



**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 7: East Challow**

## SHLAA proforma

Settlement	East Challow		
SHLAA site reference	EACH01		
Site submission number	N/A		
Site address/location	Land west of Cornhill Path, south of B4507		
Planning history	None		
Site size (hectares)	16.31ha		
Site description and current uses	Agricultural (large sloping field)		
Surrounding land uses and character of surrounding area	Agricultural (close to village but physically and visibly separate)		
<b>Suitability for housing</b>			
Policy constraints	Adj. to AONB; Adj to Ancient Monument.		
Physical constraints	Possible landscape impact/ elevated location		
Accessibility	Potential(see below) – adjoins B4507 on dangerous hill location, unclear if safe access could be provided		
Overall suitability/developability	Site is unsuitable due to isolation and sensitivity of landscape in relation to AONB (steep hill)		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	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	East Challow		
SHLAA site reference	EACH02		
Site submission number	N/A		
Site address/location	Land At Manor House Farm		
Planning history	None		
Site size (hectares)	12.71ha (total combined with EACH03)		
Site description and current uses	Agricultural/ sloping site formed of separate paddocks		
Surrounding land uses and character of surrounding area	Agricultural/ residential to east and south east		
<b>Suitability for housing</b>			
Policy constraints	Adjacent to Ancient Monument/ Archaeological Constraints/ Wilts and Berks Canal		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	<p>Suitable (subject to access). If appropriate access could be provided the site could provide a natural extension to the village as it is generally well related and development would have limited impact on the rural/ village or landscape character.</p> <p>Access maybe provided if considered with EACH03. Regard needed for Wilts and Berks canal and its safeguarding.</p>		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Yes		
<b>Overall assessment of site deliverability</b>	Developable if combined with EACH03		

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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	East Challow		
SHLAA site reference	EACH03		
Site submission number	N/A		
Site address/location	Golden Grove, land south of A417		
Planning history	None		
Site size (hectares)	12.71ha (total combined with EACH03)		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural		
Suitability for housing			
Policy constraints	Wilts and Berks Canal adjacent.		
Physical constraints	None visible		
Accessibility	Potential (see below)		
Overall suitability/developability	Suitable if developed with EACH02. Any development would need to cater for the safeguarding of the Wilts and Berks Canal.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable if combined with EACH02		

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## SHLAA proforma

Settlement	East Challow		
SHLAA site reference	EACH04		
Site submission number	N/A		
Site address/location	Land between Sarajac Avenue and Cornhill Lane		
Planning history	None		
Site size (hectares)	4.873ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east/ school and amenity (recreation field) to north		
<b>Suitability for housing</b>			
Policy constraints	None		
Physical constraints	None visible		
Accessibility	Potential (see below) – Unclear if access to B4507 acceptable as dangerous hill with poor visibility		
Overall suitability/developability	Site is suitable in principle (subject to appropriate access). Natural extension to village/ well related		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Yes		
<b>Overall assessment of site deliverability</b>	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	East Challow		
SHLAA site reference	EACH05		
Site submission number	N/A		
Site address/location	Land north of Stockham Park		
Planning history	None		
Site size (hectares)	17.13ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to west/ industrial to north east (Crown Packaging)		
<b>Suitability for housing</b>			
Policy constraints	Open Countryside (possible landscape impact/ infilling of important open space between Wantage and East Challow)		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	<p>Unsuitable - Loss of important open space between Wantage and East Challow.</p> <p>The site is likely to form the route for any western bypass for the A417, should this be needed and so may be suitable for future strategic growth.</p>		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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## SHLAA proforma

Settlement	East Challow		
SHLAA site reference	EACH06		
Site submission number	N/A		
Site address/location	Land between A417 and B4507		
Planning history	P07/V0845/T56		
	Proposed erection of a 12.0 meter high mock telegraph pole style telecommunications mast and associated cabinets  Refusal of Planning Permission on 10 July 2007- exposure		
Site size (hectares)	17.26ha		
Site description and current uses	Agricultural. Large open sloping and elevated site which forms a significant part of important open space between East Challow and Wantage		
Surrounding land uses and character of surrounding area	Agricultural/ Adjoins Wantage to east and East Challow to west.		
<b>Suitability for housing</b>			
Policy constraints	Archaeological Constraints/ part of important Open Space between East Challow and Wantage/ Open Countryside/ likely landscape impacts		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is unsuitable as any development would degrade the open space (buffer) between East Challow and Wantage. The site is elevated and highly visible and any development would be likely to generate a significant landscape impact.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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## SHLAA proforma

