



Chinnor Neighbourhood Plan

2011-2034

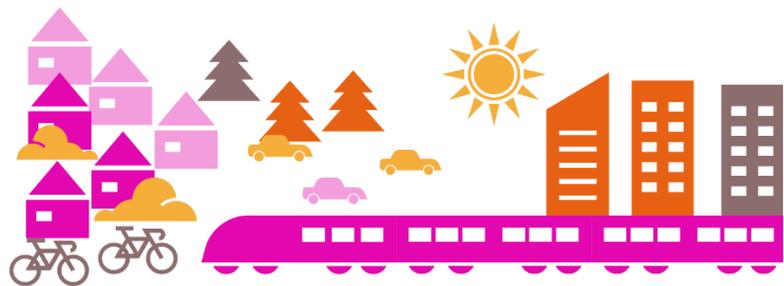
Appendix 6: Site Allocations

Submission Draft

August 2019

Site Allocation Review of the Chinnor Neighbourhood Plan

Chinnor Parish Council



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Introduction

1. Andrea Pellegram MRTPI (the consultant) has been commissioned by Chinnor Parish Council to prepare a site assessment and recommendations for site allocation for the review of the Chinnor Neighbourhood Plan. The Chinnor Neighbourhood Plan was made in October 2017 and the review began in April 2018.
2. Evidence has been supplied to the consultant by the Parish Council and the steering group. This has been used in an independent assessment by the consultant based on evidence available on the local planning authority website and other web-based data sources. Every effort has been made to undertake the assessment in a fair and transparent manner based on this available evidence.

Why Chinnor needs to undertake a Housing Site Allocation review

3. In the closing stages of the preparation of Chinnor's Neighbourhood Plan (NDP), the December 2016 Ministerial Statement made provision that neighbourhood plans that allocated sites for housing were considered up to date when a three-year housing land supply could be demonstrated. The National Planning Policy Framework (2018) codifies the ministerial statement in para. 14 and states that a made neighbourhood plan that contains policies and allocations to meets its identified housing requirement is considered to be up to date when the local planning authority can demonstrate at least a three-year housing land supply and its housing delivery was at least 45% of that required over the previous three years. However, this provision only applies where the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made.
4. On 12 September 2018, a ministerial statement was issued (HLWS924) which, in the light of the Government's commitment to the Oxfordshire Housing and Growth Deal, under NPPF para. 217, the Government agreed to planning freedoms and flexibilities. The Statement allowed that for the purposes of NPPF para. 11(d) and Footnote 7, only a three-year housing land supply would be required to be demonstrated. The Statement clarified that the policy flexibility did not apply to the Housing Delivery Test limb of footnote 7. This policy flexibility would be under review and would remain in effect until the adoption of the Joint Statutory Spatial Plan in each area, provided that the timescales agreed in the Housing Growth Deal were adhered to. South Oxfordshire District Council (SODC) was listed as a local planning authority where the Statement would apply.
5. The original NDP considered a number of potential sites for allocation. No selected sites were included in the 2017 made Chinnor NDP because the two preferred sites

(CHI 7 and CHI 8) plus one reserved site (CHI 20) had already been granted planning permission. As the NDP's preparation was nearing completion, and rather than delay submission for approval and referendum by adding selected development sites, it was decided to complete the plan without allocated sites. The aim then was to review the NDP following adoption with the objective of incorporating allocated sites, thus ensuring that the Chinnor NDP would be amended to keep up to date with changes in the planning system. This site assessment is in support of that aspiration. The recommendations in this report will provide evidence required to revise the Chinnor NDP housing policies.

6. Several positive meetings with SODC, Chinnor Parish Council and the Steering Group have now taken place, from late in 2017 to early 2019. A meeting with the consultant and assigned planning officer took place in April 2018 where the approach and methodology for the site review was agreed in principle.

Methodology

7. The National Planning Policy Framework (NPPF) was re-issued in July 2018 and updated in 2019.
8. NPPF Appendix 2 indicates that to be considered "deliverable", sites should be *available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable unless permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
9. The "Site Assessment for Neighbourhood Plans Toolkit"¹ states, accordingly, that the allocated sites must be: suitable, available, and achievable.

¹"Site Assessment for Neighbourhood Plans: A toolkit for neighbourhood planners", Locality, 2015, pages 11-14.

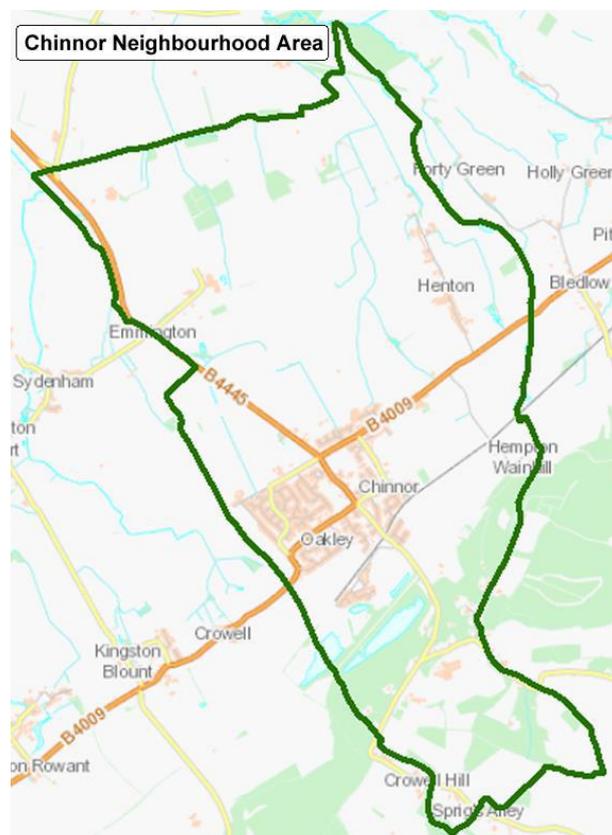
- a. A site is **suitable** if there are no insurmountable physical or environmental factors which would restrict development, or it has received planning permission.
 - b. A site is **available** if there is evidence that a landowner or developer is willing to sell or develop the site at a known point in the future, and within the plan period.
 - c. A site is **achievable** if there is evidence that it is economically viable and there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.
10. For the purposes of this document, the following conclusions are drawn from the NPPF and the toolkit:
- a. The most deliverable sites will be those that have detailed planning permission for housing which is unexpired (“very deliverable”);
 - b. The second most deliverable sites will be those that have received outline planning permission for housing which is unexpired (“deliverable”).
 - c. The third most deliverable sites will be those that are:
 - i. Suitable in planning policy terms;
 - ii. Have been put forward by the landowner as available;
 - iii. Suitable for housing development in the next 5 years and therefore achievable.
11. The purpose of this report is to make recommendations on site allocations for the Chinnor NDP. The task will be to identify those sites that are most deliverable, whether they have received full or outline planning permission and whether further sites should be allocated.

Planning policy context

12. Chinnor parish lies within South Oxfordshire District. The Local Development Plan consists of the following:
- The South Oxfordshire Local Plan 2011 Saved Policies, 2006, (Local Plan)
 - The South Oxfordshire Core Strategy, December 2012 (Core Strategy)
 - The Chinnor Neighbourhood Plan (October 2017)

13. The South Oxfordshire Local Plan 2011 – 2034, Second Publication Version, January 2019 (the emerging Local Plan) is of relevance to this report but it bears limited weight. However, the emerging Local Plan is based on sound planning evidence that is relevant to this site assessment and this will be considered alongside the planning history of the parish since 2011.
14. A full review of policy is set out in **Appendix 1** which also suggests appropriate assessment criteria, and focuses on the following topics:
 - Sustainable transport
 - Design
 - AONB and landscape
 - Climate Change
 - Natural Environment
 - Historic Environment
 - Community Facilities
15. The site assessment is for the Chinnor NDP area, set out in **Figure 1**.

Figure 1: Chinnor NDP area



16. The policy review in Appendix 1 is used to identify criteria to assess individual sites. A colour coding scheme will be used as follows:

	The development will not be able to fully address the provisions of the policy or objective.
	The development does not meet the provisions of the policy or objective, but mitigation measures might be able to overcome the harm that might be caused.
	The development meets the provisions of the policy or objective.

Strategic housing allocation

17. The NPPF makes it clear that local plans are the key to delivering sustainable development² and neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area³. The NPPF requires local planning authorities to determine the minimum number of houses needed by using the standard method in national planning guidance⁴. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land assessment⁵. Strategic policy-making authorities should, as a minimum, provide for objectively assessed needs for housing⁶. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area⁷.
18. Core strategy CSS1 identifies Chinnor as a larger village that will be supported and enhanced as a service centre. Strategic housing allocations are focused around Didcot and the remainder of the district is required to provide an additional 2,884 homes. Chinnor, as a larger village, is identified in para. 7.17 as one of the villages offering the most services and with the ability to act as local centres as part of the network of settlements.

² NPPF, para. 11.

³ NPPF, para. 13.

⁴ NPPF, para. 60

⁵ NPPF, para. 67

⁶ NPPF, para. 11b.

⁷ NPPF, para. 69

19. Saved Local Plan policy RUR11 identifies the former Chinnor Cement Works and the housing portion of the allocation has been delivered.

