



**Vale
of White Horse**

District Council

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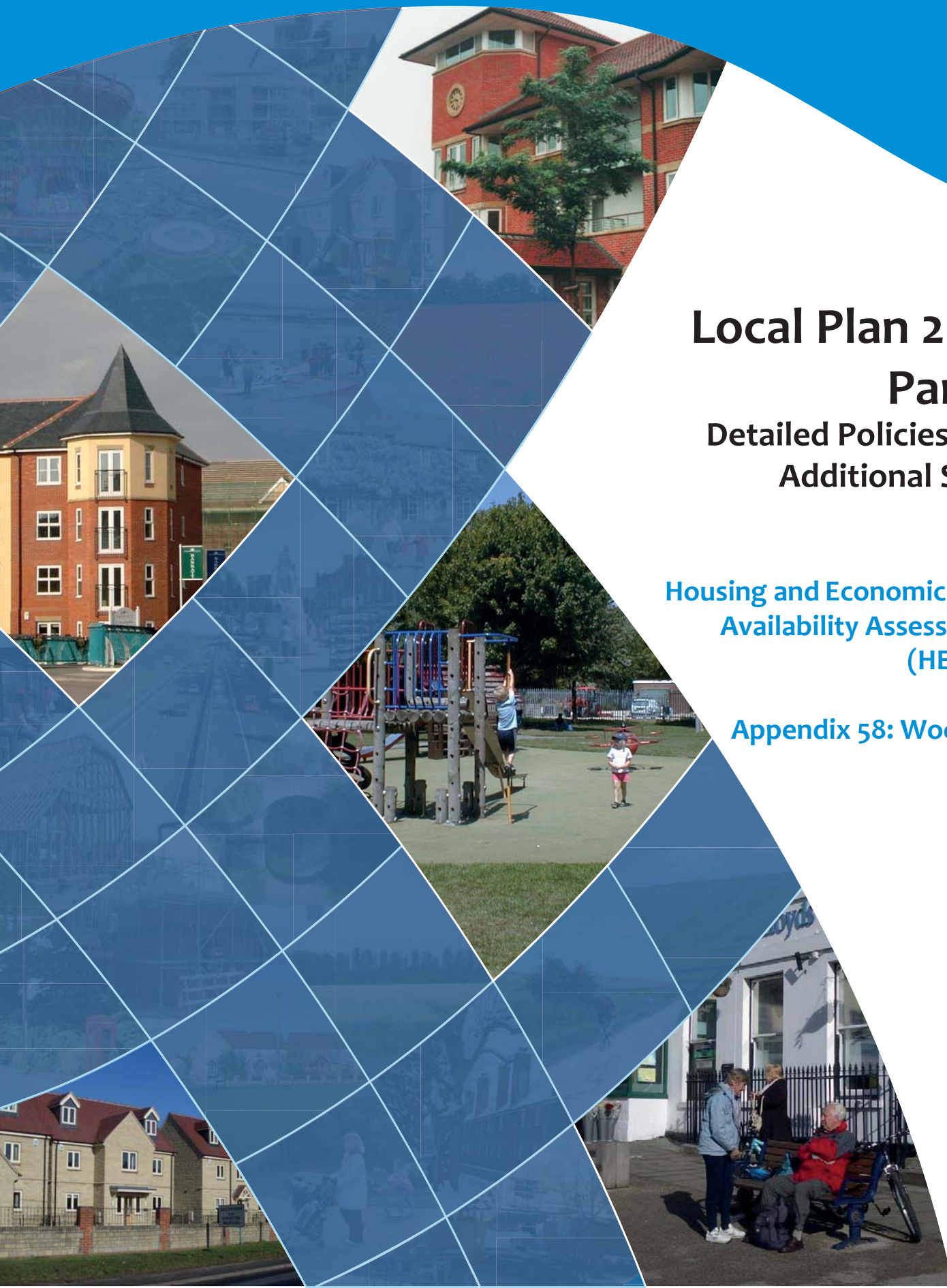
Local Plan 2031

Part 2

Detailed Policies and Additional Sites

Housing and Economic Land
Availability Assessment
(HELAA)

Appendix 58: Wootton



Settlement/Parish	Wootton		
HELAA Reference	WOOT01	Submitted Site Reference	Yes / V156
Location/Address	Land south of Landsdowne road		
Size	6.45ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P79/V0916/O; P78/V0870; P74/V0727/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	Site is 265m from Cothill Fen		
Special Area of Conservation	Site is 265m from Cothill Fen		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
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: 161 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT01		

Settlement/Parish	Wootton		
HELAA Reference	WOOT02	Submitted Site Reference	Yes / V195
Location/Address	Land opposite Dry Sandford Primary School, at and adjacent to Pages Farm		
Size	25.74ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Primary School 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	Site is 270m from Cothill Fen		
Special Area of Conservation	Site is 270m from Cothill Fen		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 500dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT02		

Settlement/Parish	Wootton		
HELAA Reference	WOOT06	Submitted Site Reference	No
Location/Address	Land south of Dry Sandford Primary School		
Size	4.95ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Primary School and residential		
Planning history	P06/V1171		
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	Site is 159m from Cothill Fen		
Special Area of Conservation	Site is 159m from Cothill Fen		
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	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 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	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 124 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT06		

