



July 2013

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO1		
Other useful references	Site Submission 014 and 215		
Site address	Land off Lane End, Crowmarsh		
Site area (hectares)	0.9		
Planning history	PO8/W0201/O	210 dwellings	Refused with Appeal pending
	P08/W1028/O	420 dwellings	Refused
	P81/W0425/O	Pair of dwellings	Refused
	PO3/E0432/O	4 Houses	Refused
	P63/H0159	Construction of a by-pass road	No Decision
	P51/H0035	One dwelling	Approval
	P63/M0455	New roads	No Decision
Site description and current uses	Agricultural field		
Site boundaries	Trees and hedgerows		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to the SouthAgricultural to the NorthA4074 to the East		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Approximately 0.75ha within Area of Outstanding Natural BeautyTPOs on Southern borderThe proposed site would be on the edge of Crowmarsh Gifford. 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 not suitable in principle as the majority is in the AONB. There are also TPOs on the site.		
Availability and Achievability			
Availability	Intention known through site submission 014 and previous applications for this site previously.		
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.		

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO2		
Other useful references	Site submission 215		
Site address	Land between Benson Lane and A4074		
Site area (hectares)	24.1		
Planning history	PO9/W0201/O	210 dwellings	Refused (appeal dismissed)
	P08/W1029/O	200 dwellings	Withdrawn
	P08/W1028/O	420 dwellings	Refused
	P88/W0736/O	Detached dwellings	Refused (appeal withdrawn)
	P81/W0425/O	Pair of dwellings	Refused
	P63/H0139	Petrol station	No decision
	P63/H0135	Motel	No decision
	P51/H0035	One dwelling	Permitted
Site description and current uses	Agricultural field between Benson Lane and the A4074.		
Site boundaries	Mature trees and hedgerows		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Industrial and business uses to the North WestResidential to South and South EastAgricultural land to North and East.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Crowmarsh Gifford. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.Strip of TPOs in the centre of the site and on the Northern tip		
Physical problems or limitations	<ul style="list-style-type: none">Site has the presence of legally protected Barn Owls and Adders on Northern part of the siteTransport assessment completed as part of the application P09/W0201/O, which concluded that the Benson Lane (South)/A4074 junction operates within capacity in all scenarios.		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 215 and recent planning applications		
Achievability	Land considered achievable as highlighted in appeal		

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	decision from Dec 2009 there are no constraints to bringing the site forward for development and it is in single ownership.
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.

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO3		
Other useful references	Site Submission: 157		
Site address	Land at Howberry Park, Benson Lane		
Site area (hectares)	9.4		
Planning history	P08/W1266/O	Residential Development	Withdrawn
	P06/W0910/O	Redevelopment of part of Howberry park site for residential use	Withdrawn
Site description and current uses	Business Park		
Site boundaries	Mixture of fencing and trees River Thames borders the East and Stream borders the North		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Business uses to the South• Field to the West.• Agriculture and Crowmarsh Battle Farm to the North		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Crowmarsh Gifford. 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">• Flood Zone 2 and 3 covers approximately 4.35ha of the site to the West.• Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as a large part of the site is in the flood zone.		
Availability and Achievability			
Availability	Intention known through site submission 157 and recent planning applications		
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.		

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford
Site Reference	CRO4
Other useful references	None
Site address	Land to rear of Institute of Hydrology, Benson Lane
Site area (hectares)	2.6
Planning history	No relevant planning history
Site description and current uses	Grass field
Site boundaries	Low fencing and trees
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Business to the North, South and East (Howbery Business Park). • Field to the West.
Suitability for housing	
Policy restrictions	The proposed site would be on the edge of Crowmarsh Gifford. 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"> • Flood Zone 2 covers approximately 0.5ha of the sites Western edge. • Site has the presence of legally protected Osprey on western edge. • 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 through the plan making process and therefore availability remains 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.

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO5		
Other useful references	Site Submission 258		
Site address	Land to the rear of Newnham Green		
Site area (hectares)	2.7		
Planning history	P72/H0882	Site for residential development	Refused
Site description and current uses	Agricultural fields		
Site boundaries	Low hedges, some trees in North West		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Agriculture to the North, South and EastRiver Meadow to the West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Site is in the Chilterns AONBThe proposed site would be on the edge of Crowmarsh Gifford. 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">Transport assessment to the completed, if appropriate, through the plan making process		
Availability	<ul style="list-style-type: none">Intention known for southern part of site be submission 258.Rest of site has not been submitted for development through the plan making process so deliverability remains unknown.		
Suitability	Site is considered not suitable in principle as it is in the AONB.		
Availability and Achievability			
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.		