The emerging Local Plan (January 2018)

20. The emerging Local Plan (second publication version January 2019) influences the policy context for the review of the Chinnor neighbourhood plan. Though it can only be given limited weight, the Saved Policies and Core Strategy are now out of date, or nearly out of date. The emerging Local Plan has been prepared to conform to the 2018 version of the NPPF and takes critical factors such as the Oxfordshire Growth Deal into account. As such, it provides valuable context for the site allocation and review of the neighbourhood plan.
21. Emerging Local Plan policy STRAT 1 seeks to ensure that development will support and enhance the role of Chinnor as a local service centre. STRAT 2 sets out the overall housing requirement for the district, taking account of the need to provide housing for Oxford and the Growth deal as a total of 22,775 over the plan period, or 775 homes (South Oxfordshire requirement) and 495 homes (contribution to the Growth Deal requirement) per annum. This is considerably more than anticipated in the Core Strategy.
22. Table 5b reviews housing allocations made by neighbourhood plans in the district and identifies that in the current Chinnor plan, no housing has been allocated.
23. The emerging Local Plan proposes the provision of 15% growth in larger villages.⁸ The supporting text states in para. 5.19:

Development in larger villages should be proportional, appropriate and dependent on existing infrastructure. It is considered that the most appropriate mechanism for delivering housing in larger villages is by preparing a Neighbourhood Development Plan and allocating sites.

24. The emerging Local Plan goes on to state in para. 5.20:

This level of growth will support local services and facilities and result in a sustainable and balanced distribution of development. Where larger villages are in the process of preparing a Neighbourhood Development Plan, the delivery of the houses allocated to these villages should be provided for by the Neighbourhood

⁸ South Oxfordshire Local Plan 2011-2034 JANUARY 2019, para. 5.18.

Development Plan. This enables communities to have their say on where development in their area will go.

25. The emerging Local Plan therefore sets the expectation that neighbourhood plans will allocate sufficient housing land to meet the identified need for a 15% increase from the April 2011 baseline. This is clarified in para. 5.25.

26. Emerging Local Plan para. 5.21 is relevant to Chinnor where a neighbourhood plan has been prepared but no housing has been allocated:

Where a larger village already has an adopted Neighbourhood Development Plan which does not provide for their level of allocated housing development, this will need to be reviewed within the specified timeframe as set out in Policy H4.

27. Policy H4 requires allocations to be made within 12 months of the adoption of the Local Plan.
28. Para. 5.28 of the emerging Local Plan acknowledges that allowed appeals in Chinnor have already enabled this larger village to achieve its 15% growth target but suggests that the Chinnor community may wish to consider safeguarding sites that have been given permission to benefit from the full weight of their NDP and to provide them with a robust baseline for monitoring.

Review of other evidence

29. The local planning authority has produced a significant body of evidence in support of the emerging Local Plan. This evidence will be reviewed here as relevant to site selection.

Brownfield Register

30. One site was identified in Chinnor as 40 Oakley Road. Under (P16/54085/PDO) in respect of a change of use from offices to form 14 apartments and under (P16/S41117/FUL for planning permission to construct 6 apartments in altered roof were approved. This is referred to as site Ref. 359 on the SHELAA, discussed below. South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment October 2017 (SHELAA).
31. The South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) is the most up to date assessment of housing land availability for Chinnor. It is therefore important that the site allocation considers this evidence in detail. If it is not used as the basis of the allocation, the reviewed Neighbourhood Plan might be subject to challenge.

32. Appendix A of the SHELAA is a summary of sites assessed. The conclusions for Chinnor are reproduced in **Table 1** which shows the sites that are currently available (i.e. not built out or under construction) or not put forward as housing sites. The sites that have been assessed in the SHELAA as being suitable, available and achievable are highlighted in grey in the box containing the site reference in **Table 1**.

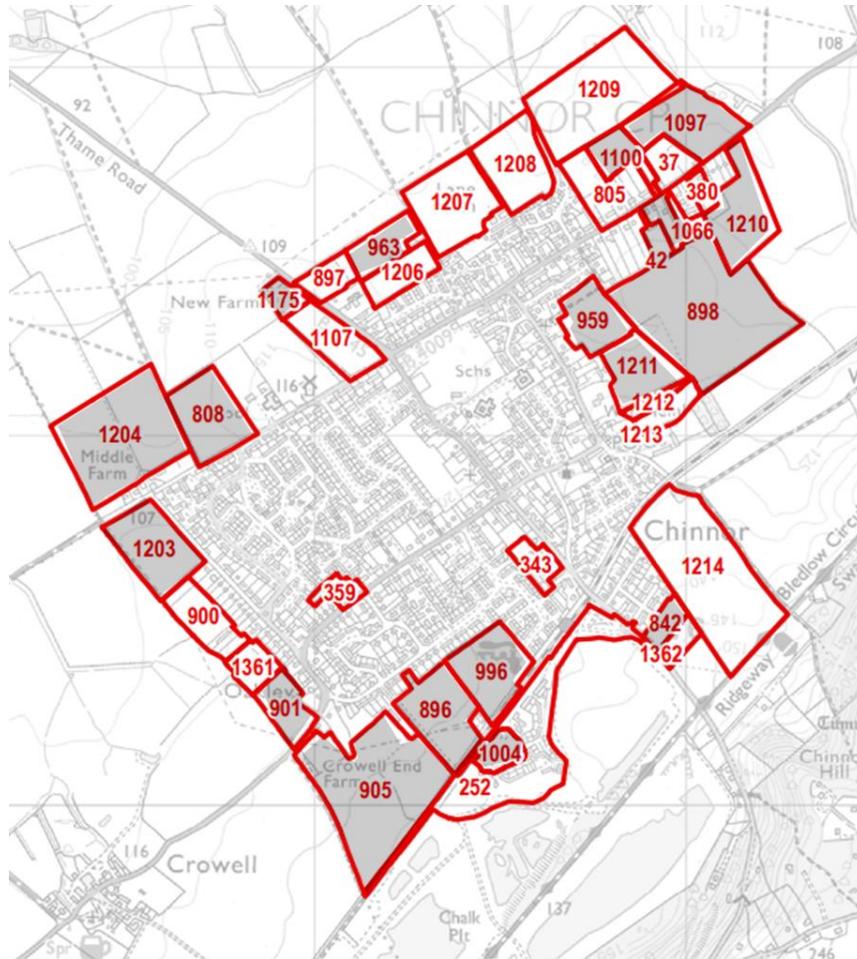
Table 1: Chinnor sites listed in SHELAA, Appendix 1

Site ref.	Site name	Suitable	Available	Achievable
37	Land at lower Icknield Way (2)	yes	no	no
42	46 Lower Icknield Way	yes	yes	yes
359	40 Oakley Road	yes	no	no
805	Land north of Lower Icknield Way	yes	no	no
808	Land west of Mill Lane Community Primary School	yes	yes	yes
842	Land at Golden Hills	yes	yes	yes
896	Land south of Greenwood Avenue (1)	yes	yes	yes
898	Land south of Lower Icknield Way	yes	yes	yes
900	Land at rear of 53/55 Oakley Lane	yes	no	no
901	Land off Crowell Road	yes	yes	yes
905	Land east of Crowell Road	yes	yes	yes
959	Land south of Doveleat	yes	yes	yes
963	Land adjoining former Chinnor Garden Centre	yes	yes	yes
996	Land south of Greenwood Avenue (2)	yes	yes	yes
1004	Chalkpit Lane	yes	yes	yes
1066	Land adjoining 54 Lower Icknield Way	yes	yes	yes
1097	Land north of Lower Icknield Way (4)	yes	yes	yes
1161	Land adjacent 7 Emmington, Chinnor	no	yes	no
1100	Land north of Lower Ickneild Way (3)	yes	yes	yes
1175	Land at New Farm	yes	yes	yes
1203	Land adjacent to junction at Oakley Land and Lower Icknield Way	yes	yes	yes
1204	Land to rear of Middle Farm	yes	yes	yes
1206	Land north of Malyns Close	yes	no	no
1207	Area to north of Leyburne Gardens	yes	no	no
1208	Land north of Elderdene	yes	no	no
1209	Land north Lower Icknield Way, Chinnor	no	yes	no
1210	Land south of Lower Icknield Way	yes	yes	yes
1211	Land east of High Street (1)	yes	yes	yes

1212	Land east of High Street (2)	yes	no	no
1213	Land north of Hill Farm Court	yes	no	no
1214	Land east of Wykeham Rise	yes	no	no
1361	Land to rear of Lower Farm	yes	no	no
1362	Land off Golden Hills	yes	no	no

33. The **sites highlighted in grey** in Table 1 are the most likely to be suitable for allocation in the Chinnor NDP. However, the sites have not been assessed in sufficient detail in the SHELAA to determine their overall suitability for allocation in the reviewed Chinnor Neighbourhood Plan, for instance when assessed against the criteria identified in the Planning Policy Context section in Appendix 1 of this report.
34. The SHELAA stated:
- 5.4.4 Some sites were assessed to have physical constraints, e.g. presence of ecological designations, or scheduled monuments. These in themselves do not necessarily make the sites unsuitable for development. However, these limitations have been factored into the indicative yields. Other factors (such as areas of archaeological interest, listed assets on site, or areas of ground contamination or instability) have been flagged in the assessment but do not automatically make a site unsuitable or reduce the yield because there could conceivably be ways to overcome these constraints.
35. This indicates that it is appropriate to consider the sites highlighted in grey in more detail. The SHELAA sites that are suitable, available and achievable are shown in **Figure 2**.

Figure 2: SHELAA sites that are suitable, available and achievable (grey)



Source: SODC SHELAA October 2017

Housing land supply

36. The planning authority issued its Housing Land Supply Statement for South Oxfordshire District Council (April 2018). This concluded that there is a 5.4-year housing land supply.

Planning History

Housing target 2011 to 2033 for Chinnor

37. The plan period for the Core Strategy is 2012 to 2027 and the plan period for the Emerging Local Plan is 2011 to 2034. The 2017 Made Chinnor NDP covers the period 2011 to 2033⁹. This site assessment will use the period April 2011 to 2034 accordingly.
38. The Chinnor NDP states in para 2.15 that there were 2389 dwellings in 2011.
39. The emerging Local Plan expects a 15% increase in this number, i.e. the provision of an additional 358 houses before 2034.

