

**South Oxfordshire Local Plan 2034**  
**Strategic Site Selection Background Paper**  
**Part 1**

**January 2019**

## Contents

Introduction .....	2
Policy Context .....	4
National Planning Policy Framework (NPPF) .....	4
Planning Practice Guidance (PPG) .....	4
South Oxfordshire Core Strategy 2027 .....	5
The Oxfordshire Housing and Growth Deal .....	5
Site Selection Methodology .....	6
Stage 1: Identification and Initial Assessment of Absolute Constraints .....	7
Stage 2: Initial Site Assessment.....	8
Stage 3: Detailed Assessment of Constraints and Opportunities .....	9
Stage 4: Detailed Evidence Testing .....	9
Stage 5: Identification of Preferred Sites .....	10
Summary of sites progressing to Part 2 for detailed analysis.....	11
APPENDIX.....	12
Summary of site selection process by settlement (Stage 1-3).....	12
Abbreviations.....	12
TOWNS.....	13
LARGER VILLAGES.....	22
SMALLER VILLAGES .....	43
OTHER VILLAGES .....	91

## Introduction

1. South Oxfordshire District Council is preparing a new Local Plan to guide development in the District to 2034. This paper provides a review of how the Council has selected potential strategic development sites for inclusion in the Local Plan in the first of a two-part report. The site selection methodology process is detailed in this report, which then goes on to assesses the sites at a higher level to identify suitable strategic sites that will go forward for more detailed assessment in Part 2 as part of the preferred options selection process.
2. Further to the publication of the National Planning Policy Framework (NPPF) in July 2018, the Council has extended the plan period to 'look ahead over a minimum 15 year period from adoption' (MHCLG, 2018). Together with incorporating changes in guidance and legislation, the Council have also been able to consider further evidence available since the publication version of the Plan in October 2017.
3. In May 2018 the Council followed Cabinets recommendation to reassess all available housing sites, to include those currently proposed in the Publication Version Local Plan, those previously considered but later dismissed and additional sites that were submitted to the Council prior to the close of the Regulation 19 publication.
4. This is a timely review in light of the publication of the NPPF in July 2018, whilst also working towards the milestones set out in the Oxfordshire Housing and Growth Deal. Oxfordshire Growth Board is supportive of the work of the Council to bring forward the most sustainable housing sites that are viable and have sufficient confidence of delivery, both in the short and long term. It is imperative that the process of review and examination of the sites allows the plan to be published within the timescales set by the deal.
5. As this process serves as a review exercise at a point in time in the Local Plan process, the proposed sites at Culham, Wheatley, Berinsfield and Chalgrove Airfield will go forward for detailed consideration as to whether they will remain as preferred strategic allocations (Part 2 of the report). The previously considered (but not progressed, 'reasonable alternatives'), together with additional sites submitted and sites reviewed under revised density allocations and decreased threshold of development are reconsidered through the site selection process.
6. The overall structure of Part 1 and 2 of the Strategic Site Selection Background Paper is as follows:
  - **Part 1**
    - Policy context
    - Site selection methodology
    - Summary of sites progressing to Part 2 for detailed analysis.
    - Appendix of site filtering and high level assessment (Stage 1-3) by settlement
  - **Part 2**
    - Introduction and background
    - General strategic site assessment
    - Detailed strategic site assessment
    - Scenario testing, preferred option site selection
    - Green belt considerations

- Appendices of location plans, general site assessment proformas and detailed site assessments, matrix forming the assessment process.

## Policy Context

### National Planning Policy Framework (NPPF)

7. The National Planning Policy Framework (NPPF) places a duty on planning authorities to achieve the delivery of a wide choice and quality of homes to meet the needs of the local population. Local Plans should be prepared in accordance with the NPPF to provide a positive vision for the future, to include an overarching framework for addressing housing needs and other economic, social and environmental priorities. Within the plan-making framework, strategic policies should set out an overall strategy for the pattern, scale and quality of development, which includes making adequate provision for housing (MHCLG, 2018).
8. In support of the government's objective of significantly boosting the supply of homes the NPPF reiterates the importance of identifying a sufficient amount and variety of land that can come forward, to meet housing needs. Local authorities should have a 'clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA).'
9. Local planning authorities should use a robust and up-to-date evidence base to ensure that their Plan meets the identified local housing need for market and affordable housing, conducted using the standard method outlined in Planning Practice Guidance (PPG). Planning policies should identify 'specific, deliverable sites for years 1-5 of the plan period, specific deliverable sites or broad locations for growth for years 6-10 and where possible for years 11-15 of the plan.'
10. The Framework also supports the supply of large numbers of new housing through settlement extensions or new settlements. Paragraph 72 of the NPPF outlines the key considerations to identify well located, sustainable proposals, supported by the necessary infrastructure and services. There is an important role for the Local Plan policies to ensure delivery of sufficient homes across the District, identifying the most suitable locations whilst considering the key constraints to development, such as green belt and designated areas.

### Planning Practice Guidance (PPG)

11. PPG on the Housing and Economic Land Availability Assessment (HELAA) sets out the approach that local planning authorities should take to identify land that is suitable, available and achievable for housing and economic use over the plan period. The assessment is a key part of the evidence base to inform the site selection process; however, it is important to note that it does not in itself determine whether a site should be allocated for development.
12. The site selection methodology will explain the process undertaken by the Council to use the SHLAA as a starting point to identify suitable strategic housing sites for allocation in the local plan. As noted in PPG, and adhered within this process, plan makers should be proactive in identifying as wide a range of sites and broad locations as possible for development. Plan makers should not rely on sites that have been submitted through a call for sites if there is an appropriate location that could play a part meeting the development needs of the area.

### **South Oxfordshire Core Strategy 2027**

13. The South Oxfordshire Core Strategy was adopted in 2012 and set out the vision for the District to 2027. The Core Strategy is a key policy document in the Local Plan, setting out the vision, objectives and broad locations for delivering housing and other development needs, including employment, retail and transport. The Strategy also allocated a number of sites for housing, some of which have been completed or committed to and others that are unimplemented to date. These sites will be highlighted throughout the site selection process.

### **The Oxfordshire Housing and Growth Deal**

14. As part of the 2017 Autumn Budget Statement, £215 million of government funding was offered to support Oxfordshire's plan to support delivery of 100,000 new homes and supporting infrastructure between 2011 and 2031. As part of the deal, the Growth Board partners agreed to produce a Joint Statutory Spatial Plan that will set the strategic direction for planning in Oxfordshire to 2050.
15. All Oxfordshire authorities have agreed to submit their Local Plans for examination before 31 March 2019 as part of the deal. South Oxfordshire District Council commits to that deal and have undertaken the current review of the strategic site selection within the confines of this deadline to inform the final publication of the Local Plan.

## Site Selection Methodology

16. This section of the report provides the detailed process of site selection, with reference to specific evidence reports that contains the relevant information. The methodology has evolved from work and evidence gathering that has been conducted over the last five years. SODC have sought advice from the Planning Advisory Service about the draft methodology for this process, which has since been redefined on their guidance. In June 2018 the Planning Inspectorate provided further input to the methodology and officers are confident that the methodology applied is robust and in conformity with Planning Practice Guidance.
17. The purpose of the site selection methodology is to provide a robust framework that guides the preparation of a clear and reasoned evidence base to support the proposed site allocations in the Local Plan.
18. There are five main stages in the methodology as summarised below:

STAGE	DESCRIPTION OF PROCESS
<b>Stage 1</b>	<b>Identification and Initial Assessment of Absolute Constraints</b> <ul style="list-style-type: none"> <li>▪ Identification of potential sites through Core Strategy, Strategic Housing and Economic Land Availability Assessment (SHELAA) or the call for sites process, in addition to any other existing evidence.</li> <li>▪ Identification of any sites that were considered unsuitable for development due to the following absolute constraints: <ul style="list-style-type: none"> <li>- Flood zone 2 or 3</li> <li>- Sites of Special Scientific Interest (SSSI)</li> <li>- Special Area of Conservation (SAC)</li> <li>- Ancient Woodland</li> <li>- Registered Park or Garden.</li> </ul> </li> <li>▪ Sites assessed as unsuitable for further consideration due to absolute constraints do not progress to Stage 2.</li> </ul>
<b>Stage 2</b>	<b>Initial Site Assessment</b> <ul style="list-style-type: none"> <li>▪ Site capacity threshold: <ul style="list-style-type: none"> <li>- Site capacity less than 500 dwellings on greenfield sites;</li> <li>- Site capacity less than 100 dwellings on brownfield sites.</li> </ul> </li> <li>▪ Site availability: <ul style="list-style-type: none"> <li>- Site not confirmed as available for development in the last five years.</li> </ul> </li> <li>▪ Relevant planning history: <ul style="list-style-type: none"> <li>- Sites that have been granted planning permission;</li> <li>- Sites that have previously been refused permission.</li> </ul> </li> <li>▪ Neighbourhood plan allocation <ul style="list-style-type: none"> <li>- Sites allocated for housing or other uses.</li> </ul> </li> <li>▪ Sites that did not meet the threshold, were unavailable, had relevant planning history or were designated in a Neighbourhood Plan do not progress to Stage 3.</li> </ul>

<b>Stage 3</b>	<b>Detailed Assessment of Constraints and Opportunities</b> <ul style="list-style-type: none"> <li>▪ Assessment of constraints and opportunities (desktop)</li> <li>▪ High level assessment of whether constraints could be overcome</li> <li>▪ Assessment of relevant policy considerations and compliance with the Council's strategy.</li> <li>▪ Sites that were not considered to have reasonable potential for development do not progress to Stage 4.</li> </ul>
<b>Stage 4</b>	<b>Detailed Evidence Testing</b> <ul style="list-style-type: none"> <li>▪ General site assessments <ul style="list-style-type: none"> <li>- High level SWOT analysis;</li> <li>- Consultation with key stakeholders;</li> <li>- Updated information from site promoters where provided</li> </ul> </li> <li>▪ Detailed site assessments informed by or produced alongside: <ul style="list-style-type: none"> <li>- Green belt assessment</li> <li>- Habitats Regulation Assessment (HRA)</li> <li>- Infrastructure Delivery Plan (IDP)</li> <li>- Landscape Capacity and Sensitivity Assessment</li> <li>- Strategic Flood Risk Assessment (SFRA)</li> <li>- Sustainability Appraisal (SA)</li> <li>- Transport Assessment</li> <li>- Viability Study</li> <li>- Water Cycle Study</li> </ul> </li> <li>▪ Stage 4 and 5 process and analysis is outlined in Part 2 of the Strategic Site Selection Background Paper.</li> </ul>
<b>Stage 5</b>	<b>Identification of Preferred Strategic allocations</b> <ul style="list-style-type: none"> <li>▪ List of preferred sites identified to meet South Oxfordshire's Objectively Assessed Need, identified through: <ul style="list-style-type: none"> <li>- Scenario testing to explore potential combinations of allocations;</li> <li>- Selection of the preferred sites for allocation in the Local Plan.</li> </ul> </li> </ul>

### **Stage 1: Identification and Initial Assessment of Absolute Constraints**

19. The 2017 update of the SHELAA was used as a starting point to identify sites for development, together with the call for sites process and those sites submitted prior to the Regulation 19 consultation exercise that will now be considered. The South Oxfordshire SHELAA (October 2017) formally consolidates the findings of the SHLAA (2013) and HELAA (March 2017) to ensure that all assessments are consistent and includes sites submitted between 31 August 2016 and 17 May 2017. A total of 767 sites are assessed in the SHELAA. A number of larger/significant employment sites in the SHELAA have not been considered in this process.
20. In addition, the Council also considered the sites identified by the Oxfordshire Growth Board as part of the Spatial Options Assessment (2016). This is a high-level criteria-based appraisal that assesses the sustainability of a number of sites throughout Oxfordshire for meeting Oxford City's unmet need. It also considers the deliverability and viability of each site.



21. It does not make specific recommendations about which options should or should not come forward for development, as it recognises that it is the role of the South Oxfordshire Local Plan to consider and allocate specific development sites in the District. The assessment has also helped us to understand which other sites might be available for potential strategic allocation.
22. Stage 1 of the site selection process filters out sites that are subject to absolute constraints that would significantly outweigh the benefits of development. The reasons for exclusion at this stage are where the site is wholly or significantly within flood risk zones 2 and 3, designated SSSI, Registered Park or Garden, Ancient Woodland or SAC. Sites that were partly covered by the constraints listed, but had still capacity for potential development progressed to Stage 2 for further consideration.

