



**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
9: East
Hendred**

SHLAA proforma

Settlement	East Hendred		
SHLAA site reference	EHEN01		
Site submission number			
Site address/location	Land north of Allin's Lane		
Planning history			
Site size (hectares)	3.25ha		
Site description and current uses	Paddocks		
Surrounding land uses and character of surrounding area	Residential to east and south, open countryside to west. Reading Road to north.		
Suitability for housing			
Policy constraints	AONB, part Conservation Area		
Physical constraints	Site is flat. It is banked above the Allin's Road at the southern end.		
Accessibility	Could be accessed off Reading Road with secondary access off Smiths Rickyard. Access off Allin's Road would be difficult because of bank to site, also narrow rural roads in the vicinity. Site would adjoin modern development in the village.		
Overall suitability/developability	Site is suitable in principle but is located within the AONB. Care also required with mature trees along road which form part of the conservation area.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
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 Hendred		
SHLAA site reference	EHEN02		
Site submission number			
Site address/location	Land south of Allin's Road		
Planning history			
Site size (hectares)	2ha		
Site description and current uses	Could not see site.		
Surrounding land uses and character of surrounding area	Residential to east and south, open countryside west, paddocks north. Area is rural in character.		
Suitability for housing			
Policy constraints	AONB, part Conservation Area		
Physical constraints	Site banked above Allin's Road.		
Accessibility	Existing access is insufficient. Would require new access through existing residential property.		
Overall suitability/developability	Site is unsuitable due to access constraints. Any development proposal would need to address this and its setting within the AONB.		
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 Hendred		
SHLAA site reference	EHEN03		
Site submission number			
Site address/location	Land at Abbey Manor Farm		
Planning history			
Site size (hectares)	0.85ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Residential north and west, field to south. Area has character of a rural village.		
Suitability for housing			
Policy constraints	AONB, Conservation Area, adjacent and opposite to listed building		
Physical constraints	Site is fairly flat but access to it is steeply banked. Large trees on site.		
Accessibility	Access is off private drive. No access can be obtained from High Street as it is set above the road behind a retaining wall. Also too steep to be accessed off byway between EHEN03 and EHEN04.		
Overall suitability/developability	Site is unsuitable due to access constraints. Also need to be aware of prominence of site within conservation area. Need to justify its location within the AONB.		
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 Hendred		
SHLAA site reference	EHEN04		
Site submission number			
Site address/location	Land west of Spark's Farm		
Planning history			
Site size (hectares)	0.71ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Residential and church to south, play park to west, paddock to north. Area has character of a rural village.		
Suitability for housing			
Policy constraints	AONB, Conservation Area, adjacent to listed buildings		
Physical constraints	Site is undulating and drops steeply to the west.		
Accessibility	Access from byway at eastern end would be too narrow. Could be accessed off Church Street but would need widening. Roads in vicinity are rural and narrow.		
Overall suitability/developability	Site is unsuitable due to access constraints, site topography and prominence in Conservation Area. Also need to justify its location within the AONB.		
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 Hendred		
SHLAA site reference	EHEN05		
Site submission number			
Site address/location	Land north of Monks Farm		
Planning history	P07/V0051 Conversion of existing barns into two residential dwellings and car ports. Planning Permission on 13 March 2007		
Site size (hectares)	4.2ha		
Site description and current uses	Paddocks (could only see front of site from road)		
Surrounding land uses and character of surrounding area	Open countryside to west, residential to north, south and east. Area has the character of a rural lane as there are fewer dwellings moving south along Newbury Road.		
Suitability for housing			
Policy constraints	AONB, Conservation Area		
Physical constraints	Site rises steeply from road (couldn't see beyond paddocks).		
Accessibility	Could be accessed from Newbury Road. Rural, narrow roads in vicinity with no footpaths.		
Overall suitability/developability	Site is unsuitable due to heavy constraints (topography, access, landscape sensitivity). Such issues would need to be overcome before site could be deemed suitable in principle.		
