



**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 1: Abingdon- on-Thames**



## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG01		
Site submission number			
Site address/location	Land bounded by A34, Dunmore Road and B4017		
Planning history			
Site size (hectares)	9.64ha		
Site description and current uses	Agriculture		
Surrounding land uses and character of surrounding area	Residential (to south), Transport (north and west), and Community (sports centre to east)		
<b>Suitability for housing</b>			
Policy constraints	Green belt; Northern corner flood zone		
Physical constraints	Noise pollution from A34		
Accessibility	Potential		
Overall suitability/developability	Southern part of site is suitable in principle – Requires mitigation against noise from A34 and green belt review.		
<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	Abingdon		
SHLAA site reference	ABIG02		
Site submission number			
Site address/location	Site bounded by Dunmore Road, A34 and sports centre to west.		
Planning history			
Site size (hectares)	12.87ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural, Community (sport centre to west) and Transport (A34)		
<b>Suitability for housing</b>			
Policy constraints	Green belt;		
Physical constraints	Inaccessible. Aerial photography shows medium sized elec. pylons close to SE boundary.		
Accessibility	Unknown		
Overall suitability/developability	Site would be suitable in principle but would require good access via adjacent land, mitigate against noise from the A34 and be subject to a green belt review.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG03		
Site submission number	V048		
Site address/location	Long Furlong Farm, Dunmore Road		
Planning history			
Site size (hectares)	16.25ha		
Site description and current uses	Agricultural and Woodland		
Surrounding land uses and character of surrounding area	Agricultural and Residential (South of Dunmore Road)		
<b>Suitability for housing</b>			
Policy constraints	Archaeology		
Physical constraints	None apparent from site visit		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle. Requires a green belt review.		
<b>Availability and Achievability</b>			
Availability	Yes		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Deliverable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG04		
Site submission number			
Site address/location	Land west of Peachcroft Farm		
Planning history	P56/V0203 – Development of land (south of present day Dunmore Rd) Permission granted.		
Site size (hectares)	25.3ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Residential (south of Dunmore Road)		
<b>Suitability for housing</b>			
Policy constraints	Green belt; Listed Building adjacent to east		
Physical constraints	Landscape is highly sensitive in this area		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would need to be sensitive to the surrounding landscape. Site would also be subject to a green belt review.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG05		
Site submission number			
Site address/location	Land south of Barton Lane		
Planning history	P13/V0880/CM – Revised restoration to conservation area. No objections.	P00/V1317 – Creation of a new lake. Permission granted.	
Site size (hectares)	54.38ha		
Site description and current uses	Vacant/Nature Reserve		
Surrounding land uses and character of surrounding area	Industrial (to north) and Agri		
Suitability for housing			
Policy constraints	Green belt; Flood zones (whole site); Listed building adj; Nature and Conservation Target Area; Protected species		
Physical constraints	Very marshy away from public footpaths.		
Accessibility	Potential		
Overall suitability/developability	Site unsuitable due to nature designation and flooding		
Availability and Achievability			
Availability	Unknown		
Achievability	Unknown		
Overall assessment of site deliverability	Undeliverable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG06		
Site submission number			
Site address/location	Site bounded by A34 and B4017, north of Bourlon Wood		
Planning history	P90/V1822/A – 3 X non-illuminated signs. Granted	P87/V1882 – Contractor compound. Withdrawn.	P87/V0055/O – Residential development with sports centre. COU to school playing field. Granted.
Site size (hectares)	3ha		
Site description and current uses	Vacant agricultural land		
Surrounding land uses and character of surrounding area	Residential (to south) and Transport (to north and east)		
<b>Suitability for housing</b>			
Policy constraints	Green belt;		
Physical constraints	Adjacent to A34 (noise pollution).		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would require mitigation against noise from the A34 and be subject to a green belt review.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG07		
Site submission number			
Site address/location	Land south of Cameron Avenue, Radley Road		
Planning history	P69/V0029 – Large residential development – Withdrawn (covered extensive area, not just site)		
Site size (hectares)	5.67ha		
Site description and current uses	Nature reserve		
Surrounding land uses and character of surrounding area	Residential		
<b>Suitability for housing</b>			
Policy constraints	Flood zone (majority of site); Local nature reserve; Protected species		
Physical constraints	Densely overgrown, marshy, numerous mature trees		
Accessibility	Potential		
Overall suitability/developability	Site unsuitable due to nature designation and potential flooding		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		