## **Stage 2: Initial Site Assessment**

23. Following the initial assessment of absolute constraints, sites were filtered through a number of criteria at Stage 2 to assess their suitability as strategic sites for housing development in the District. It should be noted that when a site is discounted from the process it is considered that further assessment is not required within the additional criteria of Stage 2. The Appendix of this report details the reasons for discounting the site at each Stage of the process.
24. As noted, the post May 2018 site assessment process to inform the revised Publication Version of the Local Plan was revisited to ensure the best possible outcome for delivery of housing to meet the needs of the District. It was considered appropriate that the threshold of 1,500 units was reduced to 500. Whilst this may be typically lower than the threshold for strategic allocations elsewhere, it was considered appropriate in light of the constraints across the District. This will also ensure that sites previously discounted due to capacity are appropriately assessed as a reasonable alternative.
25. Since the initial site selection, and following the publication version of the Plan, the NPPF has directed the Council to review densities for housing in the District. The Housing Topic Paper provides the justification for the approach taken to optimise densities across the District based on the characteristics discussed in Paragraphs 122 and 123 of the NPPF. Each site was therefore reassessed in terms of its development capacity and reviewed against the revised threshold of 500 homes.

Sites that are over the strategic threshold and identified as available have been reviewed for relevant planning history. If a site has been approved for planning permission, then it is discounted from the process. Similarly, if the planning history indicates that the site was refused planning permission on the principle of the site's development (i.e. not matters that could be resolved through design), then it was considered that the site would not be suitable for development at a strategic level.

26. The next filter applied at Stage 2 is the availability of the site. It was considered that if a site was over the revised threshold of 500 it was appropriate to consider the latest information on availability following the latest call for sites and any potential change since the 2017 SHELAA. This was also assessed after the planning history as there may have been some evidence of progression for planning permission, through scoping or an application that may have been more recent than the latest submission on availability.

27. Stage 2 will also identify if sites have been included in a neighbourhood plan, noting the status of the plan and the designation. Sites allocated for housing have been discounted and any sites that are protected for other uses in adopted or proposed plans have been discounted at this point. Sites that are not designated but fall within a neighbourhood plan area will progress to Stage 3 for further consideration.
28. It should be noted at this point that sites currently allocated for development in the adopted South Oxfordshire Core Strategy 2027 (adopted December 2012) and those proposed to be safeguarded in the emerging Local Plan 2034 were also noted at this point. Most of the sites fall below the threshold, already have planning permission and many of these permissions are being built-out. These sites have previously been subjected to a site assessment process and Sustainability Appraisal.

### **Stage 3: Relationship with Neighbourhood Development Plans**

29. Potential sites that are located within made neighbourhood development plan areas will not be assessed to avoid duplication. Where a site is within a neighbourhood planning area but there has been very limited progress with that plan, the Council took a view on the status of the plan and the rate of its progression to determine whether the Council should at least consider the site as being capable of being a strategic allocation in the Local Plan.
30. The assessment work considered the relationship of these sites with the neighbourhood plan, examining any evidence or strategies that the parish council had developed for their area. Where the Council consider the site's development would prejudice the delivery of a neighbourhood plan, we discounted it at stage 3.

### **Stage 4: Detailed Evidence Testing**

31. The detailed strategic evidence testing process is outlined in greater detail in Part 2 of the report, bringing forward the 15 sites that have been identified at Stage 1-3 of the process. as potential options for selection as strategic sites in the Local Plan.
32. Area Assessment Principles have been developed to underpin this stage of the process, providing a framework to evaluate the appropriateness of the sites under consideration. The principles, as detailed in Part 2 of the report, relate to some criteria that have already been considered (threshold and Neighbourhood Plan areas), and others that require further information to assess appropriately (whether the sites are new settlement or urban extensions, in which case the Council has determined an area of search to be applicable for new settlements, and high level deliverability criteria about availability of the site.).
33. This process firstly involved general site assessments of each site's strengths, weaknesses, opportunities and threats (SWOT) and their compliance with the current existing Spatial Strategy. Some sites may be discounted at this stage, whilst the others that are still considered suitable are assessed further. Up to date information from site promoters was requested, together with consultation with neighbouring local authorities and key stakeholders on site constraints and relevant evidence to inform the officers determination on the general assessment.

34. The general assessment involves a relatively detailed process of gathering evidence, which will also inform the detailed assessments. As outlined in the methodology a number criteria are used in the detailed site assessments, including green belt assessment, sustainability appraisal and landscape capacity assessment. Site promoters were also asked to provide Stage 1 Ecological Assessments and engage with the Council to discuss deliverability and viability.

### **Stage 5: Identification of Preferred Sites**

35. Following the detailed appraisal process, the consideration of evidence, delivery of sites and the outcome of the sustainability appraisal, conclusions were drawn about the potential for each site to be allocated in the local plan.
36. The final part of the process involved further analysis of delivery scenarios, grouping together site allocations in a number of combinations for the purposes of testing cumulative impact. Five scenarios are outlined in Part 2 of the report as the final part of the site selection process to inform the conclusions and recommendations for the Local Plan.

## Summary of sites progressing to Part 2 for detailed analysis.

37. The following sites are assessed in Part 2 of the Strategic Site Selection Background paper as they have been considered suitable for further assessment following high-level review through Stages 1 – 3 of the site selection process.

Settlement	SHELAA Site Reference	Address
Beckley	1006	Land at Wick Farm
Berinsfield	183	Land at Berinsfield
Chalgrove	1042	Chalgrove Airfield
Culham	1095	Land west of Culham Science Centre
Elsfield / Beckley	1007	Lower Elsfield
Forest Hill	1029	Land south of Thornhill Park and Ride
Garsington	891	Land north and south of Oxford Road - Northfields
Great Haseley	812	Harrington (land south of M40 J7)
Kidmore End	71	Land at Reading Golf Club
Kidmore End	1056	Palmers Riding Stables
North Weston	61	Land off Thame Road
Play Hatch	1151	Land east of Caversham Park Road
Sandford-on-Thames	886	Grenoble Road
West Hagbourne	1364	Land south of Great Western Park
Wheatley	1034	Oxford Brookes University Campus

## **APPENDIX**

### **Summary of site selection process by settlement (Stage 1-3)**

The following appendix outlines a high-level summary of the site selection process for Stages 1 – 3, identifying the sites that have been carried forward for further assessment in Part 2 of the Strategic Site Selection Background Paper. Assessments are presented by settlement and categorised using the settlement hierarchy.

#### **Abbreviations**

AONB – Area of Outstanding Natural Beauty

SAC – Special Area of Conservation

SSSI – Site of Special Scientific Interest

TPO – Tree Preservation Order

## TOWNS

**Settlement:** Didcot

**Hierarchy:** Town

**Key constraints and opportunities:** Significant housing and employment growth is proposed throughout the greater Didcot area. Didcot has been granted Garden Town status, and a masterplan has been developed as part of the Didcot Delivery Plan to bring forward development. Further planning policy development is envisaged through either an area specific LDD or incorporation within the next Local Plan. Didcot is also the gateway to and heart of Science Vale. The town lies on the southern edges of the North Wessex Downs AONB and has a small area of flood zones 2 and 3 to the north and east. The A34 runs to the west of the settlement and the A4130 runs to the north. Roads within and around the town experience traffic congestion; however, a number of transport infrastructure improvements have been proposed as part of the emerging local plan and within the Housing Infrastructure Fund bid to improve movement in and around Didcot and help support the delivery of the Didcot Garden Town.

### Sites discounted at Stage 1

SHELAA Site Reference	Address	Comment
101	Land east of Torridge Drive	Site discounted due to flood zones 2 and 3 covering all or most of site.
106	Land south of Wensum Drive	
121	Land near Mersey Way	

### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
92	Land south of A4130	Site capacity is less than threshold of 500.
93	Foxhall Manor Caravan Park	
94	Land south of Milton Road	
99	Land at Tyne Way	
102	Land at Tamar Way	
105	Land north of Lune Close	
112	Land south of Hamble Road	
113	Cavendish Park	
114	Didcot Road Leisure Pool	
116	Mobray Fields Local Nature Reserve	
117	Land west of Bishops Orchard	
118	Land east of Mersey Drive	
119	Land south of Tavy Close	
120	Land north of Ashburn Place	
125	Land at Derwent Avenue	

<b>126</b>	Land south of Saxons Way	Site capacity is less than threshold of 500.
<b>127</b>	Land south of Balmoral Road	
<b>128</b>	Land east of Royal Berkshire Close	
<b>129</b>	Land east of Worcester Drive	
<b>130</b>	Land at St Hilda's Close	
<b>135</b>	Land south of Orwell Drive, Didcot	
<b>136</b>	Land at Willowbrook Leisure Centre and east of railway line, Didcot	
<b>1075</b>	Land east of St Hugh's Rise	
<b>1153</b>	Gasworks, 5 Abingdon Road	
<b>1231</b>	Land south of Jubilee Way/Sandringham Road	
<b>1232</b>	Land east of Lincoln Gardens	
<b>1240</b>	Land to the north of Didcot, east of the B4016 (1)	
<b>1241</b>	Land to the north of Didcot, east of the B4016 (2)	
<b>1242</b>	Land to the north of Didcot, east of the B4016 (3)	
<b>1243</b>	Land to the north of Didcot, east of the B4016 (4)	
<b>1244</b>	Land to the north of Didcot, east of the B4016 (5)	
<b>1363</b>	Land south of A4130	Site is below threshold of 500 and allocated in Core Strategy.
<b>1378</b> <b>**NOT ON GIS**</b>	Land to the north of Partridge Close, Great Western Park	
<b>184</b>	Didcot A (allocated in Policy H2 New Housing in Didcot)	
<b>186</b>	Ladygrove East	Site is below threshold of 500 and allocated in Core Strategy.
<b>274</b>	Vauxhall Barracks (allocated in Policy H2 New Housing in Didcot)	Site is below threshold of 500 and allocated in Core Strategy.
<b>334</b>	Land north of Wantage Road	Site forms part of planning permission for mixed-use urban extension (development ongoing in phases as part of Core Strategy allocation).
<b>345</b>	Land south of Wantage Road (1)	
<b>356</b>	Land south of Wantage Road (2)	
<b>943</b>	Land at Willington Down Farm	Outline permission has been granted for mixed use proposal (allocated in Core Strategy)
<b>1226</b>	Land south of Fulscot Bridge, west of Fulscot Manor	Site not confirmed as available since 2013 SHLAA.
<b>1233</b>	Land west of Didcot between railway & A4130	
<b>1234</b>	Land beyond Ladygrove East	

**Settlement:** Henley-on-Thames

**Hierarchy:** Town

**Key constraints and opportunities:** Henley-on-Thames is one of four main towns in South Oxfordshire and is located on the south eastern edge of the District. It is surrounded by the Chilterns AONB to the north and west. On the edge of the settlement to the north is Registered Parks and Gardens and SSSI. Henley provides a good range of shops and services and has an important role for tourism based on the town's riverside setting and historic buildings. The town has an Air Quality Management Area. Proposed development should be in accordance with the Joint Henley-on-Thames and Harpsden Neighbourhood Development Plan.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>322</b>	Henley Four Oaks Caravan Club	Site discounted due to flood zones 2 and 3 covering site.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>161</b>	Land at Lambridge Lane (2)	Site capacity is less than threshold of 500.
<b>827</b>	Land at Gillotts School	
<b>867</b>	Land at Badgemore Golf Club	
<b>912</b>	Hernes Estate,	
<b>939</b>	Land at Lambridge Lane (1)	
<b>949</b>	Henley College	
<b>950</b>	Land west of Gillotts Lane	
<b>988</b>	Land to the north of 5 Parkside	
<b>1126</b>	Lucy's Farm	
<b>1146</b>	Land north of Luker Avenue	
<b>1158</b>	Swiss Farm International, Marlow Road	
<b>1255</b>	Playing Fields at Gillotts School (1)	
<b>1257</b>	Land at the corner of Gillotts Lane and Greys Road	
<b>1258</b>	Adjacent to Grey's Road, opposite to Highlands Farm	
<b>1259</b>	Land adjacent to the west of Nicholas Farm and north of Elizabeth Road	
<b>1260</b>	Land at Nicholas Farm, to the north of Valley Road	



<b>1261</b>	Land north east of Nicholas Hill Farm	
<b>1262</b>	Land south west of Friar Park and north west of Parkside	
<b>1256</b>	Playing Fields at Gillotts School (2)	Site capacity is below threshold and site is allocated in Joint Henley and Harpsden Neighbourhood Plan.

