

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

Joint Local Plan

Preferred Options Consultation
(Regulation 18 Part 2)



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**South Oxfordshire and Vale of White Horse
Housing and Economic Land Availability Assessment
Main Report - January 2024**

Introduction

1. A Housing and Economic Land Availability Assessment (HELAA) is an evidence base document accompanying our Joint Local Plan 2041. It is an audit of land and sites across our two districts that are assessed for their suitability, availability and achievability for a promoted use (usually focused on housing and/or economic uses).
2. It involves a broad assessment of sites against a range of environmental, heritage and physical constraints and demonstrates what the potential capacity is for new development in our districts over the next fifteen years.
3. It does not take into account how much development is needed but provides a high-level assessment of how much land *could* be expected to come forward for development, the type and size of development that *could* come forward, and when it *could* come forward.
4. The HELAA lists and maps sites that have been assessed.

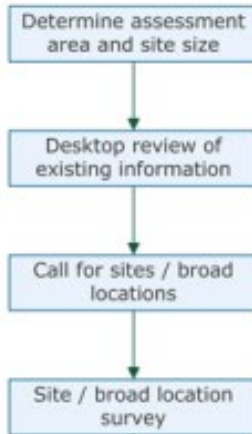
The HELAA does not allocate sites or grant planning permission, it only identifies sites that may have development potential.

5. HELAAs are an important source of evidence to inform plan-making and brownfield registers, and can assist in the identification of a five-year housing land supply. However, HELAAs do not, in themselves, determine whether land should be allocated or granted planning permission for development. Similarly, if land is not included in a HELAA, it does not in any way preclude its future development, provided it is consistent with the planning policy framework that exists at the time.
6. The HELAA is a 'snapshot' of land availability, based on the information available at the time of the assessment. Therefore, the assessment and conclusions about sites and the overall capacity of the districts may be subject to change over time.
7. HELAAs are an essential resource and starting point for a site selection process that may be carried out if a Local Plan makes residential or economic allocations.

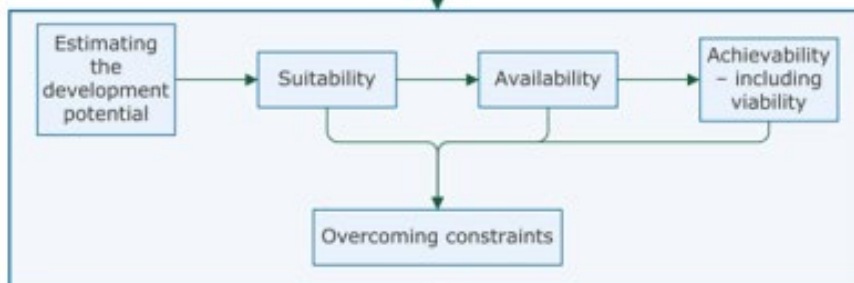
8. National guidance on how HELAAs should be carried out is currently provided in the [Planning Practice Guidance](#) (PPG) which accompanies the [National Planning Policy Framework](#) (NPPF) The NPPF was last updated on 20 December 2023, however the relevant sections of the PPG were last updated in July 2019.
9. We worked together with other Oxfordshire authorities to prepare a Joint HELAA methodology as part of the work on the Oxfordshire Plan 2050 (which is no longer progressing). The Oxfordshire-wide joint methodology was consulted on in April/May 2021. This methodology followed national guidance but also allowed for each authority to take account of local circumstances. More information about the Oxfordshire Joint HELAA methodology process can be read in our Duty to Cooperate Statement.
10. We have followed [national guidance](#) and taken account of the Oxfordshire Joint HELAA methodology when putting together the methodology for our HELAA.
11. The PPG sets out a five-stage process for undertaking HELAAs (Figure 1).

Figure 1: PPG Summary of HELAA Process

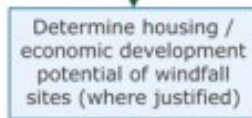
Stage 1 - Site / broad location identification



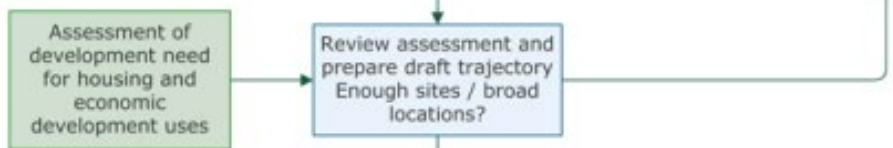
Stage 2 - Site / broad location assessment



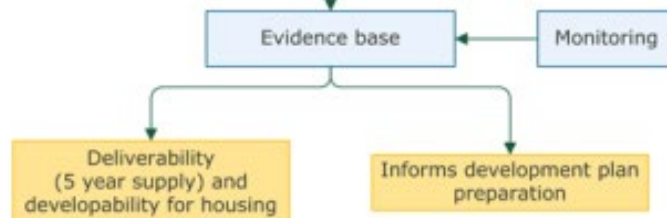
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



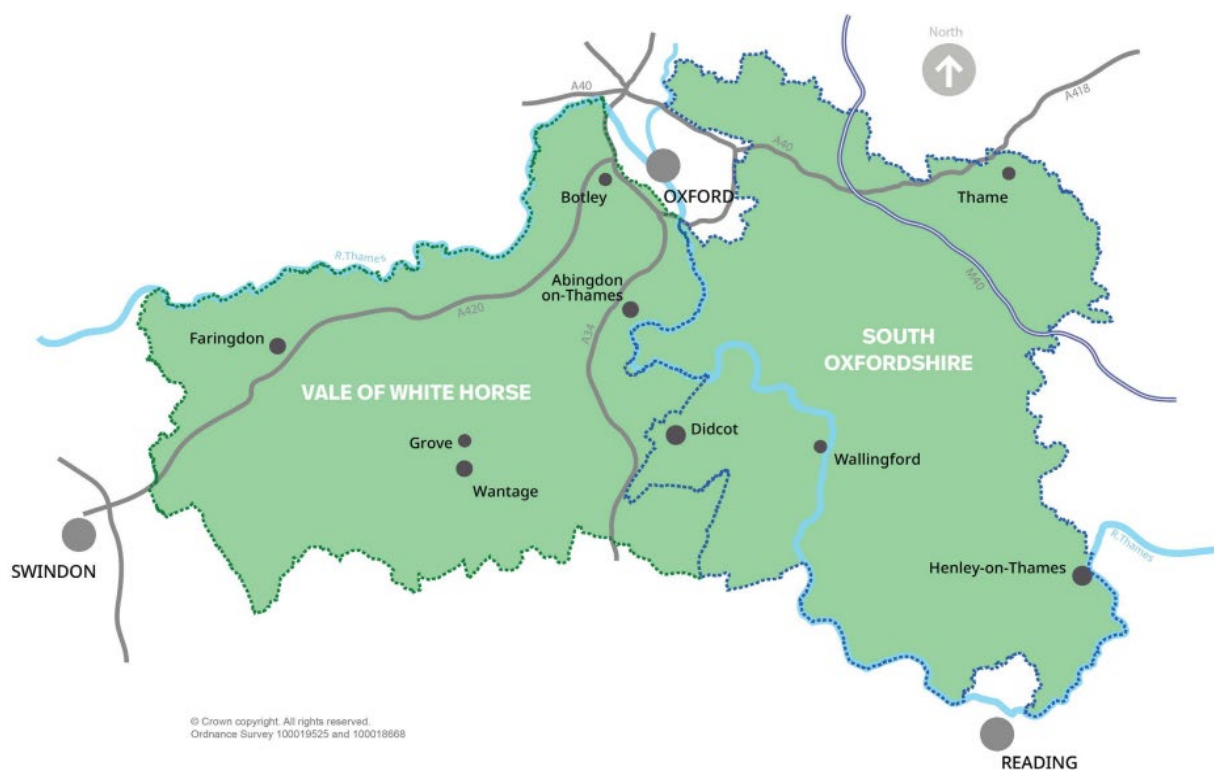
HELAA Methodology

Site Identification

Assessment Area

12. The PPG states that the geographical area selected for assessment should be the plan-making area. The Joint Local Plan covers the administrative boundaries of South Oxfordshire and Vale of White Horse, therefore, the HELAA assessment area covers the whole of South Oxfordshire and Vale of White Horse, as mapped below:

Figure 2: Map of South Oxfordshire and Vale of White Horse:



Land Uses

13. HELAA's are used to assess land availability for residential and economic uses.
14. Potential HELAA sites can include land that is currently undeveloped (greenfield), as well as developed land or buildings that could be converted into new uses or re-developed (brownfield).
15. The Town and Country Planning (Use Classes) Order 1987 (as amended) groups uses of land and buildings into various categories known as 'Use Classes'. To undertake the HELAA, housing is defined as falling within Use Class C3 (residential dwellings).

16. The guidance on HELAAs says that councils may choose to incorporate additional types of housing within their land availability assessments should they consider this to be appropriate. We have included Gypsy, Traveller and Travelling Showpeople's sites in our HELAA and invited landowners to make submissions for this type of housing to us through our Call for Land exercises. To undertake this HELAA, economic uses are defined as development falling within the following Use Classes:

- Use Class B2 (industrial) Use Class B8 (storage or distribution)
- Use Class E (commercial, business and service uses)

17. Sites in the HELAA that were submitted before 1 September 2020 (i.e. before Use Class E was introduced), may still refer to its previous use class as B1.

Size Thresholds

18. For a HELAA, a local planning authority needs to decide on an appropriate size threshold above which sites will be assessed. Given that South Oxfordshire and Vale of White Horse are extensive rural districts covering large areas, it would be disproportionate to assess every small parcel of land. Consequently, we have adopted the threshold advised in the planning practice guidance, as set out below.

Residential Size Threshold:

Sites capable of delivering 5 or more dwellings or with an area of at least 0.25 hectares.

19. Sites that have a capacity for five or more dwellings will be included in the HELAA. If no capacity has been proposed by the landowner or the person who has submitted the site to us, or if the site has been identified by officers for assessment, a size threshold of 0.25 hectares has been applied. Anything below the threshold has not been assessed in the HELAA.

Economic Size Threshold:

Sites of at least 0.25 hectares or capable of delivering at least 500 square metres of economic floorspace.

20. To include land for economic uses within the HELAA, a size threshold of 0.25 hectares has been used unless a submission has been made to us (such as a 'call for sites' submission or planning application) that suggests the site may be capable of delivering 500 square metres or more of economic floorspace.

21. Capacity assumptions made to determine whether sites meet the threshold for inclusion are indicative only, and it does not necessarily reflect the amount of development that might be appropriate on a site. No consideration is given to

site constraints or planning policy requirements when determining which sites are assessed in the HELAA.

Desktop Identification of Sites

22. The PPG states that when carrying out a desktop review, local plan-makers need to be proactive in identifying as wide a range of sites as possible. Plan-makers must not simply rely on sites that they have been informed about, but must also actively identify sites through the desktop review process.

23. In preparing this HELAA we have used the following sources to identify sites:

Table 1: Data Sources

Data Source	Type of site identified
Adopted and Emerging Planning Policy Documents (This includes Local Plans, Supplementary Planning Documents and Neighbourhood Plans)	Buildings and land subject to adopted and emerging allocations
Planning Policy Evidence Base	Adopted and emerging Development Plan omission sites
	Buildings and land considered through the council's previous land availability assessment
	Buildings and land which an Employment Land Review (or similar) has identified as having development potential
	Buildings and land submitted directly to the Council including, but not limited to, buildings and land submitted through relevant call for sites, consultations and other engagement
	Buildings and land submitted through the Oxfordshire Plan process, including (but not limited to) the Call for Ideas, where agreement has been given to share this information with the local planning authority
Local Authority Planning Application Records	Buildings and land with an extant planning permission or prior approval that is yet to be implemented
	Buildings and land with a refused planning application or prior approval application within the previous 12 months
	Buildings and land with a withdrawn planning application or prior approval application within the previous 12 months

	Buildings and land with a dismissed planning appeal within the previous 12 months
	Buildings and land subject to an undetermined planning application or prior approval application
	Land subject to an undetermined planning appeal
Local Authority Brownfield Land Registers (Parts 1 and 2)	Buildings and land with permission in principle
	Brownfield land
Local Authority Empty Property Register	Vacant and derelict buildings and land
Local Authority Land Ownership Records	Buildings and land in the local authority's ownership
National Register of Public Sector Land	Surplus and likely to become surplus public sector buildings and land
Engagement with other public bodies via the call for sites	Surplus and likely to become surplus public sector buildings and land
Ordinance Survey Maps, Aerial Photography and Site Visits	Potential opportunities for intensification, redevelopment or redesign
	Potential opportunities for un-established uses (e.g. making productive use of under-utilised facilities such as garage blocks)
	Potential opportunities to extend existing settlements
	Potential opportunities for new settlements
	Other land identified by officers or members

24. At the site identification stage, all sites that meet the residential and economic size thresholds were included in the assessment for comprehensiveness, regardless of constraints.

Call for Sites/ Call for Land

25. Between 19 August and 30 September 2021, we invited landowners, agents, developers, community groups and others who were interested in having land considered for development, to submit information to us on the sites they wanted to be assessed.
26. This was called our 'Call for Land and Buildings Available for Change'. This process, part of every local plan, is usually referred to as a Call for Sites. During our consultation, we were particularly keen to hear about brownfield sites or existing buildings which could be converted into new uses or redeveloped, to reduce the scale of greenfield development that we may have needed to plan for. The name change we used reflected that, as well as land for housing and jobs, we gave an opportunity to submit sites for community and environmental uses (e.g. nature reserves, allotments and parks) or renewable energy uses (e.g. wind or solar farms).
27. Following the PPG, the “call” was aimed at as wide an audience as we could practically include, so that those not normally involved in development had the opportunity to contribute ideas for sites. Submitted sites made through this exercise supplemented the sites previously submitted as part of the Vale of White Horse Call for Sites which took place in 2020.
28. We accepted submissions made after the Call for Land consultation closed, as well as any additional sites submitted through the Local Plan Regulation 18 Part 1 Issues Consultation, which ran from 12 May to 23 June 2022.
29. We also included any sites submitted through the Oxfordshire Plan for Ideas (2020) and Oxfordshire Plan Call for Sites (2021) that were situated within our districts. The Oxfordshire Plan was a joint strategic plan being prepared by all Oxfordshire city and district councils, but is no longer being progressed. The individual councils are now progressing their own local plans, or, in our case a joint local plan.

Sites with Overlapping Boundaries

30. Some sites identified and assessed in the HELAA may correspond or overlap with each other (e.g. where a site has been promoted to us at different plan making stages with slightly different boundaries) and with allocated housing or employment sites (as identified in Chapters 7 and 8 of our Joint Local Plan Preferred Options document). Where this occurred, we did the following:
 - In the case of duplicate sites with identical boundaries, we have reported only once, using the more recently submitted site boundary and information.
 - Where site boundaries overlapped, but were different, we checked the data source and used the most recent site boundary, where it was clear that site should be enlarged or reduced.

