



**Vale
of White Horse**
District Council

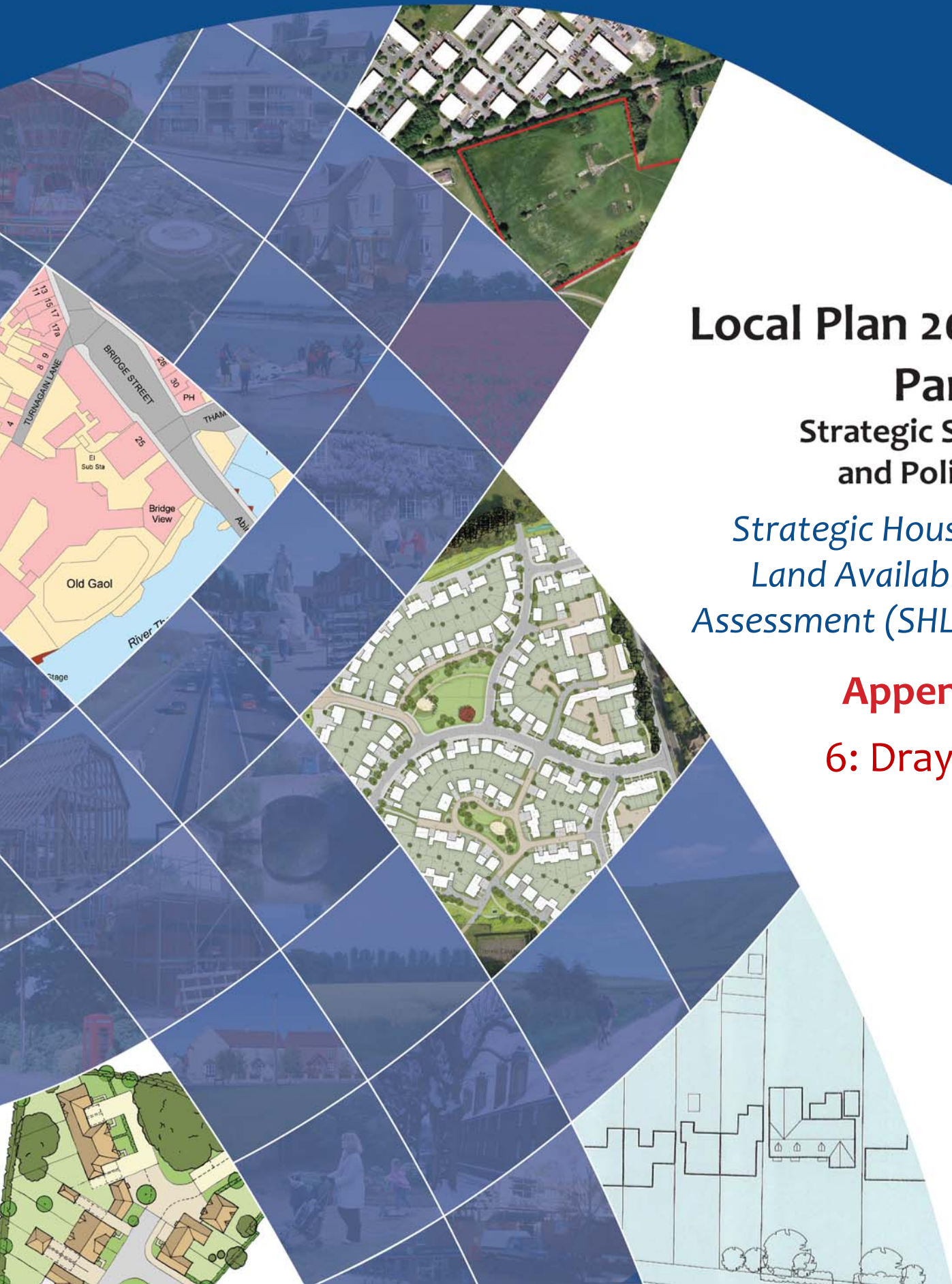
Consultation Draft
February 2014

Local Plan 2031 Part 1

Strategic Sites and Policies

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 6: Drayton



SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY01		
Site submission number			
Site address/location	Land North of High Street		
Planning history	None		
Site size (hectares)	14.55ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and residential		
Suitability for housing			
Policy constraints	Adj. Conservation area. Adj. Listed building. Archaeological constraints.		
Physical constraints	Small power line. Sensitive Landscape. Semi-isolated from settlement		
Accessibility	Potential		
Overall suitability/developability	Unsuitable due to heavy constraints		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY02		
Site submission number	V083		
Site address/location	Land north of Abingdon Road, Drayton		
Planning history	None		
Site size (hectares)	12.3ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	Archaeology		
Physical constraints	Site touches main road at existing junction; Large pylon bounds north of site		
Accessibility	Potential		
Overall suitability/developability	Suitable in principle		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY03		
Site submission number	V082		
Site address/location	Land to the east of the A34		
Planning history	None		
Site size (hectares)	15.93ha (total combined with DRAY12)		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	None		
Physical constraints	Adj to A34 (noise); Large pylon straddles site;		
Accessibility	Available		
Overall suitability/developability	Suitable if combined with DRAY12		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY04		
Site submission number	V081		
Site address/location	Land off Marcham Road		
Planning history	None		
Site size (hectares)	5.08ha		
Site description and current uses	Agricultural (Horses)		
Surrounding land uses and character of surrounding area	Agricultural, residential, road west of site.		
Suitability for housing			
Policy constraints			
Physical constraints	None. Except a slight slope for existing access-Bridleway. Noise from A34 a minor issue.		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle but require noise mitigation from the A34.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY05		
Site submission number	V079		
Site address/location	Land West of Steventon Road		
Planning history	None		
Site size (hectares)	3.33ha		
Site description and current uses	Vacant, open space, community and recreational use		
Surrounding land uses and character of surrounding area	A34, residential and community/recreation		
Suitability for housing			
Policy constraints			
Physical constraints	Nation grid power line, noise pollution from A34 a minor issue		
Accessibility	Existing/potential		
Overall suitability/developability	Suitable in principle but would require noise mitigation from the A34.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY06		
Site submission number			
Site address/location	Land West of Steventon Road		
Planning history	None		
Site size (hectares)	3.26ha		
Site description and current uses	Agricultural/ Vacant		
Surrounding land uses and character of surrounding area	Agricultural, residential, A34 road network		
Suitability for housing			
Policy constraints	None		
Physical constraints	Noise from A34 a minor issue		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle but would require noise mitigation from the A34.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