**Settlement:** Thame

**Hierarchy:** Town

**Key constraints and opportunities:** Thame is a thriving market town which serves as an important local centre for nearby villages in Oxfordshire and Buckinghamshire. A large proportion of the town is designated as a conservation area, which includes a well preserved historic high street and market place. The majority of the conservation area is also an area of archaeological constraint. The town is on the edge of the district boundary and is constrained by the River Thames flood plain to the north and west. The Thame Neighbourhood Development Plan (2013) allocated sites sufficient for 775 homes; these sites have been substantially developed with the exception of the 45 dwellings allocated at Site HA4 (Land at The Elms) and 135 dwellings allocated on site HA5 (Lord Williams's Lower School Site). Two reserve sites sufficient for delivery of 135 homes were also allocated by the NDP. A review of the Thame NDP is underway.

**Sites discounted at Stage**

SHELAA Site Reference	Address	Comment
927	Land west of Aylesbury Road	Site discounted due to flood zones 2 and 3 covering site.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
34	Cotmore Wells Farm	Site capacity is less than threshold of 500.
214	Priest End, Thame	
241	Howland Road Business Park	
285	Thame Business Centre	
303	Menlo Industrial Park	
308	DAF site	
321	Thame 40, Jane Morbey Road	
333	CPM (UK), Ayelsbury Road	
347	Goodsons Industrial Mews	
351	Station Yard	
407	Dormer Road	
809	Land west of Moreton Lane	
839	Land at Thame Showground	
860	Land at Aylebury Road	
872	Land west of Menlo Industrial Park	
902	Land east of Thame Football Partnership	
951	Park Meadow Cottage, Thame Park Road	

<b>973</b>	Land south of A418 (2)	
<b>1022</b>	Land south of Chinnor Road (1)	
<b>1113</b>	Land south of A418 (1)	
<b>1142</b>	Land at Church Farm	
<b>1143</b>	Land south of Chinnor Road (2)	
<b>1332</b>	Land east of Thame Rugby Club, adjacent Kingsley Road	
<b>1336</b>	Land south of properties on Arnold Way and Corbetts Way	
<b>1337</b>	Land at Meadow Brook House	
<b>974</b>	Land north of A418 (1)	Approximately 36% of the site falls within flood zone 2 and 3 and therefore reduces capacity below 500 dwelling threshold.
<b>855</b>	Land north of Oxford Road	Site capacity is less than threshold of 500 and allocated in Thame Neighbourhood Development Plan.
<b>979</b>	Lord William's Lower School	
<b>983</b>	Land south of Park Street	
<b>202</b>	Thames Valley Police Station	Site capacity is less than threshold of 100 for brownfield site.

### Sites discounted at Stage 3

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>837</b>	Land south of Moreton Lane	Development of the site would be in conflict with the "Option 4: Contained Thame" strategy adopted by the NDP. The site was assessed and dismissed at the Preferred Options stage of the NDP as part of the Option 1: Walkable Thame.
<b>843a</b>	Land south of Kingsley Road	Development of the site would be in conflict with the "Option 4: Contained Thame" strategy adopted by the NDP. The site was assessed and dismissed at the Preferred Options stage of the NDP as part of both "Option 2: Public Transport Thame" and "Option 3: Dispersed Thame".
<b>893b</b>	Land east of Mooreland Lane (1)	NDP process dismissed development of this site in isolation but noted the potential for development on part of the site as part of "Option 2: Public Transport Thame" which was dismissed in favour of Option 4 at the Preferred Options Stage.

<b>934</b>	Land north of Moreton Road	Site is identified for education use by the Thame NDP.
<b>1069</b>	Thame Showground	NDP noted that relocation of the Rugby Club had not been addressed by the site promoters. NDP process dismissed development of this site in isolation but noted the potential for development on part of the site as part of "Option 2: Public Transport Thame" which was dismissed in favour of Option 4 at the Preferred Options Stage.
<b>1114</b>	Thame Meadows	NDP identifies the ring road as a significant barrier to development noting the difficulties of establishing pedestrian and community linkages to the town. Development beyond the northern ring road was dismissed at the options stage of the NDP.
<b>1136</b>	Land south of Howland Road Business Park	Proximity to the British Oxygen Hazard Zone was identified as a significant constraint to residential development by the Thame NDP
<b>8931</b>	Land east of Mooreland Lane (1)	NDP assessment of the site notes that the suitability for residential development is restricted due to lack of access opportunities from ring road due to level changes. Site is also in close proximity to sewage works.

**Settlement:** Wallingford

**Hierarchy:** Town

**Key constraints and opportunities:** The town of Wallington is located to the west of the River Thames in the central part of the District. Although the smallest of the towns in the District, Wallingford is an important local service centre with a rich history. The town is bordered by the Chilterns and North Wessex Downs AONB. It has also an extensive conservation area which also contains Wallingford Castle and Meadows to the north. The town has an Air Quality Management Area as a result of high levels of NO<sub>2</sub> from traffic fumes, which is centred on the Lamb Crossroads.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>432</b>	Land north and south of Wallingford Bridge	Site discounted due to flood zones 2 and 3 covering site.
<b>922</b>	Land north of A4130	

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>364</b>	Ayrs Yard	Site capacity is less than threshold of 500.
<b>369</b>	Land at 71 Wantage Road	
<b>424</b>	Land at Wilding Road	
<b>425</b>	Wallingford Cemetery	
<b>430</b>	Wallingford Sports Park	
<b>433</b>	Land at Radnor Road	
<b>908</b>	Land north of Winterbrook Lane	
<b>926</b>	Land at Wallingford Road	
<b>1171</b>	Land west of Hithercroft Industrial Estate	
<b>1383 (NOT on GIS)</b>	Land at Oakdale Court and Meriden Court	
<b>828</b>	Land west of Hithercroft Industrial Estate	Site capacity is less than threshold and has planning for industrial use.
<b>426</b>	Land at Wallingford Castle	Approximately half of the sites falls within flood zone 2 and 3 and therefore reduces capacity below 500 dwelling threshold.
<b>838</b>	Land at Slade End Farm	Site has outline planning permission for 555 dwellings and (RM submitted).

**Sites discounted at Stage 3**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>821</b>	Land north and south of Winterbrook Lane	Site is available as there is an extant planning application for 502 homes on this site. Case officer advises a decision is due soon.
<b>928</b>	Land east of Shillingford Road	

## LARGER VILLAGES

**Settlement:** Benson

**Hierarchy:** Larger village

**Key constraints and opportunities:** Located east of the River Thames, the larger village of Benson is constrained by flood zones to the west of the settlement and around Brook Street, heading eastwards. Much of the central area of the village is within a Conservation area and a more extensive area of Archaeological constraint to the south east. Traffic on the B4009 could be a potential issue from extensive growth with plans to build a relief road to alleviate this. Benson Neighbourhood Plan was adopted in June 2018.

### Sites discounted at Stage 1

SHELAA Site Reference	Address	Comment
1093	The Paddock, Crowmarsh Battle Barns	Site discounted due to flood zones 2 and 3 covering site
1141	Land at Benson Materials Store, St Helen's Avenue	Site discounted due to flood zones 2 and 3 across majority of land area

### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
200	Atlanta House	Site capacity is less than threshold of 500.
344	Oakely Wood Farm	
381	Land at Fielden Road	
848	Land south of St Helen's Avenue	
918	Land south of B4009	
977	Land at Churchfield Lane	
1000	Land south of St Helen's Avenue	
1008	Land west of Braze Lane	
1010	Land south of Rokemmarsh	
1037	Land north of Crowmarsh Battle Farm	
1199	Land east of Blacklands Road	Site capacity below threshold and also allocated housing sites in Benson Neighbourhood Plan.
1360	Land at Woodside, Old Henley Road	
881	Land north of Watlington Road	
1077	Land west of Hale Road	Planning permission granted for 187 dwellings to bring below threshold. Also
1078	Land east of Hale Road	
818	Land north of Littleworth Road	

		allocated housing site in Benson Neighbourhood Plan.
--	--	--



**Settlement:** Berinsfield

**Hierarchy:** Larger village

**Key constraints and opportunities:** The larger village of Berinsfield, located to the west of the District at the intersection of the A415 and A4074. Development potential to the south and west of the settlement is constrained by flood zones; with some further minerals safeguarding areas, and areas of archaeological constraint surrounding the village. The entire village is washed over by the Green Belt. Historically, Berinsfield was a planned post-war village built on the site of a Second World War airbase, which has contributed to the significant areas of Archaeological constraints around the village. As a local service centre within Science Vale, further development in this area would strengthen and support growth and regeneration in this area.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
25	Land to the north of Fane Drive	Site capacity is less than threshold of 500.
26	Land off Lay Avenue	
27	Land to the south of Fane Drive	
30	Green Furlong	
31	Land west of Shadwell Road	
32	Land south of Kennet Close	
316	Land to the north of Fane Drive, Berinsfield (2)	
362	Industrial estate, Wimblestraw Road, Berinsfield	
870	Land at Wimblestraw Road, Berinsfield	
1024	Land to the west of A4074, Berinsfield	
1155	Land south of Wimblestraw Road, Berinsfield	
1195	Land to the north of Fane Drive, Berinsfield (3)	
1200	Land adjacent to Berinsfield roundabout and Dorchester by-pass	
1201	Land north of Berinsfield	
1202	Land north west of Berinsfield	
846	Queenford Lakes, Barcot Lane	Reduced site capacity due to flood zones 2 and 3 covering a large area of the site does not meet site threshold of 500.

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>183</b>	Land at Berinsfield, including Mount Farm	Site to be considered for detailed assessment, progressed from allocation in Publication Version of Local Plan.

**Settlement:** Chalgrove

**Hierarchy:** Larger village

**Key constraints and opportunities:** The existing settlement of Chalgrove and surrounding land to the south west lies within an area of archaeological constraint. There is also a registered battlefield to the north east of the settlement. Flood zones 2 and 3 have been identified across the larger village in a north west to south east direction and also spreading southwards along Mill Lane and along the perimeter of the settlement, just north of Home Farm. Chalk streams are present in the area, supporting important habitat for rare and protected species. As a larger village, located centrally in the District there is opportunity to build upon its position in the settlement hierarchy for further growth.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
1082	Manor Farm Bungalow, 14 Mill Lane	Site discounted due to flood zones 2 and 3.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
45	Camp Corner	Site capacity is less than threshold of 500.
58	Land off Monument Road	
218	2 Warpsgrove Lane	
336	Land behind Irton House	
831	Land east of Mill Lane	
832	Land west of Mill Lane	
854	Farm Cottage	
992	Land east of Berrick Road	
1072	Land south of B480, Chalgrove	
1081	Irton House, Warpsgrove Lane, Chalgrove	
1160	Land north of Home Farm, Chalgrove	
64	West of Marley Lane	Reduced site capacity due to flood zones 2 and 3 covering a significant area lowers potential to under 500 threshold. Site also allocated in Policy H1 option A of proposed Neighbourhood Plan
1157	Land east of Monument Road	Site capacity is less than threshold and site is allocated in Policy H1 option B of proposed Neighbourhood Plan

**Sites discounted at Stage 3**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1073</b>	Home Farm	Discounted by the Neighbourhood Plan Group due to the vehicular exit onto a narrow road with a single lane bridge. The proposed footpath is along a narrow country road part of which crosses private land. The alternative proposed footpath across the recreation ground is unpaved and liable to be muddy in bad weather

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1042</b>	Chalgrove Airfield	Site to be considered for detailed assessment, progressed from allocation in previous Publication Version of Local Plan (Nov 2017).

