



**Vale
of White Horse**
District Council

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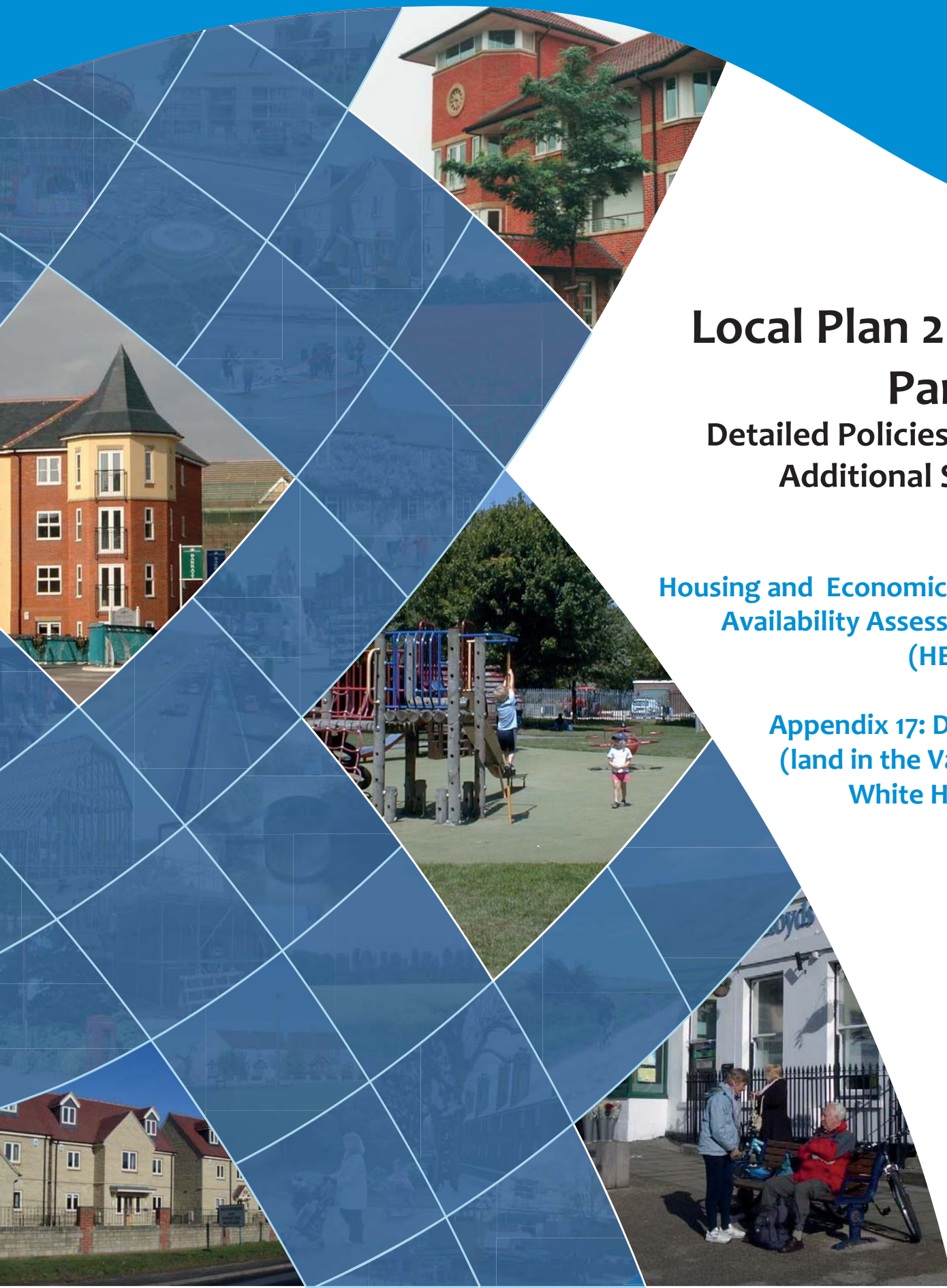
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 17: Didcot
(land in the Vale of
White Horse)



