



Listening Learning Leading

# South Oxfordshire Strategic Housing Land Availability Assessment

## Appendix 6: Cholsey

July 2013

CHOLSEY

|   |  |  |           |
|---|--|--|-----------|
| Settlement  | Cholsey  |  |           |
| Site Reference  | CHOL1  |  |           |
| Other useful references                                 | Site submission number 099   |  |           |
| Site address  | Land at East End Farm  |  |           |
| Planning history  | P82/W0184/O  | Erection of two detached dwellings   | Refused   |
|   | P81/W0558/CU   | Six dwellings. Demolition of existing bungalow, barn, stables and stores to erect 6 dwellings. | Refused   |
|   | P78/W0042/R  | Continue use of sheds and grounds as riding school   | Permitted |
|   | P75/W0331/CU.  | Use of existing sheds and grounds for a riding school.   | Permitted |
|   | P67/R3824  | Proposed residential development   | Refused   |
|   | P66/R3443  | Proposed site for three dwellings with garages.  | Refused   |
| Site size (hectares)                                    | 3.2  |  |           |
| Site description and current uses                       | This site is currently operates as a riding school and includes stable blocks and a house.   |  |           |
| Site boundaries   | A combination of post and rail fencing and hedges.   |  |           |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>To the South and West it is predominately residential.</li> <li>To the North and East it is open countryside.</li> </ul>  |  |           |
| <b>Suitability for housing</b>                          |  |  |           |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>Grade II agricultural land.</li> <li>The proposed site would be on the edge of Cholsey. 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 099  |  |           |
| 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.                                |  |           |

CHOLSEY

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|---|--|--|---------|
| Settlement  | Cholsey  |  |         |
| Site Reference  | CHOL2  |  |         |
| Other useful references                                 | Site submission number 003   |  |         |
| Site address  | Land opposite Fairmile Hospital, Cholsey   |  |         |
| Planning history  | P89/W0333  | Change of use from agriculture to residential gardens.           | Refused |
|   | P72/R4983  | Site for garden centre.  | Refused |
|   | P71/R4592  | Proposed residential development of land.                        | Refused |
|   | P65/R3080  | Proposed residential development of land known as village field. | Refused |
| Site size (hectares)                                    | 29   |  |         |
| Site description and current uses                       | Agriculture  |  |         |
| Site boundaries   | Combination of fencing and hedging   |  |         |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>• Housing to the West and South.</li> <li>• Fairmile Hospital to the East.</li> <li>• Agricultural land to the North.</li> </ul>  |  |         |
| <b>Suitability for housing</b>                          |  |  |         |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>• Grade II agricultural land.</li> <li>• The proposed site would be on the edge of Cholsey. 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>• Part of Site within Minerals Consultation Zone</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 submission 003.   |  |         |
| 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.                                    |  |         |

CHOLSEY

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|---|--|--|----------------------------|
| Settlement  | Cholsey  |  |                            |
| Site Reference  | CHOL3  |  |                            |
| Other useful references                                 | Site submission numbers 003 and 028  |  |                            |
| Site address  | Land at Celsea Place   |  |                            |
|   | P96/W0428/O  | Residential development of nine dwellings and garages. | Refused                    |
|   | P92/W0558/G/O  | Site for residential development.                      | Refused                    |
|   | P92/W0557/G  | Residential development                                | Withdrawn                  |
|   | P84/W0502/O/G  | Residential development                                | Refused (appeal dismissed) |
|   | P77/ W0521/O   | Residential development                                | Refused (appeal abandoned) |
|   | P76/W0003/O  | Local Authority housing                                | Permitted                  |
|   | P68/R3976  | Residential development                                | Refused                    |
|   | P69/R4114  | Residential development                                | Permitted                  |
| Site size (hectares)                                    | 2.5  |  |                            |
| Site description and current uses                       | Agricultural land not in active use  |  |                            |
| Site boundaries   | Mixture of hedging and fencing (including rail fencing)  |  |                            |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>Housing to South and West</li> <li>Agriculture to North and East</li> </ul>   |  |                            |
| <b>Suitability for housing</b>                          |  |  |                            |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>Grade II agricultural land.</li> <li>The proposed site would be on the edge of Cholsey. 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 suitable in principle as it has no overriding constraints.  |  |                            |
| <b>Availability and Achievability</b>                   |  |  |                            |
| Availability  | Intention known through site submission 003 and 028.   |  |                            |
| 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.                                |  |                            |