Review of planning applications

40. This site assessment was prepared in September 2018 and updated in July 2019. There have been several planning applications in the parish since April 2011 and since the SHELAA has been prepared.
41. The deliverable SHELAA sites (grey highlighted in Table 1) all appear at this stage in the assessment to be potential candidates for allocation. It is therefore prudent to consider the planning history of each to understand if and how they might be available.
42. **Appendix 2** of this report considers the planning history of all the deliverable SHELAA sites. Appendix 2 is summarised in **Table 2** which shows the outcome of the planning history. Those sites that have received planning permission for housing or that were allowed on appeal are highlighted in orange. Two applications were granted permission as a factory and a care home and are no longer considered to be available, highlighted in grey.

⁹ Chinnor NDP, para. 1.8.

Table 2: planning outcomes for potential sites (orange shading denotes consent for housing)

Site ref.	Site name	Planning history (housing applications only)
42	46 Lower Icknield Way	14 dwellings dismissed
359	40 Oakley Road	6 dwellings started
808	Land west of Mill Lane Community Primary School	78 dwellings permitted
842	Land at Golden Hills	10 dwellings withdrawn
896	Land south of Greenwood Avenue (1)	140 dwellings allowed
898	Land south of Lower Icknield Way	No housing applications
901	Land off Crowell Road	54 dwellings appeal in progress
905	Land east of Crowell Road	120 dwellings allowed
959	Land south of Doveleat	51 dwellings withdrawn
963	Land adjoining former Chinnor Garden Centre	Planning permission granted for factory
996	Land south of Greenwood Avenue (2)	80 dwellings allowed
1004	Chalkpit Lane	60 bed care home permitted and 21 dwellings approved and completed
1066	Land adjoining 54 Lower Ickneild Way	10-14 dwellings refused
1097	Land north of Lower Icknield Way (4)	89 dwellings allowed
1100	Land north of Lower Ickneild Way (3)	60 dwellings pending decision
1175	Land at New Farm	10 dwellings withdrawn
1203	Land adjacent to junction at Oakley Lane and Lower Icknield Way	No application history
1204	Land to rear of Middle Farm	No application history
1210	Land south of Lower Icknield Way	No application history
1211	Land east of High Street (1)	No housing applications

43. **Appendix 2** of this report shows all planning permissions for housing between April 2011 and January 2019. It shows that over this period, there have been 224 “infill” permissions. It also shows that there have been 842 dwellings permitted in major schemes. In total, 926 houses were permitted.
44. Chinnor is required by emerging Local Plan policy and adopted Core Strategy policy to seek to achieve a 15% increase in housing from the 2011 baseline. The 2011

baseline is 2389 houses and a 15% increase is 358 houses. The actual permissions to date are 926 houses which represents an increase of 39% over the 2011 base.

45. Chinnor has therefore demonstrated that it has met its housing requirement.

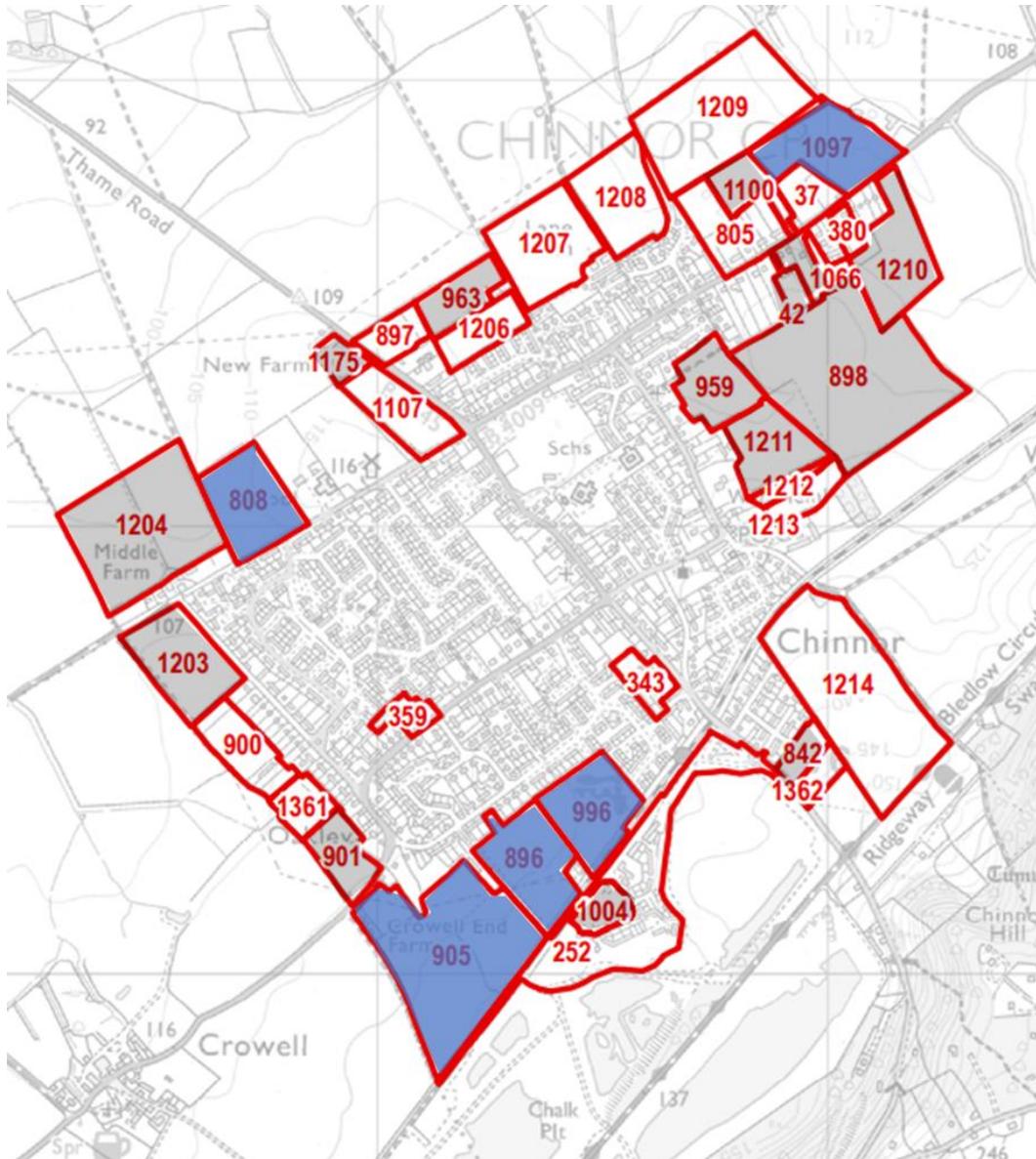
Site assessment and conclusion

46. Para 9a-b of this document states that the most deliverable sites will be those that have detailed planning permission for housing which is unexpired (“very deliverable”); The second most deliverable sites will be those that have received outline planning permission for housing which is unexpired (“deliverable”). Where sites have either full or outline planning permission for housing development, they are marked “green” in the assessment in Appendix 3.
47. Table 1 of this document identifies sites that would fit those criteria.
48. These sites are assessed using the methodology described in **Appendix 1** and are shown in **Appendix 3**. The following sites were deemed to be acceptable in principle to be allocated in the Chinnor NDP: SHELAA sites 808, 896, 905, 996, and 1097. Though some of the sites were subject to policy constraints such as archaeology and flooding, overall, the sites were suitable for development with appropriate mitigation. In addition, as stated above, they have already been consented as housing development sites.
49. It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. Thames Water has supplied information regarding waste and waste water which is set out in **Appendix 4**.
50. Some of these sites were previously identified in the evidence gathering for the made NDP. Where sites were previously mentioned, their site reference will be included for reasons of clarification.

It is recommended that the following sites (shown in Figure 3) are allocated for housing in the reviewed Chinnor NDP:

NDP reference	SHELAA reference	Site address	Number of dwellings
Chi7	808	Land west of Mill Lane Community Primary School	78 dwellings
Chi21	896	Land South of Greenwood Avenue (1)	140 dwellings
Chi1	905	Land east of Crowell Road	120 dwellings
Chi20	996	Land south of Greenwood Avenue (2)	80 dwellings
Chi13	1097	Land north of Lower Icknield Way (4)	89 dwellings

Figure 3: Sites proposed for allocation in the Chinnor NDP



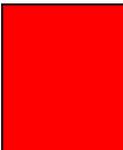
Key: sites in blue are identified for allocation. The reference number on the map is that used in the SHELAA (2017)

51. The assessment in this report has identified sites to be allocated in the reviewed Chinnor Neighbourhood Development Plan.

Appendix 1: Policy basis for assessment criteria

Sustainable transport

52. Core strategy policy CSM1 supports measures which enable modal shift to public transport, cycling and walking, manage parking and encourage the use of sustainable modes of transport.
53. Emerging local plan policy TRANS2 follows CSM1 and seeks to ensure that new development is designed to encourage walking and cycling, not only within the development, but also to nearby facilities. Developments should adopt an approach to the provision and management of car parking aimed at improving the attraction of village centres.
54. Emerging local plan policy TRANS5 states that development proposals should provide for safe and convenient access for all users to the highway network; and provide safe and convenient routes for cyclists and pedestrians. New development should be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops. Furthermore, new development should be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment. Parking should usually be in accordance with Oxfordshire county council parking standards.
55. The transport criteria for the site assessment will be as follows:

	The development will not be able to fully have safe and secure access to the highway network and is unlikely to be able to provide suitable sustainable transport links.
	The development will not be able to have fully safe and secure access to the highway network without significant infrastructure provision including for sustainable transport links.
	The development is likely to have safe and secure access to the highway network.

