



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 5: Chinnor

March 2011

CHINNOR

Settlement	Chinnor		
Site Reference	CHI1		
Other useful references	Site submission number 180		
Site address	Crowell End Farm		
Planning history	P98/N0686/CM	Access road across Crowell End Farm	Withdrawn
Site size (hectares)	10.1		
Site description and current uses	Agriculture		
Site boundaries	<ul style="list-style-type: none"> Disused railway forms part of Southern boundary. Mature hedging is on the East and West. Residential to the North. 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Mostly open countryside with some residential to the North. Beyond railway track to the East is Chinnor cement works. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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"> Pylons across Northern part of site Site within Chinnor Cement Works Minerals Consultation area, however OCC have advised that this area related to the buffer for the extraction at Chinnor Cement Works that has already taken place. 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 submission 180.		
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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI2		
Other useful references	Site submission number 176		
Site address	Land at Oakley Road		
Planning history	P97/N0689/O	Residential development on whole of site	Withdrawn
	P70/M0898	Residential development on part of site	Refused
	P66/M0387	Residential development on part of site	Refused
	P60/M1392	Housing development on part of site	No Decision
Site size (hectares)	1.8		
Site description and current uses	Open pasture on edge of settlement currently in equestrian use.		
Site boundaries	Residential fencing on eastern boundary with tall fencing / hedging on all other boundaries.		
Surrounding land uses and character of surrounding area	Residential to the East and open countryside elsewhere.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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	Intention known through site submission 122 and 176 (which also includes 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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI3		
Other useful references	Site submission number 176 and 122		
Site address	Land to rear of Lower farm		
Planning history	P60/M1392	Housing development	No Decision
	P66/M0387	Residential development	Refused
	P70/M0898	Residential development	Refused
Site size (hectares)	1.5		
Site description and current uses	Open pasture land currently not in use.		
Site boundaries	Residential fencing on eastern boundary with tall fencing / hedging on all other boundaries.		
Surrounding land uses and character of surrounding area	Residential to East and agriculture elsewhere.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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	Intentions have been made known through combinations of site formations in site submissions 122 and 176 (including 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.		

CHINNOR

Settlement	Chinnor
Site Reference	CHI4
Other useful references	Site submission number 174
Site address	Rear of 53/55 Oakley Lane
Planning history	No relevant planning history
Site size (hectares)	2.1
Site description and current uses	Agricultural land currently not in use.
Site boundaries	Residential fencing on Eastern boundary with tall fencing / hedging on all other boundaries.
Surrounding land uses and character of surrounding area	Residential to East and agriculture elsewhere.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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	Intention known through site submission 174 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI5		
Other useful references	None		
Site address	Land to rear of Middle Turn		
Planning history	P64/M0844	Two agricultural worker dwellings	Refused
Site size (hectares)	3.7		
Site description and current uses	Agricultural land currently not in use.		
Site boundaries	Residential fencing on Eastern boundary with tall fencing / hedging on all other boundaries.		
Surrounding land uses and character of surrounding area	Residential to East and agriculture elsewhere.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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 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.		

CHINNOR

Settlement	Chinnor
Site Reference	CHI6
Other useful references	None
Site address	Land to rear of Middle Farm
Planning history	None
Site size (hectares)	8
Site description and current uses	Open pasture land currently not in use. Site is part of residential curtilage.
Site boundaries	Unmade track forms southern boundary. Mature hedging on other boundaries.
Surrounding land uses and character of surrounding area	Mostly open countryside with some residential.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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.
Achievability and availability	
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.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI7		
Other useful references	Site submission number 018		
Site address	Mill Lane		
Planning history	P05/E0974/RET	Change of use from pasture land to equestrian use	Refused
	P89/N0115/O	Erection of buildings for social, recreational and educational purposes	Permitted
	P75/N0542	Secondary School	Permitted
	P76/N0129/OCC	Secondary School	Permitted
Site size (hectares)	3.6		
Site description and current uses	Site has a sloping edge to the North West and is agricultural land currently used for grazing.		
Site boundaries	Mature hedging and trees on all boundaries.		
Surrounding land uses and character of surrounding area	Open countryside to the north and west, primary school to the east and residential development to the south. Character of surrounding area is a mixture of built up and rural.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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.		
Achievability and availability			
Availability	Intention known through site submission 018 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI8		
Other useful references	Site submission number 017		
Site address	Land at corner of Mill Lane and Thame Road		
Planning history	P01/N0271/O	Erection of affordable housing, associated parking, car park and access from Mill Lane	No Decision
	P00/N0262/O	Erection of 21 detached dwellings and garages. Erection of 30 low cost homes, parking and road system	Withdrawn
	P87/N0813/O	Erection of 32 units of sheltered accommodation, Wardens dwelling, ancillary recreational areas and public car park	Refused
	P78/N0591/CU	Change of use from agricultural to nursery and garden centre	Refused
	P76/N0279/O	Squash courts and golfing range	Refused
	P72/M0418	Erection of housing, new estate road off Mill Lane	Refused
	P70/M0373	Low density housing and public house	Refused
	P68/M0549	Site for low density housing, public car park and alternative site for pub.	No Decision
Site size (hectares)	2.6		
Site description and current uses	Open pasture on edge of settlement currently not in use.		
Site boundaries	All boundaries marked by mature hedging and wire fencing.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential uses to East and South Land to the North contains agricultural buildings that are redundant and are used for employment and commercial purposes. 		

