



Appendix 2 : Benson

July 2013

BENSON

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| Settlement | Benson | | |
| Site Reference | BEN1 | | |
| Other useful references | Site submission 037 | | |
| Site address | Land adjacent to Littleworth Road, Benson | | |
| Planning history | P71/M0548 | Residential development | Refused |
| | P73/M1116 | Residential development | Refused |
| Site size (hectares) | 24.8 | | |
| Site description and current uses | Agriculture - including a number of agricultural buildings. | | |
| Site boundaries | Willow trees approximately 10 metres tall on the western boundary and low hedging on all other boundaries. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">• Residential to South and South East.• Open countryside to North and West.• Oxford Road to the South west beyond which is a petrol filling station and a McDonalds restaurant. | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">• Grade 2 agricultural land according to the MAFF data. However an independent study showed the land to be 49% grade 3a, 5% grade 3b and 46% grade 2 full assessment available at: www.southoxon.gov.uk/siteallocations• The proposed site would be on the edge of Benson. The policies in the South Oxfordshire Local Plan 2011 do not allow development, which would extend the built-up area of settlements. | | |
| Physical problems or limitations | <ul style="list-style-type: none">• Approximately 5.9ha of Western area of site covered by Flood zone 2 and 3.• Legally protected Eurasian Badger present on site• Western part of the site is covered by HSE hazard zones from the two Gas Pipelines running to the west - FM07 Chalgrove to Didcot and FM09 Chalgrove to East Ilsey• Transport assessment carried on behalf of landowner concluded that a development of approximately 100 dwellings would have a negligible impact on the local road network. Full assessment available at www.southoxon.gov.uk/siteallocations | | |
| Suitability | Site is considered suitable in principle as it has no overriding constraints. | | |
| Availability and Achievability | | | |
| Availability | Intention known through site submission 037 and SHLAA form. | | |
| Achievability | Unknown | | |
| Overall assessment of the site | Site is considered suitable in principle and available but development of the site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites. | | |

BENSON

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| Settlement | Benson | | |
| Site Reference | BEN2 | | |
| Other useful references | None | | |
| Site address | Land north of Sunnyside | | |
| Planning history | P73/M1126 | Residential development on part of site adjoining to BEN1 | Refused |
| | P73/M1116 | Residential development on part of site adjoining to BEN1 | Refused |
| | P60/M0221 | Development of 12 dwellings on Eastern part of site | Refused |
| Site size (hectares) | 3.5 | | |
| Site description and current uses | Agriculture | | |
| Site boundaries | Low hedging on all four boundaries. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">Residential to South and part of Eastern edgeOpen countryside to North and West. | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">Grade II agricultural landThe proposed site would be on the edge of Benson. 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. | | |
| Availability and Achievability | | | |
| 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 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. | | |

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| Settlement | Benson | | |
| Site Reference | BEN3 | | |
| Other useful references | None | | |
| Site address | Land to the East and South of Port Hill Road | | |
| Planning history | P73/M1089 | Distributor road for housing | Refused |
| | P51/M0474 | Develop part of site for Council housing | No Decision |
| Site size (hectares) | 7.0 | | |
| Site description and current uses | Agriculture | | |
| Site boundaries | <ul style="list-style-type: none">• Hedging to the West.• Fencing/low hedging to North and East. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">• Residential to the South and West.• Agriculture to North and East. | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">• Grade II agricultural land• The proposed site would be on the edge of Benson. 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 the completed, if appropriate, through the plan making process | | |
| Suitability | Site is considered suitable in principle as it has no overriding constraints. | | |
| Availability and Achievability | | | |
| 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 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. | | |