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 Hendred		
SHLAA site reference	EHEN06		
Site submission number			
Site address/location	Land south of The Lynch		
Planning history			
Site size (hectares)	1.7ha		
Site description and current uses	Equestrian and open countryside		
Surrounding land uses and character of surrounding area	Open countryside to north, south and west, modern residential to east.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site rises gently to the west.		
Accessibility	Could be accessed off The Lynch, which would need improving and upgrading. Narrow, rural roads in vicinity with no footpaths.		
Overall suitability/developability	Site is unsuitable due to access. Existing lane would require improving and upgrading before site could be deemed suitable in principle. Need to consider its location within the AONB also.		
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 Hendred		
SHLAA site reference	EHEN07		
Site submission number			
Site address/location	Land north of The Lynch		
Planning history			
Site size (hectares)	2.46ha		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside to north, south and west, modern residential to east.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Largely flat site rises at western end.		
Accessibility	Could be accessed off The Lynch, which would need improving and upgrading. Narrow, rural roads in vicinity with no footpaths.		
Overall suitability/developability	Site is unsuitable due to access. Existing lane would require improving and upgrading before site could be deemed suitable in principle. Need to consider its location within the AONB also.		
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 Hendred		
SHLAA site reference	EHEN08		
Site submission number			
Site address/location	Land to the west of The Hendreds Primary School		
Planning history			
Site size (hectares)	1.03ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Open countryside to north, west and south, residential to east and school beyond.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site is flat.		
Accessibility	Access only through a private dwelling.		
Overall suitability/developability	Site is unsuitable due to access constraints. Also need to consider site suitability in the context of the AONB.		
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 Hendred		
SHLAA site reference	EHEN09		
Site submission number			
Site address/location	Land west of Newbury Road		
Planning history	P07/V0051 Conversion of existing barns into two residential dwellings and car ports. Planning Permission on 13 March 2007		
Site size (hectares)	7.96ha		
Site description and current uses	Crops		
Surrounding land uses and character of surrounding area	Open countryside, woodland, farmland. The area is very rural in character and beyond the village edge.		
Suitability for housing			
Policy constraints	AONB, part Conservation Area		
Physical constraints	Site slopes north.		
Accessibility	Could be accessed off the Newbury Road. This is a rural lane with no footpaths.		
Overall suitability/developability	Site is unsuitable due to landscape sensitivity and isolation from existing settlement.		
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 Hendred		
SHLAA site reference	EHEN10		
Site submission number			
Site address/location	Land east of Newbury Road		
Planning history			
Site size (hectares)	0.97ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	Residential to north, farmland to east and south, woodland and residential to west. The site sits above residential sites to the west and north. The character of the area is rural with farmland predominating.		
Suitability for housing			
Policy constraints	AONB, adjacent to Listed Building		
Physical constraints	The site slopes west and north.		
Accessibility	Site could only be accessed through farm. It would be difficult to relate new development to existing development.		
Overall suitability/developability	Site is unsuitable due to access constraints. Site also constrained by AONB 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 Hendred		
SHLAA site reference	EHEN11		
Site submission number			
Site address/location	Land south of Hill Farm		
Planning history			
Site size (hectares)	3.22ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	Farm to north, farmland surrounding. The area is rural in character with farmland predominating.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site slopes steeply north.		
Accessibility	Site is only accessible through farmland or through EHEN12. The site does not relate well to the existing settlement.		
Overall suitability/developability	Site is unsuitable due to access constraints. Site also constrained by AONB 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 Hendred		
SHLAA site reference	EHEN12		
Site submission number			
Site address/location	Land at Hill Farm		
Planning history			
Site size (hectares)	1.27ha		
Site description and current uses	Grazing/Equestrian		
Surrounding land uses and character of surrounding area	School and residential to west, farmland to north, east and south. The area is rural in character with farmland predominating.		