56. A key measure of sustainability is the ability to avoid using the car when making regular local journeys. New housing is likely to have young children residents, and most people regularly need to access the post office and local shops. Older people will of course also walk and cycle. For the purposes of comparison, it is a useful

exercise to consider the distance of individual sites from the post office (which is near to local shops) and the two primary schools by road (which are generators of traffic at start and finish times). If the mid-point of each site on the main road network is taken at the starting point, it is possible using Bing maps to measure road distance (i.e. a “cycle route” but excluding informal paths and cut-throughs) between each site and post office and schools.

57. The approximate cycle journey lengths along roads in metres from each site is shown in **Table 4**. Assuming that all parents are lucky enough to be allocated spaces at the nearest primary school, the “**cycle-ability**” of each site can be approximated, shown in the final column of the Table. NPPF para. 104 states that planning policies for larger scale sites should “minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.”
58. If it is assumed that one mile (or 1.6 km) is the maximum distance that parents and children are willing to walk for a total journey to the post office or to school, (or 0.8 km for one way), it is possible to identify sites that are accessible by foot. If this notional distance is doubled to one mile (1.6 km) for one-way, it is possible to identify sites that are accessible by cycle by parents and children.
59. The results in Table 4 have been used in the individual site assessments in Appendix 3. The table shows relative distances as an indication of the accessibility (distance between the site entrance and either a primary school or post office).

Table 4: Distances (one way) between mid-point road access and key Chinnor destinations (metres)

Site ref.	Site name (from)	To Post Office	To Mill Lane Primary School	To St Andrew's Primary School	Distance to post office + nearest school
808	Land west of Mill Lane Community Primary School	1285	150	820	1435
905	Land east of Crowell Road	1220	1005	1080	2225
996	Land south of Greenwood Avenue (2)	820	1015	710	1530
1004	Chalkpit Lane	1240	1190	1230	2430
1097	Land north of Lower Icknield Way (4)	1280	1385	1385	2665

359	40 Oakley Road	840	800	760	1600
42	46 Lower Icknield Way	940	1190	1050	1990
842	Land at Golden Hills	740	1390	730	1470
896	Land south of Greenwood Avenue (1)	1020	1200	870	1890
898	Land south of Lower Icknield Way	300	1141	790	1090
901	Land off Crowell Road	1300	1060	1150	2360
959	Land south of Doveleat	400	1000	820	1400
1066	Land adjoining 54 Lower Icknield Way	1040	1140	1045	2085
1100	Land north of Lower Ickneild Way (3)	960	1130	1110	2070
1175	Land at New Farm	1190	670	640	1830
1203	Land adjacent to junction at Oakley Lane and Lower Icknield Way	1540	530	1200	2070
1204	Land to rear of Middle Farm	1620	490	1170	2110
1210	Land south of Lower Icknield Way	1200	1450	1410	2610
1211	Land east of High Street (1)	170	1043	660	830

AONB and landscape

60. Policy CSEN1 protects the district's landscape from harm. Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. (ii) High priority will be given to conservation and enhancement of the Chilterns Area of Outstanding Natural Beauty (AONB) and planning decisions will have regard to its setting.
61. Emerging local plan policy ENV1 also seeks to protect the district's landscape, countryside and rural areas against inappropriate development including the AONB and features such as trees (including individual trees, groups of trees and woodlands), hedgerows.
62. The landscape criteria for the site assessment will be as follows:

	The development will cause unacceptable harm to the setting of the Chilterns AONB.
	The development is likely to cause a measure of harm to the setting of the Chilterns AONB or the surrounding countryside features such as trees or groups of trees and hedgerows.
	The development is likely to have a minimal impact on landscape and the setting of the Chilterns AONB.

Climate Change

63. Emerging local plan policy EP4 seeks to reduce the risk and impact of flooding by directing new development to areas with the lowest probability of flooding and where located in zones 2 and 3 may be required to prepare a strategic flood risk assessment and manage any potential flooding issues.

64. The climate change criteria for the site assessment will be as follows:

	The development will lie in flood zones 2 or 3 and should be avoided whilst other sites are available.
	The development may be subject to flooding, or part of the site is in flood zone 2 or 3, and is therefore constrained.
	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).

Green Infrastructure

65. Core strategy policy CSG1 states that the net loss of green infrastructure including biodiversity through development proposals will be avoided.
66. Emerging local plan policy ENV3 sets out that development proposals which would result in a net loss of biodiversity will only be considered if they can demonstrate that alternatives which avoid impacts on biodiversity have been fully explored or they must provide adequate mitigation measures to achieve a net gain of biodiversity.
67. Emerging local plan policy ENV5 states that new development should avoid the loss, fragmentation, severance or a negative impact on the function of green infrastructure.
68. The made Chinnor NDP precludes development on identified local green spaces in policy CH GP1. Policy CH GP2 protects existing hedgerows, flora, fauna and other natural habitats of significance. However, no specific habitats of significance were identified in the NDP.
69. The natural environment criteria for the site assessment will be as follows:

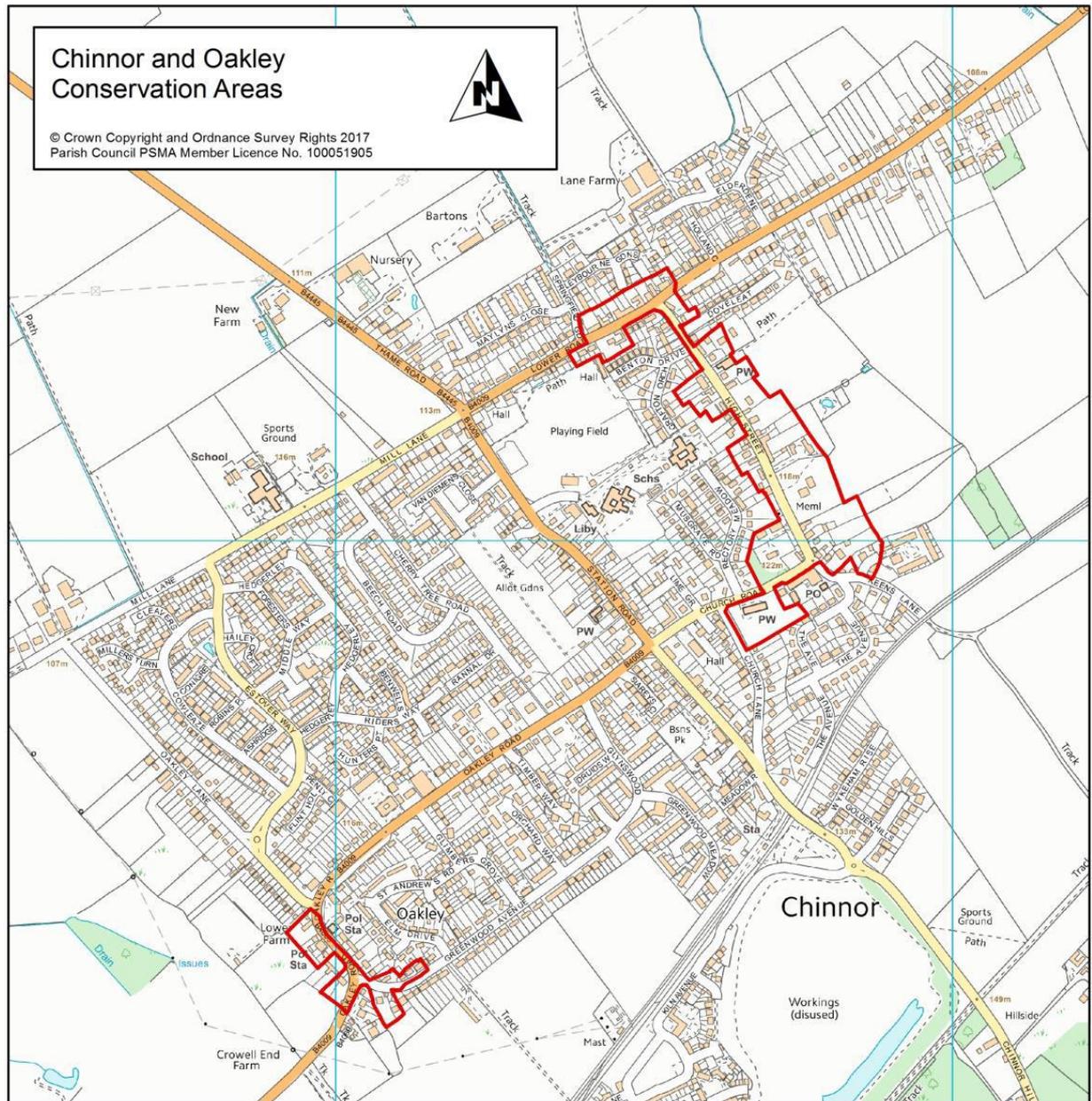
	The development result in an unacceptable loss of green infrastructure, particularly in relation to Chinnor NDP policies GP1 and GP2.
	The development will put green infrastructure at risk or will result in the loss of green infrastructure, particularly in relation to Chinnor NDP policies GP1 and GP2, and a mitigation strategy will be required to avoid harm where possible.

The development is unlikely to result in the loss of green infrastructure.