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|--|---|--------------------------|------------|
| Settlement/Parish | Didcot (land in Vale of White Horse) | | |
| HELAA Reference | DIDC01 | Submitted Site Reference | Yes / V158 |
| Location/Address | Land at Milton Interchange, south of the A4130 | | |
| Size | 8.56ha | | |
| Land uses | Agricultural and Builders Yard | | |
| Surrounding land uses | Agricultural (LPP1 allocation) and Roadside services | | |
| Planning history | P15/V2899/O; P15/V2880/O; P15/V2836/SCR; P14/V0096/D; P14/V0087/FUL; | | |
| Constraints which Impact the Suitability of the Site at this Stage | | | |
| Flood zone 2 or 3 | 0.00ha - Not in Flood Zone 2 or 3 | | |
| Site of Special Scientific Interest | None in the vicinity | | |
| Special Area of Conservation | None in the vicinity | | |
| Registered Park / Garden | None in the vicinity | | |
| Local Wildlife Site (incl. proposed) | None in the vicinity | | |
| Ancient Woodland | None in the vicinity | | |
| Scheduled Monument | None in the vicinity | | |
| Other Constraints Identified | | | |
| Green Belt | Site is outside of the Green Belt | | |
| Area of Outstanding Natural Beauty | Site does not impact on this designation | | |
| Other Wildlife Designations | Possible presence of Eurasian Badger | | |
| Community Forest | Site is outside of this designation | | |
| Tree Preservation Orders | There are no TPOs on this site | | |
| Conservation Area | Site does not impact the conservation area | | |
| Listed buildings | No listed buildings in the area | | |
| Archaeological potential | There is no known archaeology on this site | | |
| Agricultural Land Quality | Grade 4 | | |
| Gas Pipeline Consultation Area | No | | |
| Access | There is existing access to the site | | |
| Overhead Power Lines | There are no power lines on the site | | |
| Suitability | Suitable for further consideration | | |
| Availability | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 200 dwellings 6-15 years: 14dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC01 | | |

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|--|---|--------------------------|----|
| Settlement/Parish | Didcot (land in Vale of White Horse) | | |
| HELAA Reference | DIDC02 | Submitted Site Reference | No |
| Location/Address | Land at Didcot Power Station | | |
| Size | 86.33ha | | |
| Land uses | Operational power station | | |
| Surrounding land uses | Industrial | | |
| Planning history | P14/V0385/D; P12/V1299/FUL; P11/V2583/SCO; P96/V0679/DA; P95/V0679/DA | | |
| Constraints which Impact the Suitability of the Site at this Stage | | | |
| Flood zone 2 or 3 | 0.17ha - Negligible area in Flood Zone 2 and/or 3 (1%-10%) | | |
| Site of Special Scientific Interest | None in the vicinity | | |
| Special Area of Conservation | None in the vicinity | | |
| Registered Park / Garden | None in the vicinity | | |
| Local Wildlife Site (incl. proposed) | None in the vicinity | | |
| Ancient Woodland | None in the vicinity | | |
| Scheduled Monument | Settlement Site (low impact) | | |
| Other Constraints Identified | | | |
| Green Belt | Site is outside of the Green Belt | | |
| Area of Outstanding Natural Beauty | Site does not impact on this designation | | |
| Other Wildlife Designations | Possible presence of European Water Vole, Great Crested Newts | | |
| Community Forest | Site is outside of this designation | | |
| Tree Preservation Orders | There are no TPOs on this site | | |
| Conservation Area | Site does not impact the conservation area | | |
| Listed buildings | No listed buildings in the area | | |
| Archaeological potential | There is no known archaeology on this site | | |
| Agricultural Land Quality | N/A | | |
| Gas Pipeline Consultation Area | Yes | | |
| Access | There is existing access to the site | | |
| Overhead Power Lines | Site is a source of major power lines | | |
| Suitability | Suitable for further consideration | | |
| Availability | No - Site has not been promoted for development | | |
| Achievability | Yes - Site is developable | | |
| Indicative Trajectory | 0-5 years: 0 dwellings 6-15 years: 2154dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC02 | | |

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|--|--|--------------------------|----|
| Settlement/Parish | Didcot (land in Vale of White Horse) | | |
| HELAA Reference | DIDC03 | Submitted Site Reference | No |
| Location/Address | North Didcot, east of Didcot Power Station | | |
| Size | 18.36ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Agricultural, landfill and industrial | | |
| Planning history | P16/V1416/SCR; P11/V2708; P98/V0857 | | |
| Constraints which Impact the Suitability of the Site at this Stage | | | |
| Flood zone 2 or 3 | 0.00ha - Not in Flood Zone 2 or 3 | | |
| Site of Special Scientific Interest | None in the vicinity | | |
| Special Area of Conservation | None in the vicinity | | |
| Registered Park / Garden | None in the vicinity | | |
| Local Wildlife Site (incl. proposed) | None in the vicinity | | |
| Ancient Woodland | None in the vicinity | | |
| Scheduled Monument | None in the vicinity | | |
| Other Constraints Identified | | | |
| Green Belt | Site is outside of the Green Belt | | |
| Area of Outstanding Natural Beauty | Site does not impact on this designation | | |
| Other Wildlife Designations | Possible presence of European Water Vole | | |
| Community Forest | Site is outside of this designation | | |
| Tree Preservation Orders | There are no TPOs on this site | | |
| Conservation Area | Site does not impact the conservation area | | |
| Listed buildings | No listed buildings in the area | | |
| Archaeological potential | Site is likely to contain an archaeological interest | | |
| Agricultural Land Quality | Grade 2 | | |
| Gas Pipeline Consultation Area | Yes | | |
| Access | There is potential for safe access to be provided | | |
| Overhead Power Lines | Major power lines traverse this site | | |
| Suitability | Suitable for further consideration | | |
| Availability | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 200 dwellings 6-15 years: 259dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC03 | | |