BENSON

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| Settlement | Benson | | |
| Site Reference | BEN4 | | |
| Other useful references | Site submission number 144 and 058 (small area to South) | | |
| Site address | Land to North West of Watlington Road | | |
| Planning history | P73/M1116 | Distributor road for housing development | Refused |
| | P73/M1089 | Distributor road for housing development | Refused |
| | P04/E0285 | Development of 8 dwellings | Withdrawn |
| Site size (hectares) | 8.2 | | |
| Site description and current uses | Agriculture | | |
| Site boundaries | <ul style="list-style-type: none">Fencing to the South WestMature hedging to North, East and West. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">Residential to the South West and NorthAgriculture to East and West | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">Grade II agricultural landThe proposed site would be on the edge of Benson. 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">Legally protected Fieldfare and Redwing present on siteTransport assessment to be completed, if appropriate, through the plan making process | | |
| Suitability | Site is considered suitable in principle as it has no overriding constraints. | | |
| Availability and Achievability | | | |
| Availability | Intention known through site submissions 144 and 058 and SHLAA form. | | |
| Achievability | Unknown | | |
| Overall assessment of the site | Site is considered suitable in principle and available but development of the 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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| Settlement | Benson | | |
| Site Reference | BEN5 | | |
| Other useful references | Site submission number 197 | | |
| Site address | Land north of Black Lands Road | | |
| Planning history | P78/W0081/O | Erection of Houses | Refused |
| | P74/M0008 | Erection of Houses | Refused |
| | P73/M1116 | Erection of Houses | Refused |
| | P73/M1104 | Erection of Houses | Refused |
| | P73/M1089 | Erection of Houses | Refused |
| | P61/M0465 | Erection of Houses | Refused |
| Site size (hectares) | 8.3 | | |
| Site description and current uses | Agricultural field | | |
| Site boundaries | <ul style="list-style-type: none">• Mature hedging to North, East and West.• Fencing to South. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">• Watlington Road along North West edge.• Residential to the South and west.• The rest is agricultural land. | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">• Grade II agricultural land according to MAFF data. However an independent report done on behalf of landowner showed that 69% is grade 3b, 15% 3a and 16% grade 2. Full report available at www.southoxon.gov.uk/siteallocations• The proposed site would be on the edge of Benson. 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 submitted to the council found that an additional 100 dwellings would have a minimal impact on the local highway network. Full report available at www.southoxon.gov.uk/siteallocations | | |
| Suitability | Site is considered suitable in principle as it has no overriding constraints. | | |
| Availability and Achievability | | | |
| Availability | Intention known through site submission 197 and SHLAA form. | | |
| 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. | | |

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|---|--|--------------------|---------|
| Settlement | Benson | | |
| Site Reference | BEN6 | | |
| Other useful references | None | | |
| Site address | Land south of Braze Lane | | |
| Planning history | P78/W0081/O | Erection of Houses | Refused |
| | P74/M0008 | Erection of Houses | Refused |
| | P73/M1116 | Erection of Houses | Refused |
| | P73/M1104 | Erection of Houses | Refused |
| | P73/M1089 | Erection of Houses | Refused |
| Site size (hectares) | 7.7 | | |
| Site description and current uses | Agricultural field | | |
| Site boundaries | <ul style="list-style-type: none">• Mature hedging on all boundaries | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">• Watlington Road along western edge.• Braze Lane to the North and agricultural land beyond. | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">• Grade II agricultural land.• The proposed site would be on the edge of Benson. 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. | | |
| Availability and Achievability | | | |
| 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 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. | | |

