



**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
12: Harwell**

SHLAA proforma

Settlement	Harwell		
SHLAA site reference	HARW01		
Site submission number			
Site address/location	Land North of Didcot Road (Bishops Manor Farm)		
Planning history	None		
Site size (hectares)	3.07ha		
Site description and current uses	Couldn't see site – accessed off private drive		
Surrounding land uses and character of surrounding area	Residential to west and south, open countryside to north and east.		
Suitability for housing			
Policy constraints	Within conservation area, archaeological constraints on site, listed building on site.		
Physical constraints	Inaccessible- aerial photography analysis needed		
Accessibility	Current access is off private drive off Townsend.		
Overall suitability/developability	Site is unsuitable due to access constraints and location in Conservation Area and proximity to listed buildings. Any development on this site would need to have regard for these issues.		
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	Harwell		
SHLAA site reference	HARW02		
Site submission number	V018		
Site address/location	Land South of Grove Road		
Planning history	<p>P87/V1678/O Residential development (site area approx 1.2 hectares). (Land adjacent to Middle Farm House and Grove Road and Primary School, Grove Road, Harwell) Appeal-Dismissed 13/5/88</p> <p>Refusal of Planning Permission on 21 May 1987</p>	<p>P12/V2359/SCR Request for screening opinion EIA not required on 20 December 2012</p>	<p>P13/V1040/O Outline planning application for a residential development comprising up to 65 dwellings with associated highway works, landscaping and infrastructure improvements. Not yet decided</p>
Site size (hectares)	2.62ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	Residential to east, primary school to south, open countryside to west and north.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Flat site		
Accessibility	Access is available off Manor Green or Grove Road. Footpath to east of site connecting to existing village. Relates well to settlement.		

Overall suitability/developability	Site is suitable in principle (permitted site)
Availability and Achievability	
Availability	Yes
Achievability	Yes
Overall assessment of site deliverability	Deliverable

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	Harwell		
SHLAA site reference	HARW03		
Site submission number			
Site address/location	Land south of Reading Road		
Planning history	None		
Site size (hectares)	1.65ha		
Site description and current uses	Grazing, equestrian		
Surrounding land uses and character of surrounding area	Residential to north, west and east, orchard and open countryside to south.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Site is flat but banks up from the road.		
Accessibility	Access is off Reading Road but it is up an incline. Footpaths both sides of road to settlement. Site would be a natural infill in the existing settlement.		
Overall suitability/developability	Site is suitable in principle. Site lies within the AONB and any development proposal would need to have regard to this.		
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	Harwell		
SHLAA site reference	HARW04		
Site submission number			
Site address/location	Land off Barrow Road		
Planning history	P00/V0193 Retrospective application for hay barn and stables together with the change of use of the land from agricultural to domestic use to graze, exercise, jump and school horses. Planning Permission on 31 July 2000		
Site size (hectares)	4.04ha		
Site description and current uses	Grazing		
Surrounding land uses and character of surrounding area	Residential south and east, caravan park to the east. Open countryside to west and north.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Flat site		
Accessibility	Access is off a track off Barrow Road, which would need upgrading. Single width lanes in vicinity of site.		
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	Harwell		
SHLAA site reference	HARW 05		
Site submission number			
Site address/location	Land North of Grove Road		
Planning history	None		
Site size (hectares)	10.62ha		
Site description and current uses	Crops - open field		
Surrounding land uses and character of surrounding area	Residential to east. Open countryside to north, south and west.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Flat site		
Accessibility	Access could be gained off Grove Road, though there is no access off Grove Road at the moment. There are no footpaths along the Grove Road along the site boundary and there is a chicane at south eastern corner of the site.		
Overall suitability/developability	Site is 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	Harwell		
SHLAA site reference	HARW06		
Site submission number	V100		
Site address/location	Land off The Drift		
Planning history	None		
Site size (hectares)	3.31ha		
Site description and current uses	Orchard		
Surrounding land uses and character of surrounding area	Residential to west and north. Open countryside to south and east.		
Suitability for housing			
Policy constraints	Adjacent to listed building- may have impact on character and landscape		
Physical constraints	Site is sloping. Stream, pond and mature trees.		
Accessibility	Site is accessed off The Drift, a single width rural track leading off Blenheim Hill. This access would need upgrading and improving to be suitable. Footpath along Blenheim Hill leading to settlement. Doesn't relate particularly well to settlement for pedestrians.		
Overall suitability/developability	Site is suitable in principle subject to improvements to access.		
Availability and Achievability			
Availability	Yes		
Achievability	Yes		
Overall assessment of site deliverability	Deliverable		