The following options apply in determining the accessibility of sites:

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- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY07		
Site submission number	V023		
Site address/location	Land south of Drayton East Way track		
Planning history	None		
Site size (hectares)	20ha (total combined with DRAY08)		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	Archaeology;		
Physical constraints	None		
Accessibility	Potential		
Overall suitability/developability	Suitable in principle – would work well if developed with DRAY08		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY08		
Site submission number	V023		
Site address/location	Land bounded by High St and Drayton East Way		
Planning history	P10/V2089/LB – 2 barn conversions to dwellings and 1 dwelling - Granted	More for farm house environs but not relevant	
Site size (hectares)	20ha (total combined with DRAY07)		
Site description and current uses	Agriculture and Farmhouse dwellings		
Surrounding land uses and character of surrounding area	Residential and Agricultural		
Suitability for housing			
Policy constraints	Adj. to LBs		
Physical constraints	Mostly INACCESSIBLE, Bushes hindered view		
Accessibility	Access unknown but possible via northern boundary		
Overall suitability/developability	Suitable in principle but northern boundary sensitive to conservation area.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY09		
Site submission number			
Site address/location	Land to east of Sherwood Farm, Drayton		
Planning history	None		
Site size (hectares)	27.63ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	None		
Physical constraints	Sensitive landscape, semi-isolated from settlement		
Accessibility	Potential (site has been extended NW to meet road)		
Overall suitability/developability	Unsuitable due to heavy constraints.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY10		
Site submission number			
Site address/location	Land South of High Street		
Planning history	None		
Site size (hectares)	2.15ha		
Site description and current uses	Agricultural (Horses)		
Surrounding land uses and character of surrounding area	Agricultural and residential		
Suitability for housing			
Policy constraints	None		
Physical constraints	None		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY11		
Site submission number	V080		
Site address/location	Land north of Gravel Lane		
Planning history	P95/V0370 – Demolish modern farm buildings, convert trad. farm buildings into 6 dwellings. Erect 16 dwellings - Refused	P03/V0173/LB – Conversion of redundant farm building to form 3 new dwellings – Granted (adjacent)	
Site size (hectares)	1.73ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and residential		
Suitability for housing			
Policy constraints	Archaeology; Listed buildings within and adjacent. Conservation area.		
Physical constraints	None		
Accessibility	Existing		
Overall suitability/developability	Suitable in principle but sensitive location in centre of conservation area.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY12		
Site submission number	V082		
Site address/location	Land to the east of the A34		
Planning history	None		
Site size (hectares)	15.93ha (total combined with DRAY03)		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	None		
Physical constraints	Large pylon straddles site; Close to A34 (noise)		
Accessibility	Available		
Overall suitability/developability	Site suitable in principle but would require noise mitigation from the A34.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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SHLAA proforma

