



# **South Oxfordshire Strategic Housing Land Availability Assessment**

## **Appendix 12: Sonning Common**

July 2013

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON1		
Other useful refs	None		
Site address	Field to the North West of Orchard Avenue and South West of Woodlands Road		
Planning history	P72/H1090	Proposed County Primary School and playing fields	Withdrawn
Site size (hectares)	7.8		
Site description and current uses	Large rectangular arable field. A public footpath crosses the middle of the site.		
Site boundaries	Trees and hedging surround the field.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Old Copse (wood) to the North</li><li>• Residential to the North East</li><li>• Agriculture to the West</li><li>• Bishopswood Sports Centre to the South West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it falls within the AONB.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development as part of the plan making process		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON2		
Other useful refs	Site submission 190 (Eastern part of site)		
Site address	Land to South of Lambourne Road		
Planning history	P72/H0004	County Primary School	Refused
Site size (hectares)	3.3		
Site description and current uses	Agricultural land		
Site boundaries	Trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the East and North East</li><li>Agriculture to the South and West</li><li>Agricultural Land to the West and North</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Chilterns AONB</li><li>The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it falls within the AONB.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 190 and SHLAA response.		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON3		
Other useful refs	None		
Site address	Field to the South of Bishopswood Farm		
Planning history	P49/H0296	Farm buildings	Permitted
Site size (hectares)	5.3		
Site description and current uses	Large arable field		
Site boundaries	Hedging and trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Bishopswood farm and buildings to the North</li><li>• Residential to the East</li><li>• Chiltern Edge secondary school to the South</li><li>• Agriculture to the West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it falls within the AONB.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development as part of the plan making process.		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON4		
Other useful refs	None		
Site address	Land to the rear of properties on Kennylands Road		
Planning history	P70/H0142	Erection of 20 dwellings	Refused (appeal dismissed)
	P61/H0830	Erection of 102 dwellings	Refused
	P61/H0353	Erection of 7 dwellings	No decision
	P63/H0220	Erection of 12 dwellings	Refused (appeal dismissed)
Site size (hectares)	6.0		
Site description and current uses	Site is an open field to the South of a low density residential area.		
Site boundaries	Hedgerows and fencing that borders current residential plots.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Agriculture to the South and South West</li><li>• Residential to the North and North East</li><li>• Chiltern Edge School to the North</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it falls within the AONB.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development as part of the plan making process		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

# SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON5		
Other useful refs	Site Submission 022 and 242		
Site address	Land at Kennylands Road		
Planning history	P11/E0667/O	Outline application for the erection of up to 50 dwellings, associated landscaping, parking and open space, together with a new access from Kennylands Road.	Refused and appeal dismissed
	P60/H0266	Demolition of existing farm buildings and erection of 28 dwellings with garages.	Refused
	P49/H0296	Farm buildings	Permitted
Site size (hectares)	2.1		
Site description and current uses	Used as pony paddocks		
Site boundaries	Hedgerows and trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Kilbys yard to the North</li><li>• Agriculture to the West</li><li>• Residential gardens to the East and the South</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none"><li>• Electricity pylon on the site</li><li>• Transport assessment to be completed, if appropriate, through the plan making process</li></ul>		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submissions 022 and 242 (plus SHLAA response).		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON6		
Other useful refs	None		
Site address	Land to the South West of Kennylands Road		
Planning history	P66/H0555	Residential dwellings	Refused
	P63/H0254	Residential dwellings	Refused (appeal dismissed)
	P62/H0397	Residential dwellings	Refused
	P54/H0097	Residential dwellings	Refused (appeal dismissed)
Site size (hectares)	2.1		
Site description and current uses	Front part of a large arable field		
Site boundaries	Trees and hedging to North, South and East. Extends into rest of field to the West.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Agriculture South and West</li><li>• Residential to the East and North</li><li>• Woodland to the North East</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted as part of the plan making process and therefore deliverability is unknown..		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

# SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON7		
Other useful refs	Site submission 002 and part of 196		
Site address	Hagpits House, Kennylands Road		
Planning history	P11/E1123/O	Erection of 80 dwellings	Withdrawn
	P10/E1304/O	Erection of 105 dwellings	Withdrawn
	P89/S0914	6 x 2 bed starter homes	Refused
	P89/S0913	6 x 2 bed starter homes	Refused (appeal dismissed)
	P89/S0185/O	Erection of 4 x 4bed detached dwellings	Refused
	P89/S0096	Erection of 4 x 4bed detached dwellings	Refused
	P89/S0095	Erection of 4 x 4bed detached dwellings	Refused (appeal withdrawn)
	P67/H0742	Site for dwellings	Refused
Site size (hectares)	1.9		
Site description and current uses	Residential property of Hagpits House and surrounding land.		
Site boundaries	Trees along all boundaries providing screening to Hagpits House.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Agriculture to the North and South West</li><li>• Residential to the East and South</li><li>• Woodland to the North West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 002 and 196 and SHLAA responses from both and application on part of the site.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but		



## SONNING COMMON

	development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.
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## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON8
Other useful refs	Site submission 154
Site address	The Dorian centre, Bird Court Road.
Planning history	No relevant planning history
Site size (hectares)	0.8
Site description and current uses	Single storey building used for Thames Valley Gymnastics club. The site includes a car park area and there is a footpath link from Essex Way through the site to Bird Wood Court.
Site boundaries	<ul style="list-style-type: none"> <li>• Low fence to the South East fronting the Millennium Green</li> <li>• 2m fence and hedging separating residential area of Bird Wood Court to the North East.</li> <li>• Quite open with some trees along the boundary with the residential area to the South West.</li> <li>• Intermittent trees to the North.</li> </ul>
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agricultural land and the herb farm garden centre to the North</li> <li>• Residential to North East and South West</li> <li>• Sonning Common Millennium Green to the South East</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
<b>Availability and Achievability</b>	
Availability	Intention known through site submission 154.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON9		
Other useful refs	Site submission 196		
Site address	Land to the South of the herb farm, Kennylands road		
Planning history	P11/E11230/O	Erection of 80 dwellings	Withdrawn
	P10/E1034/O	Erection of 105 dwellings	Withdrawn
	P83/S0377/CU	Garden centre	Refused (appeal dismissed)
Site size (hectares)	3.2		
Site description and current uses	Agricultural field		
Site boundaries	<ul style="list-style-type: none"><li>Site is well screened along Peppard Road to the East with trees and hedging.</li><li>A low wire fence and trees separate the site from the herb farm to the north.</li><li>Established trees along the western boundary and southern boundary of the site.</li></ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Farm shop and herb farm to the North</li><li>Agriculture to the East</li><li>Peppard Road on the Eastern boundary</li><li>Residential including Hagpits House to the South</li><li>Woodland to the South</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
<b>Availability and Achievability</b>			
Availability	Intention known through site submission 196 and SHLAA response and application on site.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON10		
Other useful refs	Part of site submitted site 087 and 256		
Site address	Land at Reddish Manor.		
Planning history	P99/S0326	Alterations to existing garage outbuilding to provide one bedroom staff accommodation	Permitted
	P90/S0619/O	Erection of single dwelling	Refused
	P90/S0162	Erection of 2 dwellings	Refused (appeal dismissed)
	P89/S0308/O	Erection of an old peoples home	Refused
Site size (hectares)	1.8		
Site description and current uses	Reddish Manor site and paddocks to north and south		
Site boundaries	<ul style="list-style-type: none"><li>The paddock to the north of Reddish Manor is covered with trees, which form a strong boundary with Peppard Road.</li><li>The field to the south is lined with trees along Peppard Road.</li></ul>		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>Residential to the North to the West</li><li>Agriculture to the East</li><li>This Eastern side of Peppard Road contrasts with the built up, residential nature of the Western side.</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>Part of site submission 256 falls within Chilterns Area of Outstanding Natural Beauty, however none of site 087 is.</li><li>Legally protected Adders present on part of the site.</li><li>The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it falls partly within the AONB.		
<b>Availability and Achievability</b>			
Availability	Intention known for Southern part of site through site submission 087 and 256 and SHLAA responses.		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle.		