Historic Environment

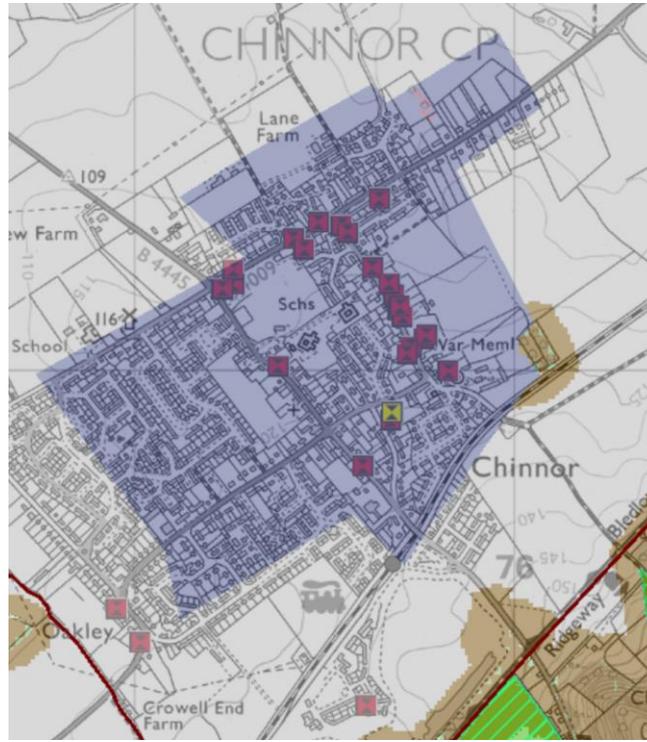
70. Core policy CSQ3 states that planning permission will be granted for new development that responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment provides and/or links into green infrastructure where available.
71. Core policy CSEN3 states that the district's designated historic heritage assets, both above and below ground such as listed buildings and conservation areas; and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.
72. Emerging local plan policy ENV6 states that new development that will affect heritage assets (designated and non-designated) must conserve or enhance the significance of the heritage asset and its setting.
73. Emerging local plan policy ENV7 states that proposals affecting the setting of a listed building must conserve or enhance the heritage significance and setting and be sympathetic to the listed building and its setting in terms of its setting. Policy ENV8 states that development proposals within or affecting the setting of a conservation area must conserve or enhance its special interest, character, setting and appearance.
74. There are two conservation areas in Chinnor: The Chinnor Conservation Area and the Oakley Conservation Area. These are shown in Figure 4.

Figure 4: Chinnor conservation areas



75. There are several listed buildings in Chinnor as shown in **Figure 5**.

Figure 5: Listed buildings



Source: MAGIC map

76. The natural environment criteria for the site assessment will be as follows:

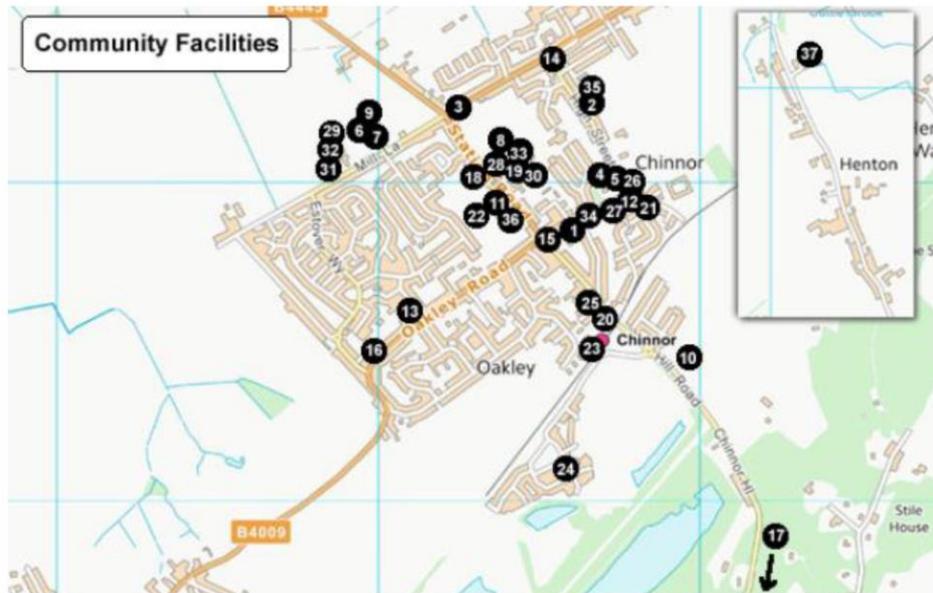
	The development result in unacceptable harm to the setting of a listed building or conservation area.
	The development will cause harm to the setting of a listed building or conservation area and a mitigation strategy will be required to avoid harm where possible.
	The development is unlikely to have a negative impact on a conservation area or listed building.

Community Facilities

77. Chinnor NDP policy CH CF1 protects community facilities listed in the policy from redevelopment and requires their replacement as an exception. Loss of the community facilities can only be achieved when it has been satisfactorily

demonstrated that it is not economically viable or feasible to retain the existing community facility. These are listed in Figure 6.

Figure 6: Community Facilities listed in NDP policy CH CF1



Source: Chinnor NDP page 61.

78. The community infrastructure criteria for the site assessment will be as follows:

	The development result in the loss of necessary community infrastructure that is unlikely to be replaced.
	The development will result in the loss of necessary community infrastructure and replacement will be required.
	The development is unlikely to result in the loss of community infrastructure.

APPENDIX 2: PLANNING HISTORY FOR THE SHELAA (DELIVERABLE) SITES IN CHINNOR

Site ref.	Site name	Planning history
42	46 Lower Icknield Way	P16/S3184/FUL the Barn House 46 Lower Icknield Way CHINNOR OX39 4EB Proposed erection of 14 dwellings, with widening of existing access to Lower Icknield Way and landscaping (as amended by drawings received 21 February 2017) APP/Q3115/W/17/3179647 DISMISSED
359	40 Oakley Road	P15/S3559/FUL Roof conversion to create an additional floor to accommodate six residential units (Use Class C3), comprising 4 x 2 bedroom and 2 x 1 bedroom flats, the inclusion of dormer windows and alterations to the existing roof, replacement external fittings and amendments to entrance points (parking area as amended by revised site plan received 14 January 2016). PERMITTED CONSTRUCTION COMPLETE P16/S4117/FUL Remodel the existing roof to form a new mansard roof with dormer windows, and convert the existing roof void to create six new flats (new 2nd floor) PERMITTED CONSTRUCTION COMPLETE
808	Land west of Mill Lane Community Primary School	P16/S1468/O Application for outline planning permission for the construction of up to 78 dwellings (including affordable housing) with associated access, amenity space and landscaping, related to P17/S3916/FUL. Granted outline planning permission 5th December 2016. UNDER CONSTRUCTION
842	Land at Golden Hills	P16/S4171/FUL Erection of 10 bungalows with associated garaging, landscaping and all supporting infrastructure WITHDRAWN
896	Land south of Greenwood Avenue (1)	APP/Q3115/W/17/3187058 APP/Q3115/17/3187050 APPEAL ALLOWED P16/S3284/O Outline planning application for erection of up to 140 dwellings, new public open space, associated landscaping and site infrastructure. All matters reserved. REFUSED

898	Land south of Lower Icknield Way	NO HOUSING APPLICATIONS
901	Land off Crowell Road	P17/S1867/FUL Full planning application for residential development comprising 54 dwellings, new vehicular and pedestrian access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated infrastructure. APP/Q3115/W/17/3188694 DISMISSED
905	Land east of Crowell Road	P14/S1586/O Outline application for a residential development of up to 120 dwellings and open space with access off Crowell Road, with other matters reserved. ALLOWED (APP/Q3115/W/14/3001839) CONSTRUCTION COMMENCED
959	Land south of Doveleat	P17/S2324/O Outline Planning Application with all matters reserved (apart from access) for the erection of up to 51 dwellings & associated infrastructure and works. APPEAL WITHDRAWN
963	Land adjoining former Chinnor Garden Centre	PLANNING PERMISSION GRANTED FOR FACTORY
996	Land south of Greenwood Avenue (2)	P14/S0953/O Outline planning consent for residential development for up to 80 dwellings including means of access, open space and associated development. ALLOWED (APP/Q3115/A/14/2229389) CONSTRUCTION COMMENCED
1004	Chalkpit Lane	P14/S0655/FUL Erection of 21 dwellings in lieu of 1555 sq m of Class B1(a) Offices (As clarified by noise report received 22/05/15 and landscaping details received 09/11/15. As amended by drawings received 12/08/15 amending house types, drawings received 28/08/15 clarifying site boundary, drawings received 09/10/15 amending garages and bin store, drawings received 13/10/15 amending external finishes and drawings received 26/10/15 changing windows and parking layout for plot.185). PERMITTED CONSTRUCTION COMPLETED P14/S2354/FUL Erection of a new 60 bed care home (As amended by Site Plan, Feasibility Plan and Proposed Elevations received 11 December 2014) PERMITTED CONSTRUCTION COMMENCED