- Where two or more sites overlapped, but were distinct (i.e. a small site located within a much larger one), these were assessed individually, with commentary provided on the suitability, availability and achievability of each individual parcel of land. We recognise that this may have resulted in an element of double counting when calculating the capacity of the sites.

Site Assessment

31. Our HELAA has been carried out in two stages: an initial assessment (Step 1) and a further assessment taking into account national policy and guidance (Step 2). We have assessed all identified sites above the minimum size thresholds (see para 18-20).

Step 1 – Initial Assessment

32. The PPG states that there may be some sites not suitable for development when considering national policy and designations which are ‘absolute constraints’. The Joint Oxfordshire HELAA methodology cited the following as absolute constraints across our local area:

Absolute Constraints
Land within Flood Zone 3b
Sites of Special Scientific Interest
Special Areas of Conservation
Special Protection Areas
Town Greens
Ancient woodland
Scheduled monuments
Registered parks and gardens

33. Sites that fall wholly within these constraints have been removed at step 1 because there is no prospect of them being suitable for development.
34. Where a site is partially covered by an ‘absolute constraint’ we have calculated how much of the site remains outside the constraint/s and removed those that fall below the size threshold of 0.25 hectares (or 5 homes/500sqm of economic floorspace).
35. We have also removed sites where we determined that there was no additional capacity for further development on them. For example, sites that have full planning permission and are under construction.

Summary of Step 1 Initial Assessment:

Sites assessed against absolute constraints.
Sites with absolute constraints that fell below the size threshold considered unsuitable and removed from further assessment.
Sites with no further capacity for development removed from further assessment.
All other sites continue through to Step 2 for further consideration.

36. Overall a total of 101 sites (44 in South and 57 in Vale) were removed from further consideration following the Step 1 assessment. For transparency, we have included a list of the sites removed at this initial assessment stage, and the reason for removal in Appendix A. Full site proformas are available in Appendix C (see separate pdf document).

Step 2 – Further Assessment

37. We then carried out a second stage of assessment looking at additional suitability criteria.

Suitability

38. We reviewed national policy and guidance, with particular reference to the constraints listed in footnote 8 of the NPPF and applied the following criteria to determine whether sites were suitable for further consideration:

Sites considered unsuitable for further consideration:
Sites that are entirely in the Green Belt AND are entirely greenfield/ not within the built-up area of a settlement.
Sites that are within National Landscapes (formally known as AONBs) AND are greenfield/ not within or adjacent to the built-up area of a settlement.
Sites within Flood Zone 3a where the land left that is outside of the flood zone is below 0.25 ha (the threshold for inclusion in the HELAA).
Sites comprising land classified as the best and most versatile agricultural land (Grade 1 - excellent quality agricultural land).

39. These criteria are explained in more detail below.

Green Belt

40. The construction of most new buildings in the Green Belt is considered inappropriate development, as set out in national planning policy (NPPF). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, there are cases where national policy allows limited Green Belt development in settlements (e.g. limited infilling in villages) and on brownfield sites, so for the HELAA, Green Belt sites that are greenfield and in the countryside (not within a settlement) are removed from further assessment at Step 2.

National Landscapes

41. For sites situated within National Landscapes (formerly Areas of Outstanding Natural Beauty), national policy states that major development should not be permitted. However, major development is not defined and needs to be determined on a case-by-case basis. As well as requiring exceptional circumstances to justify development, there also needs to be a demonstrable public interest for allowing major development in National Landscapes. For this HELAA, sites within National Landscapes that are greenfield are unsuitable unless they are within or adjacent to a settlement.

Flood Zones

42. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Sites located in Flood Zone 3b (functional flood plain) have been excluded at Step 1 as this is an 'absolute constraint'. National policy requires plans to apply a sequential, risk-based approach to the location of development. Residential use is classified as 'more vulnerable', with an Exception Test required to develop in Flood Zone 3a. There is sufficient land available in the districts to justify not developing within Flood Zone 3a.

Agricultural land

43. National policy recognises the economic and other benefits of protecting the best and most versatile agricultural land (Agricultural Land Classification Grade 1, 2 and 3a). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (NPPF footnote 62). The HELAA takes the approach that sites wholly within or mostly within Grade 1 agricultural land, where the remaining land outside Grade 1 is less than 0.25 ha, are unsuitable for development and removed from further assessment. There is sufficient available land in the district not to justify the development of Grade 1 agricultural land.
44. It should be noted that outputs from this HELAA should not be used to predetermine the outcomes of the detailed considerations of matters through site allocation and planning application processes.

45. Overall, a total of 318 sites were removed from further consideration following the Step 2 suitability assessment (166 in South and 152 in Vale). A list of all these sites, and the reason for removal, is included at Appendix B. Full site proformas are available in Appendix C (see separate pdf document).

Availability and Achievability

46. Sites that have made it through the Step 1 and Step 2 assessment have then been assessed for their availability and achievability.

Availability

47. The PPG states that a site can be considered available for development when, on the best information available (confirmed by the call for sites, information from landowners and legal searches where appropriate), there is reasonable confidence that there are no legal or ownership impediments to development coming forward.

48. For this stage of the HELAA we have used the following criteria to determine if a site is available:

- Has the site been promoted in the last 5 years?
- Does the site have planning permission?
- Is the site an allocation in the local plan or a neighbourhood development plan?

49. If the answer is 'Yes' to any of the above questions, then the site is considered available in the context of the HELAA.

50. Sites that have been submitted through the following sources have been promoted in the last five years and are considered available:

- South Oxfordshire and Vale of White Horse Call for Land and Buildings (2021)
- Vale of White Horse Call for Sites (2020)
- Oxfordshire Plan Call for Sites (2021)
- Oxfordshire Plan Call for Ideas (2020)

51. Sites from previous South Oxfordshire and Vale of White Horse Land Availability Assessments that have not been promoted in the last five years and are not subject to any applications or allocations are considered unavailable.

52. In a few cases, sites have been put forward for consideration through the HELAA by someone other than the landowner or promoter. This could have been with or without the landowner's knowledge. By taking the approach of assuming that all sites submitted to us are available, we recognise that this may mean we have assessed sites as available when the landowner has no intention of developing the site. Where we are notified of a landowner's intention, we will update our records and the assessment.

53. Site promoters/owners may wish to comment on the availability of their sites set out in this HELAA. The HELAA is a point-in-time assessment.

54. Of the sites that are considered suitable, 449 sites (247 in South and 202 in Vale) are considered to be unavailable because they are not being actively promoted. These sites are included in Appendix C.

Achievability

55. The PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

56. South Oxfordshire and the Vale of White Horse are both viable locations for development. We are within a high value area where most forms of development would be achievable. We are therefore assuming for the purposes of the HELAA that all sites would be economically viable unless we have been provided with specific information to indicate otherwise.

57. Sites that are identified as not being suitable and/or available for development have been considered unachievable.

Estimating Development Potential

58. The PPG states that when estimating the development potential of a site, we can be guided by existing or emerging planning policy, including policies on density. Plan makers should seek to make the most efficient use of land in accordance with the NPPF.

59. The PPG also states that development potential is a significant factor that affects the economic viability of a site and its suitability for a particular use. Assessing achievability and suitability can helpfully be carried out in parallel with estimating the development potential.