Settlement	East Challow		
SHLAA site reference	EACH07		
Site submission number	N/A		
Site address/location	Land west of Challow Park		
Planning history	P06/V1320/DA	P96/V0183	
	Change of use from former council depot to Class B1 Business use. (2987 square metres of gross external accommodation).	Demolition of existing buildings. Erection of a factory with associated parking and yard.	
Site size (hectares)	7.65ha		
Site description and current uses	Agricultural/ limited residential/ former VOWH depot on SE corner of site. Large sloping site which forms part of important open space between East Challow and Wantage. Mature planting at western edge of site provides effective screen for village of East Challow from east.		
Surrounding land uses and character of surrounding area	Agricultural/ residential to north west		
<b>Suitability for housing</b>			
Policy constraints	Grade II Listed Building/ important open space between East Challow and Wantage		
Physical constraints	None visible (Contaminated Land assessment may be needed for former VOWH Depot)		
Accessibility	Existing (see below)		
Overall suitability/developability	Western part of site suitable. Any more extensive development would degrade the open space/ rural character between East Challow and Wantage. Although the former VOWH Depot is PDL, it is poorly located and any development on this site would degrade the rural character of the area between the two settlements.		

<b>Availability and Achievability</b>	
Availability	EACH07A= Unknown EACH07B= Unknown
Achievability	EACH07A= Yes EACH07B= Unknown
<b>Overall assessment of site deliverability</b>	EACH07A= Developable EACH07B= Undeliverable

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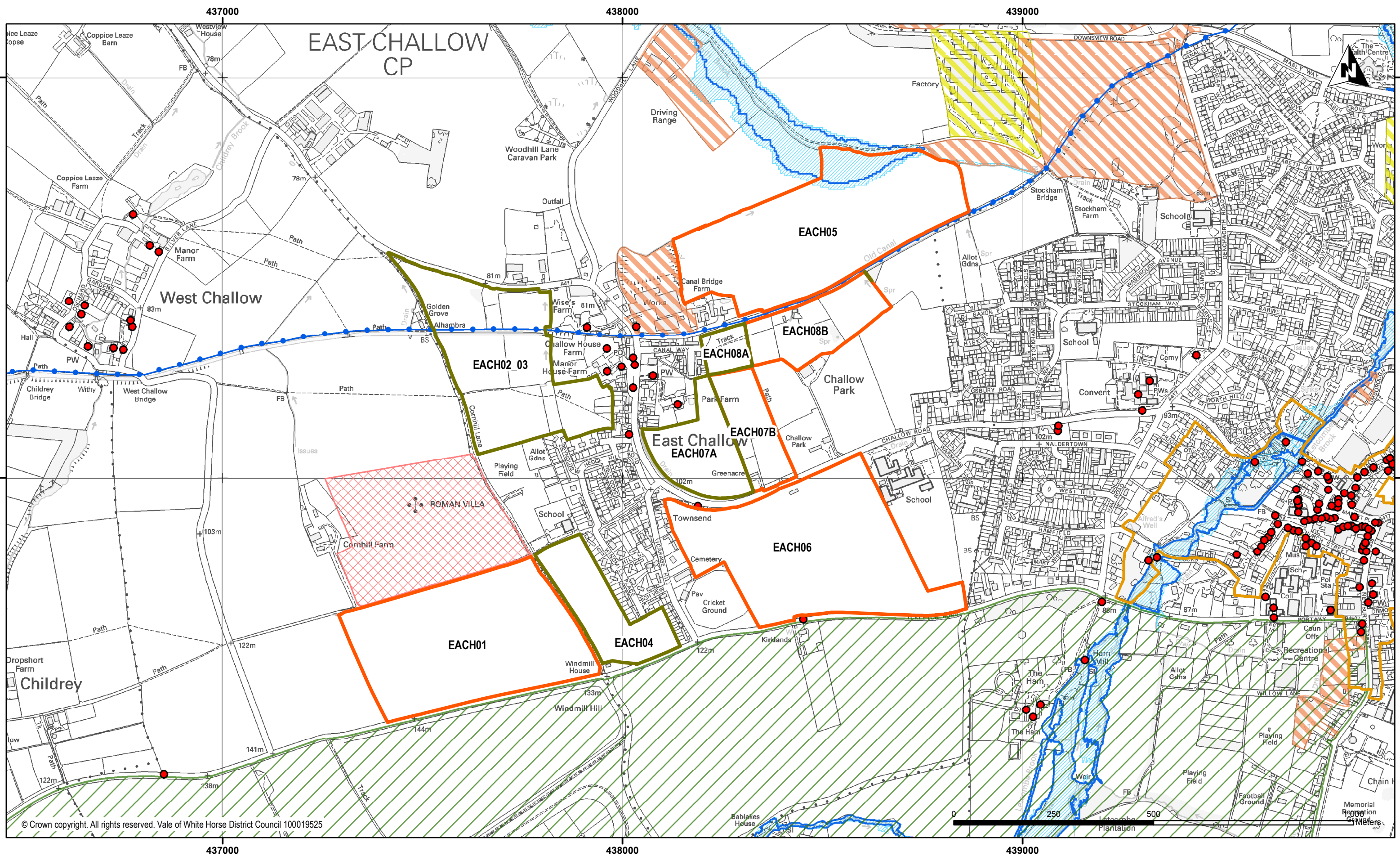
## SHLAA proforma

