



**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**

#### **13: Harwell**

#### **Oxford Campus**



## SHLAA proforma

Settlement	Harwell Oxford		
SHLAA site reference	HASC01		
Site submission number	V069		
Site address/location	Chilton Garden Centre		
Planning history	P12/V2256/FUL Erection of a single storey garden centre sales building (revision of applicaiton P12/V1746/FUL). Planning Permission on 20 December 2012	P12/V1746/FUL Erection of a single storey garden centre sales building. Planning Permission on 27 September 2012	P12/V0699 Application for variation of condition 4 of planning application P11/V0216 Planning Permission on 26 June 2012
	P11/V0216 Erection of a single storey garden centre sales building, relocation of Antiques & Collectables and the remodelling of a mound and landscaping. Planning Permission on 19 January 2012	P01/V0404 Erection of a conservatory to coffee shop. Planning Permission on 26 April 2001	
Site size (hectares)	2.69ha		
Site description and current uses	Garden centre		
Surrounding land uses and character of surrounding area	Residential to the west, A34 to east and south, A4185 to north.		
<b>Suitability for housing</b>			
Policy constraints	AONB, Loss of employment??		
Physical constraints	Flat site, some trees in site but not particularly noteworthy.		
Accessibility	Good accessibility off A4185. Would be close to other housing and have good access to A34		
Overall suitability/developability	Unsuitable due to loss of existing employment use. Site is within the AONB and care is required with respect to this.		

<b>Availability and Achievability</b>	
Availability	Yes
Achievability	Unknown
<b>Overall assessment of site deliverability</b>	Undevelopable

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 Oxford		
SHLAA site reference	HASC02		
Site submission number			
Site address/location	Chilton Dene – Permitted site		
Planning history			
Site size (hectares)			
Site description and current uses			
Surrounding land uses and character of surrounding area			
<b>Suitability for housing</b>			
Policy constraints			
Physical constraints			
Accessibility			
Overall suitability/developability	This is a permitted site.		
<b>Availability and Achievability</b>			
Availability			
Achievability			
<b>Overall assessment of site deliverability</b>			

