



**Vale
of White Horse**

District Council

Publication Version
October 2017

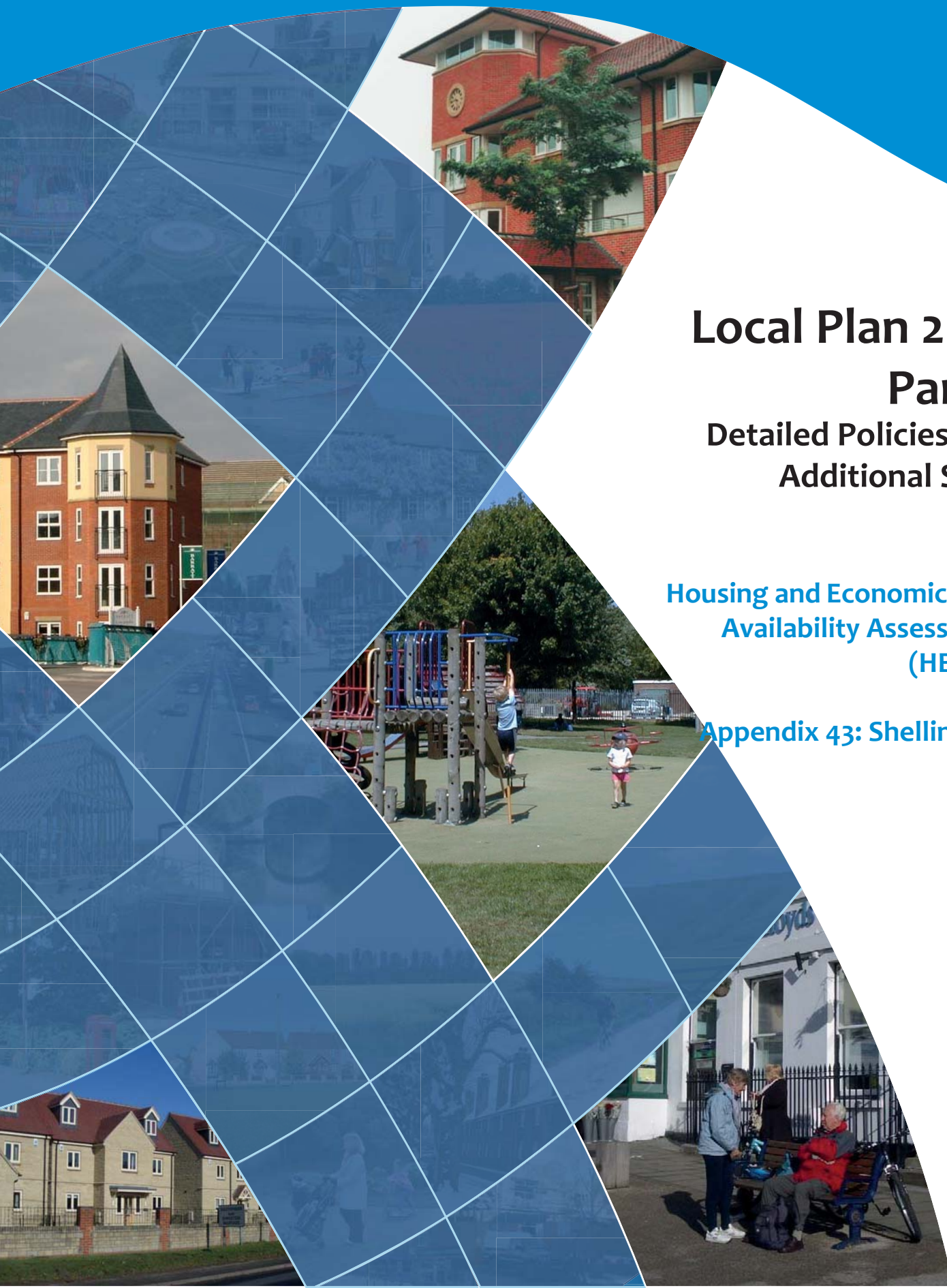
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 43: Shellingford



Settlement/Parish	Shellingford		
HELAA Reference	SHLF01	Submitted Site Reference	Yes / V212
Location/Address	Home Farm Office 2		
Size	1.32ha		
Land uses	Industrial		
Surrounding land uses	Residential, Primary School 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	Chaslins Copse (low impact)		
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	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 could possibly impact the Shellingford Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
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: 33 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SHLF01		

Settlement/Parish	Shellingford		
HELAA Reference	SHLF02	Submitted Site Reference	Yes / V218
Location/Address	Home Farm Office		
Size	5.30ha		
Land uses	Agricultural		
Surrounding land uses	Residential, agricultural and woodland		
Planning history	P14/V0885/FUL;		
Constraints which Impact the Suitability of the Site at this Stage			
Flood zone 2 or 3	0.56ha - Part of site within Flood Zone 2 and/or 3 (11%-25%)		
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 adjacent to Chaslins Copse		
Ancient Woodland	Chaslins Copse (adjacent)		
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	Conservation target Area (part within);		
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 Shellingford Conservation Area		
Listed buildings	Site could impact upon the setting of nearby listed buildings		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 4		
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: 119 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=SHLF02		

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Shellingford Legend

- Suitable for Further Consideration
- Committed Housing Schemes (March 2017)
- Conservation Area
- Listed Buildings
- Archaeological Constraints
- Ancient Woodland
- Local Wildlife Sites
- SSSI/SAC
- Flood Zone 2
- Flood Zone 3