1066	Land adjoining 54 Lower Icknield Way	<p>P17/S4139/O Erection of 10 two-storey detached and semi-detached dwellings (All shared-ownership) together with access, parking, landscaping and amenity space. REFUSED</p> <p>P17/S1915/O Erection of 10 two-storey detached and semi-detached dwellings together with access, parking, landscaping and amenity space. REFUSED</p> <p>P16/S4027/O Erection of 14 two-storey detached and semi-detached dwellings together with access, parking and amenity space. REFUSED</p> <p>P16/S2567/O Outline planning application for the erection of sixteen two-storey detached, semi-detached and terraced dwellings with reserved matters approval sought for access and layout. REFUSED</p>
1097	Land north of Lower Icknield Way (4)	<p>P15/S2293/O Outline planning permission for up to 89 residential dwellings (Including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Lower Icknield Way and associated ancillary works. All matters to be reserved with exception of the main site access WITHDRAWN</p> <p>P15/S0154.O Outline application with all matters reserved except access for the erection of up to 89 dwellings with public open space, landscaping, vehicular access and footpath links. REFUSED ALLOWED ON APPEAL APP/Q3115/W/15/3097666 UNDER CONSTRUCTION</p>
1100	Land north of Lower Icknield Way (3)	<p>P18/S1004/O 79A Lower Icknield Way CHINNOR OX39 4EA Development of the 79a - 83 (and land rear off) to provide up to 60 dwellings, with associated open space, landscaping, vehicular access and footpath links. NO DECISION</p> <p>P17/S1587/O Development of 79a - 83 (and land rear off) to provide up to 60 dwellings, with associated open space, landscaping, vehicular access and footpath links.(Preliminary contaminated land assessment received 8 June 2017) REFUSED</p> <p>P16/S4079/O</p>

		50-63 Lower Icknield Way Erection of seven detached and semi-detached two-storey dwellings together with access, parking and amenity space (as amended to revise the layout of the development) ALLOWED ON APPEAL
1107	Land East of Mill Lane Community Primary School on corner of Mill Lane and Station Road	100 P15/S0779/FUL. The erection of 61 dwellings (c3 use) and creation of new open public space; realignment of Mill Lane to create a new junction with Thame Road; the delivery of a new car parking facility, public open space, surface water drainage and other ancillary works. PERMITTED UNDER CONSTRUCTION
1175	Land at New Farm	P17/S0643/FUL Erection of 10 dwellings WITHDRAWN
1203	Land adjacent to junction at Oakley Lane and Lower Icknield Way	NO APPLICATION HISTORY
1204	Land to rear of Middle Farm	NO APPLICATION HISTORY
1210	Land south of Lower Icknield Way	NO APPLICATION HISTORY
1211	Land east of High Street (1)	NO HOUSING APPLICATIONS

All planning permissions for housing, April 2011 to April 2018 (Data supplied by South Oxfordshire District Council)

Site Name	Description	Planning Reference	Net num. homes (Major scheme)	Net num. homes (infill)	Completion Status April 2018
Land south of Greenwood Avenue (1)	Outline planning application for erection of up to 140 dwellings, new public open space, associated landscaping and site infrastructure. All matters reserved.	P16/S3284		140	Not Started
Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY	178 units	P09/E0145/O	178		Complete
Land East of Crowell Road, Chinnor, OX39 4HP	Reserved Matters application following outline permission P14/S1586/O for the appearance, landscaping, layout and scale (Outline planning permission for a residential development of 120 dwellings and open space with access off Crowell Road) and discharge of conditions 6, 7, 8, 14 and 15 of P14/S1586/O. (As clarified by contamination report received 6 April 2017 and amended by plans and additional information accompanying Agents letter dated 12 May and emails dated 15 May 2017 and 31 May 2017).	<u>P17/S0574/RM</u>	120		Under construction
Land off Lower Ickniel Way, Chinnor, Oxfordshire	Outline application with all matters reserved except access for the erection of up to 89 dwellings with public open space, landscaping, vehicular access and footpath links.	P17/S2915/RM	89		Under construction
Land adjoining Greenwood Avenue Chinnor	Application for Reserved Matters following outline P14/S0953/O for the appearance, landscaping, layout and scale. (Outline planning consent for residential development for up to 80 dwellings including means of access, open space and associated development).	P15/S4131/RM	80		Under construction

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	(Amended by plans received 16 June, 16 August and 4 October 2016 amending design and layout, including changes to house types, addition of a three storey building and incorporation of car ports. Clarified by updated noise report received 16 June 2016 and reptile mitigation strategy received 30 June 2016).				
Land north of Mill Lane CHINNOR OX39 4RF	Application for approval of reserved matters siting, scale, layout, appearance and landscaping (As amended by plans accompanying Agents letter dated 7 June 2017 incorporating minor changes to the design and layout of development and additional highways information accompanying Agents email of 19 July 2017).	<u>P17/S0808/RM</u>	78		Not started
Land on corner of Mill Lane & Thame Lane Chinnor	The erection of 61 dwellings (C3 use) and creation of new public open space etc.	P15/S0779/FUL	61		Under construction
Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS	Demolition of existing buildings and the erection of 39 dwellings with associated, landscaping, access, parking and open space (As amended by plans and information accompanying agent's letters of 6 March and 23 March 2015 and further amended by Tree protection plans accompanying letter dated 5 May 2015 and clarified by updated layout drawings submitted 25 June 2015)	P14/S3987/FUL	39		Complete
Siareys Yard Station Road Chinnor OX39 4HA	Erection of 12 sheltered Flats & 10 dwellings.(as amended by drawings P.01B; P.02a; P.03a; P.04a; P.06a and P.07a to revise the layout of the development received 9 October 2014)	P14/S0986/FUL	22		Complete
Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ	Erection of 21 dwellings in lieu of 1555 sq m of Class B1(a) Offices (As clarified by noise report received 22/05/15 and landscaping details received 09/11/15. As amended by drawings received 12/08/15 amending house types, drawings received 28/08/15 clarifying site boundary, drawings received 09/10/15 amending garages and bin store, drawings received 13/10/15 amending external finishes and drawings received 26/10/15 changing windows and parking layout for plot.185).	P14/S0655/FUL	21		Complete
40 Oakley Road Chinnor OX39 4ES	Prior Notification requirement under Part O of the GPDO for the change of use of offices (Class B1a) to form 14 apartments (as amplified by contaminated land preliminary risk assessment received 13 January 2017)	P16/S4085/PDO	14		Not started

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69-77 Lower Icknield Way Chinnor OX39 4EA	Outline application for demolition of 77 Lower Icknield Way. Erection of 10 new dwellings with associated access. (As amended by drawing 01A to alter access arrangements and increase parking provision)	P15/S0891/FUL		9	Not started
Wheatfield 64 Lower Icknield Way Chinnor OX39 4EB	Demolition of existing two storey detached dwelling and ancillary outbuildings. Erection of 4 x 2 bed semi-detached dwellings., 2 x 3 bed detached dwellings and 3 x 4 bed detached dwellings. Alterations to existing accesses (as amended by Drawings P01M, P02D, P03F, P04C, P05B and P06, and revised Arboricultural Report accompanying agent's letters dated 25th May 2011 and 13th July 2011).	P11/E0166		8	Complete
20 Thame Road CHINNOR OX39 4QS	Proposed demolition of existing building and the erection of 6 dwellings with associated parking and amenity space (as amended by revised plans received 31 August 2016, reducing the number of dwellings, omitting the dormer windows, varying the ridge heights and the number of bedrooms; further amendment to detached car-port height and plot 6 dwelling received 30th September 2016 and 10th October 2016)	<u>P16/S2376/FUL</u>		6	Complete
40 Oakley Road, Chinnor, Oxon, OX39 4ES	Remodel the existing roof to form a new mansard roof with dormer windows, and convert the existing roof void to create six new flats (new 2nd floor)	<u>P16/S4117/FUL</u>		6	Not started
49 Lower Road Chinnor OX39 4DU	Submission of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to the conversion of a public house into four self contained apartments with associated parking and communal gardens. Erection of a two storey rear and single storey extension. Erection of a single storey infill extension to front elevation.	P11/E2052/RM		4	Complete
Kings Head, 61 Station Road, Chinnor, OX39 4EX	Demolition of The Kings Head and erection of 4 dwellings.(as amended by drawings LSD85/02 A; LSD85/SK/T1/01 and LSD85/SK/T1/02)	P13/S3202/FUL		4	Not started
Royal Oak Public House 49 Lower Road Chinnor OX39 4DU	Conversion of public house to four self contained flats with associated parking & communal gardens. Erection of a two storey and single storey extension, erection of infill extension front. Rendering of walls.	P12/S0651/FUL		4	Complete
49 Lower Road, Chinnor	Conversion of public house to four self contained flats with associated parking & communal gardens. Erection of a two storey and single storey extension, erection of infill extension front. Rendering of walls.	P13/S0222/FUL; P11/E2052/RM; P12/S0651/FUL		4	Complete

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32a Station Road Chinnor	Change of use from office to 2 residential units.	P13/S1238/FUL		2	Complete
47A High Street Chinnor OX39 4DH	Conversion of first floor offices to form two 1-bedroom flats.	P11/E2476		2	Complete
Unit 1C/1E 19 Robert House Station Road Chinnor OX39 4PU	Conversion from offices to two 2-bedroom dwellings incorporating external alterations.	P15/S4032/FUL		2	Complete
67 Lower Icknield Way Chinnor	Reserved Matters application (appearance, scale and landscaping), following Outline permission P14/S0098/O for the erection of two detached two-storey dwellings with garaging, parking, access and amenity space.	P14/S3303/RM		2	complete
Goodedge 69 Lower Icknield Way Chinnor OX39 4EA	Erection of two detached dwellings with access, parking and amenity space	P15/S0490/FUL		2	Complete
38 Station Road Chinnor OX39 4PZ	Conversion of retail unit to 2 flats (amended parking layout received 24th August 2015).	P15/S2120/FUL		2	Not started
51 High Street CHINNOR Oxon OX39 4DJ	Conversion of retail unit into 2 no. one bedroom flats	P17/S0791/FUL		2	Not started
Land at 67 Lower Icknield Way CHINNOR OX39 4EA	Erection of two detached dwellings with access, parking and amenity space (as amended by drawings to omit the attached garages to each plot)	P16/S3471/FUL		2	Under construction
Land adjacent to 54 Lower Icknield Way Chinnor OX39 4EB	Erection of two detached two-storey 5-bedroom dwellings with double garages and formation of vehicular access and driveway.	P15/S2891/FUL		2	Not started
1 Oak End Way Chinnor	Conversion of existing garage and first floor above to create one new two bedroom house.	P13/S1259/FUL		1	Complete