CHOLSEY

|   |  |   |         |
|---|--|---|---------|
| Settlement  | Cholsey  |   |         |
| Site Reference  | CHOL4  |   |         |
| Other useful references                                 | None   |   |         |
| Site address  | Land East of Kentwood Farm and to rear of properties on Papist way   |   |         |
| Planning history  | P92/W0430/O  | Site for one house and access   | Refused |
|   | P63/R2420  | Residential development   | Refused |
|   | P62/R2314  | Proposed residential development of land front Papist Way and light industrial development of land at the rear. | Refused |
|   | P55/ R0799   | Residential development   | Refused |
| Site size (hectares)                                    | 5.3  |   |         |
| Site description and current uses                       | Agricultural land with a footpath running through the centre   |   |         |
| Site boundaries   | Combination of post and rail fencing   |   |         |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>• Employment site to the West (Kentwood Farm)</li> <li>• Housing to the North and East</li> <li>• Agriculture to the South.</li> </ul>  |   |         |
| <b>Suitability for housing</b>                          |  |   |         |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>• Chilterns AONB</li> <li>• Grade II agricultural land.</li> <li>• The proposed site would be on the edge of Cholsey. 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.                |   |         |

CHOLSEY

|   |  |                        |           |
|---|--|------------------------|-----------|
| Settlement  | Cholsey  |                        |           |
| Site Reference  | CHOL5  |                        |           |
| Other useful references                                 | Site submission number 027   |                        |           |
| Site address  | Land to east of Church Road, Cholsey   |                        |           |
| Planning history  | P69/R4100  | Sewage pumping station | Permitted |
| Site size (hectares)                                    | 3.4  |                        |           |
| Site description and current uses                       | Agricultural land  |                        |           |
| Site boundaries   | Combination of hedges and post and rail fence  |                        |           |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>• Sewage works to the North</li> <li>• Agricultural land to the West and South East, beyond this is housing</li> <li>• School to the South West</li> </ul>  |                        |           |
| <b>Suitability for housing</b>                          |  |                        |           |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>• Grade II agricultural land.</li> <li>• The proposed site would be on the edge of Cholsey. 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>• Approximately 0.7ha of the site is within Flood Zone 2 and 3.</li> <li>• Site within Minerals Consultation Zone</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 is separated from existing residential by flood zone3.  |                        |           |
| <b>Availability and Achievability</b>                   |  |                        |           |
| Availability  | Intention known through site submission 27   |                        |           |
| 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.                |                        |           |

CHOLSEY

|   |   |                               |         |
|---|---|-------------------------------|---------|
| Settlement  | Cholsey   |                               |         |
| Site Reference  | CHOL6   |                               |         |
| Other useful references                                 | None  |                               |         |
| Site address  | Land to the rear of properties on the West side of Wallingford Road   |                               |         |
| Planning history  | P82/W0391/O   | Erection of 2 dwellings       | Refused |
|   | P73/R5211   | Erection of a single dwelling | Refused |
|   | P73/R5210   | Erection of 3 dwellings       | Refused |
|   | P72/R4888   | Residential development       | Refused |
|   | P67/R3698   | Residential development       | Refused |
|   | P66/R3485   | Residential development       | Refused |
| Site size (hectares)                                    | 3.4   |                               |         |
| Site description and current uses                       | Grass fields, some used for grazing   |                               |         |
| Site boundaries   | Various trees, hedges and fences.<br>Part of north-western boundary of site in open field with hedge beyond.  |                               |         |
| Surrounding land uses and character of surrounding area | <ul style="list-style-type: none"> <li>• Agricultural land to North East and North West</li> <li>• Residential development to South and East.</li> <li>• Sewage works beyond agricultural land to the North.</li> </ul>   |                               |         |
| <b>Suitability for housing</b>                          |   |                               |         |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>• Grade II agricultural land</li> <li>• The proposed site would be on the edge of Cholsey. 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>• Site within Minerals Consultation Zone</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  | Site has not been submitted for development through the plan making process so 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.  |                               |         |