**Settlement:** Chinnor

**Hierarchy:** Larger village

**Key constraints and opportunities:** The local centre of Chinnor is located to the north east of the district, just north of the Chilterns AONB, ancient woodland and SSSIs. Any opportunity for growth to support the large village, located east of the M40, should protect the character of the surrounding area, including the grasslands and woodland around Chinnor Hill. The Chinnor Neighbourhood Area was designated in 2015 and its current neighbourhood plan runs from 2011-2033.

#### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
37	Land at Lower Icknield Way (2)	Site capacity is less than threshold of 500.
42	46 Lower Icknield Way	
805	Land north of Lower Icknield Way (1)	
808	Land west of Mill Lane Community Primary School	
842	Land at Golden Hills	
896	Land south of Greenwood Avenue (1)	
898	Land south of Lower Icknield Way	
900	Land at rear of 53/55 Oakley Lane	
901	Land off Cromwell Road	
959	Land south of Doveleat	
963	Land adjoining former Chinnor Garden Centre	
1004	Chalkpit Lane	
1066	Land adjoining 54 Lower Icknield Way	
1100	Land north of Lower Icknield Way (3)	
1161	Land adjacent to 7 Emmington	
1175	Land at New Farm	
1203	Land adjacent to junction at Oakley Lane and Lower Icknield Way	
1204	Land to rear of Middle Farm	
1206	Land north of Malyns Close	
1207	Area north of Leyburne Gardens	
1208	Land north of Elderdene	
1209	Land north of Lower Icknield Way	
1210	Land south of Lower Icknield Way	
1211	Land east of High Street (1)	
1212	Land east of High Street (2)	
1213	Land north of Hill Farm Court	
1214	Land east of Wykeham Rise	

<b>1361</b>	Land to rear of Lower Farm	
<b>1362</b>	Land off Golden Hills	
<b>1368</b>	Part of Drovers Farm, Henton (1)	
<b>1369</b>	Part of Drovers Farm, Henton (2)	

**Settlement:** Cholsey

**Hierarchy:** Larger village

**Key constraints and opportunities:** Cholsey is a local service centre located south west of Wallingford, to the north east of the North Wessex AONB. There is an area of flood risk wrapping around the settlement along the north western boundary, stretching further out to the east. Cholsey is connected via railway line, with a small station that may need longer term upgrade to serve growth in the settlement.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
323	Old Fairmile Hospital	Site appears to be built out and Registered Park and Garden
923	Land east of Reading Road	Site discounted due to flood zones 2 and 3.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
206	Hithercroft Road	Site capacity is less than threshold of 500.
318	Kentwood Farm	
401	Bloom Buildings, West End	
431	Land at Whitley Road, Hithercroft Industrial Estate	
862	Land east of Wallingford Road	
919	Land at Blackall's Farm	
1054	47 Reading Road	
1118	Land east of Church Road (1)	
1138	Land east of Church Road (2)	
1190	Land at Manor Farm, Church Road	
1191	Land west of Church Road	
1216	Land east of Kentwood Farm & to rear of properties on Papist Way	
1217	Land off Goldfinch Lane	
1218	Land to rear of properties on north west side of Wallingford Road	
1219	Land west of Blackall's Farm	
1220	Land south west of Blackall's Farm	
1367	Land off Caps Lane	
1215	Land off Charles Road	Site capacity is less than threshold of 500 and planning permission has been granted.
852	East End Farm	Site capacity is less than threshold of 500 and sites have been allocated in proposed Cholsey Neighbourhood Plan
935	Land at Blackall's Farm (2)	

**Sites discounted at Stage 3**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>800a</b>	Land north of Papist Way	Housing allocated through proposed Cholsey Neighbourhood Plan and can therefore be discounted



**Settlement:** Crowmarsh

**Hierarchy:** Larger village

**Key constraints and opportunities:** Crowmarsh lies east of the town of Wallingford on the edge of the Chilterns AONB. Flood zones 2 and 3 have been identified to the west of the settlement, which will restrict development but will also maintain separation between the two settlements.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
90	Land south of Riverside Park and Pools	Site discounted due to flood zones 2 and 3.
429	Riverside Park and Pools	

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
230	Centre of Ecology and Hydrology	Site capacity is less than threshold of 500.
302	CAB International, Mongewell	
389	The Springs Hotel, Wallingford Road	
941	Land at Newnham Manor Caravan Park, Crowmarsh Gifford	
942	Land east of Old Reading Road, Crowmarsh Gifford	
967	Land to the rear of Newnham Green, Crowmarsh Gifford	
968	Land between Portway and Cox's Lane, Crowmarsh Gifford	
969	Land adjacent to Lime Pit, Crowmarsh Hill, Crowmarsh Gifford	
1071	Land north of Cook Lane, North Stoke	
1104	Land east of Lane End, Crowmarsh Gifford	
1115	Land west of Old Reading Road, Crowmarsh Gifford	
1123	Land south of Whitehouse Road, North Stoke	
1124	Land north of Whitehouse Road, North Stoke	
1221	Land to rear of Institute of Hydrology, Benson Lane	Reduced site capacity due to flood zones 2 and 3 and TPOs covering a large area, which is now less than threshold of 100 for brownfield site.
1223	The Lime Pit, Old Crowmarsh Hill	
1147	Land at Howberry Park	

<b>936</b>	Land east of Benson Lane	Outline permission for 420 homes in 2009 was refused, with reasons that included scale and location. A further application in 2016 for 150 dwellings on southern portion of site was refused as it would harm the local character and distinctiveness of the area. A further planning application for 150 dwellings was submitted in March 2018. On consideration of planning history this site is discounted for further consideration as a strategic allocation.
<b>940</b>	Mongewell Park, (Carmel College), Mongewell	Site has planning permission for 166 dwellings.

**Settlement:** Goring

**Hierarchy:** Larger village

**Key constraints and opportunities:** Goring is located close to the District border with West Berkshire and lies within the Chilterns AONB. The settlement is nestled along the River Thames on the intersection of the B4009 and B4526. Flood zones have been identified to the west of Goring along the river, which will limit development potential; however, appropriate growth opportunity is available to support the settlement status as a local service centre. Goring and Streatley railway station is also located centrally in the settlement.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
879	Land west of Manor Road (1)	Site discounted as entire site within flood zones 2 and 3
995	Land west of Manor Road (2)	

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
36	Land south of Battle Road	Site capacity is less than threshold of 500.
825	Land at Wallingford Road	
880	Land east of Manor Road	
989	Land south of Goring Fire Station	
993	Land west of Gatehampton Road	
1003	Land east of Gatehampton Road	
1049	Land at Grove Farm	
1065	Land east of Fairfield Road	
1085	Land to the rear of Thames Court	
1089	Land to west of Battle Farm situated between Icknield Road and Elvendon Road	
1127	Haydown, Elvendon Road	
1186	Land north of Battle Road	
1245	Land to north of Springhill Road and east of B4009	
1246	Land between Icknield Road & Elvendon Road	
1247	Land to rear of 98-108 Elvendon Road	
1248	Land to east of Fairfield Road and north of Reading Road	
1249	Area to north of Reading Road	
1250	Land south of Reading Road and west of Burntwood Hall	

<b>1251</b>	Land between Gatehampton Road & railway (1)	
<b>1252</b>	Land between Gatehampton Road & railway (2)	
<b>1253</b>	Land between Gatehampton Road & railway (3)	
<b>1254</b>	Land at Manor Road	
<b>1064</b>	Land east of B4009 Wallingford Road	Site is within the Goring designated area and the southern part of the site is proposed for allocation in the Neighbourhood Plan (with three smaller sites)

**Settlement:** Nettlebed

**Hierarchy:** Larger village

**Key constraints and opportunities:** Nettlebed is the smallest of the larger villages in the District, but plays an important role as part of the network of settlements along the A4130. The settlement lies within the Chilterns AONB and the village centre is designated conservation area. Appropriate development will help support the potential growth of services and good access to the main bus route between Wallingford and Henley-on-Thames. Potential development should consider harm to the landscape setting within the AONB.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>998</b>	Land west of B481	Site capacity is less than threshold of 500.
<b>1116</b>	Land to the north of A4130	
<b>1264</b>	Land north of Port Hill	
<b>1266</b>	Fields to west and south of Nettlebed Service Station	Site capacity is less than threshold (allocated in Policies H5-H7)
<b>1267</b>	Joyce Grove (Sue Ryder Hospice)	
<b>11161</b>	Land west of Priest Close	

**Settlement:** Sonning Common

**Hierarchy:** Larger Village

**Key constraints and opportunities:** Sonning Common is situated in the south of the District on the southern fringes of the Chilterns AONB approximately four miles north of Reading. It has a large area of ancient woodlands to the west and further smaller designations scattered around the settlement. The area experiences traffic congestion due to the high volume of traffic using the network of minor roads crossing through the village. Sonning Common has an adopted Neighbourhood Plan that has allocated five sites for residential development and an additional two reserve sites.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>365</b>	Blounts Farm car park	Site capacity is less than threshold of 500.
<b>845</b>	Land north of Reddish Manor	
<b>965</b>	Land at Reddish Manor	
<b>985</b>	Land at Blackmore Lane (1)	
<b>986</b>	Land at Blackmore Lane (2)	
<b>987</b>	Land at Blackmore Lane (3)	
<b>1156</b>	54 Kennylands Road	
<b>1176</b>	Land at Windmore Pond	
<b>1324</b>	Land to south of Lambourne Road	
<b>1329</b>	Land to rear of properties on Kidmore Road and Kennylands Road	
<b>1330</b>	Land to the north of Blackmore Lane	
<b>1331</b>	Land to the north of Blount Courts Road	
<b>1384</b>	Land off Hazel Gardens	
<b>1322</b>	Field to north west of Orchard Avenue & south west of Woodlands Road	Site capacity is below threshold and designated open space in Neighbourhood Plan.
<b>810</b>	Land at Kennylands Road	Site capacity is below threshold and site is allocated in Neighbourhood Plan.
<b>911</b>	Land at Bishopswood Farm	Site capacity is below threshold and site allocated in Neighbourhood Plan.
<b>1324</b>	Land to south of Lambourne Road	
<b>1325</b>	Field to the south Bishopswood Farm	
<b>994</b>	Land adjoining Chiltern Edge School	Site capacity is below threshold and part of site allocated in Neighbourhood Plan.
<b>1170</b>	Land south of Kennylands Road (3)	
<b>799</b>	Hagpits House	Site capacity is below threshold and reserve site in Neighbourhood Plan.
<b>887</b>	Land at Bird Wood Court	

**Settlement:** Watlington

**Hierarchy:** Larger Village

**Key constraints and opportunities:** Watlington is a larger village located on the edge of the Chilterns AONB, which lies to the south east. A significant proportion of the settlement is within a conservation area and has a high concentration of listed building structures and heritage assets. Much of the conservation area also falls into an area of archaeological constraint. Further to the east is Watlington and Pyrton Hills SSSI. An area of flood risk restricts development potential to the west of the settlement. Watlington are in the final stages of adopting their Neighbourhood Plan, which has proposed

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
324	Watlington Industrial Estate	Site capacity is less than threshold of 500.
353	Whitehouse Farm	
358	Barns off Ingham Lane, Watlington (1)	
388	Barns off Ingham Lane, Watlington (2)	
394	40 Ingham House, Brook Street	
816	Land to rear of Britwell Road	
835	Industrial area adjacent to Watlington Industrial Estate	
885	Land south of Watlington Recreation Ground	
907	Land at rear of Watcombe Manor	
909	Land at Chiltern Farm	
1001	Land to the east of Spring Lane	
1166	Former community hall, St Leonards	
1338	Land north of Hill Road	
1339	Land east of Shirburn Street	
847 & 906	Land south of Cuxham Road	Site capacity is less than threshold of 500. Allocated sites for housing in Watlington Neighbourhood Development Plan.
944	Land west of Pyrton Lane	
1340	Land to west of Willow Close	

**Settlement:** Wheatley

**Hierarchy:** Larger Village

**Key constraints and opportunities:** The larger settlement of Wheatley is in the north of the District in close proximity to the boundaries with Oxford City Council and Aylesbury. The A40 runs along the north of the settlement. A large area of Wheatley is designated as a conservation area, which includes a number of listed building structures and heritage assets. Flood zones 2 and 3 have been identified to the east of the village and a small part through the middle of the settlement (from west to east). Coombe Wood is an ancient woodland to the south of Wheatley.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
330	Jewson, London Road	Site capacity is less than threshold of 500.
376	Autologic House	
871	Land at Earlywood Paddock	
952	Land at 138-144 London Road	
954	Land north of Old London Road (1)	
966	Land south of London Road (1)	
1060	Land at Jackies Lane	
1101	Land north of Old London Road (2)	
1128	Land south of Kelham Hall Drive	
1145	Land south of London Road (2)	
1162	Land south of London Road (3)	
1185	Land east of Ladder Hill	
1343	Land west of Howe Close	
1344	Land south of Breach Cottage and north of Dismantled Railway	
1345	Land north of Windmill Lane and west of Ladder Hill, Wheatley	
1348	Land off Jackies Lane (1)	
1349	Land off Jackies Lane (2)	
1350	Land south west of sewage works and east of Ladder Hill	

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
1034	Oxford Brookes University Campus, Wheatley	Site to be considered for detailed assessment, progressed from allocation in previous Publication Version of Local Plan.