CHINNOR

	<ul style="list-style-type: none"> • Primary school to 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 Chinnor. 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	<p>Transport assessment to be completed, if appropriate, through the LDF process.</p> <p>The outstanding planning application does include suggestions for transport improvements. This can be accessed at www.southoxon.gov.uk via a link on the planning homepage.</p>
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Achievability and availability	
Availability	Intention known through site submission 017 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI9		
Other useful references	Site submission number 164		
Site address	Chinnor Garden Centre		
Planning history	P96/N0497/O – (refused October 1996)	37 dwellings	Refused
	P83/N0021	Nursery buildings	Permitted
	P74/M0124	Erection of 8 detached houses and garages	Refused
Site size (hectares)	1.2		
Site description and current uses	Edge of settlement site currently in active use as a garden centre.		
Site boundaries	Boundaries marked out by fencing / hedging.		
Surrounding land uses and character of surrounding area	Some low density residential development and agricultural buildings. Character of surrounding area is mainly open countryside.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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		
Availability	Intention known through site submission 164.		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and achievability			
Achievability	Unknown		
Overcoming constraints	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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI10		
Other useful references	Northern half of site submitted as site 252		
Site address	Land north of Malyns Close		
Planning history	P63/M0660	Application for dwellings	Refused
	P58/M0771	Application for dwellings	No Decision
Site size (hectares)	3.2		
Site description and current uses	Farm and surrounding fields on edge of settlement currently in active use.		
Site boundaries	All boundaries marked by hedging / fencing.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to North and East • Residential to South 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 Chinnor. 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	Intention known for northern part of site through submission 252		
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.		

CHINNOR

Settlement	Chinnor
Site Reference	CHI11
Other useful references	None
Site address	Area north of Leyburne Gardens
Planning history	None
Site size (hectares)	4.2
Site description and current uses	Currently agricultural land used for grazing.
Site boundaries	Bordered by low hedging.
Surrounding land uses and character of surrounding area	Residential development to the South Agriculture elsewhere
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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
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.

CHINNOR

Settlement	Chinnor
Site Reference	CHI12
Other useful references	None
Site address	Land at Lane Farm
Planning history	None
Site size (hectares)	3.5
Site description and current uses	Open fields / pasture on edge of settlement currently used for grazing.
Site boundaries	Area surrounded by low hedging.
Surrounding land uses and character of surrounding area	Residential development to the south. Open countryside elsewhere. Character is mostly rural.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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
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.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI13		
Other useful references	None		
Site address	Land north of Lower Icknield Way		
Planning history	P63/M0568	Application for houses and access on part of site	No Decision
Site size (hectares)	11.2		
Site description and current uses	Agricultural land on edge of settlement currently not in use.		
Site boundaries	All boundaries have high mature hedges.		
Surrounding land uses and character of surrounding area	Mostly surrounded by agricultural land, some to the South.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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		
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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI14		
Other useful references	Site submission number 008		
Site address	Land at Lower Icknield Way		
Planning history	P66/M0200	Site for 29 houses	Refused
Site size (hectares)	5.7		
Site description and current uses	Edge site currently in existing residential use.		
Site boundaries	All site boundaries are marked by low hedging.		
Surrounding land uses and character of surrounding area	Mostly open countryside and existing low density residential uses.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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	Intention known through site submission 008.		
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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI15		
Other useful references	None		
Site address	Land at Lower Icknield Way		
Planning history	P60/M1535	Site for 6 houses with accesses.	No Decision
Site size (hectares)	3.7		
Site description and current uses	Agricultural land on the edge of a settlement.		
Site boundaries	All boundaries marked by mature hedging.		
Surrounding land uses and character of surrounding area	Surrounded by Agricultural land with a small amount of low density residential development to 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 Chinnor. 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		
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.		

