



**Vale  
of White Horse**  
District Council

Publication Version  
October 2017

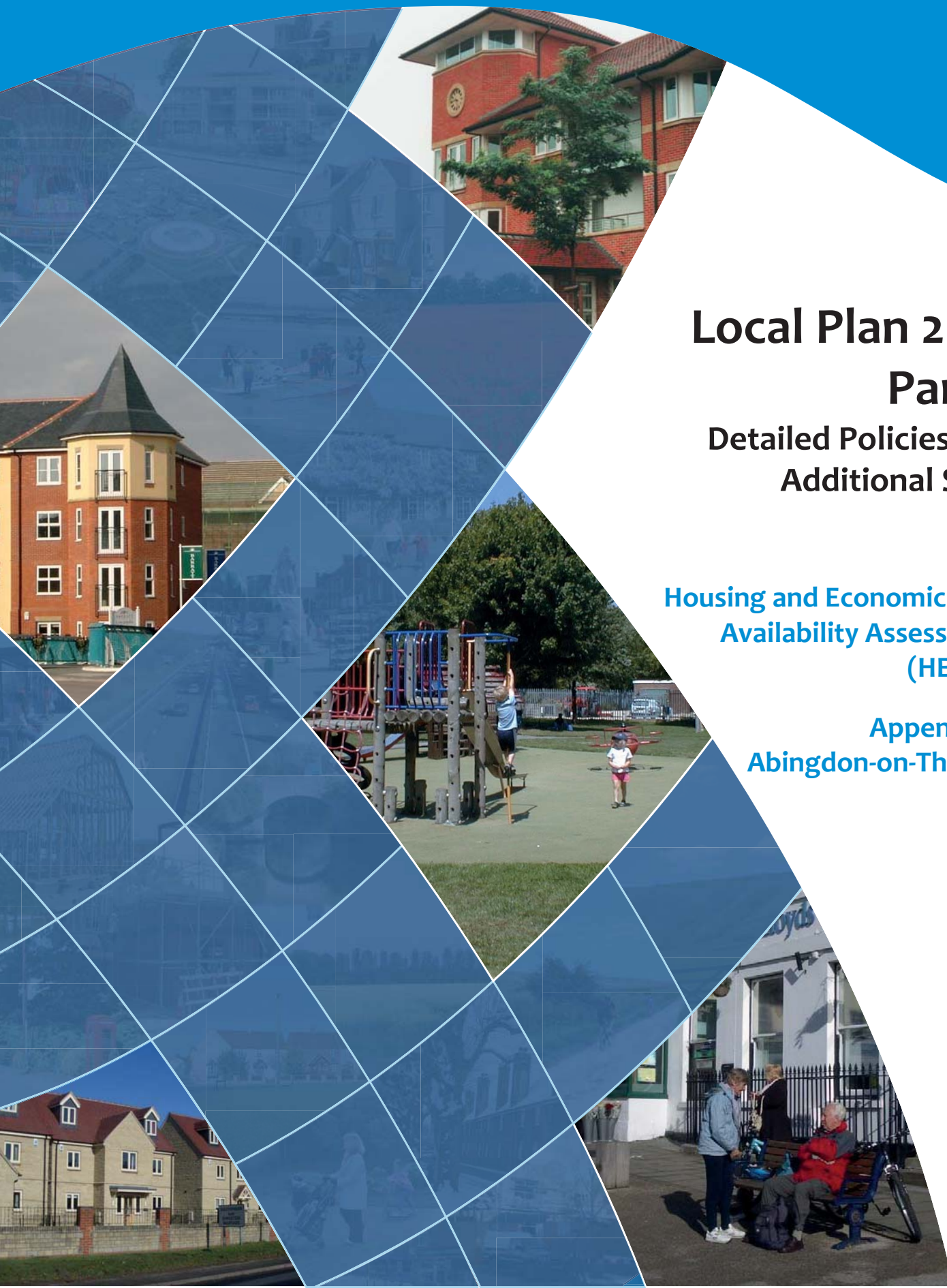
# Local Plan 2031

## Part 2

### Detailed Policies and Additional Sites

Housing and Economic Land  
Availability Assessment  
(HELAA)

