



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 2: Benson

Final Report | 2011

BENSON

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 LDF process, during which its acceptability will be judged by comparison with other potential sites.		

BENSON

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 edge Open countryside to North and West. 		
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 2011 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 LDF 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 LDF 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BENSON

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 2011 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 LDF 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 LDF 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BENSON

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 West Mature 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 North Agriculture to East and West 		
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 2011 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 site Transport assessment to be completed, if appropriate, through the LDF 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 LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

BENSON

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 2011 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BENSON

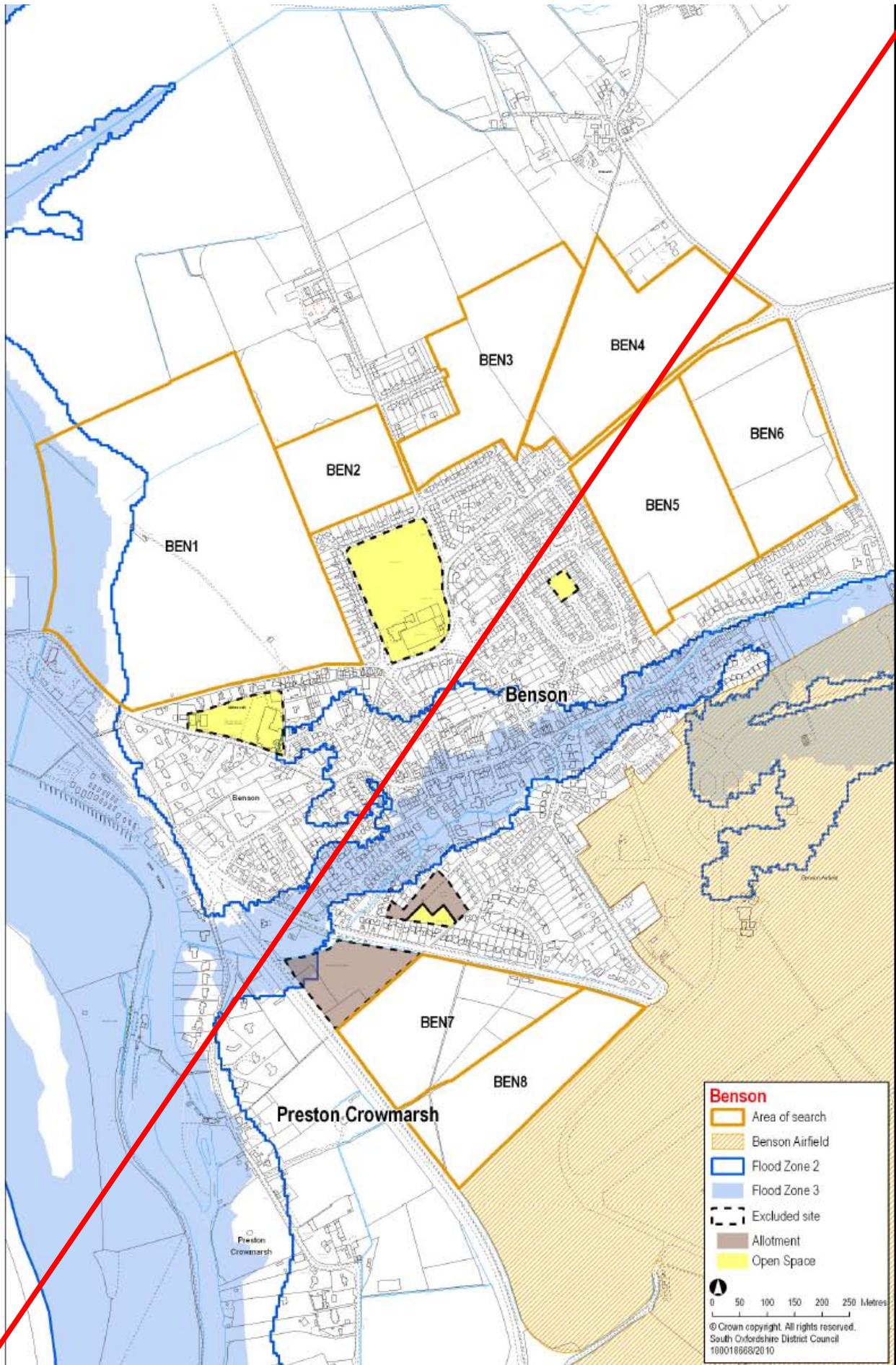
Settlement	Benson		
Site Reference	BEN6		
Other useful references	None		
Site address	Land south of Braze Lane		
Planning history	P78/W0081/O	Erection of Houses	Refused
	P74/M0008	Erection of Houses	Refused
	P73/M1116	Erection of Houses	Refused
	P73/M1104	Erection of Houses	Refused
	P73/M1089	Erection 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 2011 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 LDF 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 LDF 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

