



**Vale
of White Horse**
District Council

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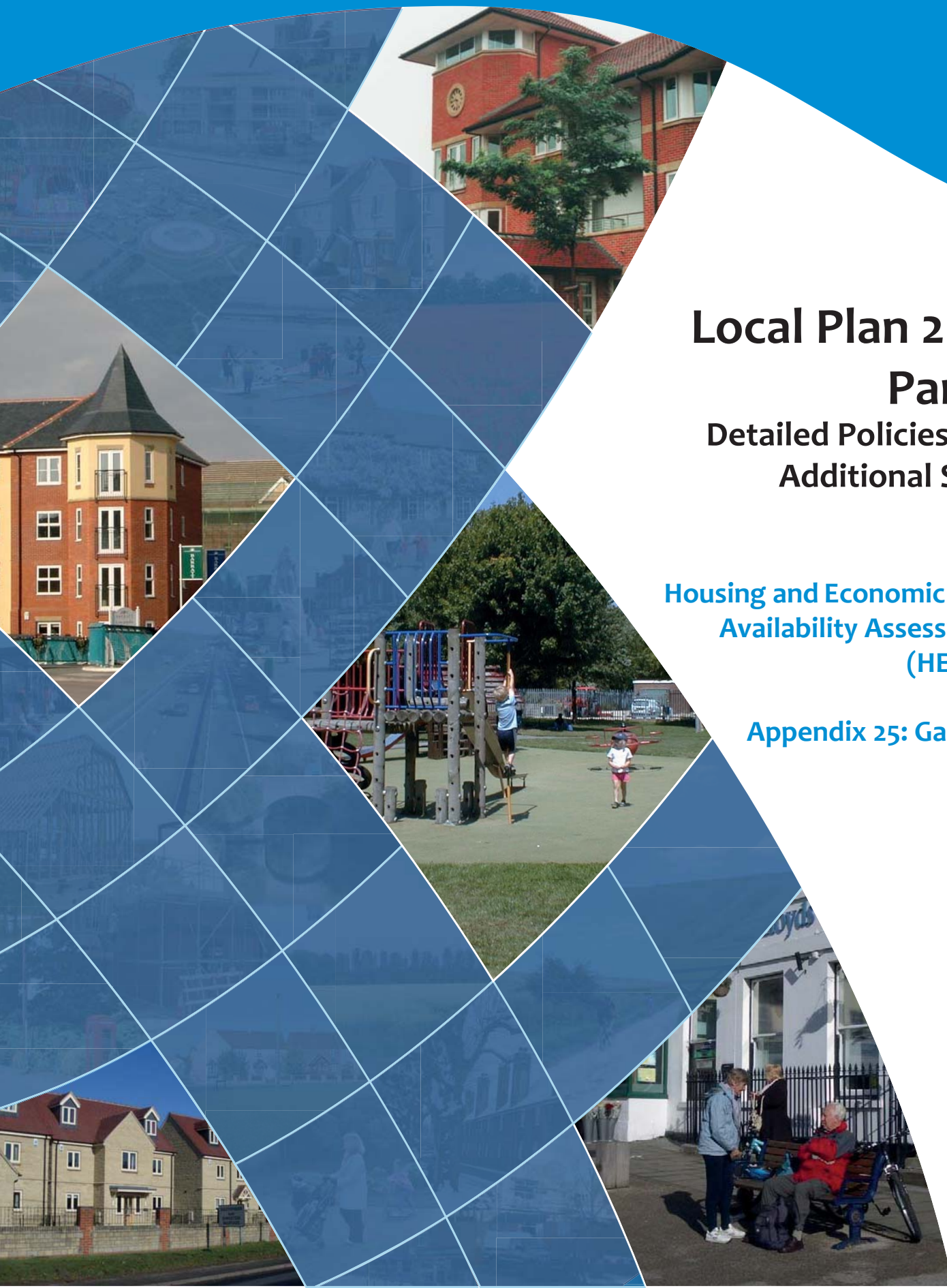
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 25: Garford



Settlement/Parish	Garford		
HELAA Reference	GARF01	Submitted Site Reference	Yes / V220
Location/Address	Land north of Manor Farm		
Size	3.86ha		
Land uses	Residential and agricultural		
Surrounding land uses	Agricultural and Industrial		
Planning history	None		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.03ha - 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	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	None in the vicinity		
Listed buildings	Site contains listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
Agricultural Land Quality	Grade 4		
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: 77 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=GARF01		