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	Harwell		
SHLAA site reference	HARW07		
Site submission number			
Site address/location	Land North of Reading Road		
Planning history	None		
Site size (hectares)	3.29ha		
Site description and current uses	Crops		
Surrounding land uses and character of surrounding area	Residential to west and south, open countryside to north and east.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Site is fairly flat		
Accessibility	Access could be taken off the Reading Road. There is a track along the western boundary that connects to Church Lane, so site has good accessibility to existing settlement.		
Overall suitability/developability	Site is suitable in principle. Although not in the AONB, it is adjacent to the designation and caution is required with respect to it.		
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	Harwell		
SHLAA site reference	HARW08		
Site submission number			
Site address/location	Land off Orchard Way		
Planning history	None		
Site size (hectares)	3.16ha		
Site description and current uses	Scrubland in eastern section and open countryside beyond		
Surrounding land uses and character of surrounding area	Residential to east, primary school to north, open countryside to south and west.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Flat site, trees of questionable value, overhead power cables		
Accessibility	Vehicular access to scrubland off Orchard Lane. Access to the remainder of the site is off a track leading off Grove Road. The scrubland section relates well to the existing settlement.		
Overall suitability/developability	Site is suitable in principle if access is safely provided.		
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	Harwell		
SHLAA site reference	HARW09		
Site submission number			
Site address/location	Land off Barrow Road		
Planning history	P97/V0199 Change of use from agricultural to horse paddock. Erection of feed store, shelter and box. Planning Permission on 25 March 1997		
Site size (hectares)	0.82ha		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Caravan park to south, some residential to east, open countryside to north and west.		
Suitability for housing			
Policy constraints	Archaeological constraints, listed building on site.		
Physical constraints	Flat site		
Accessibility	Access is off a track off Barrow Road, which would need upgrading. Single width lanes in vicinity of site.		
Overall suitability/developability	Site is unsuitable due to poor accessibility. It is not a logical extension of the existing settlement.		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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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	Harwell		
SHLAA site reference	HARW 10		
Site submission number			
Site address/location	Land off Reading Road		
Planning history	P94/V1604/COU Change of use from agricultural to recreation Planning Permission on 15 June 1994		
Site size (hectares)	2.59ha		
Site description and current uses	Open field and continuation of recreation		
Surrounding land uses and character of surrounding area	Recreation ground to east, open countryside to north, west and south.		
Suitability for housing			
Policy constraints	No immediate policy constraints		
Physical constraints	Flat		
Accessibility	Site is accessed from recreation ground to east. Vehicular access would be difficult to obtain from Reading Road because the road is banked above the site.		
Overall suitability/developability	Site is unsuitable because of its use as recreation land and because of inadequate access.		
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.

