



**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 18: Radley



SHLAA proforma

Settlement	Radley		
SHLAA site reference	RADL01		
Site submission number	V061		
Site address/location	Land east of White's Lane		
Planning history	None		
Site size (hectares)	12.66ha		
Site description and current uses	Agricultural- planted		
Surrounding land uses and character of surrounding area	Residential and agricultural		
Suitability for housing			
Policy constraints	Green Belt		
Physical constraints	None visible		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would require a green belt review to justify it coming forward for development.		
Availability and Achievability			
Availability	Yes		
Achievability	Achievable		
Overall assessment of site deliverability	Deliverable/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	Radley		
SHLAA site reference	RADL02		
Site submission number			
Site address/location	Land off Kennington Road		
Planning history	None		
Site size (hectares)	17.13ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural, educational and residential		
Suitability for housing			
Policy constraints	Green belt		
Physical constraints	Medium/small electric poles through site. Eastern boundary on rail line. Sensitive in landscape terms.		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but is sensitive in landscape terms and would require a green belt review to justify it coming forward for development.		
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	Radley		
SHLAA site reference	RADL03		
Site submission number			
Site address/location	Land off Kennington Road		
Planning history	None		
Site size (hectares)	13.01ha		
Site description and current uses	Agricultural- planted		
Surrounding land uses and character of surrounding area	Agricultural and educational (North)		
Suitability for housing			
Policy constraints	Green Belt		
Physical constraints	Visually sensitive (gentle slope) mature trees		
Accessibility	Potential		
Overall suitability/developability	Site is unsuitable due to sensitive landscape in close proximity to Radley College (listed buildings). In policy terms, development would lead to coalescence with north Abingdon. A green belt review would be required to justify development on this site 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	Radley		
SHLAA site reference	RADL04		
Site submission number			
Site address/location	Land east of the railway line, north of Lower Radley.		
Planning history	None		
Site size (hectares)	6.74ha		
Site description and current uses	Agricultural- planted		
Surrounding land uses and character of surrounding area	Agricultural and residential (small scale)		
Suitability for housing			
Policy constraints	Green Belt		
Physical constraints	Large electric pylons close to entrance of site.		
Accessibility	Available		
Overall suitability/developability	Site is unsuitable due to large pylons and poor relationship with existing settlement due to rail line. Bridge over railway would require upgrading.		
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	Radley		
SHLAA site reference	RADL05		
Site submission number			
Site address/location	Land east of Kennington Road		
Planning history	None		
Site size (hectares)	6.71ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and residential		
Suitability for housing			
Policy constraints	Green Belt.		
Physical constraints	Medium sized electric poles through field. Rail line along eastern edge.		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but could not be developed in isolation from the existing settlement. Could come forward with RADL02 but landscape is sensitive and a green belt review would be required to justify any development here.		
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	Radley		
SHLAA site reference	RADL06		
Site submission number			
Site address/location	Land east of Thrupp Lane		
Planning history	None		
Site size (hectares)	2.66ha		
Site description and current uses	Agricultural, sports.		
Surrounding land uses and character of surrounding area	Residential and Agricultural.		
Suitability for housing			
Policy constraints	Green Belt.		
Physical constraints	None		
Accessibility	Potential- via hall at present		
Overall suitability/developability	Site is suitable in principle subject to appropriate access to the site. A green belt review would be required to justify any development here.		
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	Radley		
SHLAA site reference	RADL07		
Site submission number			
Site address/location	Land at Goose Acre Farm		
Planning history	None		
Site size (hectares)	1.63ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural, residential and common		
Suitability for housing			
Policy constraints	Green Belt.		
Physical constraints	None visible , slight overshadowing to neighbours		
Accessibility	Unknown (merge with adjacent site 6?)		
Overall suitability/developability	Site is unsuitable due to access issues but could potential develop with RADL07. A green belt review would be required to justify development on this 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	Radley		
SHLAA site reference	RADL08		
Site submission number			
Site address/location	Land at Neatehome Farm		
Planning history	None		
Site size (hectares)	10.59ha		
Site description and current uses	Agricultural- vacant		
Surrounding land uses and character of surrounding area	Agricultural and residential (small scale)		
Suitability for housing			
Policy constraints	Green belt; Adj to listed building.		
Physical constraints	Large electric pylons through site. Road leading to site quite narrow.		
Accessibility	Available		
Overall suitability/developability	Site is unsuitable due to large pylons and poor relationship with existing settlement due to rail line. Bridge over railway would require upgrading.		
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	Radley		
SHLAA site reference	RADL09		
Site submission number			
Site address/location	Land at Radley Station		
Planning history	None		
Site size (hectares)	12.12ha		
Site description and current uses	Agricultural- vacant		
Surrounding land uses and character of surrounding area	Agricultural and residential		
Suitability for housing			
Policy constraints	Green belt;		
Physical constraints	Large electric pylons. Road leading to site is quite narrow.		
Accessibility	Existing		
Overall suitability/developability	Site is unsuitable due to large pylons and poor relationship with existing settlement due to rail line. Bridge over railway would require upgrading.		
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	Radley		
SHLAA site reference	RADL10		
Site submission number			
Site address/location	Land off White's Lane		
Planning history	None		
Site size (hectares)	28.77ha		
Site description and current uses	Agricultural- planted		
Surrounding land uses and character of surrounding area	Residential and agricultural		
Suitability for housing			
Policy constraints	Green belt		
Physical constraints	Small electrical pylons through site (stream on E)		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would require a green belt review to justify development on this site. In policy terms, it would lead to coalescence between Radley and Abingdon.		
Availability and Achievability			
Availability	Unknown		
Achievability	Achievable		
Overall assessment of site deliverability	Developable		