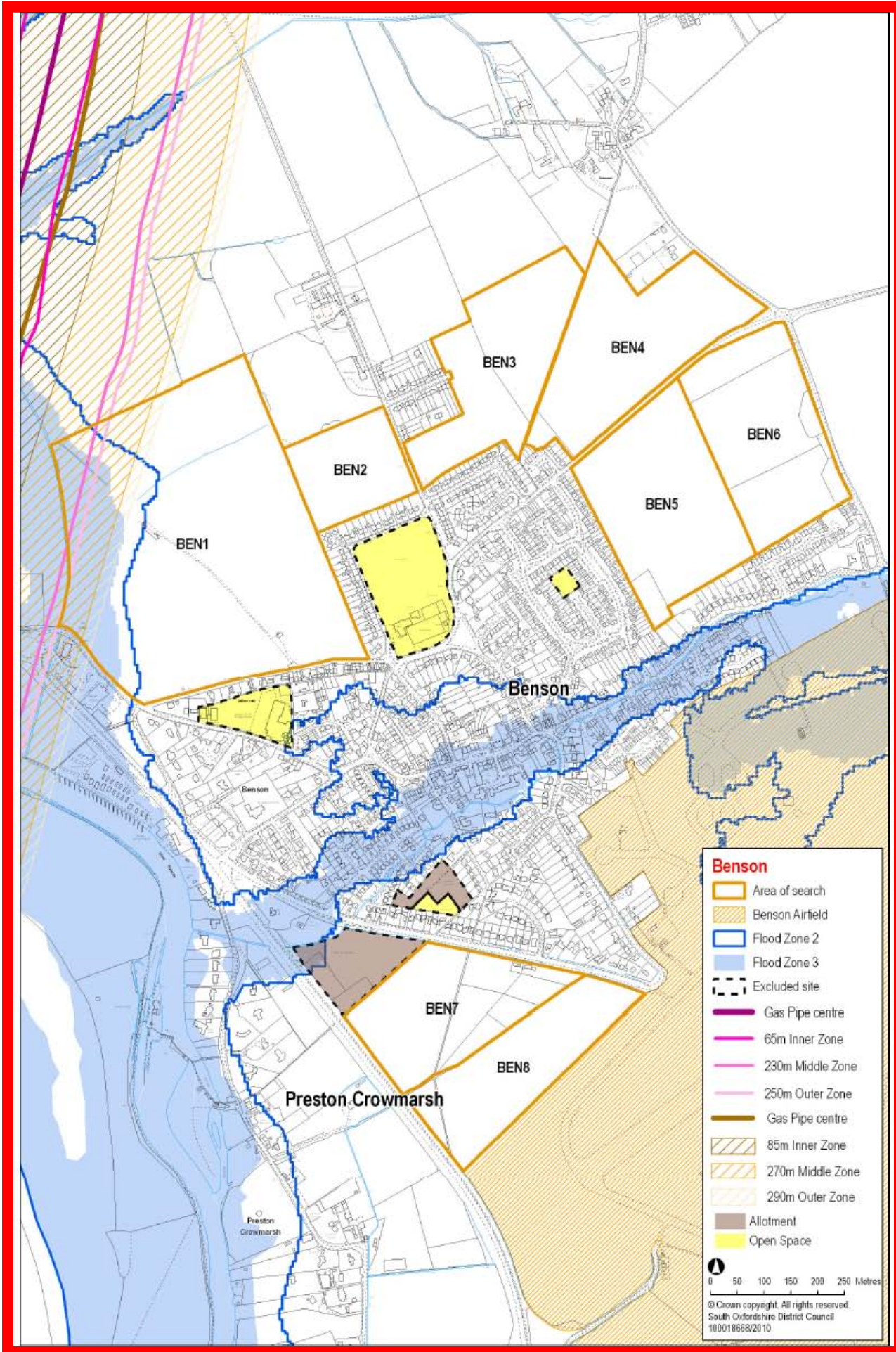
BENSON

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 2011 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 LDF 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BENSON

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 2011 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 LDF 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.





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

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Urdu

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