Settlement	East Challow		
SHLAA site reference	EACH08		
Site submission number	N/A		
Site address/location	Land off Canal Way, west of Stockham Park		
Planning history	None		
Site size (hectares)	5.65ha		
Site description and current uses	Agricultural/ formed of separate enclosed paddocks		
Surrounding land uses and character of surrounding area	Agricultural/ residential to west		
<b>Suitability for housing</b>			
Policy constraints	Archaeological Constraints/ part of important Open Space between East Challow and Wantage/ Open Countryside		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Limited development may be suitable on western part of site which adjoins East Challow. Any more extensive development would degrade the open space/ rural character between East Challow and Wantage.		
<b>Availability and Achievability</b>			
Availability	EACH08A= Unknown EACH08B= Unknown		
Achievability	EACH08A= Yes EACH08B= Unknown		
<b>Overall assessment of site deliverability</b>	EACH08A= Developable EACH08B= Undeliverable		

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#### Area of search

- Permitted site
- Strategic Site Allocation
- Suitable in principle
- Unsuitable
- District Outline

- Listed buildings
- Route of Wilts and Berks Canal
- Proposed new route of Wilts and Berks Canal
- Conservation Area
- AONB

- Great Western Community Forest
- Green Belt
- Local Wildlife Sites
- SSSI
- Scheduled Ancient Monuments

- Historic Park and Gardens
- Flood Zone 3
- Flood Zone 2
- Ancient Woodland
- Enterprise Zones

- South Oxfordshire District Council Housing Sites
- Significant Permissions/Resolutions to grant
- Principal Employment Sites
- Local Plan 2011 Allocations
- February 2013 Local Plan Part 1 Proposed Strategic Allocations

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?	
East Challow	EACH01		SUITABLE; Adj AONB; Ancient Monument adjacent; Grade 2 agric land	Unsuitable	Unsuitable - Isolated; Heavily constrained			408	408	0	408	16.31		0	No	Unknown	
East Challow	EACH02_03		SUITABLE Ancient Monument Adjacent; Not in Green Belt; Wilts and Berks Canal adjacent	Suitable	Suitable in principle			318	318	0	318	12.71		0	No	Yes	
East Challow	EACH04		Suitable; Adj AONB; Not in Green belt; Grade 2 agric land	Suitable	Suitable in principle			118	118	0	118	4.73		0	No	Yes	
East Challow	EACH05		Suitable; Not in Green Belt;	Refer	Unsuitable - Settlement buffer			428	388	0	388	17.13		1.6	No	Unknown	
East Challow	EACH06		Suitable; Adj AONB; Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Settlement buffer;			432	432	0	432	17.26		0	No	Unknown	
East Challow	EACH07A		SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Suitable in principle			108	108	0	108	4.33		0	No	Yes	
East Challow	EACH07B		SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Unsuitable - Settlement buffer			83	83	0	83	3.32		0	No	Unknown	
East Challow	EACH08A		Suitable; Not in Green belt; Archaeological Constraints	Partly suitable	Suitable in principle			30	30	0	30	1.20		0	No	Yes	
East Challow	EACH08B		Suitable; Not in Green belt; Archaeological Constraints	Partly suitable	Unsuitable - Settlement buffer			111	111	0	111	4.45		0	No	Unknown	