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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG08		
Site submission number			
Site address/location	Land off Anna Pavlova Close.		
Planning history	P97/V1345/CC – Satellite dish. Granted	P90/V1056/CC – Satellite dish. Granted	
Site size (hectares)	0.6ha		
Site description and current uses	Sports field belonging to school.		
Surrounding land uses and character of surrounding area	Residential and cemetery		
<b>Suitability for housing</b>			
Policy constraints	Protected species (Water Vole) along W boundary		
Physical constraints	Inaccessible. Gate locked onto road. Access very narrow.		
Accessibility	Potential		
Overall suitability/developability	Site is unsuitable due to ecology constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG09		
Site submission number	V038		
Site address/location	Junction of Twelve Acre Drive with Radley Road		
Planning history	P76/V1512/EX – Renewal of O application for residential dev. 780 dwellings. Granted.	P74/V7443/O – Residential dev. 780 dwellings. Granted.	All older applications are for similar proposals.
Site size (hectares)	1.88ha		
Site description and current uses	Agricultural (Vacant?)		
Surrounding land uses and character of surrounding area	Residential & Agricultural		
<b>Suitability for housing</b>			
Policy constraints	Green Belt		
Physical constraints	Close proximity to busy junction/roundabout.		
Accessibility	Potential		
Overall suitability/developability	Site is suitable in principle but would require a green belt review and care required in relation to access and traffic.		
<b>Availability and Achievability</b>			
Availability	Yes		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Deliverable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG10		
Site submission number			
Site address/location	Land west of Drayton Road		
Planning history	P79/V1413/O – Erection of homes for the elderly. Refused (high quality agri land)		
Site size (hectares)	47.79ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural and Historical		
<b>Suitability for housing</b>			
Policy constraints	Ancient monument (excluded from site)		
Physical constraints	Access onto Drayton Rd known for severe traffic issues.		
Accessibility	Potential (gate enters at ancient monument site)		
Overall suitability/developability	Site is suitable in principle but would require significant infrastructure improvement before site could be brought forward.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Yes		
<b>Overall assessment of site deliverability</b>	Developable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG11		
Site submission number	V074		
Site address/location	Site east of Drayton Rd and north of Stonehill House		
Planning history	P12/V2266/FUL – 160 Residential Dwellings. Granted on appeal		
Site size (hectares)	5.13ha		
Site description and current uses	Agricultural (Horses)		
Surrounding land uses and character of surrounding area	Agricultural and Residential (to north)		
<b>Suitability for housing</b>			
Policy constraints	Listed building adjacent (Stonehill House to south)		
Physical constraints	None visible from land.		
Accessibility	Potential (Farm gate exits onto main road)		
Overall suitability/developability	Permitted site		
<b>Availability and Achievability</b>			
Availability	Yes		
Achievability	Yes		
<b>Overall assessment of site deliverability</b>	Deliverable		

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## SHLAA proforma

Settlement	Abingdon		
SHLAA site reference	ABIG12		
Site submission number			
Site address/location	Land at Stonehill Farm		
Planning history	P12/V2199/LB, P12/V2191/LB – Both int. alterations to listed building. Granted.	P11/V1645 – Extension to house. Granted.	P06/V1738/LB – Solar panels on roof - Refused
	P98/V1475/LB; P98/V1474/COU – Barn conversion to GF storage and FF&SF dwelling. Refused	Many more applications for alterations to listed building. No significant ones in relation to the surrounding land.	
Site size (hectares)	22.74ha		
Site description and current uses	Agricultural and Farm buildings/dwelling		
Surrounding land uses and character of surrounding area	Agricultural with Residential to north		
<b>Suitability for housing</b>			
Policy constraints	Eastern 1/3 of site flood zone; NE area archaeology; Listed building on site (Grd II)		
Physical constraints	None visible to western half of site; eastern half inaccessible		
Accessibility	Available		
Overall suitability/developability	Western half (west of farm buildings) suitable in principle, but caution with proximity to listed buildings. Drayton road has traffic issues also that would need significant infrastructural improvement.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	ABIG12A= Yes ABIG12B=No		
<b>Overall assessment of site deliverability</b>	ABIG12A= Developable ABIG12B= Undeliverable		

