



**Vale
of White Horse**

District Council

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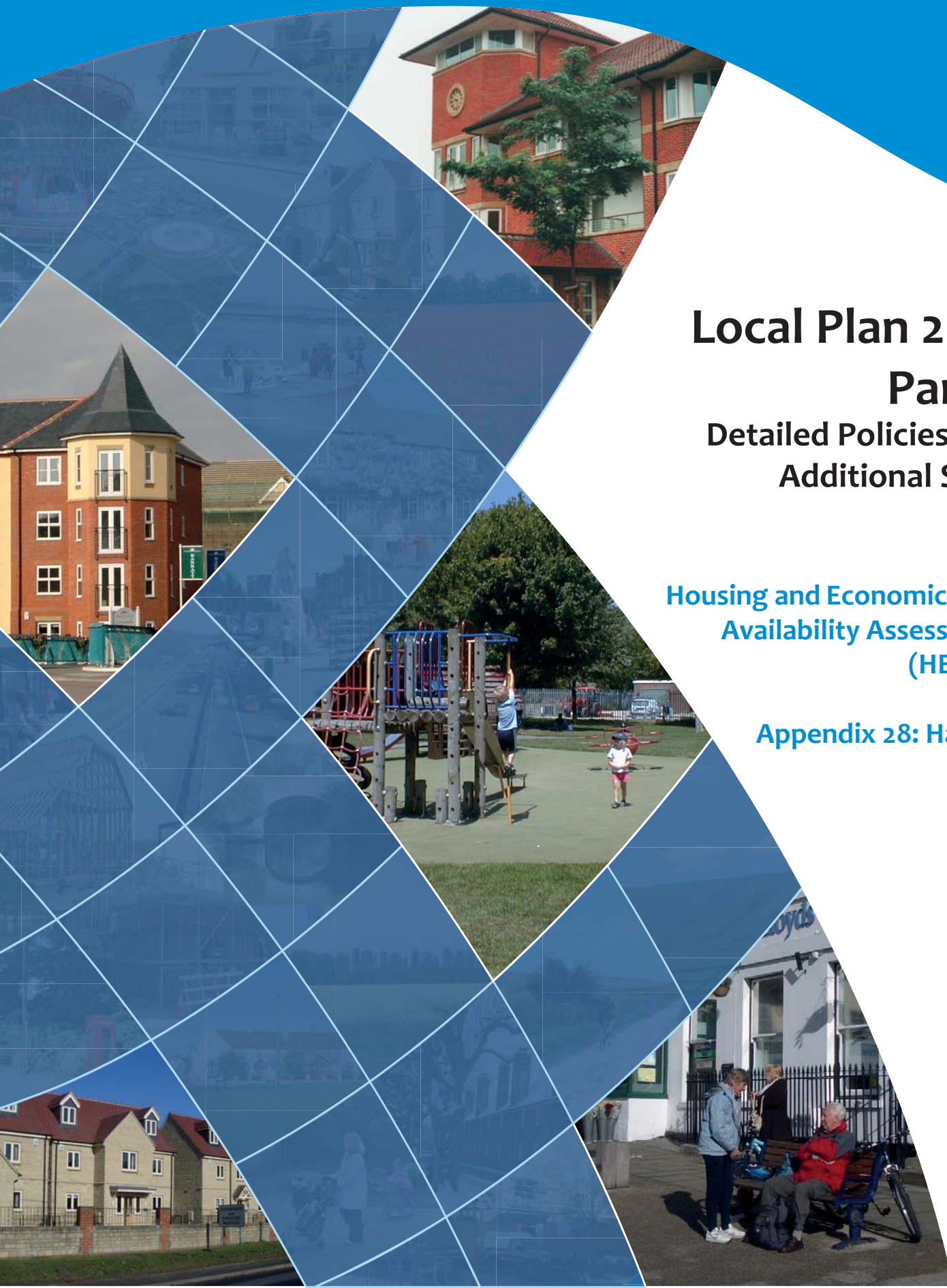
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 28: Harwell



Settlement/Parish	Harwell		
HELAA Reference	HARW01	Submitted Site Reference	No
Location/Address	Land north of Didcot Road (Bishops Manor Farm)		
Size	3.07ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P88/V1004/COU, P04/V1428/LB		
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 could possibly impact the Harwell Conservation Area		
Listed buildings	Site contains listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 61dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW01		

Settlement/Parish	Harwell		
HELAA Reference	HARW02	Submitted Site Reference	Yes / V191
Location/Address	Land north of Didcot Road		
Size	4.36ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V0533/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	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	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
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: 60 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW02		

Settlement/Parish	Harwell		
HELAA Reference	HARW03	Submitted Site Reference	No
Location/Address	Land north of Reading Road		
Size	3.29ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P16/V2669/MPO		
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	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 82dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW03		

Settlement/Parish	Harwell		
HELAA Reference	HARW05	Submitted Site Reference	No
Location/Address	Land at corner of A417 with the Winnaway		
Size	0.49ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
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 is wholly within the AONB		
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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 12dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW05		

Settlement/Parish	Harwell		
HELAA Reference	HARW06	Submitted Site Reference	Yes / V104
Location/Address	Land south of Reading Road, west of Harwell village		
Size	1.86ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
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 is wholly within the AONB		
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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 47 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW06		

Settlement/Parish	Harwell		
HELAA Reference	HARW07	Submitted Site Reference	No
Location/Address	Land off Reading Road		
Size	2.59ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and Community		
Planning history	P94/V1604/COU		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 65dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW07		

