



**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 23: Uffington

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI01		
Site submission number			
Site address/location	Land east of Fawler Road		
Planning history	No planning history.		
Site size (hectares)	8.6ha		
Site description and current uses	Agricultural. Slight slope down to southern corner of site.		
Surrounding land uses and character of surrounding area	Low density / sparse housing along Fawler Road. Slightly higher density housing on Station Road. Good screening from existing hedgerows along Fawler Road. Houses on Station Road overlook site, but separated from site by road and screened by hedgerow. Downs overlook site from south.		
Suitability for housing			
Policy constraints	Greenfield, Grade 4 Agricultural land,		
Physical constraints	A few mature trees within site and some trees in hedgerows.		
Accessibility	Existing field gate close to Station Road / Fawler Road junction, but there may be a difficulty with proximity to the existing junction. Additional field gate further along Station Road, in north east corner of the site, which may offer a better option for access. However Station Road is quite narrow at this point.		
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	Uffington		
SHLAA site reference	UFFI02		
Site submission number			
Site address/location	Land north of Station Road		
Planning history	P07/V1144 (adjacent to site to south west) Description: Erection of 5 new dwellings with new access road Decision: Planning Permission on 10th January 2008		
Site size (hectares)	4.91ha		
Site description and current uses	Site comprises two fields. Grassland. Fairly flat. Low hedges along NW, NE and SE site boundaries.		
Surrounding land uses and character of surrounding area	Homes overlooks south eastern field from west. The north western field is overlooked by a few houses from the north western edge of the site. Farm buildings to north: appears to be working farm. Young trees to south west of site. Good quality landscape to south west.		
Suitability for housing			
Policy constraints	Greenfield, Grade II listed building, Grade 4 Agricultural Land		
Physical constraints	Some trees in hedgerows. Small pylons/wires along north eastern boundary of site (but outside site itself). Also small pylons/wires along north western boundary of site.		
Accessibility	Existing field gate onto Station Road in southern		

	corner of site. Station Road is fairly narrow. Derestriction sign nearby.
Overall suitability/developability	Site is unsuitable as it is isolated from 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	Uffington		
SHLAA site reference	UFFI03		
Site submission number			
Site address/location	Land behind Manor Farm		
Planning history	No planning history.		
Site size (hectares)	3.1ha		
Site description and current uses	Unable to access site for site visit.		
Surrounding land uses and character of surrounding area			
Suitability for housing			
Policy constraints	Greenfield, Archaeological Constraints partly adjacent, Agricultural land Grade 3		
Physical constraints	From distance it appears that powerlines cross the site, but would need to access site to confirm.		
Accessibility			
Overall suitability/developability	Site is unsuitable as unclear how site would be accessed.		
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	Uffington		
SHLAA site reference	UFFI04		
Site submission number			
Site address/location	Land south of old canal		
Planning history	P06/V1399 (adjacent to site to south east) Description: Proposed wall and gates to enclose yard and new opening into Old Dairy Cottage. Decision: Planning Permission on 18 January 2007	Additional planning history: P81/V1224, P02/V0671/LB,	
Site size (hectares)	12.26ha		
Site description and current uses	Grassland. Land slopes down to west of site.		
Surrounding land uses and character of surrounding area	Some noise when trains pass. Site is to rear of residential properties/gardens but is separated from these by path/hedgerows.		
Suitability for housing			
Policy constraints	Greenfield, 0.2ha Archaeological constraints, Grade 3 Agricultural Land.		
Physical constraints	Pylons and wires cross the site. Mature trees along old canal line.		
Accessibility	Unclear how site would be accessed. Very narrow path through to site from Broad Street.		
Overall suitability/developability	Site is unsuitable due to access issues. Would also be difficult to integrate site with settlement due to large gardens to existing properties.		