60. Estimating the developable area of a site is an important part of considering development potential. As a minimum, we have excluded land covered by the following constraints from the developable area of a site:

- Land within Flood Zone 3b
- Site of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Town Greens
- Ancient Woodland
- Scheduled Monuments

- Registered Parks and Gardens

61. In addition to removing the above constraints, we have applied a developable area threshold depending on the size of the site. This is to give a more realistic estimation of the capacity of the site, by removing a percentage of the site that will not have development on e.g. land reserved for open space, road infrastructure etc. We have made the following assumptions on developable areas, which are based on the assumptions used in the Land Availability Assessment prepared to support the adopted South Oxfordshire Local Plan 2035:

Site Size (hectares)	Net Developable Area Ratio (%)
< 1	100
1 to < 5	90
5 to < 10	80
10 and above	65

62. Assumptions made about developable areas at this stage remain indicative. We recognise that some areas excluded from the developable area could contribute towards providing open space or other infrastructure requirements, and that therefore the development area calculation should be regarded as a high-level assumption that is subject to change through the plan-making and decision-makers processes.

63. If, when assessing the development potential of a site, the developable site area or potential capacity falls below the HELAA size thresholds then the site has been excluded from further assessment. The site will be included in the list of removed sites (Appendix B).

Capacity on mixed use sites

64. Sites that do not have any residential element proposed will not be included when calculating capacity for homes. Where sites are promoted for a mixed use, we will assess the capacity of the site for each promoted use as if it had been proposed solely for that use. So, a site promoted for economic and residential uses generate two capacity assumptions and is effectively double counted.

Density Assumptions

65. The PPG states that estimating the development potential of sites can be guided by existing or emerging local plan policy, including on density. We have, therefore, applied density assumptions based on our current policy approaches.

66. Policy STRAT5 of the South Oxfordshire Local Plan 2035 expects sites in existing settlements and served by public transport to achieve densities of at least 45 dwellings per hectare (dph).

67. Policy CP23 of the Vale Local Plan 2031 Part 1 requires new developments to have a minimum density of 30pdh, with higher densities expected close to public transport routes.

68. Based on these existing policy approaches we have made the following density assumptions:

Density assumptions

- Inside a settlement – 45dph
- Outside / Adjoining a settlement – 30dph

69. Applying these assumptions on developable area and density allows us to make an indicative estimation of the capacity of sites.

70. Our emerging policy in the Joint Local Plan seeks to achieve densities of more than 45dph on sites that are well related to higher tier settlements, and served by public transport, or with good accessibility by foot or bicycle to town centres or a district centre within Oxford City. Whilst we are basing our assumptions on existing local plan policy, they also align with emerging policy.

Windfall Assessment

71. Both councils have a robust and demonstrable process for monitoring windfall supply - these are set out in our Housing Land Supply statements. The windfall supply amounts to 185¹ homes for South and 138² homes for Vale annually and this should be considered through the Joint Local Plan as a source of supply.

Housing Land Supply Trajectories

72. Once sites have been assessed, an indicative trajectory for when residential development could come forward is calculated. The PPG suggests that land supply trajectories should use the timeframes 0-5 years, 6-10 years and 11+ years to show when sites are likely to come forward.

73. To calculate an indicative trajectory for each site we have applied assumptions on lead-in times and build-out rates. We have used data from our Housing Land Supply statements to calculate an average build-in time

¹ The justification for this figure is set out in the South Oxfordshire 5 year land supply statement: <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/09/2023-09-11-South-5YHLS-Report.pdf>

² The justification for this figure is set out in the Vale of White Horse 5 year land supply statement: <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2023/12/2023-12-05-Vale-5YHLS-Statement.pdf>

and lead-in time for both districts, based on the capacity of the site. We acknowledge that the Housing Land Supply statement trumps any assumptions in the HELAA.

Site Size (Units)	Average South Oxfordshire Lead-in Times (Years)	Average Vale of White Horse Lead-in Times (Years)
500+	6.4	6.8
100 to 499	3.3	3.7
50 to 99	3.5	2.95
10 to 49	3.4	3.4

Site Size (Units)	Build out rates (units per year)	
	South Oxfordshire	Vale of White Horse
500+	150	114
100 to 499	54	44
50 to 99	35	37
10 to 49	17	16

HELAA Findings and Reporting

74. We have prepared this document to support the Regulation 18 Part 2 (Preferred Options) stage of the Joint Local Plan. Alongside, we are also publishing:

- An interactive map of all sites assessed, linking to individual site proformas.
- An individual assessment of each site in a proforma including a reason for removal, where appropriate, and an indicative site capacity and land supply trajectory, where appropriate (see separate Appendix C).
- A list of all sites removed, and the reason for removal, following assessment at Steps 1 and 2 (Appendices A and B).

75. In total 1495 sites were assessed in the HELAA – 788 in South and 707 in Vale. A total of 419 sites (210 in South and 209 in Vale) were considered unsuitable and were removed from further consideration through the HELAA. A further 449 sites (247 in South and 202 in Vale) are not being actively promoted and are considered unavailable, leaving a total of 627 sites (331 in South and 296 in Vale) that are considered appropriate for further consideration through the Joint Local Plan process.

76. We may publish further updates to the HELAA as work on the Joint Local Plan progresses. This will include updates we receive on any of the sites, as well as any additional sites submitted to us.

77. It is for the Joint Local Plan to determine which sites are required for allocation, drawing from information in this HELAA as required. Our HELAA demonstrates that there is sufficient capacity within both districts to meet our identified housing and employment needs.

APPENDIX A: List of sites removed at Step 1 (initial assessment)

Site Reference	Site name	Reason for removal
South Oxfordshire sites		
SH3	Oakley Wood Farm, Oakley Wood	Planning permission was granted April 2016 for two live/work units, which have subsequently been built out. Permission also granted on another part site P14/S3939/FUL to replace existing dwelling and commercial unit. No further capacity.
SH25	Playhatch Garden Centre, Play Hatch	Less than 0.25ha remaining once Flood Zone 3b removed
SH134	Land west of B478, Sonning Eye	Less than 0.25ha remaining once Flood Zone 3b removed
SH228	Lyehill Quarry, Wheatley	Less than 0.25ha of site remains if SSSI land removed
SH238	Acacia Lodge, Henley-on-Thames	No further capacity.
SH247	Land west of Lower Farm	Less than 0.25ha remaining once Flood Zone 3b removed
SH252	Land south of Horspath Common	Less than 0.25ha of site remains if SSSI land removed
SH300	Land south of Old Road	Less than 0.25ha of site remains if SSSI land removed
SH410	Thame NDP allocation WS11	Site has been built out under permission P14/S1347/FUL for employment use
SH416	Varsity Works Wimplestraw Road	Site is under construction, no further potential to increase capacity on site
SH417	Land to the South of A4130, Didcot	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site.
SH418	Unit A, Lower Broadway	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site
SH421	The Mill at Sonning (Theatre) Ltd	Site has full permission and is under construction 2022/23 due for completion year 2024/25, no further potential to increase capacity on site.
SH422	JHHNDP Site M & M1:	Site has outline and RM permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site
SH425	Land to the north east of Didcot	Site is under construction, no further potential to increase capacity on site

SH426	Maddy Mooring	Less than 0.25ha remaining once Flood Zone 3b removed
SH443	Wallingford Portcullis Social Club	Site has FUL permission and is under construction 2022/23 due for completion year 2022/23, no further potential to increase capacity on site
SH444	Land east of Chalgrove	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site
SH449	Land off fieldside track	Site has outline and RM permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site
SH454	(Former Forest Glade) now Chinnor Hill Kennels	Site has outline and RM permission and is under construction 2022/23 due for completion year 2024/25, no further potential to increase capacity on site
SH456	Land to the north east of Didcot	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site
SH458	Land to the West of Wallingford (site B) Phase 2 Wallingford	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site
SH461	South Oxford Business Centre	site has full permission and is under construction, anticipated completion 2022/23, no further potential to increase capacity
SH467	Richards House	Site has full permission and is under construction 2022/23 due for completion year 2022/23, no further potential to increase capacity on site
SH469	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	Site has outline and RM permission and is under construction, no further potential to increase capacity on site
SH476	CABI international	Site has outline and RM permission and is under construction due for completion year 2022/23, no further potential to increase capacity on site