Settlement/Parish	Harwell		
HELAA Reference	HARW08	Submitted Site Reference	Yes / V229
Location/Address	Land between Reading Road and Grove Road, west of Harwell		
Size	19.13ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	None		
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 may impact upon the setting of the AONB		
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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	Minor power lines traverse 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: 278dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW08		

Settlement/Parish	Harwell		
HELAA Reference	HARW09	Submitted Site Reference	No
Location/Address	Land off Orchard Way		
Size	0.31ha		
Land uses	Greenspace		
Surrounding land uses	Agricultural and residential		
Planning history	P15/V1940/FUL, P14/V2286/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	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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 2		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 8dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW09		

Settlement/Parish	Harwell		
HELAA Reference	HARW10	Submitted Site Reference	Yes / V230
Location/Address	Land north of Grove Road		
Size	7.85ha		
Land uses	Local Plan 2031 Part 1 Allocation		
Surrounding land uses	Agricultural and residential		
Planning history	P13/V2445/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	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	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 196 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW10		

Settlement/Parish	Harwell		
HELAA Reference	HARW11	Submitted Site Reference	Yes / V231
Location/Address	Land off Barrow Road		
Size	2.29ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P74/V0652/COU		
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	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
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: 57 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW11		










Settlement/Parish	Harwell		
HELAA Reference	HARW12	Submitted Site Reference	No
Location/Address	Land off Barrow Road		
Size	0.82ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P97/V0199		
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	None in the vicinity		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 21dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=HARW12		

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**Harwell
Legend**

-  Suitable for Further Consideration
-  Committed Housing Schemes (March 2017)
-  Strategic Housing Allocations
-  Conservation Area
-  Listed Buildings
-  Archaeological Constraints
-  Area of Outstanding Natural Beauty
-  Flood Zone 2
-  Flood Zone 3

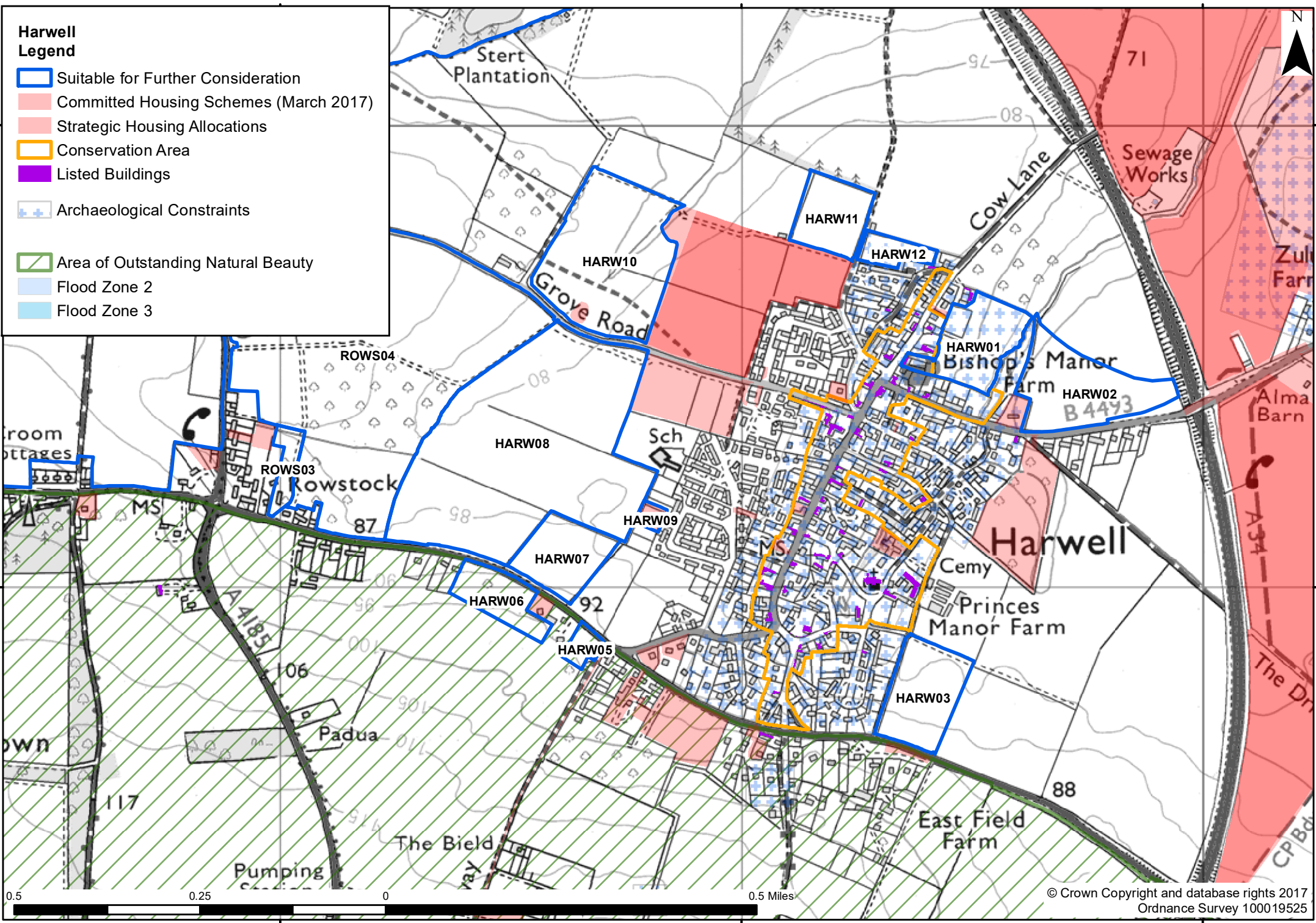


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