely to be difficult.
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	Stanford in the Vale		
SHLAA site reference	STAN07		
Site submission number			
Site address/location	Land south of Manor Farm		
Planning history	<p>P82/V1000 (unclear as to location of this permission, but likely to be outside site). Description: Rehabilitation and partial reconstruction of semi-derelict cottage. Manor Farm Cottage, S.E. Manor Farm, Stanford in the Vale, Faringdon, Oxonl. BR No. 341/82STA Decision: Planning Permission on 5th May 1982</p>	Other planning history: AGH 16	
Site size (hectares)	3.62ha		
Site description and current uses	<p>Northern field: Grassland. Existing structures within site.</p> <p>Unable to access southern part of site. Appears to be grassland. Well screened from northern field by existing hedge.</p>		
Surrounding land uses and character of surrounding area	A417 adjacent: footpath is narrow. Few houses to north, one of which overlooks site. Field is open to road with low hedgerow.		
Suitability for housing			

Policy constraints	Part Greenfield, 2.4ha Flood Zone 2 and 2.1ha Flood Zone 3, 4.4ha CTA, Grade 3 and 4 Agricultural Land.
Physical constraints	Existing built structures. Some trees on edges of site.
Accessibility	Existing field gate midway along eastern boundary of northern field, but this would access directly onto A417.
Overall suitability/developability	Site is unsuitable as isolated from main settlement. Also areas of flood risk and site is within Conservation Target Area.
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	Stanford in the Vale		
SHLAA site reference	STAN08		
Site submission number			
Site address/location	Land west of A417		
Planning history	<p>P13/V0146/FUL (relates to land outside the site to the south), Description: Erection of 73 No. new residential dwellings (comprising 1, 2, 3, 4 and 5 bedroom dwellings) with associated works. (Re-submission of application P12/V2075/FUL) Decision: Refusal of Planning Permission on 23rd May 2013</p>	<p>Additional planning history: B12.1087/V, B97.0154/V, P91/V0071, P86/V0064, P08/V0339/LDE, P82/V0853, P03/V0559/O, P81/V0917</p>	<p>P12/V2075/FUL (relates to land outside the site to the south) Description: Same as P13/V0146/FUL Decision: Refusal of Planning Permission on 20th December 2012</p>
Site size (hectares)	11.62ha		
Site description and current uses	Northern part of site: grassland. Southern part of site: in use as nursery. Low hedgerow to east of northern part of site. Southern part of the site is well screened by existing hedgerow.		
Surrounding land uses and character of surrounding area	A417 adjacent. Business Park to west. One home overlooks southern part of site, but well screened. Allotments opposite northern part of site.		
Suitability for housing			
Policy constraints	Part Greenfield, Grade 3 Agricultural Land.		
Physical constraints	Small pylons just outside site to east. Existing treeline between northern and southern parts of site.		

Accessibility	Existing field gate to northern part of site from A417, opposite junction with Joyce's Road. Existing access to nursery in southern part of site.
Overall suitability/developability	Suitable in principle. Site is not isolated from existing settlement as it is adjacent to recently permitted development and an employment site as well as close to petrol station and public house (currently being rebuilt after fire). The development of this site would need to integrate well with the existing settlement.
Availability and Achievability	
Availability	Unknown
Achievability	Achievable
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	Stanford in the Vale		
SHLAA site reference	STAN09		
Site submission number			
Site address/location	Land behind Stoppard House Farm.		
Planning history	(Land connected to the site, The Flower Barn) P01/V0228, Description: Alterations to existing covered area with glazed timber screen to form hall and cloakroom. Decision: Planning Permission on 27 March 2001	Additional planning history: P72/V0112, P85/V0197/LB,	
Site size (hectares)	4.86ha		
Site description and current uses	Unable to access for site visit.		
Surrounding land uses and character of surrounding area			
Suitability for housing			
Policy constraints	Greenfield, Flood Zone 2 and 3 adjacent, Conservative area adjacent to West, 1.8 ha CTA, Archaeological constraints adjacent and 0.42ha, Grade 4 Agricultural Land.		
Physical constraints			
Accessibility			
Overall suitability/developability	Site is unsuitable as unclear how site would be accessed.		

