



Appendix 14: K U`]b[ZcfX

July 2013

WALLINGFORD

Settlement	Wallingford		
Site Reference	WAL1		
Other useful refs	Submitted site 208 and 254		
Site address	Land north of Wallingford, mostly part of Severalls Farm		
Planning history	P01/W0474	Replacement polytunnel at nursery	Permitted
	P88/W0471	Change of use from agricultural to domestic gardens	Refused (appeal dismissed)
	P70/B0121	Erection of 48 dwellings and garages	Refused
	P68/B0084	Erection of 48 dwellings and garages	Refused
	P63/B0055	Erection of 36 dwellings	Refused
	P63/B0054	Erection of 16 dwellings	Refused
	P60/B0108	Erection of 36 dwellings	Refused
	P60/B0080	Development of 51.381 acres of land for residential use	Refused
Site size (hectares)	77.9		
Site description and current uses	Agricultural fields		
Site boundaries	<ul style="list-style-type: none"> Mostly large open arable fields, subdivided into large units by post and rail fences Back gardens of housing along Wantage Road to the West Field boundaries dividing land from next fields which are in North Wessex Downs Area of Outstanding Natural Beauty to the North. Hedge along Shillingford Road. Hedge is sparse at first, then becomes a line of mature beech trees to the East. 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Agriculture to the North and East Residential and playground to the South and West 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> The proposed site would be on the edge of Wallingford. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements. 		

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	<ul style="list-style-type: none"> • Borders Area of Outstanding Natural Beauty to the North and East • Approximately 1ha of the submitted site to the rear of the nursery is covered by archaeological restraint number 59SE/037 • MAFF data indicates the site is Grade 1 agricultural land and report by Reading Agricultural Consultants on behalf of developer indicates it is Grade 2 and 3 agricultural land • Site includes a Mineral Safeguarding Area - sand and gravel in northern/north eastern part of site, including land in AONB. • North east tip of this site is within the Health and Safety Executive Hazard Zone for the gas pipeline to the North.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	The site is considered to be suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention known through site submission 208 and SHLAA response and representations as part of the plan making process.
Achievability	<ul style="list-style-type: none"> • Land is in multiple ownership and no options have been formalised on the land. • The achievability of the site would be affected by the potential need to carry out mineral extraction on the site prior to, or in parallel with, housing development.
Overall assessment of the site	<ul style="list-style-type: none"> • The site is considered to be suitable in principle and available. However, the achievability of the site in the next five years would be difficult given the site has no options in place on the land and the outstanding minerals constraint. • Any development of this site however, has been considered through the plan making process during which its acceptability was judged by comparison with other potentially suitable sites and was not allocated in the adopted core strategy.

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Settlement	Wallingford		
Site Reference	WAL2		
Other useful refs	Site submissions: 075 Allocated site in the adopted core strategy		
Site address	Land west of Wallingford at Slade End Farm		
Planning history	P73/B0004	Residential development	Refused
	P62/B0069	Erection of 5 dwellings	Refused
	P61/B0100	Erection of 4 dwellings	Refused
	P61/B0011	Residential development 10.9 acres	Refused
	P60/B0079	Residential development 28 acres	Refused
	P60/R1703	Residential development	Refused
Site size (hectares)	29.9		
Site description and current uses	Arable land in agricultural use between the western built-up edge of Wallingford and the Wallingford bypass. Site also contains one residential property, Fir Tree Cottage.		
Site boundaries	<ul style="list-style-type: none">• Wallingford bypass A4130 to the West• Allotment gardens to the South• Archaeological restraint 58NE/028 to the south• Back gardens of housing in Chiltern Crescent and Fir Tree Avenue to the East• Back gardens of housing in Wantage Road and Queen's Avenue, and the Slade End roundabout to the North		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Residential to the East• Agriculture to the West• Recreation to the South including Rugby and Football pitches.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• The proposed site would be on the edge of Wallingford. 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">• Mineral deposits present. This includes shallow, poor quality sand and gravel deposits unlikely to be workable according to the Oxfordshire County Council.• There is a perceived coalescence with Brightwell-cum-Sotwell so the site would need a significant		