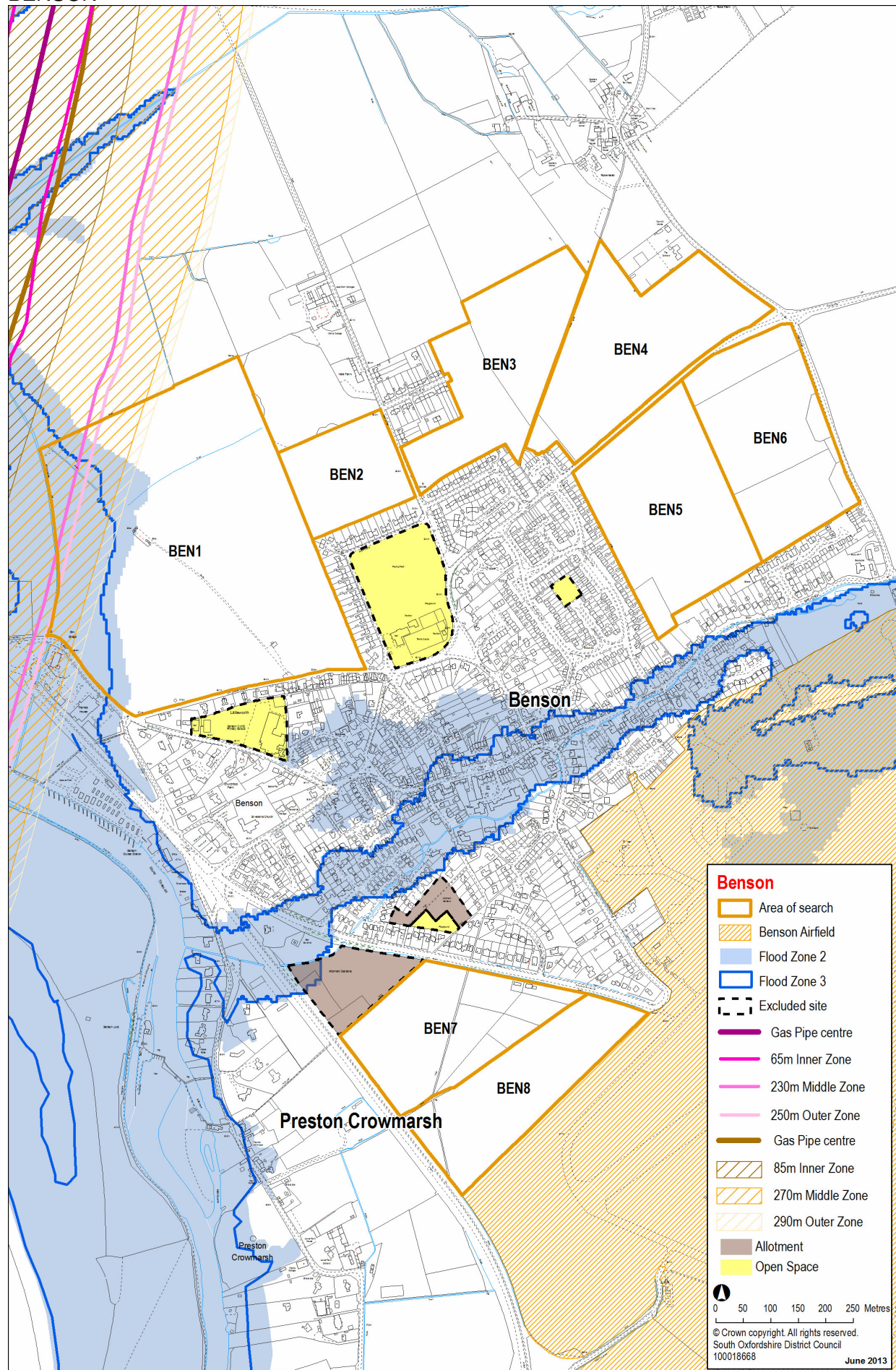
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| Settlement | Benson | | |
| Site Reference | BEN7 | | |
| Other useful references | Site submission numbers: 098; 175; 219 | | |
| Site address | Land adjacent to St Helen's Avenue | | |
| Planning history | P01/W0867 | Temporary change of use for landscaping, parking and servicing for nearby nursery | Permitted |
| | P94/W0733/O | Erection of 75 dwellings | Refused (appeal dismissed) |
| | P86/W0764/O | Hotel | Permitted at appeal |
| | P84/W0166 and P84/W0165 | Stable blocks | Permitted |
| Site size (hectares) | 6.4 | | |
| Site description and current uses | Used for agriculture and keeping horses | | |
| Site boundaries | <ul style="list-style-type: none">• Mature hedge to the North, South and East.• Hedges and fences dividing parcels of land within the site. | | |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none">• A4074 to the South• Existing residential development to the North• Benson airfield to the East.• Allotments to the West | | |
| Suitability for housing | | | |
| Policy restrictions | <ul style="list-style-type: none">• Grade 2/3A agricultural land (see evidence referred to in inspector report for P94W07330)• The proposed site would be on the edge of Benson. 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">• Archaeological restraint (reference DOX15888)• Hedgerows designated as important under 1997 regulations on the northern border of the site.• 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. | | |
| Availability and Achievability | | | |
| Availability | <ul style="list-style-type: none">• Site is subdivided into various parcels of land and intention is known through various site submissions (098,175,219) and their SHLAA forms.• Landowners involved have come together to promote one composite site via a single agent. | | |
| 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. | | |

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|---|--|
| Settlement | Benson |
| Site Reference | BEN8 |
| Other useful references | Site submission 090 |
| Site address | Land adjacent to Benson airfield |
| Planning history | None |
| Site size (hectares) | 6.0 |
| Site description and current uses | Used for agriculture and keeping horses |
| Site boundaries | <ul style="list-style-type: none"> • Fence to the East • Mature hedge to the South and North. • Hedges and fencing to the West |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> • A4074 to the South • Existing residential development to the North • Benson airfield to the East. |
| Suitability for housing | |
| Policy restrictions | <ul style="list-style-type: none"> • Grade II agricultural land. • The proposed site would be on the edge of Benson. 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"> • Archaeological restraint (reference DOX15888) • 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. |
| Availability and Achievability | |
| Availability | Intention is known through site submission 090 and SHLAA responses. |
| 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. |

BENSON



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Planning Policy Team
Benson Lane, Crowmarsh Gifford
Wallingford OX10 8NJ
Tel: 01491 823725 Fax: 01491 823727
Email: planning.policy@southoxon.gov.uk