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|--|---|--------------------------|------------|
| Settlement/Parish | Didcot (land in Vale of White Horse) | | |
| HELAA Reference | DIDC04 | Submitted Site Reference | Yes / V142 |
| Location/Address | Land at Hill Farm, west of railway line | | |
| Size | 13.67ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Agricultural, landfill and industrial | | |
| Planning history | P16/V1416/SCR; P15/V2043/FUL; P15/V1737/SCR; P05/V0441 | | |
| Constraints which Impact the Suitability of the Site at this Stage | | | |
| Flood zone 2 or 3 | 0.00ha - Not in Flood Zone 2 or 3 | | |
| Site of Special Scientific Interest | None in the vicinity | | |
| Special Area of Conservation | None in the vicinity | | |
| Registered Park / Garden | None in the vicinity | | |
| Local Wildlife Site (incl. proposed) | None in the vicinity | | |
| Ancient Woodland | None in the vicinity | | |
| Scheduled Monument | None in the vicinity | | |
| Other Constraints Identified | | | |
| Green Belt | Site is outside of the Green Belt | | |
| Area of Outstanding Natural Beauty | Site does not impact on this designation | | |
| Other Wildlife Designations | None in the vicinity | | |
| Community Forest | Site is outside of this designation | | |
| Tree Preservation Orders | There are no TPOs on this site | | |
| Conservation Area | Site does not impact the conservation area | | |
| Listed buildings | No listed buildings in the area | | |
| Archaeological potential | Site is likely to contain an archaeological interest | | |
| Agricultural Land Quality | Grade 2 | | |
| Gas Pipeline Consultation Area | Yes | | |
| Access | There is existing access to the site | | |
| Overhead Power Lines | Major power lines traverse this site | | |
| Suitability | Suitable for further consideration | | |
| Availability | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 200 dwellings 6-15 years: 142dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC04 | | |

| | | | |
|--|---|--------------------------|------------|
| Settlement/Parish | Didcot (land in Vale of White Horse) | | |
| HELAA Reference | DIDC05 | Submitted Site Reference | Yes / V142 |
| Location/Address | North Didcot, land east of railway line | | |
| Size | 14.82ha | | |
| Land uses | Agricultural | | |
| Surrounding land uses | Agricultural, landfill and industrial | | |
| Planning history | None | | |
| Constraints which Impact the Suitability of the Site at this Stage | | | |
| Flood zone 2 or 3 | 6.88ha - Large part of site within Flood Zone 2 and/or 3 (26%-50%) | | |
| Site of Special Scientific Interest | None in the vicinity | | |
| Special Area of Conservation | None in the vicinity | | |
| Registered Park / Garden | None in the vicinity | | |
| Local Wildlife Site (incl. proposed) | None in the vicinity | | |
| Ancient Woodland | None in the vicinity | | |
| Scheduled Monument | None in the vicinity | | |
| Other Constraints Identified | | | |
| Green Belt | Site is outside of the Green Belt | | |
| Area of Outstanding Natural Beauty | Site does not impact on this designation | | |
| Other Wildlife Designations | Possible presence of European Water Vole | | |
| Community Forest | Site is outside of this designation | | |
| Tree Preservation Orders | There are no TPOs on this site | | |
| Conservation Area | Site does not impact the conservation area | | |
| Listed buildings | No listed buildings in the area | | |
| Archaeological potential | There is no known archaeology on this site | | |
| Agricultural Land Quality | Grade 2 and 4 | | |
| Gas Pipeline Consultation Area | Yes | | |
| Access | It is unclear if safe site access can be provided | | |
| Overhead Power Lines | There are no power lines on the site | | |
| Suitability | Suitable for further consideration | | |
| Availability | Yes - site is promoted for development | | |
| Achievability | Yes - Site is deliverable | | |
| Indicative Trajectory | 0-5 years: 199 dwellings 6-15 years: 0dwellings | | |
| URL | http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=DIDC05 | | |