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	<p>landscape buffer on the western and southern edges.</p> <ul style="list-style-type: none"> An assessment completed by the developer demonstrated a suitable main vehicular site access could be formed on the A4130, which had been agreed in principle by the county council. Full report is available at www.southoxon.gov.uk/siteallocations
Suitability	<ul style="list-style-type: none"> The site is considered to be suitable as there are no overriding constraints to development.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> Intention known through site submission 075, SHLAA responses and representations as part of the plan making process.
Achievability	<ul style="list-style-type: none"> Land is in single ownership, owned by a developer, and there is a housebuilder (St. Edward Homes) identified for delivery of the housing. The site is considered to be achievable. The Wallingford Concept Masterplan shows that construction on site could commence from 2013.
Overall assessment of the site	<ul style="list-style-type: none"> The site is considered to be suitable in principle, available and achievable and is an allocation in the adopted core strategy.

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Settlement	Wallingford		
Site Reference	WAL3		
Other useful refs	Submitted site 62		
Site address	Land west of Hithercroft Industrial Estate		
Planning history	P94/W0476/O	Site for petrol filling station with shop, car-wash, repair workshop, car showroom and adjoining diner/restaurant	Refused
	P88/W0388/O	Distribution warehouse development with ancillary accommodation and associated external works including works to the adopted estate road to form adequate access to the site.	Refused
	P73/B0135	Industrial buildings with offices	Permitted
Site size (hectares)	3.1		
Site description and current uses	Agricultural field		
Site boundaries	<ul style="list-style-type: none">• Wallingford bypass A4130 to the West• Bradford's Brook to the South with agricultural land beyond• Adjoins Hithercroft Industrial Estate to the East• Hithercroft Road to the North		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Wallingford bypass to the West• Industrial buildings at Hithercroft to the East.		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Wallingford. 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">• Hithercroft Industrial Estate would act as a barrier between the new development and the services and facilities of Wallingford.• Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	The site is considered to be suitable as there are no overriding constraints to development.		
Availability and Achievability			
Availability	Intention known through site submission 62		
Achievability	Land is in single ownership		
Overall assessment of the site	<ul style="list-style-type: none">• The site is considered to be suitable in principle, and available. There are also no identified constraints to the achievability of this site.• Any development of this site however, has been		

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	considered through the plan making process during which its acceptability was judged by comparison with other potentially suitable sites and was not allocated in the adopted core strategy.
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Settlement	Wallingford
Site Reference	WAL4
Other useful refs	
Site address	Land south of Hithercroft Industrial Estate, West of the Cholsey and Wallingford Railway line
Planning history	No relevant planning history
Site size (hectares)	10.7
Site description and current uses	A triangle of agricultural land between the southern built-up edge of Wallingford, the Wallingford bypass and the Cholsey and Wallingford Railway line.
Site boundaries	<ul style="list-style-type: none"> • Wallingford bypass A4130 to the West • Wallingford bypass A4130 with agricultural land beyond to the South • Bounded by Bradford Brook to the North with Hithercroft Industrial estate beyond • Sporadic trees and hedgerow divide site from the Cholsey and Wallingford railway line, with agricultural land beyond to the East • Wooded corridor surrounding Bradford's Brook.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Wallingford bypass to the West • Industrial buildings at Hithercroft to the North.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Archaeological restraint 58NE/030 covers site • The proposed site would be on the edge of Wallingford. 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"> • Hithercroft Industrial Estate would act as a barrier between the new development and the services and facilities of Wallingford. • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	The site is considered to be suitable in principle as there are no overriding constraints identified.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process and therefore is identified as not available.
Achievability	Due to the site being identified as unavailable the deliverability of the site within the next 5 years is unknown and as a result deemed to be unlikely.
Overall assessment of the site	<ul style="list-style-type: none"> • The site has been identified as suitable in principle however the site has not been identified as available. As a result the site is not considered to be achievable. • Any development of this site however, has been considered through the plan making process