**Settlement:** Woodcote

**Hierarchy:** Larger Village

**Key constraints and opportunities:** The larger village of Woodcote lies to the south of the District within the Chilterns AONB. The settlement is located to the north east of Goring, where the nearest railway station can be accessed. The settlement is constrained by a large area of ancient woodlands and local wildlife sites to the west and south. To the north of settlement lies an area of archaeological restraint. There are no nearby watercourses or flood risk areas. Woodcote has an adopted Neighbourhood Plan, which has allocated five sites for residential development and two reserved contingency sites.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
339	Beechwood Court	Site capacity is less than threshold of 500.
368	Spen Cottage	
371	Church Farm	
374	Wards Farm	
468	Grimmer Way	
820	Land south of Bridle Path	
823	Land north of Beech Lane	
869	Foxcovert Farm	
964	Land south of Bridle Path (2)	
971	Land west of B471	
972	Land west of Church Farm	
999	Land east of Goring Road	
1028	Land at Greenmore Hill Farm	
1105	Land at Greenmore	
1111	Land west of Woodcote Garden Centre	
1125	Land at Wayside Green	
1168	Land south of Beech Lane (2)	
1353	Land to the rear of Yew Tree Farmhouse	
1354	Land to the rear of properties on Beech Lane	
1355	Land to north of Beech Lane	
1356	Japonica Acre, Goring Road	
1358	Land adjacent to north of Upper Covert wooded area	
1359	Land to east of Greenmore	
1370	Land adjacent to The Citadel	

<b>67</b>	<b>Land at Wood Lane</b>	<b>Site capacity is less than threshold of 500 and allocated (or reserved) in Neighbourhood Plan</b>
<b>803</b>	Land west of Woodcote Reservoir	
<b>824</b>	Land at Woodcote Garden Centre	
<b>844</b>	Land at Tidmore Lane	
<b>851</b>	East of Long Toll	
<b>945</b>	Land at Bouchier Fencing	

### **Sites discounted at Stage 3**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1182</b>	Land south of Red Lane, Woodcote (2)	SHELAA 2017 not suitable TBC Neighbourhood plan has allocated 5 sites and 2 contingency sites

## SMALLER VILLAGES

**Settlement:** Aston Rowant

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Aston Rowant is located to the north east of the District with the A40 and M40 closely located to the west. Although the settlement is just outside the AONB there are SSSIs and SAC located to the south of the village. Physical constraints around the settlement are limited; however, Aston Rowant is located relatively close to Lewknor and Kingston Blunt and therefore separation should be maintained between the villages to preserve their existing character.

### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
1057	Land at Aston Park Stud	Site capacity is less than threshold of 500.
1385 (not on GIS)	Land at Aston Rowant Road	

**Settlement:** Aston Upthorpe/Aston Tirrold

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Located to the south west of the District, Aston Upthorpe/Tirrold lies with the North Wessex Downs AONB. Scheduled ancient monuments are located west of Aston Upthorpe

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
913	Aston Farm, Aston Tirrold	Site capacity is less than threshold of 500.
1068	Land east of Chalk Hill, Aston Tirrold	

**Settlement:** Beckley (including Elsfield)

**Hierarchy:** Smaller village

**Key constraints and opportunities:** This area to the north west of the District lies within green belt and sits close to neighbouring Aylesbury Vale and Cherwell. There are a number of areas of significant value surrounding the settlement, including ancient woodland at Stow Wood and SSSIs located between Beckley and Elsfield. An area of flood risk lies west of Elsfield alongside the A40. The proximity to Oxford and potential contribution to the Oxford Knowledge Spine is a potential opportunity for further growth in this area.

#### Sites discounted at Stage 1

SHELAA Site Reference	Address	Comment
1312	Land at Marston Common	Site is entirely within flood zones 2 and 3

#### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
873	Land north of Woodperry Road	Site capacity is less than threshold of 500.
1088	Hill Farm, Mill Lane	
1307	Land surrounding New Farm, near Cherwell Bridge	
1308	Land north of Hill Farm	
1309	Land adjacent to junction of Mill Lane and A40	
1314	Land at Phillips Tyres, east of A40	
1316	Land east of Mill Lane (1), Elsfield	
1317	Land east of Mill Lane (2), Elsfield	
1318	Land east of Mill Lane (3), Elsfield	
1319	Land east of Mill Lane (4), Elsfield	
1320	Land east of Mill Lane (5), Elsfield	
1321	Land east of Mill Lane (6), Elsfield	Approximately 50% of site area is within flood zones 2 and 3, restricting development potential below the threshold.
1310	Land at Lane End Farm and Bayswater Brook	
1311	Land to north east of Cherwell Farm	
1313	Land between A40 and Bayswater Brook	
1315	Land east of A40 and west of Marsten Common	

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1006</b>	Land at Wick Farm	Site to be considered for detailed assessment.
<b>1007</b>	Land at Lower Elsfield	

**Settlement:** Binfield Heath

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Binfield Heath is located on the edge of the Chilterns AONB to the south of the District. Areas of ancient woodland are located to the north of the settlement which is likely to restrict wider development potential.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>70</b>	Land at Green Lane	Site capacity is less than threshold of 500.



**Settlement:** Brightwell-cum-Sotwell

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Brightwell-cum-Sotwell is located on the edge of the North Wessex Downs AONB to the north west of the town of Wallingford. The settlement lies to the south of the A4130, which also links the village to Wallingford and Science Vale to west. The village is designated as a conservation area and scheduled monuments are located at Brightwell Barrow. Brightwell-cum-Sotwell's referendum version of the Neighbourhood Plan has allocated three of the sites below for small scale development.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
33	Land north of Didcot Road (1)	Site capacity is less than threshold of 500.
801	Land at Thorne Lane	
833	Land north of Didcot Road (2)	
903	Land west of Five Acres	
1025	Land north of High Road (1)	
1026	Land north of High Road (2)	
1053	Sotwell Manor Fruit Farm	
1055	Land at West End	
1102	The Orchard, High Road	

**Settlement:** Britwell Salome

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The village of Britwell Salome lies on the edge of the Chilterns AONB, along the B4009 to the east of Wallingford. The surrounding landscape is quite open and flat, rising to the south towards Britwell Hill and Swyncombe Downs SSSI.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1164</b>	Land north of Britwell Hill Road	Site capacity is less than threshold of 500.
<b>1165</b>	Land south of Britwell Hill Road	

**Settlement:** Checkendon

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Checkendon is a smaller village, located to the southern side of the District within the Chilterns AONB. The settlement is located close to areas of ancient woodland, which would constrain development opportunity.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
54	Hollyshaw, Exlade Street	Site is ancient woodland.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
375	Wheeler's Barn	Site capacity is less than threshold of 500.
1371	Land at Whitehall Lane	
1377 (NOT ON GIS – planning application)	Land at Deer's Lane	

**Settlement:** Clifton Hampden

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Clifton Hampden lies to the north of the River Thames on the A415 between Culham and Berinsfield. Flood zones 2 and 3 limit development potential to the south of the settlement close to the river. The settlement also lies within green belt and is designated as a conservation area. Within the constraints identified, the location of Clifton Hampden in close proximity to Culham Science Centre and Science Vale is a potential opportunity for some development.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>811</b>	Land north of Clifton Hampden Primary School	Site capacity is less than threshold of 500.
<b>1096</b>	Land west of Oxford Road	

**Settlement:** Culham

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Culham is a smaller village in the Green Belt. It is located on the edge of the district near Abingdon-on-Thames. Flood zones 2 and 3 limit development potential to the south of the settlement close to the river. Most of the village is designated as a conservation area. Culham Science Centre is located in the parish, some 2km from the main village. The Science Centre has been identified as an important area for focus of new major development to provide homes, jobs and services. Culham has a relatively small railway station (located at the Science Centre) and is surrounded by the Thames river flood plain, wrapping around from the north west to the south. There are historic assets located in the vicinity of the Science Centre, including scheduled monuments and registered parks and gardens to the north east.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
91	Culham Lock Car Park	Site discounted as entire site is within flood zone 2 and partially flood zone 3

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
807	Culham Science Centre extension	Site capacity is less than threshold of 500.
1067	Culham Lodge (1)	
1087	Culham Lodge (2)	
1184	Land at Fullamoor Farmhouse and Fullamoor Barns	

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
1095	Land west of Culham Science Centre	Site to be considered for detailed assessment, progressed from allocation in previous Publication Version of Local Plan.

**Settlement:** Dorchester

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Dorchester is located south of Berinsfield, within Science Vale. The settlement lies to the east of the River Thames, with the surrounding flood zones having significant impact on development potential at this location. Dorchester also lies within the green belt and has an extensive conservation area as well as scheduled monuments and historic buildings including Dorchester Abbey.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>307</b>	Land east of Abingdon Road	Site capacity is less than threshold of 500. Planning permission was refused in 2014.

**Settlement:** East Hagbourne

**Hierarchy:** Smaller village

**Key constraints and opportunities:** East Hagbourne is located south of Didcot, within Science Vale. At present, development along New Road between Didcot and East Hagbourne has led to a lack of separation between the two settlements but the settlement itself has retained its rural character as a distinctive feature. East Hagbourne is west of the green belt boundary and lies just north of the North Wessex Downs AONB. There is also an area of flood risk running west to east along the southern boundary of the settlement.

#### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
77	Land at Lower Manor Farm, Blewbury Road, East Hagbourne	Site capacity is less than threshold of 500.
124	Land north of Lake Road	
930	Land north of Main Road	
932	Land east of Park Road	
1012	Land south of East Hilda's Close	
1027	Land off New Road	
1228	Land east of New Road (B4016) (2)	
1229	Land east of New Road (B4016) (3)	
1230	Land east of New Road (B4016) (4)	
1235	Land south of Didcot (2)	
1237	Land south of Didcot (3)	
1238	Land south of Didcot (4)	
1239	Land south of Didcot (5)	
1365	Land south of Loyd Road	Site capacity is less than threshold of 500 (and is allocated for housing in Neighbourhood Plan).
929	Land north of Hagbourne Village Hall	

#### Sites discounted at Stage 3

SHELAA Site Reference	Address	Comment
1227	Land east of New Road (B4016) (1)	Site submitted in May 2015. No application for this site, but land immediately to the north has been promoted and refused at appeal.  Site has no means of access to highway
1366	Land south of Didcot (1)	209a Promoted for 74 dwellings (smaller site)

		<p>**may need to split and add 209b. Policy VC1c in the Neighbourhood Plan seeks to protect this local green gap.</p>
--	--	---



**Settlement:** Ewelme

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Ewelme is located east of the town of Wallingford and lies within the Chiltern AONB. There is an area of flood risk stretching along the southern side of High Road and further along Benson Road, to the north west. There is also a local wildlife site at Ewelme Cress Beds adjacent to the area of flood risk.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>342</b>	Chiltern's View	Site capacity is less than threshold of 500.
<b>1038</b>	Land west of Cat Lane	
<b>1039</b>	Land east of Green Lane	

**Settlement:** Forest Hill (Shotover)

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Forest Hill is a village in Shotover parish located to the north of the District within green belt. There are a number of SSSIs to the north and east of the settlement including Stanton Great Wood and Holton Wood. Shotover House, a registered park and garden site lies to the south, adjacent to the A40.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
1291	Land south of Old Road	Site discounted as it is within SSSI

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
62	Land at Manor Farm	Site capacity is less than threshold of 500.
850	Land east of Waynfleet Road	
914	Land east of Thornhill Park and Ride	
915	Land east of Wheatley Road	
1083	Land adjoining Sandhills, Burdell Road, Oxford	
1293	Land south of Old Road	
1295	Land north of Monk's Wood	
1296	Land east of Grovelands Road and Ringwood Road	
1297	Land north of Shotover Country Park	
1299	Land east of Sandhills Community Primary School (1)	
1300	Land east of Sandhills Community Primary School (2)	
1301	Land east of Bayswater Farm	Site not confirmed as available since 2013 SHLAA.
1305	Land to east of Bayswater Mill	
1292	Land between A40 London Road and Shotover Plain	
1298	Land between A40 London Road and Bayswater Mill	

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
1029	Land south of Thornhill Park and Ride	Site to be considered for detailed assessment.