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	Uffington		
SHLAA site reference	UFFI05		
Site submission number			
Site address/location	Land south of Upper Common Lane		
Planning history	<p>P12/V0878 (outside site to north) Description: Conversion of existing flat roof into balcony and relocation of front entrance. Decision: Planning Permission on 19th June 2012</p>	<p>Additional planning history: P07/V0693, P82/V0930/O, P03/V1225, P02/V2039, P97/V0306, P97/V0869/LB, P88/V6697/LB, P02/V1359/LB, P97/V0335</p>	<p>P12/V0369 (outside site to north) Description: One and a half storey extension to provide garden room and home office with guest bedroom and bathroom above. Decision: Planning Permission on 3rd July 2012</p>
	<p>P12/V0370/LB (outside site to north) Description: One and a half storey extension to provide garden room and home office with guest bedroom and bathroom above. Decision: Listed Building</p>		

	Consent on 3rd July 2012 (SAME)		
Site size (hectares)	9.34ha		
Site description and current uses	Site comprises two main fields (northern and southern) and a number of smaller areas of land to the east. Main northern field is grassland. Main southern field is grassland and has slight slope up to the east. Unable to access smaller separate areas of land to the east during site visit.		
Surrounding land uses and character of surrounding area	Homes overlook site from north. Some homes also overlook site from west but are relatively well screened by existing vegetation. High quality landscape to south, but some existing screening from hedgerows.		
Suitability for housing			
Policy constraints	Greenfield, 0.03ha Archaeological constraints, 2 Grade II listed Buildings, Grade 4 Agricultural Land.		
Physical constraints	Footpath along western edge of site. Ditch along western edge of northern field. Brook/stream along eastern boundary in north eastern corner. Powerlines along northern edge of site, and cut across north eastern corner of site. Also powerlines/pylons through main southern field.		
Accessibility	Unclear how site would be accessed. Access may be possible from Upper Common Lane (very quiet and not currently tarmaced) but no existing field gate from the lane.		
Overall suitability/developability	Site is suitable in principle subject to correct access being provided.		
Availability and Achievability			
Availability	Unknown		
Achievability	Yes		
Overall assessment of site deliverability	Developable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI06		
Site submission number			
Site address/location	Land south of Patrick's Orchard		
Planning history	<p>P13/V0737/LDP (outside site to west) Description: Loft Conversion with roof lights. Decision: Certificate of Lawful Use or Development on 20th May 2013</p>	<p>Additional planning history: P82/V0930/O, , P82/V1002, P99/V0937, P09/V1602, P10/V0875, P10/V1701,</p>	<p>P11/V0373 (outside site to north) Description: Existing temporary cross over from Patricks Orchard made into permanent cross over access to existing car park. Closure of existing access from High Street. Decision: Planning Permission on 9th May 2011</p>
	<p>P11/V2436/EX (outside site to west) Description: Application to extend the time limit of planning permission 08/02547/FUL for the erection of a single storey side and rear extension to existing bungalow Decision: Planning Permission on</p>	<p>P10/V1384 (outside site to north) Description: Temporary planning permission for two caravans to be used for private residential purposes during the course of building contract works to alter and renovate the existing</p>	

	24th November 2011	property. Construction of an alternative vehicle access during the course of building works. Decision: Planning Permission on 23rd September 2010	
Site size (hectares)	4.33ha		
Site description and current uses	Grassland / paddocks.		
Surrounding land uses and character of surrounding area	Site is overlooked by existing properties from the west. Pub located close to north eastern corner of site. Site has very open character. High quality landscape to south.		
Suitability for housing			
Policy constraints	Greenfield, 0.04ha Conservation area, Grade II listed building, Grade 4 Agricultural land.		
Physical constraints	Powerlines/pylons cross site between northern and southern fields. Also some additional powerlines/pylons crossing south western field. Footpaths along northern and eastern edges of site. A few trees in hedge along northern edge of site.		
Accessibility	Existing field gate access from High Street. Looks like access would be fine.		
Overall suitability/developability	Site is unsuitable due to heavy constraints		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI07		
Site submission number			
Site address/location	Land west of Broad Way		
Planning history	<p>P13/V0572/HH (Adjacent to site to east) Description: Rebuilding of collapsed boundary wall and integration with this into enlarged attached garage Decision: No decision Issued</p>	<p>P12/V2176/LB (Adjacent to site to east) Description: Proposed minor amendments to listed building consent P12/V1232/LB. Decision: Listed Building Consent on 4th December 2012</p>	
	<p>Additional planning history: P12/V1232/LB B08.0849/V, P95/V1144/AG, P98/V0613, P82/V0930/O, P92/V0630/COU</p>	<p>P12/V1231/HH (adjacent to site to east) Description: Demolition of existing front porch and rear lean-to extension. Proposed new extensions and alterations. Decision: Planning Permission on 24th August 2012</p>	
Site size (hectares)	4.79ha		
Site description and current uses	<p>Site comprises large southern field and a number of additional separate areas of land to the north. Southern field appears to be in arable use. Couldn't access northern parts of site, but it appears that homes directly overlook these parts.</p>		