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	during which its acceptability was judged by comparison with other potentially suitable sites and was not allocated in the adopted core strategy.
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Settlement	Wallingford		
Site Reference	WAL5		
Other useful refs	Submitted development sites 005, 040 & 183		
Site address	Land west of Winterbrook		
Planning history	P10/W1589	Demolition of no 2 Winterbrook, Reading Road and development of land to the west so as to accommodate 98 dwellings together with associated access and landscaping works.	Refused (appeal dismissed)
	P10/W1201/O	Residential development of not more than 380 dwellings, a 60 bed extra care facility, a primary school and access	Refused (appeal submitted and later withdrawn)
	P09/W0948	Residential development of 106 dwellings	Refused (appeal dismissed)
	P03/W0492/O	Residential development of five, two storey houses with associated garages	Refused (appeal dismissed)
	P03/W0491/O	Residential development of six, two storey houses with associated garages	Refused (appeal dismissed)
	P03/W0490/O	Residential development of three, two storey houses with associated	Refused (appeal dismissed)

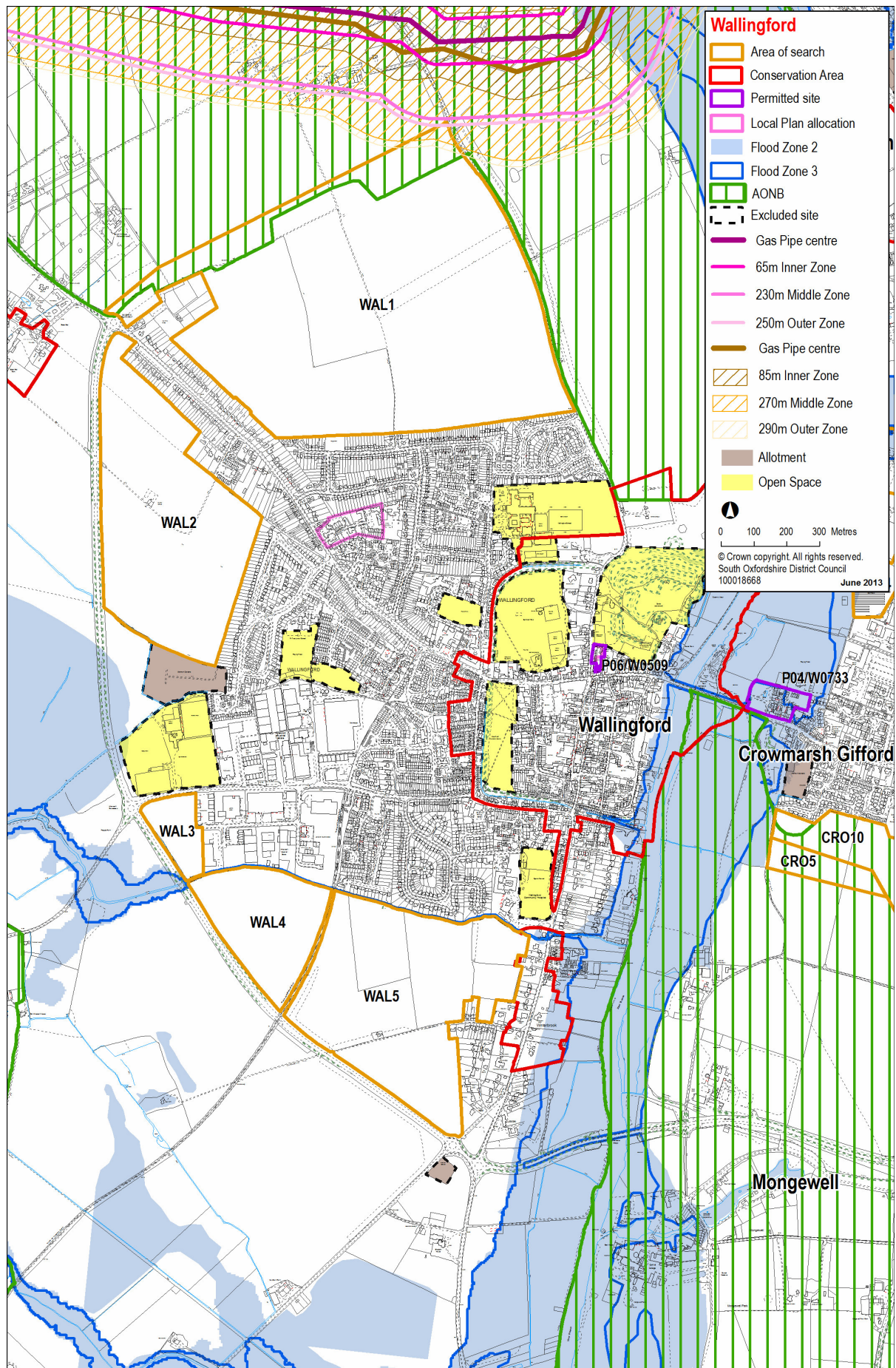
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		garages	
	Many applications pre 1990s for residential development of the land		
Site size (hectares)	30.1		
Site description and current uses	Agricultural land between the southern built-up edge of Wallingford and the Wallingford bypass. The site contains one residential property: 24 Winterbrook Lane.		
Site boundaries	<ul style="list-style-type: none">• Cholsey and Wallingford railway line, with agricultural land beyond to the West• Wallingford bypass A4130 with agricultural land beyond to the South• Bounded by Bradford Brook to the North with Wallingford Community Hospital and part of residential estate beyond• North eastern part of site adjoins the houses of Winterbrook Lane, which includes one length of undeveloped frontage.• Residential properties (Winterbrook and Reading Road) to the East.• Wooded corridor surrounding Bradford's Brook.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Wallingford bypass to the South.• Low density period dwellings to the North East.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• 3 archaeological restraints cover the Berkeley Homes part of the site (submission numbers 040 and 183). These include 68NW/002, 68NW/003, 58NE/037.