Settlement/Parish	Wootton		
HELAA Reference	WOOT07	Submitted Site Reference	Yes / V188
Location/Address	Land west of Lashford Lane		
Size	2.46ha		
Land uses	Agricultural / Domestic Curtilage		
Surrounding land uses	Agricultural and residential		
Planning history	P10/V1157/LDE; P91/V0643/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	Site is adjacent to Cothill Fen		
Special Area of Conservation	Site is adjacent to Cothill Fen		
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	Conservation Target Area (adjacent)		
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 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: 62 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT07		

Settlement/Parish	Wootton		
HELAA Reference	WOOT08	Submitted Site Reference	No
Location/Address	Land at Wootton Business Park, Besselseigh Road		
Size	0.64ha		
Land uses	Planning permission		
Surrounding land uses	Agricultural, Employment and residential		
Planning history	P02/V0731/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	Site is 19m from Cothill Fen		
Special Area of Conservation	Site is 19m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to the proposed Wootton Meadow		
Ancient Woodland	None in the vicinity		
Scheduled Monument	None in the vicinity		
Other Constraints Identified			
Green Belt	Part of the 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); 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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
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: 16 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT08		

Settlement/Parish	Wootton		
HELAA Reference	WOOT09	Submitted Site Reference	Yes / V014
Location/Address	Land south of 127 Cumnor Road		
Size	0.46ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and industrial		
Planning history	P74/V5408		
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	Site is 372m from Cothill Fen		
Special Area of Conservation	Site is 372m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to the proposed Wootton Meadow		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 12 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT09		

Settlement/Parish	Wootton		
HELAA Reference	WOOT10	Submitted Site Reference	Yes / V016
Location/Address	Land including and north of 133 Cumnor Road		
Size	0.41ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, residential and industrial		
Planning history	P74/V5407		
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	Site is 442m from Cothill Fen		
Special Area of Conservation	Site is 442m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 145m from the proposed Wootton Meadow		
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	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 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: 10 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT10		

Settlement/Parish	Wootton		
HELAA Reference	WOOT11	Submitted Site Reference	Yes / V015
Location/Address	Land west of Cumnor Road		
Size	0.89ha		
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	Site is 583m from Cothill Fen		
Special Area of Conservation	Site is 583m from Cothill Fen		
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	Possible presence of Common Pipistrelle		
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 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: 22 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT11		

Settlement/Parish	Wootton		
HELAA Reference	WOOT12	Submitted Site Reference	Yes / V007
Location/Address	Land at Henwood		
Size	1.35ha		
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	Site is 878m from Cothill Fen		
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	Possible presence of Common Pipistrelle, Brown Long-eared bat, Soprano Pipisrelle, Noctule Bat		
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	There is a known archaeological interest on the vicinity of the 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: 34 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT12		

Settlement/Parish	Wootton		
HELAA Reference	WOOT13	Submitted Site Reference	Yes / V108
Location/Address	Land east of Hillview Lane (Henwood)		
Size	6.58ha		
Land uses	Agricultural and Industrial buildings		
Surrounding land uses	Agricultural and residential		
Planning history	P80/V1389		
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	Site is 530m from Cothill Fen		
Special Area of Conservation	Site is 530m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 128m from the proposed Wootton Meadow		
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	Possible presence of Common Pipistrelle		
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 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
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: 165 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT13		

Settlement/Parish	Wootton		
HELAA Reference	WOOT14	Submitted Site Reference	No
Location/Address	Land east of Cumnor Road and south of Wootton Primary School (above WOOT15)		
Size	5.16ha		
Land uses	Agricultual		
Surrounding land uses	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	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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 129dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT14		

Settlement/Parish	Wootton		
HELAA Reference	WOOT15	Submitted Site Reference	No
Location/Address	Land west of Stones Farm		
Size	2.75ha		
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	Site is 800m from Cothill Fen		
Special Area of Conservation	Site is 801m from Cothill Fen		
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	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 3		
Gas Pipeline Consultation Area	No		
Access	It is unclear if safe site access can be provided		
Overhead Power Lines	Minor power lines traverse 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: 69dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT15		

Settlement/Parish	Wootton		
HELAA Reference	WOOT16	Submitted Site Reference	No
Location/Address	Land opposite Wootton C & E Primary School, west of Boars Hill Road		
Size	2.60ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P98/V0143		
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	Site is 644m from Cothill Fen		
Special Area of Conservation	Site is 644m from Cothill Fen		
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	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 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: 65dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT16		

Settlement/Parish	Wootton		
HELAA Reference	WOOT17	Submitted Site Reference	No
Location/Address	Land east of Cumnor Road (south of WOOT13)		
Size	4.70ha		
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 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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 118dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT17		

Settlement/Parish	Wootton		
HELAA Reference	WOOT18	Submitted Site Reference	No
Location/Address	Land opposite Middle Farm, west of Boars Hill Road		
Size	1.62ha		
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	Site is 639m from Cothill Fen		
Special Area of Conservation	Site is 639m from Cothill Fen		
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	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 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	No - Site has not been promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 41dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT18		

