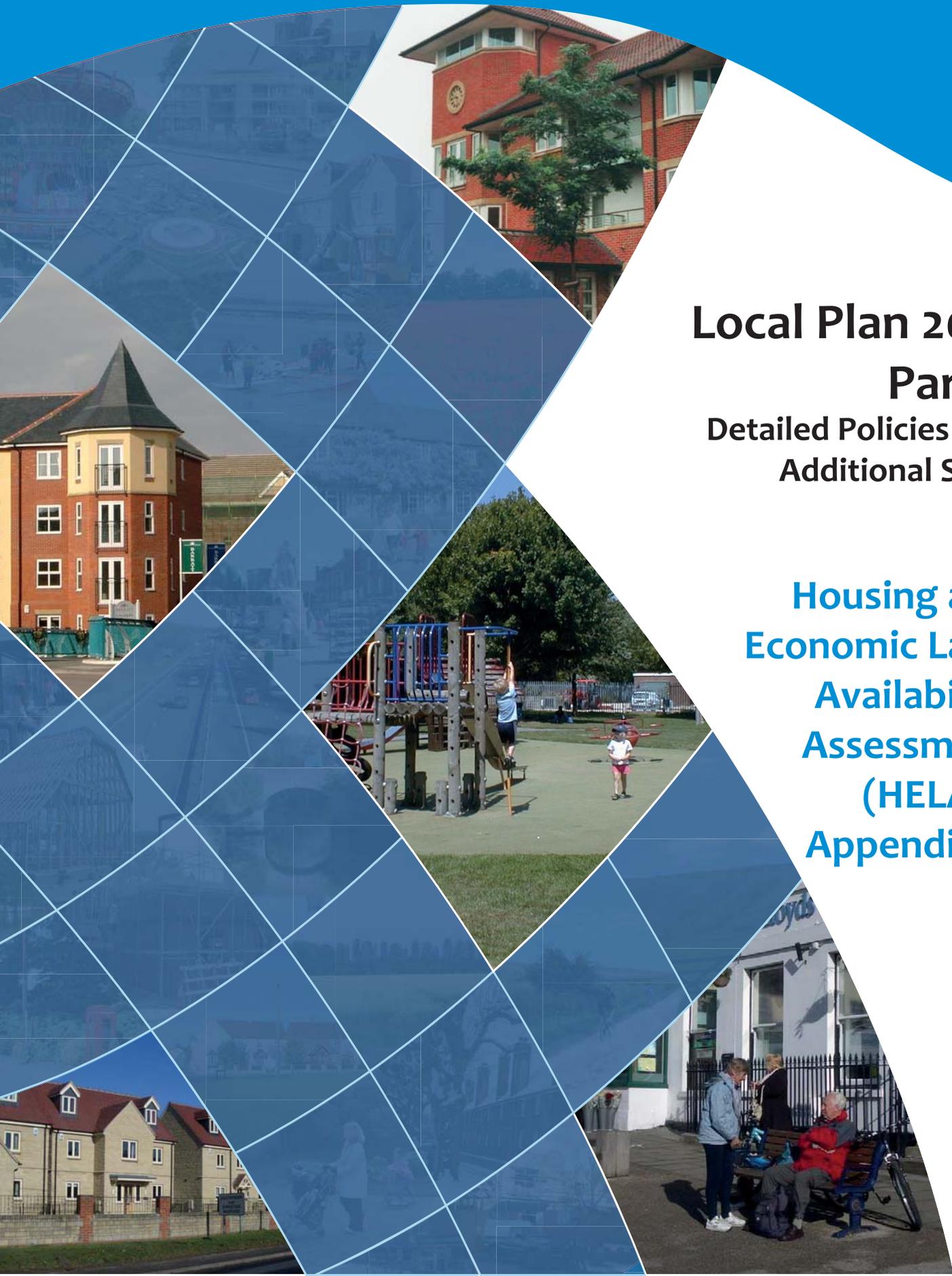




**Vale  
of White Horse**  
District Council

Publication Version  
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# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

**Housing and  
Economic Land  
Availability  
Assessment  
(HELAA)  
Appendices**

## **PREAMBLE**

The aim of the HELAA is to identify as many sites as possible with housing potential in and around settlements in the study area. It is a high-level stocktake and preliminary assessment which helps us to consider the possible options in relation to meeting future needs for housing development.