• Listed buildings are present to the east of the site in the Winterbrook area.• The proposed site would be on the edge of Wallingford. 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">• Access to town centre on foot along the Reading Road requires crossing the road a number of times. The 2010 planning application indicated that with the acquisition 2 Winterbrook a continuous footpath to town centre can be provided although plans as part of application indicated it will still be narrower than a standard footpath (P10/W1589)• Legally protected European Water Voles present on the northern part of the site adjacent to Bradford's Brook.• Transport assessments have been completed as part of the application on the Wates and Berkley parts of the site individually as part of their		

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	<p>separate applications. A transport assessment would need to be completed for the whole site, if appropriate, through the plan making process.</p>
Availability	<ul style="list-style-type: none"> • Intention known through site submissions 005, 040 & 183 and associated SHLAA responses as well as recent applications and appeals (see P10/W1589 and P10W1201/O) as well as representations as part of the plan making process.
Achievability	<ul style="list-style-type: none"> • The western area of site is under option by Berkeley Homes. Wates Developments Ltd own part of the site and have the option on the land to the North East of the site. • The site is considered to be achievable
Overall assessment of the site	<ul style="list-style-type: none"> • The development of this site has been considered through the plan making process, during which its acceptability was judged by comparison with other potential sites and was not allocated in the adopted core strategy. • Identified as a preferred option in the preferred options document of the Core Strategy but not taken forward as a strategic allocation for Wallingford as part of the plan making process (see Wallingford Background Paper for detailed assessment of why this site was not taken forward).

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هذه الوثيقة متاحة باللغة العربية عند الطلب
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

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Chinese

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Listening Learning Leading

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