



**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 8: East Hanney

SHLAA proforma

Settlement	East Hanney		
SHLAA site reference	EHAN01		
Site submission number			
Site address/location	Land east of the playing field		
Planning history			
Site size (hectares)	1.6ha		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Playing field and allotments to west, open countryside to north, Letcombe Brook to east with field beyond, residential to south.		
Suitability for housing			
Policy constraints	Grade 4 agricultural land, flood zones 2 & 3		
Physical constraints	Flat site, Letcombe Brook along boundary		
Accessibility	No obvious vehicular access, pedestrian access could be taken from the south of the site, which would relate well to the existing settlement and facilities.		
Overall suitability/developability	Site is unsuitable due to access, proximity to Letcombe Brook and Flood Zones 2 & 3.		
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	East Hanney		
SHLAA site reference	EHAN02		
Site submission number			
Site address/location	Land at Medway		
Planning history			
Site size (hectares)	1.95ha		
Site description and current uses	Unmaintained grassland		
Surrounding land uses and character of surrounding area	Letcombe Brook with field beyond to west, fields to north, residential to south and east.		
Suitability for housing			
Policy constraints	Grade 4 agricultural land, part Flood Zone 2 & 3, archaeological interest.		
Physical constraints	Flat site, some mature trees along the boundary, Letcombe Brook along boundary.		
Accessibility	Vehicular access off Snuggs Lane would need upgrading, pedestrian accesses available off Main Street.		
Overall suitability/developability	Site is unsuitable due to proximity to Letcombe Brook and Flood Zone 2 & 3.		
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	East Hanney		
SHLAA site reference	EHAN03		
Site submission number			
Site address/location	Land behind Weir Farm		
Planning history			
Site size (hectares)	2.45ha		
Site description and current uses	Equestrian		
Surrounding land uses and character of surrounding area	Residential to north and east, open countryside to west and south.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, Flood Zone 2 & 3 in south eastern corner, adjacent to Conservation Area and Listed Building. Local Wildlife site adjacent		
Physical constraints	Flat site, provides physical separation between East and West Hanney.		
Accessibility	Current vehicular access off Cow Lane would need upgrading, pedestrian access available in north eastern corner of site provides good access to existing facilities.		
Overall suitability/developability	Site is suitable in principle		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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 Hanney		
SHLAA site reference	EHAN04		
Site submission number			
Site address/location	Land south of Weir Farm		
Planning history			
Site size (hectares)	3.03ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Paddock to north, open countryside to west and south, farm to east.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, Grade 3 agricultural land, Flood Zone 2 & 3 at eastern end, adjacent to Conservation Area and Listed Building.		
Physical constraints	Flat site, provides physical separation between East and West Hanney.		
Accessibility	Current vehicular access off Cow Lane would need upgrading. Doesn't relate well to settlement on its own, would relate better with EHAN03.		
Overall suitability/developability	Site is unsuitable due to nature designation		
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	East Hanney		
SHLAA site reference	EHAN05		
Site submission number			
Site address/location	Land off Mill Orchard		
Planning history	P03/V0389/O Erection of 2 dwellings. Withdrawn prior to determination on 01 May 2003		
Site size (hectares)	2.24ha		
Site description and current uses	Orchard, grazing, farmland		
Surrounding land uses and character of surrounding area	Residential to north, open countryside to south, west and east.		
Suitability for housing			
Policy constraints	Adjacent to Conservation Area and listed building, archaeological constraint, Flood Zone 2 & 3 in northern part (at access).		
Physical constraints	Flat site, water course on western boundary,		
Accessibility	Access off Mill Orchard. There isn't continuous pedestrian access to village facilities.		
Overall suitability/developability	Site is heavily constrained but southern part (EHAN05A) would be suitable in principle provided the above constraints could be adequately mitigated against.		
Availability and Achievability			
Availability	EHAN05A= Unknown EHAN05B= Unknown		
Achievability	EHAN05A= Yes EHAN05B= Unknown		
Overall assessment of site deliverability	EHAN05A= Developable EHAN05B= Undeliverable		

The following options apply in determining the accessibility of sites:

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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 Hanney		
SHLAA site reference	EHAN06		
Site submission number			
Site address/location	Land south of Summertown		
Planning history	P87/V0146 Two hard surfaced tennis courts with 2.5 m high plastic covered chain link fence surround and wind break hedging. Planning Permission on 11 November 1987		
Site size (hectares)	1.27ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Open countryside with some residential in north western corner.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land		
Physical constraints	Flat site, ditch along northern boundary between site and Summertown Road.		
Accessibility	Current access is off a single width track off Summertown. Access could be taken off Summertown if it bridged the ditch along the western boundary. There is no footpath along Summertown, site relates poorly to existing settlement.		
Overall suitability/developability	Suitable in principle		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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 Hanney		
SHLAA site reference	EHAN07		
Site submission number			
Site address/location	Land at Dews Meadow Farm		
Planning history	P90/V1572/A Erection of a road sign Refusal of Planning Permission on 12 September 1990		
Site size (hectares)	2.85ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural with some residential to west, farm shop to east.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, adjacent to Conservation Area.		
Physical constraints	Flat site		
Accessibility	Access is off A338 at Dews Meadow Farm Shop. Pedestrian footpath runs along northern boundary of site.		
Overall suitability/developability	Site is suitable in principle provided development does not impact on the Northern boundary which is sensitive against conservation area.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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- 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 Hanney		
SHLAA site reference	EHAN08		
Site submission number			
Site address/location	Site behind the British Legion		
Planning history	P83/V0308/O Erection of a dwelling. (Site area to be agreed). Refusal of Planning Permission on 18 April 1983		
Site size (hectares)	0.62ha		
Site description and current uses	Domestic		
Surrounding land uses and character of surrounding area	Surrounded by residential, British Legion on south western corner. Letcombe Brook along western boundary.		
Suitability for housing			
Policy constraints	Grade 4 agricultural land, Part Flood Zone 2 & 3		
Physical constraints	Flat site.		
Accessibility	Access off The Mulberries		
Overall suitability/developability	Site is suitable in principle subject to appropriate flood mitigation measures		
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.

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

SHLAA proforma

Settlement	East Hanney		
SHLAA site reference	EHAN09		
Site submission number			
Site address/location	Land south of Hall Lane		
Planning history			
Site size (hectares)	2.94ha		
Site description and current uses	Paddocks		
Surrounding land uses and character of surrounding area	Residential to south, east and north, open countryside to west. The area is very rural in character.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, part Conservation Area, archaeological constraints, part Flood Zones 2 & 3		
Physical constraints	Flat site, Letcombe Brook along western boundary, scattered trees		
Accessibility	Access off Halls Lane, which is a single width country track. Access would need upgrading, which may not be suitable for the rural location.		
Overall suitability/developability	Site is not suitable due to the rural location, access issues, conservation area and proximity to Letcombe Brook.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

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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 Hanney		
SHLAA site reference	EHAN10		
Site submission number			
Site address/location	Land north of Philberds Manor		
Planning history	P13/V0259/CA Demolition of derelict outbuildings. Conservation Area Consent on 10 May 2013	P13/V0257/FUL Demolition of derelict outbuildings. Erection of three dwellings. Refusal of Planning Permission on 10 May 2013	
Site size (hectares)	3.11ha		
Site description and current uses	Unmaintained grassland		
Surrounding land uses and character of surrounding area	Residential to the east and north, farm to south, open countryside to west. The area is rural in character.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, part Conservation Area, adjacent to Listed Buildings, archaeological constraints, Flood Zone 2 and 3.		
Physical constraints	The site is flat. The Letcombe Brook runs along the western boundary. Overhead pylons on site. Mature trees on site.		
Accessibility	The site could be accessed off Halls Lane or Ebbes Lane, both of which are rural lanes. Site doesn't relate particularly well to settlement.		
Overall suitability/developability	Site is unsuitable due to flood zone and access constraints.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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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 Hanney		
SHLAA site reference	EHAN11		
Site submission number			
Site address/location	Land at Northend Cottage		
Planning history			
Site size (hectares)	2.14ha		
Site description and current uses	Equestrian. The site could only be glimpsed from the road due to access off a private drive.		
Surrounding land uses and character of surrounding area	Open countryside with residential to south west.		
Suitability for housing			
Policy constraints	Grade 3 agricultural land, Flood Zones 2 & 3		
Physical constraints	Flat site		
Accessibility	Site is accessed off the private driveway to Northend Cottage.		
Overall suitability/developability	Site is unsuitable due to flood constraints.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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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 Hanney		
SHLAA site reference	EHAN12		
Site submission number			
Site address/location	Land north of Ashfields Lane		
Planning history			
Site size (hectares)	3.76ha		
Site description and current uses	Paddocks		
Surrounding land uses and character of surrounding area	Residential to west, south and east, open countryside to north,		
Suitability for housing			
Policy constraints	Grade 2 agricultural lane, Flood Zone 2		
Physical constraints	Flat site		
Accessibility	Site could be accessed off A338 or Ashfields Lane.		
Overall suitability/developability	South eastern part of site (0.98ha) is suitable in principle (area not covered in flood zone)		
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.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	East Hanney		
SHLAA site reference	EHAN13		
Site submission number			
Site address/location	Site off the Paddocks		
Planning history	P60/V0118 Erection of 6 pairs of houses. Refusal of Planning Permission on 12 July 1960	P74/V0328/O Site of approx 1.5 acres for erection of 12 dwellings and garages to the east of Malthouse, Main Street. Refusal of Planning Permission on 20 May 1974	
Site size (hectares)	0.82ha		
Site description and current uses	Couldn't gain access to view site.		
Surrounding land uses and character of surrounding area	Residential to north, south and west. A388 to east and open countryside beyond.		
Suitability for housing			
Policy constraints	Small part Conservation Area		
Physical constraints	Access not immediately available.		
Accessibility	Site is accessed off The Paddocks, which is a narrow lane. Potential exists.		
Overall suitability/developability	Site is suitable in principle subject to noise mitigation from the A34, and provided that development maintains the character of the existing development,		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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- 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 Hanney		
SHLAA site reference	EHAN14		
Site submission number			
Site address/location	Land west of Mill Cottages		
Planning history			
Site size (hectares)	8.73ha		
Site description and current uses	Equestrian		
Surrounding land uses and character of surrounding area	Playing field to south, open countryside north and west, Letcombe Brook to east with Paddocks beyond. The area is rural in character.		
Suitability for housing			
Policy constraints	Grade 3 & 4 agricultural land, part Conservation Area, Flood Zones 2 & 3, archaeological constraint.		
Physical constraints	Flat site, Letcombe Brook along eastern boundary.		
Accessibility	Current access is off track north of the site, which would need upgrading. Roads to the site are narrow, rural lanes. Site relates poorly to existing settlement in terms of pedestrian access.		
Overall suitability/developability	Site is unsuitable due to unsuitable access and flooding along eastern part would isolate remainder of site.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