The following options apply in determining the accessibility of sites:

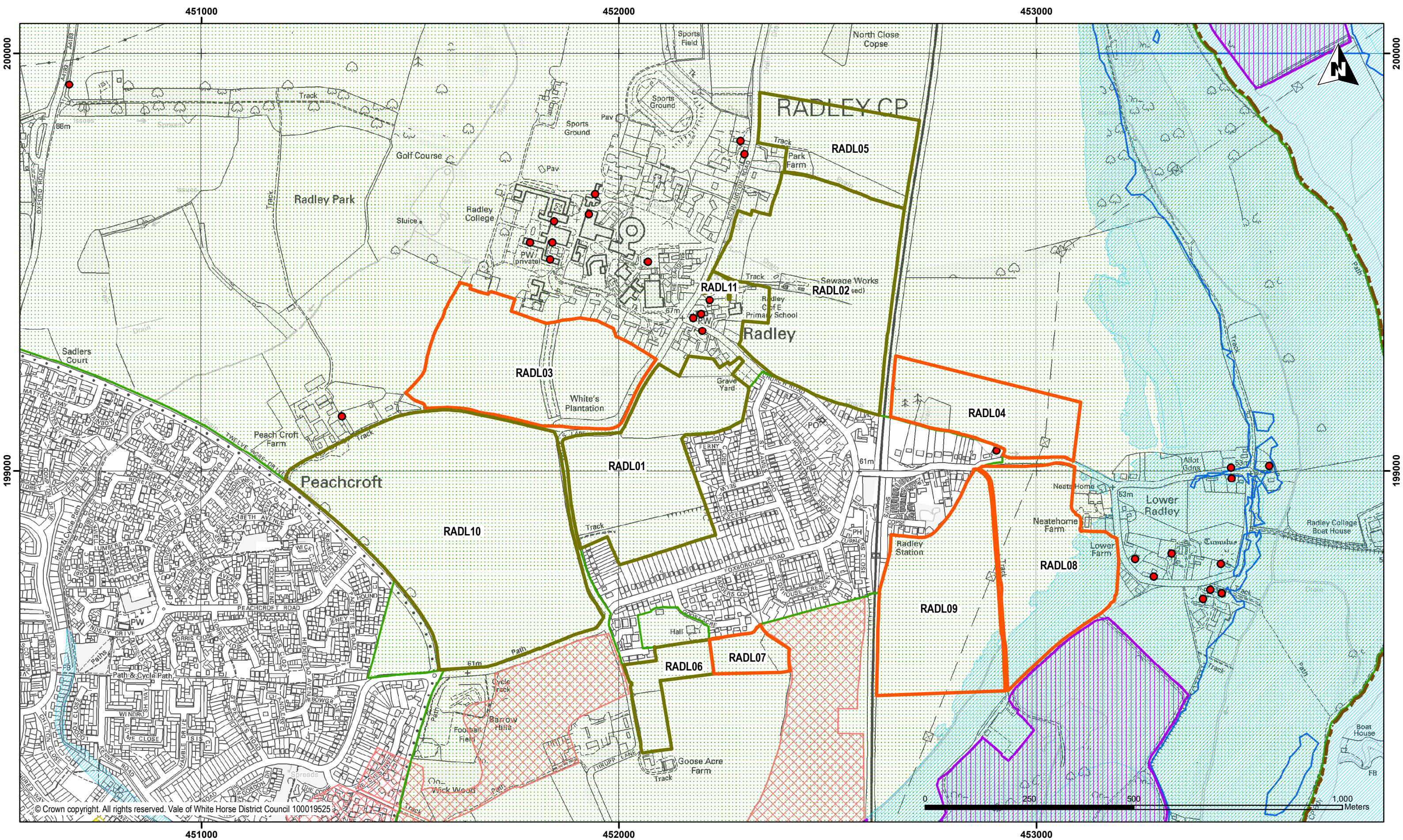
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required 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	Radley		
SHLAA site reference	RADL11		
Site submission number			
Site address/location	Land east of Kennington Road		
Planning history	P86/V1110 – Retention and use of caravan as school unit - Granted		
Site size (hectares)	0.2ha		
Site description and current uses	Mature trees and shrubland		
Surrounding land uses and character of surrounding area	Residential and agricultural		
Suitability for housing			
Policy constraints	Green belt; Adj. to Listed building to south		
Physical constraints	Small electrical pylons through site (stream on E)		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would require a green belt review to justify development on this site. Care also required in relation to the listed building adjacent to the site.		
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.



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?
Radley	RADL01	V061	Suitable; Archaeological Constraints	Suitable	Suitable in principle	Green Belt		317	317	55	262	12.66	2.18	0	Yes	Yes