SH483	Durham Leys Farm	Site has FUL permission and is under construction 2022/23 due for completion year 2024/25, no further potential to increase capacity on site
SH485	Lockwood Farm Hanger	Site is under construction, no further potential to increase capacity on site
SH489	Shirburn Road	Site has outline and RM permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site
SH496	Greylands	Site has full permission and is under construction 2022/23 due for completion year 2024/25, no further potential to increase capacity on site. Street view shows dwellings complete end of 2022.
SH499	Land to South of Kennylands Road	Site has outline and RM permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site
SH508	Woodcote NDP Site 01:	Site has full permission and is under construction, anticipated completion 2023/24, no further potential to increase capacity.
SH520	The Hub, Hallmark House	Site does not appear in the 5yhls statement, it has been superseded by P21/S2344/N1A, HLS ref 2527.
SH529	1, 3 and 5, Park Hill	Site has FUL permission and is under construction 2022/23 due for completion year 2022/23, no further potential to increase capacity on site
SH545	CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1)	Site has outline and RM permission and is under construction due for completion year 2024/25, no further potential to increase capacity on site
SH551	Land to the north east of Didcot	Site has outline and RM permission and is under construction 2022/23 due for completion year 2023/24, no further potential to increase capacity on site
SH561	Land at Woodcote Road	Site has outline and RM permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site
SH571	Kings Copse	Site has full permission and is under construction due for completion year 2023/24, no further potential to increase capacity on site.
SH613	Land at Crowmarsh Gifford	Site has outline and RM permission and is under construction, no further potential to increase capacity on site due for completion 2022/23.

SH633	Little Oakley Wood	More than 50% of site is covered by Ancient Woodland. Less than 0.25 ha remaining off site if this area is removed.
SH655	Land at Willow and Lakeside Cottages	Less than 0.25ha remaining once Flood Zone 3b removed
SH676	Land South of the A4074	Less than 0.25ha remaining once Flood Zone 3b removed
SH677	Land at Benson Materials Store	Less than 0.25ha remaining once Flood Zone 3b removed
SH706	Grundon Waste Management Benson Head Office	Less than 0.25ha remaining once Flood Zone 3b removed

Site reference	Site name	Reason for removal
Vale of White Horse sites		
VH609	Rookery, 35 Marlborough St, Faringdon, SN7 7JL	Site below 0.25ha
VH653	Lloyds Bank, 8 Market Place, FARINGDON, SN7 7HN	Site below 0.25ha
VH554	Mings Takeaway , 30A Marlborough St, Faringdon, SN7 7JP	Site below 0.25ha
VH429	2 Gloucester Street Faringdon SN7 7HY	Site below 0.25ha
VH495	89A Eynsham Road Botley Oxford OX2 9BY	Site below 0.25ha
VH439	Victoria Cross Gallery Market Place Wantage Oxfordshire OX12 8AS	Site below 0.25ha
VH442	3 Cornmarket Faringdon SN7 7HG	Site below 0.25ha
VH424	The Knowl 52 Stert Street Abingdon OX14 3JU	Site below 0.25ha
VH471	Torus House Stert Street Abingdon OX14 3JF	Site below 0.25ha
VH461	Land and Buildings at 8 & 8A Church Street Wantage OX12 8BL	Site below 0.25ha
VH419	The Poplars Drayton Road Abingdon Oxon OX14 5HU	Site below 0.25ha
VH488	82 to 86 Kennington Road Kennington Oxford OX1 5PE	Site below 0.25ha

VH345	Land adjacent to 1 Warborough Cottages, Letcombe Regis	Site below 0.25ha
VH536	Land north of Church Way, Church Way, Sparsholt, Wantage, OX12 9PU	Site below 0.25ha
VH24	Land off West Street, Sparsholt	Site below 0.25ha
VH481	82 Eynsham Road Botley Oxford OX2 9BX	Site below 0.25ha
VH417	5 Toynbee Close North Hinksey Oxford OX2 9HW	Site below 0.25ha
VH436	The Willows 4 Yarnells Road North Hinksey Oxford OX2 0JY	Site below 0.25ha
VH421	42 Market Place Wantage OX12 8AW	Site below 0.25ha
VH482	Ridgeway Bessels Way Blewbury Didcot OX11 9NT	Site below 0.25ha
VH600	Land to the rear of Waitrose Supermarket, Stirlings Road, Wantage, OX12 7BB	Site below 0.25ha
VH616	Police Station , Marlborough Street, Faringdon, SN7 7JB	Site below 0.25ha
VH440	Gainsborough Green Abingdon OX14 5JP	Site below 0.25ha
VH430	Workshop And Premises 2A 2-6 High Street Steventon Abingdon OX13 6RS	Site below 0.25ha
VH477	Stepnell Ltd Cane Lane Grove Wantage OX12 0AB	Site below 0.25ha
VH496	Stepnell Ltd Cane Lane Grove Wantage OX12 0AB	Site below 0.25ha
VH323	Land at Priors Lane, Hinton Road, Hinton Waldrist	Site below 0.25ha
VH337	Land lying to the west of Kenilworth Road, Cumnor	Site below 0.25ha

VH479	Tall Trees 11 Rimes Close Kingston Bagpuize Abingdon OX13 5AL	Site below 0.25ha
VH483	Library Avenue Harwell Didcot OX11 0SG	Site below 0.25ha
VH467	3-7 Marlborough Street Faringdon SN7 7JE	Site below 0.25ha
VH422	Land to the rear of 89A- 93 Eynsham Road Botley Oxford OX2 9DG	Site below 0.25ha
VH595	Telephone Exchange, Marlborough Street , Faringdon , SN7 7JB	Site below 0.25ha
VH207	Land adjoining Half Acre, Boars Hill	Site below 0.25ha
VH484	Land at 31 West Way Oxford OX2 0JE	Site below 0.25ha
VH231	Land to the rear of Saxon Gate, East Hanney	Site below 0.25ha
VH302	Majors Road, Watchfield, SN6 8TZ	Site below 0.25ha
VH366	Former Day Centre, Stirling Close, Wantage	Site below 0.25ha
VH181	Land at Lodge Hill Garage	Site below 0.25ha
VH418	GWP Healthcare Site Sir Frank Williams Way Harwell	Site below 0.25ha
VH296	Recreation Ground Lane, Shrivenham, Swindon, SN6 8BJ	Site below 0.25ha
VH434	The Limes Station Road Grove Wantage OX12 7PE	Site below 0.25ha
VH340	Land east of Volunteer Road, Faringdon	Site below 0.25ha
VH61	Land north of Church Way, east of Old Glebe House	Site below 0.25ha
VH493	3-7 Marlborough Street Faringdon SN7 7JE	Site below 0.25ha
VH431	R A C Estate Park Road Faringdon SN7 7BP	Site below 0.25ha
VH28	Land at Frilford Golf Club	More than 50% of site in SSSI
VH454	Land east of Eighth Street and South of Bequerel Avenue. Harwell Campus Didcot OX11 0RA	Remove site as no further potential to increase capacity of site