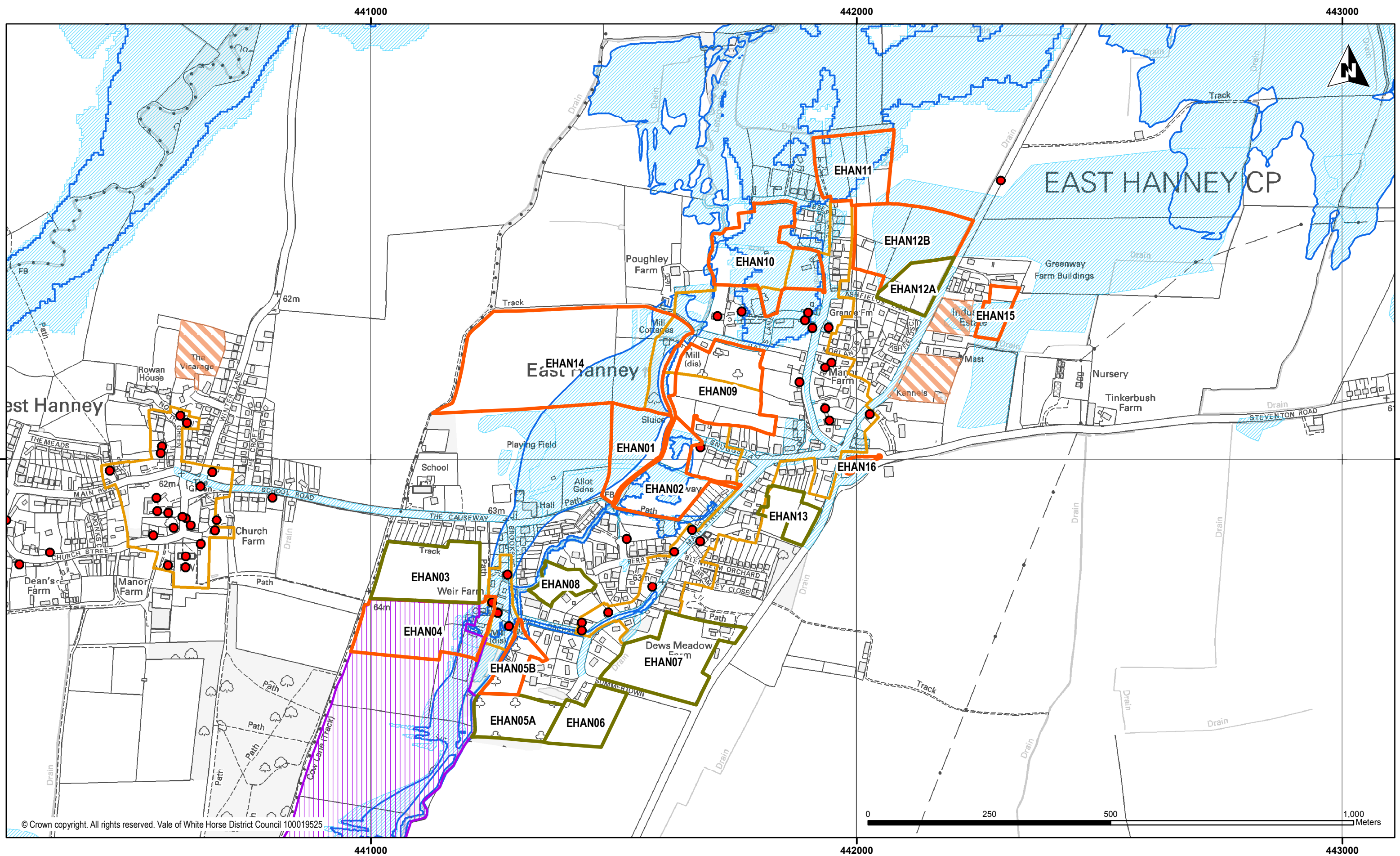
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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	East Hanney		
SHLAA site reference	EHAN15		
Site submission number			
Site address/location	Land to rear of Saxon Gate		
Planning history			
Site size (hectares)	0.59ha		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside to south and east, residential to north and west.		
Suitability for housing			
Policy constraints	Flood Zone 2		
Physical constraints	Flat site		
Accessibility	Site could be accessed through Saxon Gate		
Overall suitability/developability	Site is unsuitable due to location in Flood Zone 2 and below threshold for SHLAA		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