Settlement	Drayton		
SHLAA site reference	DRAY13		
Site submission number	V092		
Site address/location	Land to south of 10 Halls Close, Drayton		
Planning history	P89/V1467 – Stable Block – Permission granted.		
Site size (hectares)	1.23ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential		
Suitability for housing			
Policy constraints	Adj. Conservation area.		
Physical constraints	Access unavailable but can be made through demolition of existing dwelling.		
Accessibility	Potential		
Overall suitability/developability	Site suitable in principle		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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SHLAA - Assessment of Sites																
Settlement	SHLAA REF	Submission REF	SUITABILITY (Phase 1)	SUITABILITY (Phase 2)	Final Report (Consistency cross check and feedback from DM and D&E)	Green Belt Sites	AONB	Maximum Housing No.	# Housing Units (less Flood Zones) @25dph	Total Housing 0-5 years	Total Housing 6-15 years	Total ha gross (SHLAA)	Total ha submitted	Flood Zone 2 and 3 (ha)	Available?	Achievability?
Drayton	DRAY01		Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj; Grade 2 agric land	Suitable	Unsuitable - Heavily constrained			364	364	0	364	14.55		0	No	Unknown
Drayton	DRAY02	V083	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle			308	308	308	0	12.30	12.1	0	Yes	Yes
Drayton	DRAY03_12	V082	SUITABLE; Not in Green Belt	Suitable	Suitable in principle			398	398	194	204	15.93	7.78	0	Yes	Yes
Drayton	DRAY04	V081	SUITABLE; Not in Green Belt	Suitable	Suitable in principle			127	127	127	0	5.08	5.08	0	Yes	Yes
Drayton	DRAY05	V079	SUITABLE; Not in Green Belt	Suitable	Suitable in principle			83	83	83	0	3.33	3.33	0	Yes	Yes
Drayton	DRAY06		SUITABLE; Not in Green Belt	Suitable	Suitable in principle			82	82	0	82	3.26		0	No	Yes
Drayton	DRAY07_08	V023	Suitable; Not in Green belt; Archaeological Constraintst; Grade 2 agric land; Listed building adj	Suitable but refer	Suitable in principle			500	500	260	240	20.00	10.39	0	No	Yes
Drayton	DRAY09		Suitable; Not in Green belt; Archaeological Constraintst; Grade 2 agric land	Suitable but refer	Unsuitable - Heavily constrained			691	686	0	686	27.63		0.2	No	Unknown
Drayton	DRAY10		SUITABLE Grade 2 agric land	Suitable	Suitable in principle			54	54	0	54	2.15		0	No	Yes
Drayton	DRAY11	V080	Suitable; Within Cons Areat; Archaeological Constraints; Listed Building proximity	Suitable	Suitable in principle			43	43	43	0	1.73	1.73	0	Yes	Yes
Drayton	DRAY13	V092	SUITABLE	Suitable	Suitable in principle			31	31	31	0	1.23	1.16	0	Yes	Yes