

Sites	Description: source Land registry	Summary of Parish Council and residents' views	Area (ha)	Environmental constraints				Water constraints			Listed Buildings?	Conservation area?	Archaeology	Accessibility Vehicular accesses to public highways	Protected species/habitats observed or potential	Comments from biodiversity officer
				in AONB (North Wessex Downs)?	Proximity to AONB (m)	Landscape	Landscape Capacity Assessment (no. of dwellings)	Flood Zone	Waste water comments (Thames Water)							
CHO1	East End Farm	Positives: Should be combined with site Cho17. Good access. Loss of open space. Negatives: Traffic concerns. Impact on landscape	3.43	No	472	Development potential subject to reduced site area	70 dwellings	1	No infrastructure concerns regarding Waste Water capability	Adjacent to listed buildings	n/a	Archaeological constraints exist	Direct access to Wallingford Road.	No protected species. Poor semi improved grassland.	No significant constraints	
CHO2	land adjoining Ilges Lane + land North of Charles Road	Generally positive comments. Reduced impact on rest of village. Improves community cohesion by linking up village with Fair Mile Hospital development. Negatives: Impact on AONB. Site too large	28.4	No	0 south-eastern boundary adjacent to AONB	Development potential subject to reduced site area	345 dwellings	1	Drainage infrastructure is likely to be required to ensure sufficient capacity	Adjacent to Fairmile Hospital, Listed Building	n/a	n/a	Access possible to Ilges Lane, Reading Road or Papist Way.	Mostly arable or former arable field with broad woodland belts along E and N boundaries. Woodland belts are covered by a TPO	No significant ecological constraints. Woodland belts should be retained	
CHO3	land on East side of Celsea Place	Generally positive comments. Negatives: Impact on biodiversity, red kites.	2.42	No	83	Medium/low sensitivity - whole site has development potential	60 dwellings	1	No infrastructure concerns regarding Waste Water capability	n/a	n/a	n/a	Access possible to Celsea place.	Former arable. No protected species	No significant constraints	
CHO4	Kentwood Farm	Negatives: Parking and congestion. Impact on character of village	5.46	Yes	n/a	Potential for harm so not taken forward to phase 2	Not taken forward to phase 2 of assessment so no capacity given	1	No infrastructure concerns regarding Waste Water capability	Listed building in proximity to site	n/a	n/a	Access possible to Papist Way.	Arable and improved pasture. No protected species.	No significant constraints	
CHO5	land on the north east side of Church Road	Negatives: Dangerous road, bad location. Poor access, flood plain.	3.42	No	0 immediately next to AONB	Not assessed	Not assessed	2 and 3	Drainage Infrastructure is likely to be required to ensure sufficient capacity	n/a	n/a	Archaeological constraints exist	Access possible to Church Road	Potential water vole habitat on S boundary	No significant constraints provided there is a good buffer to the watercourse along the S boundary	
CHO6	land on the north western side of Wallingford Road	Negatives: Poor access, dangerous road. Floods. Proximity to sewage works	3.36	No	250	Not assessed	Not assessed	1	No infrastructure concerns regarding Waste Water capability	n/a	south-western end adjacent to conservation area	Archaeological constraints exist	Access possible to Church Road	Improved pasture. No protected species.	No significant constraints	
CHO7	Part of Blackall's Farm	Positives: Good location. Negatives: Loss of amenity space. Flood plain. Impact on biodiversity.	8.74	No	600	Development potential subject to reduced site area	65 dwellings	1	Drainage Infrastructure is likely to be required to ensure sufficient capacity	Adjacent to listed building	n/a	Archaeological constraints exist	Access possible to Wallingford Road, 'Old Blackall's Drive' or 'Larkmead'	Two ponds to N may contain great crested newts	Possible allocation but a site visit will be needed to confirm the status of the site and to assess the constraints. Arable area has no constraint.	
CHO8	Part of Blackall's Farm	Positives: Site has existing access. Negatives: Caps Lane unsuitable for additional traffic.	0.57	No	703	Whole site has development potential	15 dwellings	1	No infrastructure concerns regarding Waste Water capability	Listed building in proximity	n/a	n/a	Existing access to Caps Lane	Buildings will need survey for protected species	No significant constraints	
CHO9	Part of Blackall's Farm															

All sites

Water supply comments (Thames Water)

Water supply infrastructure is likely to be required to ensure sufficient capacity

Education Comments and Pupil Place Plan information (Oxfordshire County Council)

Housing could justify the implementation of further extension of Cholsey Primary School, to 2fe.

If underlying pressure subsides, the school could be left with surplus school places. The risk is considered medium/high

Transport comment (County)

The village has a good train service (every 30 min) plus an hourly financially supported bus service to Wallingford.

Flood Zone

Definition (Environment Agency)

1 Low probability - having a less than 1 in 1,000 annual probability of river flooding.

2 Medium probability - having between a 1 in 100 and 1 in 1,000 annual probability of river flooding

3 High probability - having a 1 in 100 or greater annual probability of river flooding OR where water has to flow or be stored in times of flood

Initial comments from Highways Officer

CHO2	Could be accessed from Reading Road with acceleration and deceleration lane. Would need good pedestrian and cycle links to connect to the rest of the village.
CHO6	Goldfinch Lane may be substandard in width. Sight lines at Goldfinch Lane and Wallingford Road junction are substandard. May need traffic calming measures to slow traffic coming from the north.
CHO8	Caps Lane is not suitable for significant additional traffic and the Junction of Caps Lane with the Wallingford Road would be difficult to improve. Would need a footpath on Caps Lane and a pedestrian crossing facility on the Wallingford Road.
CHO9	Caps Lane is not suitable for additional traffic and the Junction of Caps Lane with the Wallingford Road would be difficult to improve. A new access onto Wallingford Road should not be too close to Old Blackalls Lane. Would need traffic calming measures to slow traffic coming from the north and a pedestrian crossing facility.