Appendix 1:  
Abingdon-on-Thames



Settlement/Parish	Abingdon		
HELAA Reference	ABIG01	Submitted Site Reference	Yes / V179
Location/Address	Land at Lodge Hill		
Size	17.90ha		
Land uses	Industrial and agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P04/V1964		
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	Blake's Oak (adjacent)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in 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	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
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: 247dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG01</a>		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG02	Submitted Site Reference	Yes / V222
Location/Address	Land at Lodge Hill Garage		
Size	0.20ha		
Land uses	Car Showroom		
Surrounding land uses	Residential and agricultural		
Planning history	P13/V0253/FUL; P08/V2363; P03/V1823		
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	Blake's Oak (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in 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	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
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: 5 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG02">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG02</a>		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG03	Submitted Site Reference	No
Location/Address	Land east of Oxford Road, west of Radley College		
Size	58.90ha		
Land uses	Agricultural		
Surrounding land uses	Agricultura, Golf Course and Education		
Planning history	P16/V3235/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	Blake's Oak (low impact)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in the Green Belt		
Area of Outstanding Natural Beauty	Site does not impact on this designation		
Other Wildlife Designations	Conservation Target Area (adjacent)		
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	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 1178dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=ABIG03		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG04	Submitted Site Reference	No
Location/Address	Land west of Peachcroft Farm		
Size	4.05ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V2771/SCO; P07/V0320		
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 in 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	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2 and 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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 101dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=ABIG04		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG05	Submitted Site Reference	Yes / V038
Location/Address	Land at junction of Twelve Acre Drive with Radley Road		
Size	1.88ha		
Land uses	Agricultural		
Surrounding land uses	Residential, Transport and Agricultural		
Planning history	P13/V1269/O		
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)	Site is 264m from Abbey Fishponds		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in 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	No		
Access	There is potential for safe access to 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: 50 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG05">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG05</a>		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG07	Submitted Site Reference	Yes / V140
Location/Address	Land at Oxford Abingdon Hotel, Marcham Road		
Size	0.87ha		
Land uses	Hotel and Offices		
Surrounding land uses	Industrial		
Planning history	P05/V1093;		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.40ha - 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	None in the vicinity		
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: 19 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG07">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG07</a>		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG08	Submitted Site Reference	No
Location/Address	Land west of Drayton Road		
Size	46.07ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P79/V1413/O		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.50ha - 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	Sutton Wick Settlement (adjacent)		
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	Part of the site may contain an archaeological interest		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	There are no power lines on the site		
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: 1139dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG08">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG08</a>		



Settlement/Parish	Abingdon		
HELAA Reference	ABIG09	Submitted Site Reference	Yes / V210
Location/Address	Land south of Abingdon, west of Drayton Road		
Size	5.72ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P79/V1413/O		
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	Sutton Wick Settlement (Majority within)		
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 Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared bat, Noctule bat, Unidentified bats		
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 3		
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	Unsuitable - Majority of site is a Scheduled Monument		
Availability	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=ABIG09		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG10	Submitted Site Reference	No
Location/Address	Land at Stonehill Farm		
Size	13.57ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
Planning history	P16/V1825/LB; P16/V1824/FUL; P14/V2607/HH; P12/V2199/LB; P12/V2191/LB; P11/V1574/LB; P10/V2087; P10/V1178		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	1.00ha - 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	Roman Villa (adjacent)		
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	Site contains listed buildings		
Archaeological potential	There is no known archaeology on this site		
Agricultural Land Quality	Grade 2		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings    6-15 years: 251dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG10">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG10</a>		

Settlement/Parish	Abingdon		
HELAA Reference	ABIG11	Submitted Site Reference	Yes / V179
Location/Address	Land to the south west of Lodge Hill, north of LPP1 allocation		
Size	1.31ha		
Land uses	Agriculytural		
Surrounding land uses	Agricultural and LPP1 allocation		
Planning history	P04/V1964		
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	Blake's Oak (adjacent)		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Site is in 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	There is no known archaeology on this site		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
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: 33 dwellings    6-15 years: 0dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG11">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=ABIG11</a>		