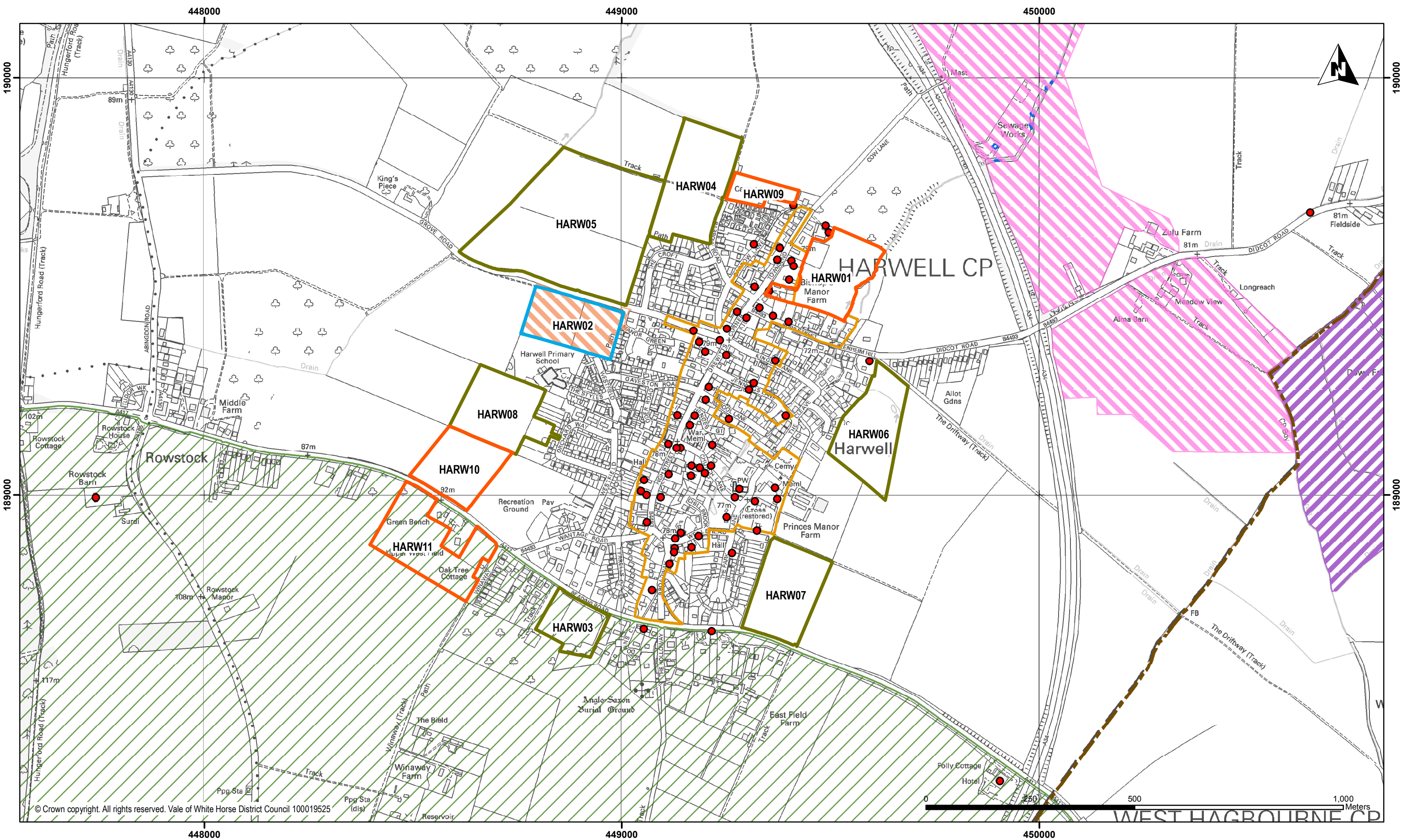
SHLAA proforma

Settlement	Harwell		
SHLAA site reference	HARW11		
Site submission number			
Site address/location	Land off Winaway		
Planning history	P01/V1242 Demolition of existing outbuildings. Erection of detached house with detached garage. New access drive. (site area aprox 0.17 hecets) Refusal of Planning Permission on 04 October 2001		
Site size (hectares)	3.75ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Residential to east, open countryside to south and west, recreation ground to north across Reading Road.		
Suitability for housing			
Policy constraints	AONB		
Physical constraints	Slight slope up southwards		
Accessibility	Site could be accessed off Winaway or Reading Road. No footpaths in vicinity to connect site to settlement. Site relates poorly to existing settlement.		

Overall suitability/developability	Site is unsuitable due to isolated nature relative to 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.



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?	
Harwell	HARW01		Suitable; Not in Green belt; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained			77	77	0	77	3.07		0	No	Unknown	
Harwell	HARW02	V018	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Permitted site			66	66			2.62	2.62	0	Yes	Yes	
Harwell	HARW03		SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle		AONB	41	41	0	41	1.65		0	No	Yes	
Harwell	HARW04		SUITABLE; Grade 2 agric land	Suitable	Suitable in principle			101	101	0	101	4.04		0	No	Yes	
Harwell	HARW05		SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle			266	266	0	266	10.62		0	No	Yes	
Harwell	HARW06	V100	SUITABLE; Not in Green Belt; Listed Building Adj; Grade 2 agric land	Suitable	Suitable in principle			83	83	83	0	3.31		0	Yes	Yes	
Harwell	HARW07		SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle			82	82	0	82	3.29		0	No	Yes	
Harwell	HARW08		SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle			79	79	0	79	3.16		0	No	Yes	
Harwell	HARW09		Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Access			21	21	0	21	0.82		0	No	Unknown	
Harwell	HARW10		SUITABLE; Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Recreational Use			65	65	0	65	2.59		0	No	Unknown	
Harwell	HARW11		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated		AONB	94	94	0	94	3.75		0	No	Unknown	