



**Vale  
of White Horse**  
District Council

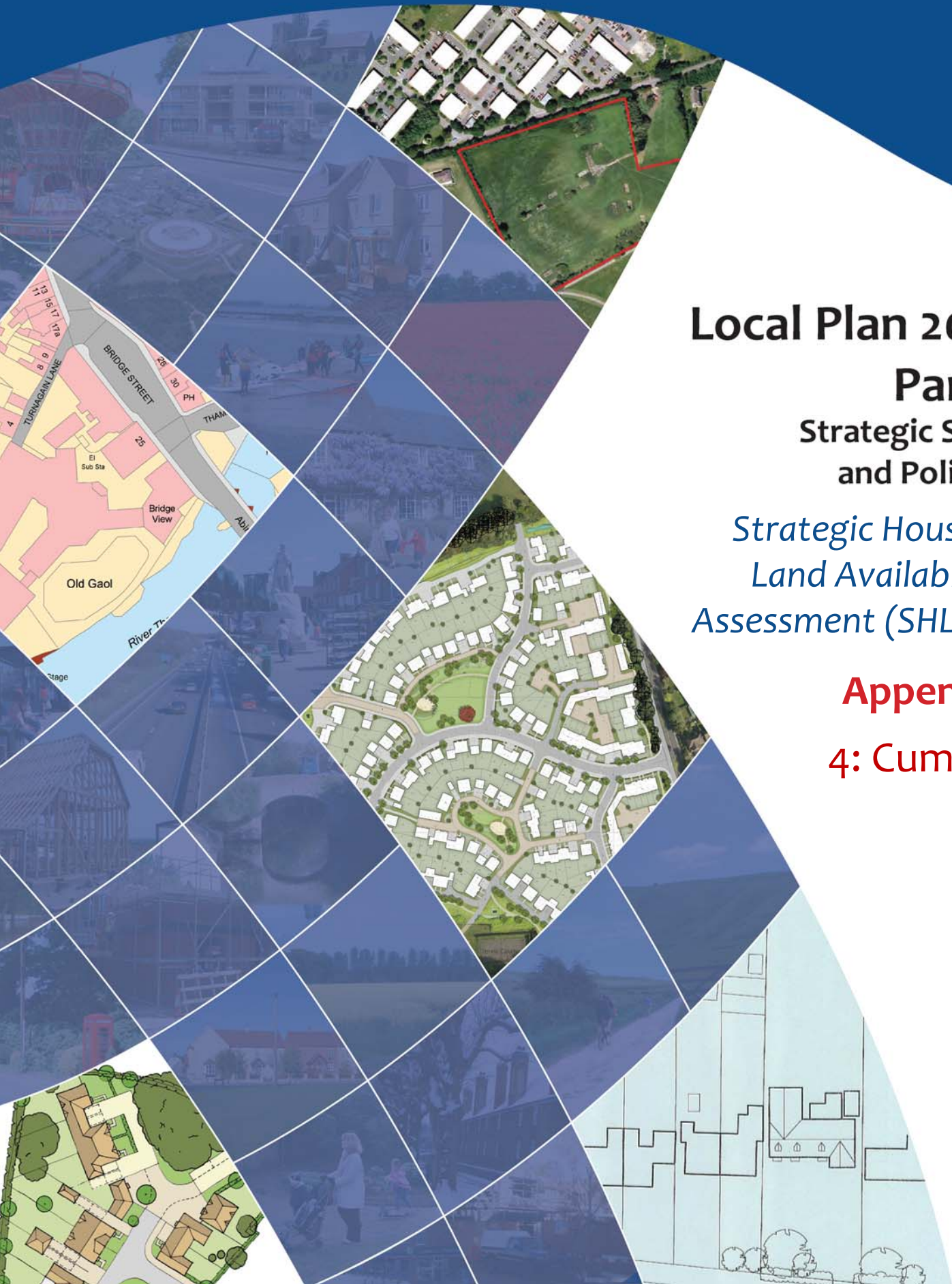
Consultation Draft  
February 2014

# Local Plan 2031 Part 1

## Strategic Sites and Policies

### *Strategic Housing Land Availability Assessment (SHLAA)*

#### **Appendix 4: Cumnor**



## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN01		
Site submission number			
Site address/location	Land east of Denman's Lane		
Planning history	None		
Site size (hectares)	3.54ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural to north. Residential to south/ Primary School to south east.		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Conservation Target Area		
Physical constraints	None visible		
Accessibility	Unknown (see below)		
Overall suitability/developability	Unsuitable due to conservation target area		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

The following options apply in determining the accessibility of sites:

- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
- Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN02		
Site submission number			
Site address/location	Land east of Cumnor School		
Planning history	None		
Site size (hectares)	4.66ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural to north. Adjoins A420 to east/ Residential to south/ Primary School to south west.		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Conservation Target Area		
Physical constraints	Proximity to A420 (noise)		
Accessibility	Unknown (see below)		
Overall suitability/developability	Unsuitable due to access constraints.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN03		
Site submission number			
Site address/location	Land off Tumbledown Hill		
Planning history	None		
Site size (hectares)	9.21ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to west and south west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Conservation Target Area		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	Site unsuitable due to nature designation.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- Site has a suitable and safe access point / ~~new development would relate well with existing development and offer routes for easy pedestrian access to town centre.~~
- ~~Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe~~ / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN04		
Site submission number			
Site address/location	Land west of Denman's Lane		
Planning history	None		
Site size (hectares)	5.73ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ limited residential to south west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Conservation Target Area Archaeological Impact		
Physical constraints	None visible		
Accessibility	Existing/Potential (see below)		
Overall suitability/developability	Site unsuitable due to CTA and nature designation		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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- ~~Site has an access point but would need a reasonable amount of mitigating works to make it suitable and safe / mitigation would be required to relate new development to existing and to improve pedestrian links to the town centre.~~
- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN05		
Site submission number			
Site address/location	Tumbledowns		
Planning history	None		
Site size (hectares)	0.48ha		
Site description and current uses	Private landscaped grounds to residential property		
Surrounding land uses and character of surrounding area	Agricultural		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt		
Physical constraints	None visible		
Accessibility	Existing/Unknown (see below)		
Overall suitability/developability	Site deemed unsuitable due to it being isolated in open countryside which does not join existing built edge of village. Not a sustainable location.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Unknown		
<b>Overall assessment of site deliverability</b>	Undeliverable		

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## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN06		
Site submission number			
Site address/location	Site off Leys Road, south of Cumnor United Reformed Church		
Planning history	None		
Site size (hectares)	1.16ha		
Site description and current uses	Agricultural (enclosed paddock)		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to north east and north west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Conservation Area – recently extended to include site Archaeological Constraints		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle but is located in the conservation area of the settlement. Such land can be heavily constrained due to this and any development would need to take account of this.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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- Site has no obvious access point / would be difficult to relate new development to existing.

## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN07		
Site submission number			
Site address/location	Land south of Appleton Road		
Planning history	P81/V1099/O		
	Demolition of existing bungalow and construction of estate road and 58 houses. [site area 6.2 acres]. 55 Appleton Road and land at rear, Cumnor.  Refusal of Planning Permission on 01 June 1981		
Site size (hectares)	4.62ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to north and west		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Adjacent to Conservation Area Archaeological Constraints		
Physical constraints	None visible		
Accessibility	Existing (see below)		
Overall suitability/developability	Site is suitable in principle but would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		



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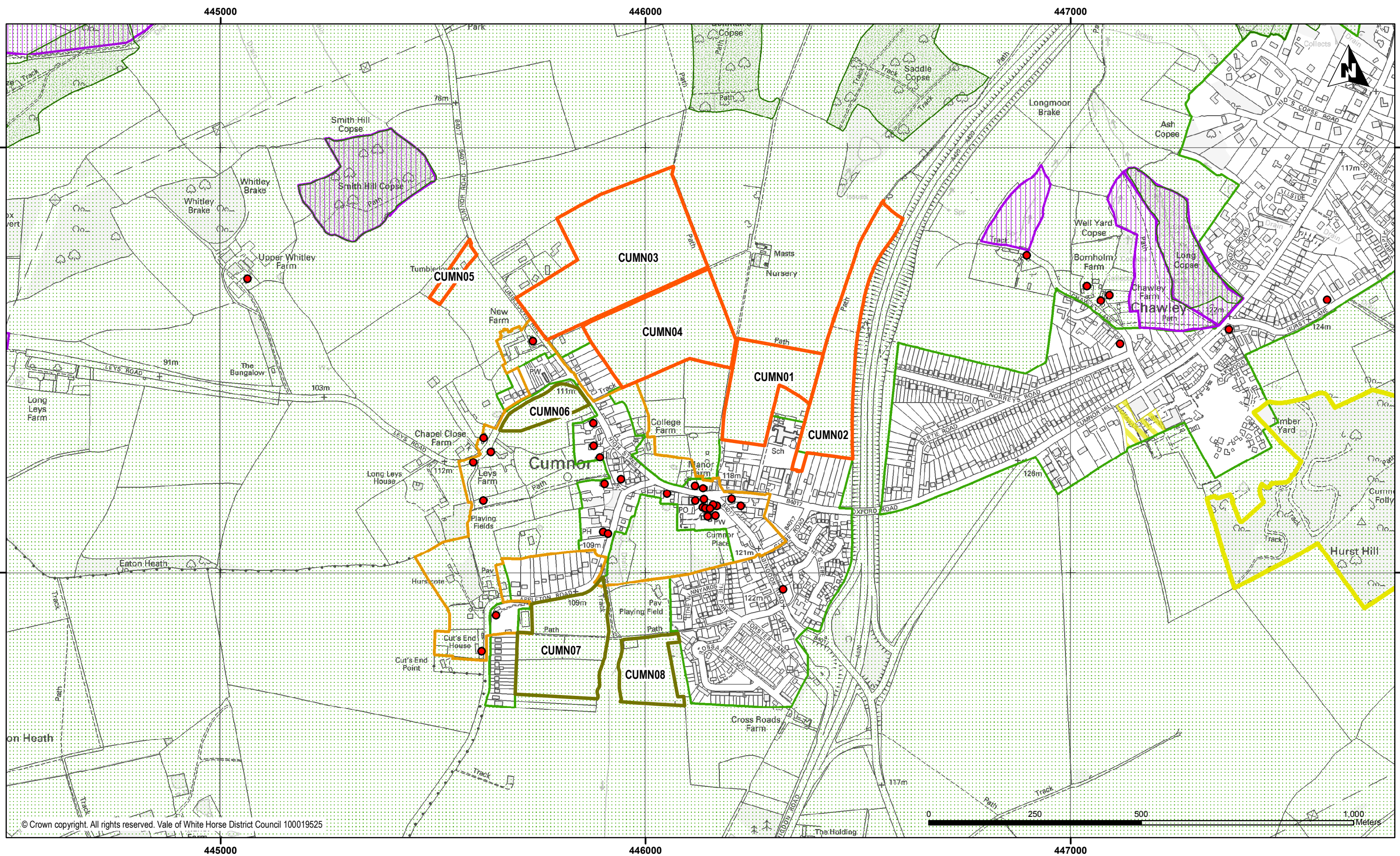
- Site has a suitable and safe access point / new development would relate well with existing development and offer routes for easy pedestrian access to town centre.
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## SHLAA proforma