Suitability for housing			
Policy constraints	AONB, Conservation Area, Adjacent to Listed Buildings		
Physical constraints	Site slopes steeply north. Large, mature trees on site.		
Accessibility	Site could be accessed off St Mary's Road. Site does not relate well to existing settlement. Roads in vicinity are narrow, rural lanes with no footpath.		
Overall suitability/developability	Site is unsuitable due to access constraints, Conservation Area location. Site also constrained by AONB 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 Hendred		
SHLAA site reference	EHEN13		
Site submission number			
Site address/location	Land east of Cozen's Farm		
Planning history			
Site size (hectares)	4.51ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	To the west – car parking associated with village Post Office, Public House, Museum. North and east – woodland. Beyond – open countryside.		
Suitability for housing			
Policy constraints	AONB, adjacent to Conservation Area and Listed Buildings.		
Physical constraints	Site slopes to the east.		
Accessibility	Access available off High Street. Site is close to village facilities.		
Overall suitability/developability	Site is unsuitable due to access constraints. Site also constrained by AONB 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 Hendred		
SHLAA site reference	EHEN14		
Site submission number			
Site address/location	Land east of Hendred House		
Planning history	P12/V0413 Construction of tennis court with netting on land formerly used for material storage. Withdrawn prior to determination on 25 April 2012		
Site size (hectares)	3.17ha		
Site description and current uses	Paddock		
Surrounding land uses and character of surrounding area	Some residential to west, open countryside north, east and south. Area is rural in character with farmland predominating.		
Suitability for housing			
Policy constraints	AONB, adjacent to Conservation Area and Listed Buildings, part of site in Flood Zones 2 or 3.		
Physical constraints	Site slopes steeply from southern end. Tall, mature trees on site. Watercourse running through site.		
Accessibility	Site could be accessed off St Mary's Road. Site does not relate well to existing settlement. Roads in vicinity are narrow, rural lanes with no footpath.		
Overall suitability/developability	Site is unsuitable due to access constraints and Flood Zone. Site also constrained by AONB 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 Hendred		
SHLAA site reference	EHEN15		
Site submission number			
Site address/location	Land at Plough Farm		
Planning history			
Site size (hectares)	1.4ha		
Site description and current uses	Orchard		
Surrounding land uses and character of surrounding area	Residential to west, north and south, orchard to east. Site is close to Reading Road, a busy A route to Wantage and therefore is area is not particularly rural in character.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site is flat		
Accessibility	The site could be accessed from Reading Road. There is no pedestrian access available to the south of the site to allow for access to rest of village. Therefore site would be quite difficult to relate to existing development. Site could come forward with EHEN16.		
Overall suitability/developability	Site is suitable in principle but does not relate well to existing village. Site also constrained by AONB designation.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
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 Hendred		
SHLAA site reference	EHEN16		
Site submission number			
Site address/location	Land opposite Greensands		
Planning history	P93/V0463		
Site size (hectares)	4.23ha		
Site description and current uses	Orchard		
Surrounding land uses and character of surrounding area	Orchard to west, open countryside to south and east, B&B business to north. Site is adjacent to Reading Road, a busy A route to Wantage and therefore is area is not particularly rural in character.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site is flat.		
Accessibility	The site could be accessed from Reading Road. There is a public footpath to the south of the site that provides pedestrian access to the village facilities. Site therefore could relate well to existing settlement.		
Overall suitability/developability	Site is suitable in principle. Site is constrained by AONB 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 Hendred		
SHLAA site reference	EHEN17		
Site submission number			
Site address/location	Land at Snells		
Planning history	P04/V1809		
Site size (hectares)	1.41ha		
Site description and current uses	Play park, unmaintained grassland, power substation, woodland		
Surrounding land uses and character of surrounding area	Cemetery to north, grassland to west and east, watercourse to south. The southern half of the site provides recreation space. Site located in a predominately residential area though it has a rural character.		
Suitability for housing			
Policy constraints	AONB, Conservation Area, adjacent to Listed Buildings, part of site in Flood Zone 2/3.		