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19 Church Lane Chinnor OX39 4PW	Outline application (access and layout only), for the erection of a detached chalet-style dwelling with access, parking and amenity space	P15/S1547/O		1	Not started
1B/D Robert House 19 Station Road Chinnor OX39 4PU	Conversion of B1(a) office accommodation to provide a single two-bedroom unit.	P15/S1425/PDO		1	Complete
24 Oakley Road Chinnor OX39 4HB	Demolition of existing extensions and the erection of a detached two-storey dwelling with access, parking and amenity space (tree protection information and schedule of materials accompanying agent's email dated 21st December 2015)	P15/S3694/FUL		1	Complete
35 Beech Road Chinnor OX39 4RD	Erection of detached two storey two-bedroom dwelling and formation of access and parking, together with parking to existing property.	P15/S3098/FUL		1	Complete
48 Glynswood CHINNOR OX39 4JE	Proposed new attached two storey 2 bed dwelling to side of existing house with associated car parking (Amended plans received 30 September 2016 to show survey and proposal plans accurately and to show side alley retained for access to neighbouring properties).	P16/S2340/FUL		1	Not started
56 Station Road Chinnor OX39 4PZ	Proposed conversion of existing pool outbuilding with integral garage to a dwelling with replacement double garage using an existing access from Station Road.	P11/E0349		1	Complete
61 Oakley Road CHINNOR Oxon	Demolition of existing garage building and construction of single storey side extension forming utility to No 61 and the construction of a separate two storey, 2 bedroom dwellinghouse to the side.	P15/S0017/FUL		1	Complete
67 Oakley Road Chinnor OX39 4HR	Change of use of Police Office to residential use to form part of adjoining residential property.	P11/E0351		1	Complete
9 Glimbers Grove CHINNOR	Erection of a new bungalow to rear of existing building.(as amended by drawings accompanying email from agent dated 6 September 2014)	P14/S2204/FUL		1	Complete
Keepers Cottage Access Road to Emmington Emmington OX39 4AA	Erection of a two-storey 4-bedroom dwelling with existing vehicle access retained.	P15/S0434/FUL		1	Complete

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Land adjacent 4 Old Orchard Henton	Erection of a detached dwelling with detached double garage, new vehicular access and associated amenity space provision (amended plans received 23rd October 2013).	P13/S1046/FUL		1	Complete
Land adjacent to 22 Leyburne Gardens Chinnor OX39 4EL	Erection of two-storey 3-bedroom dwelling and formation of parking.(first floor rear windows altered as shown on amended plan received 7th December 2015 and parking layout altered as shown on amended plan received 24th February 2016).	P15/S3811/FUL		1	Complete
Land to the rear of The Black Boy Station Road Chinnor OX39 4PZ	Removal of condition 10 (code for sustainable homes) on application P13/S3641/FUL 'Erection of a single dwelling with integral garage (as amended by drawing L4041 PL.01 C accompanying agent's email dated 24th January 2014).'	<u>P16/S3395/FUL</u>		1	Complete
The Rectory High Street Chinnor OX39 4DH	Erection of two-storey 4-bedroom dwelling in the garden of existing Rectory to be used as a replacement Rectory and erection of detached double garage.	P15/S0413/FUL		1	Complete
Manor Farm Bungalow & Annexe Henton Oxon OX39 4AE	Application for certificate of lawfulness for existing use for the continuous breaches of planning conditions P86/N0235/O & Condition 5 and P99/NO416 & Condition 3 to reflect the circumstances and properly regularise the position.	P14/S3952/LDE		1	Complete
New Farm ,Thame Road ,CHINNOR ,Oxon ,OX39 4QS	Change of use of timber barn to form a two-storey 4-bedroom dwelling incorporating demolition of some single storey elements and erection of a two storey extension. (As amended by block plan received 5th December 2014 repositioning foul drainage and entrance gate)	P14/S3307/FUL		1	complete
First Floor 118 Station Road Chinnor OX39 4QG	Change of use from office to two-bedroom dwelling.	P15/S2497/PDO		1	complete
Venus Wood Barn Chinnor Hill	Continued use of building as a single, self-contained dwelling occupied independently of The Croft	<u>P16/S1437/LDE</u>		1	Complete

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Chinnor OX39 4BS					
1 Manor Farmhouse, Henton, OX39 4AE	Erection of detached dwelling and associated garaging	<u>P17/S2001/O</u>		1	Not started
Land adjacent 64 High Street CHINNOR, Oxon, OX39 4DH	Demolition of redundant garages, erection of new dwelling (As amended by revised plans received 1st June 2017, reducing the scale of the proposed dwelling and increasing the off-street parking provision)	<u>P17/S1116/FUL</u>		1	Under construction
The Stone House New Close Farm Road Henton OX39 4AJ	Demolition of two barns, conversion of traditional timber framed cowshed with extension to form 3-bedroom dwelling and the erection of garages, and access over permissive way. New roof and timber cladding together with bin store to existing pump house and realignment of permissive way.	P17/S2913/FUL		1	Not started
Ground Floor 118 Station Road Chinnor OX39 4QG	Change of use and conversion from light industrial B1(c) to residential C3 as a single two-bedroom apartment (additional marketing information and contaminated land statement questionnaire received 7th December 2016).	P16/S3303/FUL		1	Not started
Drovers Farm Henton OX39 4AP	Change of use of disused dairy building to 3-bedroom dwelling and change of use of land to form garden. (Removal of dormer window and porch, changes to openings and inclusion of parking and turning area as shown on amended plans received 6th June 2014)	P13/S3331/FUL		1	Not started
47 and 49 Oakley Lane Chinnor OX39 4HT	Demolition of two semi-detached dwellings and erection of two detached two storey 4/5 bedroom dwellings (Outline - means of access only).	P15/S0283/O		0	Not started
14 Keens Lane Chinnor OX39 4PF	Proposed replacement dwelling, with demolition of the existing bungalow; reduction in formation levels; alterations to vehicle and pedestrian access; provision of garage, garden stores and greenhouse (As amended by drawing numbers 1124-11A, 08A, 09B accompanying letter from agent dated 14 March 2012 & as amended by drawing number 1124-07C accompanying email from Agent dated 22 March 2012).	P11/E2277		0	Complete
20 Church Lane Chinnor OX39 4PW	Demolition of existing bungalow. Erection of new two-storey dwelling.	P15/S3224/FUL		0	Complete

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Campions Hill, Hill Top Lane, Chinnor Hill, OX39 4BH	Demolition of existing dwelling and garages. Erection of replacement dwelling and garage to create reduced volume and footprint. Formation of new vehicular access, gates and driveway (amendments to P15/S2512/FUL)	<u>P17/S0956/FUL</u>		0	Not started
Silvanus Chinnor Hill Chinnor OX39 4BQ	Demolition of existing dwelling and erection of a replacement dwelling house.	P12/S0565		0	Complete
Venus Wood Barn Chinnor Hill OX39 4BS	Reserved matters application (access, appearance, layout, landscaping and scale) following outline permission P16/S2749/O - demolition of existing 2 bed dwelling and various other buildings and replace with a new four bed 2 storey dwelling	<u>P17/S0378/RM</u>		0	Not started
Leverkus House Church Road Chinnor OX39 4QF	Demolition of existing building and erection of 8 flats with associated parking and access and landscaping works (As amended by drawing no. 213584-02 E, 213584-04 E, 21584-06 F and 213584-08 A accompanying Agents email dated 03/12/13).	P13/S2816/FUL		-3	Complete
	Total		842	84	

Appendix 3: site assessment proformas

Sites for allocation

Site reference	808
Address	Land west of Mill Lane Community Primary School
Site area	3.61 ha
Planning status	Permitted, construction commenced
SHEELA comment	Site is agricultural and undeveloped.
Estimated housing yield	78
Sustainable Transport	The site has access onto Mill Lane.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	A small portion of the site (3%) is in Flood Zone 3.
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. Mature tree screening at edge of site would need to be preserved under GP2.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4.
Conclusion	This site scores favourably overall. Very deliverable.

Site reference	896
Address	Land south of Greenwood Avenue (1)
Site area	3.89 ha (SHELAA)
Planning status	Appeal allowed.
SHEELA comment	The site is largely open, although there is some existing development. Some or all of the site is bounded by fencing, wall or hoarding. Application was refused as would result in the loss of this intervening green space, consolidate the built up appearance of the area and diminish the rural, green and open character of the locality.
Estimated housing yield	87
Sustainable Transport	The site has access to Greenwood Avenue.
AONB and landscape	Refusal for P16/S3284/O determined that loss of intervening green space between two permitted development would have a harmful impact on the character and appearance of the area.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This proposal was allowed at appeal and therefore, despite constraints identified, it is very deliverable.

Site reference	905
Address	Land east of Crowell Road
Site area	10.11 ha
Planning status	Allowed, construction commenced
SHEELA comment	Open site with some development.
Estimated housing yield	120
Sustainable Transport	The site has access onto the B4009.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. . Mature tree screening at edge of site would need to be preserved under GP2
Historic Environment	5% of site within an area of known archaeological interest.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	There are some potential development constraints but they do not outweigh the overall acceptability of the site for allocation. Very deliverable.

Site reference	996
Address	Land south of Greenwood Avenue (2)
Site area	3.46
Planning status	Allowed, construction commenced
SHEELA comment	Agricultural and undeveloped.
Estimated housing yield	80
Sustainable Transport	The site has access onto Greenwood Avenue.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This site scores favourably overall. Very deliverable.