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO6		
Other useful references	Site submission 222		
Site address	Land at the Murrens, Old Reading Road		
Site area (hectares)	2.6		
Planning history	P09/W0685	Conversion of existing building to 3 bed dwelling	No Decision
	P08/W1184	Siting of 8 touring caravans with associated landscaping	Refused
	P08/W0785	Increase number of pitches from 30 to 34.	Permitted
	P04/W1252	Construction of a vehicular access	Permitted
	P03/E0388	Part demolition, alterations and extension to form 4 flats	Refused
	P01/W0858/O	Erection of three dwellings	Refused
Site description and current uses	Field with reclamation yard in South West corner and caravan in the Northern part of the site.		
Site boundaries	Tall conifer hedging to South, intermittent hedging on other boundaries.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Agricultural land to the South• Primary school to West Residential and caravan park to North• Outline permission for agricultural workshops to the South.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Site is in the Chilterns AONB• TPOs in the North West of the site and on the Northern edge by the caravan site.• The proposed site would be on the edge of Crowmarsh Gifford. 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 not suitable in principle as it is in the AONB. There are also TPOs on the site.		
Availability and Achievability			
Availability	Intention known through site submission 222		
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.		

CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO7		
Other useful references	Site submission 223		
Site address	Land South of Newnham Manor		
Site area (hectares)	6.1		
Planning history	P07/W0827/O	The erection of an agricultural workshop with ancillary offices to the South West of the site. New access to A4074.	Permitted
Site description and current uses	Arable field boarded by the Old Reading Road to the West and A4074 to the East		
Site boundaries	Eastern boundary - patchy hedge. North and West of the site have a mixture of mature trees and some hedging.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Agricultural land to the South and West.• Residential to the North including the Grade II Listed Newnham Murren.• A4074 to the East with agricultural land beyond.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Site is in the Chilterns Area of Outstanding Natural Beauty.• TPOs on North edge of site• The proposed site would be on the edge of Crowmarsh Gifford. 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 not suitable in principle as it is in the AONB. There are also TPOs on the site.		
Availability and Achievability			
Availability	Intention known through site submission 223		
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.		

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Settlement	Crowmarsh Gifford
Site Reference	CRO8
Other useful references	Site Submission 259
Site address	Land between Portway and Cox's Lane
Site area (hectares)	3.6
Planning history	No relevant planning history
Site description and current uses	Grassland
Site boundaries	Mature trees and hedges
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the South, West and East. • Residential to the North.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Whole site is in the Chilterns Area of Outstanding Natural Beauty. • There are three areas of TPO trees within the site. Two to the North and one along the Southern boundary. • The proposed site would be on the edge of Crowmarsh Gifford. 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 not suitable in principle as it is in the AONB. There are also TPOs on the site.
Availability and Achievability	
Availability	Intention known through site submission 259
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.

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Settlement	Crowmarsh Gifford		
Site Reference	CRO9		
Other useful references	Site submission 260 covers majority of site excluding Whitebanks area		
Site address	The Lime Pit, Old Crowmarsh Hill		
Site area (hectares)	7.9		
Planning history	P05/W1129/O	Three 2 bed affordable and two 3 bed dwellings	Refused
	P80/W0501/O	Single Dwelling	Appeal dismissed
	P73/H0958	Detached dwelling	Refused
	P72/H1344/D	Two caravans	Appeal dismissed
	P67/H0676	Dwelling house	Refused
	P64/H0325	Two dwellings	Refused
	P62/H0731	Two dwellings	Refused
	P62/H0714/D	Caravan	Refused
	P62/H0635	Four dwellings	Refused
	P62/H0511	Automobile workshop	Refused
	P61/H0414	One dwelling	Approval
	P59/H0373	Residential dwellings	Refused
	P59/H0239	Residential dwellings	Refused
Site description and current uses	Arable Agricultural Land		
Site boundaries	Mature trees and hedges		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to WestAgricultural land to the North, South and East.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Whole site is in the Chilterns Area of Outstanding Natural Beauty.The proposed site would be on the edge of Crowmarsh Gifford. 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 not suitable in principle as it is in the AONB.		
Availability and Achievability			
Availability	Intention known for majority of site through submission 260 rest of site availability is unknown		
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		