Settlement	Cumnor		
SHLAA site reference	CUMN08		
Site submission number			
Site address/location	Land south of Cumnor Cricket Club		
Planning history	None		
Site size (hectares)	2.02ha		
Site description and current uses	Agricultural		
Surrounding land uses and character of surrounding area	Agricultural/ Residential to east/ recreation (Cricket Club to north)		
<b>Suitability for housing</b>			
Policy constraints	Entirely within Green Belt Archaeological Constraints		
Physical constraints	None visible		
Accessibility	Unknown(see below)		
Overall suitability/developability	Site is suitable in principle but would require a green belt review to justify it coming forward for development.		
<b>Availability and Achievability</b>			
Availability	Unknown		
Achievability	Achievable		
<b>Overall assessment of site deliverability</b>	Developable		

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**Area of search**

- Permitted site
- Strategic Site Allocation
- Suitable in principle
- Unsuitable
- District Outline

- Listed buildings
- Route of Wilts and Berks Canal
- Proposed new route of Wilts and Berks Canal
- Conservation Area
- AONB

- Great Western Community Forest
- Green Belt
- Local Wildlife Sites
- SSSI
- Scheduled Ancient Monuments

- Historic Park and Gardens
- Flood Zone 3
- Flood Zone 2
- Ancient Woodland
- Enterprise Zones

- South Oxfordshire District Council Housing Sites
- Significant Permissions/Resolutions to grant
- Principal Employment Sites
- Local Plan 2011 Allocations
- February 2013 Local Plan Part 1 Proposed Strategic Allocations



SHLAA - Assessment of Sites																
Settlement	SHLAA REF	Submission REF	SUITABILITY (Phase 1)	SUITABILITY (Phase 2)	Final Report (Consistency cross check and feedback from DM and D&E)	Green Belt Sites	AONB	Maximum Housing No.	# Housing Units (less Flood Zones) @25dph	Total Housing 0-5 years	Total Housing 6-15 years	Total ha gross (SHLAA)	Total ha submitted	Flood Zone 2 and 3 (ha)	Available?	Achievability?
Cumnor	CUMN01		SUITABLEt; Grade 2 agric land	Partly suitable	Unsuitable - Nature Designation	Green Belt		89	89	0	89	3.54		0	No	Unknown
Cumnor	CUMN02		SUITABLEt; Grade 2 agric land	Partly suitable	Unsuitable - Access; Nature Designation	Green Belt		117	117	0	117	4.66		0	No	Unknown
Cumnor	CUMN03		SUITABLEt; Grade 2 agric land	Unsuitable	Unsuitable - Nature Designation	Green Belt		230	230	0	230	9.21		0	No	Unknown
Cumnor	CUMN04		Suitable (adjacent Conservation Area); Grade 2 agric land	Unsuitable	Unsuitable - Nature Designation	Green Belt		143	143	0	143	5.73		0	No	Unknown
Cumnor	CUMN05		SUITABLEt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated site	Green Belt		12	12	0	12	0.48		0	No	Unknown
Cumnor	CUMN06		Suitable; Within Cons Areat; Archaeological Constraintst; Grade 2 agric land	Refer	Suitable in principle	Green Belt		29	29	0	29	1.16		0	No	Yes
Cumnor	CUMN07		Suitable (adjacent Conservation Area); Archaeological Constraintst; Grade 2 agric land	Suitable	Suitable in principle	Green Belt		116	116	0	116	4.62		0	No	Yes
Cumnor	CUMN08		Suitable; Archaeological Constraintst; Grade 2 agric land	Refer	Suitable in principle	Green Belt		51	51	0	51	2.02		0	No	Yes