Site reference	1097
Address	Land north of Lower Icknield Way (4)
Site area	3.99 ha
Planning status	Allowed, outline permission.
SHEELA comment	Agricultural and undeveloped.
Estimated housing yield	89
Sustainable Transport	The site has access onto the B4009.
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	There are some potential development constraints but they do not outweigh the overall acceptability of the site for allocation. Deliverable.

Appendix 3: site assessment proformas

Sites not for allocation

Site reference	359
Address	40 Oakley Road
Site area	Information not available
Planning status	Permitted
SHEELA comment	Brownfield site
Estimated housing yield	Not known
Sustainable Transport	The site has road access.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This site scores favourably overall. However, it is relatively small and is currently in a commercial use. NDP policy CH B1 seeks to protect existing employment uses and resists change of use. It may be prudent to retain this site for employment purposes while there are other sites available. Very deliverable.

Site reference	42
Address	46 Lower Icknield Way
Site area	Site size (ha) 0.58
Planning status	Dismissed.
SHEELA comment	
Estimated housing yield	14 (SHELAA)
Sustainable Transport	There is an existing access that appears to be able to link to the B4009 via a private access road.
AONB and landscape	The site is within the setting of the AONB and tree preservation orders TPO (17S27) covers part of the eastern side of the site.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This site is relatively small, yielding only 14 houses, and has a number of constraints such as being within the setting of the AONB and tree preservation orders. These issues could be overcome, but to do so would probably reduce the developable area, thus reducing the yield further The reasons for refusal were that the proposal was considered to be harmful to the character and appearance of the AONB, had an adverse impact upon protected trees, would harm local amenity and did not make sufficient provision for affordable housing.

Site reference	842
Address	Land at Golden Hills
Site area	0.86 ha (SHELAA)
Planning status	Withdrawn.
SHEELA comment	
Estimated housing yield	Yield housing 21 (SHELAA)
Sustainable Transport	The site has access to Hill Road.
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This site is relatively unconstrained except for the impact on the setting of the AONB. This can be mitigated with landscaping, but this might reduce the yield. Overall, this site would not make a significant contribution to Chinnor's need.

Site reference	898
Address	Land south of Lower Icknield Way
Site area	11.62 ha (SHELAA)
Planning status	
SHEELA comment	The site is open and free from any development. The site contains grassed areas. Some or all of the site is bounded by fencing, wall or hoarding
Estimated housing yield	189 (SHELAA)
Sustainable Transport	No access to site at present, therefore this would need to be addressed. (SHELAA)
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. The site is adjacent to woodland but this does not pose a significant constraint.
Historic Environment	Approximately 10% of the site is within an area of known archaeological interest. SHELAA
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	Overall, this site is accessible by cycle and is large. The site has some constraints that must be overcome such as impact upon the setting of the AONB and management of archaeological remains.

Site reference	901
Address	Land off Crowell Road
Site area	1.79 ha (SHELAA)
Planning status	Appeal dismissed
SHEELA comment	The site is open and free from any development. The site contains grassed areas. There is vegetation present. Some or all of the site is bounded by hedgerows, forestry or other vegetation.
Estimated housing yield	40 (SHELAA)
Sustainable Transport	Access to the B4009.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. . Mature tree screening at edge of site would need to be preserved under GP2
Historic Environment	Adjacent to conservation and listed buildings. Approximately 50% of the site is within an area of known archaeological interest. (SHELAA)
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	The site is distant from village amenities and new residents would probably rely upon the car for most journeys. The impact upon the conservation area would need to be managed.

Site reference	959
Address	Land south of Doveleat
Site area	2.54 ha (SHELAA)
Planning status	Appeal withdrawn
SHEELA comment	The site is open and free from any development. The site contains grassed areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation.
Estimated housing yield	57 (SHELAA)
Sustainable Transport	Access could be created using private drives adjacent to the site.
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed..
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	Adjacent to conservation area and listed buildings. The site is wholly within an area of known archaeological interest.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	A recent planning application was refused because the site was not allocated for housing development and the harm that it would cause to the AONB. This site is one of the most favourable with a good access for new residents to the village centre on foot and cycle though there is no direct access to the public highway. However, there are considerable historic environment constraints that would need to be carefully managed.

Site reference	1004
Address	Chalkpit Lane
Site area	1.01 ha
Planning status	Completion of care home
SHEELA comment	
Estimated housing yield	48 (SHELAA estimate)
Sustainable Transport	The site has access via Kiln Avenue.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	Not deliverable

Site reference	1066
Address	Land adjoining 54 Lower Icknield Way
Site area	0.55 ha (SHELAA)
Planning status	Refused
SHEELA comment	The site is open and free from any development. Some or all of the site is bounded by fencing, wall or hoarding. Some or all of the site is bounded by development. The site appears maintained.
Estimated housing yield	14 (SHELAA)
Sustainable Transport	Access to Lower Icknield Way
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	Development of the site might have an adverse impact on the setting of the AONB though it is relatively distant and this should be manageable with careful landscaping. However, the site is not accessible to the village centre and has a relatively low housing yield.

Site reference	1100
Address	Land north of Lower Icknield Way (3)
Site area	1.5 ha (SHELAA)
Planning status	refused
SHEELA comment	The site is largely open, although there is some existing development.
Estimated housing yield	34 (SHELAA)
Sustainable Transport	No existing access to the public highway – this would need to be created via existing private access.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. The site might contain a priority habitat and this should be investigated in the event of a planning proposal coming forward. However, it is assumed that the constraint can be managed through a proper mitigation scheme.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	The site has some constraints which should be able to be overcome. However, it is likely to appear incongruous because it would be isolated and disconnected from the built-up area.

Site reference	1175
Address	Land at New Farm
Site area	0.73 ha (SHELAA)
Planning status	Withdrawn
SHEELA comment	The site is largely open, although there is some existing development. The site contains grassed areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation.
Estimated housing yield	18 (SHELAA)
Sustainable Transport	Access to the B4445.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	The site has no constraints. However, it is likely to appear incongruous because it would be isolated and disconnected from the built up area.

Site reference	1203
Address	Land adjacent to junction at Oakley Lane and Lower Icknield Way
Site area	3.72 ha (SHELAA)
Planning status	
SHEELA comment	Agricultural land currently not in use
Estimated housing yield	84 SHELAA
Sustainable Transport	Access to Oakley Lane
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This is an unconstrained site, adjacent to the built-up area. Though it is not easily accessible by cycle to the shops and post office, it is accessible by this mode to the local primary school.

Site reference	1204
Address	Land to rear of Middle Farm
Site area	7.95 ha (SHELAA)
Planning status	
SHEELA comment	Open pasture land. Site is part of residential curtilage
Estimated housing yield	110 (SHELAA)
Sustainable Transport	Access to Mill Lane.
AONB and landscape	Development on the site is unlikely to have a negative impact on the landscape or character of the AONB.
Climate Change	31% of site in flood zone 3
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. . Hedgerow at edge of site would need to be preserved under GP2
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This is an unconstrained site with the important exception of the partial coverage by Flood Zone 3. It is adjacent to the built-up area. Though it is not easily accessible by cycle to the shops and post office, it is accessible by this mode to the local primary school.

Site reference	1210
Address	Land south of Lower Icknield Way
Site area	3.67 ha (SHELAA)
Planning status	
SHEELA comment	Agricultural land on the edge of a settlement
Estimated housing yield	83 SHELAA
Sustainable Transport	Access to B4009
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1. . Hedgerow at edge of site would need to be preserved under GP2
Historic Environment	The development is unlikely to have a negative impact on a conservation area or listed building.
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	The site has no constraints though it is visible from the AONB and could have an impact upon its setting. Careful landscaping would therefore probably be required. It is not accessible to schools and the post office. It is likely to appear incongruous because it would be isolated and disconnected from the built up area.

Site reference	1211
Address	Land east of High Street (1)
Site area	
Planning status	
SHEELA comment	Area of open countryside
Estimated housing yield	64 (SHELAA)
Sustainable Transport	There is a private road which has access to High Street
AONB and landscape	Views from the AONB of the site might cause harm to the setting of the AONB and would need to be managed.
Climate Change	The development is unlikely to be at risk of flooding (i.e. in Flood Zone 1).
Green Infrastructure	The development is unlikely to result in the loss of green infrastructure listed in Chinnor NDP policy GP1.
Historic Environment	Within/adjoining conservation area (SHELAA)
Community Facilities	The development is unlikely to result in the loss of community infrastructure.
Cycle-ability score	See assessment in Table 4
Conclusion	This site is relatively unconstrained though views from the AONB and the impact on the conservation area and listed buildings would need to be managed through careful design and landscaping. The site is accessible by cycle.



Appendix 4: additional information supplied by Thames Water

Site ID	Site Name	Net Gain System (l/day)	Net Foul Water Increase to System (l/s)	Net Property Equivalent Increase - Waste	Net Increase in Demand (l/day)	Net Increase in Peak Demand (l/s)	Net Property Equivalent Increase - Water	Water Response	Waste Response
37783	Land East of Crowell Road Chinnor (Approved Reviewed Jan18)	1283	1	120	42000	1.46	120	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application

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44110	Land north of Icknield Way, Chinnor - additional info (Approved site)	9515		89	31150	1.08	89	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>
37799	LAND SOUTH OF GREENWOOD AVENUE (1), CHINNOR	1496	1	140	49000	1.7	140	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>

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35011	LAND SOUTH OF GREENWOOD AVENUE (2), CHINNOR	85	0	80	28000	0.97	80	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>
61854	Land west of Mill Lane Community Primary School	8339	0	78	27300	0.95	78	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered</p>	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>