Radley	RADL02		SUITABLE; Listed Building Adj	Suitable	Suitable in principle	Green Belt		428	428	0	428	17.13		0	No	Yes
Radley	RADL03		Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Heavily constrained	Green Belt		325	325	0	325	13.01		0	No	Unknown
Radley	RADL04		Suitable; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained	Green Belt		169	169	0	169	6.74		0	No	Unknown
Radley	RADL05		Suitable; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	Green Belt		168	168	0	168	6.71		0	No	Yes
Radley	RADL06		Suitable; Adj to Ancient Monument; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	Green Belt		67	67	0	67	2.66		0	No	Yes
Radley	RADL07		SUITABLE Adj to Ancient Monument	Unsuitable	Unsuitable - Access	Green Belt		41	41	0	41	1.63		0	No	Unknown
Radley	RADL08		Suitable; 40% flooding; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained	Green Belt		265	159	0	159	10.59		4.22	No	Unknown
Radley	RADL09		Suitable	Unsuitable	Unsuitable - Heavily Constrained	Green Belt		303	277	0	277	12.12		1.06	No	Unknown
Radley	RADL10		Suitable; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	Green Belt		719	719	0	719	28.77		0	No	Yes
Radley	RADL11	V056	Suitable; Listed Building Adj;	Suitable	Suitable in principle	Green Belt		5	5	5	0	0.2	0.2	0	Yes	Yes