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 Oxford		
SHLAA site reference	HASC03		
Site submission number	V090		
Site address/location	Land east of Harwell Campus, south west quadrant		
Planning history			
Site size (hectares)	81.74ha (total combined with 04, 05 and 06)		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside north and east. A4185 to west with Harwell Campus beyond. A4185 to south with garden centre beyond.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site.		
Accessibility	Access available off A4185. Good accessibility to Harwell Oxford Campus and A34 junction. No pedestrian footpath on eastern side of A4185.		
Overall suitability/developability	Site is suitable in principle. Care required with respect to the site's location in the AONB.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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 Oxford		
SHLAA site reference	HASC04		
Site submission number			
Site address/location	Land east of Harwell Campus, south east quadrant		
Planning history			
Site size (hectares)	81.74ha (total combined with 03, 05 and 06)		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside north, west and east. A34 to south.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site.		
Accessibility	Access available off A4185 through HASC03. Good accessibility to Harwell Oxford Campus and A34 junction. No pedestrian footpath on eastern side of A4185.		
Overall suitability/developability	Site is suitable in principle. Care required with respect to the site's location in the AONB.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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 Oxford		
SHLAA site reference	HASC05		
Site submission number			
Site address/location	Land east of Harwell Campus, north west quadrant		
Planning history			
Site size (hectares)	81.74ha (total combined with 03, 04 and 06)		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside north, south and east. A4185 to west with residential beyond.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site.		
Accessibility	Access available off A4185. Good accessibility to Harwell Oxford Campus and A34 junction. No pedestrian footpath on eastern side of A4185.		
Overall suitability/developability	Site is suitable in principle. Care required with respect to the site's location in the AONB.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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 Oxford		
SHLAA site reference	HASC06		
Site submission number			
Site address/location	Land east of Harwell Campus, north east quadrant		
Planning history			
Site size (hectares)	81.74ha (total combined with 03, 04 and 05)		
Site description and current uses	Open field		
Surrounding land uses and character of surrounding area	Open countryside		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site.		
Accessibility	Access available off A4185 through HASC05. Good accessibility to Harwell Oxford Campus and A34 junction. No pedestrian footpath on eastern side of A4185.		
Overall suitability/developability	Site is suitable in principle. Care required with respect to the site's location in the AONB.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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 Oxford		
SHLAA site reference	HASC07		
Site submission number			
Site address/location	Land at Meashill Plantation		
Planning history			
Site size (hectares)	16.71ha		
Site description and current uses	Crops and woodland		
Surrounding land uses and character of surrounding area	Open countryside to north, south and west. Harwell Oxford campus to east.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site		
Accessibility	No obvious point of access. Does not relate well to campus.		
Overall suitability/developability	Site is unsuitable due to lack of suitable access and poor relationship with existing campus. Care required with location within the AONB also.		
<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	Harwell Oxford		
SHLAA site reference	HASC08		
Site submission number			
Site address/location	Land west of Stileway Road		
Planning history			
Site size (hectares)	27.51ha		
Site description and current uses	Crops		
Surrounding land uses and character of surrounding area	Open countryside to north, south and west. Harwell Oxford campus to east.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Site slopes down southwards.		
Accessibility	No obvious point of access. Does not relate well to campus.		
Overall suitability/developability	Site is unsuitable due to lack of suitable access and poor relationship with existing campus. Care required with location within the AONB also.		
<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	Harwell Oxford		
SHLAA site reference	HASC09		
Site submission number			
Site address/location	Land west of A34		
Planning history	Numerous but not particularly relevant		
Site size (hectares)	30.86ha		
Site description and current uses	Open countryside, industrial storage area in north eastern corner.		
Surrounding land uses and character of surrounding area	Open countryside to south and west. Residential to north, A34 to east. The area is rural in character. Housing from Chilton Dene does not overlook the site or the track. Development faces east.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Site is fairly flat. Close proximity to A34 at eastern end.		
Accessibility	Access is available off a single width rural track that leads up to The Ridgeway. The site does not relate well to Harwell Oxford.		
Overall suitability/developability	Site is unsuitable due to poor access. Site is highly sensitive in landscape terms (highly exposed compared with housing to north) while also in the AONB		
<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	Harwell Oxford		
SHLAA site reference	HASC10		
Site submission number			
Site address/location	Land north of Harwell Oxford Campus		
Planning history	Numerous including:	P13/V0129/O Outline application for demolition of existing 13 dwellings. Erection of up to 120 dwellings with associated infrastructure, access, parking and landscaping. Not yet decided	P11/V1908/EX Application to extend the time limit of planning permission 08/00651/FUL for, 'Demolition of existing two houses, squash courts and tennis courts. Erection of hotel (Land South of Curie Avenue) and leisure club, spa and bar (Land North of Curie Avenue. (Amendment to Planning Permission 07/00915/FUL)' Planning Permission on 04 December 2012
Site size (hectares)	20.81ha		
Site description and current uses	Residential, sewage works, open space, sports facilities		
Surrounding land uses and character of surrounding area	Harwell Oxford campus to south, open countryside to north, west and east.		