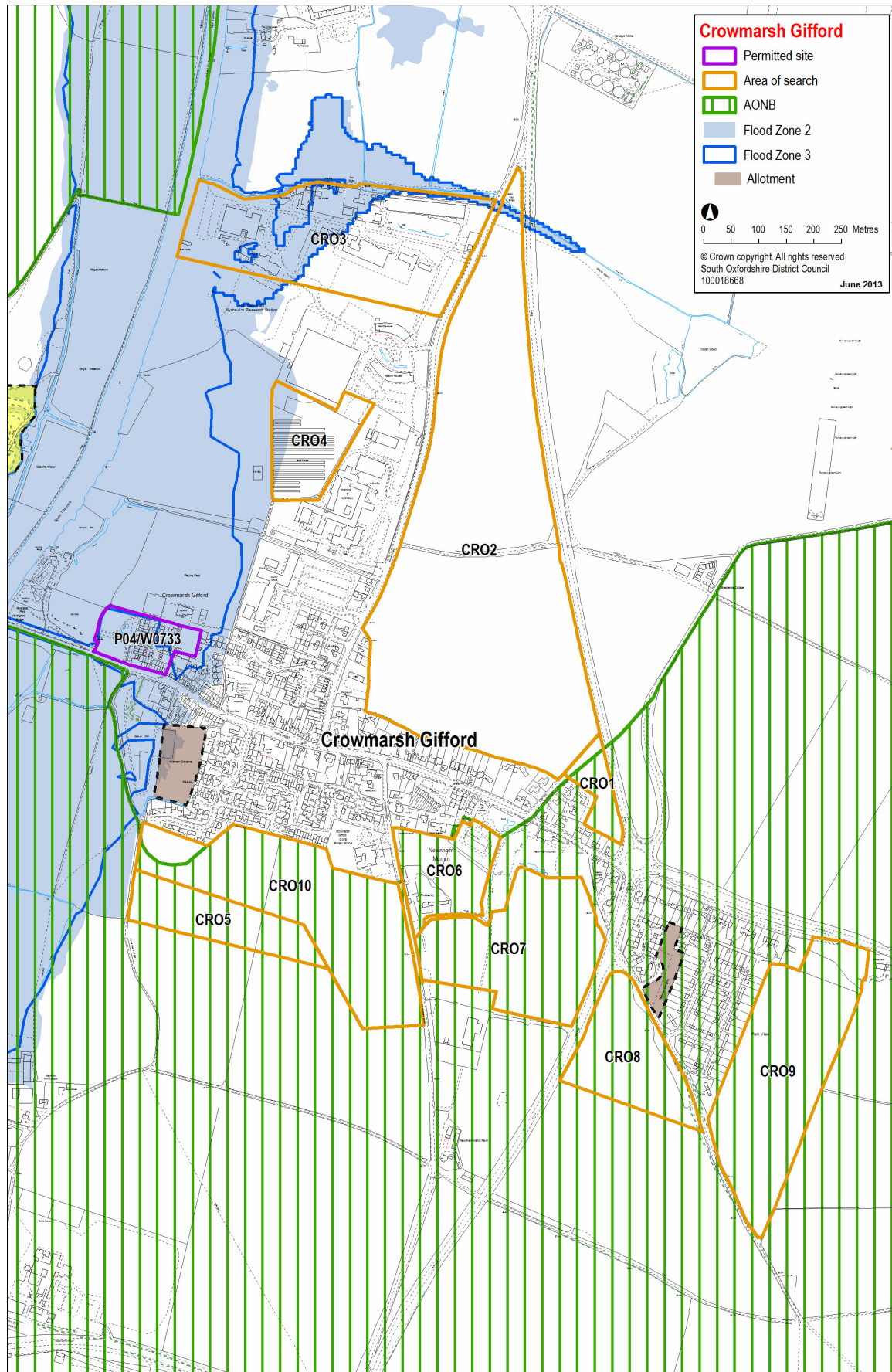
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	other potentially suitable sites.
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CROWMARSH GIFFORD

Settlement	Crowmarsh Gifford		
Site Reference	CRO10		
Other useful references	Site Submission 285		
Site address	Old Reading Road, Crowmarsh Gifford		
Site area (hectares)	8.3		
Planning history	P96/W0488	Change of use of existing farmland for equestrian use	Refused
	P83/W0536	Change of use of land from agriculture to recreation, open space and community use	Approval
	P72/H0882	Site for residential development	Refused
Site description and current uses	Agricultural fields		
Site boundaries	Low hedges, some trees in North West		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential and Primary school to the NorthAgriculture to the South and EastRiver Meadow to the West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Site is in the Chilterns AONBThe proposed site would be on the edge of Crowmarsh Gifford. 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">Transport assessment to the completed, if appropriate, through the plan making process		
Availability	<ul style="list-style-type: none">Intention known for southern part of site be submission 285.Rest of site has not been submitted for development through the plan making process so deliverability remains unknown.		
Suitability	Site is considered not suitable in principle as it is in the AONB.		
Availability and Achievability			
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.		

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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

本文件可以應要求，製作成中文 (繁體字) 版本。
Chinese

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