	Would need to access these areas of land to confirm.
Surrounding land uses and character of surrounding area	Broad Way is quiet rural road (derestriction sign close to north eastern corner of southern field). Farmhouses to south west and east of site. Farmland to east. High quality landscape to south but some screening from existing trees along southern site boundary. Paddocks immediately to north of site. Also a few houses to the north.
Suitability for housing	
Policy constraints	Archaeological Constraints: partly adjacent to Anglo Saxon inhumation cemetery and finds, Grade II listed Building adjacent. Adj conservation area.
Physical constraints	Internal boundaries but nothing severe. Flat area.
Accessibility	No current access from Broad Way, and ditch between site and road. Access could be provided from road in village.
Overall suitability/developability	Site is suitable in principle, care needed in terms of conservation area and listed building.
Availability and Achievability	
Availability	Unknown
Achievability	Yes
Overall assessment of site deliverability	Developable

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI08		
Site submission number			
Site address/location	Land north of Woolstone Road		
Planning history	P01/V1755 (adjacent to site to south east) Description: Two storey extension. Decision: Planning Permission on 21st February 2002	Additional planning history: B96.1036/V, B03.1344/V, B98.0801/V, P80/V0995, P97/V0249,	
Site size (hectares)	5.03ha		
Site description and current uses	Site comprises two areas of land (eastern and western parts). Western field = agricultural land. Unable to access eastern field.		
Surrounding land uses and character of surrounding area	Farmhouse overlooks western field from the north. Farm buildings immediately adjacent to the site to the north. Small cottage immediately adjacent to the site, in the south eastern corner of the western field. Woolstone Road passes site to the south, and is a fairly quiet rural road. Other surrounding land uses are agricultural/paddocks.		
Suitability for housing			
Policy constraints	1.2ha flood zone 2 and 1.03ha flood zone 3, Greenfield, Grade 4 agricultural land.		
Physical constraints	Some mature trees at site edges (western field). Ditch/stream enters site in south eastern corner of western field.		
Accessibility	No access to western field from Woolstone Road close to Uffington. Unable to access eastern field for site visit.		

Overall suitability/developability	Unsuitable due to flood risk and lack of existing access close to Uffington. However, western part of site may be suitable if appropriate access could be provided.
Availability and Achievability	
Availability	Unknown
Achievability	Unknown
Overall assessment of site deliverability	Undeliverable

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI09		
Site submission number			
Site address/location	Land west of Fernham Road		
Planning history	<p>P11/V2932/LDE (adjacent to site to south east)</p> <p>Description: Application for a Lawful Development Certificate for an Existing Use of site from business use to residential use</p> <p>Decision: No decision Issued</p>	<p>Additional planning history: B00.0121/V, B00.0638/V, B91.0666/V, P80/V0995, P00/V1676/LB,</p>	<p>P11/V1538/O (adjacent to site to south east)</p> <p>Description: Removal of mobile home/office/caravans and storage sheds. Erection of 1 x 4 bedroom dwelling and garaging</p> <p>Decision: Withdrawn prior to determination on 22nd September 2011</p>
Site size (hectares)	13.23ha		
Site description and current uses	Agricultural use (crops).		
Surrounding land uses and character of surrounding area	Small block of houses on eastern side of site. Barn structure outside site near south western corner. Existing hedgerow to east provides good screening. Trainline passes to north: not immediately adjacent to site but some train noise. Grazing land, allotments and water works opposite site to the east, across Fernham Road. Site therefore feels fairly separate from the village.		
Suitability for housing			
Policy constraints	Greenfield, Land adjacent to East is a Conservation area, land adjacent to North has Archaeological constraints, Grade II listed building, Grade 3 agricultural land		
Physical constraints	Pylons and wires cross site. Some trees in hedgerows.		
Accessibility	No obvious access from Fernham Road, and no obvious existing access from lane to Grounds Farm. Possibly could get access from lane to Grounds Farm but currently quiet / little used lane and lane is marked		

	private from point where footpath enters site in south eastern corner.
Overall suitability/developability	Site is unsuitable due to separation from settlement and likely access difficulties.
Availability and Achievability	
Availability	Unknown
Achievability	Unknown
Overall assessment of site deliverability	Undeliverable