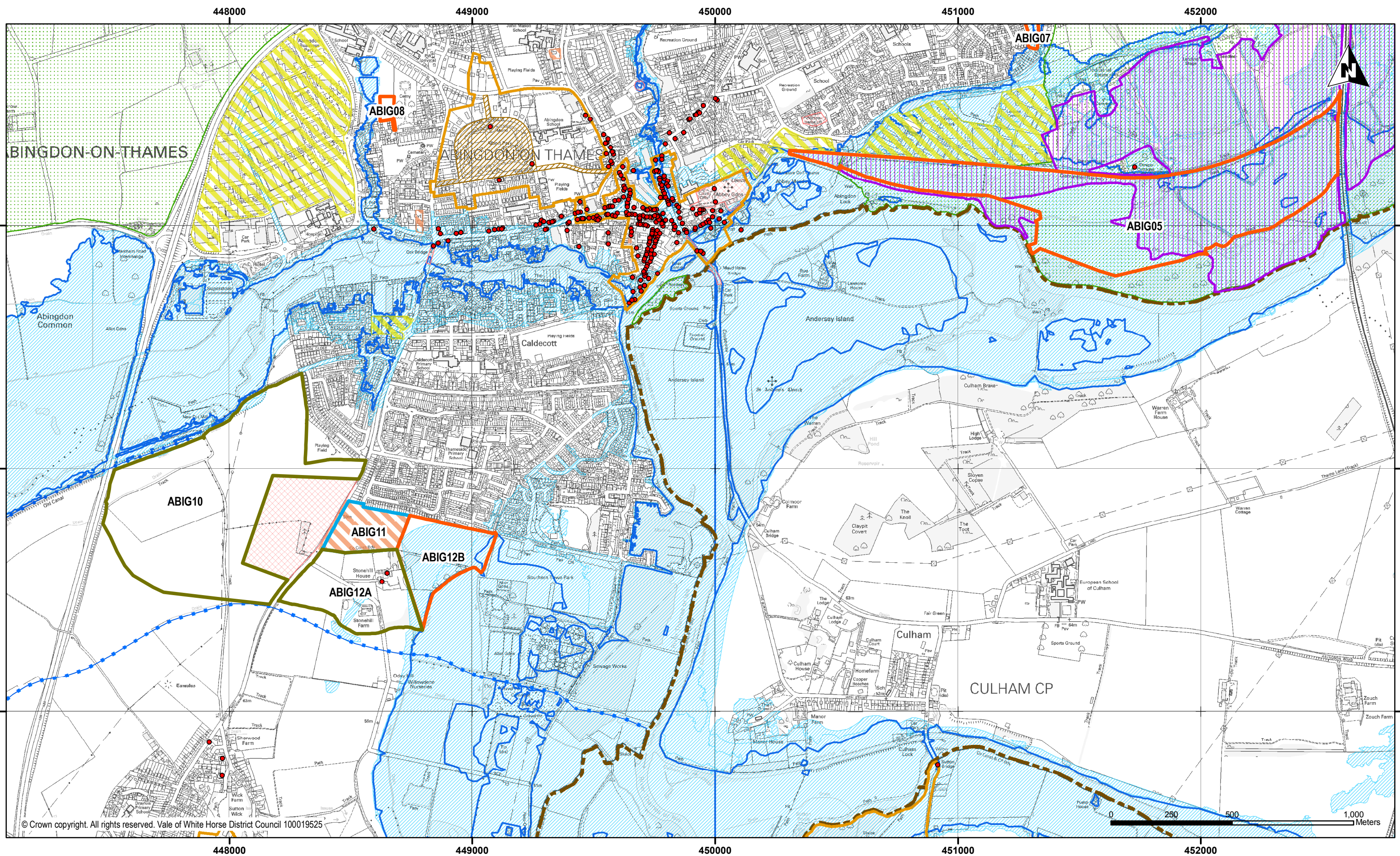
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#### Area of search

- 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?
Abingdon	ABIG01		SUITABLE 40% floodingt; Grade 2 agric land	Partly suitable	Suitable in principle	Green Belt		241	146	0	146	9.64		3.8	No	Yes
Abingdon	ABIG02		SUITABLE	Partly suitable	Suitable in principle	Green Belt		322	322	0	322	12.87		0	No	Yes
Abingdon	ABIG03	V048	Suitable; Archaeological Constraints	Suitable	Suitable in principle	Green Belt		419	419	419	0	16.74	16.25	0	Yes	Yes
Abingdon	ABIG04		SUITABLE; Listed Building Adj	Partly suitable	Suitable in principle	Green Belt		639	639	0	639	25.56		0	No	Yes
Abingdon	ABIG05		Unsuitable (Flooding); Archaeological Constraints; In County Wildlife site; Listed Building Adj	Unsuitable	Unsuitable - Nature Designation & Flooding	Green Belt		1360	0	0	0	54.38		54.38	No	Unknown
Abingdon	ABIG06		SUITABLEt; Grade 2 agric land	Suitable	Suitable in principle	Green Belt		75	75	0	75	3.00		0	No	Yes
Abingdon	ABIG07		UNSUITABLE 55% Flooding; Ancient Monument Adjacent; Not in Green Belt; In County Wildlife site	Unsuitable	Unsuitable - Nature Designation & flooding			142	67	0	67	5.67		3	No	Unknown
Abingdon	ABIG08		SUITABLE	Unsuitable	Unsuitable - Access; Ecology constraints (protected species)			15	15	0	15	0.60		0	No	Unknown
Abingdon	ABIG09	V038	Suitable; Archaeological Constraintst; Grade 2 agric land	Suitable	Suitable in principle	Green Belt		47	47	47	0	1.88	1.88	0	Yes	Yes
Abingdon	ABIG10		SUITABLE Ancient Monument Adjacentt; Archaeological Constraints	Refer	Suitable in principle			1195	1195	0	1195	47.79		0	No	Yes
Abingdon	ABIG11	V074	Suitable; Archaeological Constraintst; Grade 2 agric land	Suitable	Permitted site			128	128			5.13	5.13	0	Yes	Yes
Abingdon	ABIG12A		Suitable; 34% flooding; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Partly suitable	Suitable in principle			339	339	0	339	13.57		0	No	Yes
Abingdon	ABIG12B		Suitable; 34% flooding; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Partly suitable	Unsuitable - Flooding			229	0	0	0	9.17		9.17	No	Unknown