**Settlement:** Garsington

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Garsington is located within green belt to the north of the District in close proximity to Oxford. The settlement is designated as a conservation area with Garsington Manor to the south of the village, which is a registered park and garden. The settlement is rural in character and the topography throughout parts of the village allow a raised view of the surrounding landscape. Areas of flood risk have been identified further to the west of the village.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>43</b>	Kings Copse	Site capacity is less than threshold of 500.
<b>44</b>	Land east of Watlington Road	
<b>352</b>	Boundary Business Park	
<b>399</b>	South Oxford Business Centre, Lower Road	
<b>822</b>	The Downs, Wheatley Road	
<b>865</b>	Land east of Kiln Lane	
<b>892</b>	Land at Guydens Farm, Oxford Road	
<b>933</b>	Land south of Oxford Road (1)	
<b>937</b>	Land south of Oxford Road (2)	
<b>947</b>	Kiln Farm	
<b>1139</b>	Land west of Garsington Cricket Club	
<b>1277</b>	Land south west of Watlington Road and north east of Baldon Brook (1)	
<b>1279</b>	Land between B480 and the Roman Road (2)	Flood zones 2 and 3 have been identified north to south on the eastern half of the site, which would restrict access to the remaining land to the west. This reduces the capacity for potential development below the threshold of 500.

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>891</b>	Land north and south of Oxford Road, extending to Cuddesdon Road, Horspath (Northfields)	Site to be considered for detailed assessment.

**Settlement:** Great Milton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Great Milton lies to the north of the A329 and west of the M40 within green belt. An area of flood risk runs north to south between Great Milton and Garsington, which is further from the main settlement and therefore shouldn't have significant impact on any additional development around the existing settlement.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>59</b>	Land off junction 8a, M40 (south)	Site capacity is less than threshold of 500 on greenfield and 100 on brownfield.
<b>60</b>	Land off junction 8a, M40 (north)	
<b>198</b>	Land at Crowthorne Kennels	
<b>338</b>	Ashurst Court	

**Settlement:** Harpsden

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Harpsden is a smaller village to the south of Henley-on-Thames and lies within the Chilterns AONB. Harpsden Wood SSSI is to the south west of the settlement, which also includes areas of ancient woodland. Proposed development should be in accordance with the Joint Henley-on-Thames and Harpsden Neighbourhood Development Plan.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>961</b>	Land east of A4155	Site discounted due to flood zones 2 and 3 covering site

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>392</b>	Land at Sheephouse Farm, Reading Road	Site capacity is less than threshold of 500.
<b>878</b>	Thames Farm, Upper Bolney Lane	
<b>882</b>	Mount Ida, east of A4155	
<b>1062</b>	Hunt's Green	
<b>1036</b>	Thames Farm, Reading Road	
<b>1117</b>	Land east of A4155 (former Wyevale Garden Centre)	Site capacity is below threshold and site is allocated in Joint Henley and Harpsden Neighbourhood Plan for B1, B2 and D1 use.

**Settlement:** Holton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Holton is located within the green belt to the north of the District, west of the M40 and north of the A40 and Wheatley. There are a number of heritage sites around the settlement including scheduled monuments at the moated site of Holton House. SSSI's are located at Lyehill Quarry and further north at Holton Wood. Listed buildings at Holton Park also form an important landmark close to the village of Holton.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>329</b>	Lyehill Quarry	Site discounted as it is within SSSI

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>857</b>	Land east of Oxford Brooks University Campus	Site capacity is less than threshold of 500.
<b>916</b>	Land north of Holton	
<b>982</b>	Land north of Oxford Brooks University Campus	
<b>1196</b>	Land east of Holton Road	
<b>1382</b>	Land at Church Farm House	

**Settlement:** Horspath

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Horspath is within the green belt to the north west of the District, close to the boundary with Oxford City Council. Brasenose Wood and Shotover Hill SSSI is located to the north west of the settlement, which also includes ancient woodland.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1287</b>	Land south of Horspath Common	Site discounted as it is within SSSI

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>984</b>	Land adjacent to 19 Oxford Road	Site capacity is less than threshold of 500.
<b>1159</b>	Land north of Gidley Way	
<b>1281</b>	Land north of Horspath Road, opposite Roman Way	
<b>1282</b>	Land east of Horspath Road Industrial Estate	
<b>1283</b>	Land south east of Brasenose Wood	
<b>1284</b>	Land between Brasenose Wood and Shotover Country Park (1)	
<b>1285</b>	Land between Brasenose Wood and Shotover Country Park (2)	
<b>1286</b>	Land north of Oxford Road and east of Manor Farm Road	
<b>1289</b>	Land west of Blenheim Way	
<b>1290</b>	Land north east of Horspath Common	
<b>1294</b>	Reservoir (Covered) on corner of Blenheim Road and Old Road	Site not confirmed as available since 2008/9.
<b>864</b>	Land west of Manor Farm Road	
<b>1280</b>	Land south of Brasenose Wood and east of Horspath Road Industrial Estate	

**Settlement:** Kidmore End

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The Smaller village of Kidmore End lies to the south of District within the Chilterns AONB. A large portion of the village is also within an area of archaeological constraint (Post medieval buildings and section of Chiltern Ridgeway at Kidmore End). There are a number of ancient woodlands around the settlement boundary to the north west and east.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
894	Land east of Kidmore End Road	Site discounted as the majority of land is ancient woodland.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
80	Land at Gallowstree Common, Horsepond Rd, Gallowstree Common	Site capacity is less than threshold of 500.
181	Cemetery site	
834	Land north of Gravel Hill	
1137	Land north and east of Phillimore Road	
1326	Land to rear of properties on Kidmore Road	
1327	Land to rear of properties on Kennylands	
1386 **NOT ON GIS	Land at The Palm Tree, Reading Road, Cane End	

**Sites discounted at Stage 3**

SHELAA Site Reference	Address	Comment
970	Land south of A4074, Woodcote	TBC – PDF on availability corrupted

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
71	Land at Reading Golf Club	Site to be considered for detailed assessment.
1056	Palmer's Riding Stables, Emmer Green	



**Settlement:** Kingston Blount

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Kingston Blount is a small village located to the east of the District and lies north of the Chilterns AONB. Most of the settlement is a designated conservation area and there is a large area of TPOs to the south east of the village.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1015</b>	Land south of High Street	Site capacity is less than threshold of 500.
<b>1061</b>	Land north of High Street and south of Old Croft Close	

**Settlement:** Lewknor

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Lewknor is a small village located to the west of the M40 at junction 6, close to the District boundary with Wycombe. The settlement is a designated conservation area, split into two separate areas and located north of the Chilterns AONB. The settlement is also an area of archaeological constraint due to its medieval village setting.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
861a	Land north of High Street	Site capacity is less than threshold of 500.
861b	Land south of High Street and north of B4009	
1019	Land east of Weston Road, Lewknor	
1020	Land south of Watlington Road, Lewknor	
1021	Land at Hill Road, Lewknor	
1140	Church Road, Lewknor	
1150	The Lambert, Lewknor	
8611	Land at Beacon View, Lewknor	

**Settlement:** Little Milton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The village of Little Milton sits on the boundary of the green belt on the A329, Thame Road. There is an area of flood risk to the south of the village, which stretches eastwards and will contain the development potential around this area of the settlement, whilst green belt lies to the west. Most of the village is within a conservation area with a range of local services and facilities. The Little Milton Neighbourhood Plan provides further detail on village character assessment and protection of views.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
946	Land west of Thame Road (1)	Site capacity is less than threshold of 500.
1076	Land west of Thame Road (2)	

**Settlement:** Littleworth

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Littleworth is a newly added settlement to the hierarchy as a smaller village, located west of Wheatley partially inside the green belt, with land to the eastern end of the settlement proposed for release in STRAT 11. Littleworth Brick Pit SSSI is located to the south of the built up settlement area. There is an area of flood risk to the north of John Watson School, wrapping around to the south west in the direction of Keydale Road.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
355	Littleworth Industrial Estate	Site capacity is less than threshold of 500.
895	Land at Littleworth	
978	Land known as 'Littleworth Brick Pitt, north of Windmill Lane	
1086	Land north of Windmill Lane	
1342	Land north of Windmill Farm	Eastern third of site lies within flood zones 2 and 3 and remaining developable area less than threshold.
958	Land west of John Watson School	

**Settlement:** Long Wittenham

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Long Wittenham is on the edge of the North Wessex Downs AONB and falls within the Science Vale area. The River Thames floodplain lies immediately north of the village, whilst development opportunity is also restricted to the south due to flood zones. To the north east of the settlement lies a large scheduled monument (Settlement Site at Northfield Farm) and a Local Wildlife Site to the north west. A substantial part of the of small village is a designated conservation area and an extensive area around the settlement is an area of archaeological constraint. Long Wittenham has a Neighbourhood Plan in development, which proposes the housing allocation in the village.

#### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
72	Land adjoining High Street	Site capacity is less than threshold of 500.
925	Land east of Didcot Road	

#### Sites discounted at Stage 3

SHELAA Site Reference	Address	Comment
1014	Willington Down Farm	<p>The site lies within the Long Wittenham Neighbourhood Plan, that was made in September 2017. The Parish Council undertook an assessment of two parts of this site for their neighbourhood plan <sup>1</sup>. The parcels, referenced as 4 (West Field / Saxons Heath) and 5 (West Field / Thames Path). The neighbourhood plan concluded the site was not suitable for housing, and referenced the following topics for discounting it for allocation:</p> <ul style="list-style-type: none"><li>• Impact on national or local designations</li><li>• Loss of an important view open space, view or impact on privacy</li><li>• Being outside 0.5km of the village centre</li><li>• Unsuitable for providing a car park for the school</li><li>• Negative impact on local views</li><li>• Inability to deliver before 2020</li></ul>
1052	Land north of Pearith Farm	

---

1

[http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=965177310&CODE=958EE50CE519E589452FB3E69F9624CA](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=965177310&CODE=958EE50CE519E589452FB3E69F9624CA)



**Settlement:** Lower Shiplake

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Lower Shiplake is located to the south east of the District, close to the boundary with Wokingham. The eastern portion of the settlement is constrained by the River Thames flood plain, which wraps around the village from north to south. To the west is the Chilterns AONB, Harpsden Wood SSSI and Ancient Woodland. Shiplake railway station is located in Lower Shiplake providing a link to Henley-on-Thames line. Lower Shiplake falls within the Shiplake Neighbourhood Plan area, as formally designated in 2017.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
398	Sydney Harrison House, Mill Road	Site discounted due to flood zones 2 and 3 covering site.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
819	Land at New Row	Site capacity is less than threshold of 500.
863	Land at Mill Road	
957	Land adjacent to Tower House	
1163	Land east of Reading Road	

**Settlement:** Marsh Baldon

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Marsh Baldon lies within the green belt to the north of Science Vale and Berinsfield. The settlement is designated as a conservation area and scheduled monuments are present to the south of the village at the site of Roman kilns.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>55</b>	Highfield Nurseries, Baldon Lane (1)	Site capacity is less than threshold of 500.
<b>1173</b>	Highfield Nurseries, Baldon Lane (2) Hop Garden	



**Settlement:** Moulsoford

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Moulsoford is a small village located close to the south western District boundary to West Berkshire. The River Thames flood plain is a constraint to development to the east of the existing settlement, together with local wildlife sites. Moulsoford Downs SSSI is located to the south west of the village.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>182</b>	Land at Underhill	Site capacity is less than threshold of 500.
<b>1167</b>	Land at Ferry Lane	

**Settlement:** North Moreton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** North Moreton is located just outside Science Vale to the east of Didcot. It lies within the North Wessex Downs AONB and most of the settlement is designated as a conservation area. To the east of the village a significant area of flood risk is identified as zones 2 and 3.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1192</b>	St Peters Campsite	Site capacity is less than threshold of 500.
<b>1372</b>	Land adjacent to Long Wittenham Road	
<b>1373</b>	Land at end of Elm Road	

**Settlement:** Nuneham Courtenay

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village is within the green belt and lies to the north of Science Vale. The majority of the settlement is a conservation area. It contains a number of listed buildings and a scheduled monument (Carfax Conduit). Immediately south of the main village is the Nunham House Registered Park and Garden, which comprises a large parcel of land. There are Local Wildlife Sites to the north and immediately south of the village. The A4074 runs through the main village area and the River Thames flood plain lies to the west of the village.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
1009	Notcutts Garden Centre	Site capacity is less than threshold of 500.
1174	Land west of A4074	

**Settlement:** Peppard Common

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Peppard Common is within the Chilterns AONB. There is an area of local wildlife sites at Peppard Common, which lies between the village and adjacent Rotherfield Peppard. The village is in very close proximity to Sonning Common to the south. The Bear, Oveyss and Great Bottom Wood SSSI lies further to the north east.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>813</b>	Land at Wyfield Lane	Site capacity is less than threshold of 500.