VH106	Land to the rear of Willow Barn, Ebbs Lane, East Hanney	Less than 0.25ha remaining once Flood Zone 3b removed
VH305	Hinksey Hill, Kennington, Oxford, OX1 5BG	More than 50% of the site is covered by Ancient Woodland
VH413	Chowle Farm Industrial Estate Great Coxwell Faringdon SN7 7SR	Remove site as no further potential to increase capacity.
VH412	Land east of Eighth Street and South of Phase 1 Access Road Harwell Campus Didcot OX11 0RA	Remove site as no further potential to increase capacity of site
VH125	Land east of Howard Cornish Road at Hyde Copse, Marcham	More than 50% of the site is covered by Ancient Woodland
VH69	Land south of Abingdon, west of Drayton Road	More than 50% of the site is covered by Scheduled Monument
VH665	Wicklesham Quarry	More than 50% of site in SSSI
VH566	Land off Radley Road, Thrupp Lane, Radley	More than 50% of the site is covered by Scheduled Monument
VH718	Minns Business Park at North Hinksey	Less than 0.25ha remaining once Flood Zone 3b removed

APPENDIX B: List of sites removed at Step 2 (further assessment)

Site reference	Site name	Reason for removal
South Oxfordshire sites		
SH13	Haseley Trading Estate, Great Haseley	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH18	Land west of A4074, Chazey Heath (1)	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH22	Land south of London Road, Wheatley (1)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH23	Land at Blackmore Lane, Sonning Common (2)	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH27	Land north of Clifton Hampden Primary School, Clifton Hampden	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH35	Land south of London Road, Wheatley (2)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH36	Notcutts Garden Centre, Little Baldon	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH39	Timbers Farm, Nuffield	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.

SH41	Land south of London Road, Wheatley (3)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH42	Land to the west of A4074, Berinsfield	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH45	Land west of A4074, Little Baldon	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH50	Dovehouse Farm, Cuddesdon (2)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH51	Land at Fullamoor Farmhouse and Fullamoor Barns, Culham	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH56	47 Reading Road, Cholsey	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH58	Land east of Holton Road, Wheatley	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH69	Henley Four Oaks Caravan Club, Henley-on-Thames	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB. The site also lies entirely within Flood Zone 3.
SH79	Land east of Wheatley Road, Forest Hill	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant

		justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH89	Land south of Oxford Road, Garsington (1)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH95	Highfield Nurseries, Baldon Lane, Marsh Baldon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH96	Land east of Kiln Lane, Garsington	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH97	Land north of Woodperry Road, Beckley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH99	Kiln Farm, Garsington	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH100	Hill Farm, Mill Lane, Oxford	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH105	Land west of Manor Farm Road, Horspath	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH108	Land west of Thame Road, Little Milton (1)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable. Site is also on Grade 1 agricultural land.

SH110	Land west of Thame Road, Little Milton (2)	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable. Site is also on Grade 1 agricultural land.
SH114	Land north of Windmill Lane, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH115	Culham Lodge, Culham (2)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH117	Land west of John Watson School, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH120	Land east of A4155, Henley-on-Thames	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH124	Land south of Eastfield Lane, Whitchurch	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH127	Land west of Oxford Road, Clifton Hampden	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH128	Land north of Old London Road, Wheatley (2)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH129	Land south of A4074, Woodcote	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional

		circumstances that would allow development in the AONB.
SH131	Land known as 'Littleworth Brick Pitt', north of Windmill Lane, Wheatley	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH135	Land adjacent to 19 Oxford Road, Horspath	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH147	Land west of Gatehampton Road, Goring	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH151	Land west of Manor Road, Goring	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH154	Land west of Garsington Cricket Club, Garsington	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH164	Land south of Wimblestraw Road, Berinsfield	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable. The site is also partially covered by Flood Zone 3.
SH170	Land north of Gidley Way, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH172	Land north of Britwell Hill Road, Cookley Green	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.

SH173	Land south of Britwell Hill Road, Cookley Green	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH178	Land west of Thame Road, Warborough	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH186	Land bounded by Henley Road and Rock Farm Lane, Sandford on Thames	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH187	Land south of Henley Road, Sandford on Thames	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH188	Land east of Ladder Hill, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH189	Land north of Battle Road, Goring	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH192	Land at Manor Farm, Church Road, Cholsey	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH193	Land west of Church Road, Cholsey	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.

SH196	Land east of Oxford Brooks University Campus, Wheatley	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH199	Land at Jackies Lane, Wheatley	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH208	Land at Earlywood Paddock, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH209	Land at Waterperry, Waterperry	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH213	Land at Littleworth, Wheatley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH237	Old Brewers Garage, Nuneham Courtenay	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH245	Area to north of Reading Road, Goring	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH246	Land to rear of Church Road, Sandford-on-Thames	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

SH248	Land south of Lower Farm Lane and west of A4074	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH249	Land between Lower Farm and Church Road, , Sandford-on-Thames	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH250	Land north of Oxford Road and east of Manor Farm Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH251	Land south of Brasenose Wood and east of Horspath Road Industrial Estate	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH253	Land east of Sandhills Community Primary School (1)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH254	Land east of Sandhills Community Primary School (2)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH264	Land between B480 and the Roman Road (1), Toot Baldon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH265	Land south west of Watlington Road and north east of Baldon Brook (1)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH266	Land south west of Watlington Road and north east of Baldon Brook (2)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH267	Land between B480 and the Roman Road (2)	The site is located in the Green Belt, outside of a settlement and not previously developed land.

		We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH273	Land at Marston Common	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt. The majority of the site also lies on Flood Zone 3.
SH274	Land between A40 and Bayswater Brook	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt. The site is also partially covered by Flood Zone 3.
SH275	Land to north east of Cherwell Farm	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt. The site is also partially covered by Flood Zone 3.
SH279	Land off Jackies Lane (1)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH280	Land off Jackies Lane (2)	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH294	Land north of Port Hill, Nettlebed	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH296	Land east of Horspath Road Industrial Estate	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH297	Land south east of Brasenose Wood	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH298	Land between Brasenose Wood and	The site is located in the Green Belt, outside of a settlement and not previously developed land.

	Shotover Country Park (1)	We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH299	Land between Brasenose Wood and Shotover Country Park (2)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH301	Reservoir (Covered) on corner of Blenheim Road (Track) and Old Road (Track)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH302	Land north of Monk's Wood	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH303	Land east of Grovelands Road and Ringwood Road	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH304	Land north of Shotover Country Park	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH305	Land between A40 London Road and Shotover Plain	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH306	Land south west of sewage works and east of Ladder Hil	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH307	Land adjacent to Berinsfield roundabout and Dorchester by-pass	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH314	Land to north of Bayswater Mill	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.

