



**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)

Appendix 2: Appleford

Settlement/Parish	Appleford		
HELAA Reference	APPF01	Submitted Site Reference	Yes / see submitted sites 2014
Location/Address	Land east of Appleford		
Size	21.38ha		
Land uses	Agricultural		
Surrounding land uses	Residential and agricultural		
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	Settlement Site (partly 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	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	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	No major power lines cross this site; however some smaller power lines do cross 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: 187dwellings		
URL	<a href="http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=APPF01">http://maps.whitehorsedc.gov.uk/gis?cat=HLA&amp;ref=APPF01</a>		

Settlement/Parish	Appleford		
HELAA Reference	APPF02	Submitted Site Reference	No
Location/Address	Land south to the B4016 and east of Appleford		
Size	54.14ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Gravel Pit and Lake		
Planning history	P14/V1801/CM		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	2.41ha - 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	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		
Gas Pipeline Consultation Area	No		
Access	There is potential for safe access to be provided		
Overhead Power Lines	No major power lines cross this site; however some smaller power lines do cross 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: 1146dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=APPF02		