CHINNOR

Settlement	Chinnor
Site Reference	CHI16
Other useful references	Site Submission 166
Site address	Land behind Hernes Oak
Planning history	None
Site size (hectares)	16.2
Site description and current uses	Area of open countryside currently not in use.
Site boundaries	All boundaries marked by mature hedging.
Surrounding land uses and character of surrounding area	Mostly agricultural land with a small amount of residential to the North of the site.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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	Intention known through site submission 166 and SHLAA information for North Eastern part of Site. Area closer to existing settlement is unknown.
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.

CHINNOR

Settlement	Chinnor
Site Reference	CHI17
Other useful references	Site submission number 245
Site address	Land behind High Street, Chinnor
Planning history	None
Site size (hectares)	2.5
Site description and current uses	Area of open countryside currently not in use
Site boundaries	Mixture of hedging and fencing
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agricultural land to South and East • Residential 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 Chinnor. 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	Intention known through site submission 245
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.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI18		
Other useful references	None		
Site address	Land east of Wykeham Rise		
Planning history	P73/M0022	Site for residential development and accesses	Refused
	P70/M0179	1. Amenity area of shops car parks, public buildings 2. Extension of playing fields and school site 3. Housing scheme	Refused (appeal dismissed)
Site size (hectares)	9.9		
Site description and current uses	Open countryside on edge of settlement currently not in use.		
Site boundaries	Disused railway forms northern boundary with high mature hedging on all others.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agricultural land to South and East • Residential 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 Chinnor. 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"> • Site within Chinnor Cement Works Minerals Consultation area, however OCC have advised that this area related to the buffer for the extraction at Chinnor Cement Works that has already taken place. • 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		
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.		

CHINNOR

Settlement	Chinnor		
Site Reference	CHI19		
Other useful references	Site submission number 026 & 083		
Site address	Land off Golden Hills		
Planning history	P90/N0297	Application for 4 detached dwellings	Refused
	P64/M0290	Application for dwellings	Refused
	P59/M1058	Application for 14 bungalows	Refused
Site size (hectares)	1.6		
Site description and current uses	Flat agricultural land currently not in use.		
Site boundaries	All boundaries edged by mature hedging and trees.		
Surrounding land uses and character of surrounding area	Residential development to North and East. Disused railway runs along the Southern edge of the site.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Chinnor. 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"> • Site within Chinnor Cement Works Minerals Consultation area, however OCC have advised that this area related to the buffer for the extraction at Chinnor Cement Works that has already taken place. • 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 submission 165 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHINNOR

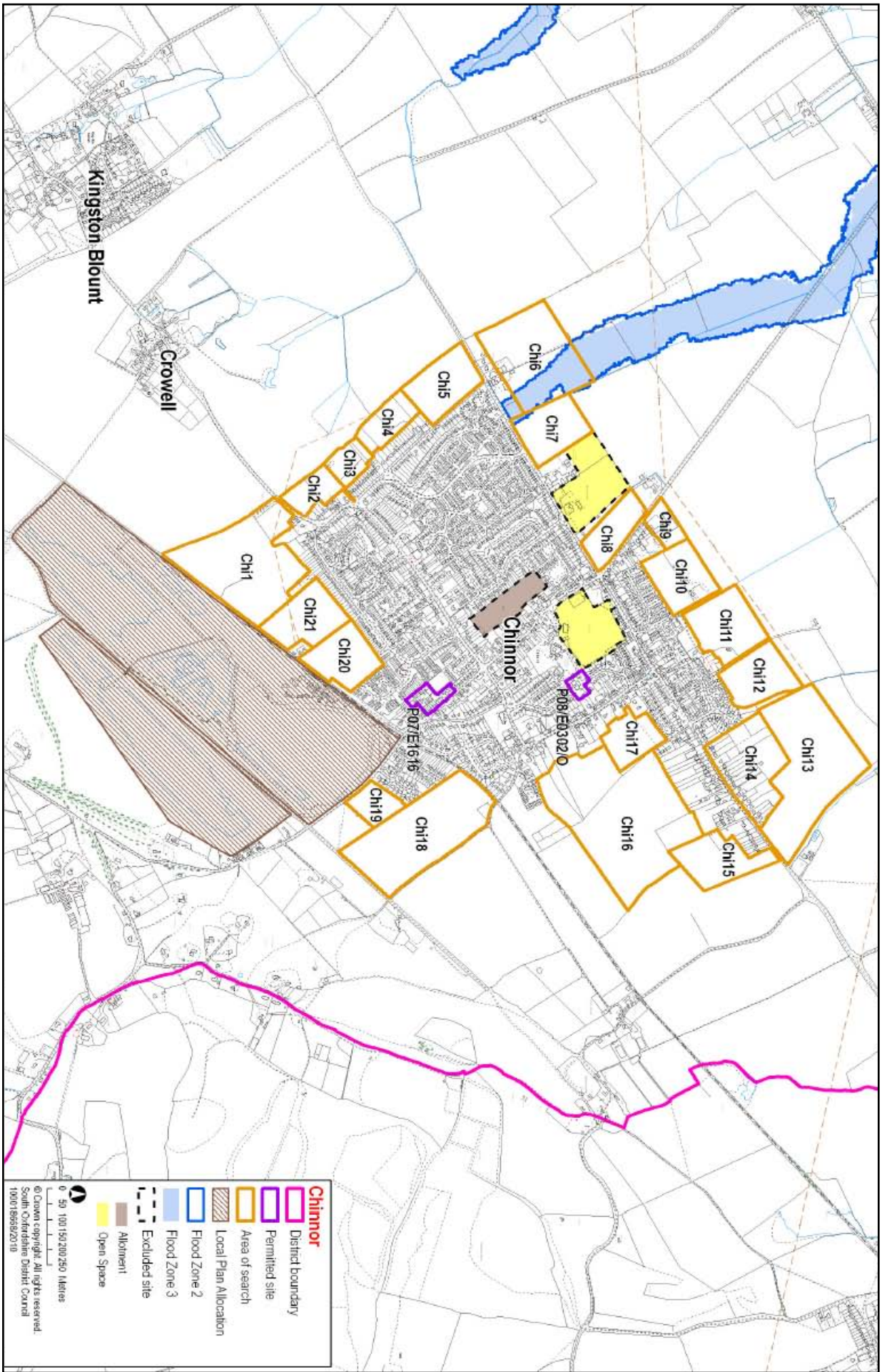
Settlement	Chinnor		
Site Reference	CHI20		
Other useful references	Site submission number 165		
Site address	Land adjacent to Chinnor cement works		
Planning history	P86/N0838/O	Residential development	Refused
	P72/M1439	Site for industrial development	No Decision
	P71/M0015	Erection of 87 dwelling houses and garages and estate roads	Refused
	P69/M0221	Application for 96 houses	Refused (appeal dismissed)
	P65/M0741	Erection of dwelling houses with accesses and roads	No Decision
	P64/M0935	Site for residential development and roads, accesses	No Decision
	P64/M0528	Change of use to land for industry	Refused
	P63/M0058	Site for factory development	Refused
Site size (hectares)	3.5		
Site description and current uses	Flat agricultural land currently not in use.		
Site boundaries	All boundaries edged by mature hedging and trees.		
Surrounding land uses and character of surrounding area	Residential development to North and East. Disused railway runs along the Southern edge of the site.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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"> Site within Chinnor Cement Works Minerals Consultation area, however OCC have advised that this area related to the buffer for the extraction at Chinnor Cement Works that has already taken place. Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		

CHINNOR

Availability and achievability	
Availability	Intention known through site submission 165 and SHLAA response.
Achievability	Landowner has entered into an option agreement with Messrs McCann Homes.
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.

CHINNOR

Settlement	Chinnor		
Site Reference	CHI21		
Other useful references	Site submission number 163		
Site address	Land adjacent to Chinnor cement works		
Planning history	P63/M0058	Site for industrial estate	Refused
	P64/M0528	Change of use to land for industry	Refused
	P69/M0757	Site for new primary school on part of site	No Decision
Site size (hectares)	3.8		
Site description and current uses	Flat open agricultural land on edge of settlement currently not in use.		
Site boundaries	All boundaries edged by mature hedging and trees.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential development is on the North and Eastern edge of the site. The disused railway runs along the Southern edge of the site. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land The proposed site would be on the edge of Chinnor. 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"> Site within Chinnor Cement Works Minerals Consultation area, however OCC have advised that this area related to the buffer for the extraction at Chinnor Cement Works that has already taken place. 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 submission 163		
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

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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01491 823725 or email
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Listening Learning Leading

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