Physical constraints	The site slopes steeply north. Site is set behind a bank on the Fordy lane side (west). Water course adjacent. Woodland area. Electricity substation on northern part of site.		
Accessibility	Access available off Church Street and Cat Street. Site relates well to existing settlement and facilities.		
Overall suitability/developability	Site is unsuitable due to recreational use, location in Conservation Area, Flood Zone and inadequate access roads in vicinity. Site also in AONB.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

The following options apply in determining the accessibility of sites:

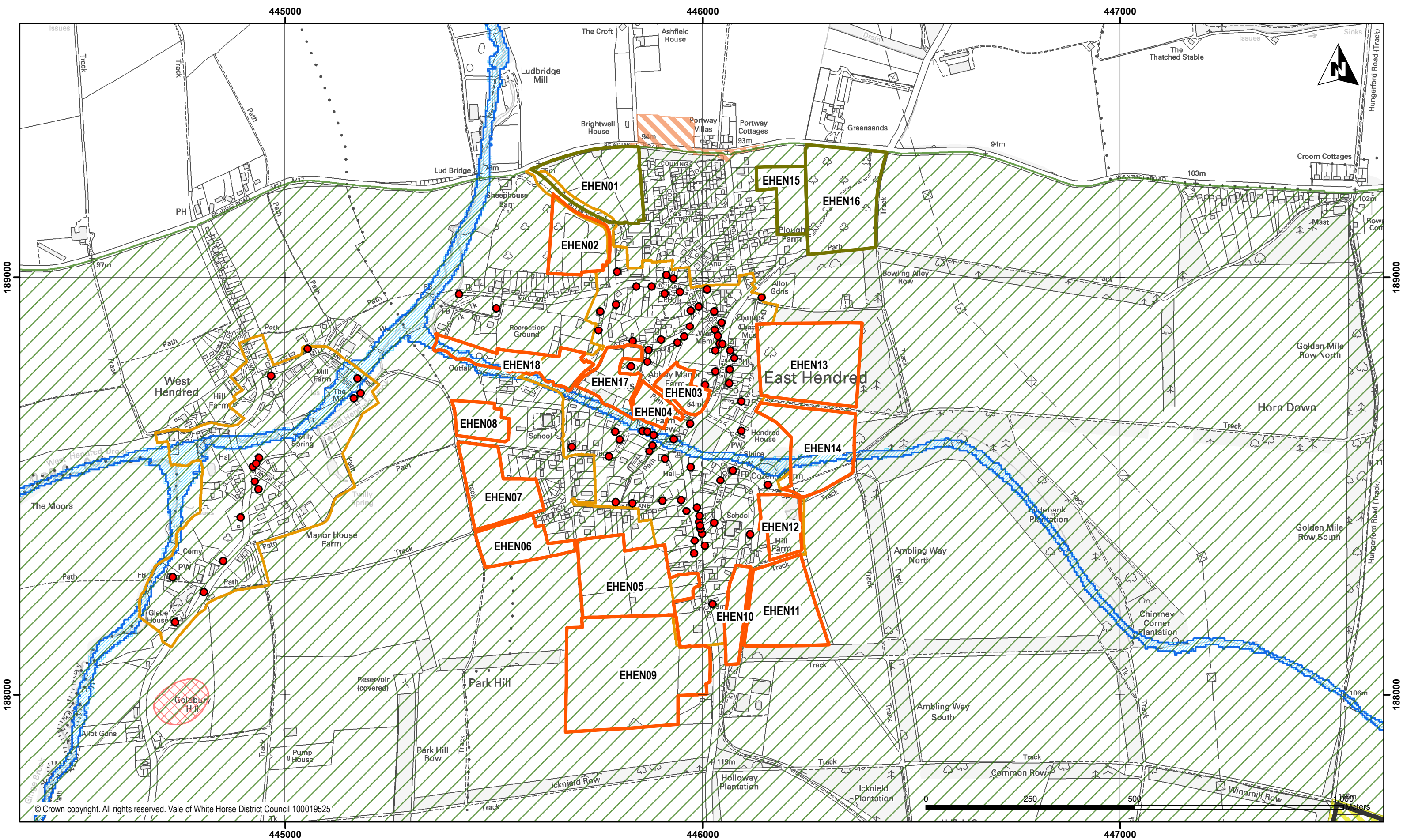
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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 Hendred		
SHLAA site reference	EHEN18		
Site submission number			
Site address/location	Land west of Fordy Lane		
Planning history	P90/V1067 Erection of a two storey extension to provide new lounge with bedroom and bathroom above. A single storey porch and a two storey outbuilding /barn. Planning Permission on 26 June 1990	P06/V1388 Erection of a single dwelling wn prior to determination on 16 October 2006	
Site size (hectares)	1.86ha		
Site description and current uses	Maintained grassland with trees (only front portion of site viewed)		
Surrounding land uses and character of surrounding area	Some residential to north and south. Recreation Ground to north, woodland to the east. Area rural in character.		