Settlement/Parish	Wootton		
HELAA Reference	WOOT19	Submitted Site Reference	No
Location/Address	Land east of Cumnor Road		
Size	3.97ha		
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	Site is 439m from Cothill Fen		
Special Area of Conservation	Site is 439m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is adjacent to the proposed Wootton Meadow		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 99dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT19		

Settlement/Parish	Wootton		
HELAA Reference	WOOT20	Submitted Site Reference	Yes / V107
Location/Address	Land east of Cumnor Road		
Size	2.08ha		
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	Site is 355m from Cothill Fen		
Special Area of Conservation	Site is 355m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 19m from the proposed Wootton Meadow		
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	Conservation Target Area (Oxford Heights West) (adjacent); Protected species		
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	There is a known archaeological interest on the vicinity of the 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: 52 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT20		

Settlement/Parish	Wootton		
HELAA Reference	WOOT21	Submitted Site Reference	Yes / V250
Location/Address	Land west of The Parish Church Saint Peter		
Size	2.04ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural and residential		
Planning history	P76/V1236/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	Site is 505m from Cothill Fen		
Special Area of Conservation	Site is 505m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	Site is 197m from the proposed Wootton Meadow		
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 TPOs on the boundary of the 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 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	Yes - site is promoted for development		
Achievability	Yes - Site is developable		
Indicative Trajectory	0-5 years: 0 dwellings 6-15 years: 40dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT21		

Settlement/Parish	Wootton		
HELAA Reference	WOOT22	Submitted Site Reference	Yes / V227
Location/Address	Land at Middle Farm		
Size	1.58ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Primary School and residential		
Planning history	P81/V1351/O; P79/V7492/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	Site is 848m from Cothill Fen		
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	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 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: 40 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT22		

Settlement/Parish	Wootton		
HELAA Reference	WOOT23	Submitted Site Reference	No
Location/Address	Land south of St Peter's Church		
Size	3.83ha		
Land uses	Greenfield		
Surrounding land uses	Agricultural, Primary School and residential		
Planning history	P12/V1987/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 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	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 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: 96dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT23		

Settlement/Parish	Wootton		
HELAA Reference	WOOT24	Submitted Site Reference	Yes / V134
Location/Address	Land to east of Home Close and Tommy's Farm, south of allotments		
Size	12.51ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, allotments 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	Site is 817m from Cothill Fen		
Special Area of Conservation	Site is 817m from Cothill Fen		
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	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 3		
Gas Pipeline Consultation Area	No		
Access	There is existing access to the site		
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: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT24		

Settlement/Parish	Wootton		
HELAA Reference	WOOT26	Submitted Site Reference	Yes / V209
Location/Address	Land north of Honeybottom Lane		
Size	4.14ha		
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	Site is 1.1km from Cothill Fen		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	There is a known archaeological interest on the vicinity of the site		
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	Yes - site is promoted for development		
Achievability	Yes - Site is deliverable		
Indicative Trajectory	0-5 years: 103 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT26		

Settlement/Parish	Wootton		
HELAA Reference	WOOT27	Submitted Site Reference	Yes / V237
Location/Address	Blagrove Lodge, Fox Lane		
Size	1.49ha		
Land uses	Domestic curtilage		
Surrounding land uses	Agricultural and residential		
Planning history	P00/V0140;		
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	Site is 1.4km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	Blagrove Copse (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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 37 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT27		

Settlement/Parish	Wootton		
HELAA Reference	WOOT28	Submitted Site Reference	Yes /
Location/Address	Land at Copse View		
Size	3.19ha		
Land uses	Agricultural and industrial		
Surrounding land uses	Agricultural		
Planning history	P87/V5235;		
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	Site is 1.5m from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	Blagrove Copse (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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 80 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT28		

Settlement/Parish	Wootton		
HELAA Reference	WOOT29	Submitted Site Reference	Yes / V124
Location/Address	Land at Boars Hill Farm, south of Fox Lane		
Size	3.57ha		
Land uses	Agricultural		
Surrounding land uses	Agricultural, Forestry, Residential and Industrial		
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	Site is 1.7km from Cothill Fen		
Registered Park / Garden	None in the vicinity		
Local Wildlife Site (incl. proposed)	None in the vicinity		
Ancient Woodland	Blagrove Copse (adjacent); Broom Hill Copse (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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
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: 89 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT29		

Settlement/Parish	Wootton		
HELAA Reference	WOOT30	Submitted Site Reference	Yes / V126
Location/Address	Land at Boars Hill Farm, north of Fox Lane		
Size	4.14ha		
Land uses	Agricultural		
Surrounding land uses	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	Site is 1.6km from Cothill Fen		
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	None in the vicinity		
Listed buildings	No listed buildings in the area		
Archaeological potential	None in the vicinity		
Agricultural Land Quality	Grade 3 and N/A		
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: 103 dwellings 6-15 years: 0dwellings		
URL	http://maps.whitehorsedc.gov.uk/gis?cat=HLA&ref=WOOT30		












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**Wootton
Legend**

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

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