## SONNING COMMON

	The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.
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## SONNING COMMON

Settlement	Sonning Common		
Site Ref	SON11		
Other useful refs	None		
Site address	Land to North of Blackmore Lane		
Planning history	P90/S0136	Change of use of land to 18 hole golf course, conversion of farmhouse and out-buildings for club house and ancillary uses.	Refused
Site size (hectares)	2.3		
Site description and current uses	Part of large arable field. It slopes down to the West where it borders the rear gardens of the properties along Peppard Road.		
Site boundaries	Hedging and trees along the border with Blackmore Lane. Opens onto part of a much larger arable field.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"><li>• Woodland to the North</li><li>• Agriculture to the East and South</li><li>• Residential properties along Peppard Road to the West</li></ul>		
<b>Suitability for housing</b>			
Policy restrictions	<ul style="list-style-type: none"><li>• Chilterns AONB</li><li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li></ul>		
Physical problems or limitations	<ul style="list-style-type: none"><li>• Steeply sloping land</li><li>• SON 11 has legally protected Slow Worms present on the eastern border of the site.</li><li>• Transport assessment to be completed, if appropriate, through the plan making process</li></ul>		
Suitability	Site is considered not suitable in principle as it falls within the AONB.		
<b>Availability and Achievability</b>			
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON12
Other useful refs	None
Site address	Land behind Widmore pond, Widmore Lane
Planning history	No relevant planning history
Site size (hectares)	0.8
Site description and current uses	Part of a much larger field screened by trees fronting Widmore Lane between the pond and residential properties.
Site boundaries	Trees on all boundaries except on East where is open.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Residential to the North and West</li> <li>• Agriculture to the East and South</li> <li>• Woodland to the West</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• TPOs on site boundary within neighbouring woodland.</li> <li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered not suitable in principle as it falls within the AONB.
<b>Availability and Achievability</b>	
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown.
Achievability	Unknown
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON13
Other useful refs	None
Site address	Land to North of Blout Courts Road
Planning history	No relevant planning history
Site size (hectares)	4.7
Site description and current uses	Agricultural field
Site boundaries	Trees and hedging
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Agricultural land to the North</li> <li>• Research laboratory to the West</li> <li>• Residential and pub to the South</li> <li>• Home house farm to the West</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered not suitable in principle as it falls within the AONB.
<b>Availability and Achievability</b>	
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown
Achievability	Unknown
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.



## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON14
Other useful refs	Site submission 283
Site address	Land at Blackmore Farm
Planning history	No relevant planning history
Site size (hectares)	0.7
Site description and current uses	Agricultural field
Site boundaries	Trees, open field and residential
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>• Road and residential to the north and west</li> <li>• Open field to the east</li> <li>• Wooded area to the south</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered not suitable in principle as it falls within the AONB.
<b>Availability and Achievability</b>	
Availability	Intention known through site submission 283 and SHLAA response
Achievability	Unknown
Overall assessment of the site	Site is available but considered not suitable in principle. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