**Settlement:** Play Hatch

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Play Hatch lies to the south east of the District, close to the boundary with Reading and Wokingham. A significant area of flood risk is identified to the south east of the village around Caversham Lakes and the River Thames, which will have an impact on development potential.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1109</b>	Land south of Henley Road	Site discounted due to flood zones 2 and 3 covering all or most of site.
<b>1120</b>	Play Hatch Garden Centre	
<b>980</b>	Land at Foxhill Close	

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1151</b>	Land east of Caversham Park Road	Site to be considered for detailed assessment.

**Settlement:** Rotherfield Peppard

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village is located to the south east of the District within the Chilterns AONB. The settlement is situated on the B481, which links to Sonning Common to the south. There is an area of local wildlife to the west and woodland to the west, including ancient woodland sites further out from the existing settlement.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>63</b>	Land adjacent to Nollsfield Road	Site capacity is less than threshold of 500.
<b>326</b>	Manor Farm	
<b>373</b>	Land west of Grange Avenue	

**Settlement:** Sandford-on-Thames

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Sanford-on-Thames lies to the north west of the District on the boundary with Oxford City Council. The River Thames is located to the west of the settlement, which is a constraint to development with surrounding flood zones. To the north of the settlement, there is an area of archaeological constraint.

**Sites discounted at Stage 1**

SHELAA Site Reference	Address	Comment
1045	Land bounded by Henley Road and Rock Farm Lane	Site discounted due to flood zones 2 and 3 covering all or most of site.
1272	Land west of Lower Farm	

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
74	Land west of Sandford Road	Site capacity is less than threshold of 500.
81	Land west of A4074	
1046	Land south of Henley Road	
1106	Land adjacent to Oxford Park Homes	
1198	Land at Sandford Road, Littlemore	
1270	Land to rear of Church Road	
1273	Land south of Lower Farm Lane and west of A4074	31% of the site is within flood zones 2 and 3 but remaining development potential is greater than 500. Site not recently confirmed as available.
1271	Land between Lower Farm and Church Road	

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
886	Grenoble Road	Site to be considered for detailed assessment.

**Settlement:** Shiplake Cross

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The settlement lies close to the south eastern border of the District with Wokingham, south of Henley-on-Thames. The River Thames and associated flood plain lie to the south east of the village and restrict development potential here. There is also a local wildlife site to the south west at Warren Wood.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>79</b>	Land at Shiplake Farm	Site capacity is less than threshold of 500.



**Settlement:** South Moreton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of South Moreton lies approximately two kilometres to the south east of Didcot and is within Science Vale. It falls within the North Wessex Downs AONB and the majority of the settlement is a designated conservation area and an area of archaeological constraint. Areas of flood risk lie to the south east and south west, whilst the railway line passes the northern edge of the village.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>856</b>	Land at Crown Lane	Site capacity is less than threshold of 500.
<b>920</b>	School Field, Clements Green	

**Settlement:** South Stoke

**Hierarchy:** Smaller village

**Key constraints and opportunities:** South Stoke is a small village to the north of Goring, located close to the District border with West Berkshire. The settlement is within the Chilterns AONB. The River Thames and surrounding flood plain runs north to south of the settlement and separates it from the village of Moulsoford. The railway line crosses through the village, with the nearest station at Goring and Streatley.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>47</b>	<b>Land to the west of the Street</b>	Site discounted due to flood zones 2 and 3 covering site.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>48</b>	Land to the south of Deaconfield	Site capacity is less than threshold of 500.
<b>50</b>	Land south of Woodcote Road	

**Settlement:** Stadhampton

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The small settlement sits on the edge of the Oxford green belt, to the north of larger villages Berinsfield and Chalgrove. The River Thames lies to the west of the settlement with the flood plain extending through the lower part of the village towards the south east. Ascott Park registered park and garden site is located to the south west of the village. The busy B480 and A329 pass through the main settlement area, with ongoing proposals to support a bypass at Stadhampton.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1011</b>	Land south of Warren Hill	Site capacity is less than threshold of 500.
<b>1047</b>	Land north of B480	

**Settlement:** Stanton St John

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Smaller village of Stanton St Johns is within the Oxford Green Belt. It does not have a conservation area but does contain a number of listed building structures and one heritage assets. Holly Wood and Stanton Great Wood SSSIs are also located further to the east of the settlement, which includes ancient woodland.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>314</b>	Land at Pound Lane	Site capacity is less than threshold of 500.
<b>1303</b>	Land to east of Bayswater Road	
<b>1304</b>	Land to north of Bayswater Mill	
<b>1306</b>	Land north of Stowford Farm (Crematorium)	
<b>1302</b>	Land to north east of Bayswater Farm	Site not recently confirmed as available.

**Settlement:** Stoke Row

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Stoke Row is located to the south of the District and lies within the Chilterns AONB. There are a number of ancient woodlands around the settlement boundary that could restrict development and the Bear, Oveys and Great Bottom Woods SSSI is further to the east.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>65</b>	Land between Longmeade & Scots House, Uxmore Road	Site capacity is less than threshold of 500.
<b>332</b>	Crest Estate	
<b>382</b>	Vanalloys Business Park (2)	
<b>1016</b>	Land east of Stoke Row Road	
<b>1050</b>	Vanalloys Business Park (3)	

**Settlement:** Sydenham

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village of Sydenham lies to east of the District to the south of Thame. The majority of the existing settlement is designated as a conservation area. There is an area of flood risk along the western edge of the village and further to the east.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>875</b>	Land east of Brookstones	Site capacity is less than threshold of 500.
<b>899</b>	Land at Sydenham (1)	
<b>1122</b>	Land adjoining Manor Farm	
<b>1149</b>	Land at Sydenham	
<b>1177</b>	Chanot's Piece	

**Settlement:** Tetsworth

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Tetsworth is located to the east of the District to the south of Thame. The village is situated on the A40, which is adjacent to the M40, which passes the south western edge of the settlement.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
73	Land adjoining Judd's Lane	Site capacity is less than threshold of 500.
75/1134	Land at Mount Hill Farm, 19 High Street, Tetsworth (1)	
76	Land at Mount Hill Farm, 19 High Street (2)	
319	Land south of London Road	
866	Land south of High Street (1)	
868	Land at Swan Gardens	
904	Land south of High Street (2)	
1091	Land north of Chiltern View (1)	
1092	Land north of Chiltern View (2)	
1094	Land west of 28 Silver Street	
1187	Land west and rear of 10 Silver Street	

**Settlement:** Tiddington (and Albury)

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Tiddington lies to the north of the District, west of Thame and close to the border with Aylesbury Vale District. The settlement is just east of the green belt boundary and the River Thames is located to the north. The flood risk zone from the Thames flood plain restricts development potential to the north east of the village. Ancient woodland at Tiddington Copse and Fernhill Wood lie to the south east and there is also an area of archaeological constraint between Tiddington and Albury.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>346</b>	Albury Court, Albury	Site capacity is less than threshold of 500.
<b>1380</b>	Land adjoining 50 Ickford Road <b>NOT on GIS</b>	



**Settlement:** Towersey

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Towersey is located over a mile to the east of Thame, close to the District border with Aylesbury Vale. large portion of the settlement is within a conservation area, which contains a number of listed building and heritage assets. The surrounding road network consists of minor roads, which could contribute to limited development capacity in this settlement at present.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>960</b>	Land east of Towersey Park	Site capacity is less than threshold of 500.
<b>1074</b>	Cricketers Piece, Manor Road	
<b>1121</b>	The Old Farm House	

**Settlement:** Warborough and Shillingford

**Hierarchy:** Smaller village

**Key constraints and opportunities:** Shillingford lies to the south of Warborough and are located in the mid-west area of the District lies to the north of is approximately 2.5 miles north of Wallingford. The North Wessex Downs AONB lies to the south and the green belt boundary cuts through the villages. The River Thames flood plain is extensive around the settlements and will have impact on development potential. Warborough and Shillingford Neighbourhood Development Plan was adopted in 2018, allocating one site for housing development.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>52</b>	Redwood Barn, Wallingford Road	Site discounted due to flood zones 2 and 3 covering all or most of site.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>56</b>	Cuckoopen, The Green North	Site capacity is less than threshold of 500.
<b>57</b>	The Green South	
<b>1030</b>	Land east of Thame Road (1)	
<b>1031</b>	Land east of Thame Road (2)	
<b>1023</b>	Land north of New Road	
<b>1070</b>	Ladybrook House, 60 Thame Road	
<b>1172</b>	Land west of Thame Road	Site capacity is less than threshold of 500 and site is designated in Neighbourhood Plan.
<b>1041</b>	Land south of Quaker Lane	

**Settlement:** Whitchurch on Thames

**Hierarchy:** Smaller village

**Key constraints and opportunities:** The smaller village to the south west of the District lies within the Chilterns AONB. The core of the settlement is conservation area, which contains a small number of listed building structures. The village is nested on the northern bank of the River Thames and a significant area is impacted by flood zones 2 and 3. A Local Wildlife Site lies to the north of the settlement within a large area of woodland and plantation.

**Sites discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>962</b>	<b>Land south of Eastfield Lane</b>	Site discounted due to flood zones 2 and 3 covering site.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>310</b>	BP Castro Technology Centre	Site capacity is less than threshold of 500.

## OTHER VILLAGES

**Settlement:** Berrick Salome

**Hierarchy:** Other village

**Key constraints and opportunities:** Berrick Salome lies in the central area of the District and is approximately three miles north east of Wallingford. The majority of the settlement is within a conservation area and an area of archaeological constraint. Areas of flood risk have been identified to the south and west of the settlement.

### Sites discounted at Stage 2

SHELAA Site Reference	Address	Comment
829	Land north of Berrick and Roke Village Hall	Site capacity is less than threshold of 500.

**Settlement:** Chazey Heath

**Hierarchy:** Other village

**Key constraints and opportunities:** The settlement of Chazey Heath is located in the south of the district, approximately three miles north of Reading. It has numerous sites of archaeological constraint scattered around the north, south and west of the settlement. It lies on the edge of the Chilterns AONB and has extensive areas of Ancient Woodlands situated around the village.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
35	Land to west of Bardolph's Wood	Site capacity is less than threshold of 500.
889	Land west of A4074 (2)	
1079	Land west of A4074 (1)	
1268	Land to west of Upper Warren Avenue, near Mapledurham	

**Settlement:** Christmas Common

**Hierarchy:** Other village

**Key constraints and opportunities:** Christmas Common is located close to the eastern edge of the District bordering with Wycombe. It falls within the Chilterns AONB, nestled within an area of strong woodland coverage, including designated areas of Ancient Woodland. Watlington and Pyrton Hills SSSI lies to the north west. Development potential in this area is quite limited due to the vegetation and distinctive landscape setting.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>49</b>	Land at Hollandridge Lane	Site capacity is less than threshold of 500.