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	Stanford in the Vale		
SHLAA site reference	STAN10		
Site submission number	V053		
Site address/location	Old Mill Nurseries		
Planning history	P96/V0066 – Erection of a dwelling – Refused	P88/V0228 – Erection of a portable office and store building – Granted	P88/V0227/O – Development of leisure centre and 6 dwellings, new access. Withdrawn prior to determination.
Site size (hectares)	2.78ha		
Site description and current uses	Site is split into two: eastern and western areas. Eastern area: large trees and vegetation covering site. One small building on site. Western area: old buildings and lots of vegetation.		
Surrounding land uses and character of surrounding area	Footpath to next village (Hatford) passes through site, between eastern and western parts. Eastern part of site is overlooked by housing from Bow Road.		
Suitability for housing			
Policy constraints	Greenfield, Flood Zone 2 and 3 adjacent, Conservation area adjacent to South, Grade II Listed Building.		
Physical constraints	Lots of vegetation and appears to be lots of wildlife on site. Ditch/drain runs through site alongside footpath.		
Accessibility	Direct access to western part of site from Bow Road. Unclear how eastern part of site would be accessed.		
Overall suitability/developability	Site unsuitable and is heavily constrained.		
Availability and Achievability			

Availability	Yes
Achievability	Unknown
Overall assessment of site deliverability	Undeliverable

The following options apply in determining the accessibility of sites:

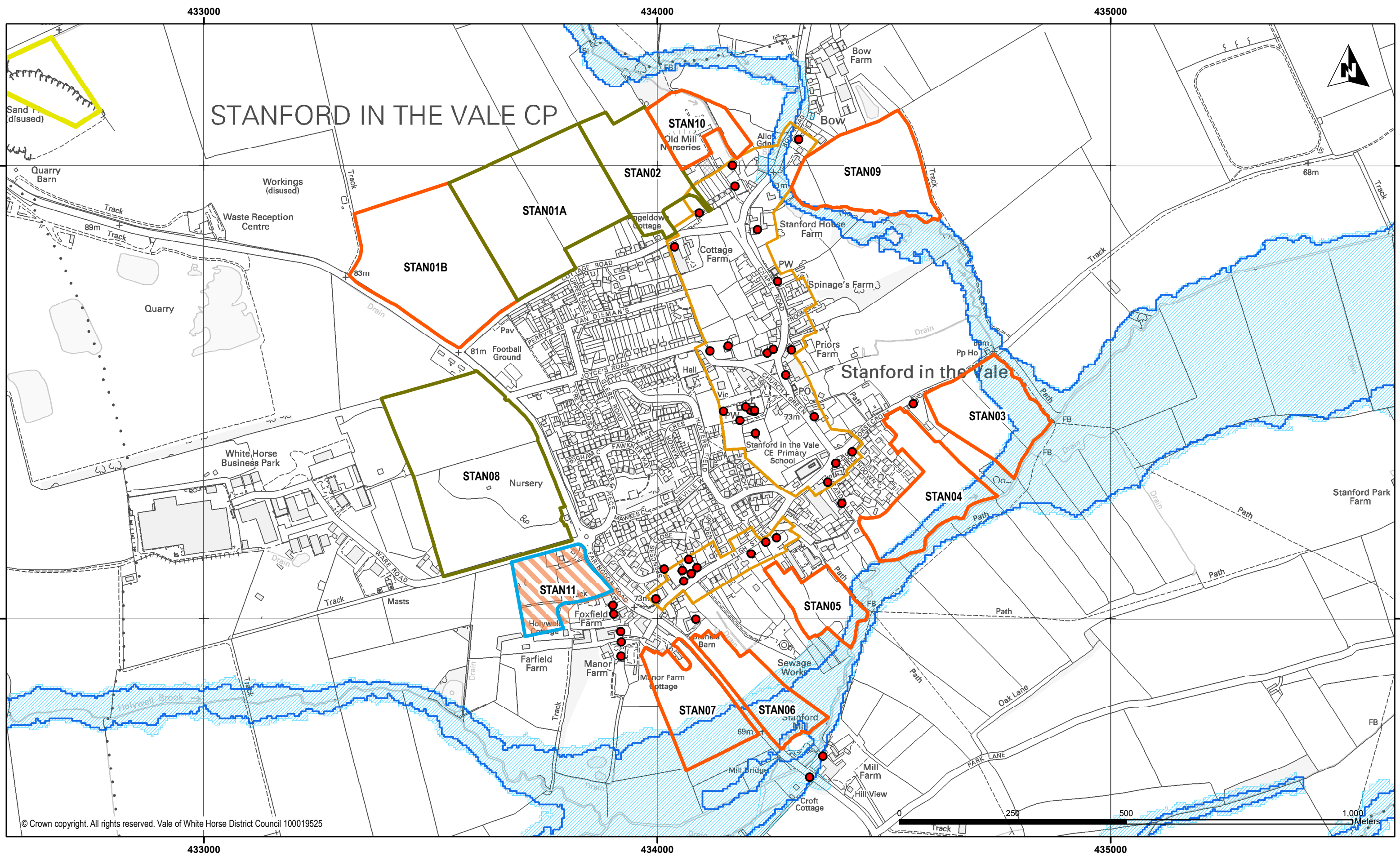
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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	Stanford in the Vale		
SHLAA site reference	STAN11		
Site submission number			
Site address/location	Land West of Faringdon Road		
Planning history	B12.1087/V 73 Residential New Build	P13/V0146/FUL Erection of 73 No. new residential dwellings (comprising 1, 2, 3, 4 and 5 bedroom dwellings) with associated works. (Re- submission of application P12/V2075/FUL)	P12/V2075/FUL
	P98/V0451		
Site size (hectares)	2.55ha		
Site description and current uses			
Surrounding land uses and character of surrounding area	Agricultural to the West of the site, Residential to the east and north of the site, farm dwellings/agricultural buildings to the South of the site		
Suitability for housing			
Policy constraints	Grade 3 agricultural land		
Physical constraints			
Accessibility			
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?
Stanford in the Vale	STAN01A		SUITABLE; Not in Green Belt	Suitable	Suitable in principle			205	205	0	205	8.19		0	No	Yes
Stanford in the Vale	STAN01B		SUITABLE; Not in Green Belt	Suitable	Unsuitable - Recreation			198	198	0	198	7.91		0	No	Unknown
Stanford in the Vale	STAN02		Suitable; Listed Building Adj	Suitable	Suitable in principle			95	95	0	95	3.79		0	No	Yes
Stanford in the Vale	STAN03			Unsuitable	Unsuitable - Flooding; Nature Designation			98	48	0	48	3.90		2	No	Unknown
Stanford in the Vale	STAN04		50% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Nature Designation			102	50	0	50	4.09		2.1	No	Unknown
Stanford in the Vale	STAN05		37% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Nature Designation; Recreational			53	33	0	33	2.10		0.8	No	Unknown
Stanford in the Vale	STAN06		55% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Heavily Constrained.			67	27	0	27	2.67		1.6	No	Unknown
Stanford in the Vale	STAN07		SUITABLE 55% flooding;	Unsuitable	Unsuitable - Flooding; Heavily Constrained.			91	31	0	31	3.62		2.4	No	Unknown
Stanford in the Vale	STAN08		SUITABLE	Suitable	Suitable in principle			291	291	0	291	11.62		0	No	Unknown
Stanford in the Vale	STAN09		Suitable (adjacent Conservation Area)	Unsuitable	Unsuitable - Heavily constrained			122	122	0	122	4.86		0	No	Unknown
Stanford in the Vale	STAN10	V053	Suitable (adjacent Conservation Area)it; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Employment use; Heavily constrained			70	68	68	0	2.78	2.78	0.08	Yes	Unknown
Stanford in the Vale	STAN11		SUITABLE Not in Green Belt	Suitable	Permitted site			64	64			2.55		0	No	Yes