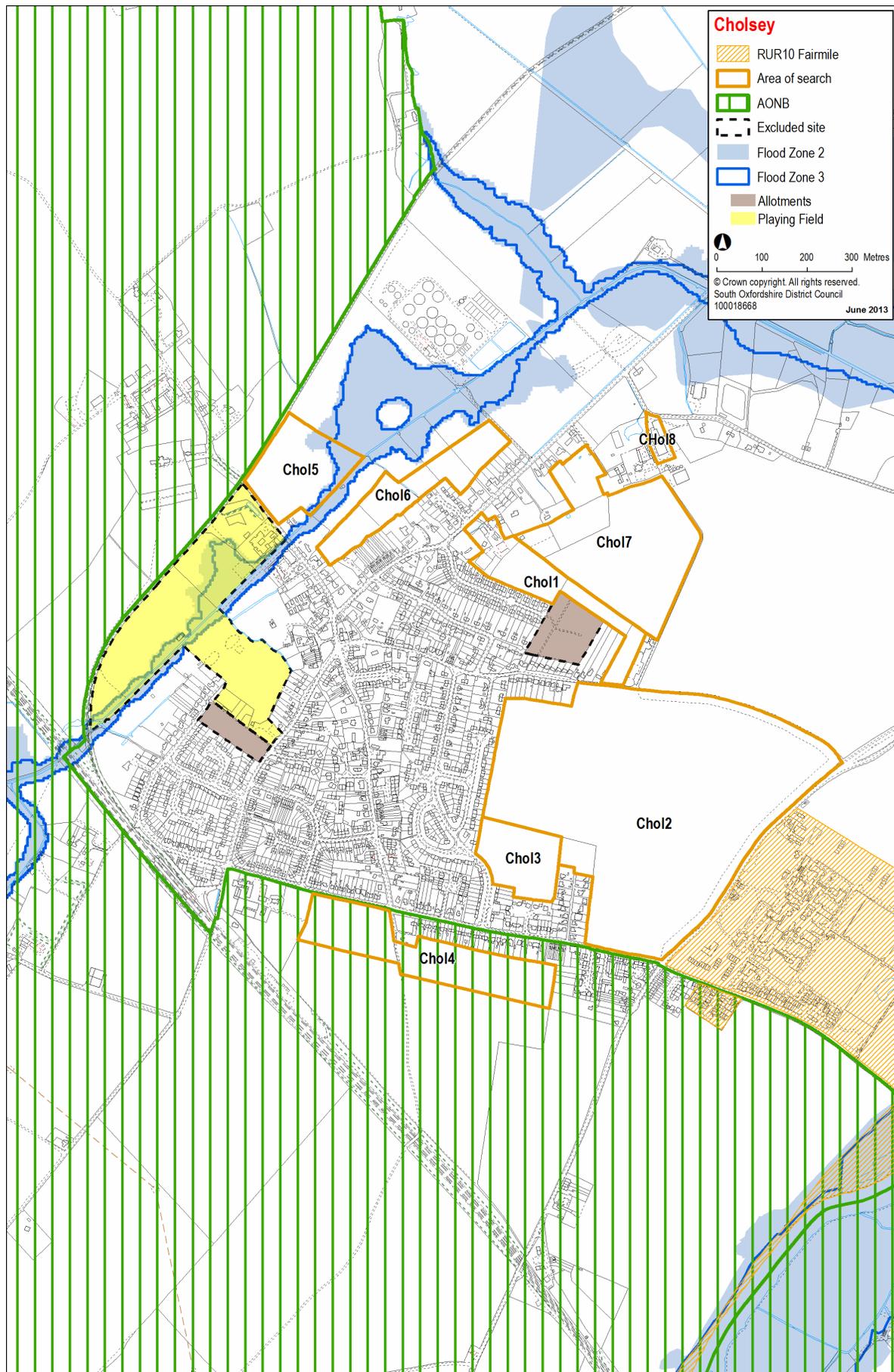
CHOLSEY

|   |  |   |                            |
|---|--|---|----------------------------|
| Settlement  | Cholsey  |   |                            |
| Site Reference  | CHOL7  |   |                            |
| Other useful references                                 | Site submission 212 (Eastern area of site)   |   |                            |
| Site address  | Land south of Blackall's Farm  |   |                            |
| Planning history  | P89/W0841/O  | Erection of 40 social and general purpose dwellings | Refused                    |
|   | P88/W0929/O  | Erection of 31 detached dwellings                   | Refused (appeal withdrawn) |
|   | P88/W0925/O  | Erection of 31 detached dwellings                   | Refused                    |
|   | P82/W0065/O  | One detached architect-designed house and garage    | Refused (appeal dismissed) |
|   | P72/R4833  | Residential development                             | Refused (appeal withdrawn) |
| Site size (hectares)                                    | 8.8  |   |                            |
| Site boundaries   | Various trees and hedging  |   |                            |
| Surrounding land uses and character of surrounding area | Mainly agricultural land, some wooded areas to the Northern tip.   |   |                            |
| <b>Suitability for housing</b>                          |  |   |                            |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>Grade II agricultural land.</li> <li>The proposed site would be on the edge of Cholsey. 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>Part of site within Minerals Consultation Zone</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 submission 212 and 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.                                |   |                            |

CHOLSEY

|   |   |                         |         |
|---|---|-------------------------|---------|
| Settlement  | Cholsey   |                         |         |
| Site Reference  | CHOL8   |                         |         |
| Other useful references                                 | Site submission 198   |                         |         |
| Site address  | Land at Blackhalls Farm   |                         |         |
| Planning history  | P74/W0278/O   | New farm managers house | Refused |
| Site size (hectares)                                    | 0.48  |                         |         |
| Site boundaries   | Site is bounded to the north by Caps lane and trees, agricultural buildings to the south, residential development to the west and Blackall's Farm to the east. Trees line part pf the west boundary and most of the eastern edge of the site.           |                         |         |
| Surrounding land uses and character of surrounding area | Site currently used for agricultural storage buildings. Area has a loose urban structure with low density residential development to the west. Mainly open agricultural land to the south and north. Wallingford Road is also to the north of the site. |                         |         |
| <b>Suitability for housing</b>                          |   |                         |         |
| Policy restrictions                                     | <ul style="list-style-type: none"> <li>The proposed site would be on the edge of Cholsey. 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>Site within Minerals Consultation Zone</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 submission 198 and 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.               |                         |         |

# CHOLSEY



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*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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