The HELAA is a technical document that informs the local plan. The inclusion of sites within the deliverable or developable supply of this study should not be taken to imply that the council will allocate them for housing development, nor that they would be approved if submitted as a planning application. Conversely, the exclusion of a site from this supply does not mean that it could not come forward, providing that the constraints identified could be satisfactorily overcome.

The HELAA document will help to identify potential site allocations that may be required to meet future housing needs, arising through changing trends and demographics. The process of allocating sites is entirely separate to this report. The decision to allocate a site for development in the local plan requires indepth study of the nature and potential of each site compared to reasonable alternative sites, in order to determine those offering the most sustainable solution to meet identified future needs.

## UNDERSTANDING THE HELAA PROFORMAS AND CONSTRAINTS

**HELAA Reference:** This can be used to cross reference with the map of that settlement

**Submitted Site Reference:** If the HELAA site has been promoted through a call for sites, this is the reference that has been provided to that particular submission.

**Size:** The size of the HELAA site is provided in hectares.

**Planning History:** Planning application references where relevant to the HELAA site.

**Flood Zone 2 or 3:** The total amount of land in a HELAA site that is covered by Flood Zone 2 or 3, in hectares.

**Green Belt:** States if the site is within or outside of the existing Green Belt boundaries.

**Site of Special Scientific Interest:** Highlights any SSSIs which are within 800 metres of the HELAA site.

**Special Area of Conservation:** Highlights any SACs which are within three kilometres of the HELAA site.

**Registered Park / Garden:** Highlights any Registered Parks or Gardens which are within 500 metres of the HELAA site.

**Local Wildlife Site:** Highlights any Local Wildlife Sites (including Proposed Local Wildlife Sites) which are within 400 metres of the HELAA site.

**Other Wildlife Designations:** Highlights if the site is within a Conservation Target Area or if there is the possible presence of protected wildlife species, where known.

**Ancient Woodland:** Highlights any designated Ancient Woodland in the vicinity of the HELAA site.

**Community Forest:** States if the site is within or outside of the Community Forest designation.

**Tree Preservation Orders:** Highlights if there are existing TPOs within or on the edge of the HELAA site.

**Area of Outstanding Natural Beauty:** States if the HELAA site is within or likely to impact upon the North Wessex Downs AONB.

**Conservation Area:** States the location of the HELAA site where it is within a Conservation Area or where development of that site may impact upon a nearby Conservation Area. If a site is wholly within a Conservation Area, the estimated development potential is reduced.

**Scheduled Monument:** States if the HELAA site is within or adjacent to a Scheduled Monument.

**Listed Buildings:** States the location of the HELAA site where it contains one or more listed buildings, or if development of the site could impact upon the setting of one or more listed buildings. If a site contains a listed building, the estimated development potential is reduced.

**Archaeological potential:** States if the HELAA site has the potential to contain archaeology, based on existing records.

**Agricultural Quality:** States the agricultural quality of the HELAA site.

**Gas Pipeline Consultation Area:** States if the HELAA site is in close proximity to a major gas pipeline.

**Access:** States the potential for safe site access to be provided to the site, should it not exist already. Information is based on a combination of site visits and desk top studies.

**Overhead Power Lines:** Identifies if power lines traverse the HELAA site.

## LIST OF APPENDICES

1. Abingdon
2. Appleford
3. Appleton
4. Ardington
5. Ashbury
6. Baulking
7. Blewbury
8. Boar's Hill
9. Botley
10. Bourton
11. Charney Bassett
12. Childrey
13. Chilton
14. Cothill
15. Cumnor
16. Denchworth
17. Didcot
18. Drayton
19. East Challow
20. East Hanney
21. East Hendred
22. Faringdon
23. Farmoor
24. Frilford
25. Garford
26. Great Coxwell
27. Grove
28. Harwell
29. Harwell Campus
30. Kennington
31. Kingston Bagpuize with Southmoor
32. Kingston Lisle
33. Little Coxwell
34. Longcot
35. Longworth
36. Lyford
37. Marcham
38. Milton
39. Milton Heights
40. North Hinksey
41. Radley
42. Rowstock
43. Shellingford
44. Shippon
45. Shrivenham
46. Sparsholt
47. Stanford-in-the-Vale
48. Steventon
49. Sutton Courtenay
50. Tubney
51. Uffington
52. Upton
53. Wantage
54. West Challow
55. West Hanney
56. West Hendred
57. Woolstone
58. Wootton