Suitability for housing			
Policy constraints	AONB, part Conservation Area, part Flood Zone 2/3.		
Physical constraints	Site slopes south. Water course on southern boundary, mature trees on site.		
Accessibility	Site could be access off Fordy Lane. Relates well to existing settlement. Roads in vicinity (including Fordy Lane) are narrow, rural lanes.		
Overall suitability/developability	Site is unsuitable due to access constraints, location in Conservation Area 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.



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 Hendred	EHEN01		SUITABLE Not in Green Belt; Grade 2 agric land	Refer	Suitable in principle		AONB	81	81	0	81	3.25		0	No	Yes	
East Hendred	EHEN02		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	50	50	0	50	2.00		0	No	Unknown	
East Hendred	EHEN03		SUITABLE Not in Green Belt; Within Cons Area; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Access		AONB	21	21	0	21	0.85		0	No	Unknown	
East Hendred	EHEN04		SUITABLE Not in Green belt; Archaeological Constraints; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained		AONB	18	18	0	18	0.71		0	No	Unknown	
East Hendred	EHEN05		SUITABLE Not in Green Belt; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained		AONB	105	105	0	105	4.20		0	No	Unknown	
East Hendred	EHEN06		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	43	43	0	43	1.70		0	No	Unknown	
East Hendred	EHEN07		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	62	62	0	62	2.46		0	No	Unknown	
East Hendred	EHEN08		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	26	26	0	26	1.03		0	No	Unknown	
East Hendred	EHEN09		SUITABLE Not in Green Belt; Within Cons Area; Grade 2 agric land	Unsuitable	Unsuitable - Landscape sensitivity; isolated		AONB	199	199	0	199	7.96		0	No	Unknown	
East Hendred	EHEN10		SUITABLE Not in Green Belt; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	24	24	0	24	0.97		0	No	Unknown	
East Hendred	EHEN11		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	81	81	0	81	3.22		0	No	Unknown	
East Hendred	EHEN12		SUITABLE Not in Green Belt; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Access		AONB	32	32	0	32	1.27		0	No	Unknown	
East Hendred	EHEN13		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	113	113	0	113	4.51		0	No	Unknown	
East Hendred	EHEN14		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access; Flooding		AONB	79	70	0	70	3.17		0.39	No	Unknown	
East Hendred	EHEN15		SUITABLE Not in Green Belt; Grade 2 agric land	Refer	Suitable in principle		AONB	35	35	0	35	1.40		0	No	Yes	
East Hendred	EHEN16		SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle		AONB	106	106	0	106	4.23		0	No	Yes	
East Hendred	EHEN17		SUITABLE Not in Green Belt; Archaeological Constraints; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained		AONB	35	34	0	34	1.41		0.04	No	Unknown	
East Hendred	EHEN18		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily Constrained		AONB	47	38	0	38	1.86		0.33	No	Unknown	