



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 6: Cholsey

March 2011

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"> To the South and West it is predominately residential. To the North and East it is 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 Cholsey. 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 the 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 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHOLSEY

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"> • Housing to the West and South. • Fairmile Hospital to the East. • Agricultural land to the North. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land. • The proposed site would be on the edge of Cholsey. 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"> • Part of Site within Minerals Consultation Zone • 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 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHOLSEY

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"> Housing to 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 Cholsey. 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 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 LDF 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"> • Employment site to the West (Kentwood Farm) • Housing to the North and East • Agriculture to the South. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • Grade II agricultural land. • The proposed site would be on the edge of Cholsey. 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 not suitable in principle as it falls within the AONB.		
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 not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the LDF 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"> • Sewage works to the North • Agricultural land to the West and South East, beyond this is housing • School to the South 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 Cholsey. 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 0.7ha of the site is within Flood Zone 2 and 3. • Site within Minerals Consultation Zone • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered not suitable in principle as it is separated from existing residential by flood zone3.		
Availability and Achievability			
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 LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHOLSEY

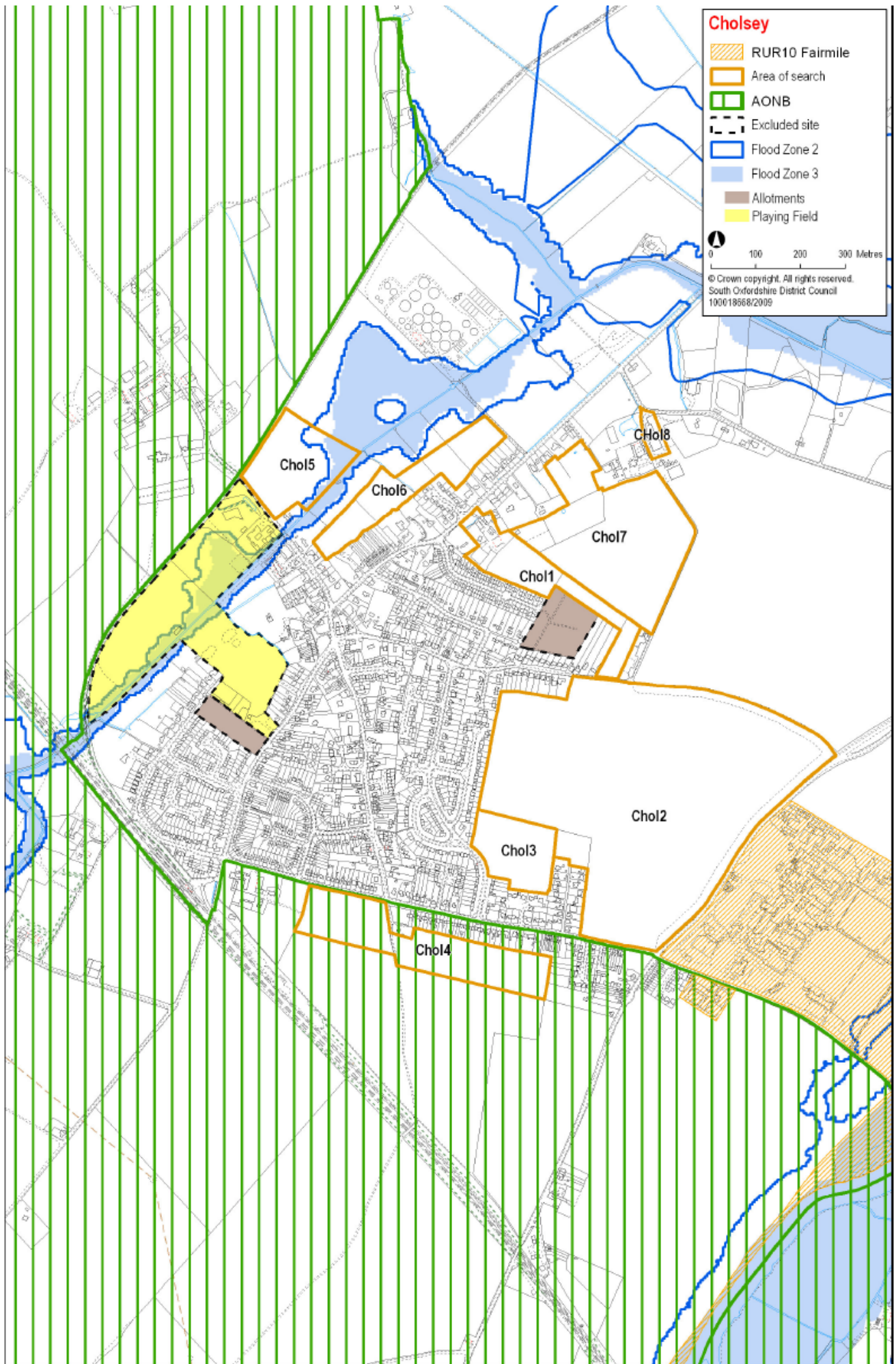
Settlement	Cholsey		
Site Reference	CHOL6		
Other useful references	None		
Site address	Land to the rear of properties on the West side of Wallingford Road		
Planning history	P82/W0391/O	Erection of 2 dwellings	Refused
	P73/R5211	Erection of a single dwelling	Refused
	P73/R5210	Erection of 3 dwellings	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. 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"> • Agricultural land to North East and North West • Residential development to South and East. • Sewage works beyond agricultural land to the North. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Grade II agricultural land • The proposed site would be on the edge of Cholsey. 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 Minerals Consultation Zone • 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 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 LDF 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.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Grade II agricultural land. The proposed site would be on the edge of Cholsey. 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"> Part of site within Minerals Consultation Zone 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 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 LDF 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.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> The proposed site would be on the edge of Cholsey. 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 Minerals Consultation Zone 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 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 LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		



Cholsey

- RUR10 Fairmile
- Area of search
- AONB
- Excluded site
- Flood Zone 2
- Flood Zone 3
- Allotments
- Playing Field

0 100 200 300 Metres

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