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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.



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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 Hanney	EHAN01		Unsuitable; 80% flooding; Not in Green Belt	Unsuitable	Unsuitable - Access; Flooding			40	9	0	9	1.60		1.24	No	Unknown
East Hanney	EHAN02		Suitable; 43% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding			49	28	0	28	1.95		0.83	No	Unknown
East Hanney	EHAN03		Suitable; Not in Green Belt; Listed Building Adj	Suitable	Suitable in principle			61	61	0	61	2.45		0.03	No	Yes
East Hanney	EHAN04		SUITABLE Not in Green Belt; In County Wildlife site; Listed Building proximity	Refer	Unsuitable - Nature Designation			76	60	0	60	3.03		0.65	No	Unknown
East Hanney	EHAN05A		Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle			36	34	0	34	1.44		0.09	No	Yes
East Hanney	EHAN05B		Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained			20	18	0	18	0.80		0.09	No	Unknown
East Hanney	EHAN06		Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Refer	Suitable in principle			32	32	0	32	1.27		0	No	Yes
East Hanney	EHAN07		Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle			71	71	0	71	2.85		0	No	Yes
East Hanney	EHAN08		Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle			16	15	0	15	0.62		0.01	No	Yes
East Hanney	EHAN09		Suitable; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Heavily constrained			74	72	0	72	2.94		0.07	No	Unknown
East Hanney	EHAN10		Suitable; 90% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding; Access			78	11	0	11	3.11		2.66	No	Unknown
East Hanney	EHAN11		SUITABLE 80% flooding; Not in Green Belt	Unsuitable	Unsuitable - Flooding			54	11	0	11	2.14		1.69	No	Unknown
East Hanney	EHAN12A		SUITABLE 60% flooding; Not in Green Belt	Suitable	Suitable in principle			25	25	0	25	0.98		0	No	Yes
East Hanney	EHAN12B		SUITABLE 60% flooding; Not in Green Belt	Suitable	Unsuitable - Flooding			70	14	0	14	2.78		2.21	No	Unknown
East Hanney	EHAN13		Suitable; Not in Green belt; Archaeological Constraints	Refer	Suitable in principle			21	21	0	21	0.82		0	No	Yes
East Hanney	EHAN14		Suitable; 30% flooding; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Access; Flooding			218	152	0	152	8.73		2.65	No	Unknown
East Hanney	EHAN15		Unsuitable (below threshold)	Unsuitable	Unsuitable - Flooding			15	4	0	4	0.59		0.42	No	Unknown
East Hanney	EHAN16	V019	Unsuitable (below threshold)	Unsuitable	Unsuitable - Below threshold for SHLAA			4	3	0	3	0.14		0.04	No	Unknown