SH315	Land north of Stowford Farm (Crematorium)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH316	Land adjacent to junction of Mill Lane and A40	The large majority of the site is located within the Green Belt, it is not previously developed and is outside the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH318	Land between Gatehampton Road & railway (2), Goring	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH321	Land north of Manor Farm, Toot Baldon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH322	Land west of Blenheim Way	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH323	Land north east of Horspath Common	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH329	Land at Woodside	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH331	Land to east of Bayswater Road	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH332	Land to north east of Bayswater Farm	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant

		circumstances that would justify release of land from the Green Belt.
SH334	Land east of Mill Lane (5)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH335	Land east of Mill Lane (4)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH336	Land east of Mill Lane (3)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH338	Land east of Mill Lane (1)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH339	Land east of A40 and west of Marston Common	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH344	Land at Lane End Farm and Bayswater Brook	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt. The site is also partially covered by Flood Zone 3.
SH345	Land north of Hill Farm	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH346	Land surrounding New Farm,	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH348	Land north of Windmill Farm	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

SH349	Land west of Howe Close	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH350	Land south of Breach Cottage and north of Dismantled Railway	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH351	Land north of Windmill Lane and west of Ladder Hill	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH355	Land to west of Bardolph's Wood, Chazey Heath	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH358	Land east of Watlington Road, Garsington	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH359	Land to the west of The Street, South Stoke	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH362	Redwood Barn, Wallingford Road, Shillingford	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable. The majority of the site also lies on Flood Zone 3.
SH365	Land off junction 8a, M40 (north)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH366	Land off junction 8a, M40 (south)	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant

		circumstances that would justify release of land from the Green Belt.
SH367	Land adjacent to Nollsfield Road, Peppard Common	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH376	Highfield Nurseries, Baldon Lane, Marsh Baldon	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH378	Land west of Manor Road, Goring	The site lies entirely within Flood Zone 3 and is therefore not suitable.
SH382	Land adjacent to The Citadel	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH393	Strange's (Slade End) Nursery	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH394	Slade End Farm	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH546	Land at Allens Pit	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH599	Land east of Forest Hill	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH600	Land at Waterstock	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH602	Land north of Wallingford	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH605	Land off Wantage Road, Wallingford	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH606	Land adjacent to Thornhill Park and Ride	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant

		circumstances that would justify release of land from the Green Belt.
SH607	Land at Chilworth Farm	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH612	Land at Manor Farm Bungalow, Chalgrove	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH616	Thame Road, Thame	The site lies entirely within Flood Zone 3 and is therefore not suitable.
SH617	Land north of Berinsfield	The large majority of the site is located within the Green Belt, it is not previously developed and is adjoining the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH618	The Triangle, Wheatley	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH619	Land adjacent Thornhill Park and Ride	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH622	Waterstock New Village	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH632	White Cross Farm (part of)	The majority of the site lies within Flood Zone 3. Once this area is removed less than 0.25ha of the site remains.
SH634	Waterfield Nursery	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH659	Land at 142 Wantage Road	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH661	Chiltern Court Phase 2	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant

		considerations to meet the exceptional circumstances that would allow development in the AONB.
SH686	Land to South of Bishopswood Farm	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH687	Land west of A4074	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH689	Land west of Sandford Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH707	Grundon Waste Management Ewelme	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH711	Land east of Sandford Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH717	Land at Old London Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH718	Ambrose Quarry	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH720	Ye Yards and Ye Steadings Oak Farm Ltd	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional

		circumstances that would allow development in the AONB.
SH724	Land West of Junction 8a	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH725	Land at New Farm	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH733	Hollyshaw (inc. Cockshot Field & Buncelows Pightle)	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH737	Land at Sotwell Manor Fruit Farm	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH738	Land north of A40	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH744	Land At Cholsey	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH749	Land to North East of Bishopswood Farm	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH764	Land South of the A40	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH766	Land West of Jackies Lane	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH768	Queenford Lakes	The site is located within the Green Belt, it is not previously developed and adjoins the

		settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable. The majority of the site also lies on Flood Zone 3.
SH774	Land North of New Road	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH776	Land East of Holton Village	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH779	Land at Nineveh Farm	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
SH780	Land north east of Culham Science Centre	The large majority of the site is located within the Green Belt, it is not previously developed and is outside the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH787	Land Off Wantage Road	Site is located entirely upon Grade 1 agricultural land and is therefore not suitable.
SH794	Berinsfield Garden Village	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH806	Land off Kiln Lane	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH808	Land at Newnham Farm	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
SH814	Land at Junction 8	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant

		circumstances that would justify release of land from the Green Belt.
SH836	Rock Farm Field	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
SH842	Land West of Shillingford Road, Wallingford	Site is located wholly on Best and Most Versatile (BMV) agricultural land.
SH852	Land at Stadhampton and Brookhampton	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.

Site ref	Site name	Reason for removal
Vale of White Horse sites		
VH237	Land including and north of 133 Cumnor Road, Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH347	Land to the South of 127 Cumnor Road, Henwood	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH324	Land West of Orchard Gardens, Wantage	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH617	Stonehill House, Stonehill, near Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH179	Land to rear of horse paddocks, Pembroke Lane, Milton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH341	Part of Stockham Park allotments, Off Saxon Way, Wantage	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for

		the release of land from the Green Belt, therefore the site is not suitable.
VH494	Harwell Science and Innovation Campus South of Thomson Avenue Didcot	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH549	Land north of Droveaway Kingston Lisle, Wantage	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH77	Land between 50 & 62 High Street, Milton	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH513	Paddock at Leys Farm, Leys Road, Cumnor, Oxford, OX2 9QF	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH576	Boars Hill Farm Yard, Boars Hill Farm, Fox Lane, Wootton, Oxford, OX1 5DS	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH241	Land at Frilford Golf Club	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH379	Land North of Maple Gardens, Milton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH268	Small parcel of land north west of Tilbury Lane, south of the A420	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

VH363	Land to the rear of the Old Manor, Sunningwell	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH35	Land west of Cross Trees Farm, Sutton Courtenay	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH150	Land west of Cumnor Road, Henwood	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH243	Land west of Eaton Road, Appleton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH603	Land to the rear of 22 North Hinksey Village,	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH528	Chilton Interchange, Land on the northwestern side of the A34 Chilton Interchange junction, Chilton, Oxfordshire	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH330	Land to the east of Stonehill Lane, Drayton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH303	Ickleton Road, Wantage	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH552	Paddock at No. 2 Sunningwell Road, Boars Hill, Sunningwell, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for

		the release of land from the Green Belt, therefore the site is not suitable.
VH453	Land to Rear of 10 Halls Close Drayton	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH184	Land near Petwick Farm, west of A417	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH262	Land west of Mill Road, Marcham	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH111	Land west of Mallins Lane, Longcot	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH22	Land at Henwood	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH68	Uffington Trading Estate	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH145	Land at allotment site to the west of Tilbury Lane, Botley	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH647	Land West of the A420 Cumnor, Oxford	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH385	Back Drive, Colliers Farm, Baulking Road, Baulking	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant

		circumstances that would justify release of land from the Green Belt.
VH65	Blagrove Lodge, Fox Lane, near Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH343	Hazel Road, Botley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH172	Land north of Hazel Road, Botley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH350	Starville Farm, Whitecross	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH499	The Croft, Milton Hill, Abingdon	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH238	Land at Hides Copse Farm, Chawley Lane, Cumnor	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH655	Land South of Circourt Road, Denchworth, Wantage	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH15	Land opposite Middle Farm, Wootton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH4	Land south of Priors Court, Sutton Courtenay	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

VH535	Land at Danefield Longcot, Danefield, Kings Lane, Longcot, Faringdon, SN7 7SS	Over 50% of the site is within Flood Zone 3, meaning there is a high probability of flooding. Once this area is removed less than 0.25ha remains, therefore the site has been removed.
VH175	Land south of Reading Road, west of Harwell village	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH344	Land at Harwell, Reading Road	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH168	Land south of Manor Farm, Stanford-in-the-Vale	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH543	Land at junction of Twelve Acre Drive with Radley Road, Twelve Acre Drive, Abingdon,	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH520	Land to the north side of Lamborough Hill, Wootton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH510	Land west of the Parish Church of St Peter, Wootton, Wootton, OX1 5HP	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH233	Land east of Cumnor Road, Wootton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH301	Cumnor Hill Oxford OX2	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.