<b>Suitability for housing</b>	
Policy constraints	AONB
Physical constraints	Flat site with existing development. Sewage works require decontamination of site.
Accessibility	Good accessibility off A4185. Site relates well to Oxford Campus and its local facilities.
Overall suitability/developability	Strategic Site Allocation – Suitable in principle.
<b>Availability and Achievability</b>	
Availability	Available
Achievability	Achievable
<b>Overall assessment of site deliverability</b>	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 Oxford		
SHLAA site reference	HASC11		
Site submission number			
Site address/location	Land at Ridgeway Farm		
Planning history	Numerous		
Site size (hectares)	10.68ha		
Site description and current uses	Farm and farmland		
Surrounding land uses and character of surrounding area	Open countryside to south, west and east, Harwell Oxford to north,		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Site is sloping		
Accessibility	Access is available off a single width rural track that leads up to The Ridgeway. The site does not relate well to Harwell Oxford.		
Overall suitability/developability	The site is unsuitable due to access constraints. Care is required with respect to its location within the AONB.		
<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	Harwell Oxford		
SHLAA site reference	HASC12		
Site submission number			
Site address/location	Land off Redlands Row		
Planning history			
Site size (hectares)	20.45ha		
Site description and current uses	Open countryside		
Surrounding land uses and character of surrounding area	Open countryside north and west, Harwell Oxford to east and south.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Site is fairly flat. Overhead pylons.		
Accessibility	Access is off private road off the Hendred Estate in East Hendred. The Icknield way provides pedestrian access to the campus but it is not direct or convenient.		
Overall suitability/developability	Site is unsuitable due to lack of suitable access. Site does not relate well to existing campus. Care required with site's location within AONB.		
<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	Harwell Oxford		
SHLAA site reference	HASC13		
Site submission number			
Site address/location	Land at Harwell Field		
Planning history			
Site size (hectares)	13.24ha		
Site description and current uses	Open countryside		
Surrounding land uses and character of surrounding area	Open countryside to north and east, south. A4185 to west with Residential beyond.		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Flat site		
Accessibility	Access available off A4185. Good accessibility to Harwell Oxford Campus and A34 junction. No pedestrian footpath on eastern side of A4185.		
Overall suitability/developability	Site is unsuitable as it does not relate well with the existing campus. Site could potentially come forward with sites to the south but not in isolation. Care required with its location in the AONB. Can be reviewed in the future if development occurs to south.		
<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.