**Settlement:** Crays Pond

**Hierarchy:** Other village

**Key constraints and opportunities:** The settlement of Crays Pond is in the south of the district, to the south west of Woodcote and east of Goring. It lies within the Chilterns AONB with areas of Ancient Woodland located further to the north and east. A number of Local Wildlife sites are also situated to the north and east of the village. The settlement is located on the intersection of the B4526 and the B471, providing access to the two neighbouring larger villages.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
148	Land north of B4526	Site capacity is less than threshold of 500.
1002	Land south of B4526	
1130	Land north of Reading Road	
1131	Land south of Reading Road	
1132	Land west of Goring Road	

**Settlement:** Cuddesdon and Denton

**Hierarchy:** Other village

**Key constraints and opportunities:** Cuddesdon is situated in the north of the district, within the Oxford green belt and approximately 2.5 miles south of Wheatley. The main settlement is within an area of archaeological constraint. The northern portion of the village has a number of designated TPOs within an area of mature trees that would have impact on the development potential around this area of the village. Cuddesdon and Denton Parish Council is working towards creating a neighbourhood plan.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>335</b>	Dovehouse Farm (1)	Site is below the 500-dwelling threshold
<b>1044</b>	Dovehouse Farm (2)	



**Settlement:** Dunsden Green

**Hierarchy:** Other village

**Key constraints and opportunities:** Dunsden Green is located in the south of the district, comprised of a small cluster of houses. Round Wood Ancient Woodland is located to the east of the settlement, whilst Blackhouse Wood is located further to the west.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>78</b>	Land at Ivy Cottage	Site capacity is less than threshold of 500.

**Settlement:** Great Haseley

**Hierarchy:** Other village

**Key constraints and opportunities:** Great Haseley lie to the north of the District close to south eastern edge of the Oxford green belt. The village is located within a cluster of settlements, including Great Milton to the north east and Little Haseley to the south. Haseley Wood Ancient Woodland lies to the south of the settlement and Spartum Fen SSSI is located further to the east.

**Sites discounted at Stage 2**

SHELAA Site Reference	Address	Comment
328	Haseley Trading Estate	Site capacity is less than threshold of 500.
396	Land to the north east of Rectory Road	

**Sites carried forward for detailed assessment in strategic site selection background paper**

SHELAA Site Reference	Address	Comment
812	Harrington (land south of M40 J7)	Site to be considered for detailed assessment.

**Settlement:** Greys Green

**Hierarchy:** Other village

**Key constraints and opportunities:** Greys Green is located to the south of the District and lies within the Chilterns AONB. A large part of the main settlement area is a designated conservation area and contains listed buildings and heritage assets. The northern edge of the settlement is constrained by sites of Ancient Woodland, a Local Wildlife Site and Greys Court which is a registered park and garden. There is a large area of archaeological constraint to the north and to the north west.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>350</b>	Greys Green Farm, Greys Green	Site capacity is less than threshold of 500.

**Settlement:** Lower Assendon

**Hierarchy:** Other village

**Key constraints and opportunities:** Lower Assendon is situated to the north west of Henley-on-Thames and lies within the Chilterns AONB. There is a site of archaeological constraint within the main village area and a number of listed building structures, including the Henley Park Boundary Wall (Grade II listed) to the south which extends to Henley-on-Thames. The Chilterns Dipslope and Plateau Conservation Target area and the Lambridge Wood Site of Scientific Interest are located to the west. There are a number of Ancient Woodlands in close proximity. In addition, a small watercourse passes through the settlement; however, there is limited flood risk area associated.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>41</b>	Land east of B480	Site capacity is less than threshold of 500.
<b>956</b>	The Smith Centre	

**Settlement:** Milton Common

**Hierarchy:** Other village

**Key constraints and opportunities:** The settlement of Milton Common is in the north of district, with the main settlement area adjacent to the M40 (junction 7). The village is on the eastern edge of the Oxford green belt. Long Copse and Fernhill Wood Ancient Woodlands lie to the north of the settlement. Due to the accessibility to the M40 there are a number of existing employment uses and industrial estates.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>309</b>	Milton Common Depot	Site capacity is less than threshold of 500.
<b>311</b>	Rycote Lane Farm	
<b>337</b>	Camp Industrial Estate	
<b>402</b>	Hughendon Motors, London Road	
<b>858</b>	Land at Old London Road	
<b>938</b>	Land east and West of The Oxford Belfrey	
<b>1032</b>	The Three Pigeons	
<b>1110</b>	Land south of Camp Industrial Estate	
<b>1129</b>	Land south of Rycote Lane Farm	
<b>1197</b>	Land west of Camp Industrial Estate	
<b>1379 **NOT ON GIS</b>	Land south of London Road and south west of Heath House	

**Settlement:** Moreton

**Hierarchy:** Other Village

**Key constraints and opportunities:** Moreton is located close to the southern edge of Thame. The majority of the settlement is within an area of archaeological constraint. To the east of the village lies a small conservation area which also contains a number of listed building structures. Flood zones 2 and 3 have been identified to the west of the settlement.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>66</b>	Land adjacent to Chestnut Farm	Site capacity is less than threshold of 500.
<b>340</b>	The Dairy	

**Settlement:** North Weston

**Hierarchy:** Other village

**Key Constraints and opportunities:** North Weston lies approximately two miles west of Thame and is along the A418, Thame Road. The River Thames flood plain is further to the north west of the settlement and an area of archaeological constraint lies adjacent to the south of the main settlement.

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>61</b>	Land off Thame Road	Site to be considered for detailed assessment.

**Settlement:** Nuffield

**Hierarchy:** Other Village

**Key constraints and opportunities:** Nuffield is located within the Chilterns AONB and there are a number of significant archaeological sites in the area. Grims Ditch, which is a Scheduled Monument lies to the south west of the main settlement. The Settlement is bounded by the Chilterns Escarpment Central Conservation Target Area to the north and west. Nuffield Common, Local Wildlife site forms part of the wider settlement and there are a number of surrounding Ancient Woodlands.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>830</b>	Timbers Farm	Site capacity is less than threshold of 500.
<b>1189</b>	Land south of Nuffield Hill	



**Settlement:** Postcombe

**Hierarchy:** Other Village

**Key constraints and opportunities:** Postcombe is located to the north east of the District, south of Thame. The settlement is situated alongside the A40, which runs adjacent to the M40, further to the west. Part of the settlement is within an area of archaeological constraint.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>215</b>	Land at Beech Farm	Site capacity is less than threshold of 500.
<b>990</b>	Land west of Salt Lane	
<b>1058</b>	Land west of Chalford Road (1)	
<b>1059</b>	Land south of London Road (1)	
<b>1178</b>	Land west of Chalford Road (2)	
<b>1179</b>	Land north of London Road	
<b>1181</b>	Land south of London Road (2)	

**Settlement:** Pyrton

**Hierarchy:** Other

**Key constraints and opportunities:** The settlement lies on the edge of the Chilterns AONB. It is within close proximity to the town of Watlington and is separated by a stretch of agricultural land. The majority of the settlement is conservation area and there are a number of listed buildings and local heritage asset. A watercourse passes along the north of the settlement, with associated flood zones 2 and 3 just outside the main settlement area. To the east of settlement lies three SSSIs, including Watlington and Pyrton Hills, Shirburn Hill and Aston Rowant. To the east lies Shirburn Castle registered park and gardens. Pyrton Parish Council are working on a Neighbourhood Plan, which has been submitted for examination.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>836</b>	Former antiques warehouse, Shirburn Road	Site capacity is less than threshold of 500.
<b>910</b>	Land east of Pyrton Lane	
<b>1189</b>	Land at Pyrton Lane	

**Settlement:** Roke

**Hierarchy:** Other Village

**Key constraints and opportunities:** Roke is small settlement located to the north east of Wallingford in the central area of the District. An area of flood risk, zones 2 and 3, separates Roke and Berrick Salome to the north west. The settlement itself is within an area of archaeological constraint.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>40</b>	Land north of B4009	Site capacity is less than threshold of 500.

**Settlement:** Sonning Eye

**Hierarchy:** Other village

**Key constraints and opportunities:** Sonning Eye is located to the south of the District, on the border with Reading Borough Council. The settlement is bounded by the River Thames to the south east, with a bridge linking it to the settlement of Sonning (Reading borough Council). It is highly constrained by the River Thames flood plain (flood zone 2 and 3) which covers the main settlement area.

**Sites Discounted at Stage 1**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>981</b>	Land west of B478	Site discounted due to flood zones 2 and 3 covering site.

**Settlement:** Tokers Green

**Hierarchy:** Other Village

**Key Constraints and opportunities:** Tokers Green is located to the south of the District on the border with Reading Borough. Part of the main settlement lies within the Chilterns AONB. Newells Copse and Dysons Wood are areas of Ancient Woodland that are located to the northern end of the settlement. Chazey Heath is situated adjacent to Tokers Green, with Mapledurham Golf Course forming the main area of separation at present.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>69</b>	Land at Dysons Farm, Dysons Wood	Site capacity is less than threshold of 500.
<b>921</b>	Land east of Mapledurham Golf Course	
<b>1017</b>	Land east of Mapledurham Golf Course	
<b>1269</b>	Land east of Tokers Green Lane	
<b>1375</b>	Land at Dysons Farm, off Dysonwood Lane	
<b>1376</b>	Land at Tokers Green Farm	

**Settlement:** Toot Baldon

**Hierarchy:** Other Village

**Key Constraints and opportunities:** Toot Baldon is to the north west of the District, close to Oxford and Vale of White Horse District. The settlement lies within the green belt is covered by a conservation area which contains a small number of listed building structures.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1276</b>	Land north of Manor Farm	Site capacity is less than threshold of 500.
<b>1278</b>	Land south west of Watlington Road and north east of Baldon Brook (2)	
<b>1275</b>	Land between B480 and the Roman Road (1)	Site not confirmed as available since 2013 SHLAA.

**Sites Discounted at Stage 3**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1033</b>	Land at Nineveh Farm, Oxford	<b>TBC</b>

**Settlement:** Waterperry

**Hierarchy:** Other

**Key constraints and opportunities:** Waterpenny (with Thomley) is located in the north of the district close to Aylesbury District. The settlement can be accessed from the M40 (junction 8A), which lies to the west. The River Thames flood plain wraps around the settlement, immediately to the east and south, and spans to the other side of the M40 on the west.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>874</b>	Land at Waterperry	Site capacity is less than threshold of 500.

**Settlement:** West Hagbourne

**Hierarchy:** Other Village

**Key constraints and opportunities:** The settlement of West Hagbourne is situated to the south of Didcot within Science Vale. It is located to the west of the edge of the North Wessex Downs AONB and also borders the Vale of White Horse District. A large part of the main village is a designated conservation area and an area of archaeological constraint. Didcot to Upton local railway line lies to the south east of the settlement, which is also a Local Wildlife Site.

**Sites Discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>931</b>	Land north of Main Road	Site capacity is less than threshold of 500.
<b>1098</b>	Land east of Scotlands Ash Garage	

**Sites carried forward for detailed assessment in strategic site selection background paper**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1364</b>	Land south of Great Western Park	Site to be considered for detailed assessment.



**Settlement:** Whitchurch Hill / Hill Bottom

**Hierarchy:** Other Village

**Key constraints and opportunities:** Whitchurch Hill and Hill Bottom lie to the south west of the district, within the Chilterns AONB. There are areas of Ancient Woodland located around the settlements, including Withy Shaw to the east and Merricrofts/Beechwoods to the west. Camp on Bozedown scheduled monument is situated to the south of the main settlements.

**Sites discounted at Stage 2**

<b>SHELAA Site Reference</b>	<b>Address</b>	<b>Comment</b>
<b>1035</b>	Common Covert	Site capacity is less than threshold of 500.
<b>1080</b>	The Paddock, Goring Heath	
<b>1374</b>	Land at Waterfield Nursery, Collins End	