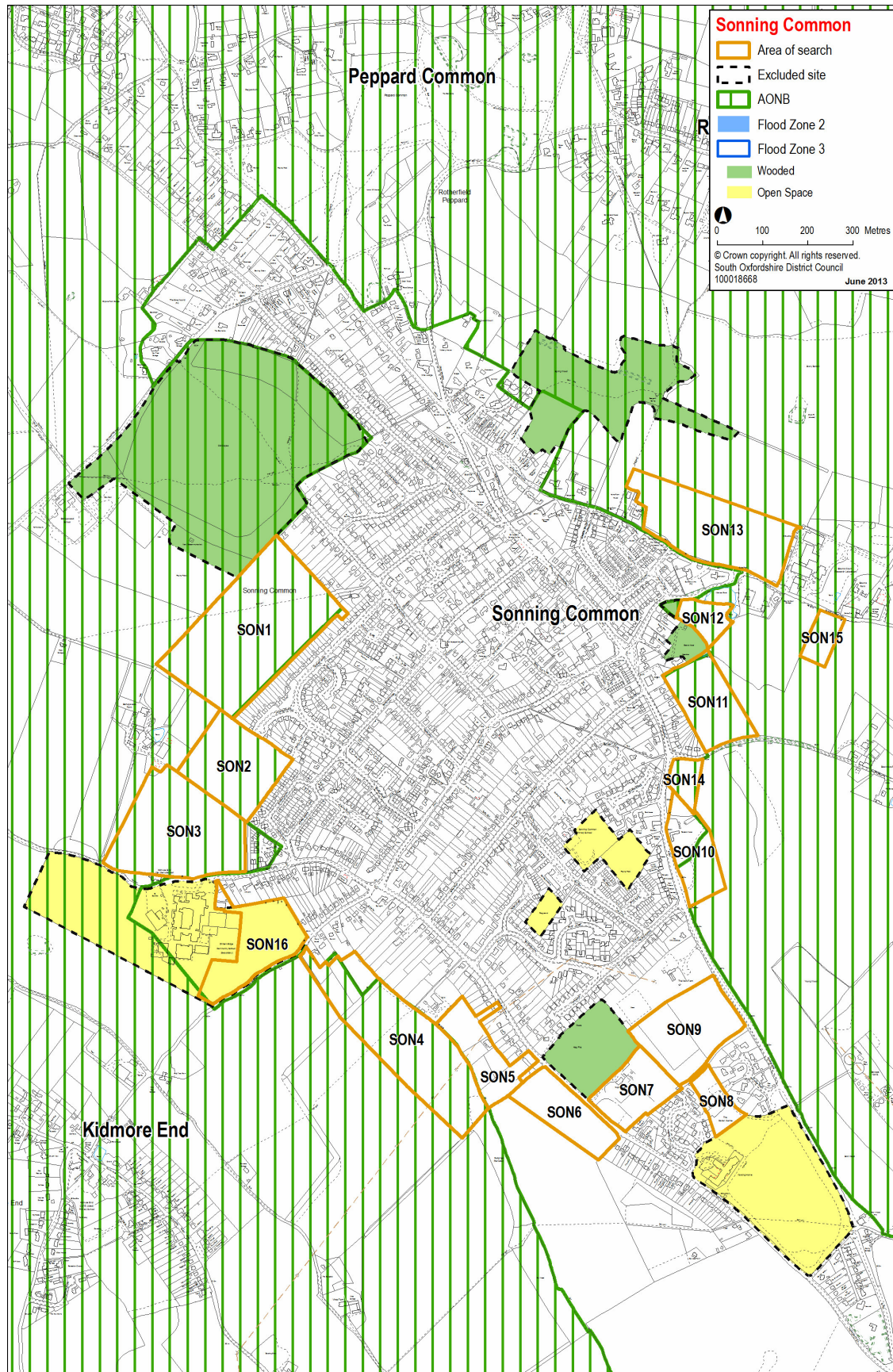
## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON15
Other useful refs	Site submission 282
Site address	Blackmore Farm
Planning history	No relevant planning history
Site size (hectares)	0.9
Site description and current uses	Agricultural field
Site boundaries	Mostly open field with a road to the north
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Road and research laboratory to the north</li> <li>Open field to the east, west and south</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>Chilterns AONB</li> <li>The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered not suitable in principle as it falls within the AONB.
<b>Availability and Achievability</b>	
Availability	Intention known through site submission 282 and SHLAA response
Achievability	Unknown
Overall assessment of the site	Site is available but considered not suitable in principle. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

## SONNING COMMON

Settlement	Sonning Common
Site Ref	SON16
Other useful refs	Site submission 294
Site address	Land adjoining Chiltern Edge School
Planning history	No relevant planning history
Site size (hectares)	2.8
Site description and current uses	School playing field
Site boundaries	Open field to south and built development north, east and west.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> <li>Residential to north and partially to east.</li> <li>School buildings to west.</li> <li>Open fields to south.</li> </ul>
<b>Suitability for housing</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>Site is classed as open space and an excluded site in the original SHLAA.</li> <li>The proposed site would be on the edge of Sonning Common. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.</li> </ul>
Physical problems or limitations	Transport assessment to the completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle but as it is classed as open space it would potentially need to be replaced elsewhere.
<b>Availability and Achievability</b>	
Availability	Intention known through site submission 294 and SHLAA response.
Achievability	Unknown
Overall assessment of the site	Site is available and considered suitable in principle. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

# SONNING COMMON



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