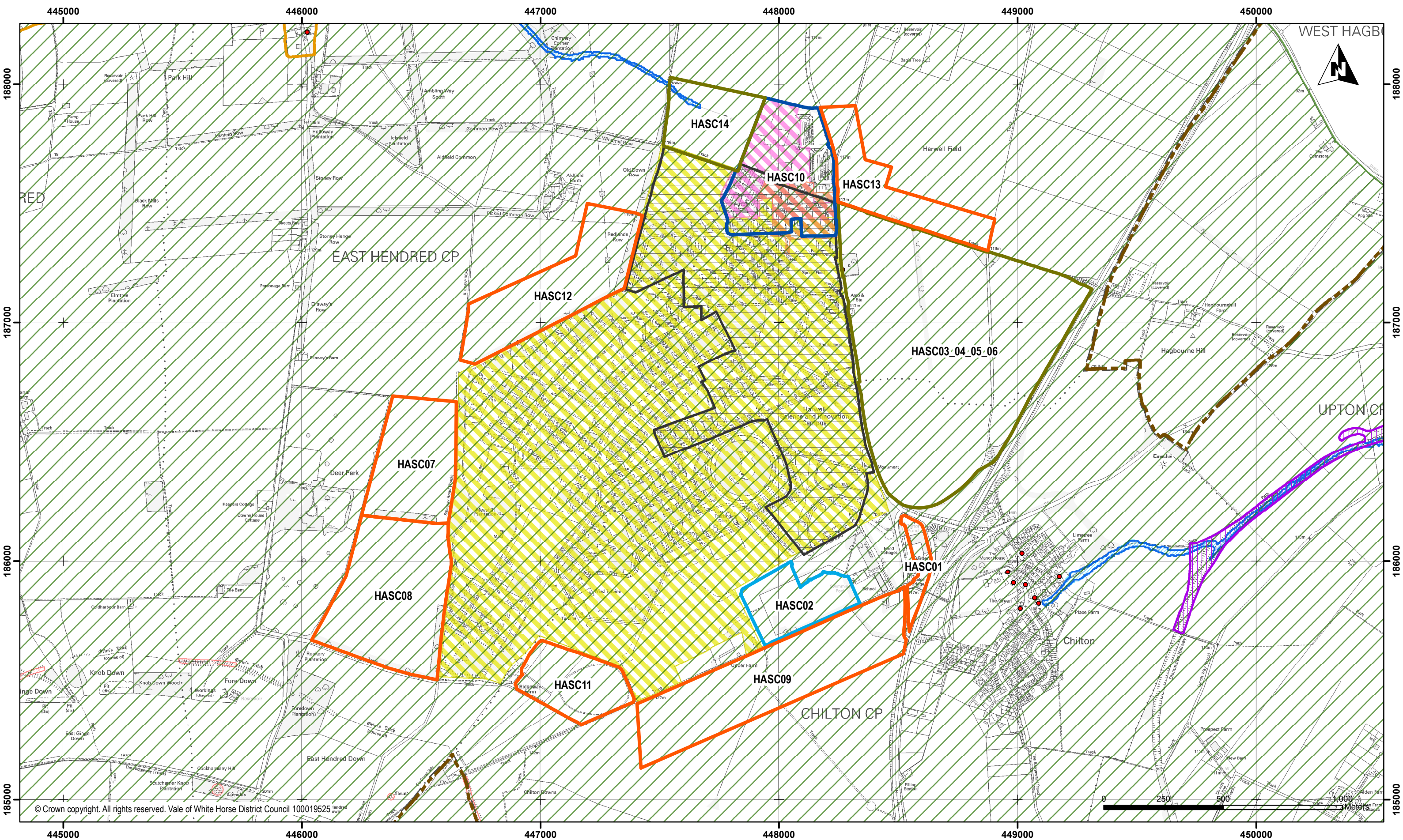
## SHLAA proforma

Settlement	Harwell Oxford		
SHLAA site reference	HASC 14		
Site submission number			
Site address/location	Land east of Hungerford Road		
Planning history	P13/V0129/O Outline application for demolition of existing 13 dwellings. Erection of up to 120 dwellings with associated infrastructure, access, parking and landscaping.		
Site size (hectares)	11.19ha		
Site description and current uses			
Surrounding land uses and character of surrounding area	Agricultural, residential and industrial		
<b>Suitability for housing</b>			
Policy constraints	AONB		
Physical constraints	Small watercourse cuts through site. Sensitive views to part of site from north.		
Accessibility	Unknown, could come forward if residential development occurs on land immediately west of this site.		
Overall suitability/developability	The site is suitable in principle subject to appropriate access to site and is sensitive to the visual envelope, particularly when viewed from the north. AONB setting also.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	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.





**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 Science Campus	HASC01	V069	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Loss of employment		AONB	67	67	0	67	2.69		0	Yes	Unknown
Harwell Science Campus	HASC02		SUITABLE Not in Green Belt	Unsuitable	Permitted site		AONB	240	240			9.58		0	No	Yes
Harwell Science Campus	HASC03_04_05_06	V090	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle		AONB	2044	2044	16	2028	81.74	0.64	0	No	Yes
Harwell Science Campus	HASC07		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	418	418	0	418	16.71		0	No	Unknown
Harwell Science Campus	HASC08		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access		AONB	688	688	0	688	27.51		0	No	Unknown
Harwell Science Campus	HASC09		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access		AONB	772	772	0	772	30.86		0	No	Unknown
Harwell Science Campus	HASC10		SUITABLE Not in Green Belt	Suitable	Strategic Site Allocation		AONB					20.81		0	No	Yes
Harwell Science Campus	HASC11		SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access		AONB	267	267	0	267	10.68		0	No	Unknown
Harwell Science Campus	HASC12		SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access		AONB	511	511	0	511	20.45		0	No	Unknown
Harwell Science Campus	HASC13		SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Unsuitable - Isolated		AONB	331	331	0	331	13.24		0	No	Unknown
Harwell Science Campus	HASC14		SUITABLE Not in Green Belt	Suitable	Suitable in principle		AONB	280	275	0	275	11.19		0.19	No	Yes