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI10		
Site submission number			
Site address/location	Land east of Fernham Road		
Planning history	P03/V0898/COU (adjacent to site to south) Description: Change of use from ancillary domestic building to holiday letting. Creation of new access. Decision: Planning Permission on 31st July 2003	Additional planning history: P70/V0266, P73/V0468, P86/V1079	
Site size (hectares)	16.81ha		
Site description and current uses	Agricultural/scrubland. Small structure in north western corner of site (adjacent to Fernham Road).		
Surrounding land uses and character of surrounding area	Old canal bank with steep slope up to the south of the site. Railway immediately adjacent to north. Wharf Farm in south western corner. Open fields to north and west. Open character along Fernham Road, although low hedge does screen the site.		
Suitability for housing			
Policy constraints	Flood Zone 10.1ha Zone 2 and 3, Greenfield, Archaeological Constraints adjacent to West, Grade 3 and 4 Agricultural Land.		
Physical constraints	Lots of mature trees along canal route and some on other edges of site.		
Accessibility	Existing field access to Fernham Road just past Wharf Farm.		
Overall suitability/developability	Site is unsuitable due to flooding and isolation from settlement.		

Availability and Achievability	
Availability	Unknown
Achievability	Unknown
Overall assessment of site deliverability	Undeliverable

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- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

SHLAA proforma

Settlement	Uffington		
SHLAA site reference	UFFI11		
Site submission number	V040		
Site address/location	Land behind White Horse road		
Planning history	P07/V1144 (adjacent to site to south west) Description: Erection of 5 new dwellings with new access road Decision: Planning Permission on 10th January 2008		
Site size (hectares)	2.44ha		
Site description and current uses	Site comprises two fields. Western field = grass. Looks like it may be used as a paddock. Eastern field = grass.		
Surrounding land uses and character of surrounding area	Housing overlooks western field from north and west. Homes overlook eastern field from south: only existing screening is garden fences. Small area of woodland to north of the site. Good quality landscape to south but not likely to be impacted as site is surrounded on three sides by existing dwellings.		
Suitability for housing			
Policy constraints	Greenfield, Archaeological constraints adjacent.		
Physical constraints	Hedgerow separates the two fields. Footpath through corner of western field. Small Thames Water hut within eastern field (on eastern edge).		
Accessibility	Existing field gate to western field from Lower Common: road is quite narrow but could possibly		

	be widened. Existing field gate to eastern field from Foxcover View and road could be extended.
Overall suitability/developability	Site is suitable in principle.
Availability and Achievability	
Availability	Yes
Achievability	Yes
Overall assessment of site deliverability	Deliverable

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

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?
Uffington	UFFI01		SUITABLE Not in Green Belt	Refer	Suitable in principle			215	215	0	215	8.60		0	No	Yes
Uffington	UFFI02		SUITABLE Not in Green Belt; Listed Building proximity	Unsuitable	Unsuitable - Isolated			123	123	0	123	4.91		0	No	Unknown
Uffington	UFFI03		SUITABLE; Not in Green Belt	Refer	Unsuitable - Heavily constrained			78	78	0	78	3.10		0	No	Unknown
Uffington	UFFI04		Suitable; Not in Green belt; Archaeological Constraints	Refer	Unsuitable - Heavily constrained			307	307	0	307	12.26		0	No	Unknown
Uffington	UFFI05		Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Refer	Suitable in principle			234	234	0	234	9.34		0	No	Yes
Uffington	UFFI06		Suitable; Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained			108	108	0	108	4.33		0	No	Unknown
Uffington	UFFI07		SUITABLE; Not in Green Belt	Refer	Suitable in principle			120	120	0	120	4.79		0	No	Yes
Uffington	UFFI08		25% flooding; Suitable; Not in Green Belt	Unsuitable	Unsuitable - Flooding; Isolated.			126	96	0	96	5.03		1.2	No	Unknown
Uffington	UFFI09		Suitable (adjacent Conservation Area); Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained			331	331	0	331	13.23		0	No	Unknown
Uffington	UFFI10		41% flooding; Suitable; Not in Green Belt	Unsuitable	Unsuitable - Flooding; Isolated.			420	168	0	168	16.81		10.1	No	Unknown
Uffington	UFFI11	V040	SUITABLE	Suitable	Suitable in principle			61	61	61	0	2.44	2.44	0	Yes	Yes