VH374	Land lying to north east of A417, West Hagbourne	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH531	Land west of Lashford Lane, Wootton, Dry Sandford, Abingdon,	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH354	Land south of Tudor Court, Botley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH100	Land at Deans Farm, West Hanney	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH375	Land off Lincombe Lane, Boars Hill	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH134	Land opposite Wootton C & E Primary School, west of Boars Hill Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH270	Land at West Gardens, Boars Hill	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH621	Land East of A420 Cumnor, Oxford	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH245	Land at Copse View, Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH367	Land south of Tudor Court, Botley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not

		consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH447	Central Area Land north of Dunmore Road Abingdon	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH126	Land east of Denman's Lane, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH101	Land at Boars Hill Farm, south of Fox Lane	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH614	Fox, Boars Hill Farm, Fox Lane, Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH133	Land east of Cumnor Road, Wootton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH263	Land west of Peachcroft Farm, Abingdon-on-Thames	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH365	Honey Bottom of Green Lane Field, Dry Sandford	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH580	Land north of Honeybottom Lane, Wootton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH178	Land at Boars Hill Farm, north of Fox Lane	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.

VH317	Land off Appleton Road, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH571	College Farm, High Street, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH200	Land south of Portway, adaject to Ham Mill	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH618	North west part of Ash Tree Farm, Farringdon Road, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH14	Land east of Cumnor School	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH112	Land east of Cumnor Road, near Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH512	Land South of Hurst Lane, Hurst Lane, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH66	Land south of Barrow Road, Shippon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH569	Land Adjacent to Church Lane, Church Lane, Dry Sandford, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for

		the release of land from the Green Belt, therefore the site is not suitable.
VH206	Land south of Botley Interchange, west of roundabout	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH279	Land east of Cumnor Road and south of Wootton Primary School (above WOOT15)	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH556	Land South of Oxford Road / West of Cumnor Hill, Botley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH313	92 Whitecross, Wootton, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH224	Land west of Denman's Lane, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH142	Land east of Hillview Lane, Henwood	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH166	Land east of Kennington Road, Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH635	Land on South West of Eynsham Road, Farmoor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH362	Boars Hill Farm, Boars Hill	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.

VH127	Land south of Appleton Road and the Cricket Club, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH25	Land west of Hilliat Fields, Drayton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH631	Sloe, Boar Hill Farm, Fox Lane, Wootton,	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH117	Land east of the A34, near Drayton	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH64	Land at Hides Copse Farm, Chawley Lane, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH591	Land off A4130, Didcot	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH561	Land west of Hanney Road, Hanney Road, Southmoor, Abingdon	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH73	Land north of Brick Kiln Farm, Chawley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH21	Land at Tulwick Farm, near Grove	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional

		circumstances that would allow development in the AONB.
VH628	Land west of Drayton, Land off Kiln Lane and Marcham Road, Drayton	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH646	Land west of Wick Hall, Audlett Drive, Abingdon,	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH598	Land on the Eastern edge of Upton, London Road, Upton, Didcot,	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH93	Land east of Tumbledown Hill, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH89	Land south of Upper Common Lane, Uffington	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH269	Land at Tulwick Farm, near Grove	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH583	Land to the south east of Farmoor, Farmoor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

VH258	Land at Neates Home Farm, Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH85	Land at Ridgeway Farm, near Harwell Campus	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH74	Land south of Kennington, west of Kennington Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH642	Land to the North of Spring Hill, south of A420, Spring Hill, Kingston Bagpuize and Southmoor	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH219	Land south of Huntsgrave Driving Range, Blewbury	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH557	Opera House, Boars Hill Farm, Fox Lane, Wootton	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH198	Land at Radley Station	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH652	Land off Lamborough Hill, Wootton, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH92	Land at Cumnor Hill	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.

VH515	Land adjoining Cheers Farm, Appleton, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH553	Land at Frilford Heath Golf Club, Oxford Road, Frilford Heath, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH196	Land off Kennington Road, Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH518	Land At Whitecross, Wootton Road, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH581	Land to the north of Challow Road, Challow Road, Wantage	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH72	Land east of the A420, split by the B4017	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH562	Land north of Church Road, Radley, Church Road, Radley, OX14 2JN	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH525	Land to the West of Station Road, Station Road, Shrivenham	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. Less than 0.25ha of land remains if green belt land is removed. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH568	Land east of Oxford Road, Oxford Road, Abingdon	Site is located within the Green Belt, outside of a settlement and is not previously developed land.

		We do not consider there to be the exceptional circumstances to justify development.
VH587	Land to the west of A34, Marcham Interchange, Abingdon	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH138	North Didcot, east of Didcot Power Station	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH546	Land south of A417 (Reading Road), Charlton, Wantage	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH294	Land East and Land West of Denmans Lane, Land East of Tumbledown, Denmans Farm	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH523	Land North of Abingdon Road, Land North of Abingdon Road, Drayton	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.
VH368	Land North of North Abingdon	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH448	Land north of Twelve Acre Drive Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH425	Land North of Dunmore Road and Twelve Acre Drive Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH277	Land south of the A4130 and west of Milton Heights	The site is located in the Green Belt, outside of a settlement and not previously developed land. We do not consider there to be relevant circumstances that would justify release of land from the Green Belt.

VH539	Hids Copse Farm, Hids Copse Farm House, 11 Hids Copse Road, Cumnor Hill	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH626	Land at Pages Farm, Honeybottom Lane, Dry Sandford, Abingdon, OX13 6JS	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH252	Land west of Stileway Road, near Harwell Campus	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH95	Land off Whites Lane, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH397	Land at Wick Hall Estate Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH346	Land south of Cumnor, West of A420	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH550	Land to east of Kennington Road, Land east of Kennington Road, Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH13	Land east of the A420, west of Hurst Hill	The large majority of the site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.

VH33	Land South of Cumnor, West of A420, East of Eaton Road	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH197	Land east of the railway line, north of Lower Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH321	Land at Wick Hall Estate Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH276	Land east of Oxford Road, west of Radley College	Site is located within the Green Belt, outside of a settlement and is not previously developed land. We do not consider there to be the exceptional circumstances to justify development.
VH361	Home Farm, Besselsleigh	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH651	Land south of Radley and south east of Abingdon, Thrupp Lane, Radley	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH521	Bradley Farm Cumnor, Land to the East of Cumnor Hill / B4017, Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH308	Barrow Lane, Shippon, Abingdon	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for the release of land from the Green Belt, therefore the site is not suitable.
VH402	Land south of Cumnor	The site is located within the Green Belt, it is not previously developed and adjoins the settlement so is not within the current built form. We do not consider there to be the relevant justifications for

		the release of land from the Green Belt, therefore the site is not suitable.
VH524	Land east of Harwell Campus, Land east of Harwell Campus, Didcot, OX11 0GD	Site is located within the AONB, outside of a settlement and is not previously developed land. We do not consider there to be relevant considerations to meet the exceptional circumstances that would allow development in the AONB.
VH707	Steventon - Station Yard Industrial Estate	The entire site lies within flood zone 3, indicating that there is a high risk of flooding.
VH715	Drayton Road Industrial Estate	Almost all of the site lies within flood zone 3, indicating that there is a high risk of flooding.
VH27	Land at Manor Farm, Steventon	Over 50% of the site lies within Flood Zone 3, once this is removed from developable area developable area is less than 0.25ha.
VH722	Wessex Mill, Mill Street Wantage	Site lies within Flood Zone 3, once this area removed from developable area is less than 0.25ha.

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Please contact customer services to discuss your requirements on 01235 422422.

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